5. **Project# 1004245**
14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70221 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the refedrenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.7631 acres. (A-10) *[Deferred from 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14, 11/19/14, 12/10/14, 1/21/15]* **DEFERRED TO 2/18/15.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1000870**
15DRB-70019 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DSA ARCHITECTS agent(s) for APPLE INVESTOR GROUP request(s) the above action(s) for all or a portion of Tract(s) 1 AND 2, **WEST OF WESTLAND, ATRISCO GRANT Unit(s) A,** zoned C-2, located on 98TH ST BETWEEN AVALON AND VOLCANO containing approximately 4.0006 acre(s). (K-9) **DEFERRED TO 2/11/15.**

7. **Project# 1004606**
15DRB-70016 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON, INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-10 AND 15-18/ LOT 9 AND TRACT A-2, **VALLE VISTA AT THE TRAILS UNIT 2/VALLE VISTA UNIT 1** zoned RD, located on VALLE PRADO BETWEEN RAINBOW AND WOODMONT containing approximately 6.53 acre(s). (C-9) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. CONDITION OF APPROVAL IS TO REMOVE THE WORDS "RIGHT-OF-WAY."**

8. **Project# 1004606**
15DRB-70017 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Lot(s) 11-14/PARCEL B, **VALLE VISTA AT THE TRAILS UNIT 2/VALLE VISTA UNIT 2** zoned RD, located on VALLE PRADO LANE BETWEEN RAINBOW BLVD AND WOODMONT AVE containing approximately 5.14 acre(s). (C-9) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. CONDITION OF APPROVAL IS TO REMOVE THE WORDS "RIGHT-OF-WAY."**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 10, 2014

Project# 1004606
14DRB-70297 AMENDMENT TO PRELIMINARY PLAT
14DRB-70298 SIDEWALK WAIVER
14DRB-70299TEMP DEF SDWK CONST
14DRB-70300 AMENDMENT TO PRELIMINARY PLAT
14DRB-70301TEMP DEF SDWK CONST

BOHANNAN HUSTON INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-4, Tract(s) A, VALLE VISTA AT THE TRAILS UNIT 2 zoned R-D, located on VALLE PRADO BETWEEN RAINBOW AND WOODMONT containing approximately 3.65 acre(s). (C-9) *[Deferred from 9/3/14]*

At the September 10, 2014 Development Review Board meeting, the amended preliminary plat *14DRB-70297* was approved. This amendment does not extend the expiration date of the already approved preliminary plat. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. The amended preliminary plat *14DRB-70300* was approved. This amendment does not extend the expiration date of the already approved preliminary plat. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by September 25, 2014, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC

6. **Project# 1004606**
14DRB-70297 AMENDMENT TO PRELIMINARY PLAT
14DRB-70298 SIDEWALK WAIVER
14DRB-70299TEMP DEF SDWK CONST
14DRB-70300 AMENDMENT TO PRELIMINARY PLAT
14DRB-70301TEMP DEF SDWK CONST

BOHANNAN HUST( )C agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-4, Tract(s) A, VALLE VISTA AT THE TRAILS UNIT 2 zoned R-D, located on VALLE PRADO BETWEEN RAINBOW AND WOODMONT containing approximately 3.65 acre(s). (C-9) *[Deferred from 9/3/14]* **THE AMENDED PRELIMINARY PLAT *14DRB-70297* WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE AMENDED PRELIMINARY PLAT *14DRB-70300* WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

7. **Project# 1010211**
14DRB-70306 SKETCH PLAT REVIEW AND COMMENT

CARTESIAN SURVEYS INC agent(s) for CARTESIAN SURVEYS INC request(s) the above action(s) for all or a portion of Lot(s) A-4, CHANT PROPERTY ADDITION zoned SU-1 IND. DEVEL., located on CENTRAL BETWEEN CARMELLIA AND CABALLO DE FUERZA containing approximately 22.751 acre(s). (L-23)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

8. Other Matters: None
ADJOURNED:

3. **Project# 1009243**
14DRB-70192 MINOR – PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARMAN PA agent(s) for RSO 1, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-9, Block(s) 5, **MESA GRANDE ADDITION** zoned CCR-2, located on CENTRAL AVE SE BETWEEN WASHINGTON ST SE AND GRACELAND DR SE containing approximately .4979 acre(s). (K-17)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.

4. **Project# 1000034**
14DRB-70291 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
14DRB-70292 MINOR – PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for ALFRED JARRETT request(s) the above action(s) for all or a portion of Tract(s) A-1 AND A, **TRACT A-1 LANDS OF AL JARRETT AND TRACT A, LANDS OF TOBIAS J GRIEGO** zoned R-1, located on 2204 BERYL CT NW containing approximately 2.1255 acre(s). (H-13) **DEFERRED TO 9/10/14**

5. **Project# 1004404**
14DRB-70296 VACATION OF PRIVATE EASEMENT

BOHANNAN HUSTON INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Tract(s) 9 AND OS-3, **TRAILS UNIT 3A** zoned SU-2 VOLCANO TRAILS SMALL LOT (VTSL), located on WOODMONT AVE WEST OF RAINBOW BLVD containing approximately 27.25 acre(s). (C-9)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.

6. **Project# 1004606**
14DRB-70297 AMENDMENT TO PRELIMINARY PLAT
14DRB-70298 SIDEWALK WAIVER
14DRB-70299TEMP DEF SDWK CONST
14DRB-70300 AMENDMENT TO PRELIMINARY PLAT
14DRB-70301TEMP DEF SDWK CONST
14DRB-70302 FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-4, Tract(s) A, **VALLE VISTA AT THE TRAILS UNIT 2** zoned RD, located on VALLE PRADO BETWEEN RAINBOW AND WOODMONT containing approximately 3.65 acre(s). (C-9)
THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF AND QWEST SIGNATURE. ALL OTHER ACTIONS ARE DEFERRED TO 9/10/14

DRB CASE ACTION LOG - BLUE SHEET

- ❑ Preliminary/Final Plat [FP]
- ❑ Site Plan - Subdivision [SPS]
- ❑ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **Project# 1004606** *Application #:* 14DRB-70302

Project Name: **VALLE VISTA AT THE TRAILS UNIT 2**

Agent: BOHANNAN HUSTON INC *Phone #:*

****Your request was approved on 9-3-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION:**

❑ **ABCWUA:**

❑ **CITY ENGINEER / AMAFCA:**

❑ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** all with signatures

PLATS:

❑ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

❑ **Property Management's signature must be obtained prior to Planning Department's signature.**

☒ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**

Rusty Hugg

From: Gaulden, Tim H. <tgaulden@cabq.gov>
Sent: Tuesday, August 26, 2014 4:23 PM
To: Rusty Hugg
Subject: RE: Valle Vista Unit 1- DRB 1004606

The DXF for city project 1004606 has been approved

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov

From: Rusty Hugg [mailto:russhugg@survtek.com]
Sent: Tuesday, August 26, 2014 3:34 PM
To: Gaulden, Tim H.
Subject: RE: Valle Vista Unit 1- DRB 1004606

Tim

That's fine with me.
I'll check our monument 2-C9 again.
Must be something off

Thanks

Surv-Tek, Inc.

9384 Valley View Drive, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
Russhugg@survtek.com
Russ P. Hugg
NMPS No. 9750

From: Gaulden, Tim H. [mailto:tgaulden@cabq.gov]
Sent: Tuesday, August 26, 2014 3:15 PM
To: Rusty Hugg
Subject: RE: Valle Vista Unit 1- DRB 1004606

Russ:

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Valle Vista Unit 3, COA # 800882, DRB #1004606, 14DRB-70210
City Engineer's Signature Date January 7, 2015

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") **on November 11, 2014**, which was recorded **on November 19, 2014**, pages **1** through **11** as Document No. **2014092367** in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 6, Financial Guaranty, second paragraph, to read as follows:

   To meet the Subdivision Ordinance requirements, the subdivider has acquired or is able to acquire the following "Financial Guaranty":

   Type of Financial Guaranty: **Municipal Lien**
   Amount: $ **262,541.44**
   Name of Financial Institution or Surety providing Guaranty: **NA**
   Date City first able to call Guaranty (Construction Completion Deadline): **June 25, 2015**
   If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: **NA**
   Additional information: _____

Doc# 2015001802
01/09/2015 03:08 PM Page 1 of 2
AMND R $25 00 M Toulouse Oliver Bernalillo County

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER: **Woodmont Paseo, LLC**

By (Signature): _____
Print Name: **Kelly Calhoun**
Title: **Manager**
Dated: 12/16/14

CITY OF ALBUQUERQUE:

_____
Shahab Biazar, PE,
Acting City Engineer
1/7/15

12-23-14

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 16th day of Dec., 20 14 by [name of person] **Kelly Calhoun**, [title or capacity, for instance, "President" or "Owner"] **Manager** of ("Subdivider) **Woodmont Paseo, LLC**.

(SEAL)
OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: _____

_____
Notary Public
My Commission Expires: 1/25/16

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th day of January, 20 15, by Shahab Biazar, PE, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)
LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

_____
Notary Public
My Commission Expires: 10-17-16

Figure 30

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Valle Vista, Unit 3
SUBDIVIDER: Woodmont Paseo, LLC
CITY PROJECT NO.: 800882 On-site, Procedure "B"

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) **Valle Vista, Unit 3**, said Improvements being more particularly described in that certain **Subdivision Improvements Agreement** ("Agreement") between the City and (name of owner and/or subdivider) **Woodmont Paseo, LLC**, and recorded on **November 19, 2014**, as Document No. **2014092367**, as amended in the Office of the Clerk of Bernalillo County, State of New Mexico. This City Lien is established pursuant to § 14-14-5-4 Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and §§ 3-36-1 et seq. NMSA 1978 which provides that this lien is a first and prior lien subject only to the lien of general and state taxes and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, Nevada, 89120

PROPOSED LEGAL DESCRIPTION: Lots 1 thru 23, **Valle Vista Unit 3**, recorded on _____, 20___ in Plat Book _____, page _____, pages ___ thru ___, as Document No. _____ in the Office of the Clerk of Bernalillo County, State of New Mexico.

CURRENT LEGAL DESCRIPTION: **Lots 7 thru 14, Valle Vista at The Trails Unit 2**, recorded on **October 16, 2006** in Plat Book **2006C**, page **308**, pages **1** thru **3**, as Document No. **2006157954** in the Office of the Clerk of Bernalillo County, State of New Mexico.

FORMER LEGAL DESCRIPTION: Tract 12 at The Trails Unit 2, as the same as is shown and designated on said Bulk Land Plat (Being a Re-plat of Tracts G and J, The Trails and Un-platted Deed Parcels) within the Town of Alameda Grant in projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principle Meridian, City of Albuquerque, Bernalillo County, State of New Mexico, recorded in the office of the County Clerk of Bernalillo County, State of New Mexico on October 18, 2004, in Plat Book 2004C, Page 332, Document # 2004146566, pages 1 thru 6.

AMOUNT: **$262,541.44**, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

Doc# 2015003097
01/15/2015 09:49 AM Page: 1 of 2
LIEN R:$25.00 M Toulouse Oliver, Bernalillo County

PERIOD OF TIME COVERED: Expiration of construction completion deadline **June 25, 2015**. Notwithstanding the expiration date of the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

WITNESS my hand and seal this 13 day of January 2015

Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

APPROVED:

1/12/15

Shahab Biazar, P.E., City Engineer Date

12-24-2014

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

On this the 14 day of January 2015, before me appeared Trina Gurule to me personally known, who being by me duly sworn or affirmed did say that she is the Acting City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL)

OFFICIAL SEAL
Andrea Jaramillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-22-2018

Notary Public:

My Commission Expires: 5-22-2018

Figure 19

Nearest Major Streets: Woodmont Ave. / Rainbow Blvd.
No. of Lots: 18

SIDEWALK DEFERRAL AGREEMENT
VALLE VISTA SUBDIVISION, UNIT 3
PROJECT NO. 800882
DRB #1004606/14-70207

THIS AGREEMENT is made this 12 day of January, 2015, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **Woodmont Paseo, LLC** ("**Subdivider**"), whose address is **3077 East Warm Springs Road, Las Vegas, Nevada, 89120** and whose telephone number is **(702) 454-5300**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **Nevada limited Liability Corporation**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) **Lots 6 thru 14, Valle Vista at The Trails Unit 2** recorded on (Date) October 16, 2006, in Book **2006C**, sheet **308**, pages **1** through, **3** as Document No. **2006157954** in the records of Bernalillo County Clerk, State of New Mexico ("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) **preliminary** plat, to be identified as (state name of plat:) **Preliminary Plat for Valle Vista, Unit 3**; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

DocH 2015003226
01/15/2015 01:42 PM Page: 1 of 9
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

County Clerk's Recording Label

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by **June 25,** 20**18** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Cashiers Check #1101701622**
Amount: $ **22,574.18**
Name of Financial Institution or Surety providing Guaranty: _____
Bank Of America
Date City first able to call Guaranty (Construction Completion Deadline):
June 25, 2018
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: **Woodmont Paseo, LLC**
By [signature]: _____
Name [print]: **Kelly Calhoun**
Title: **Manager**
Date: 12/26/14

CITY OF ALBUQUERQUE:
By: _____
Shahab Biazar, ~~Acting~~ City Engineer

Dated: 1/12/15

01/07/2015

01-06-15

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 24 day of Dec, 2014 by (name of person:) Kelly Calhoun, (title or capacity, for instance, "President" or "Owner":) Manager of (Subdivider:) Woodmont Paseo, LLC.

OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

Notary Public

My Commission Expires: 1/25/16

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 12 day of January, 2015 by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: 8-13-2017

OFFICIAL SEAL
ERNEST GOMEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-13-2017

County Clerk's Recording Label

Figure 30

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Valle Vista, Unit 2
SUBDIVIDER: Woodmont Paseo, LLC
CITY PROJECT NO.: 800881 On-site, Procedure "B"

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) **Valle Vista, Unit 2**, said Improvements being more particularly described in that certain **Subdivision Improvements Agreement** ("Agreement") between the City and (name of owner and/or subdivider) **Woodmont Paseo, LLC**, and recorded on **November 19, 2014**, as Document No. **2014092366**, as amended in the Office of the Clerk of Bernalillo County, State of New Mexico. This City Lien is established pursuant to § 14-14-5-4 Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and §§ 3-36-1 et seq. NMSA 1978 which provides that this lien is a first and prior lien subject only to the lien of general and state taxes and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, Nevada, 89120

PROPOSED LEGAL DESCRIPTION: **Lots 1 thru 19, Valle Vista Unit 2**, recorded on _____, 20___ in Plat Book _____, page _____, pages ___ thru ___, as Document No. _____ in the Office of the Clerk of Bernalillo County, State of New Mexico.

CURRENT LEGAL DESCRIPTION: **Lots 5, 6 and 15 thru18, Valle Vista at The Trails Unit 2**, recorded on **October 16, 2006** in Plat Book **2006C**, page **308**, pages **1** thru **3**, as Document No. **2006157954** in the Office of the Clerk of Bernalillo County, State of New Mexico, AND Lot 9, Valle Vista Unit 1, recorded on **August 19**, 20**14** in Plat Book **2014C**, page **98**, pages **1** thru **4**, as Document No. **2014070586** in the Office of the Clerk of Bernalillo County, State of New Mexico.

FORMER LEGAL DESCRIPTION: Tract 12 at The Trails Unit 2, as the same as is shown and designated on said Bulk Land Plat (Being a Replat of Tracts G and J, The Trails and Unplatted Deed Parcels) within the Town of Alameda Grant in projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principle Meridian, City of Albuquerque, Bernalillo County, State of New Mexico, recorded in the office of the County Clerk of Bernalillo County, State of New Mexico on October 18, 2004, in Plat Book 2004C, Page 332, Document # 2004146566, pages 1 thru 6.

AMOUNT: **$227,617.24**, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

Doc# 2015003098
01/15/2015 09:49 AM Page: 1 of 2
LIEN R $25.00 M Toulouse Oliver, Bernalillo County

PERIOD OF TIME COVERED: Expiration of construction completion deadline **June 25, 2015**. Notwithstanding the expiration date of the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

WITNESS my hand and seal this 13 day of January 2015.

Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

APPROVED:

1/12/15

Shahab Biazar, P.E., City Engineer Date 12-23-14

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

On this the 14 day of January 2015, before me appeared Trina Gurule to me personally known, who being by me duly sworn or affirmed did say that she is the Acting City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL)

OFFICIAL SEAL
Andrea Jaramillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5.22.2018

Notary Public:

My Commission Expires: 5.22.2018

Figure 19

Nearest Major Streets: Woodmont Ave. / Rainbow Blvd.
No. of Lots: 18

SIDEWALK DEFERRAL AGREEMENT
VALLE VISTA SUBDIVISION, UNIT 2
PROJECT NO. 800881
DRB #1004606/14-70207

THIS AGREEMENT is made this 12 day of January, 2015, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **Woodmont Paseo, LLC** ("**Subdivider**"), whose address is **3077 East Warm Springs Road, Las Vegas, Nevada, 89120** and whose telephone number is **(702) 454-5300**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **Nevada limited Liability Corporation**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) **Lots 5, 6 and 15 thru 18, Valle Vista at The Trails Unit 2** recorded on (Date) **October 16**, 20**06**, in Book **2006C**, sheet **308**, pages **1** through, **3** as Document No. **2006157954** in the records of Bernalillo County Clerk, State of New Mexico ("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) **preliminary** plat, to be identified as (state name of plat:) **Preliminary Plat for Valle Vista, Unit 2**; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

DocH 2015003225
01/15/2015 01:42 PM Page: 1 of 9
AGRE R:$25.00 M Toulouse Oliver, Bernalillo County

County Clerk's Recording Label

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by **June 25,** 20**18** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Cashiers Check #1101701623**
Amount: $ **19,517.81**
Name of Financial Institution or Surety providing Guaranty: _____
Bank Of America
Date City first able to call Guaranty (Construction Completion Deadline):
June 25, 2018
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: **Woodmont Paseo, LLC**
By [signature]: Kelly
Name [print]: **Kelly Calhoun**
Title: **Manager**
Date: 12/26/14

CITY OF ALBUQUERQUE:
By: _____
Shahab Biazar, ~~Acting~~ City Engineer
Dated: 1/12/15
ne 01/07/15
ne 01-06-2015

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 24 day of Dec, 2014 by (name of person:) Kelly Calhoun, (title or capacity, for instance, "President" or "Owner":) Manager of (Subdivider:) Woodmont Paseo, LLC.

OFFICIAL SEAL
(SEAL) Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

Sara S. Hummel
Notary Public

My Commission Expires: 1/25/16

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 12 day of January, 2015 by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: 8-13-17

OFFICIAL SEAL
ERNEST GOMEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-13-17

County Clerk's Recording Label

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Valle Vista Unit 2, COA # 800881, DRB 1004606, 14DRB-70207
City Engineer's Signature Date January 7, 2015

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on **November 11, 2014**, which was recorded on **November 19, 2014**, pages **1** through **11** as Document No. **2014092366** in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 6, Financial Guaranty, second paragraph, to read as follows:

   To meet the Subdivision Ordinance requirements, the subdivider has acquired or is able to acquire the following "Financial Guaranty":

   Type of Financial Guaranty: **Municipal Lien**
   Amount: $ **227,617.24**
   Name of Financial Institution or Surety providing Guaranty: **NA**
   Date City first able to call Guaranty (Construction Completion Deadline): **June 25, 2015**
   If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: **NA**
   Additional information: _____

Doc# 2015001803
01/09/2015 03:08 PM Page 1 of 2
AMND R:$25.00 M. Toulouse Oliver, Bernalillo County

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER: Woodmont Paseo, LLC

By (Signature): _____
Print Name: Kelly Calhoun
Title: Manager
Dated: 12/16/14

CITY OF ALBUQUERQUE:

_____
Shahab Biazar, PE,
Acting City Engineer
Dated: 1/7/15

12.23.14

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 16th day of Dec., 20 14 by [name of person] Kelly Calhoun, [title or capacity, for instance, "President" or "Owner"] Manager of ("Subdivider) Woodmont Paseo, LLC.

(SEAL) OFFICIAL SEAL Sara S. Hummel NOTARY PUBLIC STATE OF NEW MEXICO Expires:

_____
Notary Public
My Commission Expires: 1/25/16

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th day of January, 20 14, by Shahab Biazar, PE, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL) LINDA C. EVANS NOTARY PUBLIC STATE OF NEW MEXICO

_____
Notary Public
My Commission Expires: 10-17-16

Doc# 2014066761
08/26/2014 10 17 AM Page 1 of 3
AGRE R $25 00 M Toulouse Oliver, Bernalillo County

DRB Project #1004606/14-70207

APS Cluster Volcano Vista

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Woodmont Paseo, LLC ("Developer") effective as of this 26th day of August,2014 and pertains to the subdivision commonly known as Valle Vista at The Trails Unit 2, and more particularly described as Lots 1 thru 9, Valle Vista Unit 1 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling
   -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project #1004606/14-70207

APS Cluster Volcano Vista

Signature

Kelly Calhoun, Manager 8/26/14
Name (typed or printed) and title date

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8/26/14, by Kelly Calhoun as Manager of Woodmont Pasco, LLC, a corporation.

(Seal) OFFICIAL SEAL Sara S. Hummel NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires:

Notary Public

My commission expires: 1/25/16

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Aug 28th, 2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- V ___ Zone Map Amendment (Establish or Change Zoning)
- P ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- D ___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 639-4798

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: ___

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Final plat approval for Valle Vista Unit 2

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 5-10 and 15-18/ Lot 9 and Tract A-2 Block: ___ Unit: ___

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2/Valle Vista Unit 1

Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-14DRB-70207, 1004606-14DRB-70202

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 11 No. of **proposed** lots: 19 Total area of site (acres): 6.53

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE [signature] DATE 1/15/15

(Print) SCOTT J STEFFEN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☒ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☐ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
15-DRB-70016	FP		$ Ø
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
- -			$
		Total	$ 20.00

Hearing date Jan. 28, 2015

[signature] 1-16-15
Planner signature / date

Project # 1004606

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X Copy of recorded SIA
X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X List any original and/or related file numbers on the cover application
X DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J STEFFEN
Applicant name (print)

1/15/15
Applicant signature / date

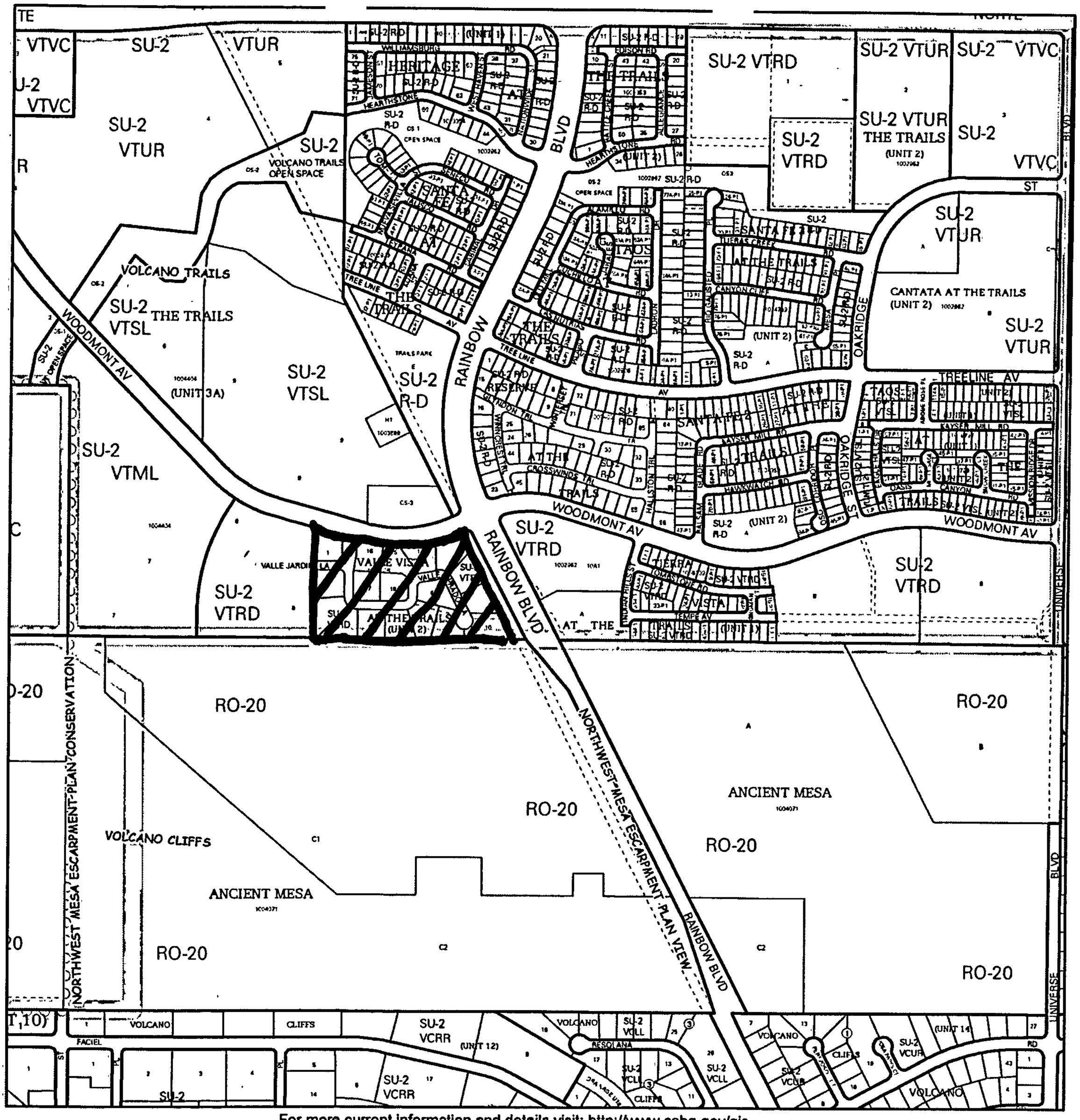
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
15 - DRB - 70016
___ - ___ - ___
___ - ___ - ___

1-16-15
Planner signature / date

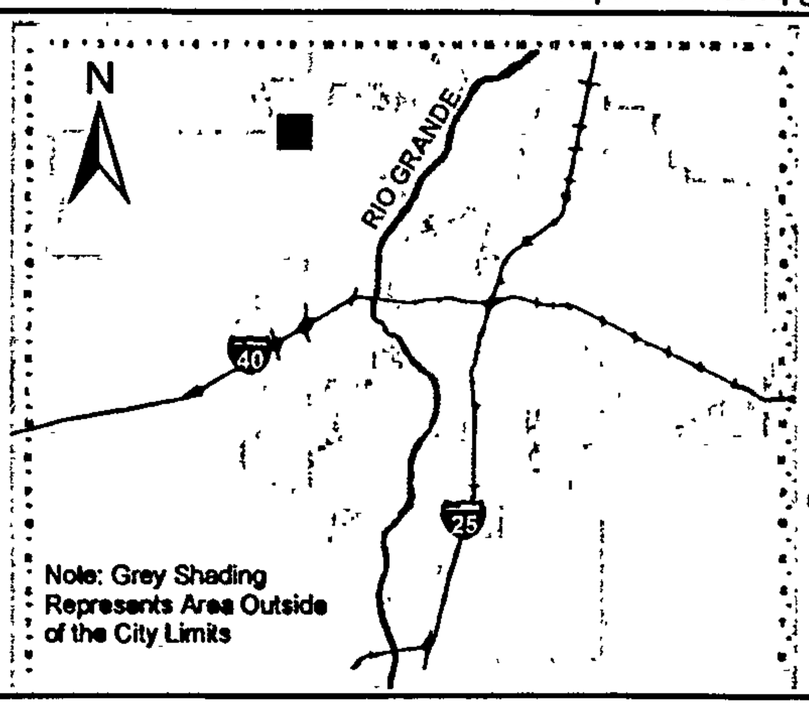
Project # 1004 6006



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



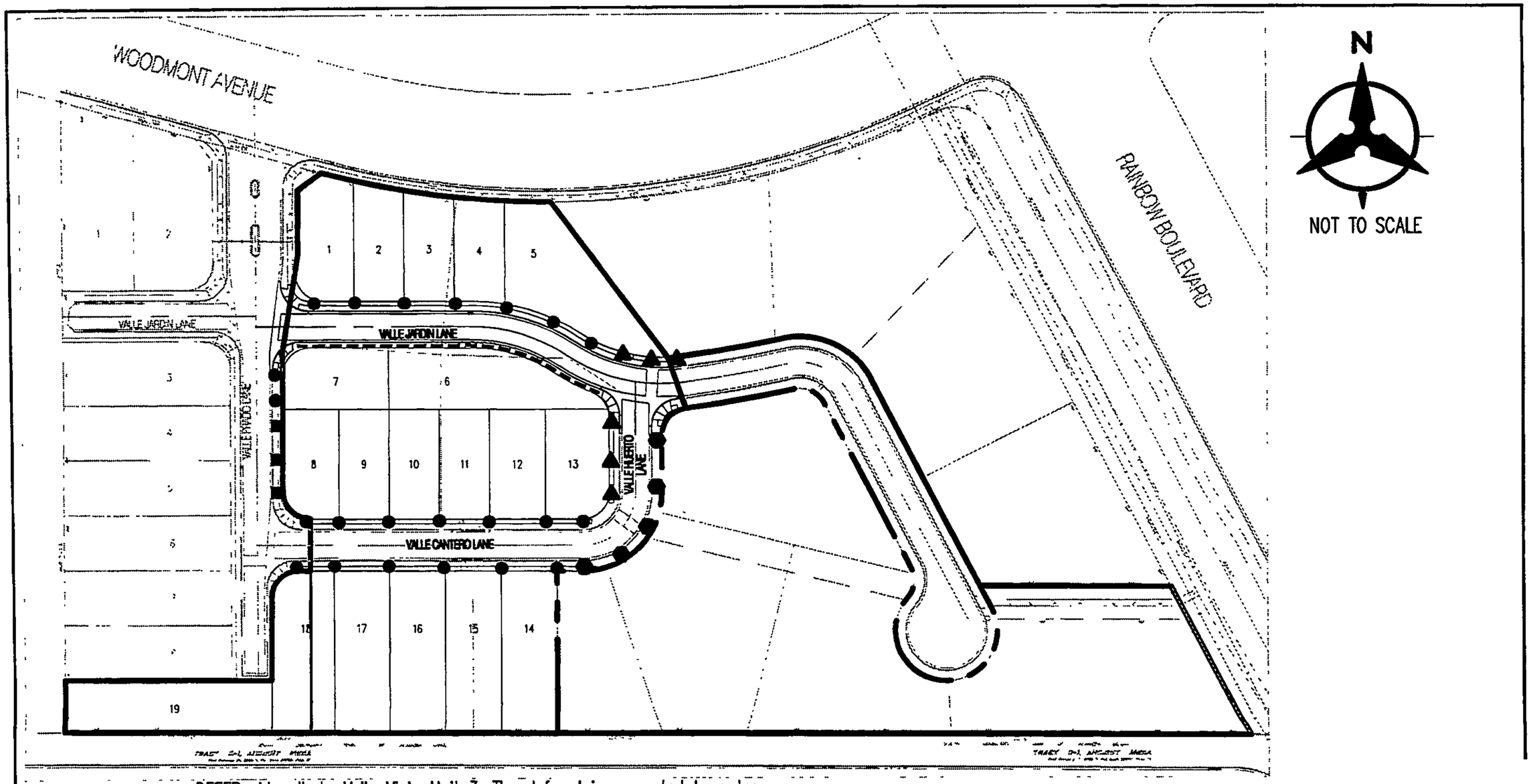
Zone Atlas Page:

C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



DEFER sidewalk to Valle Vista Unit 3. The deferral is requested to reduce damage to sidewalks or removal of sidewalk due to Unit 3 construction activities. Lots 18 & 19, Unit 3 front Valle Huerto Lane. Lot 23 Unit 3 fronts Valle Cantero Lane. Unit 2 lots on Valle Cantero Lane will have access to sidewalk on the west side of Valle Huerto Lane to Valle Jardin Lane.

Sidewalks to be BUILT with Valle Vista Unit 2

DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

WAIVED sidewalks are requested (See exhibit "B-2")

Sidewalk deferred from Valle Vista Unit 1, to be built with Valle Vista Unit 2.

EXHIBIT "B"
VALLE VISTA UNIT 2
SIDEWALK DEFFERAL/WAIVER/VARIANCE EXHIBIT
REVISED 09/10/2014

Bohannan Huston

Wed, 10-Sep-2014 - 7:27:am, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\U2\SW AMENDMENT\20150018_SW DEF_U2.dwg

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 15, 2015

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Valle Vista Unit 2 at the Trails – Final Plat (DRB 1004606)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Three (3) copies of the perimeter wall exhibit
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Lots 5-10 and 15-18, Valle Vista at the Trails Unit 2 and Lot 9 and Tract A-2, Valle Vista Unit 1 and consists of 19 lots. Access to the site will be from Woodmont Avenue.

Please place this item on the DRB Agenda to be heard on January 28, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development and Planning

Enclosures

cc: Rick Beltramo, Wexford Construction

PROJECT #

10041606

January 28. 2015

(15-70016)
FP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z V P D L A

ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 639-4798

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: ___

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners:** The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Final plat approval for Valle Vista Unit 3

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 11-14/Parcel B and Tract A-2-B Block: ___ Unit: ___

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2/Valle Vista Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-14DRB-70210, 1004606-14DRB-70162, 1004606-14DRB-70202

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 11 No. of **proposed** lots: 19 Total area of site (acres): 5.14

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Scott Steffen DATE 1/15/15

(Print) SCOTT J STEFFEN Applicant: ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
15DRB - - 70017	FP		$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date January 28 2015

1-16-15
Planner signature / date

Project # 1004606

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott J Steffen
Applicant name (print)

1/15/15
Applicant signature / date

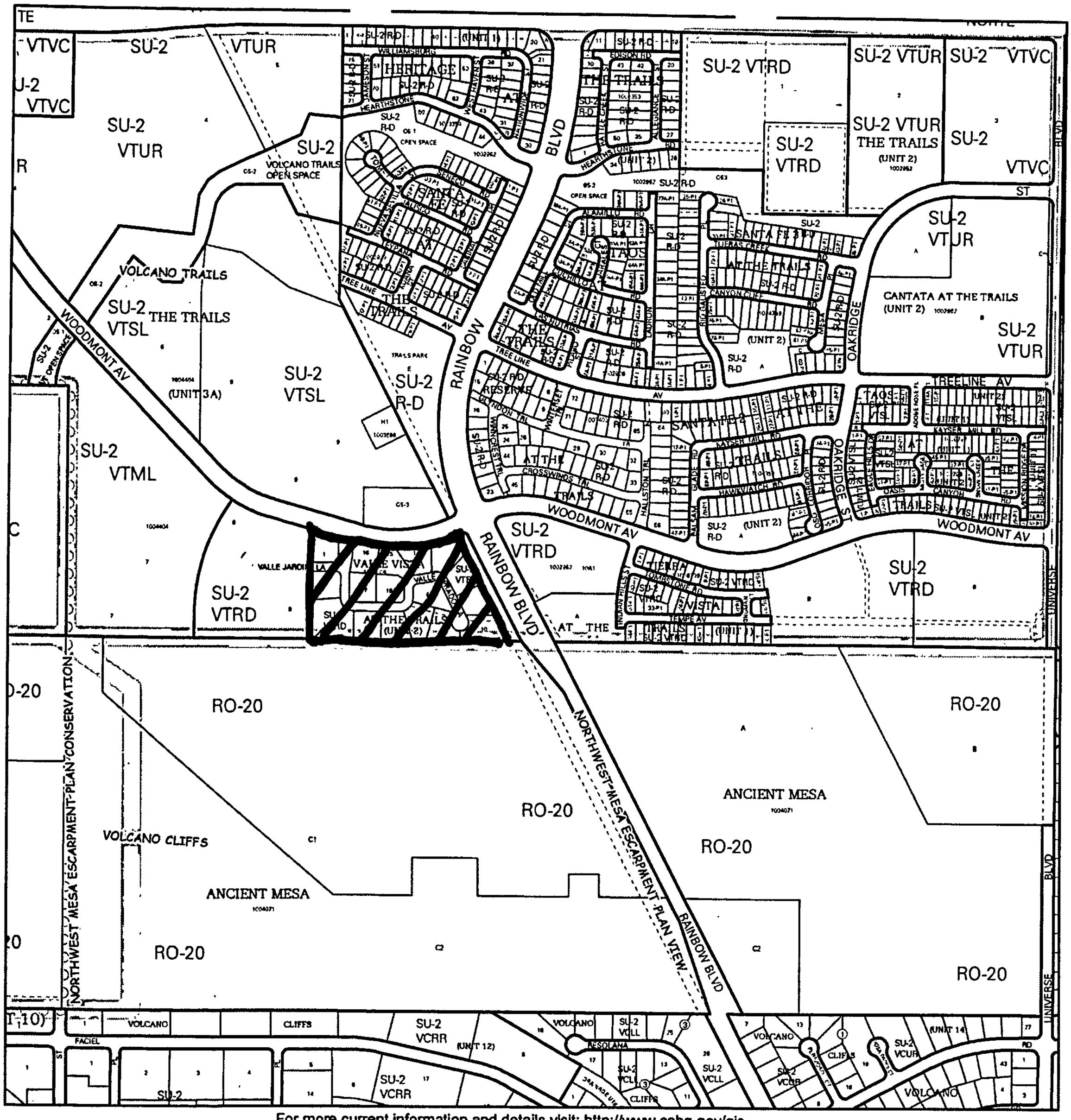
Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
15DRB - - 70017
- -
- -

1-16-15
Planner signature / date

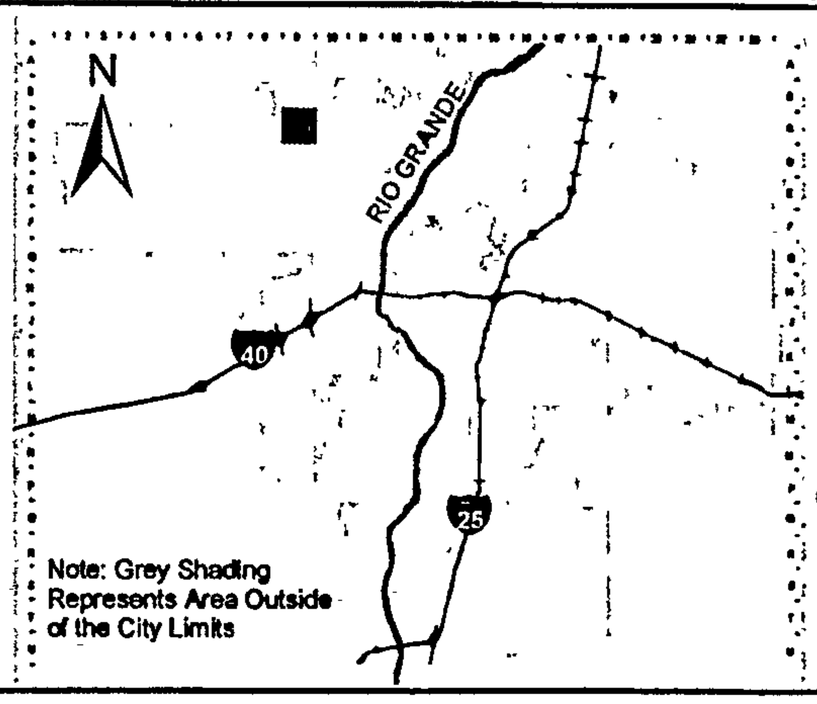
Project # 1004606



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Bohannan Huston

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87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 15, 2015

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Valle Vista Unit 3 at the Trails – Final Plat (DRB 1004606)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Three (3) copies of the perimeter wall exhibit
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Lots 11-14, Valle Vista at the Trails Unit 2 and Parcel B and Tract A-2-B, Valle Vista Unit 2 and consists of 23 lots. Access to the site will be from Woodmont Avenue.

Please place this item on the DRB Agenda to be heard on January 28, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development and Planning

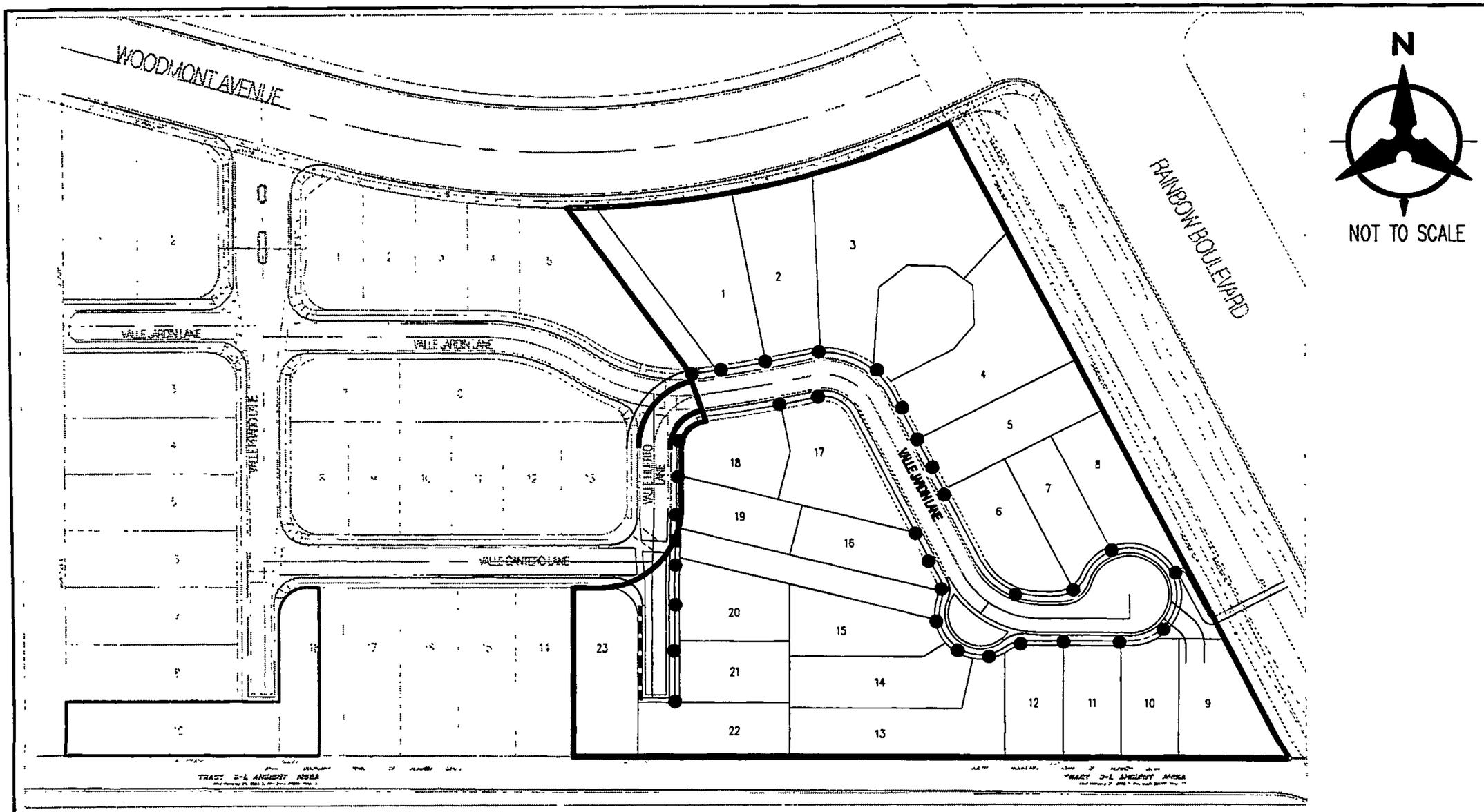
Enclosures

cc: Rick Beltramo, Wexford Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



● ● ● ● DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

- - - - - - - - WAIVED sidewalks are requested

■ ■ ■ ■ Sidewalk deferred from Valle Vista Unit 2, to be built with Valle Vista Unit 3.

EXHIBIT "B"
VALLE VISTA UNIT 3
SIDEWALK DEFFERAL/WAIVER EXHIBIT
REVISED 9/10/14

Bohannan Huston

Wed, 10-Sep-2014 - 7:34:am, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\U3\SW Amendment\20150018_SW DEF_U3.dwg

EXHIBIT

A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 25, 2014

Project# 1004606
14DRB-70202 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
14DRB-70162 VACATION OF PRIVATE STREET/ PUBLIC EASEMENTS
14DRB-70179 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of **VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 11.7322 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, the site development plan for subdivision was approved. The vacation was approved as shown on exhibit 'B' in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. A subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file.

FINDINGS
The vacation request was filed by the owner of a majority of the frontage of the easement.

Based on the proposed replat and new easement, the public welfare is in no way served by retaining the existing easement.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised

Project# 1004606
14DRB-70204 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70205 SIDEWALK WAIVER
14DRB-70206 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 1-4 and Tract A, **VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-2 VTRD, located on the south side of

WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 3.65 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary plat was approved and the Final Plat was indefinitely deferred. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file

CONDITIONS:

1 A Street Tree/ Landscape Agreement shall recorded prior to Final Plat

Project# 1004606
14DRB-70207 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70208 SIDEWALK WAIVER
14DRB-70209 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 4-10, 15-18 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

Project# 1004606
14DRB-70210 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70211 SIDEWALK WAIVER
14DRB-70212 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 6-14 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file

CONDITIONS.

1. The location of the sub-inlets in Valle Jardin Lane must be acceptable as demonstrated on the construction plans prior to Final Plat.

If you wish to appeal this decision, you must do so by July 10 2014, in the manner described below

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such *appeal shall be heard within 60 days of its filing*

You will receive notice if any other person files an appeal Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

PROJECT #

10041606

(15-70017)

FP

January 28. 2015

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

V

P

D

L A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Final plat approval for Valle Vista Unit 1

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 1-4 and Tract A Block: ___ Unit: ___

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70204

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 5 No. of **proposed** lots: 10 Total area of site (acres): 3.65

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Scott Steffen DATE 8/26/14

(Print) Scott J Steffen Applicant: ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

☒ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14-DRB-70302	FD		$ Ø
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $

Hearing date Sept. 3, 2014

8-26-14

Planner signature / date

Project # 1004606

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
✓ Copy of recorded SIA
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

Applicant signature / date

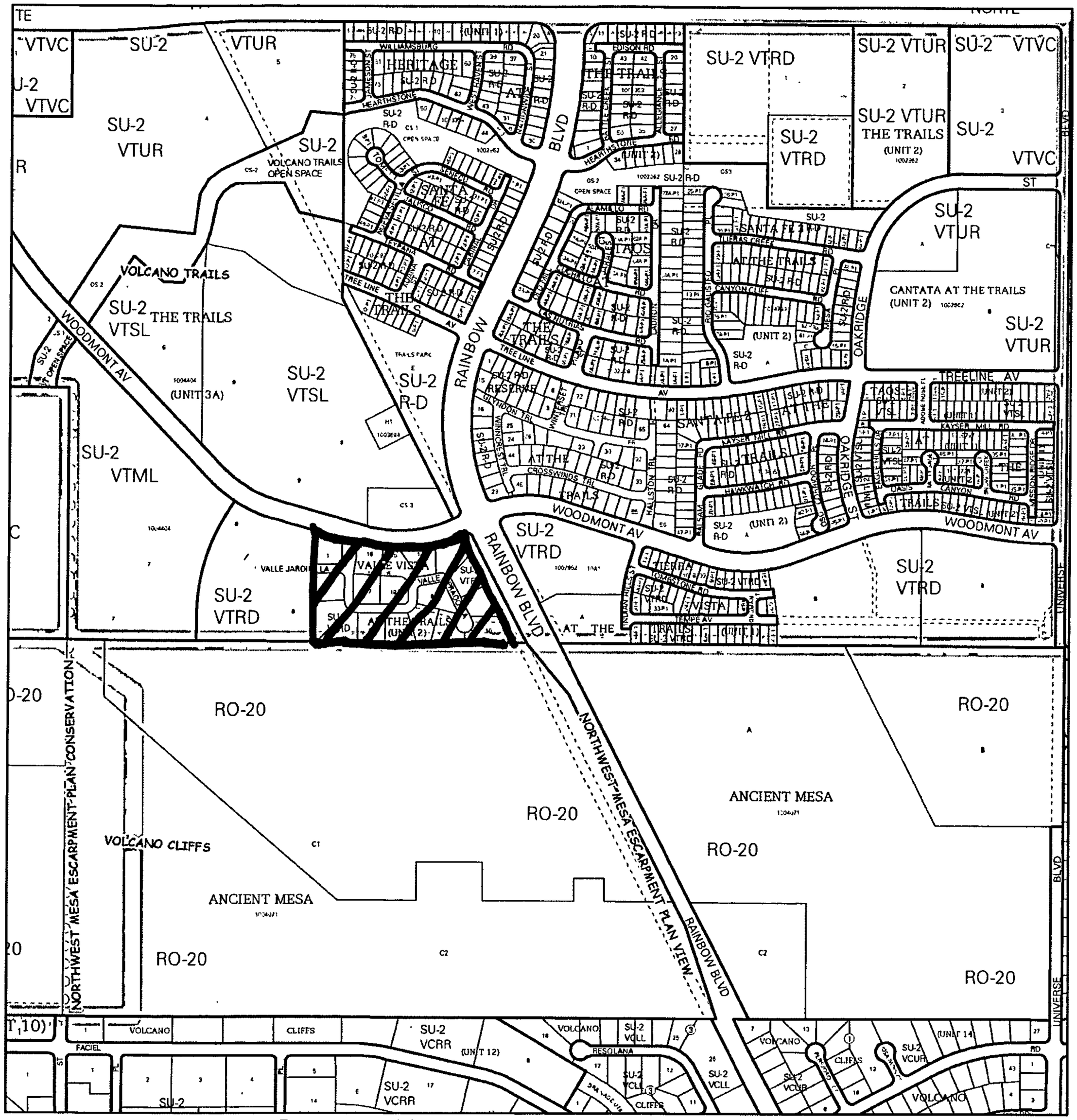
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
14 - DRB - 70302
____ - ____ - ____
____ - ____ - ____

8-26-14
Planner signature / date

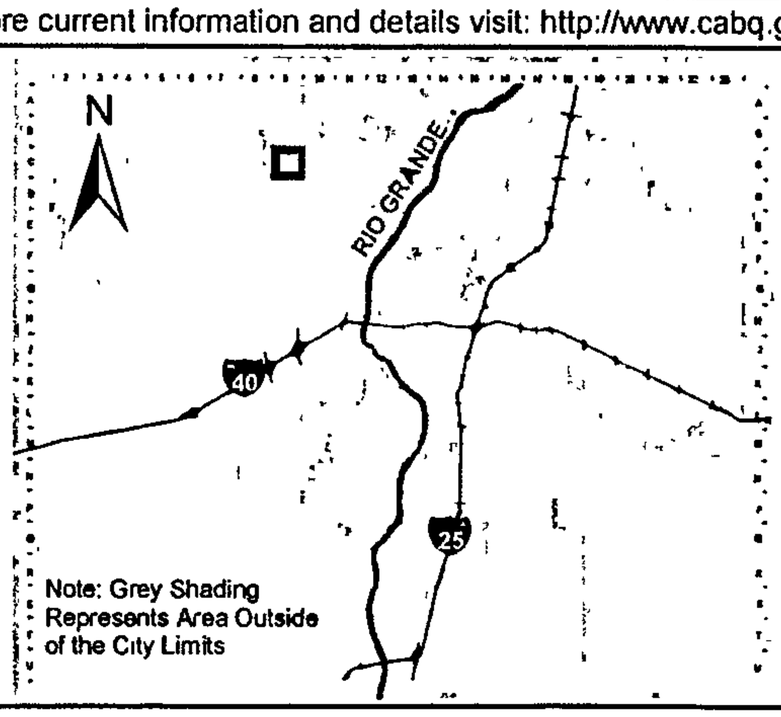
Project # 1004606



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 26, 2014

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Valle Vista Unit 1 at the Trails – Final Plat (DRB 1004606)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Copy of Recorded Final APS Pre-Development Facilities Fee Agreement
- Three (3) copies of the perimeter wall exhibit
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Lots 1-4 and Tract A, Valle Vista at the Trails Unit 2 and consists of 9 lots. Access to the site will be from Woodmont Avenue.

Please place this item on the DRB Agenda to be heard on September 3, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development and Planning

Enclosures

cc: Rick Beltramo, Wexford Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P \20150018\Correspondence\Submittals\Plat\Unit 1\Valle Vista Unit 1 Plat DRB Cover Letter Docx

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS

COA Project No. 730071
DRB # 1004606/14-70207
Valle Vista Unit 1 (Onsite Procedure B)

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on August 11, 2014, which was recorded on August 13, 2014, in Document No.2014063836, pages 1 through 10, in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Original Agreement was amended by a N/A Extension Agreement dated _____ recorded on _____, in Book _____, pages _____ through _____, as Document No. _____ in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to _____; and

WHEREAS, the Original Agreement was amended by a N/A Extension Agreement dated _____ recorded on _____, in Book _____, pages _____ through _____, as Document No. _____ in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to _____; and

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Valle Vista Unit 1; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 6, Financial Guaranty, second paragraph, to read as follows:

   To meet the City's Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty":

Doc# 2014066107
08/22/2014 09 24 AM Page 1 of 5
AMND R $25 00 M Toulouse Oliver, Bernalillo County

Type of Financial Guaranty: Cashier's Check # 1101700929
Amount: $143,758.66
Name of Financial Institution or Surety providing Guaranty:
Bank Of America
Date City first able to call Guaranty (Construction Completion Deadline):
June 25, 2015
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

2. WHEREAS, the Subdivider is required to amend the infrastructure listing for public and/or private improvements attached as Exhibit A to the Original Agreement;

WHEREAS, the Subdivider has submitted to the City and the City has approved an amended infrastructure listing.

NOW THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 2, Improvements and Construction Deadline, to replace Exhibit A the required infrastructure listing dated NA with a revised and amended infrastructure listing attached hereto as **Exhibit A-1** dated NA.

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER: Woodmont Paseo, LLC

By [signature]: Kelly

Name [print]: Kelly Calhoun

Title: Manager

Dated: 8/13/14

CITY OF ALBUQUERQUE:

By: _____

Shahab Biazar, Acting City Engineer

Dated: 8/21/14

08/19/2014 8-18-2014

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 13 day of August, 2014 by [name of person] Kelly Calhoun, [title or capacity, for instance, "President" or "Owner"] Manager of ("Subdivider") Woodmont Paseo, LLC.

Sara S. Hummel
Notary Public

(SEAL)

OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
Commission Expires:

My Commission Expires: 11/25/16

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 21st day of August, 2014, by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Dora Henry
Notary Public

(SEAL)

OFFICIAL SEAL
Dora Henry
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/17/16

My Commission Expires: 8/17/16

Current DRC
Project No. _____

ORIGINAL

Date Submitted June 18, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub Approved _____
Date Preliminary Plat Approved 6-25-14
Date Preliminary Plat Expires 6-25-15

DRB Project No 1004606
14-70207

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

VALLE VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE PRADO LANE	VALLE CANTERO LANE	WOODMONT AVENUE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE.	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40 47 CPN 730084	SDMH STA 12+19 66 CPN 730084	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		6" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER

SCOTT STEFFEN — 6/18/2014
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON, INC.
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — 6-25-14 DATE

TRANSPORTATION DEVELOPMENT — 6/25/14 DATE

ABCWUA — 06/25/14 DATE

PARKS & ~~GENERAL SERVICES~~ Recreation — Carol S. Dumont — 6-25-14 DATE

AMAFCA — DATE

CITY ENGINEER — 6-25-14 DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Figure 19

Nearest Major Streets: Woodmont Ave. / Rainbow Blvd.
No. of Lots: 9

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO.730071
DRB #1004606/14-70207

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and _____ Woodmont Paseo, LLC _____("**Subdivider**"), whose address is ___ 3077 East Warm Springs Road, Las Vegas, Nevada, 89120 _____and whose telephone number is (702) 454-5300 , a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) Nevada limited Liability Corporation , is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lots 1 thru 4, Valle Vista at The Trails Unit 2 recorded on (Date) June 21, 2007, in Book 2007C , sheet 168, pages 1 through, 3 as Document No. 2007091303 in the records of Bernalillo County Clerk, State of New Mexico ("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Preliminary Plat for Valle Vista, Unit 1 ; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

Doc# 2014066108
08/22/2014 09 24 AM Page 1 of 8
AGRE R $25.00 M Toulouse Oliver, Bernalillo County

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by June 25, 2018 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: Cashiers Check #1101700928
Amount: $ 10,080.63
Name of Financial Institution or Surety providing Guaranty:
Bank Of America
Date City first able to call Guaranty (Construction Completion Deadline):
June 25, 2018
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Woodmont Paseo, LLC
By [signature]: _____
Name [print]: Kelly Calhoun
Title: Manager
Date: 8/13/14

CITY OF ALBUQUERQUE:
By: _____
Shahab Biazar, Acting City Engineer

Dated: 8/21/14
re 08/19/2014
8-15-2014

COA# 730071

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 13 day of August, 2014 by (name of person:) Kelly Calhoun, (title or capacity, for instance, "President" or "Owner":) Manager of (Subdivider:) Woodmont Paseo, LLC.

Sara S. H
Notary Public

(SEAL)

OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

My Commission Expires: 1/25/16

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 21st day of August, 2014 by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Dora H
Notary Public

(SEAL)

OFFICIAL SEAL
Dora Henry
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/7/16

My Commission Expires: 8/7/16

County Clerk's Recording Label

Exhibit A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 25, 2014

Project# 1004606
14DRB-70202 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
14DRB-70162 VACATION OF PRIVATE STREET PUBLIC EASEMENTS
14DRB-70179 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 11.7322 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting the site development plan for subdivision was approved. The vacation was approved as shown on exhibit 'B' in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. A subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file.

FINDINGS:
The vacation request was filed by the owner of a majority of the frontage of the easement

Based on the proposed replat and new easement the public welfare is in no way served by retaining the existing easement

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised

Project# 1004606
14DRB-70204 PRELIMINARY/FINAL PLAT APPROVAL
14DRB-70205 SIDEWALK WAIVER
14DRB-70206 TEMP DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 1-4 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of

WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 3 65 acres. (C-9) *[Deferred from 6 18 14]*

At the June 25 2014 Development Review Board meeting with the signing of the infrastructure list dated 6/25/14 the preliminary plat was approved and the Final Plat was indefinitely deferred The sidewalk waiver was approved as shown on exhibit C in the planning file The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file

CONDITIONS

1 A Street Tree/ Landscape Agreement shall recorded prior to Final Plat

Project# 1004606
14DRB-70207 PRELIMINARY FINAL PLAT APPROVAL
14DRB-70208 SIDEWALK WAIVER
14DRB-70209 TEMP DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced above actions for all or a portion of Lots 4-10, 15-18 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6 18 14]*

At the June 25 2014 Development Review Board meeting with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks The sidewalk waiver was approved as shown on exhibit 'C' in the planning file The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file

Project# 1004606
14DRB-70210 PRELIMINARY FINAL PLAT APPROVAL
14DRB-70211 SIDEWALK WAIVER
14DRB-70212 TEMP DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced above actions for all or a portion of Lots 6-14 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6 18 14]*

At the June 25 2014 Development Review Board meeting with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file

CONDITIONS

1 The location of the sub-inlets in Valle Jardin Lane must be acceptable as demonstrated on the construction plans prior to Final Plat

If you wish to appeal this decision, you must do so by July 10, 2014, in the manner described below

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal

If the fifteenth day falls on a Saturday Sunday or holiday as listed in the Merit System Ordinance the next working day is considered as the deadline for filing the appeal Such *appeal shall be heard within 60 days of its filing*

You will receive notice if any other person files an appeal Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s)

Jack Cloud, DRB Chair

Figure 12

Nearest Major Streets: Woodmont Ave. / Rainbow Blvd.
No. of Lots: 9 Lots

SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE

COA Project No. 730072 Universe Storm Drain
DRB # 1004606/14-70207
Valle Vista Unit 1
(Offsite Procedure B)

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Woodmont Paseo, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], Nevada Limited Liability Corporation, whose address is 3077 E. Warm Springs Road, Suite 100, Las Vegas, Nevada, 89120 and whose telephone number is (702) 454-5300, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1-4, Valle Vista at The Trails, Unit 2, recorded on June 21, 2007 in Plat Book 2007C, Plat Book Page 168, pages 1 through 3, as Document No. 2007091303 in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Woodmont Paseo, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Preliminary Plat for Valle Vista, Unit 1 describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the June 25,

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08/22/2014 09 24 AM Page 1 of 10
AGRE R $25 00 M. Toulouse Oliver, Bernalillo County

2015, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730072 .
Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Surv Tek _____. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc. and inspection of the private Improvements shall be performed by Bohannan Huston, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Western Technologies, Inc. , and field testing of the private Improvements shall be performed by both Western Technologies, Inc. certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Cashiers Check #1101700927
Amount: $ 27,890.26
Name of Financial Institution or Surety providing Guaranty:
Bank Of America
Date City first able to call Guaranty (Construction Completion Deadline):
June 25, 2015
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents,

representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Woodmont Paseo, LLC

By [Signature]: Kelly

Name [Print]: Kelly Calhoun

Title: Manager

Dated: 8/13/14

CITY OF ALBUQUERQUE

By: _____

Shahab Biazar, Acting City Engineer

Dated: 8/21/14

ne
08/20/2014

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 13 day of August, 2014, by [name of person:] Kelly Calhoun, [title or capacity, for instance, "President" or "Owner":] Manager of [Subdivider:] Woodmont Paseo, LLC .

(SEAL)

Notary Public

My Commission Expires: 1/25/16

OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
Commission Expires:

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 21st day of August 14, 20_____, by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: 8/7/16

OFFICIAL SEAL
Dora Henry
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/7/16

Current DRC
Project No. _____

ORIGINAL

Date Submitted June 18, 2014
Date Site Plan for Bldg Permit Approx _____
Date Site Plan for Sub Approved _____
Date Preliminary Plat Approved 6-25-14
Date Preliminary Plat Expires 6-25-15

DRB Project No 1004606
14-70207

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

VALLE VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE PRADO LANE	VALLE CANTERO LANE	WOODMONT AVENUE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40 47 CPN 730084	SDMH STA 12+19 66 CPN 730084	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		6" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER

SCOTT STEFFEN — 6/18/2014
PREPARED BY PRINT NAME — DATE

BOHANNAN HUSTON, INC.
FIRM

Scott Steffen
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — 6-25-14 DATE

TRANSPORTATION DEVELOPMENT — 6/25/14 DATE

ABCWUA — Allan Porter 06/25/14 DATE

PARKS & ~~GENERAL SERVICES~~ Recreation — Carol S. Dumont 6-25-14 DATE

AMAFCA — DATE

CITY ENGINEER — Curtis C. Cherne 6-25-14 DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

DRB Project #1004606/14-70207

APS Cluster Volcano Vista

Signature

Kelly Calhoun, Manager 8/26/14
Name (typed or printed) and title date

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8/26/14, by Kelly Calhoun as Manager of Woodmont Pasco, LLC, a corporation.

(Seal) OFFICIAL SEAL Sara S. Hummel NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires:

Notary Public

My commission expires: 1/25/16

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Aug 28th, 2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

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AGRE R $25 00 M Toulouse Oliver, Bernalillo County

DRB Project #1004606/14-70207

APS Cluster Volcano Vista

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Woodmont Paseo, LLC ("Developer") effective as of this 26th day of August,2014 and pertains to the subdivision commonly known as Valle Vista at The Trails Unit 2, and more particularly described as Lots 1 thru 9, Valle Vista Unit 1 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling
   -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- _X_ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- **V** ___ Zone Map Amendment (Establish or Change Zoning)
- **P** ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- **D** ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Infrastructure Lists and Temporary Deferral/Waiver of Sidewalk Construction amendments for Valle Vista Unit 1

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. _X_ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 1-4 and Tract A Block: ___ Unit: ___

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70204, 70205 & 70206

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 5 No. of **proposed** lots: 10 Total area of site (acres): 3.65

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Scott J Steffen DATE 8/26/14

(Print) Scott J Steffen Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14 - DRB - 70297	APP		$ 50.00
- -	CMF		$ 20.00
- - 70298	SW		$ Ø
- - 70299	TDS		$ Ø
- -			$
			Total $ 70.00

Hearing date Sept. 3, 2014

8-26-14
Planner signature / date

Project # 1004606

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

✓ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
✓ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott J Steffen
Applicant name (print)

8/26/14
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
14 - DRB - 70297
____ - ____ - ____
____ - ____ - ____

8-26-14
Planner signature / date

Project # 1004606

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☒ **SIDEWALK WAIVER (DRB21)**
- ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance or waiver
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J STEFFEN
Applicant name (print)

8/26/14
Applicant signature / date

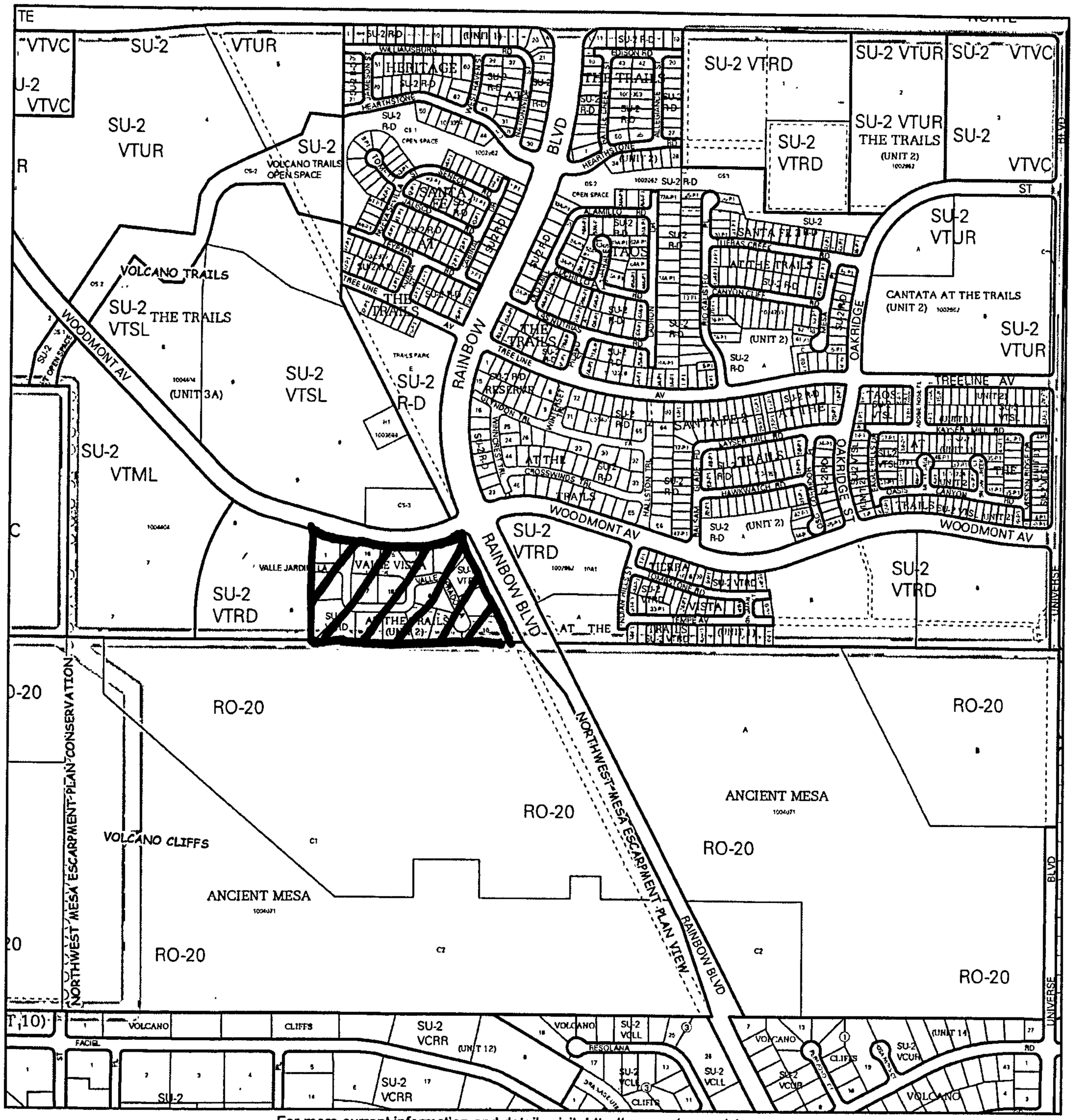
Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
14 - DRB - 70298
- - 70299
- -

8-26-14
Planner signature / date

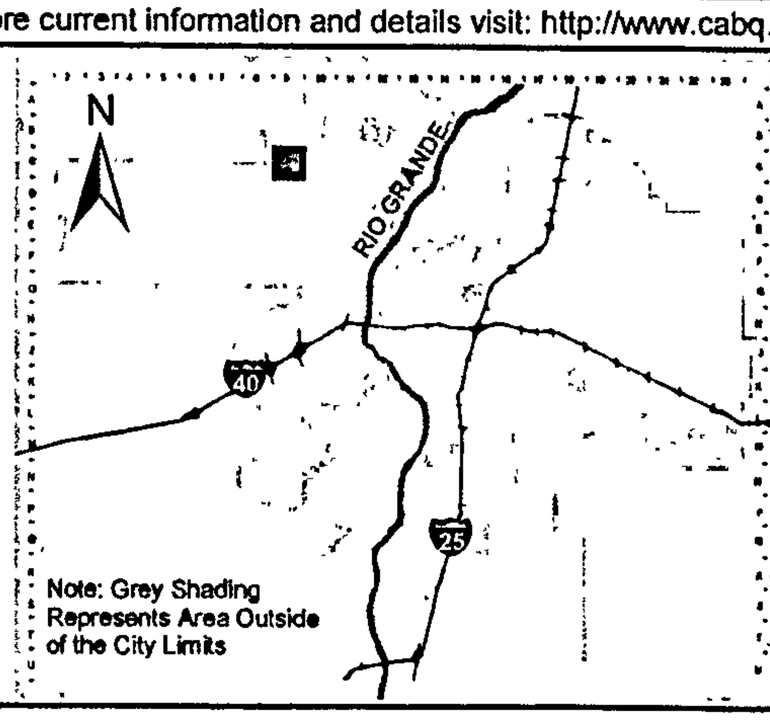
Project # 1004 1006



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 26, 2014

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Valle Vista Unit 1 – Infrastructure List and Sidewalk Deferral/Waiver Exhibit Amendments (DRB 1004606)

Dear Mr. Cloud:

The purpose of this letter is to describe the proposed amendments to the infrastructure list and sidewalk deferral/waiver request for Valle Vista Unit 1. We are requesting the following revisions to the sidewalk associated with Unit 1:

1. Waive the sidewalk on the south side of Valle Jardin Lane from the west boundary to Valle Prado Lane. This section of Valle Jardin Lane is a stub street with no lots fronting the south side of the street. Waiving sidewalk in this location would not impact pedestrian circulation in the subdivision.
2. Defer sidewalk construction from Unit 1 to Unit 2 on the east side of Valle Prado Lane between the future (Unit 2) Valle Jardin Lane and Valle Cantero Lane. The deferral is being requested to reduce damage to sidewalks due to Unit 2 construction. Lot 7, Unit 2 fronts Valle Prado Lane and home construction would damage the sidewalk if it is not deferred to Unit 2 home construction. The Lot 8 Unit 2 side yard wall construction would damage the sidewalk if built with Unit 1. Deferring the sidewalk for this section of Valle Prado Unit 1 does not impact the pedestrian circulation for Unit 1 as there is sidewalk on the west side of Valle Prado Lane to Woodmont Avenue.

The Unit 1 infrastructure list and sidewalk deferral/waiver exhibit have been updated to reflect the proposed revisions. Please place these items on the DRB Agenda to be heard on September 3, 2014. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- _X_ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
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- ___ Zone Map Amendment (Establish or Change Zoning)
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- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners**: Lawrence Otero, The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Infrastructure List and Temporary Deferral/Waiver of Sidewalk Construction Amendments for Valle Vista Unit 2

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. _X_ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 5-10 and 15-18/Lot 10 and Tract A2 Block: ___ Unit: ___

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2/Valle Vista Unit 1

Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70207, 70208 & 70209

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 12 No. of **proposed** lots: 19 Total area of site (acres): 6.32

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Scott Steffen DATE 8/26/14

(Print) SCOTT D STEFFEN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☒ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
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- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14 - DRB - 70300	APP		$ 50.00
- -	CMF		$ 20.00
- - 70301	TDS		$ Ø
- -			$
- -			$
		Total	$ 70.00

Hearing date Sept. 3, 204

8-26-14
Planner signature / date

Project # 1004606

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

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Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

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__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
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__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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Scott J Steffen
Applicant name (print)

Scott J Steffen 8/26/14
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☒ Related #s listed

Application case numbers
14 - DRB - 70300
- -
- -

8-26-14
Planner signature / date

Project # 1004606

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
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- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J STEFFEN
Applicant name (print)

8/26/14
Applicant signature / date

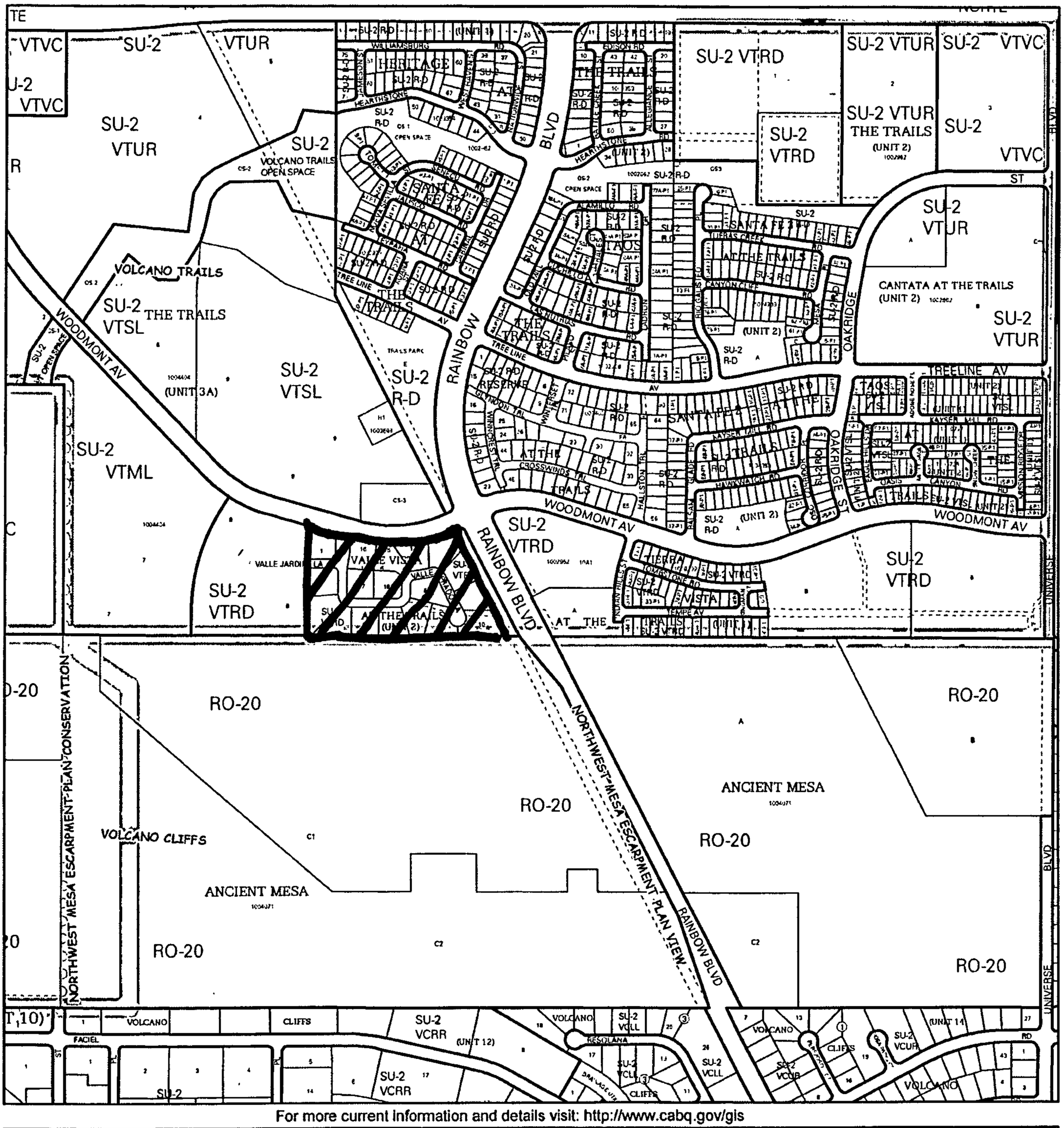
Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
14 - DRB - 70301
- -
- -

8-26-14
Planner signature / date

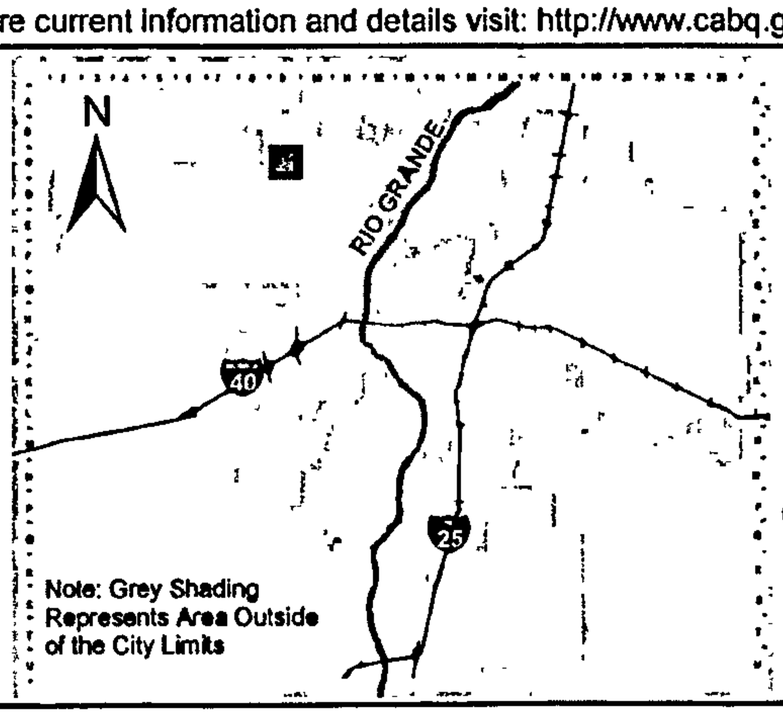
Project # 1004606



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 26, 2014

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Valle Vista Unit 2 – Infrastructure List and Sidewalk Deferral/Waiver Exhibit Amendments (DRB 1004606)

Dear Mr. Cloud:

The purpose of this letter is to describe the proposed amendments to the infrastructure list and sidewalk deferral/waiver request for Valle Vista Unit 2. We are requesting the following revisions to the sidewalk associated with Unit 2:

1. Add sidewalk from Unit 1 to Unit 2 on the east side of Valle Prado Lane between Valle Jardin Lane and Valle Cantero Lane. Temporary deferral of sidewalk construction is requested for Lot 7, Unit 2. The sidewalk along the Lot 8 Unit 2 side yard would be constructed with the Unit 2 public work order.

The Unit 2 infrastructure list and sidewalk deferral/waiver exhibit have been updated to reflect the proposed revisions. Please place these items on the DRB Agenda to be heard on September 3, 2014. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

PROJECT #

10041606

SEPTEMBER 3. 2014

APP
APP
FP

DRB CASE ACTION LOG - BLUE SHEET

☒ Preliminary/Final Plat [FP] - Done - 9/14
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **Project# 1004606** *Application #:* 14DRB-70302

Project Name: **VALLE VISTA AT THE TRAILS UNIT 2**

Agent: BOHANNAN HUSTON INC *Phone #:*

****Your request was approved on 9-3-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** all utility sig notes

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

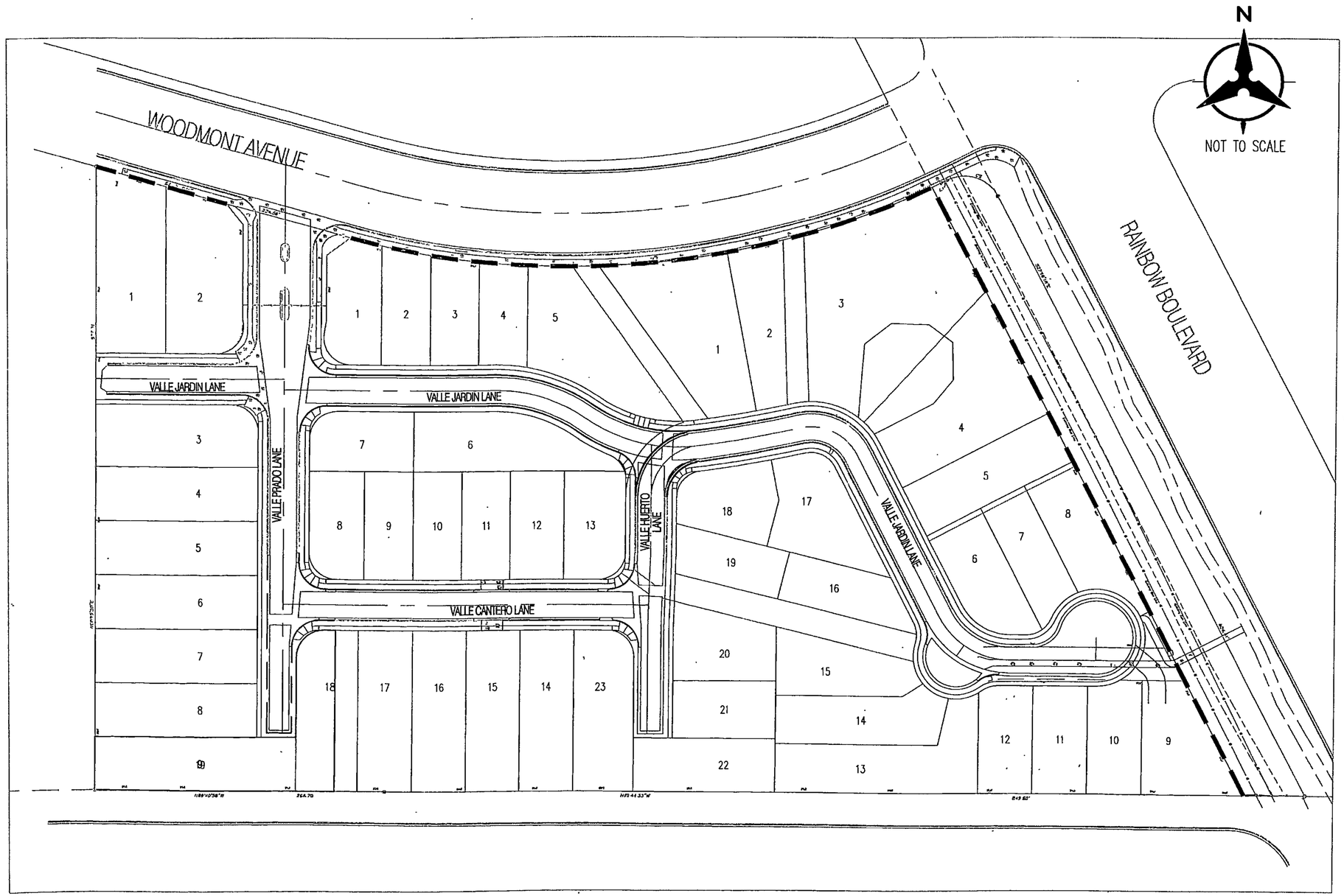
- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☒ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



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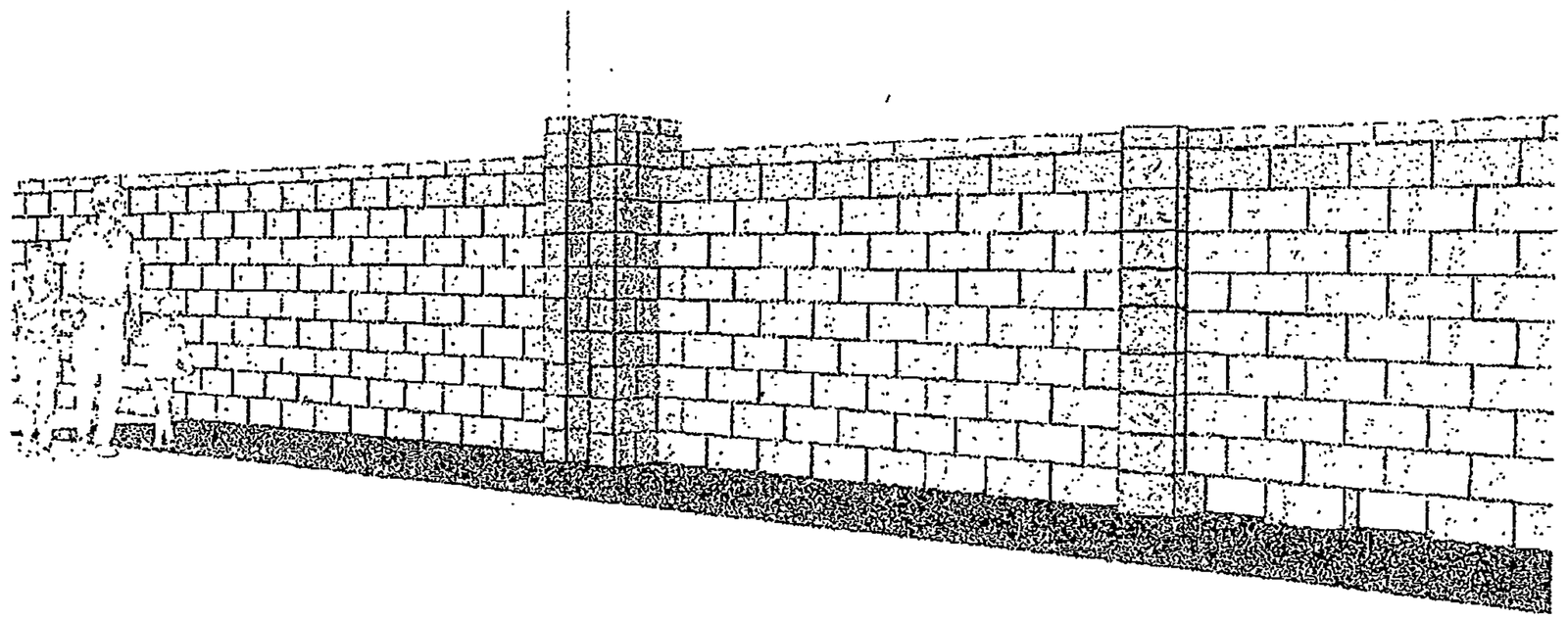
Bohannan Huston



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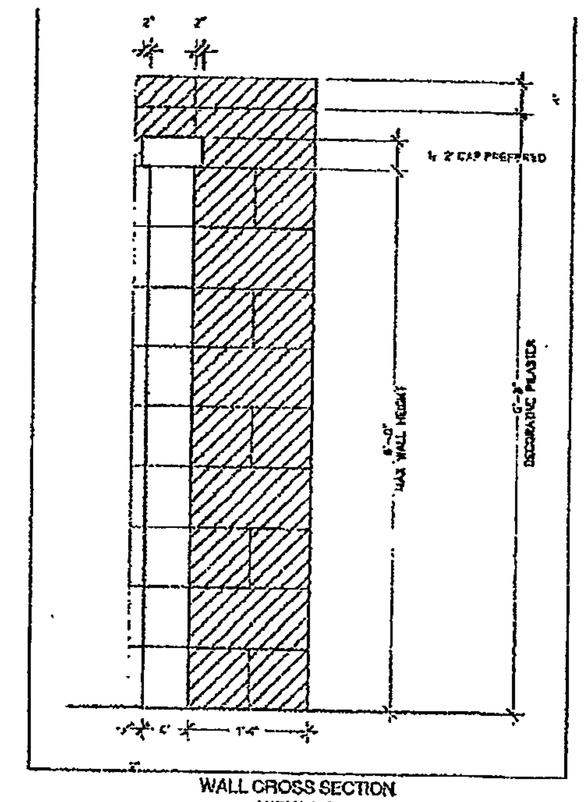
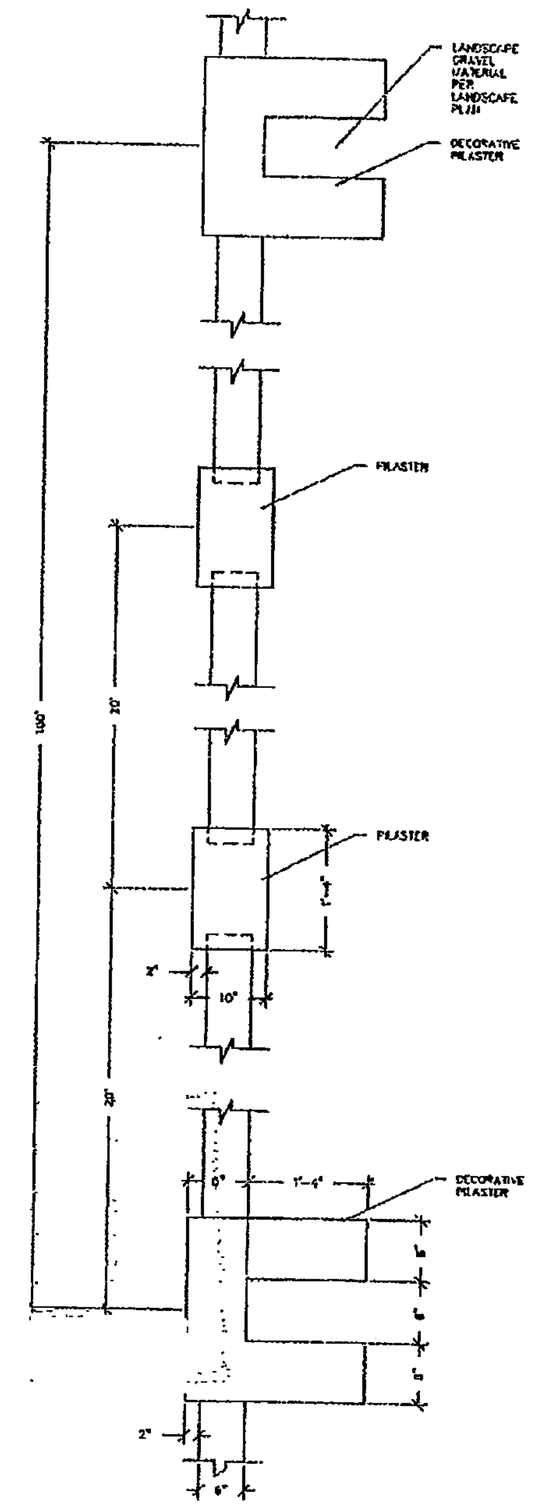
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



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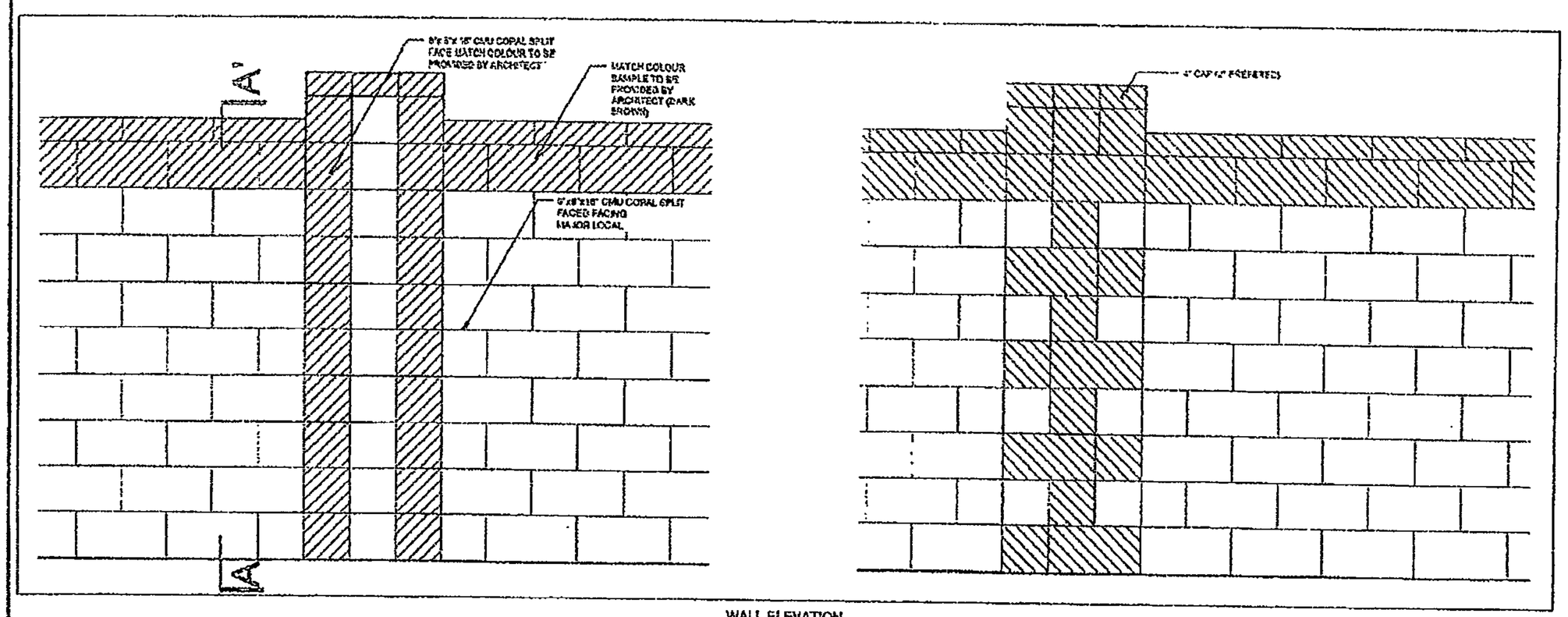
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE / OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

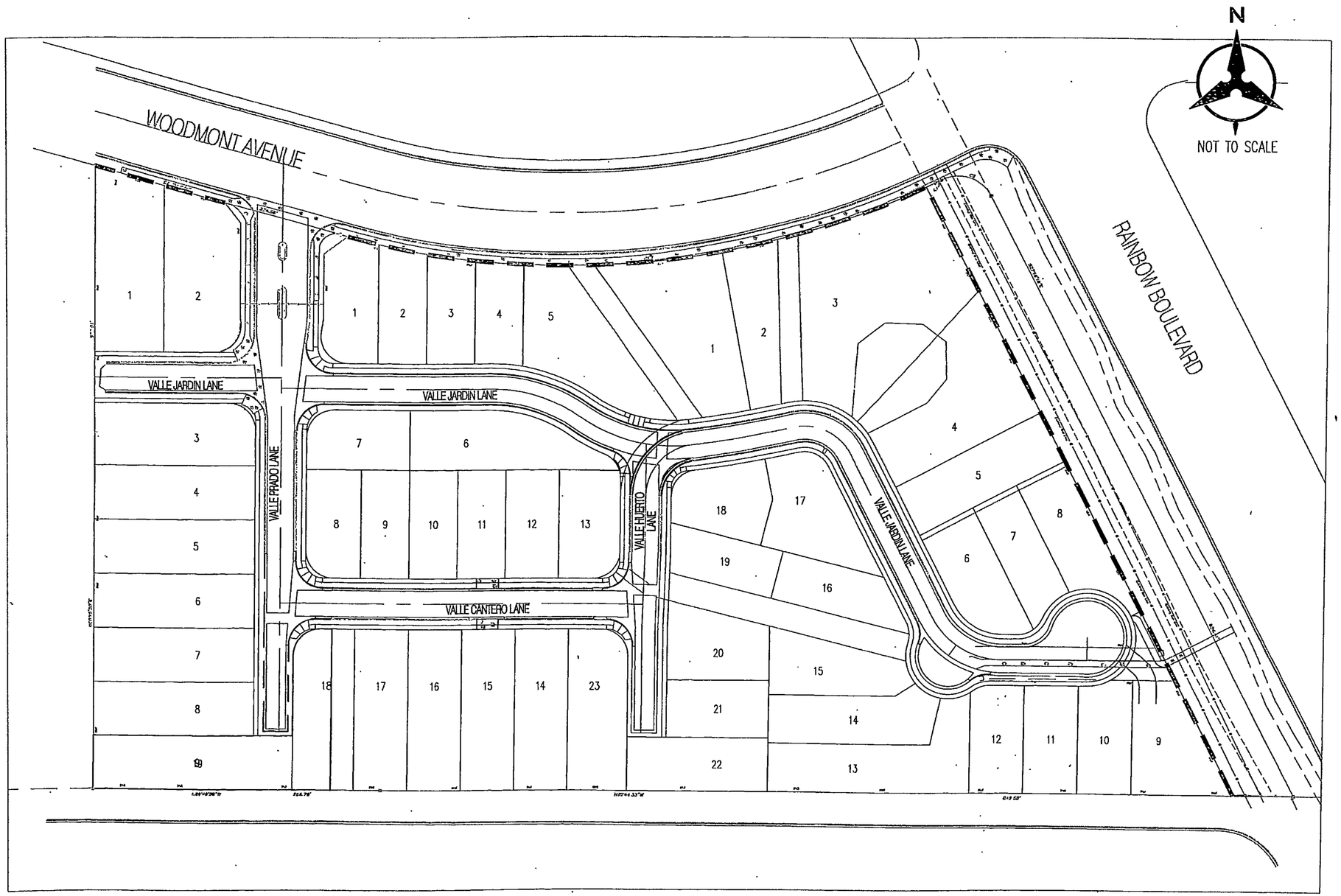
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X6218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



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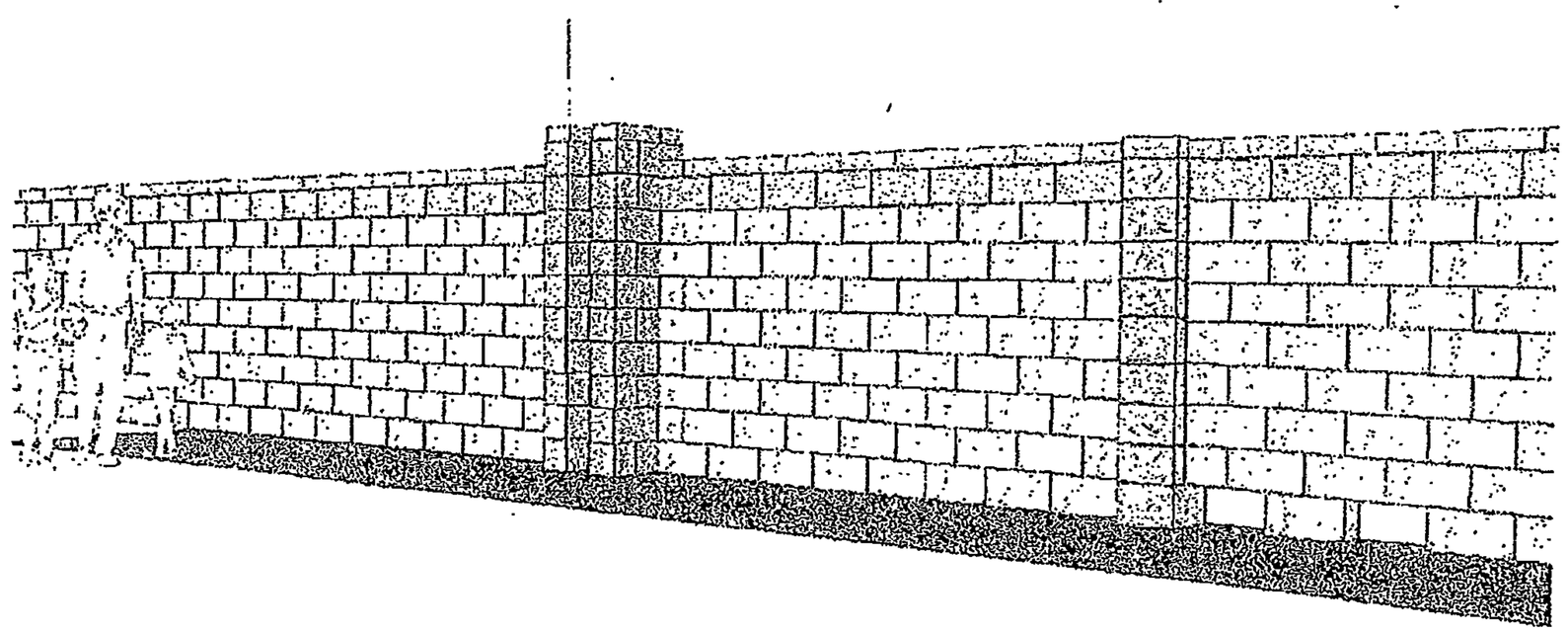
Bohannan Huston



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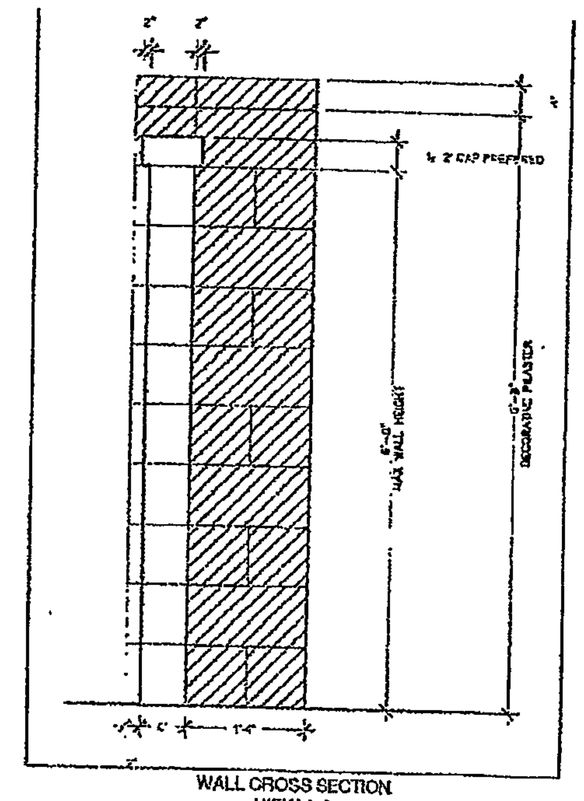
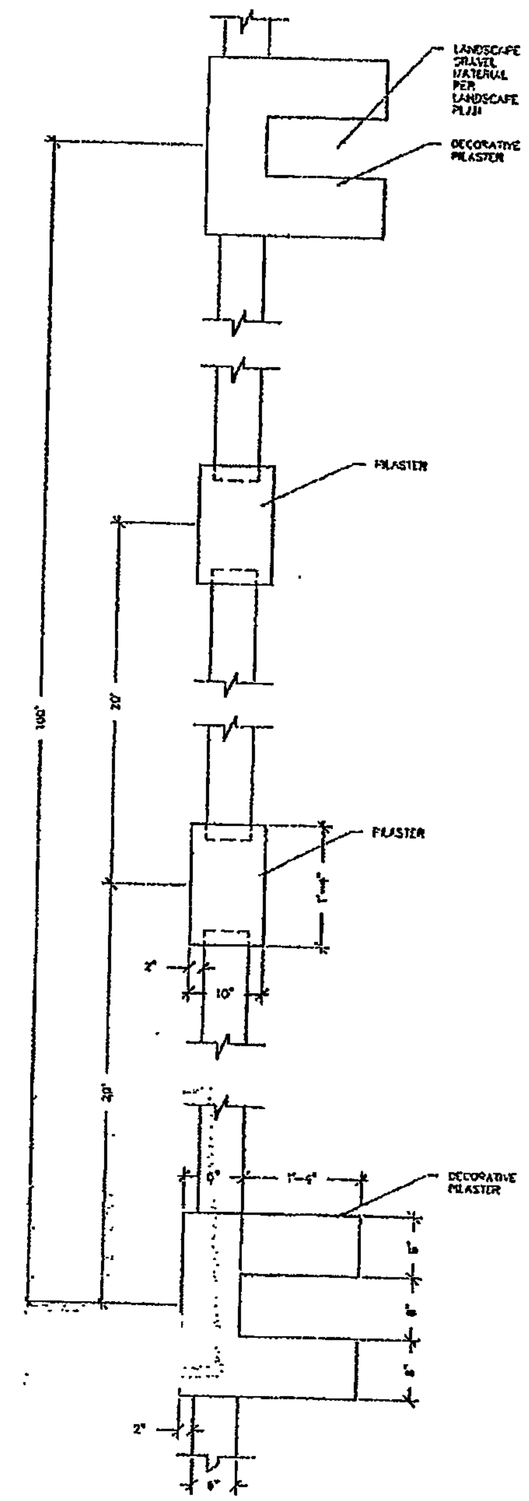
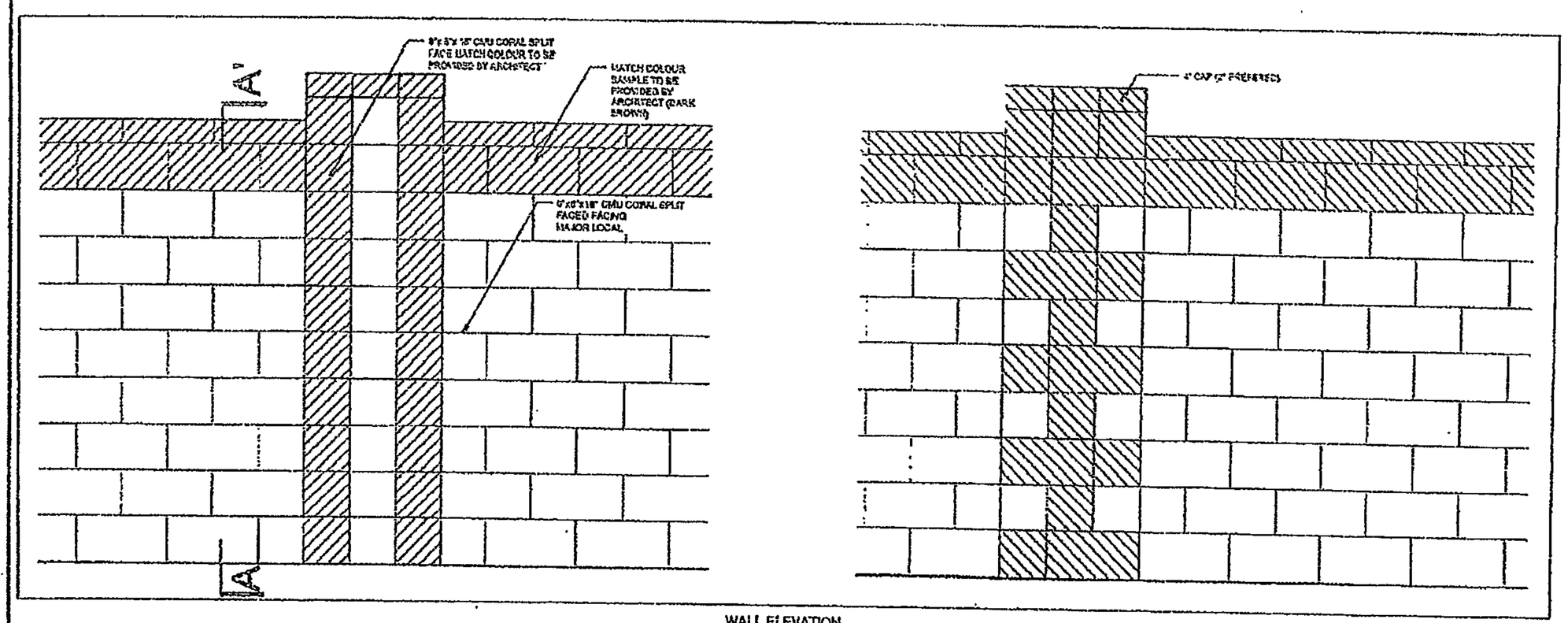


WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

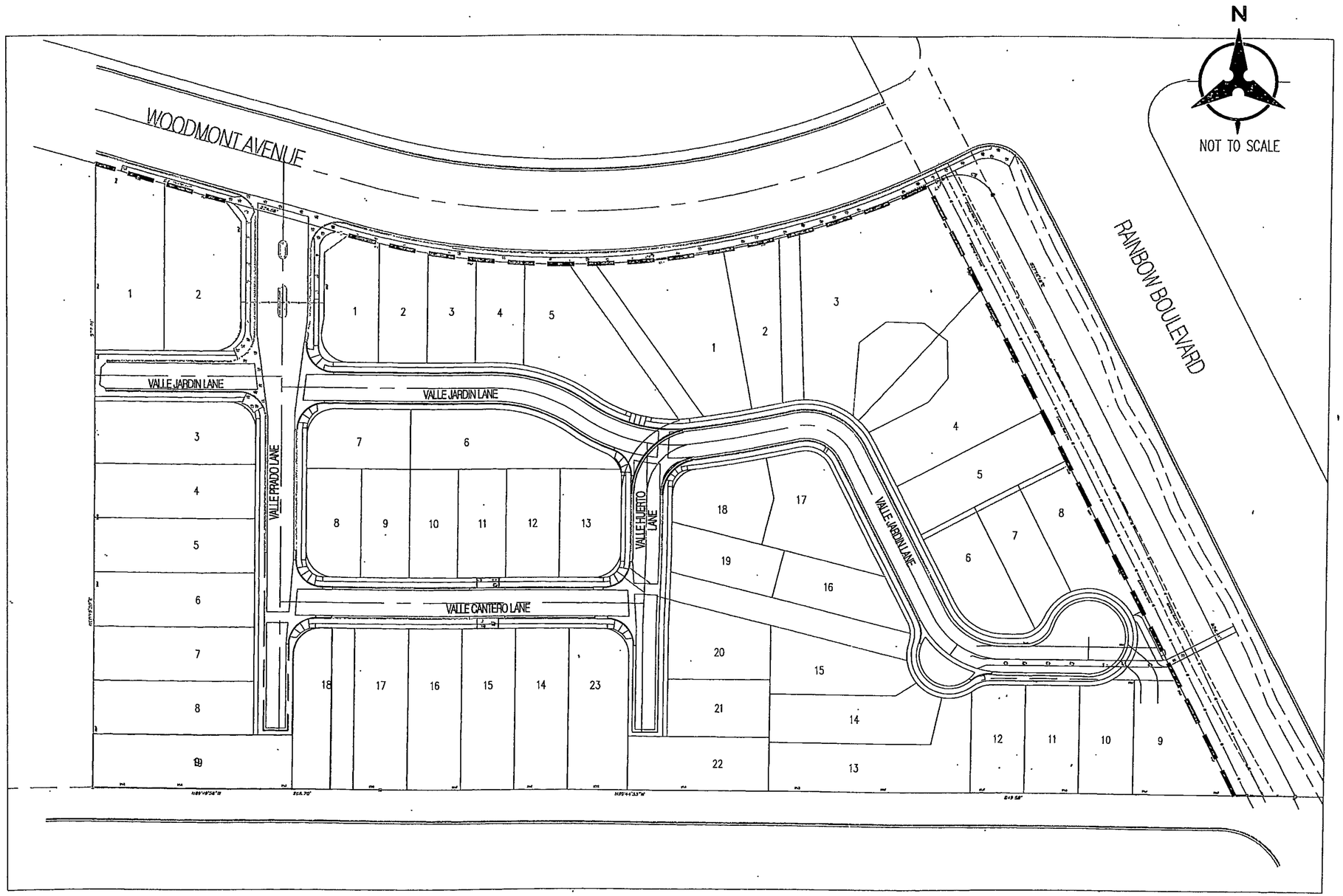
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X6218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



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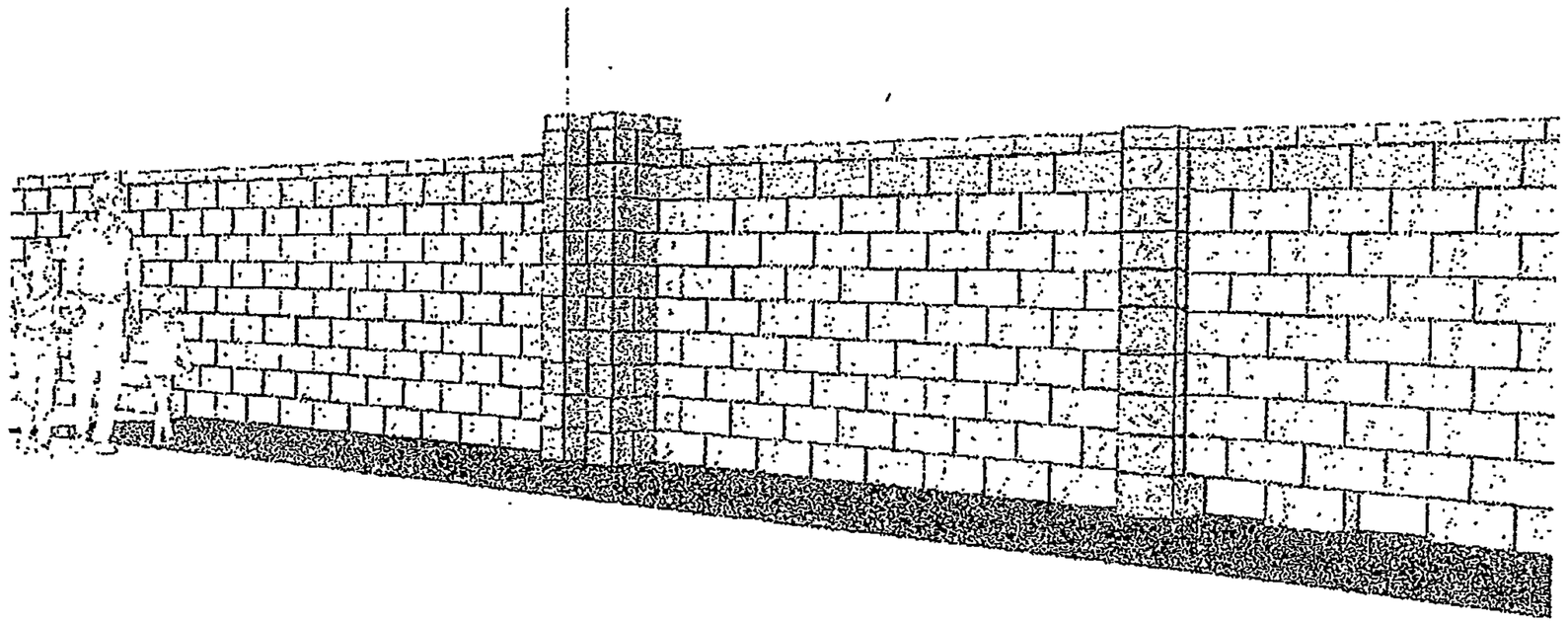
Bohannan Huston



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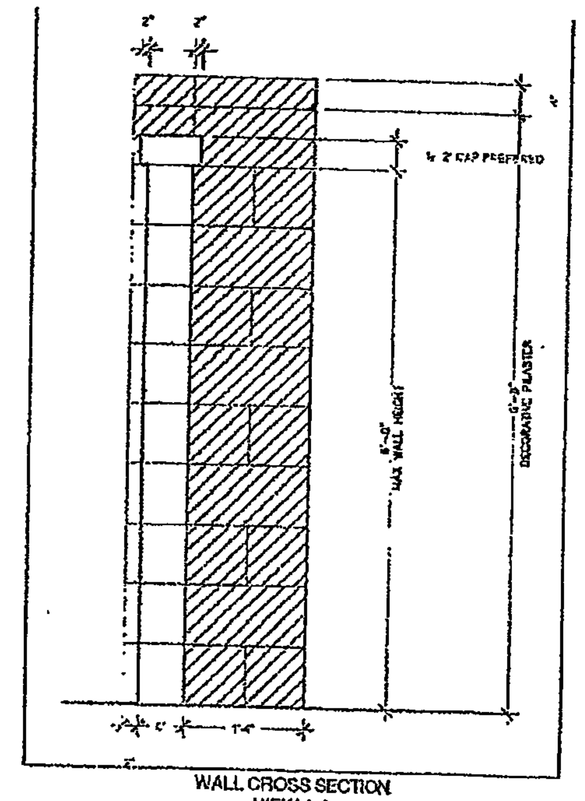
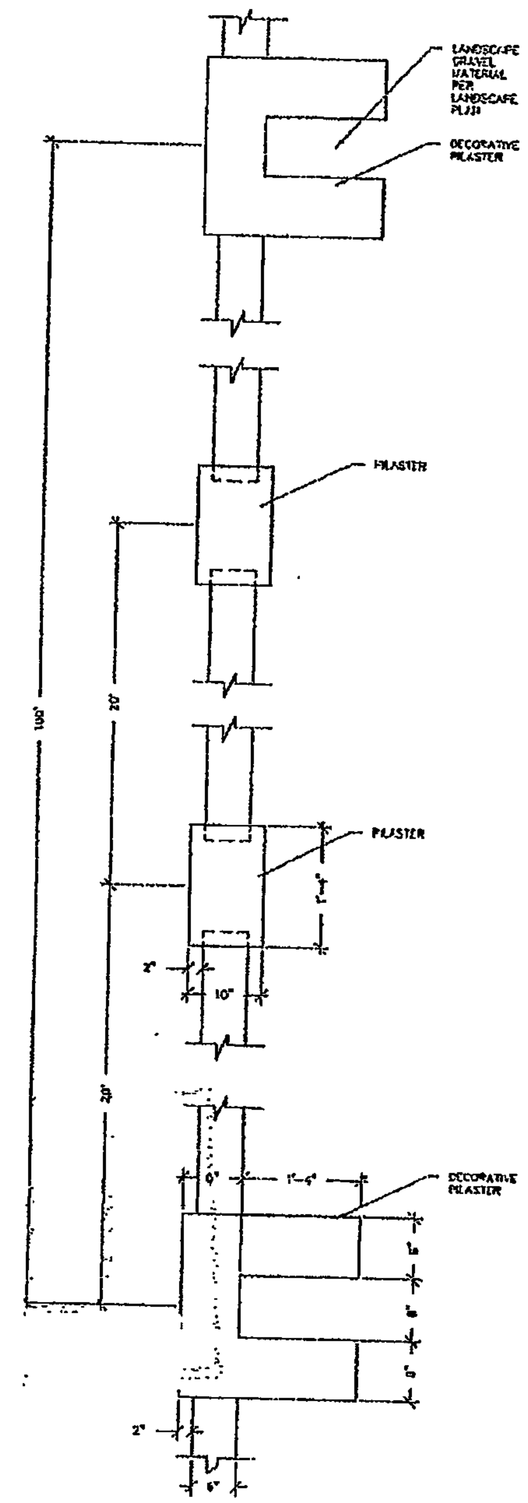
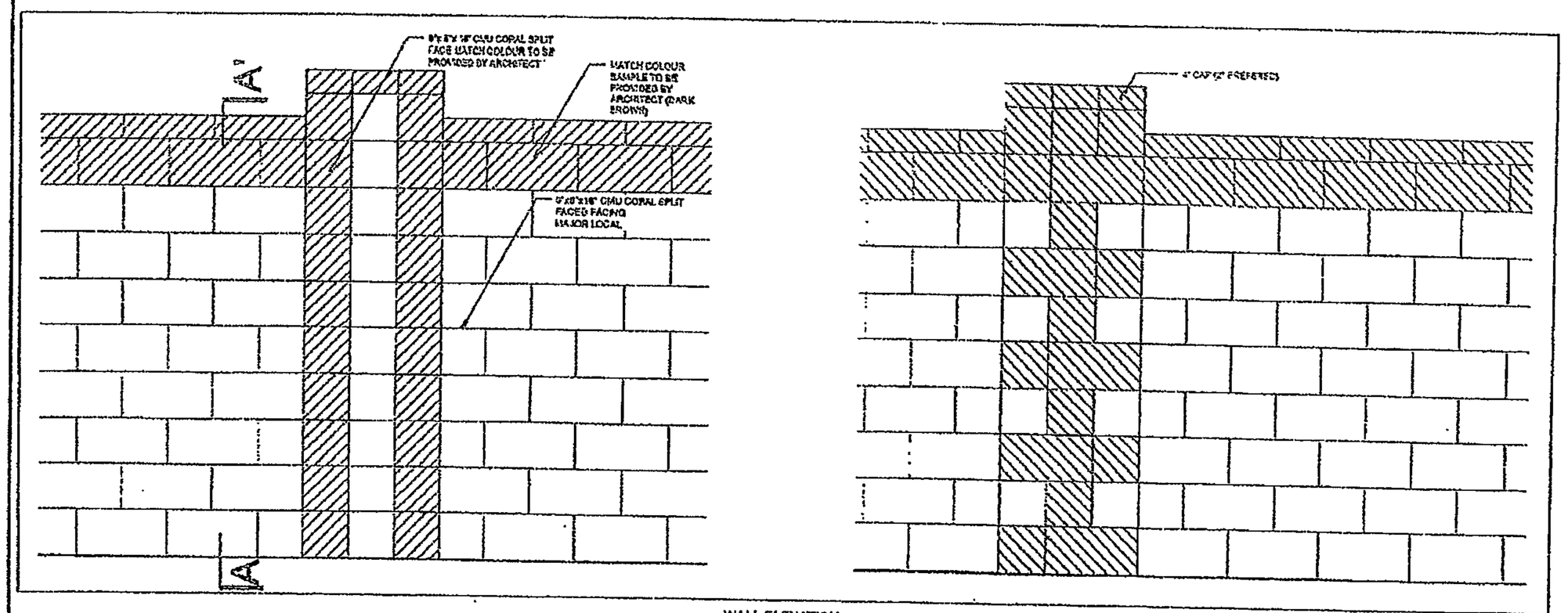


WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODLIGHT AVE./ OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

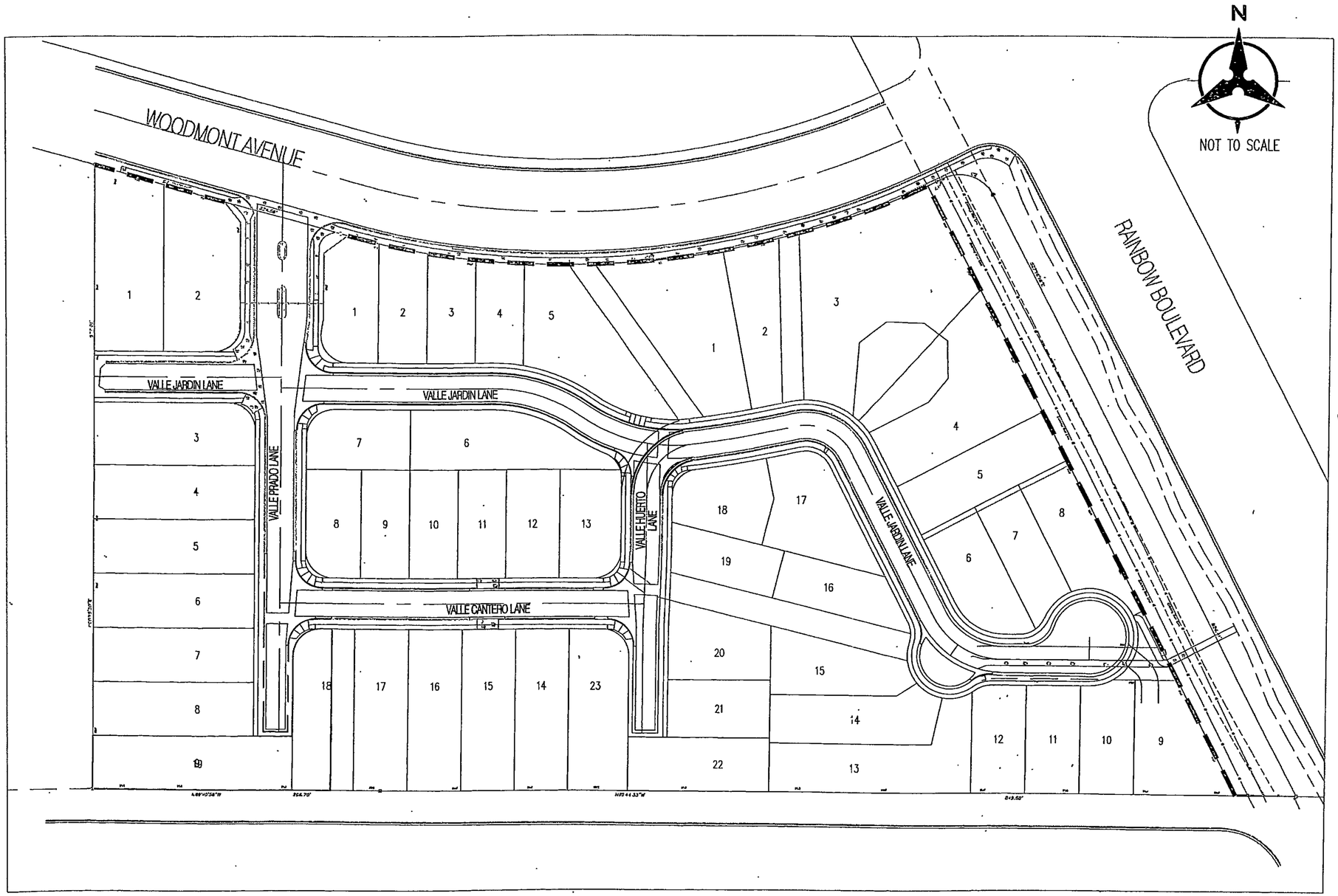
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X6218103	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



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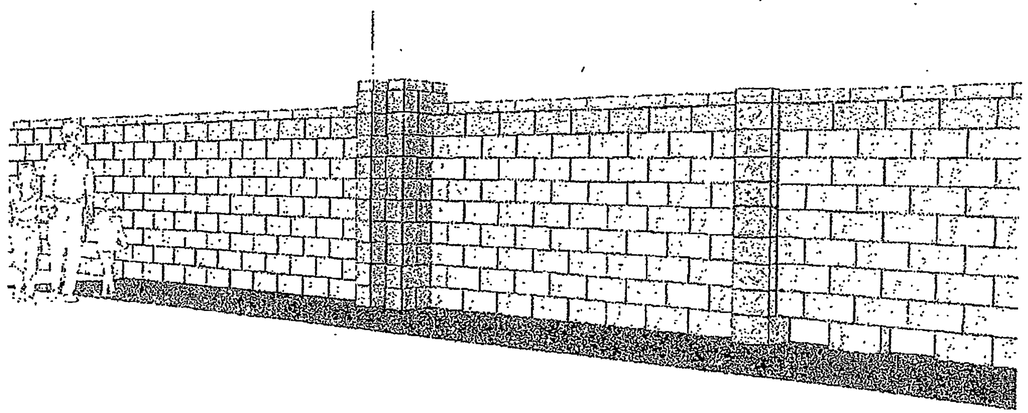
Bohannan Huston



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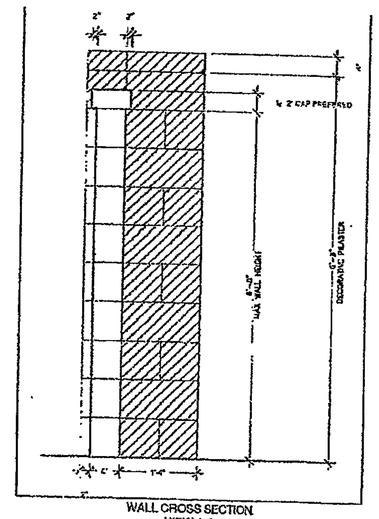
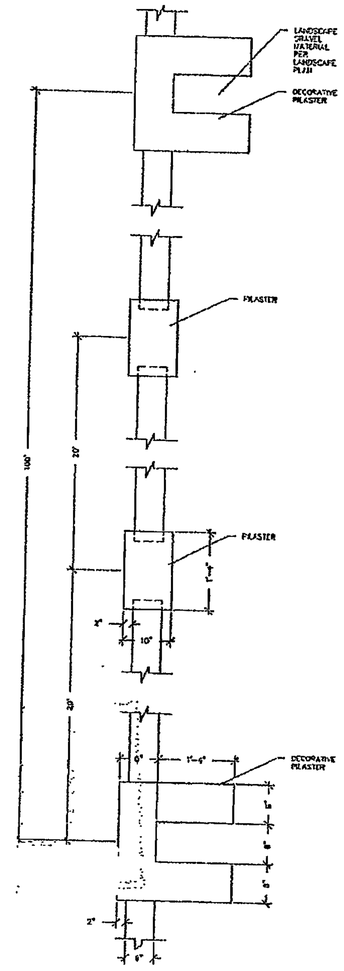


WALL CROSS SECTION
VIEW A-A
SCALE: NTS



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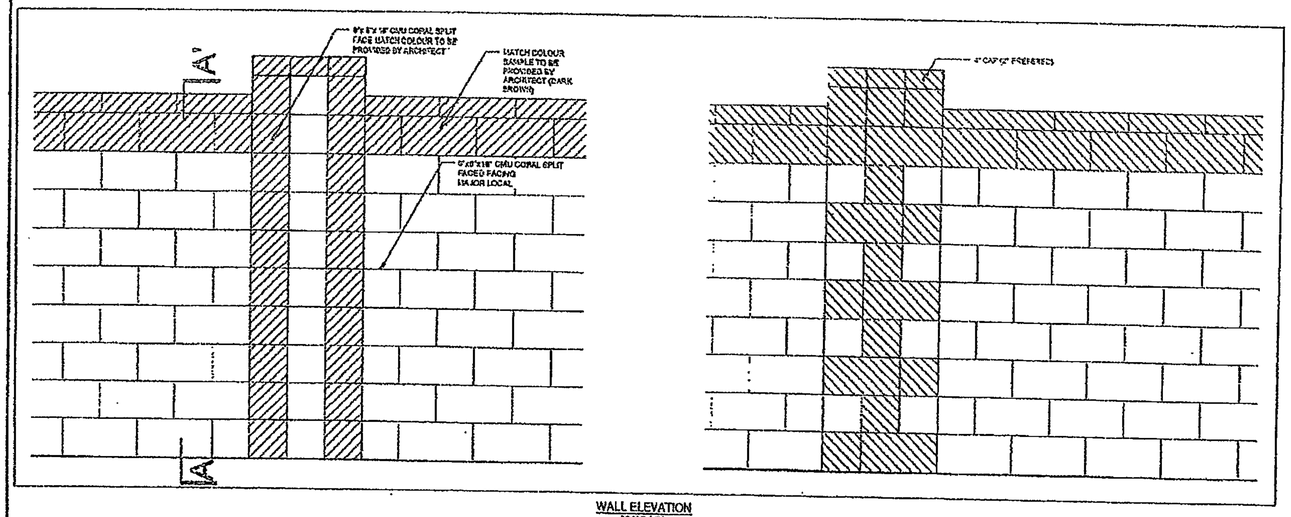

WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODLIGHT AVE./ OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

VALLE VISTA

TYPICAL WALL EXHIBIT

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DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		

EXHIBIT "D"
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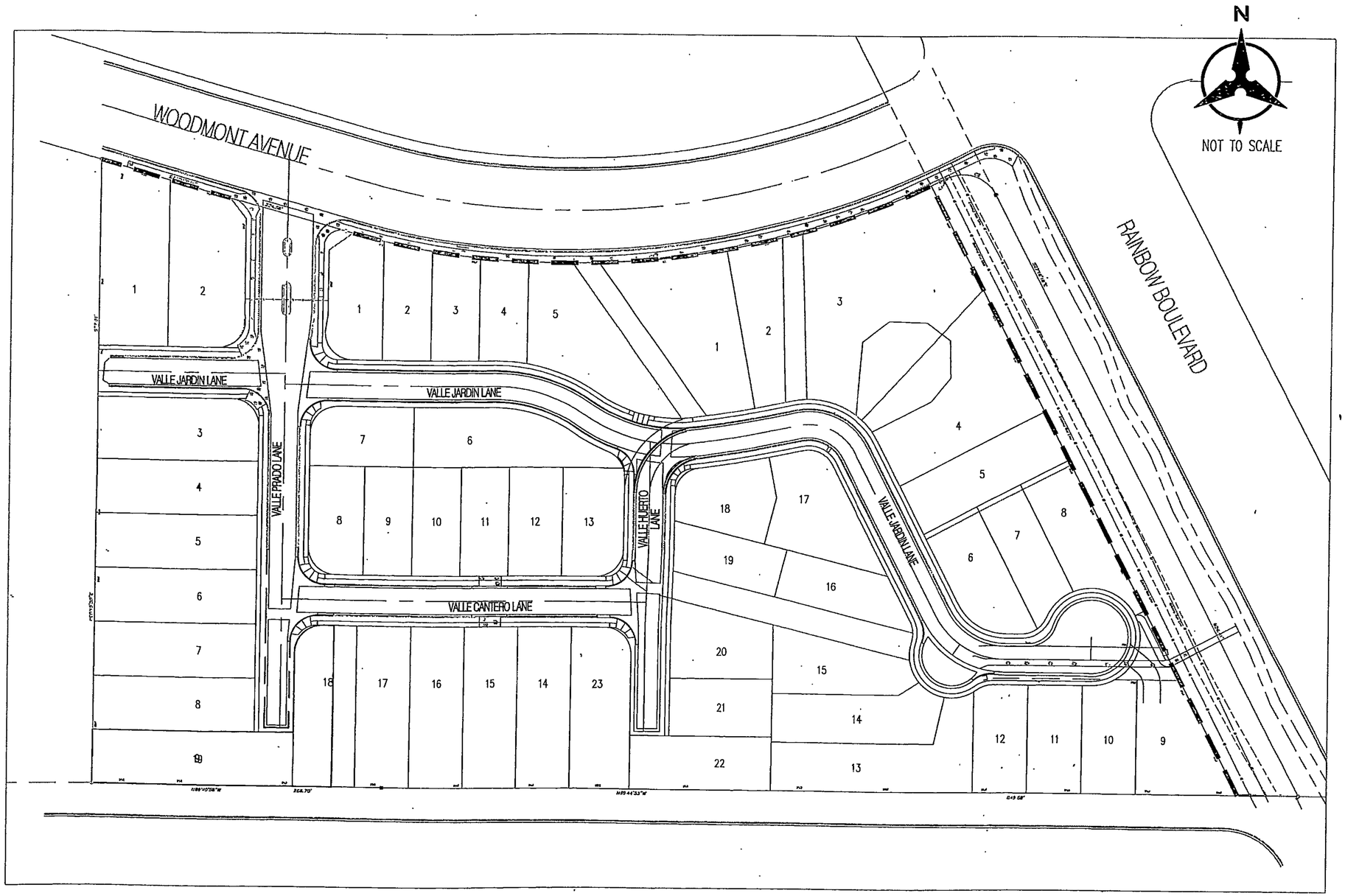
WALL EXHIBIT
05/16/2014



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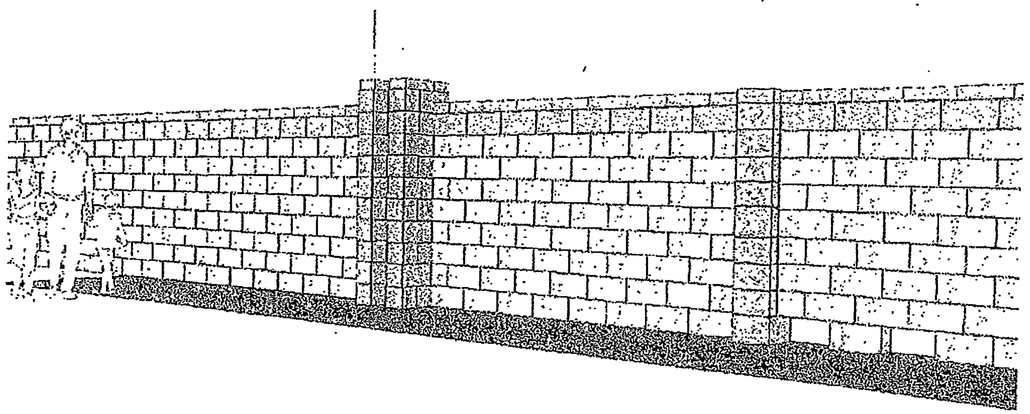

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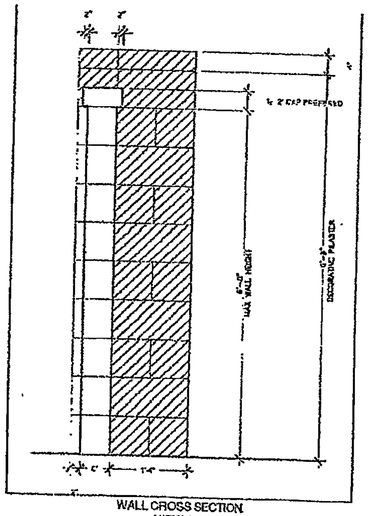
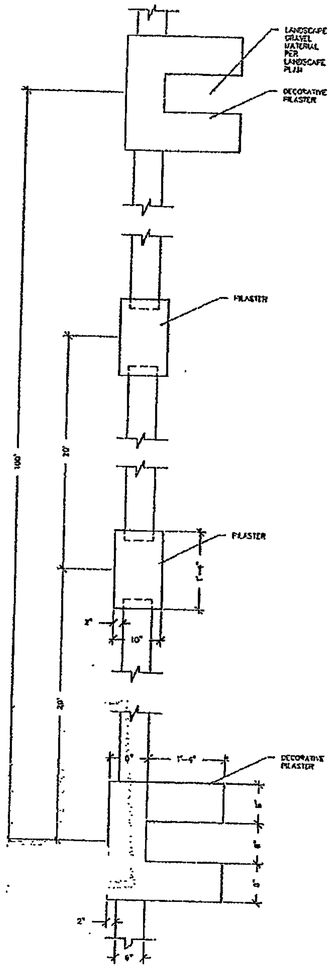


WALL CROSS SECTION
VIEW A-A
SCALE: NTS



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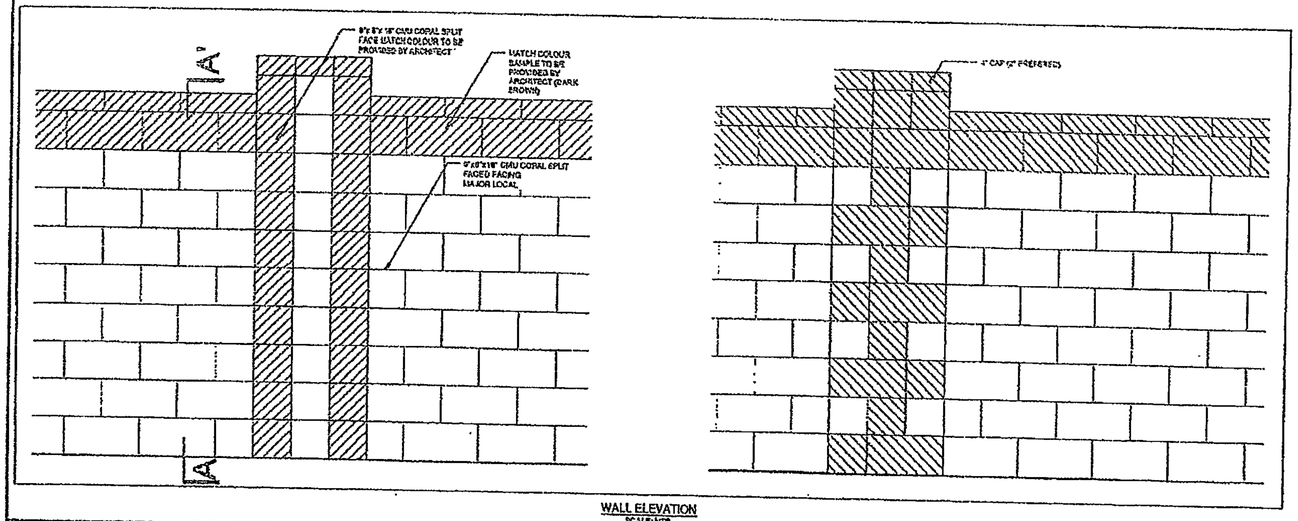


WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODRAUGHT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

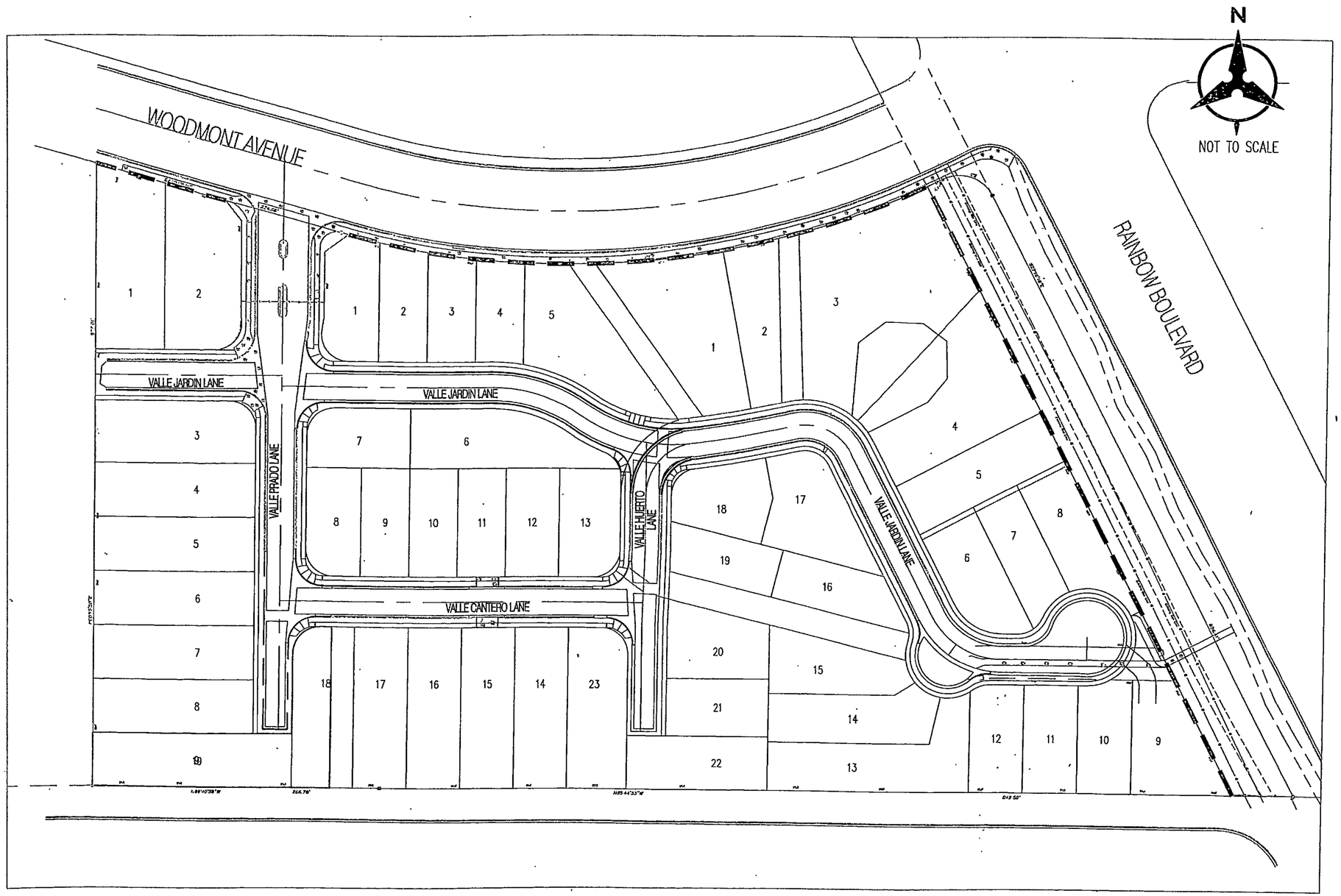
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



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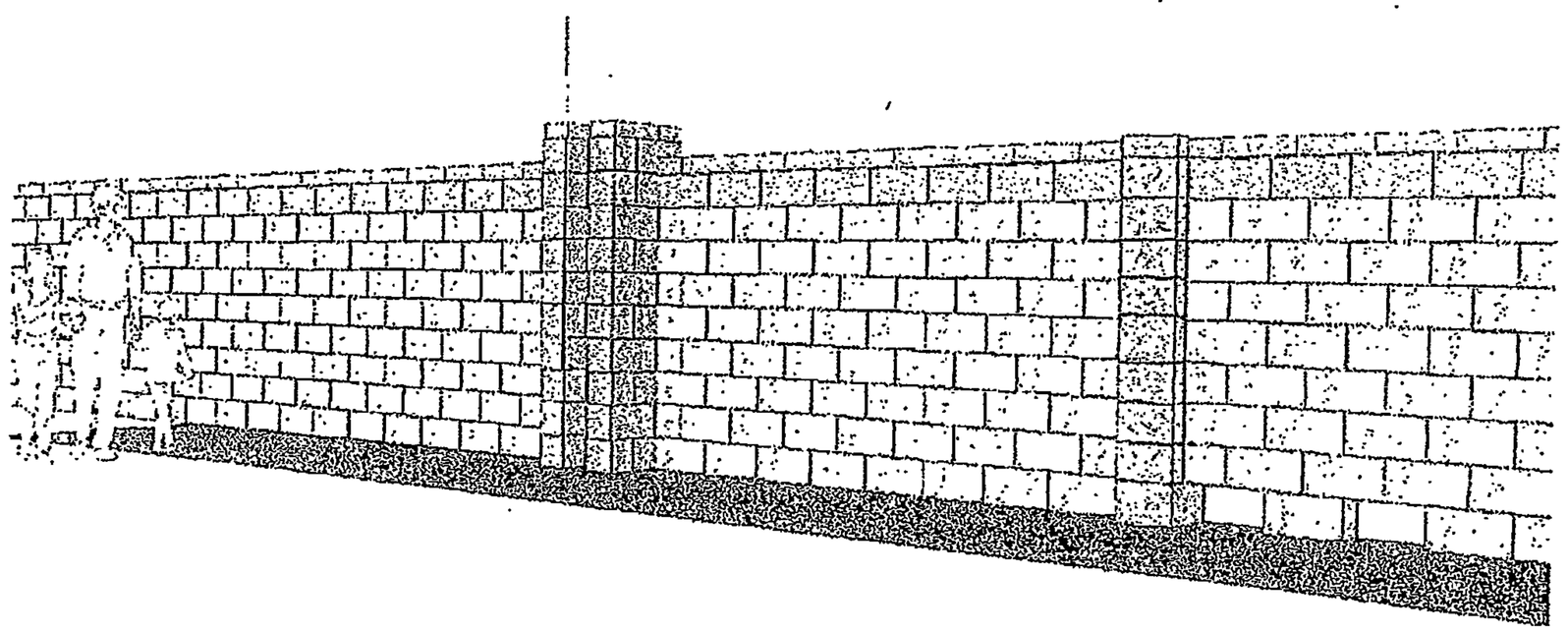
Bohannan Huston



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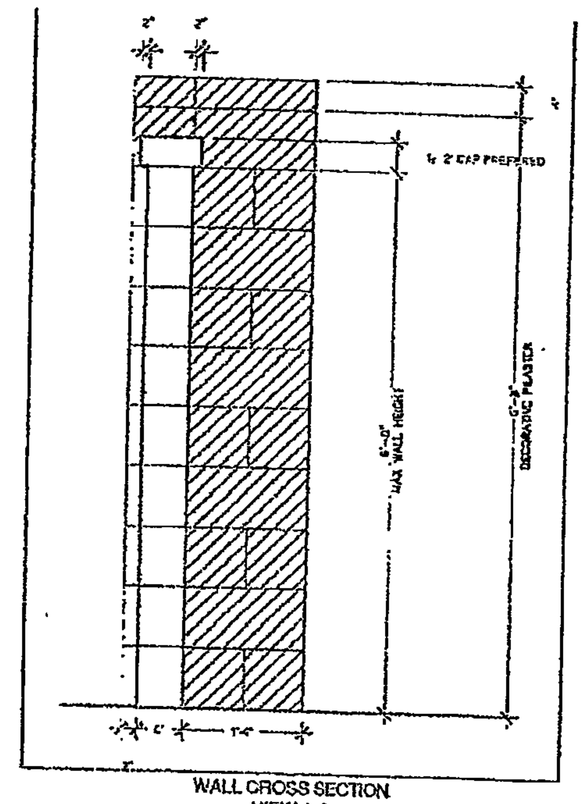
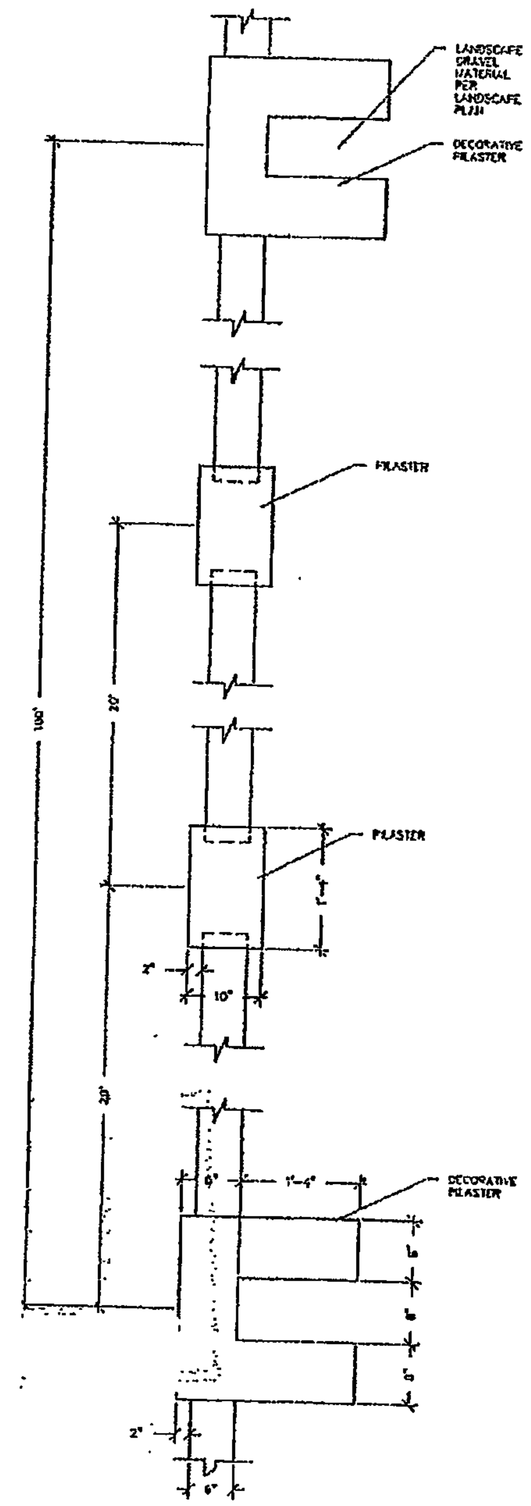
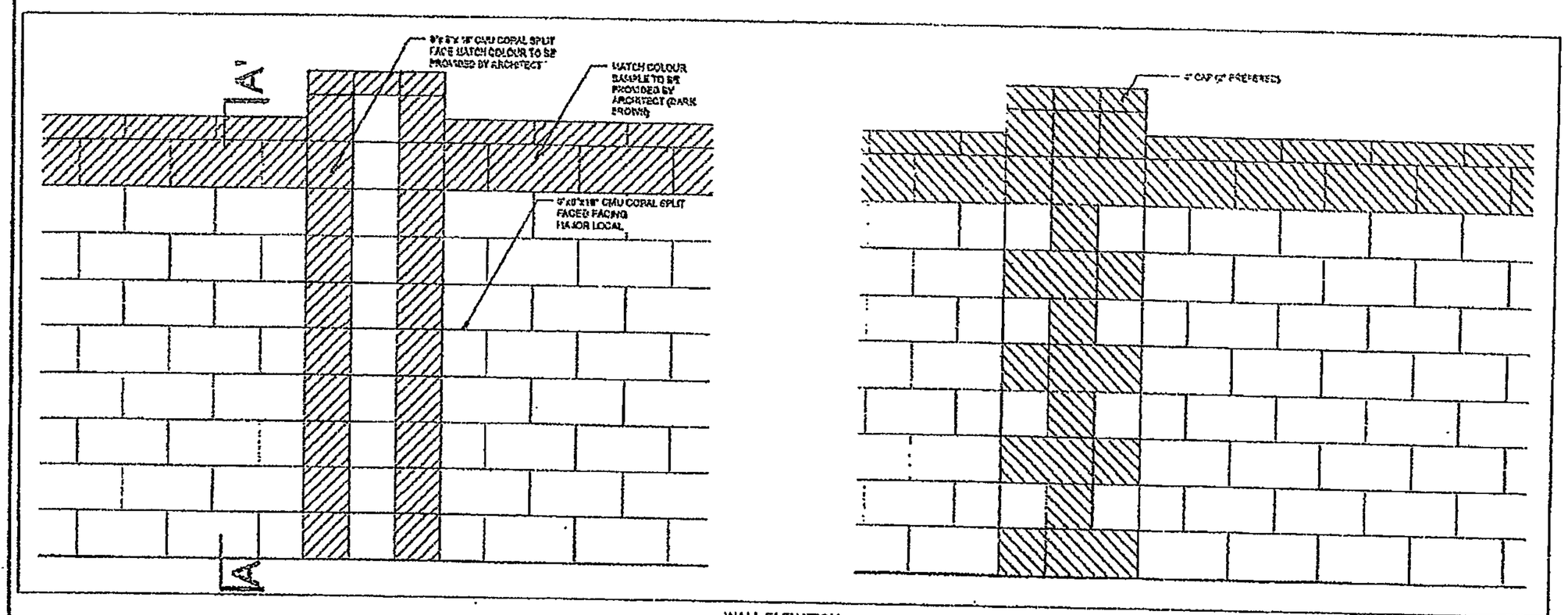


WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X6218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

[illegible] 2014

Project# 1004606
14DRB-70202 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
14DRB-70162 VACATION OF PRIVATE STREET/ PUBLIC EASEMENTS
14DRB-70179 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 11.7322 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting the site development plan for subdivision was approved. The vacation was approved as shown on exhibit 'B' in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. A subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file.

FINDINGS.
The vacation request was filed by the owner of a majority of the frontage of the easement

Based on the proposed replat and new easement the public welfare is in no way served by retaining the existing easement

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised

Project# 1004606
14DRB-70204 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70205 SIDEWALK WAIVER
14DRB-70206 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 1-4 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of

WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 3.65 acres. (C-9) *[Deferred from 6/15/14]*

At the [illegible] Development Review Board meeting with the signing of the infrastructure list dated 6/25/14, the preliminary plat was approved and the Final Plat was indefinitely deferred The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file

CONDITIONS:

1 A Street Tree/ Landscape Agreement shall recorded prior to Final Plat

Project# 1004606
14DRB-70207 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70208 SIDEWALK WAIVER
14DRB-70209 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 4-10, 15-18 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/15/14]*

At the [illegible] Development Review Board meeting with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks The sidewalk waiver was approved as shown on exhibit 'C' in the planning file The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

Project# 1004606
14DRB-70210 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70211 SIDEWALK WAIVER
14DRB-70212 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced above actions for all or a portion of Lots 6-14 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/15/14]*

At the [illegible] Development Review Board meeting with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file

CONDITIONS.

1. The location of the sub-inlets in Valle Jardin Lane must be acceptable as demonstrated on the construction plans prior to Final Plat

If you wish to appeal this decision, you must do so by [illegible], in the manner described below

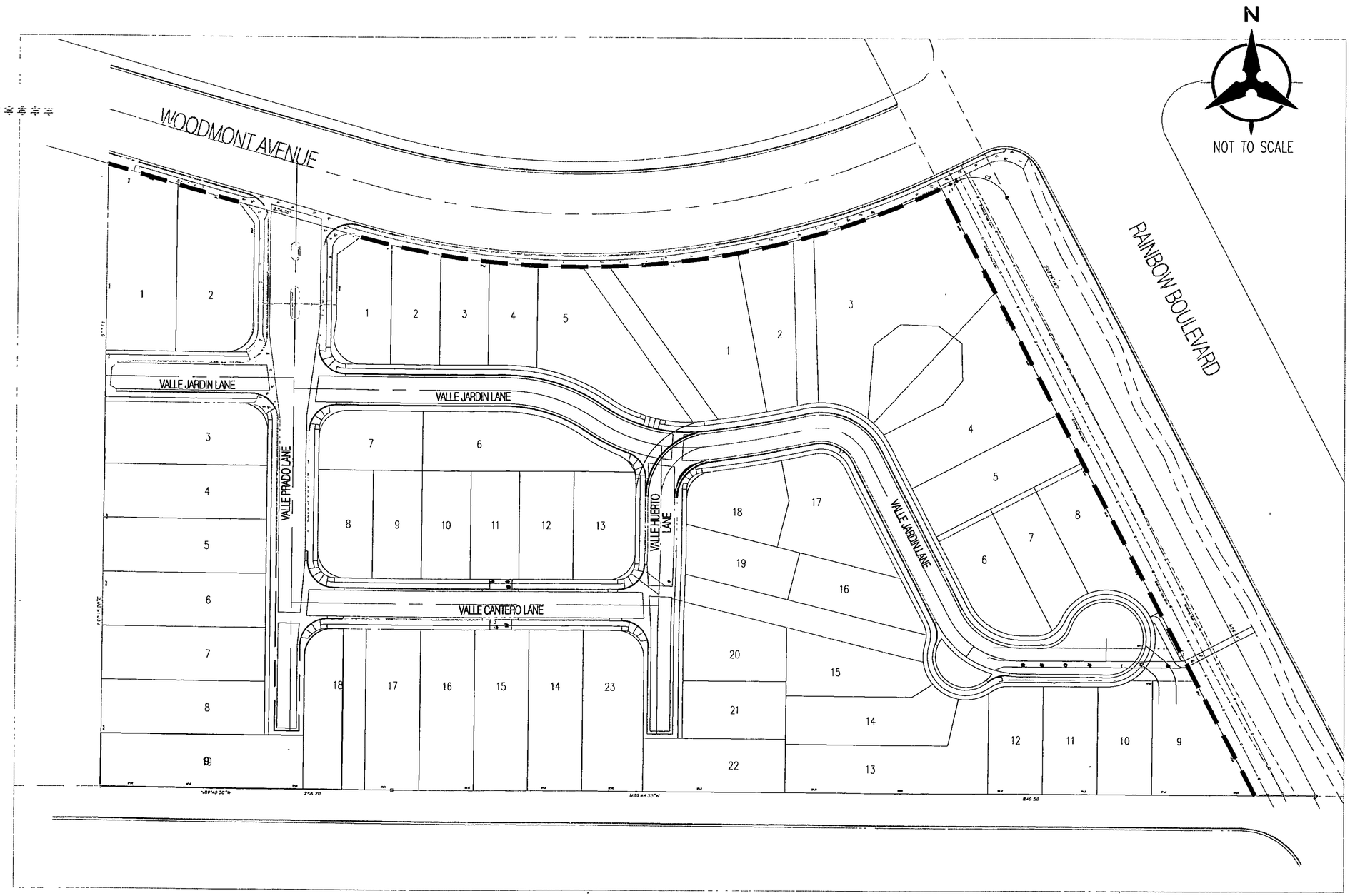
> Appeal is to the Land Use Hearing Officer Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal Such *appeal shall be heard within 60 days of its filing*

You will receive notice if any other person files an appeal Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s)

Jack Cloud, DRB Chair

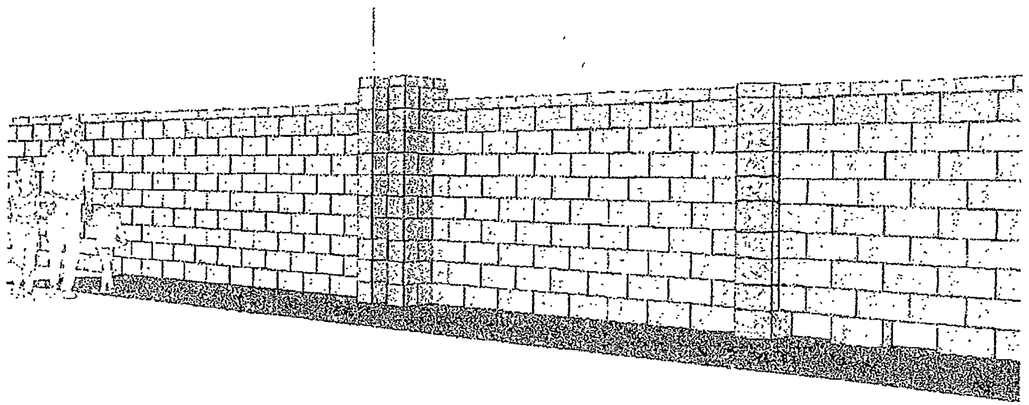
EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



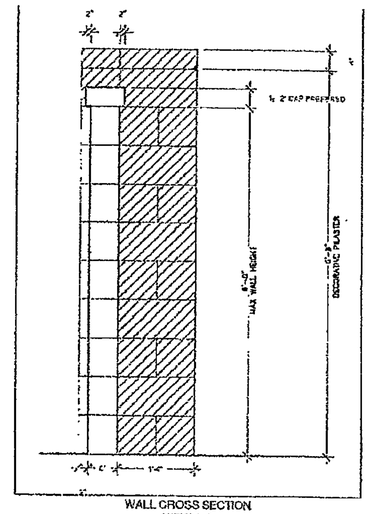
EXISTING PERIMETER WALL LOCATION

Mon, 25-Aug-2014 - 2:44:pm, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\20150018_WALL.dwg

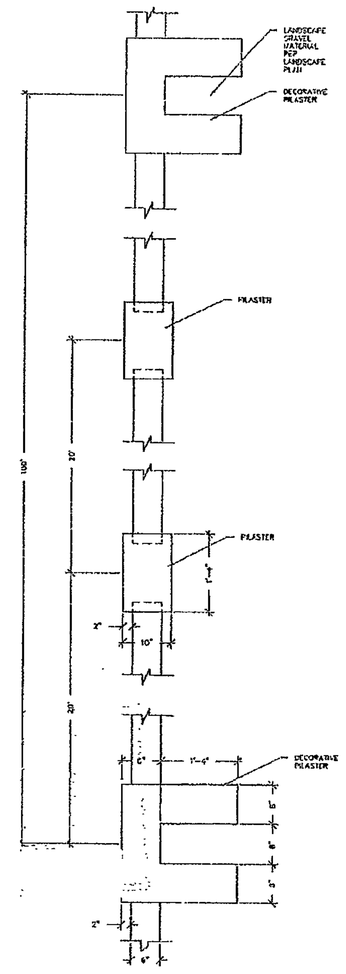
Bohannan Huston



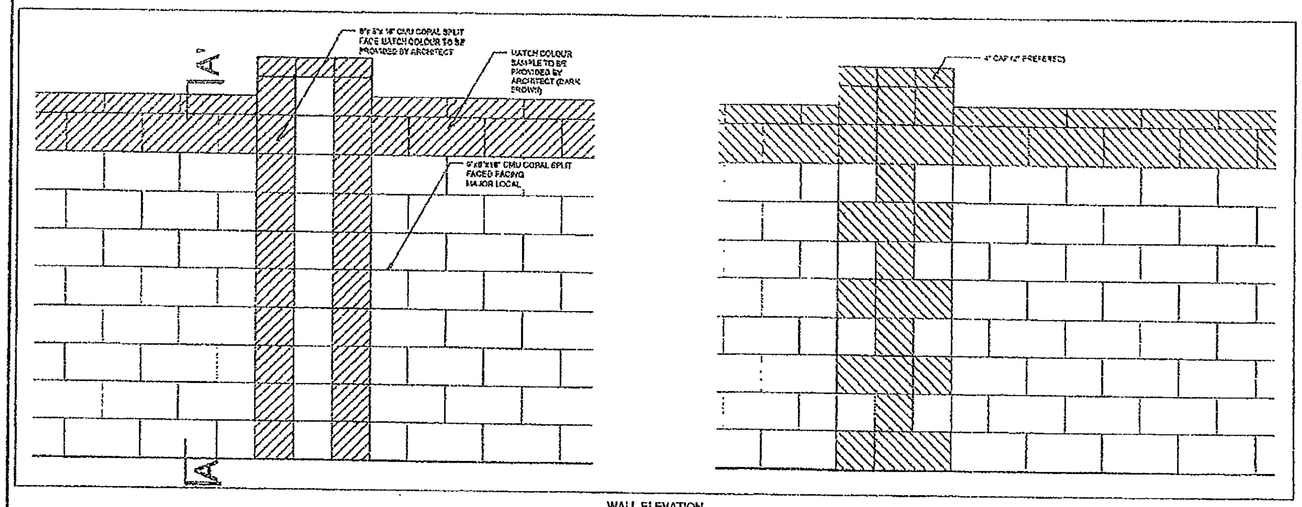
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./ OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

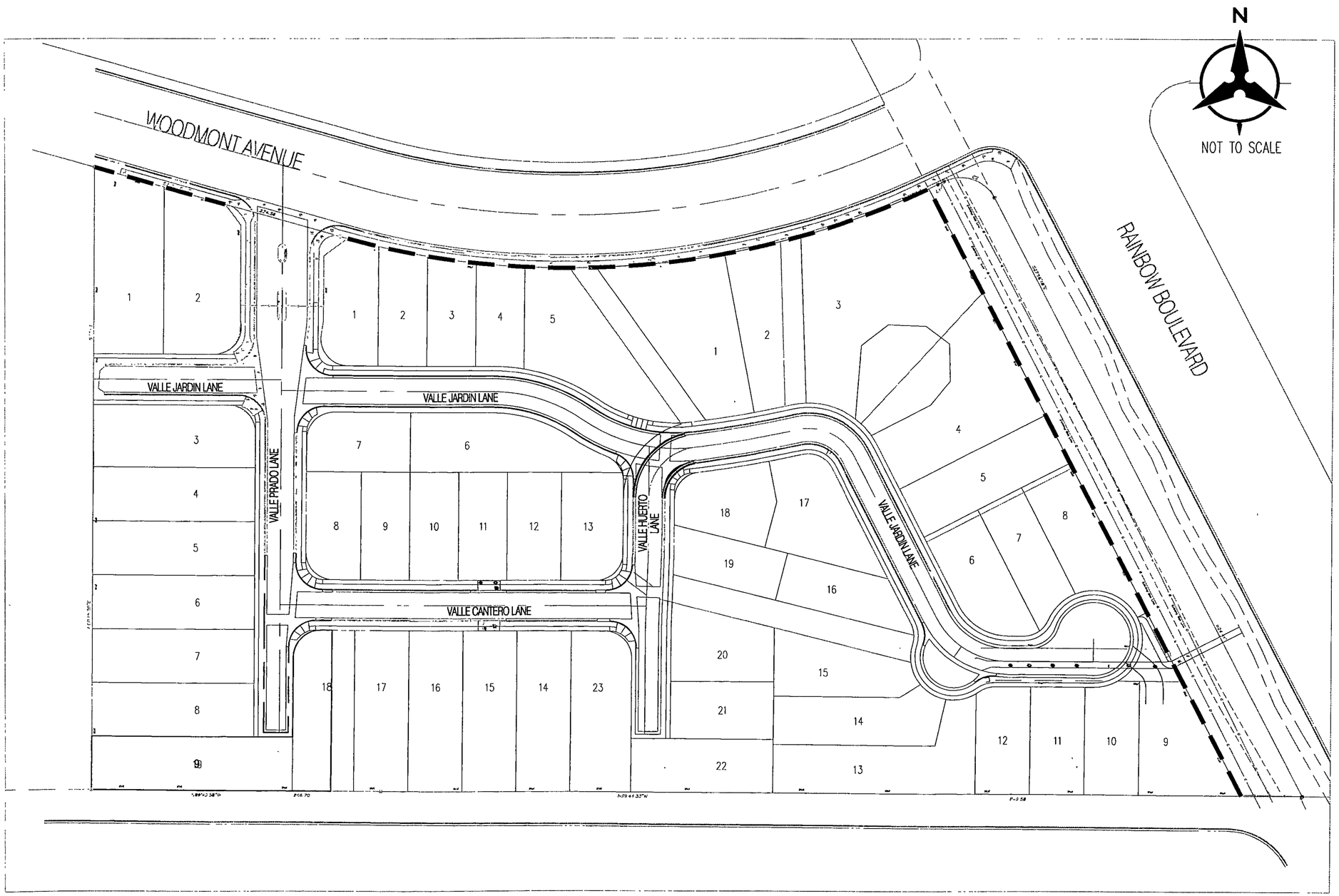
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



EXISTING PERIMETER WALL LOCATION

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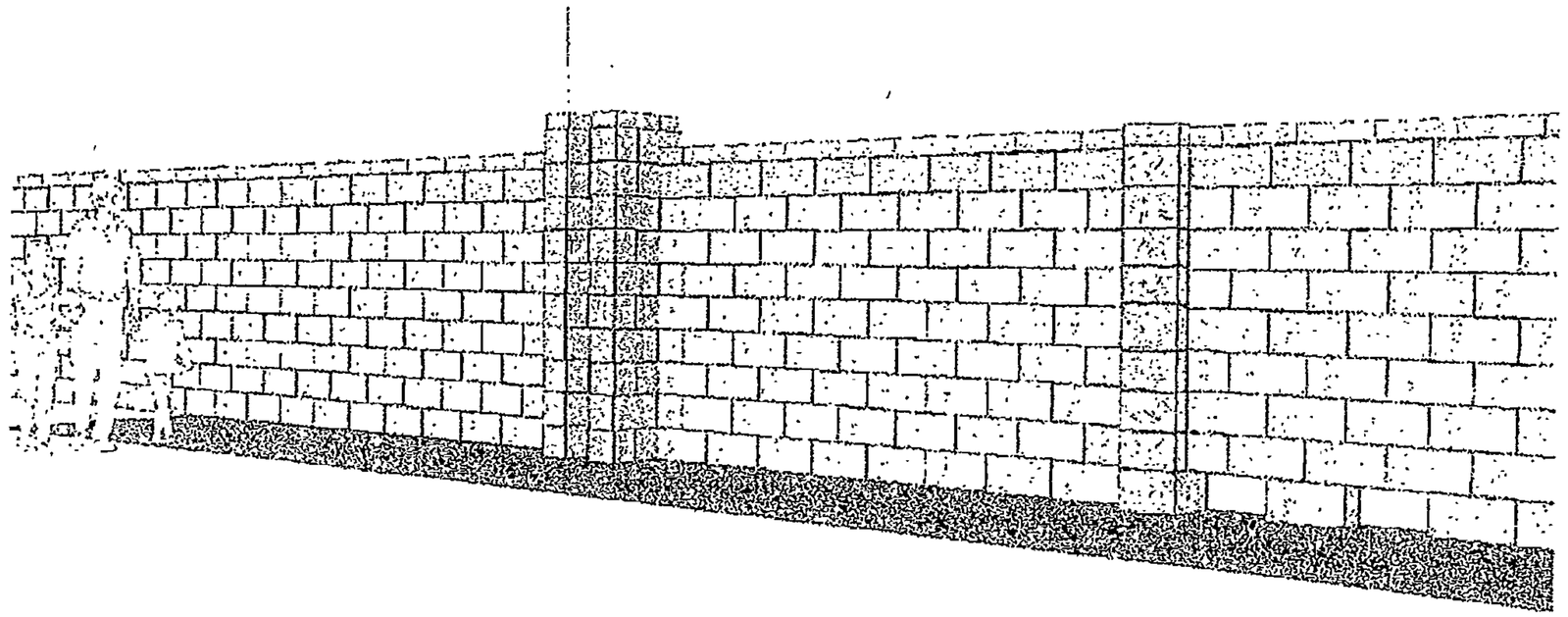
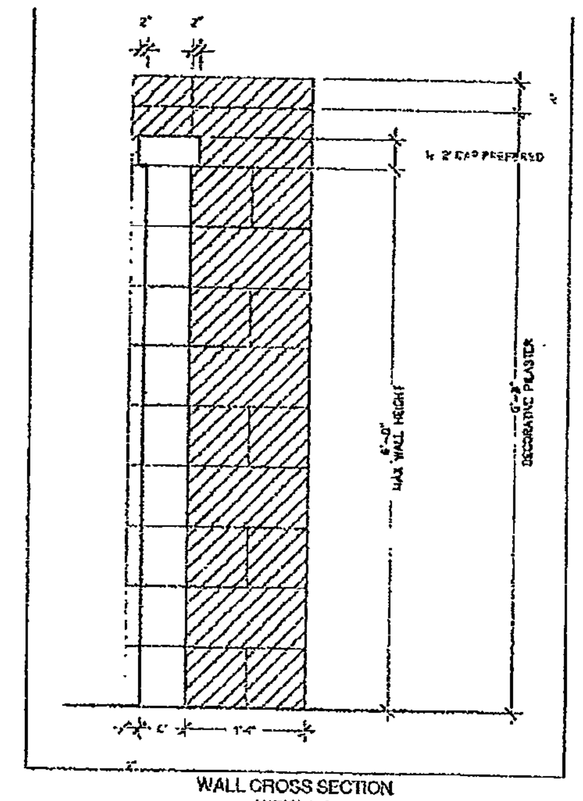
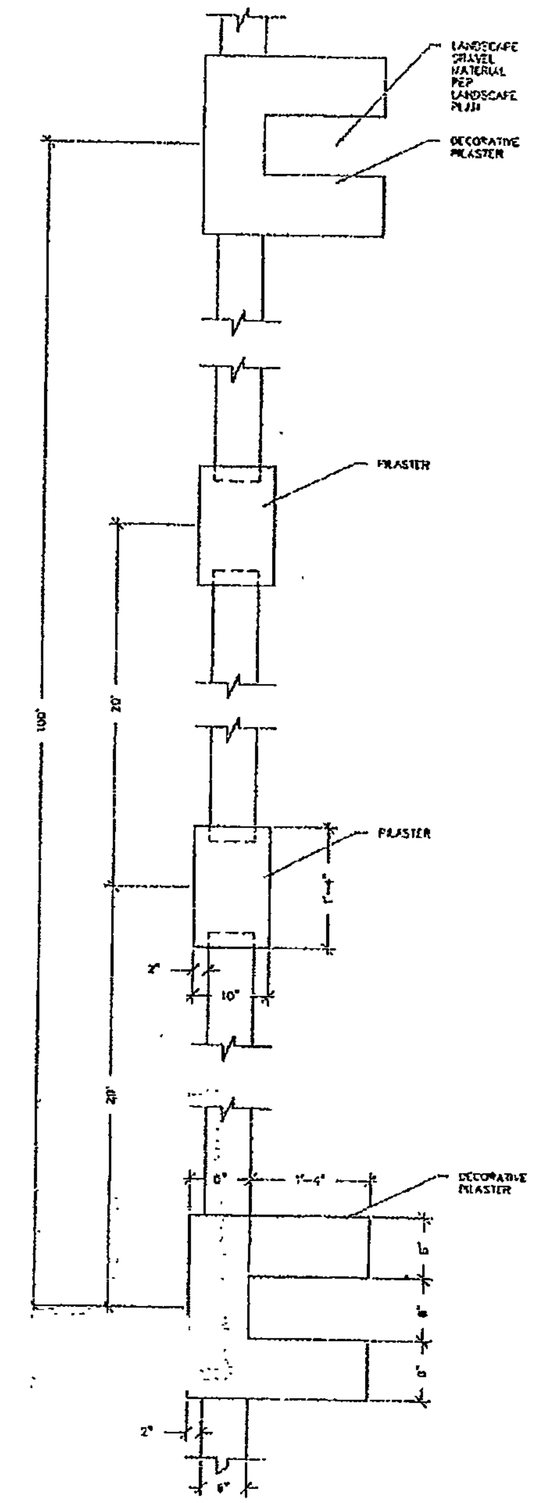
Bohannan Huston



PERSPECTIVE WALL RENDERING
SCALE: NTS



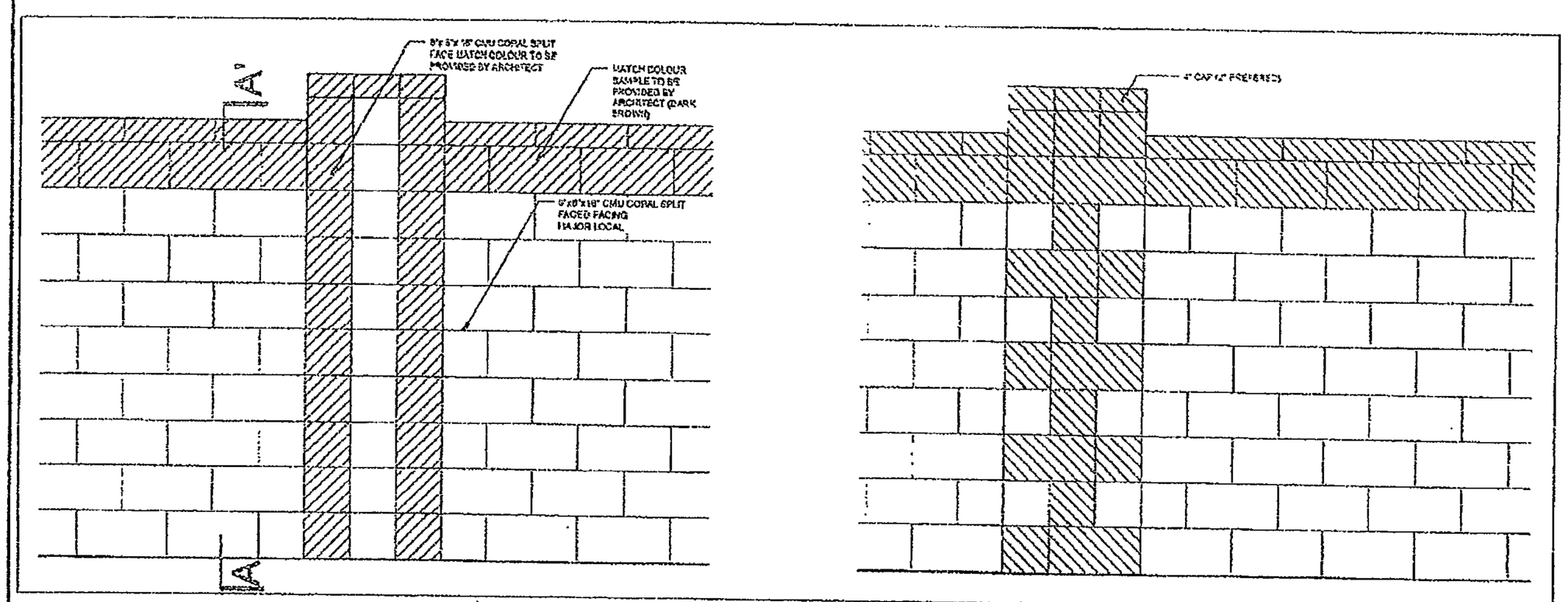
WALL CROSS SECTION
VIEW A-A
SCALE: NTS



NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

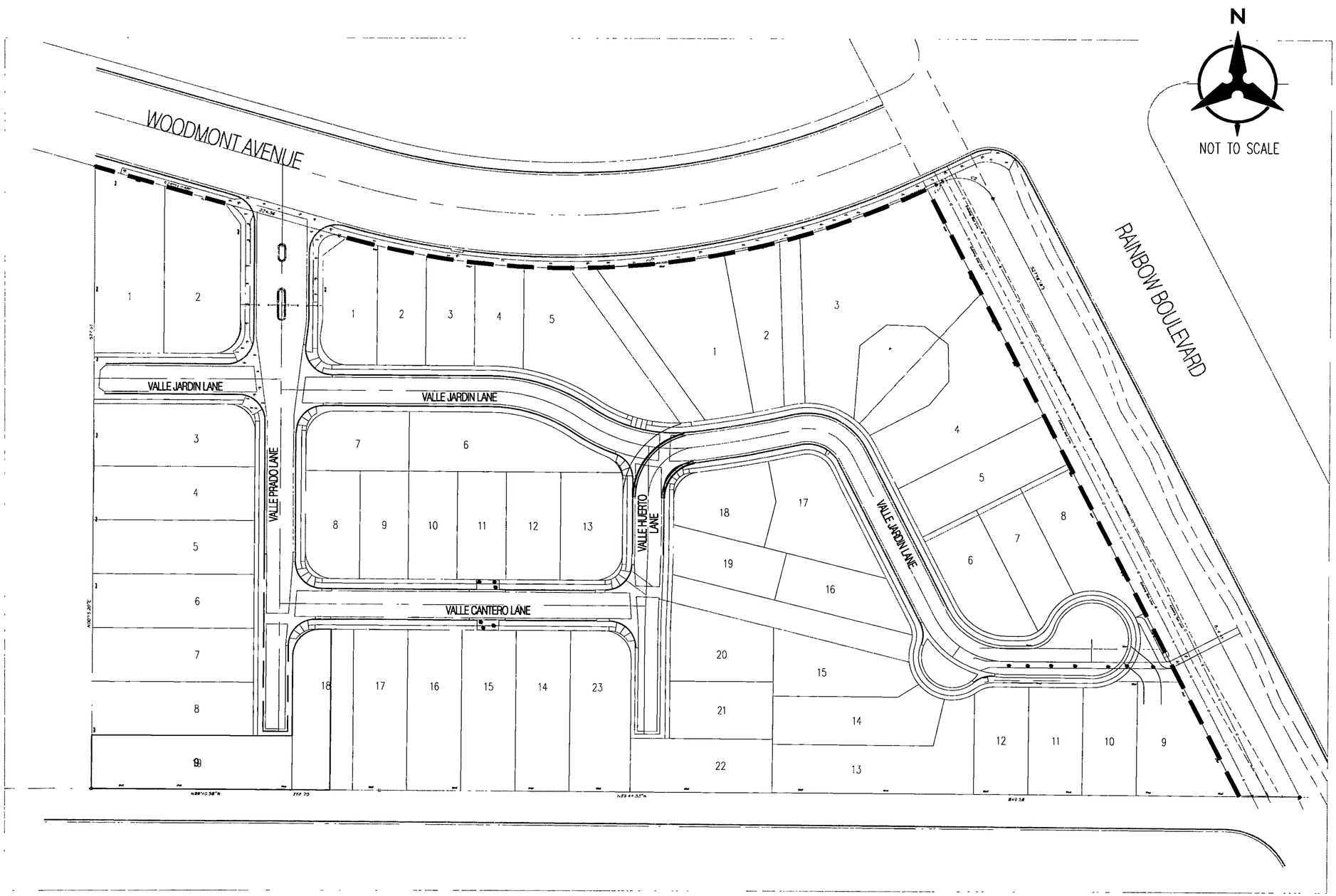
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



EXISTING PERIMETER WALL LOCATION

Mon, 25-Aug-2014 - 2:44:pm, Plotted by: SSTEFFEN
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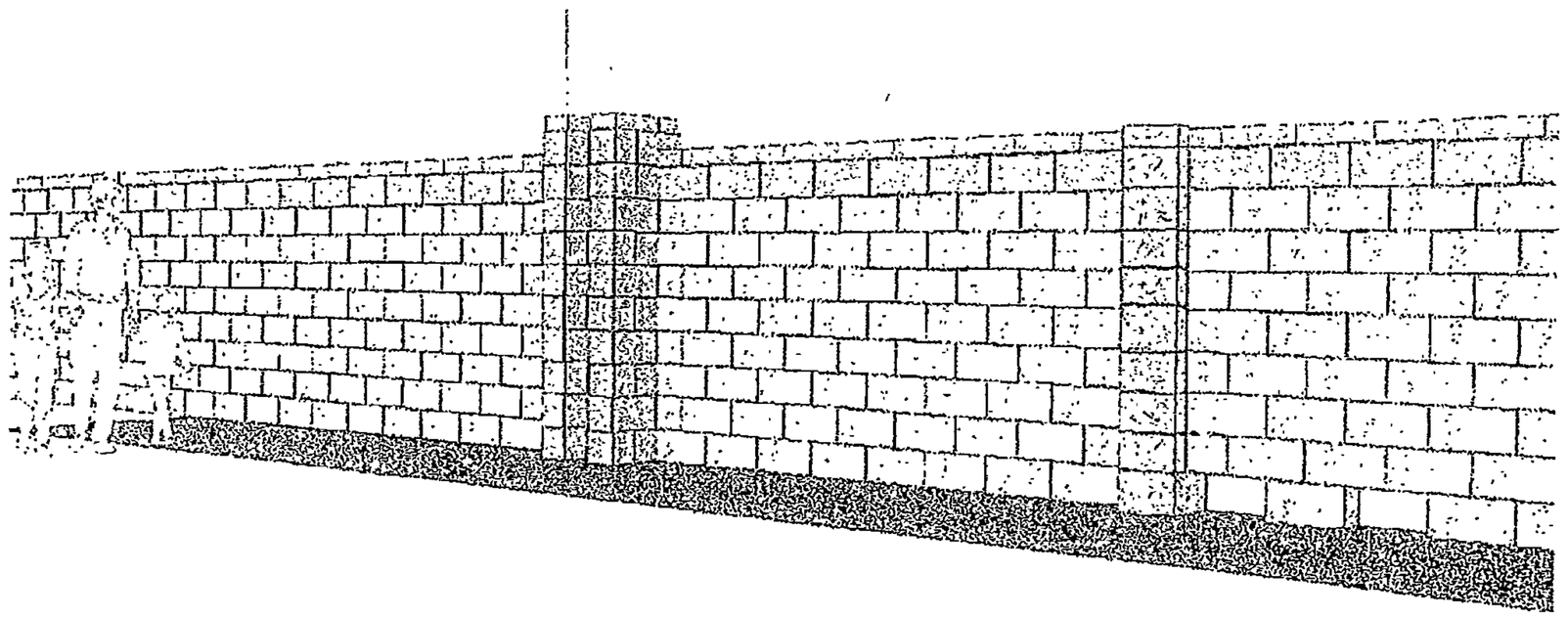
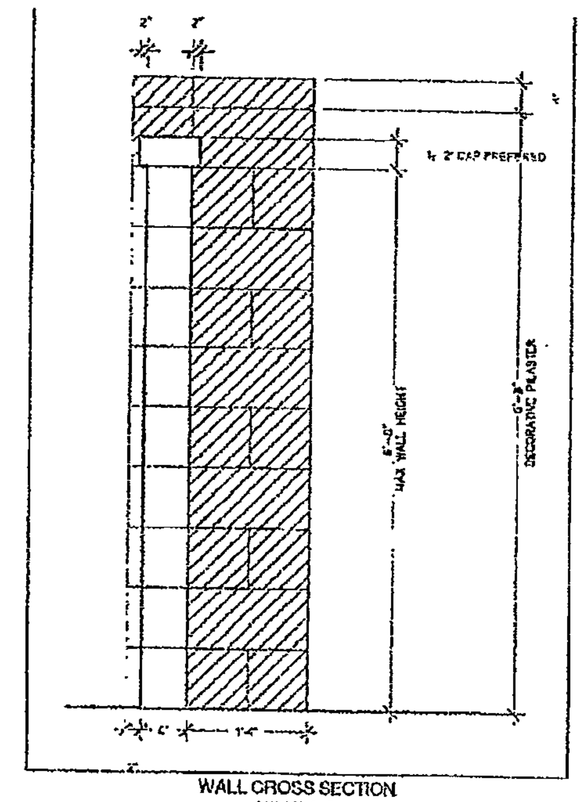
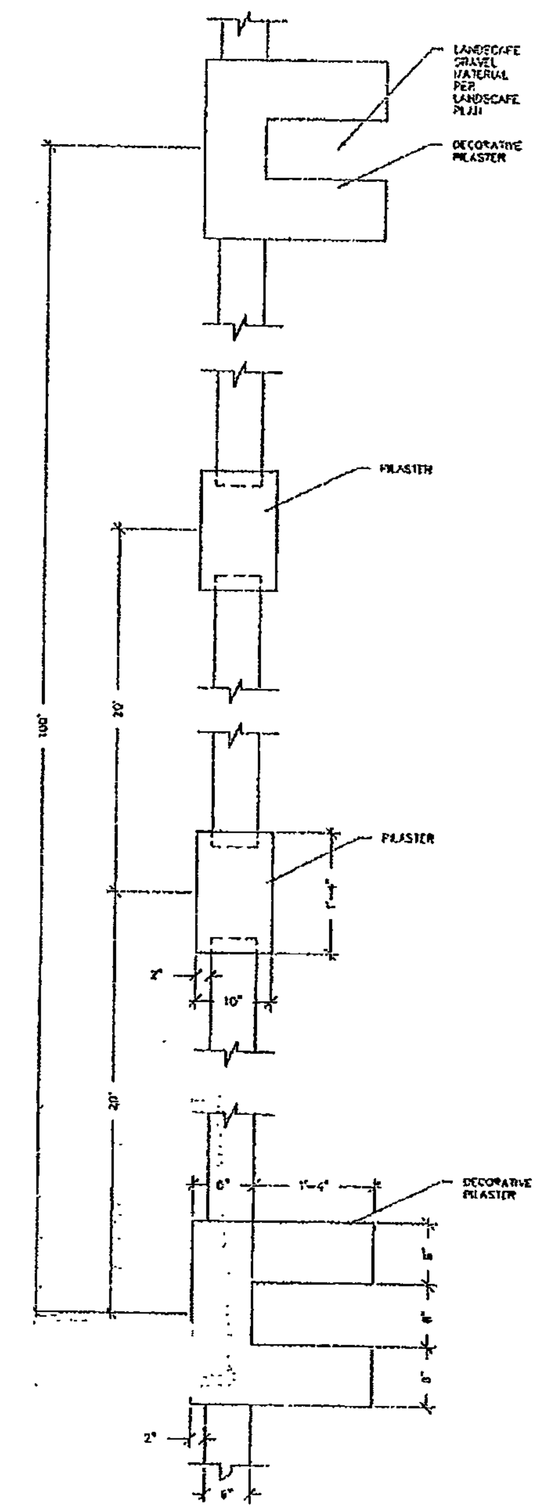
Bohannan Huston



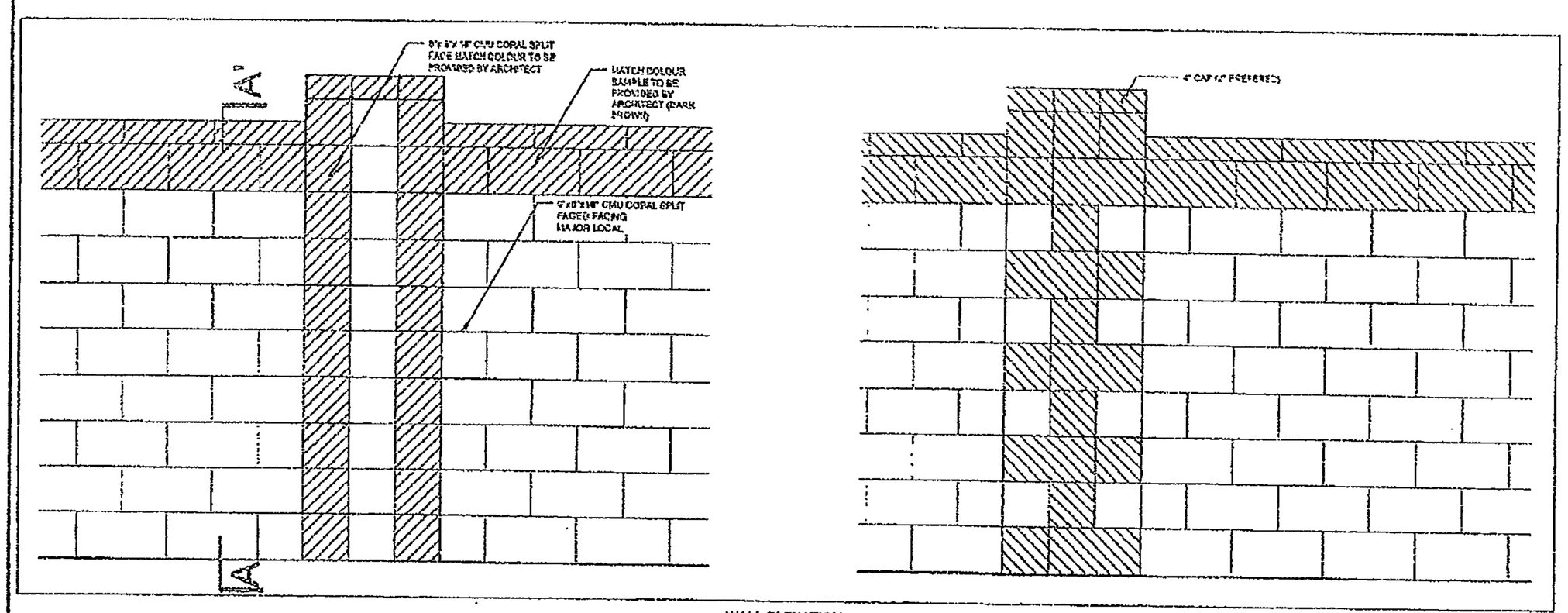
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

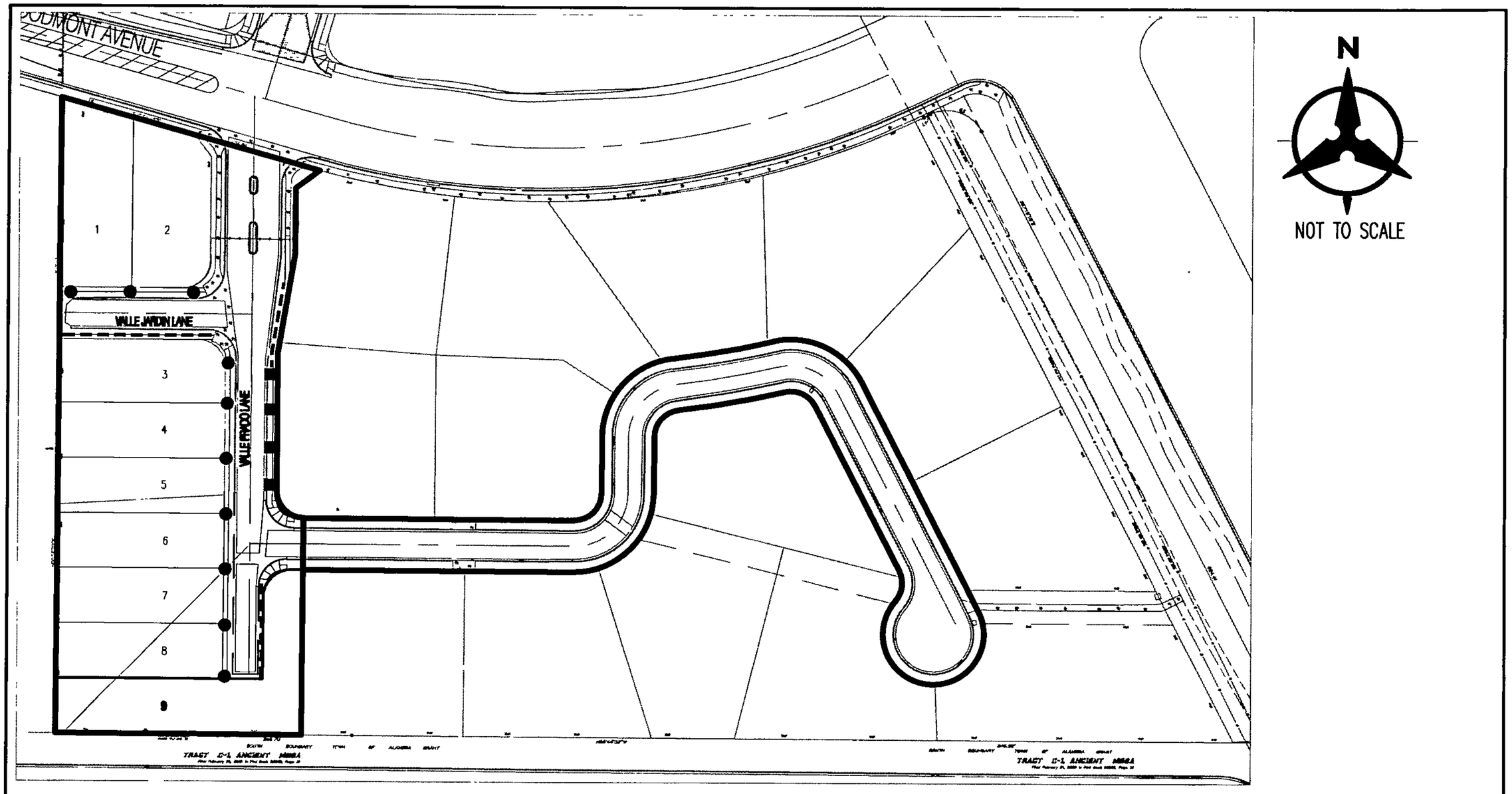
ZONE ATLAS:
C-9-Z

VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X6218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			



● ● ● ● DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

-------- WAIVED sidewalks are requested

■ ■ ■ ■ DEFER sidewalk to Valle Vista Unit 2. The deferral is requested to reduce damage to sidewalks due to Unit 2 construction activities. Lot 7 Unit 2 fronts Valle Prado Lane. Lot 8 Unit 2 side yard wall construction would damage the sidewalk. Unit 1 lots on the west side of Valle Prado Lane will have access to sidewalk on the west side of Valle Prado Lane to Woodmont Avenue.

EXHIBIT "B"
VALLE VISTA UNIT 1
SIDEWALK DEFFERAL/WAIVER EXHIBIT
08/26/2014

Bohannan Huston

Mon, 25-Aug-2014 - 8:29:am, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\U1\SW AMENDMENT\20150018_SW DEF_U1.dwg

Current DRC
Project No. _____

Date Submitted _____ August 26, 2014
Date Site Plan for Blc 0 _____
Date Site Plan for Sub. Approved _____

Date Preliminary Plat Approved _____

Date Preliminary Plat Expires _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R B) REQUIRED INFRASTRUCTURE LIST

VALLE VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE PRADO LANE	VALLE CANTERO LANE	WOODMONT AVENUE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE.	VALLE JARDIN LANE	/	/	/
		4'	PCC SIDEWALK ON WEST SIDE*	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON NORTH SIDE*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		PUBLIC STORM DRAIN IMPROVEMENTS							
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40 47 CPN 730084	SDMH STA 12+19 66 CPN 730084	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

NOTE CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	8/26/2014				
PREPARED BY PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.					
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

ORIGINAL

Date Submitted June 18, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub Approved _____
Date Preliminary Plat Approved 6-25-14
Date Preliminary Plat Expires 6-25-15

DRB Project No 1004606
14-70207

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R B) REQUIRED INFRASTRUCTURE LIST

VALLE VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE PRADO LANE	VALLE CANTERO LANE	WOODMONT AVENUE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE.	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40 47 CPN 730084	SDMH STA 12+19 66 CPN 730084	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER

SCOTT STEFFEN — 6/18/2014
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON, INC.
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — 6-25-14 DATE

TRANSPORTATION DEVELOPMENT — 6/25/14 DATE

ABCWUA — 06/25/14 DATE

PARKS & ~~GENERAL SERVICES~~ Recreation — Carol S. Dumont — 6-25-14 DATE

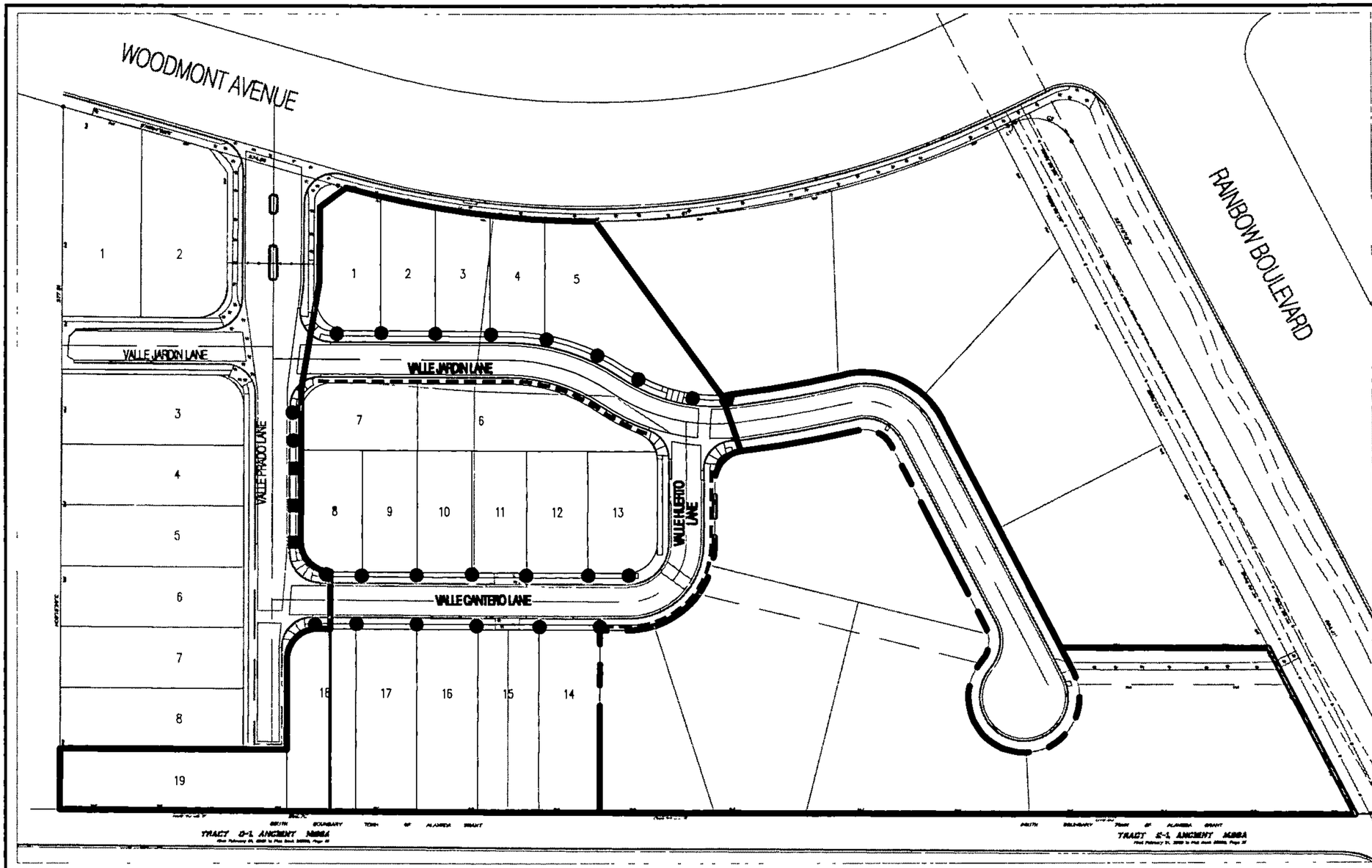
AMAFCA — DATE

CITY ENGINEER — 6-25-14 DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



N

NOT TO SCALE

● ● ● ● DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

- - - - - - - - WAIVED sidewalks are requested (See exhibit "B-2")

■ ■ ■ ■ Sidewalk deferred from Valle Vista Unit 1, to be built with Valle Vista Unit 2.

EXHIBIT "B"
VALLE VISTA UNIT 2
SIDEWALK DEFFERAL/WAIVER/VARIANCE EXHIBIT
08/26/2014

Bohannan Huston

Mon, 25-Aug-2014 - 8:30:am, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\U2\SW AMENDMENT\20150018_SW DEF_U2.dwg

Current DRC
Project No. _____

ORIGINAL

Date Submitted June 18, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved _____
Date Preliminary Plat Approved 6-25-14
Date Preliminary Plat Expires 6-25-15

DRB Project No 1004606
14-70204

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

VALLE VISTA UNIT 2
(REPLAT OF LOTS 5-10 and 15-18 VALLE VISTA AT THE TRAILS UNIT 2 AND LOT 9 AND TRACT A2 VALLE VISTA UNIT 1)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential Items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329 01	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		PUBLIC STORM DRAIN IMPROVEMENTS							
		TYPE 'A' DOUBLE GRATE	SD INLET CONVERT EX TYPE A INLET TO TYPE D	VALLE HUERTO LANE	VALLE CANTERO LANE	AT TRACT C	/	/	/
			MODIFIY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS. UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40 47 CPN 730084	SDMH STA 12+19 66 CPN 730084	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

NOTE. CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO			
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13			
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13			
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN 6/18/2014 PREPARED BY: PRINT NAME DATE	DRB CHAIR	DATE 6-25-14	PARKS & ~~GENERAL SERVICES~~ Recreation	DATE 6-25-14
BOHANNAN HUSTON, INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE 6/25/14	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE 06/25/14	CITY ENGINEER	DATE 6-25-14
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted _____ August 26, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub Approved _____

Date Preliminary Plat Approved _____

Date Preliminary Plat Expires _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

VALLE VISTA UNIT 2
(REPLAT OF LOTS 5-10 and 15-18 VALLE VISTA AT THE TRAILS UNIT 2 AND LOT 9 AND TRACT A2 VALLE VISTA UNIT 1)

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		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4'	PCC SIDEWALK ON EAST SIDE*	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
			* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT						
			PUBLIC STORM DRAIN IMPROVEMENTS						
		TYPE 'A' DOUBLE GRATE	SD INLET CONVERT EX TYPE A INLET TO TYPE D	VALLE HUERTO LANE	VALLE CANTERO LANE	AT TRACT C	/	/	/
			MODIFIY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40 47 CPN 730084	SDMH STA 12+19 66 CPN 730084	/	/	/

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		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13			
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN 8/26/2014 PREPARED BY PRINT NAME DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC. FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER