

10. **Project# 1007335**  
08DRB-70311 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DOUG SMITH agent(s) for PATRICK APODACA request(s) the above action(s) for all or a portion of Tract(s) A, **ROMAC-JEAN ADDITION** zoned C-3, located on QUINCY ST NE BETWEEN MENAUL BLVD NE AND PROSPECT AVE NE containing approximately .279 acre(s). (H-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR WRITTEN COMMENTS FOR COUNTY TREASURE SIGNATURE PRIOR TO RECORDING, SOLAR COLLECTORS NOTE, AND AGIS DXF.**

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

11. **Project# 1007351**  
08DRB-70289 SKETCH PLAT REVIEW  
AND COMMENT

E. GILBERT & DOLORES SEDILLO request(s) the above action(s) for all or a portion of Lot(s) D & G, Block(s) 2, **BROADVIEW** zoned RA-2, located on BROADVIEW PL NW BETWEE CHEROKEE NW AND VALLE ALTO NW containing approximately .411 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **~~Project# 1007380~~**  
08DRB-70308 SKETCH PLAT REVIEW  
AND COMMENT

GEORGE DUGAS agent(s) for GEORGE DUGAS request(s) the above action(s) for all or a portion of Lot(s) 6, **VOLCANO CLIFFS Unit(s) 9**, zoned SU-2 ER15, ER18 & SU-1 FOR OPEN SPACE, located on VILLA REAL PL NW BETWEEN VILLA REAL RD NW AND RETBALO NW containing approximately 9 acre(s). (D-8) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:30 A.M.

6. **Project# 1007017**  
08DRB-70255 EPC APPROVED SDP  
FOR BUILD PERMIT  
08DRB-70256 EPC APPROVED SDP  
FOR SUBDIVISION  
08DRB-70258 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

NMHCR LLC agent(s) for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on **WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE** containing approximately 4.45 acre(s). (M-15) [*Deferred from 6/11/08, 6/25/08 & 7/9/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO COMPLY WITH WRITTEN COMMENTS. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO COMPLY WITH COMMENTS, SIGNATURE OF UTILITY COMPANIES AND ENVIRONMENTAL HEALTH.**

7. **Project# 1000650**  
08DRB-70237 EPC APPROVED SDP  
FOR BUILD PERMIT

GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on **COORS BLVD AND RIO BRAVO** containing approximately 1.55 acre(s). (P-10) [*Deferred from 5/28/08, 6/4/08, 6/11/08, 6/25/08 & 7/9/08*] **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**

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

8. **Project# 1004622**  
08DRB-70310 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 W/ PORTIONS OF 15-17, Block(s) 21, **NORTH ALBUQUERQUE ACRES** zoned SU--2 /C-1, located on **PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE** containing approximately 1.4487 acre(s). (D-19) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **PROJECT # 1004773**  
06DRB-00750 MINOR-PRELIM&FINAL  
PLAT APPROVAL

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on **HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE** containing approximately 4 acre(s). [REF: 06DRB-00377] [Was Indef Deferred for the site plan.] (C-18) (*Deferred from 6/21/08*) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

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4. **Project# 1000901**  
08DRB-70312 EPC APPROVED SDP  
FOR BUILD PERMIT  
08DRB-70313 EPC APPROVED SDP  
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of **BOSQUE PREPARATORY SCHOOL** zoned SU-1 SCHOOL & RELATED FACILITIES, located on LEARNING RD NW BETWEEN COORS BLVD NW AND RIO GRANDE BOSQUE containing approximately 47.11 acre(s). (F-12) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLAN UXJX NINGCOPIES, AND TO TRANSPORTATION FOR COMMENTS. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

- 08DRB-70315 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE PREPARATORY SCHOOL & LOT 9 ANDALUCIA @ LA LUZ** located on LEARNING RD NW BETWEEN COORS BLVD NW AND MIRANDELA ST NW containing approximately 31.3093 acre(s). (E-12/F-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. FINAL PLAT WAS DEFERRED TO 7/23/08.**

5. **Project# 1001907**  
08DRB-70309 EPC APPROVED SDP  
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for MED WEST 2008 LLC request(s) the above action(s) for all or a portion of Tract(s) 10-A, **EAGLE RANCH** zoned SU-1 FOR C-1, located on IRVING BLVD NW BETWEEN CONGRESS AVE NW ANDN BRYAN AVE NW containing approximately 1.6911 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR EASEMENT TO FOR RIGHT TURN LANE IF NEEDED, AND FOR 3 COPIES.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

July 16, 2008 9:00 AM

MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development**  
**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**  
**Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1007137**  
08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY  
ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) *[Deferred from 3/26/08 & 5/7/08]* **DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**
  
2. **Project # 1005070**  
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL  
06DRB-01156 MINOR-SIDEWALK WAIVER  
06DRB-01155 MINOR-TEMP DEFER SDWK  
SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 , 4/16/08 & 5/14/08].* **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**
  
3. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08 & 6/25/08]* **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1007380**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* x; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** July 16, 2008

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 16, 2008  
DRB Comments**


**ITEM # 12**

**PROJECT # 1007380**

**APPLICATION # 08-70308**

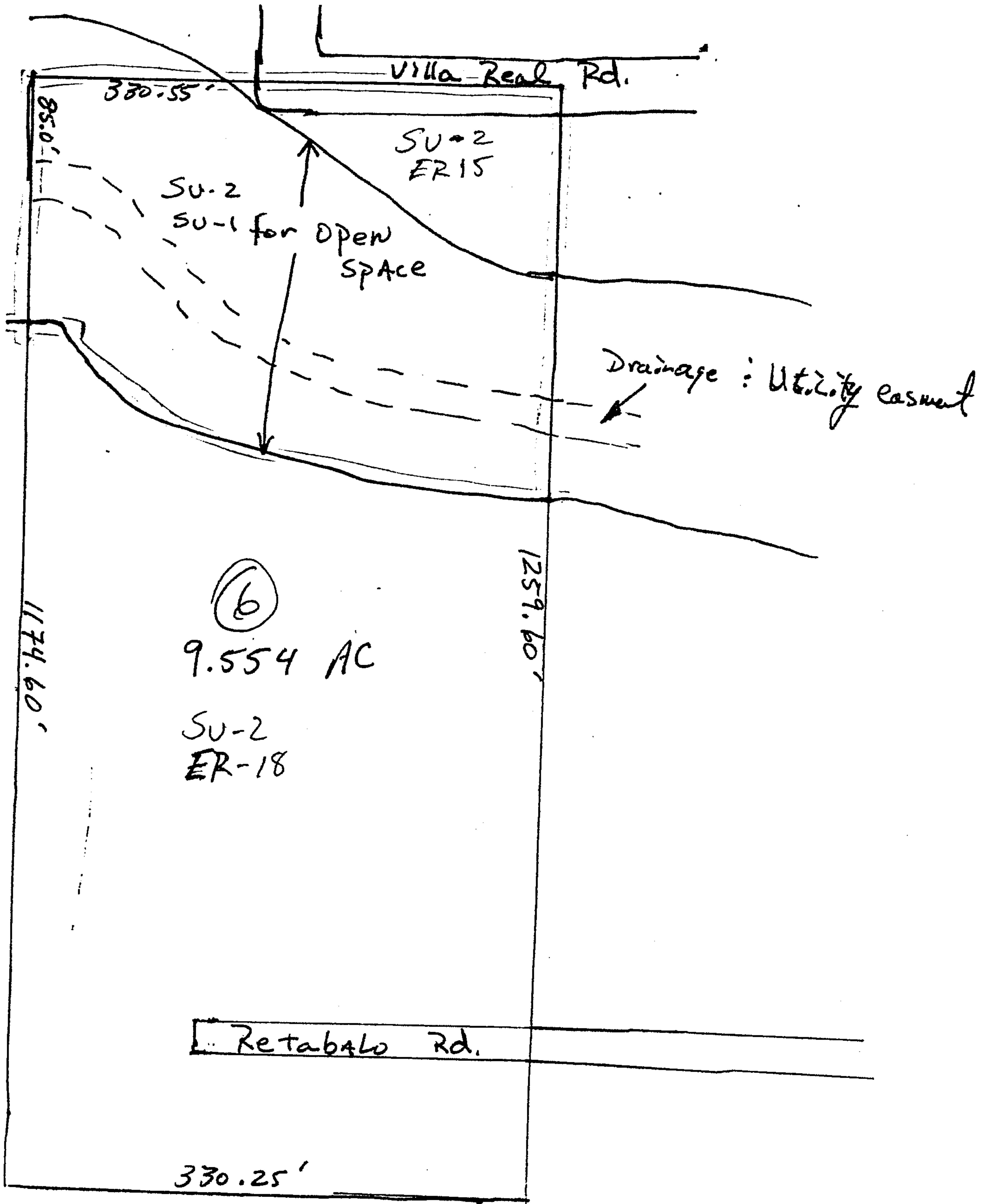
**RE: Lot 6, Volcano Cliffs Unit 9**

The subdivision ordinance requires that infrastructure (streets, water and sewer lines) be built when a property is subdivided – this would likely lead to a very expensive two lot subdivision – refer to comments from other DRB divisions.

  
\_\_\_\_\_  
Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

Unit 9 Tract 6  
Volcano Cliffs Subdivision

11/11/11



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

- 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

- 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)
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: George Dugas PHONE: 505-332-3482

ADDRESS: 1509 Cedar Ridge NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivide Unit 9 Tract 6 of Volcano Cliffs Subd. into two separate lots (see sketch)

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

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

Lot or Tract No. Six (6) Block: \_\_\_\_\_ Unit: Nine (9)

Subdiv/Addn/TBKA: Volcano Cliffs

Existing Zoning: SU-2 ERIS & ERIS & SU-1 for OPEN SPACE Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): D-08-Z UPC Code: 100806338115640114 MRGCD Map No \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 9.554

LOCATION OF PROPERTY BY STREETS: On or Near: corner of Villa Real PL & Villa Real Rd NW

Between: Villa Real Rd NW and Retabalo NW

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

SIGNATURE George Dugas DATE 7/8/08

(Print) George Dugas Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB 70308</u>	<u>SK</u>	<u>5(3)</u>	<u>\$0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	Total \$ <u>0</u>

Hearing date 07/16/08

Sandy Handley 07/08/08  
Planner signature / date

Project # 1007380



**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.

George Dugas  
Applicant name (print)  
George Dugas  
Applicant signature / date

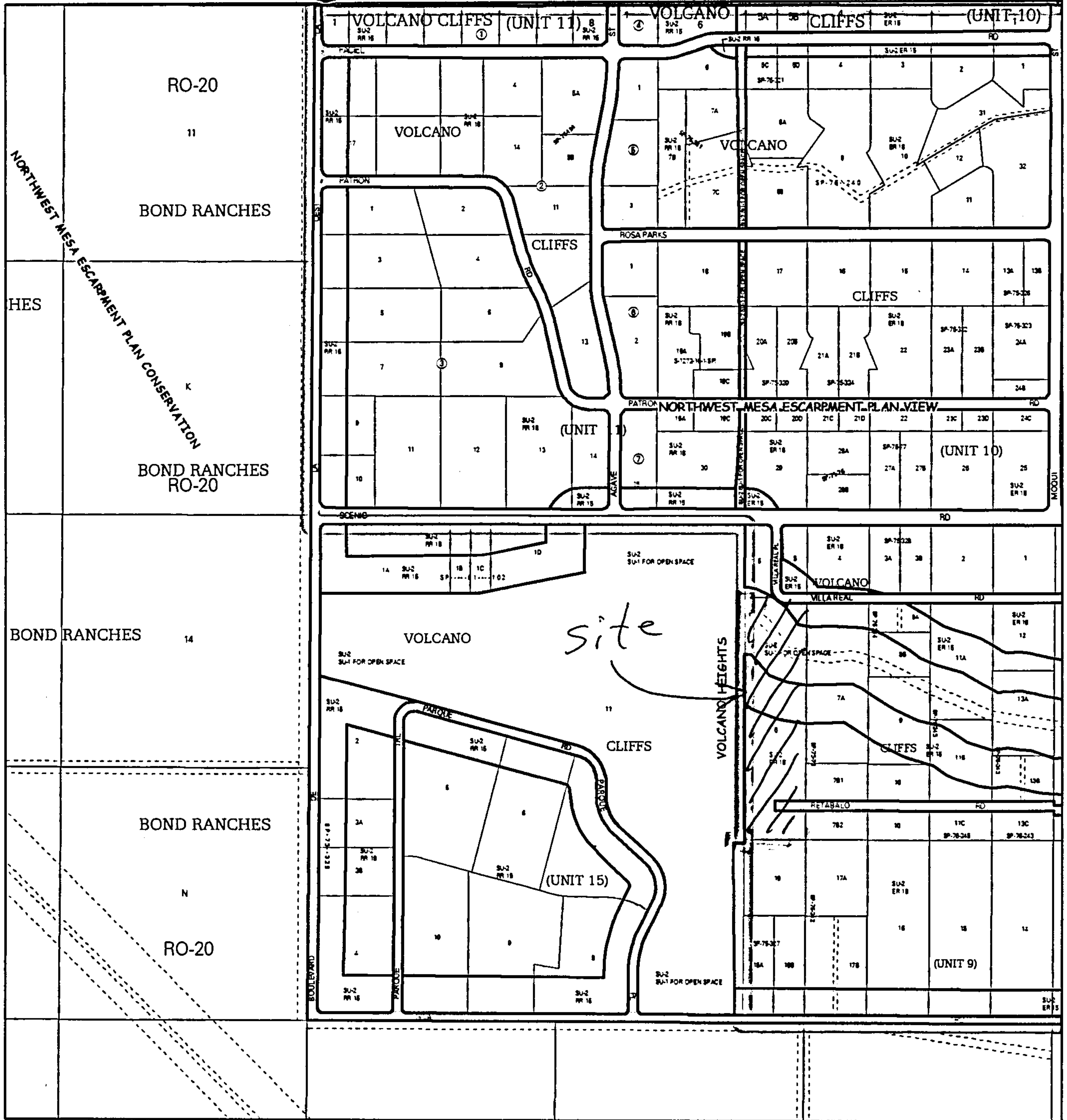


Form revised **October 2007**

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

Application case numbers  
08DRB- - 70308  
- - -  
- - -

Sandy Handley 07/08/08  
Planner signature / date  
Project # 100 7380



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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-08-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

11  
11

July 8, 2008

George Dugas  
1509 Cedar Ridge NE  
Albuquerque NM 87112

To Whom It May Concern:

I George Dugas, Trustee of the Dugas Family Trust, and owner of Unit 9 Tract 6 of Volcano Cliffs Subdivision, here by request the following minor subdivision of said Tract 6 into two lots. Currently Tract 6 is 9.554 Acres

The first lot would run from the Northern boundary of the current Tract, the same East and West boundaries, south to the southern most part of the open space area designation as shown in the map on Zone Atlas page D-08-Z, and as highlighted in the sketch drawing provided with this letter and application.

The second lot would be bound to the north by the southern most boundary of the open space designated (new lot southern boundary), and south to the current southern tract boundary. The East and West boundaries remain the same. Thus leaving two lots one approximately 1/3 of the current Tract, and the second lot approximately 2/3 of the current Tract. My intention is to sell the new north lot of the tract, and keep the south lot.

Sincerely,



George Dugas  
Owner/Trustee Dugas Family Trust