



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 27, 2016

Project# 1007672
16DRB-70022 - 2YR SUBD IMP AGMT EXT (2YR SIA)

JOHN SCHIFFER/MASTER HOMEL RAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30A, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D 3 W/A, located on GLENDALE EAST OF BARSTOW (B-20)

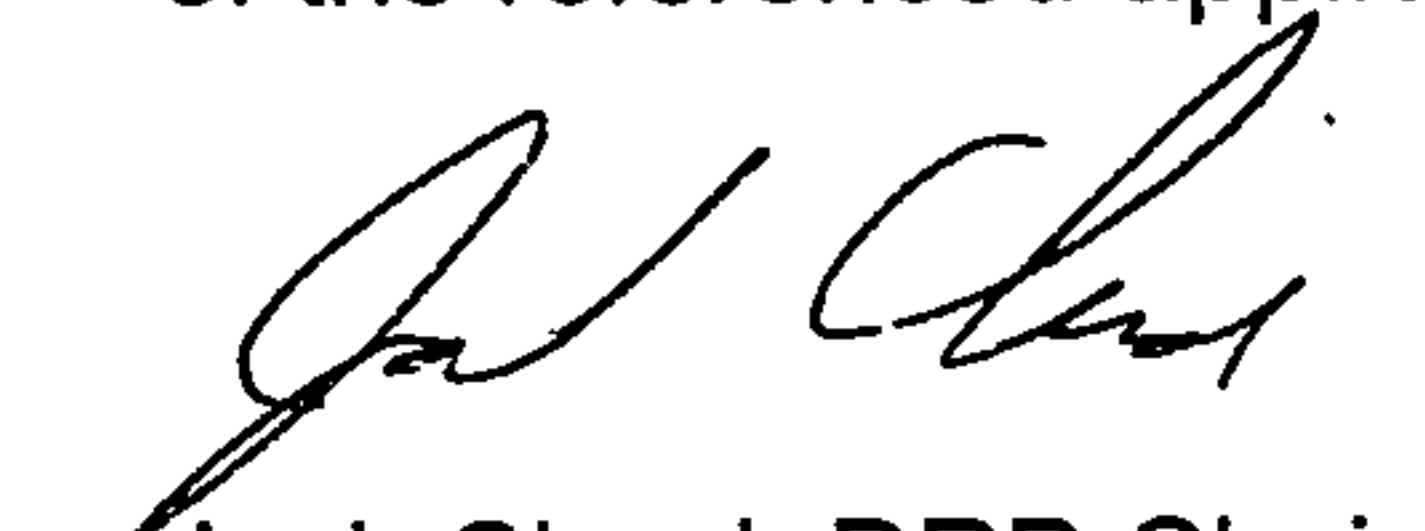
At the January 27, 2016 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

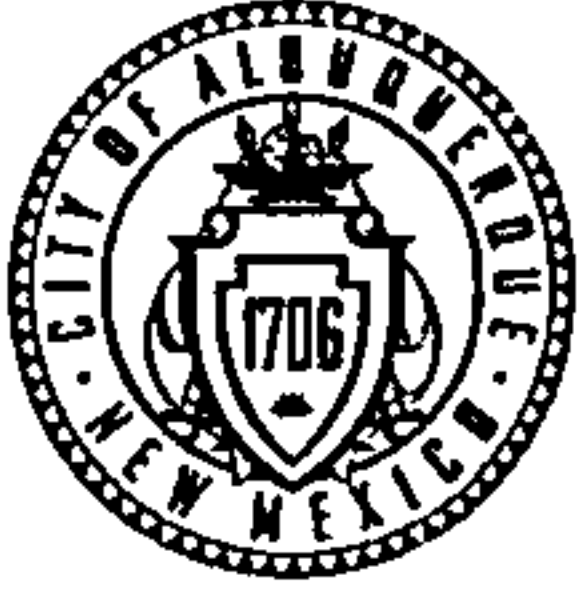
If you wish to appeal this decision, you must do so by February 11, 2016, in the manner described below.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 4, 2013

Project# 1007672
13DRB-70768 MINOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARSTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30A & 30B, Block(s) 16, **NORTH ALBUQUERQUE ACRE TRACT 1 Unit(s) 3**, zoned 3 DU/A RD, located on GLENDALE NORTH SIDE BETWEEN BARSTOW AND VENTURA containing approximately .89 acre(s). (B-20)

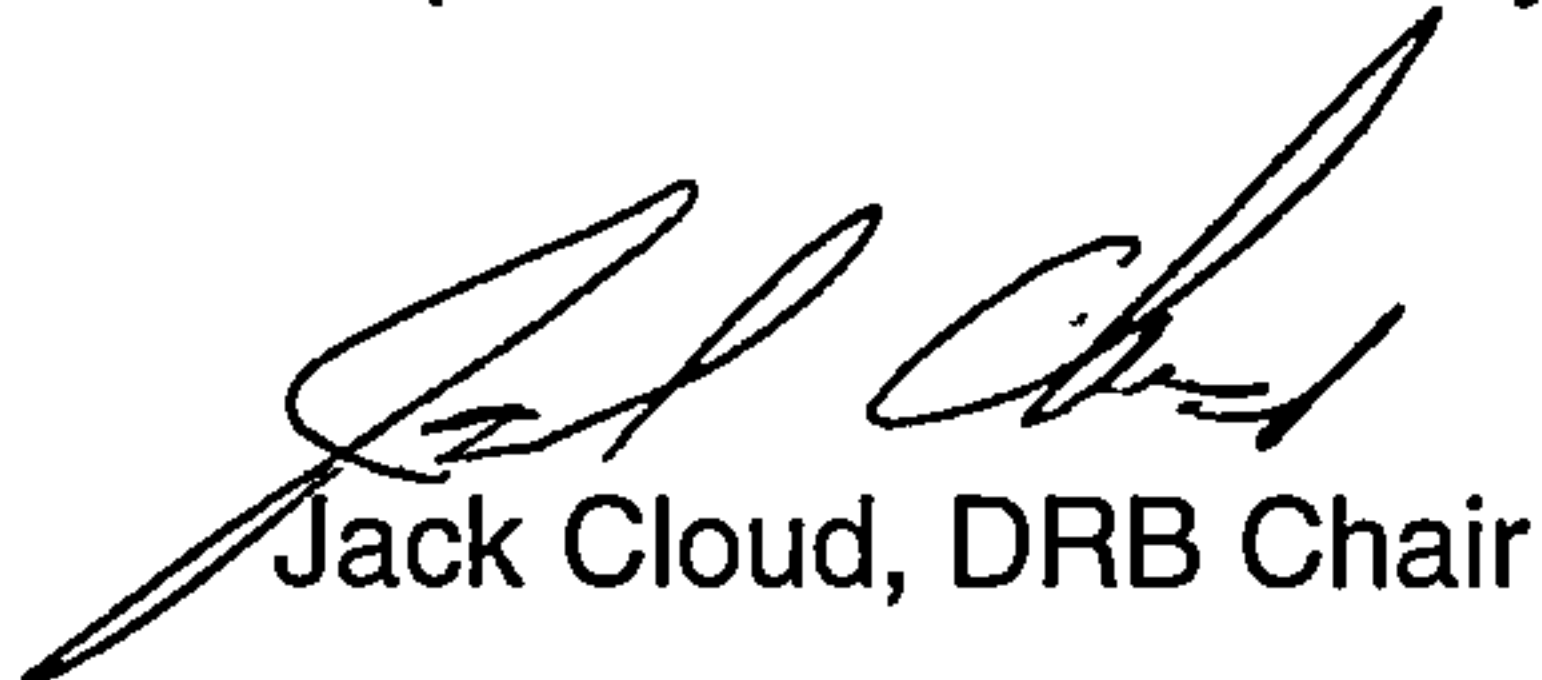
At the December 4, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 19, 2013, in the manner described below.

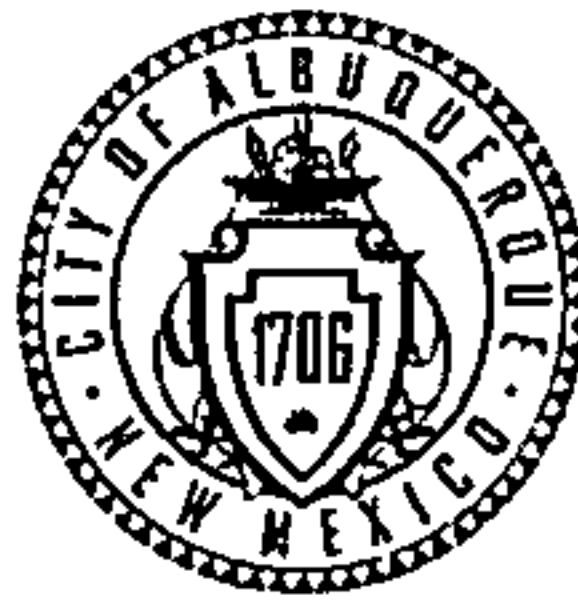
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued 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: MARSTER HOMECRAFTERS INC
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2011

Project# 1007672

11DRB-70331 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

JOHN SCHIFFER/MASTER HOMECRAFTERS INC. agent(s) for JOHN SCHIFFER/MASTER HOMECRAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30 A & B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE EAST OF BARSTOW (B-20)

At the November 30, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 8, 2011, 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: John Schiffer/Master Homecrafters Inc. – 5924 Anaheim Ave NE Ste B –
Albuquerque, NM 87113
Marilyn Maldonado
file

HEARING DATE: 11-30-11 (SIA_{minor})



DRB CASE ACTION LOG *(Preliminary/Final Plat)*

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

DRB Application No.: *09DRB-70385*

Project # *1007672*

Project Name: *North Albuquerque Acres Unit 3*

Agent: *Clark Consulting Engineers*

Phone No.:

Your request was approved on *12-23-09* by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____

- ABCWUA:** _____

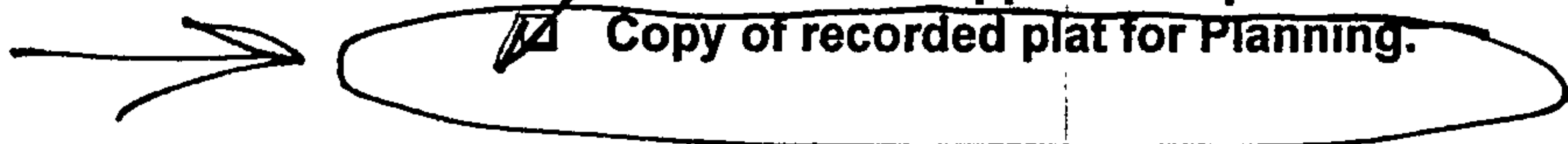
- CITY ENGINEER / AMAFCA:** _____

- PARKS / CIP:** _____

- PLANNING (Last to sign):** _____

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.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**



4. **Project# 1007885**
09DRB-70283 VACATION OF PUBLIC
RIGHT-OF-WAY

The NATIONAL PARK SERVICE request(s) the referenced/ above action(s) for all or a portion of LAVA SHADOWS LOOP NW, located on the west side of UNSER BLVD NW across from WESTERN TRAIL NW. (F-10)**DEFERRED TO 1/13/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1002123**
09DRB-70378 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DEL'S HIDE-A-WAY agent(s) for DEL'S HIDE-A-WAY request(s) the above action(s) for all or a portion of Lot(s) 1-35, Tract(s) A, B, C, D, E, F, & G, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW BETWEEN NORTH FOURTH ST AND 2ND ST containing approximately 4.5 acre(s). (G-14)**THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project# 1003813**
09DRB-70382 EXT OF SIA FOR TEMP
DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED, **SUNDORO SOUTH Unit(s) 8**, zoned SU-2 RLT, located on MOLTEN BETWEEN LADERA AND ENDEE (J-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1004998**
09DRB-70384 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for NEW MEXICO SCHOOL FOR THE BLIND AND VISUALLY IMPAIRED request(s) the above action(s) for all or a portion of Tract(s) H-1 & L, **MONZANO MESA AND SANDIA SCIENCE & TECHNOLOGY PARK** zoned SU-1 PRD, located on EUBANK BLVD SE BETWEEN SOUTHERN BLVD NE AND INNOVATION PKWY NE containing approximately 11.4018 acre(s). (L-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

8. ~~**Project# 1007672**~~
09DRB-70385 MINOR - FINAL PLAT
APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE **THE FINAL PLAT WAS APPROVED.**

HEARING DATE 12-23-09 (FP)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 5, 2009

Project# 1007672
09DRB-70258 MINOR - TEMP DEFR SWDK CONST

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 0.88 acre(s). (B-20)

At the August 5, 2009 Development Review Board meeting the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file.

Jack Cloud, AICP, DRB Chair

Cc: Clark Consulting Engineers – 19 Ryan Rd – Edgewood, NM 87015
C: Master Homecrafters, Inc. – 5924 Anaheim Ne, Ste B – Albuquerque, NM 87113
Marilyn Maldonado
File

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007672

AGENDA ITEM NO: 8

SUBJECT:

MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

ENGINEERING COMMENTS:

No objection.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

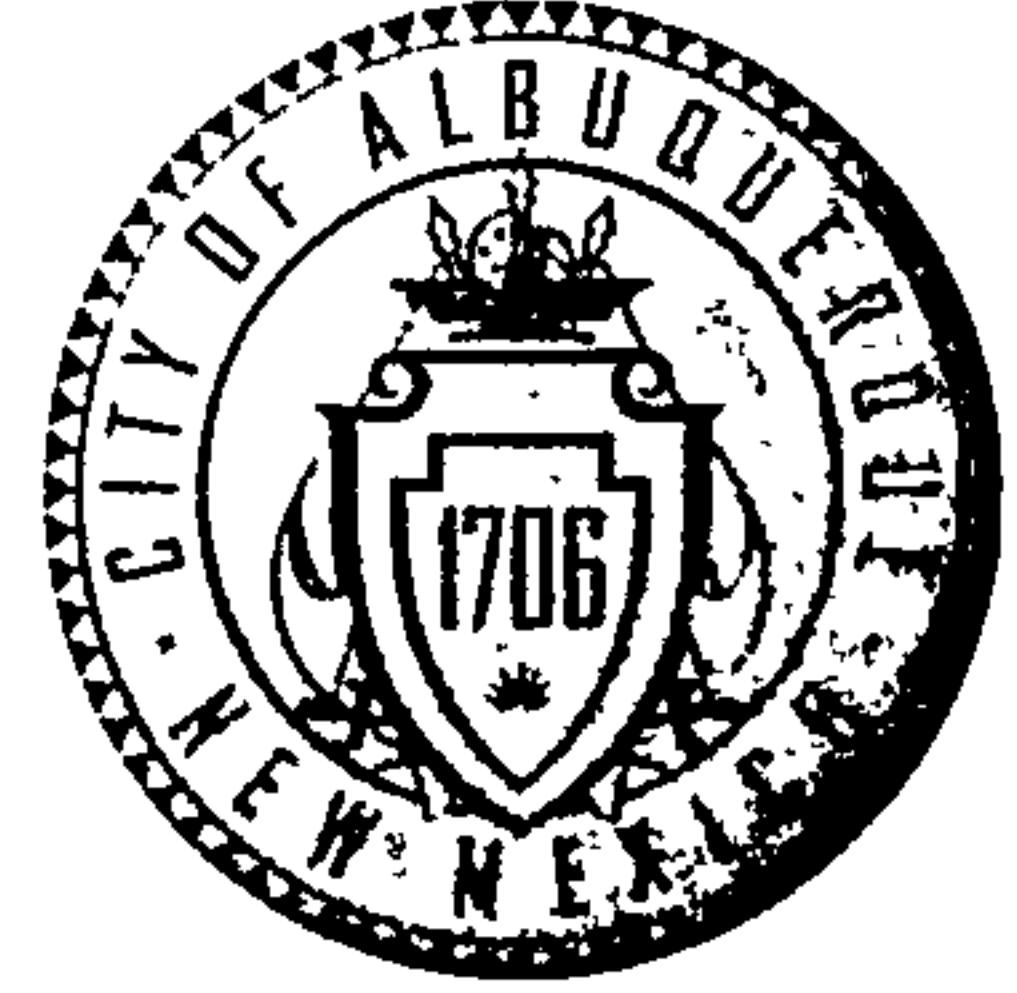
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: August 5, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007672

AGENDA ITEM NO: 8

SUBJECT:

Sidewalk Deferral

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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: August 5, 2009

8. ~~Project#-1007672~~
09DRB-70258 MINOR - TEMP DEFR
SWDK CONST

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 0.88 acre(s). (B-20) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

9. **Project# 1007916**
09DRB-70257 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE LLC agent(s) for ANNETTE GONZALES request(s) the above action(s) for all or a portion of Lot(s) Z-1-B & Z-2, **DASKAY**, zoned M-1, located on PHOENIX AVE NE BETWEEN PRINCETON NE AND VASSAR NE containing approximately 1.5467 acre(s). (H-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

10. Other Matters: None

ADJOURNED:



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1007672

Application Number: 09DRB-70222

DRB Date: 7/8/2009

Item Number: 14

Subdivision:

Lots 30, Block 16, Tract 1 NAA

Zoning: RD

Zone Page: B-20

New Lots (or units) : 1

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other


Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007672

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED X ^{signal I.L.}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; 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 8, 2009



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1007672

Application Number: 09DRB-70222

DRB Date: 7/8/2009

Item Number: 14

Subdivision:

Lots 30, Block 16, Tract 1 NAA

Zoning: RD

Zone Page: B-20

New Lots (or units) : 1

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

10. **Project# 1002134**
09DRB-70220 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of **LOS LOMITAS INDUSTRIAL PARK** zoned SU-1 FOR IP, located on LAS LOMITAS DR NE BETWEEN SOUTH OF PASEO DEL NORTE NE AND WEST OF NORTH DIVERSION CHANNEL containing approximately 33.4552 acre(s). (D-16) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project# 1007741**
09DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC. request(s) the above action(s) for all or a portion of Lot(s) 11, 12, & 16' VACATED ALLEY, Block(s) 1, **MANDELL ADDITION Unit(s) 2**, zoned C-2, located on MENAUL BLVD NW BETWEEN 2ND ST NW AND 4TH ST NW containing approximately 0.2982 acre(s). (H-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1007734**
09DRB-70213 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE LLC agent(s) for HIGH STREET INDUSTRIAL LLC request(s) the above action(s) for all or a portion of Lot(s) 19-24, **NEWTON & SMITH**, zoned M-2, located on CANDELARIA RD NE AND HIGH ST NE AND I-25 containing approximately 1.0299 acre(s). (G-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS EASEMENTS AND AGIS DXF FILE.**

13. **Project# 1006687**
09DRB-70208 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
09DRB-70209 MINOR - TEMP DEFR
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 6, 11 & 12, Block(s) 3, Tract(s) 3 & 3B, **NORTH ALBUQUERQUE ACRES (TO BE KNOWN AS EAGLE'S PERCH) Unit(s) 3**, zoned R-D, located on OAKLAND NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). (C-20) **DEFERRED ON A NO SHOW.**

14. ~~**Project# 1007672**~~
09DRB-70222 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE BETWEEN BARSTOW AND VENTURA containing approximately .88 acre(s). (B-20) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7672

7672

DXF Electronic Approval Form

DRB Project Case #: 1007672

Subdivision Name: NORTH ALBUQUERQUE ACRES BLOCK 16 TRACT 1 UNIT 3 LOT 30A & 30B

Surveyor: PHILIP W TURNER

Contact Person: PHILIP W TURNER

Contact Information: 881-2903

DXF Received: 7/8/2009

Hard Copy Received: 7/8/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

7-8-09
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **7672** to agiscov on **7/8/2009** Contact person notified on **7/8/2009**

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

8. **Project# 1007551**
09DRB-70019 EPC APPROVED SDP
FOR BUILD PERMIT

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD AND DRUG CENTERS, INC request(s) the above action(s) for all or a portion of Lot(s) B-1-B, **HUBBELL PLAZA**, zoned C-2, located on CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW containing approximately 2.26 acre(s). (K-10) *[Deferred from 1/28/09, 2/11/09]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/09, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.**

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

9. **Project# 1000696**
09DRB-70055 SKETCH PLAT REVIEW
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for INTERCONTINENTAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) C, **LEE'S BOSQUE**, zoned R-D, located on COORS BLVD BETWEEN BOSQUE MEADOWS AND EAGLE RANCH RD (D-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1007671**
09DRB-70057 SKETCH PLAT REVIEW
AND COMMENT

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-13, 34, & 35, Tract(s) A & B, **LA MESA SUBDIVISION**, zoned C-2, located on CENTRAL AVE BETWEEN LOUISIANA BLVD AND ALCAZAR ST (K-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. ~~**Project# 1007672**~~
09DRB-70058 SKETCH PLAT REVIEW
AND COMMENT

MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Tract(s) 16, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D 3 DU/A, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 0.9 acre(s). (B-20) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Other Matters: None

ADJOURNED: 10:10



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1007672
Application Number: 09DRB-70058

DRB Date: 2/18/2009
Item Number: 11

Subdivision:
 North Albuquerque Acres Unit 3

Zoning: RD

Zone Page: B-20

New Lots (or units) : 0

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other


Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 
 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 18, 2009

DRB Comments

ITEM # 11

PROJECT # 1007672

APPLICATION # 09-70058

**RE: Lots 30, Block 16, Tract 1, Unit 3, North Albuquerque
Acres**

Infrastructure for street and/ or utility improvements may be required to be constructed or financially guaranteed for this proposed subdivision – refer to comments from Transportation Development, the Water Authority (ABCWUA) and City Engineer/ Hydrology. An alternative to a concrete sidewalk may be appropriate (reference Project No. 1007566).



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



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence
Development Review Board Comments

Project Number: 1007672
Application Number: 09DRB-70058

DRB Date: 2/18/2009
Item Number: 11

Subdivision:

North Albuquerque Acres Unit 3

Zoning: RD

Zone Page: B-20

New Lots (or units) : 0

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): LANA HUTCHISON / HUTCHISON PROPERTIES PHONE: 505-306-1501
 ADDRESS: 7404 WADI MUSA DR NE LUCC FAX: 505-797-7097
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: Lahutchis@msn.com
 APPLICANT: SAA PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: SIA EXTENSION

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. LOT 30B TRACT 1 Block: 16 Unit: 3
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: R-D 3 W/A Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): B-20-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
DRB 1007672 PROJECT # 770383

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE East of BARSTOW
 Between: BARSTOW and VENTURA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Lana Hutchison DATE 1/19/16
 (Print Name) Lana Hutchison Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

- 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
<u>16DRB-70021</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Jan. 27, 2016</u>			Total <u>\$ 70.00</u>

[Signature]
 Staff signature & Date 1-19-16

Project # 1007672

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined *- they have down there*
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- NA* Previous SIA extension notice, if one has been issued. If not applicable, please initial. *NA*
- NA* Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts *NA*
- NA* Sign Posting Agreement *NA*
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

Lana Hutchison
 Applicant name (print)
Lana Hutchison 1/19/2016
 Applicant signature / date



Form revised October 2007

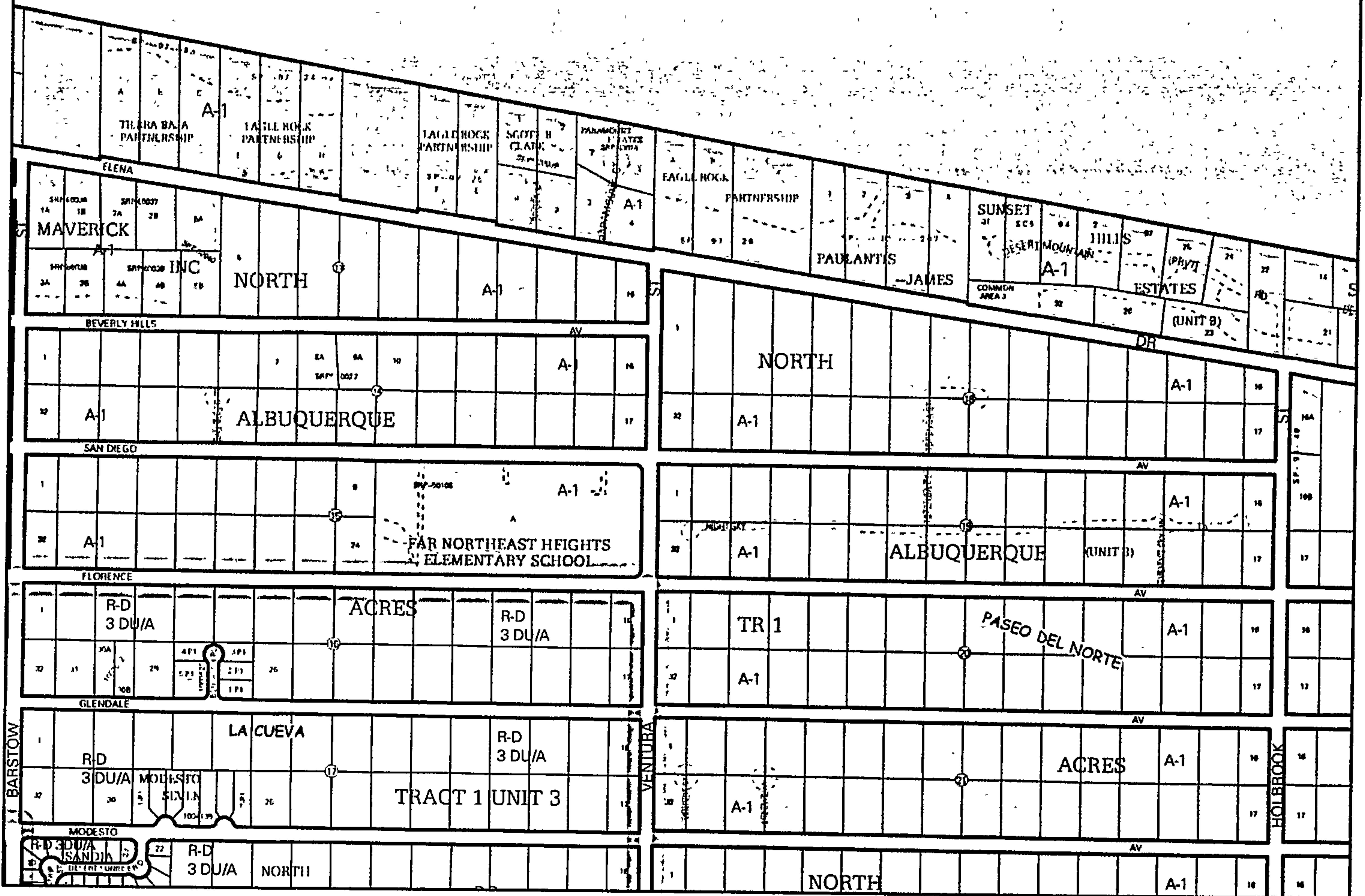
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers

_____ Planner signature / date
 _____ Project #

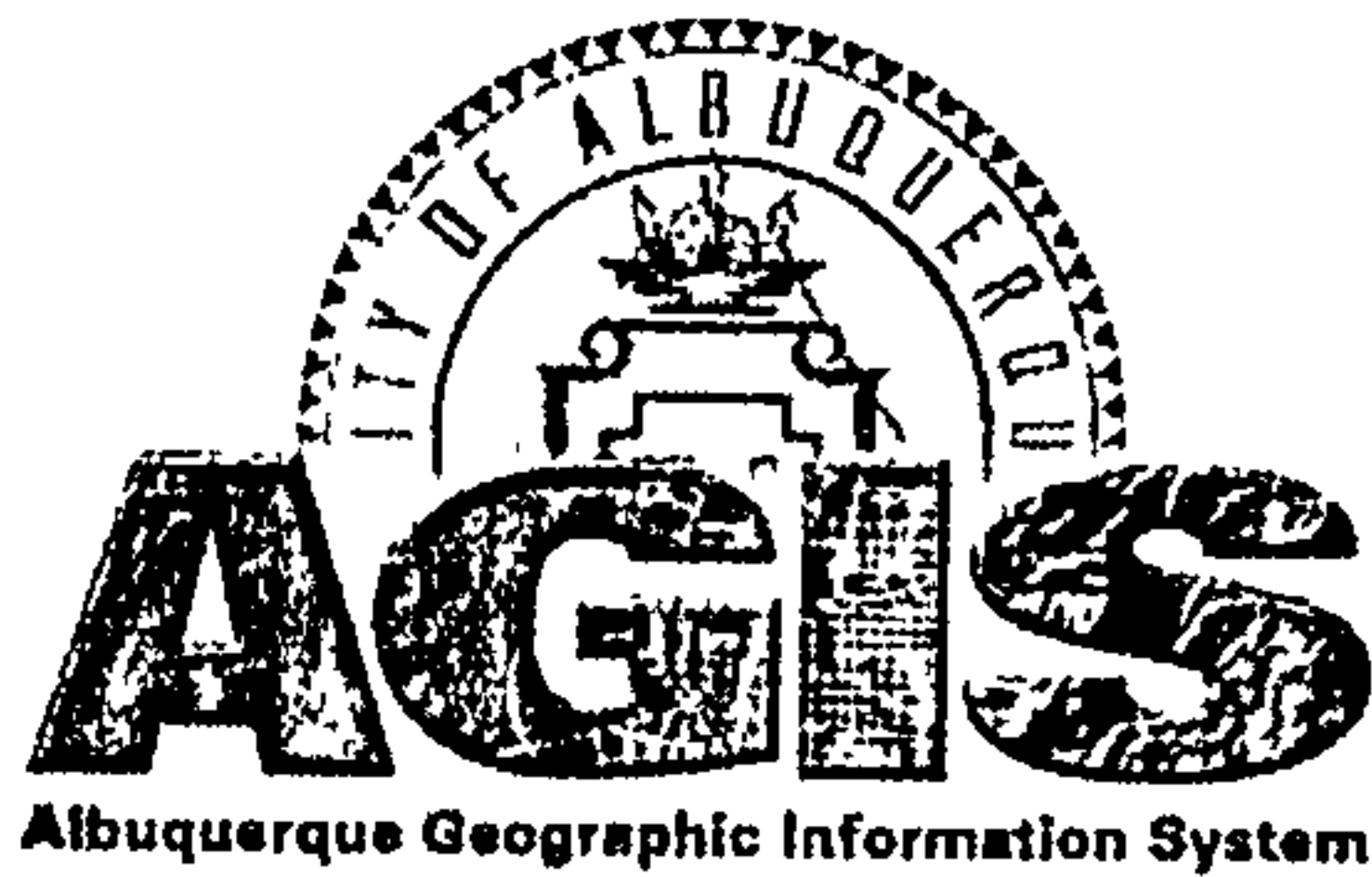
TRAMWAY

RD

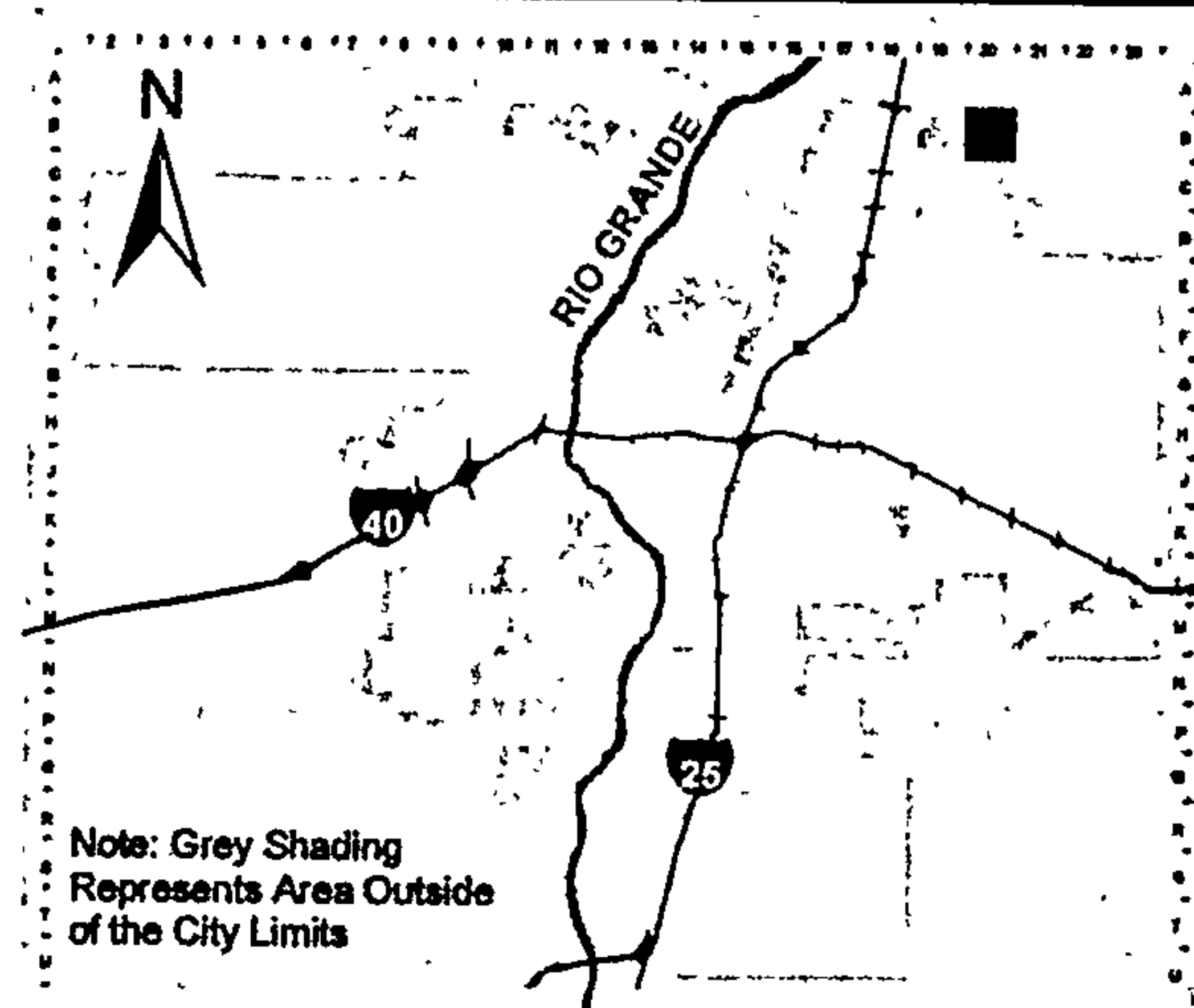
SANDIA TRIBAL LANDS



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



Map amended through: 9/2/2014



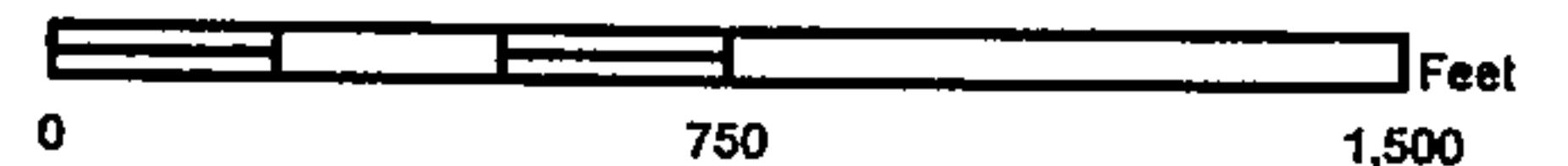
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

B-20-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



Hutchison Properties, Llc.

Lana Hutchison

7404 Wadi Musa Dr. NE

Albuquerque, NM 87122

lahutchis@msn.com

505-306-1501 cell

City of Albuquerque

Planning Department

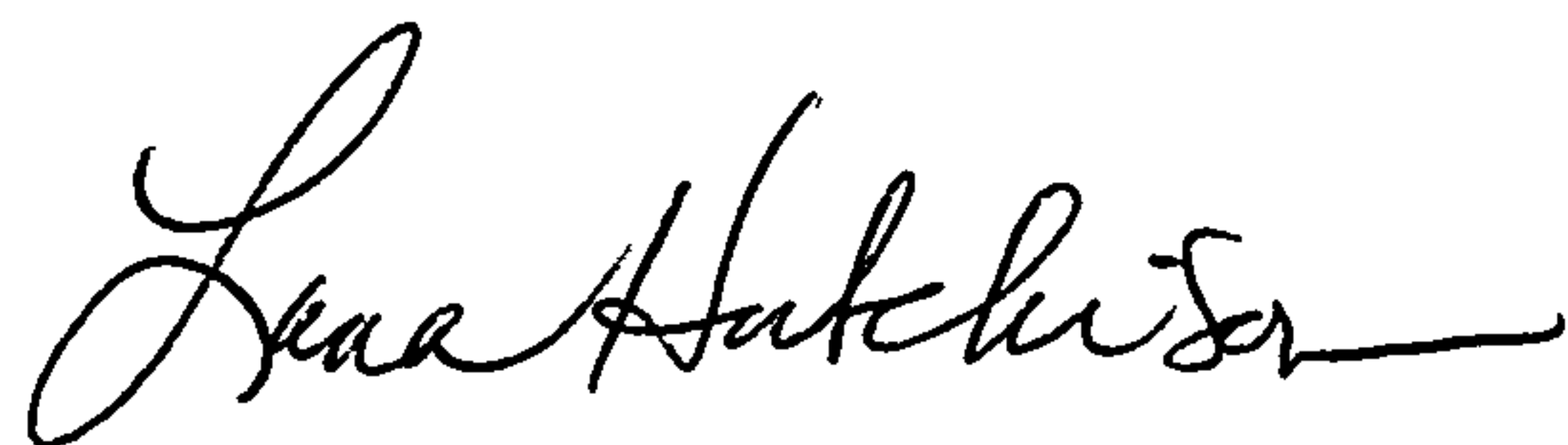
Development Review Board

To the Planning Department,

We need to request another extension to the SIA for Lot 30B, Block 16, Tract 1 North Albuquerque Acres. The original project # was 1007672. The new project number is 770384. This is for future storm sewer and paving. There is also a sidewalk deferral for this project. The lot is located on the north side of Glendale between Barstow and Ventura NE.

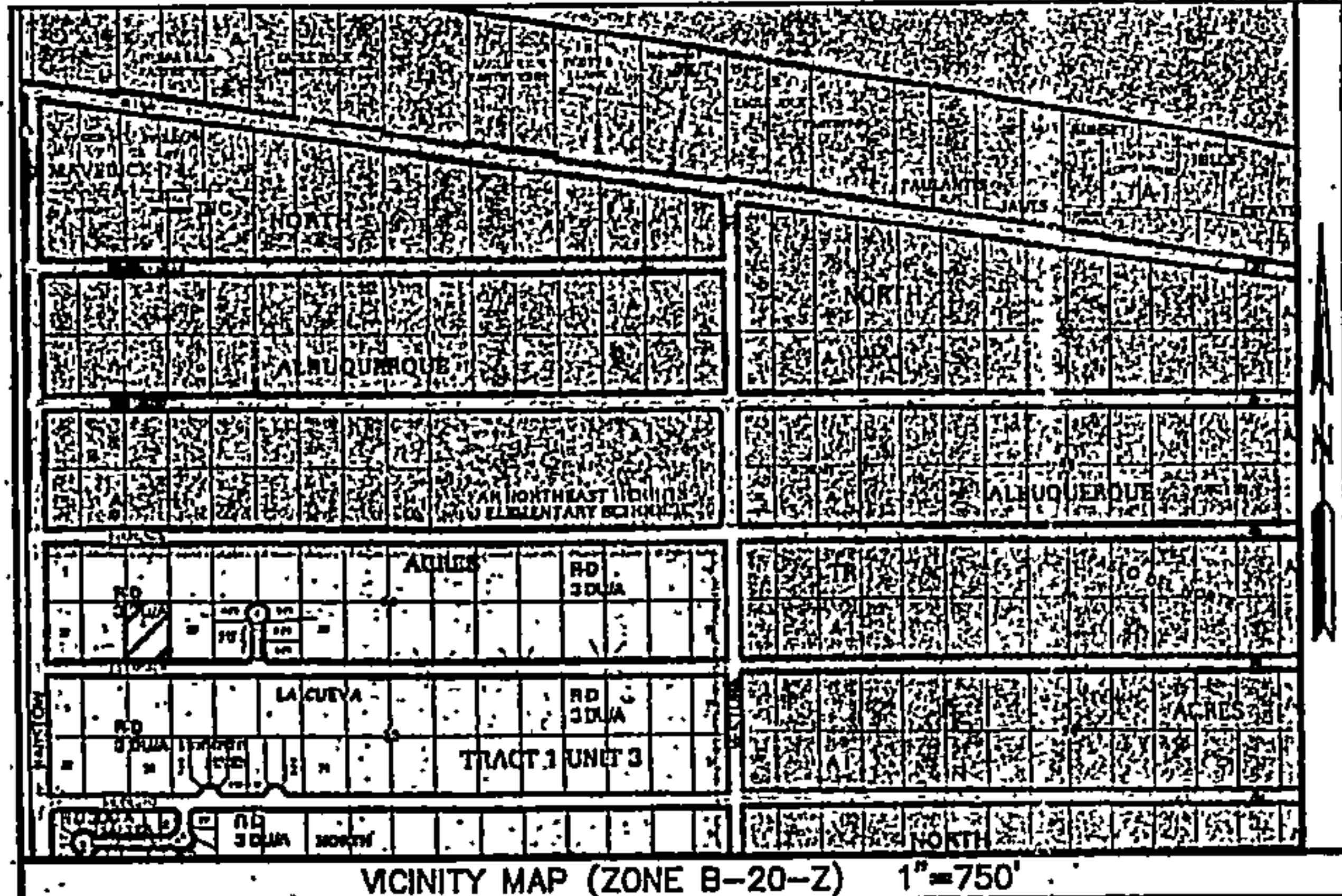
Thank you for your attention to this request.

Sincerely,

A handwritten signature in cursive script that reads "Lana Hutchison".

Lana Hutchison

Please call 505-306-1501 for any questions.



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. B-20
- 3) GROSS SUBDIVISION AREA: 0.9986 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. 1007672
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) PROPERTY ZONING: 3 DU/A
- 8) TALOS LOG No. 2009260480

PROPERTY DESCRIPTION

Lot numbered Thirty (30) of Block 16 of Tract 1, Unit 3 of North Albuquerque Acres Subdivision as shown and designated on the plat of said Subdivision as filed on September 10, 1931, in Volume D, folio 121 of the records of Bernalillo County, New Mexico, being more particularly described as follows: Commencing at the southwest corner of the tract herein described, a point in the centerline of Glendale Avenue, Northeast, whence Albuquerque Control Survey Station "1-820" bears S31°38'00"W and 586.38 feet distant; thence N00°09'38"W a distance of 264.03 feet to the northwest corner of the parcel herein described; thence N89°39'41"E a distance of 165.06 feet to the northeast corner of the parcel herein described; thence S00°02'28"E a distance of 263.95 feet to the southeast corner of the parcel herein described, a point in the centerline of Glendale Avenue, Northeast; thence N89°41'25"W along the centerline of Glendale Avenue, Northeast, a distance of 164.51 feet to the southwest corner and point of beginning and containing 0.9986 acres, more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 102006504106930203

PROPERTY OWNER OF RECORD *Master Homecrafters Inc*
Castal Turner 12/23/09
 BERNALILLO COUNTY TREASURER'S OFFICE

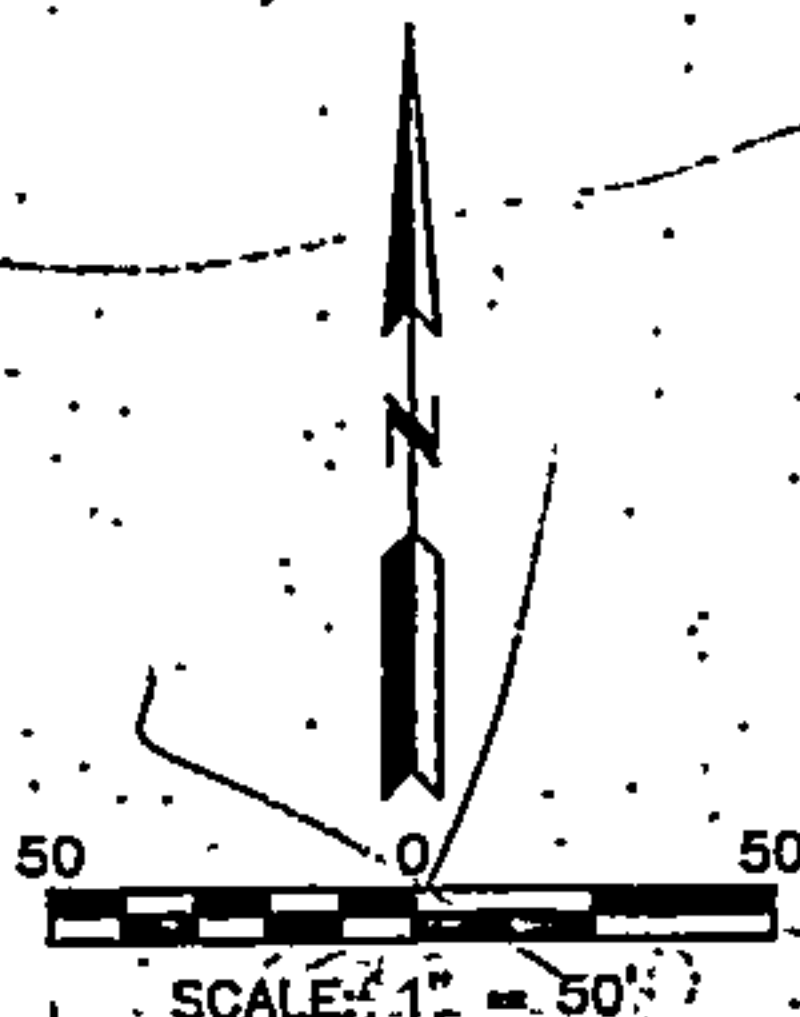
DOC# 2009139148
 12/23/2009 12:23 PM Page: 1 of 1
 PLAT # 157.00 B. 2009C P. 0122 N. Toulouse Olivera, Bernalillo County

PLAT OF
LOT 30-A and 30-B
 BLOCK 16, TRACT 1, UNIT 3
 NORTH ALBUQUERQUE ACRES SUBDIVISION
 SITUATE WITHIN
 PROJECTED SECTION 8
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2009

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1007672 APPLICATION NO. 09-70385

- | | |
|--|-----------|
| <i>Carol Chen</i> | 12/23/09 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |
| <i>Bridley d. Dingham</i> | 12/23/09 |
| CITY ENGINEER | DATE |
| <i>Roger A. Green</i> | 12/23/09 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| <i>W. B. Hall</i> | 6-24-09 |
| CITY SURVEYOR, CITY OF ALBUQUERQUE | DATE |
| <i>Christina Sandoval</i> | 12/23/09 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <i>Gregory J. Bingham</i> | 12/23/09 |
| A.M.P.C.A. | DATE |
| <i>Fernando J. Ruiz</i> | 7-8-09 |
| PNM ELECTRIC SERVICES | DATE |
| <i>Jim M. A. [Signature]</i> | 7/20/2009 |
| NEW MEXICO GAS COMPANY | DATE |
| <i>W. V. [Signature]</i> | 8/21/09 |
| QUEST COMMUNICATIONS | DATE |
| <i>Robert M. [Signature]</i> | 7-20-09 |
| COMCAST CABLE | DATE |

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
 - FOUND SURVEY MARKER AS DESCRIBED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - △ CITY OF ALBUQUERQUE SURVEY MARKER

CONSENT AND DEDICATION

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE THIRTY FOOT (30') RIGHT OF WAY IN GLENDALE AVENUE, NORTHEAST, SHOWN HEREON AND DO GRANT ANY EASEMENTS AS SHOWN; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

John Schiffer
 JOHN SCHIFFER, OWNER, MASTER HOMECRAFTERS, INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

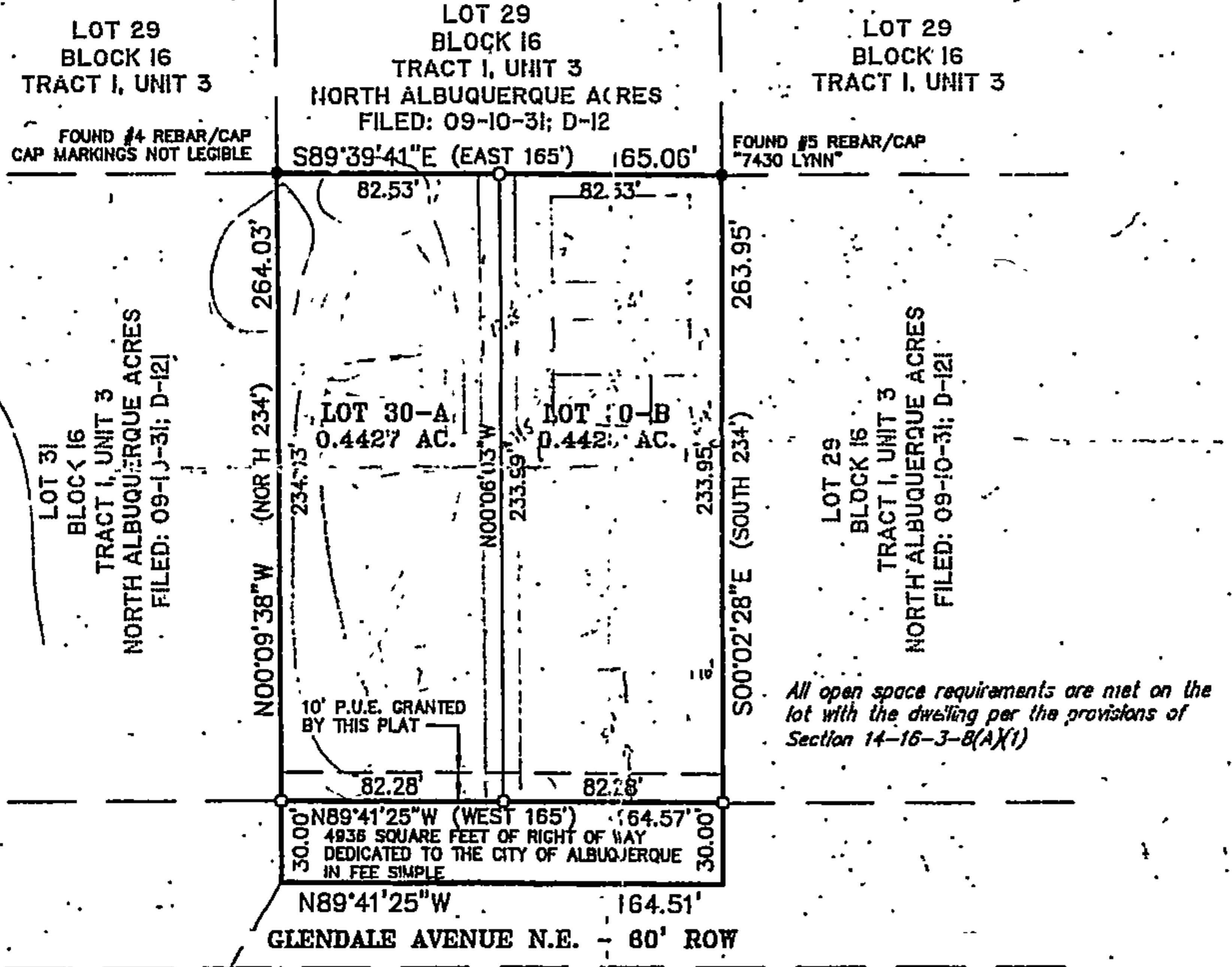
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

Maureen A. Smith
 NOTARY PUBLIC

MY COMMISSION EXPIRES 01/25/2012



ACS STATION "1-820"
 Y=1524154.845
 X=1550483.349
 ELEV.=5477.179 - NAVD 1988
 COMBINED FACTOR=0.999651137
 DELTA-ALPHA=-0010'24.45"
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD88)



All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-B(A)(1)

NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition for approval of this plat. (Section 14-14-4-(B))

SURVEYOR'S CERTIFICATION

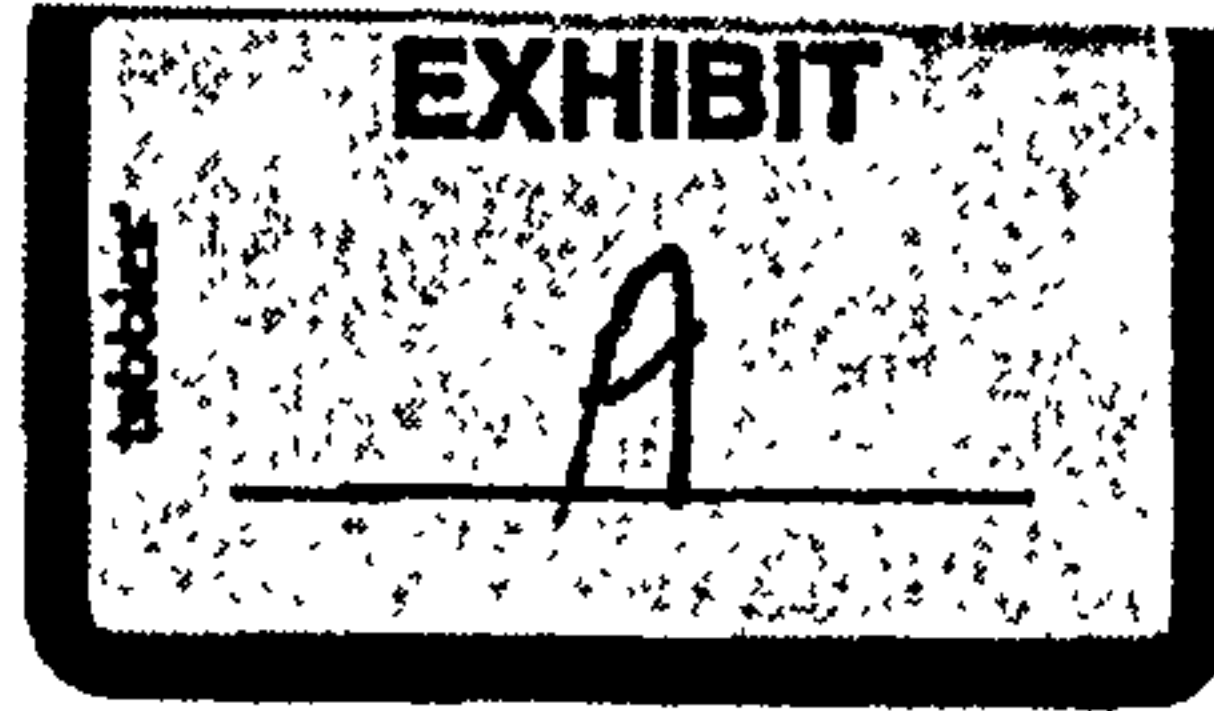
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 28, 2009, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 6-22-09
 PHILIP W. TURNER N.M.P.S. 10204 DATE

- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS. DISTANCES SHOWN ARE GROUND.
 - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
 - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
 - 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
 - 5) THIS PROPERTY IS CURRENTLY ZONED 3 DU/A.



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 881-2903



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 4, 2013

Project# 1007672
13DRB-70768 MINOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARSTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30A & 30B, Block(s) 16, NORTH ALBUQUERQUE ACRE TRACT 1 Unit(s) 3, zoned 3 DU/A RD, located on GLENDALE NORTH SIDE BETWEEN BARSTOW AND VENTURA containing approximately .89 acre(s). (B-20)

At the December 4, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 19, 2013, 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: MARSTER HOMECRAFTERS INC
Marilyn Maldonado
File

Project DRC
Project Number: _____

FIGURE 12

Date Submitted: 6/23/2009

63009
6/23/2009

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 7-8-09
Date Preliminary Plat Expires: 7-8-10

DRB Project No.: 100 7672
DRB Application No.: 09DRB-00 222
08/10/09

**PLAT OF LOT 30-A & 30-B, BLK. 16, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 30...BLK. 16, TR. 1, UNIT 3, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<u>4' W</u>	SIDEWALK, PCC, 4" THCK * <u>1</u>	LENDALE AVE.	FRONTAGE (SW COR) <u>1</u> Lot 30-A	SE CORNER Lot 30-A <u>1</u>	/	/	/
		STD	STD CURB/GUTTER	LENDALE	FRONTAGE (SW COR) <u>1</u> Lot 30-A	SE CORNER <u>1</u> Lot 30-B	/	/	/
		72" DIA.	RCP STORM SEWER <u>1</u> (82.5 Ft)	LENDALE	FRONTAGE (SW COR) Lot 30-B	SE CORNER <u>1</u> (Lot 30-B)	/	/	/
		<u>4" THCK</u> <u>24" W</u>	RESIDENTIAL PVMT., 24" WIDE	LENDALE	FRONTAGE (SW COR) Lot 30 A	SE CORNER Lot 30-B	/	/	/
		<u>4' wide</u>	<u>1</u> Sidewalk <u>1</u> * <u>2</u>	Glendale <u>1</u>	<u>1</u> SW Corner Lot 30-B	<u>1</u> SE Corner Lot 30-B	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Crest Engineer
							1	1
							1	1
							1	1

NOTES
If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street Rights per City requirements.

1 *Deferred A

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Phillip Clark
NAME (print)

Phillip Clark
11-30-11
DRB CHAIR - date

Justina Anderson
7/8/09 11/30/11
PARKS & RECREATION - date

Clark Consulting Engineers
FIRM

Phillip Clark
08/30/09
SIGNATURE - date

Phillip Clark
11-30-11
TRANSPORTATION DEVELOPMENT - date

ANAFCR - date

Phillip Clark
11-30-11
UTILITY DEVELOPMENT - date

Phillip Clark
7/8/09
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER
A	08/10/09	<i>Phillip Clark</i>	<i>Clark Consulting Engineers</i>	<i>Phillip Clark</i>
A	09/08/09	<i>Phillip Clark</i>	<i>Clark Consulting Engineers</i>	<i>Phillip Clark</i>



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
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- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): JOHN SCHIFFER / MASTER HOMELRAFTERS INC. PHONE: 505-507-1921
 ADDRESS: 5924 ANNAHEIM AVE NE SUITE B FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: JOHNFX1@AOL.COM
 APPLICANT: SAME PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: ~~ESIA~~ SIA EXTENSION

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. LOT 30 A TRACT 1 Block: 16 Unit: 3
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: R-D 3 DW/A Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): B-20-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
DRB 1007672 PROJECT # 770383

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE EAST OF BARSTOW
 Between: BARSTOW and VENTURA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE John Schiffer DATE 1/19/16
 (Print Name) JOHN SCHIFFER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

- 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
<u>16 DRB - 70022</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
_____	<u>CMIF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Jan. 27, 2016</u>			Total \$ <u>70.00</u>

[Signature]
 Staff signature & Date 1-19-16

Project # 1007672

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

John Schaffer
Applicant name (print)
John Schaffer 1/19/16
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16-DRB-70022

[Signature] 1-19-16
Planner signature / date
Project # 1007672

MASTER HOMECRAFTERS, INC.

CUSTOM HOME BUILDERS
5924 Anaheim Ave. NE Suite B
Albuquerque NM 87113

(505) 507-1921 Cell

City of Albuquerque
Planning Department
Development Review Board

January 19th, 2016

To the Planning Department,

I need to request another extension to the SIA for Lot 30A ,Block 16 ,Tract 1 North Albuquerque Acres. The original project # was 1007672. The new project number is 770383. This is for future storm sewer and paving. There also is a sidewalk deferral for this project. The lot is located on the north side of Glendale between Barstow and Ventura NE.

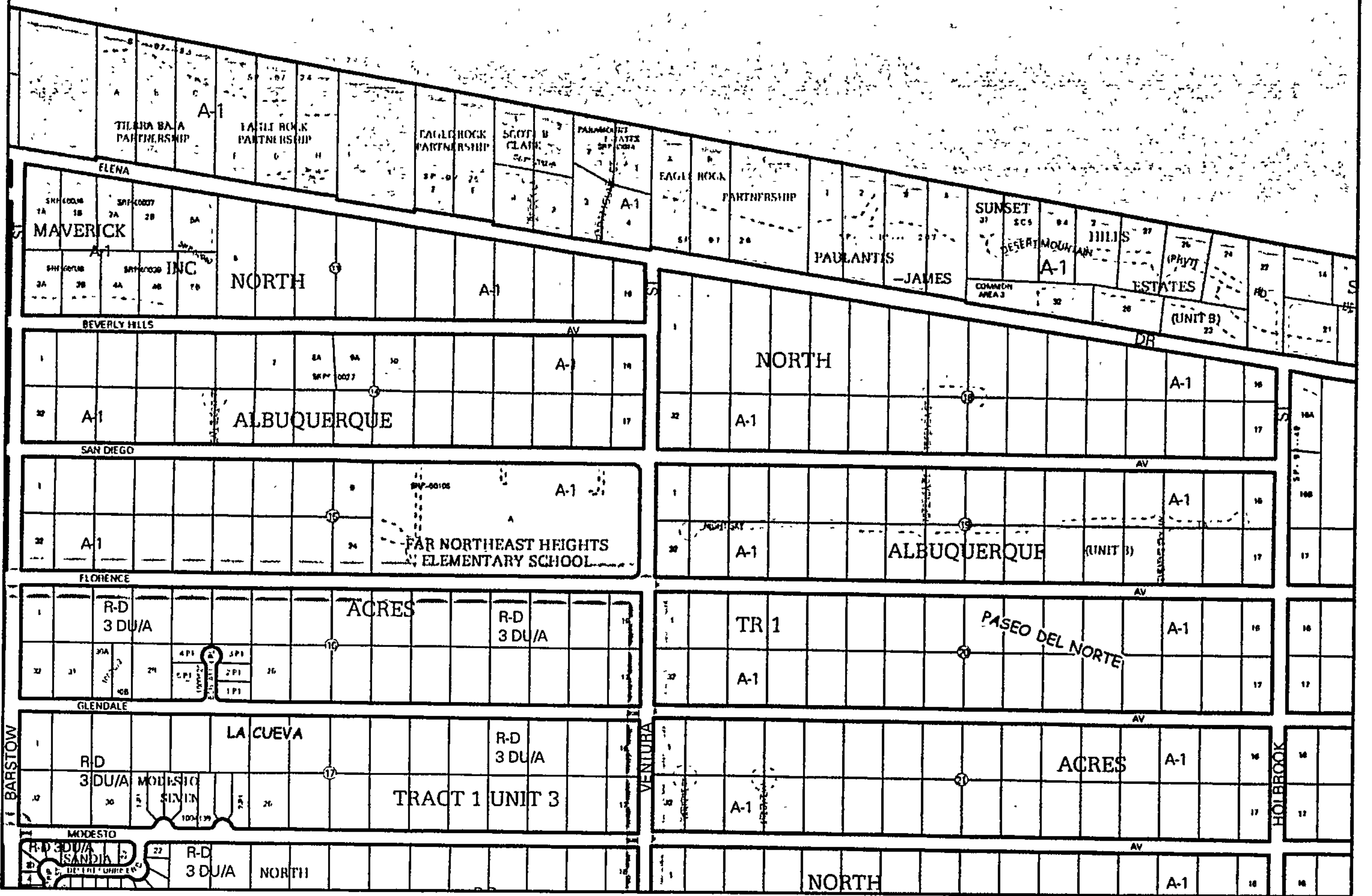
Thank- you for your attention to this request. Sincerely, John Schiffer

If you have any questions, please call me at 507-1921

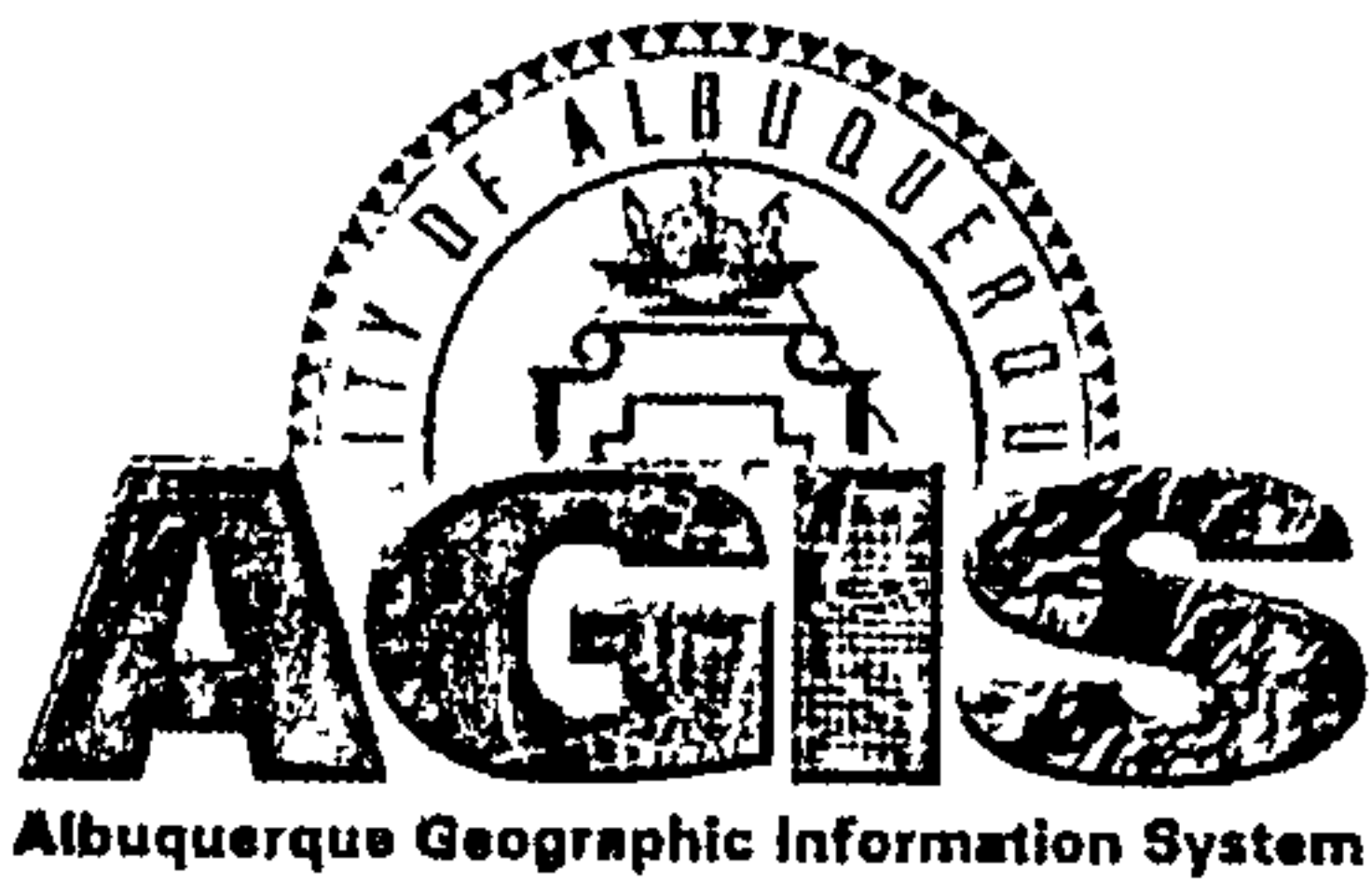
TRAMWAY

RD

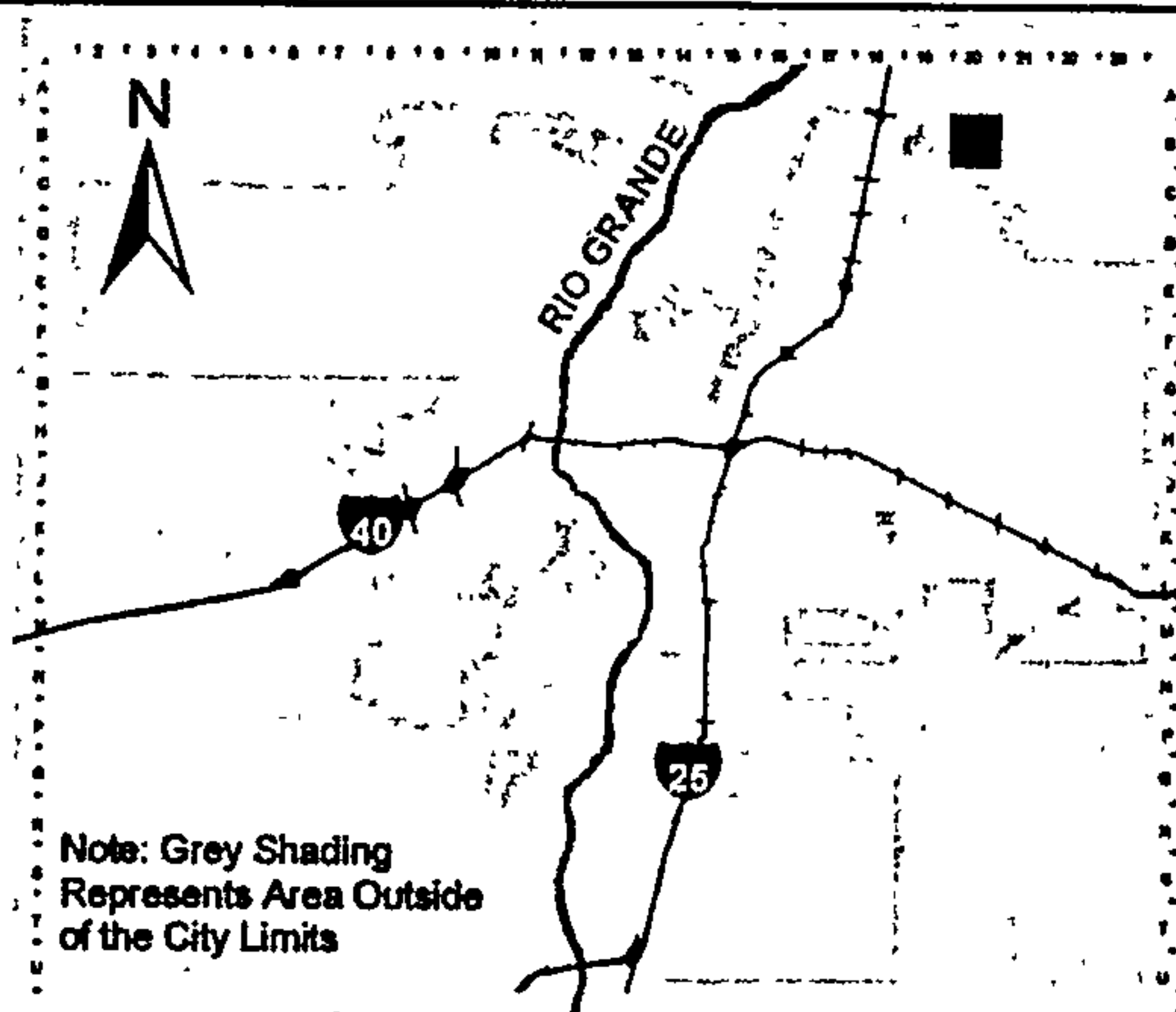
SANDIA TRIBAL LANDS



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



Map amended through: 9/2/2014



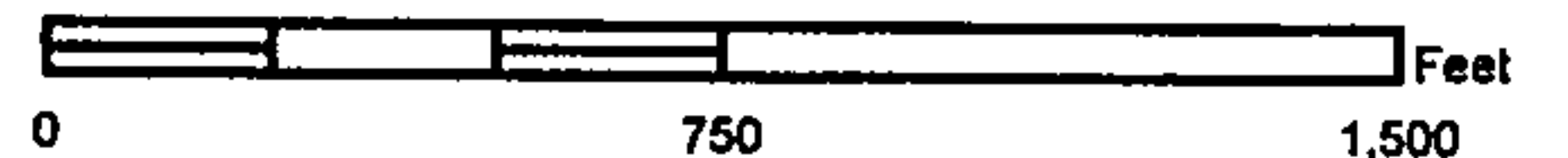
Note: Grey Shading Represents Area Outside of the City Limits

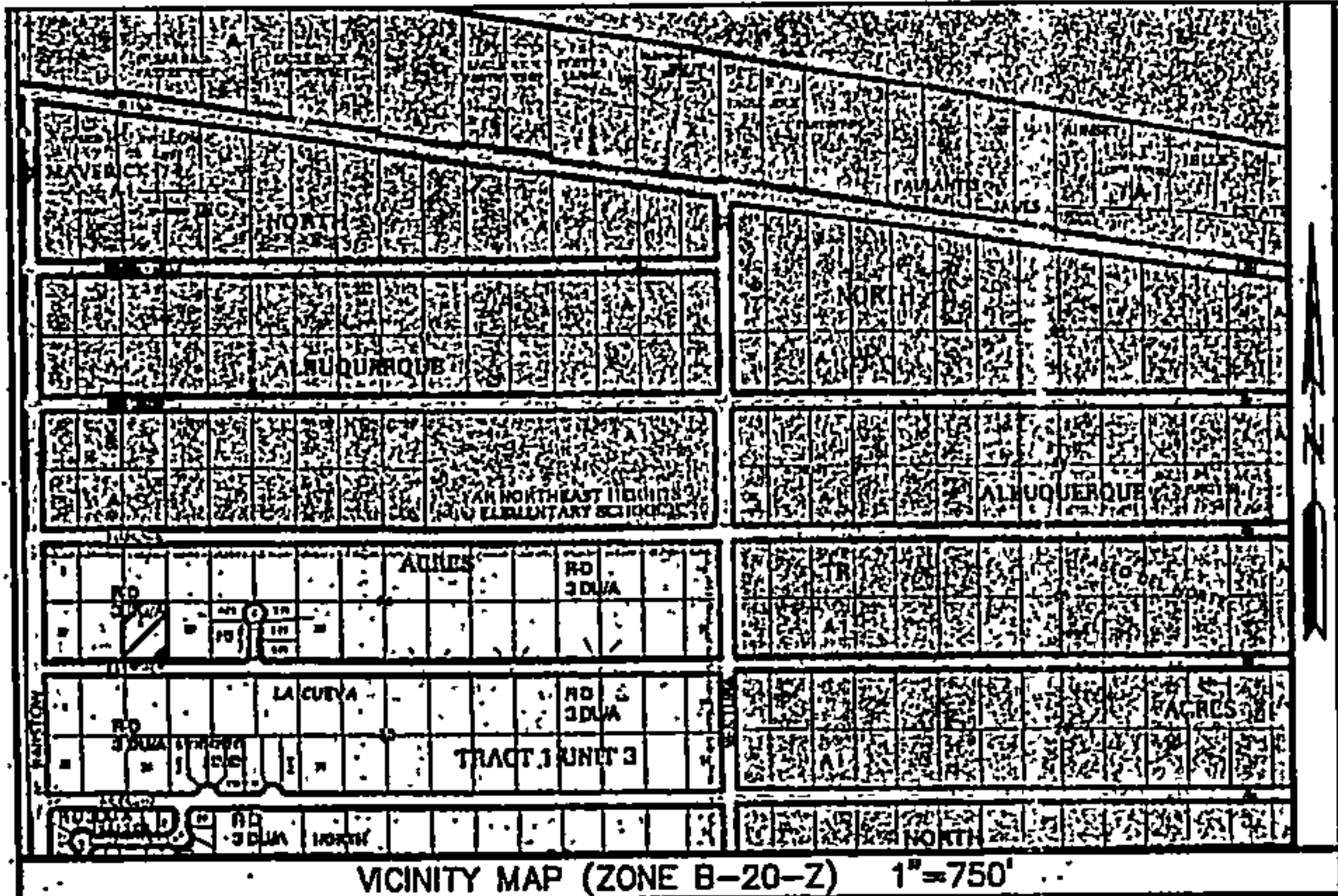
Zone Atlas Page:

B-20-Z

Selected Symbols

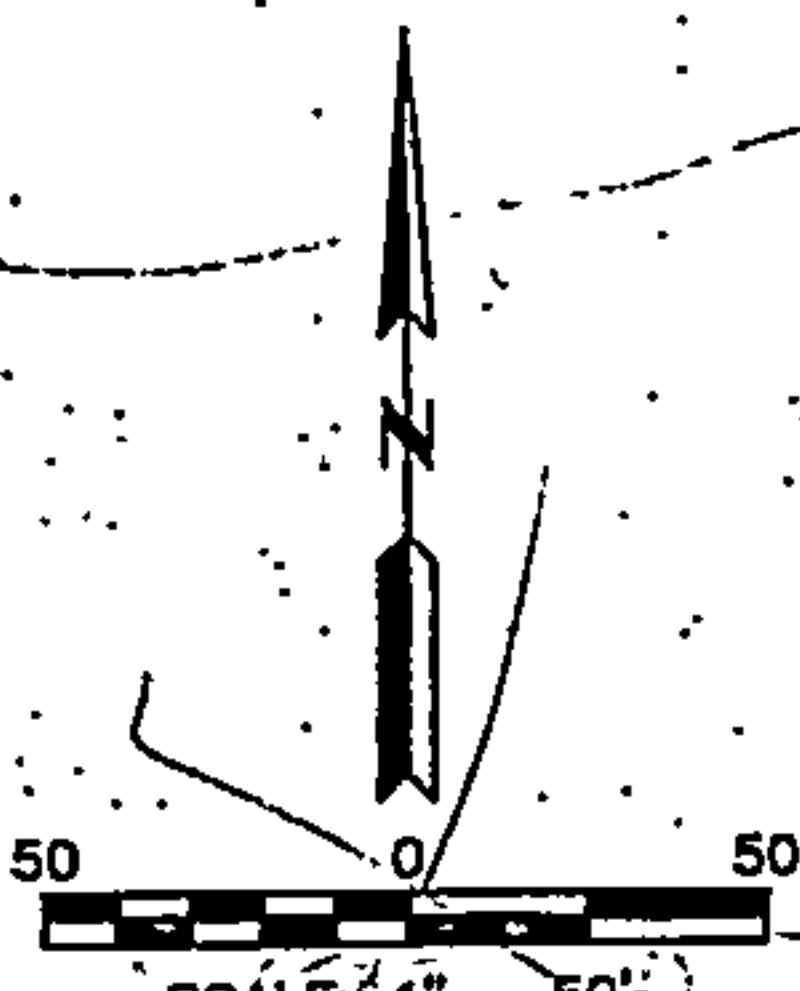
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





VICINITY MAP (ZONE B-20-Z) 1"=750'

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MARKER AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- ▲ CITY OF ALBUQUERQUE SURVEY MARKER

CONSENT AND DEDICATION

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE THIRTY FOOT (30') RIGHT OF WAY IN GLENDALE AVENUE, NORTHEAST, SHOWN HEREON AND DO GRANT ANY EASEMENTS AS SHOWN; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

John Schiffer
JOHN SCHIFFER/OWNER, MASTER HOMECRAFTERS, INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

Shauree A. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/25/2012



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. B-20
- 3) GROSS SUBDIVISION AREA: 0.9986 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. 1007672
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.020
- 7) PROPERTY ZONING: 3 DU/A
- 8) TALOS LOG No. 2009260480

PROPERTY DESCRIPTION

Lot numbered Thirty (30) of Block 16 of Tract 1, Unit 3 of North Albuquerque Acres Subdivision as shown and designated on the plat of said Subdivision as filed on September 10, 1931, in Volume D, folio 121 of the records of Bernalillo County, New Mexico, being more particularly described as follows: Commencing at the southwest corner of the tract herein described, a point in the centerline of Glendale Avenue, Northeast, whence Albuquerque Control Survey Station "1-B20" bears S31°38'00"W and 586.38 feet distant; thence N00°09'38"W a distance of 264.03 feet to the northwest corner of the parcel herein described; thence N89°41'25"E a distance of 165.06 feet to the northeast corner of the parcel herein described; thence S00°02'28"E a distance of 263.95 feet to the southeast corner of the parcel herein described, a point in the centerline of Glendale Avenue, Northeast; thence N89°41'25"W, along the centerline of Glendale Avenue, Northeast, a distance of 164.51 feet to the southwest corner and point of beginning and containing 0.9986 acres, more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 102006504106930203

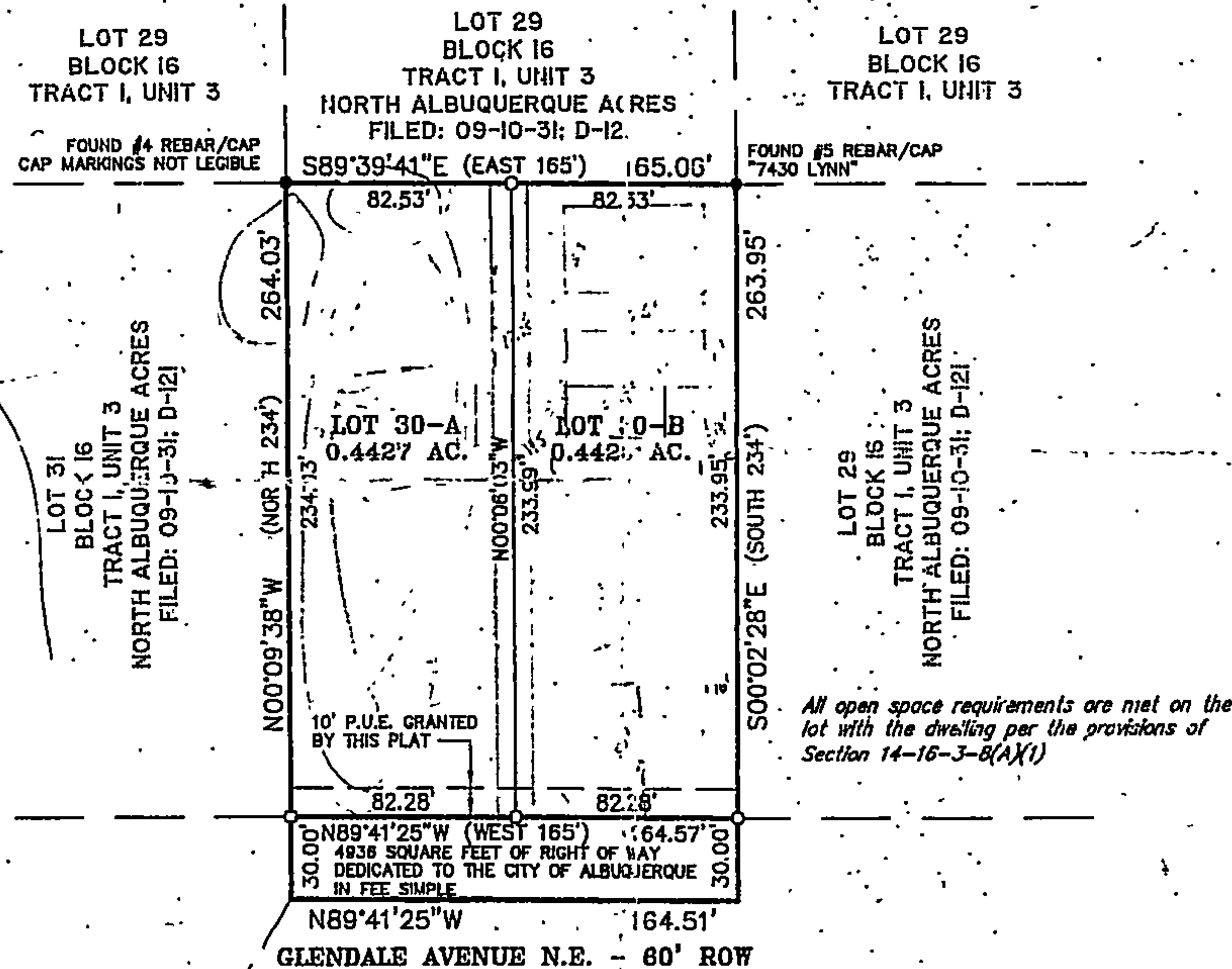
PROPERTY OWNER OF RECORD *Master Homecrafters Inc*
Castal Trumbo 12/23/09
BERNALILLO COUNTY TREASURER'S OFFICE

DOC# 2009139148
12/23/2009 12:23 PM Page: 1 of 1
PLAT # 107, 06 01, 2009C # 1122 N. Toulous Oliveira, Bernalillo County

PLAT OF
LOT 30-A and 30-B
BLOCK 16, TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 8
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2009

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1007672 APPLICATION NO. 09-70385

- Paul Chen* 12/23/09
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
- Bridell d. Bingham* 12/23/09
CITY ENGINEER DATE
- Roger A. Green* 12/23/09
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- W.B. Hall* 6-24-09
CITY SURVEYOR, CITY OF ALBUQUERQUE DATE
- Christina Sandoval* 12/23/09
PARKS AND RECREATION DEPARTMENT DATE
- Bridell d. Bingham* 12/23/09
A.M.F.C.A. DATE
- Fernando Lopez* 7-8-09
PNM ELECTRIC SERVICES DATE
- Victor A. Lopez* 7/20/2009
NEW MEXICO GAS COMPANY DATE
- Robert M. Smith* 8/31/09
QUEST COMMUNICATIONS DATE
- Robert M. Smith* 7-20-09
COMCAST CABLE DATE



All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-B(A)(1)

NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition for approval of this plat. (Section 14-14-4-7(B))

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 28, 2009, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 6-22-09
PHILIP W. TURNER N.M.P.S. 10204 DATE

CIVIL UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
1. Electric Lines and Cables: for installation, maintenance and service of natural gas lines, water and other equipment and facilities reasonably necessary to provide utility service.
2. Cable: for installation, maintenance and service of cable television, telephone, and other facilities reasonably necessary to provide utility service.
3. Sewer: for installation, maintenance and service of all buried and earth communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to those ground protection and drainage.
4. Other: for installation, maintenance and service of such lines, cables and other related equipment and facilities reasonably necessary to provide utility service.
Included in the right to install, maintain, reconstruct, repair, relocate, change, remove, modify, alter, operate and abandon facilities for the purposes described above together with the right to install, maintain, reconstruct, repair, relocate, change, remove, modify, alter, operate and abandon such facilities and the right to install, maintain, reconstruct, repair, relocate, change, remove, modify, alter, operate and abandon such facilities in the right of way and easement to the extent necessary to provide utility service and to the extent necessary to provide utility service and to the extent necessary to provide utility service.
In approving this plat, the utility companies did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not make or release any record or easement rights which may have been granted by prior plat, deed or other document and which are not shown on this plat.

- NOTES:
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS. DISTANCES SHOWN ARE GROUND.
 - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
 - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
 - 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
 - 5) THIS PROPERTY IS CURRENTLY ZONED 3 DU/A.

ACS STATION "1-B20"
Y=1524134.845
X=1550483.349
ELEV.=5477.178 - NAVD 1988
COMBINED FACTOR=0.999651137
DELTA-ALPHA=-001024.45
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD83)



PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 881-2903



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 4, 2013

Project# 1007672
13DRB-70768 MINOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARSTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30A & 30B, Block(s) 16, **NORTH ALBUQUERQUE ACRE TRACT 1 Unit(s) 3**, zoned 3 DU/A RD, located on GLENDALE NORTH SIDE BETWEEN BARSTOW AND VENTURA containing approximately .89 acre(s). (B-20)

At the December 4, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 19, 2013, 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: MARSTER HOMECRAFTERS INC
Marilyn Maldonado
File

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 7-8-09
Date Preliminary Plat Expires: 7-8-10
DRB Project No.: 100 7672
DRB Application No.: 09DRB-00 222
08/10/09
09/08/09

PLAT OF LOT 30-A & 30-B, BLK. 16, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30....BLK. 16, TR. 1, UNIT 3, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<u>4' W</u>	SIDEWALK, PCC, 4" THCK * <u>1</u>	LENDALE AVE.	FRONTAGE (SW COR) <u>1</u> Lot 30-A	SE CORNER Lot 30-A <u>1</u>	/	/	/
		STD	STD CURB/GUTTER	LENDALE	FRONTAGE (SW COR) <u>1</u> Lot 30-A	SE CORNER <u>1</u> Lot 30-B	/	/	/
		72" DIA.	RCP STORM SEWER <u>1</u> (82.5 ft)	LENDALE	FRONTAGE (SW COR) Lot 30-B	SE CORNER <u>1</u> (Lot 30B)	/	/	/
		<u>4" THCK</u> <u>24" W</u>	RESIDENTIAL PVMT., 24" WIDE	LENDALE	FRONTAGE (SW COR) Lot 30-A	SE CORNER Lot 30-B	/	/	/
		<u>4' wide</u>	Sidewalk <u>1</u> * <u>2</u>	Glendale <u>1</u>	<u>1</u> SW Corner Lot 30-B	<u>1</u> SE Corner Lot 30-B	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private	Inspector	P.E. / City Cnet Engineer

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street Rights per City requirements.

1 *Deferred A

2

3

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Phillip Clark
NAME (print)

Clark Consulting Engineers
FIRM

Phillip Clark
SIGNATURE - date 01/30/09

Christina Bandora
DRB CHAIR - date 2-8-09
PARKS & RECREATION - date 7/8/09 11/30/11

725 25 07/08/09
TRANSPORTATION DEVELOPMENT - date

7/2/09
QUALITY DEVELOPMENT - date

7/8/09
CITY ENGINEER - date

AMA/CA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER
A	08/10/09	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
A	09/08/09	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

PROJECT #
1007672
(LOT 30-B)
(LOT 30A)

January 27. 2016

ES/A

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/18/2013 Issued By: E08375 216163

Category Code **910**
2013 070 768

Application Number: 13DRB-70768, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: GLENDALE NORTH SIDE BETWEEN BARSTOW AND VENTURA

Project Number: 1007672

Applicant

JOHN SCHIFFER/MARSTER HOMECRAFTERS INC

5924 ANAHEM AVE NE SUITE B
ALBUQUERQUE NM 87113
5055071921

Agent / Contact

JOHN SCHIFFER/MARSTER HOMECRAFTERS INC

5924 ANAHEM AVE NE SUITE B
ALBUQUERQUE NM 87113
5055071921

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

City of Albuquerque Treasury
Date: 11/18/2013 Office: ANNEX
Stat ID: W50000005 Cashier: TRSCX0
Batch: 2860 Trans #: 5
Permit: 2013070768
Receipt Num 00162788
Payment Total: \$70.00
0701 Conflict Mgmt. Fee \$20.00
0703 DRB Actions \$50.00
Check Tendered: \$70.00



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: JOHN SCHIFFER / MASTER HOMECRAFTERS INC. PHONE: 505-507-1921
 ADDRESS: 5924 ANAHEIM AVE NE SUITE B FAX: 828-2188
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: JOHNFX1@AOL.COM
 Proprietary interest in site: OWNER List all owners: JOHN + LAMIA HUTCHISON

DESCRIPTION OF REQUEST: 2 YEAR EXTENTION FOR SIA'S + SIDEWALK DEFERRAL

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. LOT 30 A + 30 B Block: 16 Unit: 3
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRE TRACT 1
 Existing Zoning: 3 DU/A RO Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): B-20 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1007672

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): .89
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE NORTH SIDE
 Between: BARSTON and VENTURA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 11/18/13
 (Print Name) JOHN SCHIFFER Applicant: Agent:

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
<u>13DRB - 70768</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
_____	<u>CME</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>70.00</u>

Hearing date Dec. 4, 2013

[Signature] 11-18-13
 Staff signature & Date

Project # 1007672

Revised: 4/2012

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MINOR
 MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- N/A* Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- N/A* Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

JOHN SCHIFFER
Applicant name (print)
[Signature] 11/18/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB-70768

[Signature] 11-18-13
Planner signature / date
Project # 1007672



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: JOHN SCHIFFER / MASTER HOMELRAFTERS INC. PHONE: 505-507-1921
 ADDRESS: 5924 ANAHEIM AVE NE SUITE B FAX: 828-2188
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: JOHNFX1@AOL.COM
 Proprietary interest in site: OWNER List all owners: JOHN + LARNA HUTCHISON

DESCRIPTION OF REQUEST: 2 YEAR EXTENTION FOR SIA'S + SIDEWALK DEFERRAL

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.

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 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES TRACT 1
 Existing Zoning: 3 DU/A RD Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): B-20 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1007672

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): .89
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE NORTH SIDE
 Between: BARSTON and VENTURA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 11/18/13
 (Print Name) JOHN SCHIFFER Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70768</u>	<u>ESIA</u>	___	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	___	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	___	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	___	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	___	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	___	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	___	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	___	\$ _____
	Hearing date <u>Dec. 4, 2013</u>			Total <u>\$ 70.00</u>

Staff signature & Date: [Signature] 11-18-13 Project # 1007672

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

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Major
 MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
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- N/A* Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

JOHN SCHIFFER
Applicant name (print)
[Signature] 11/18/13
Applicant signature / date



Form revised October 2007

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

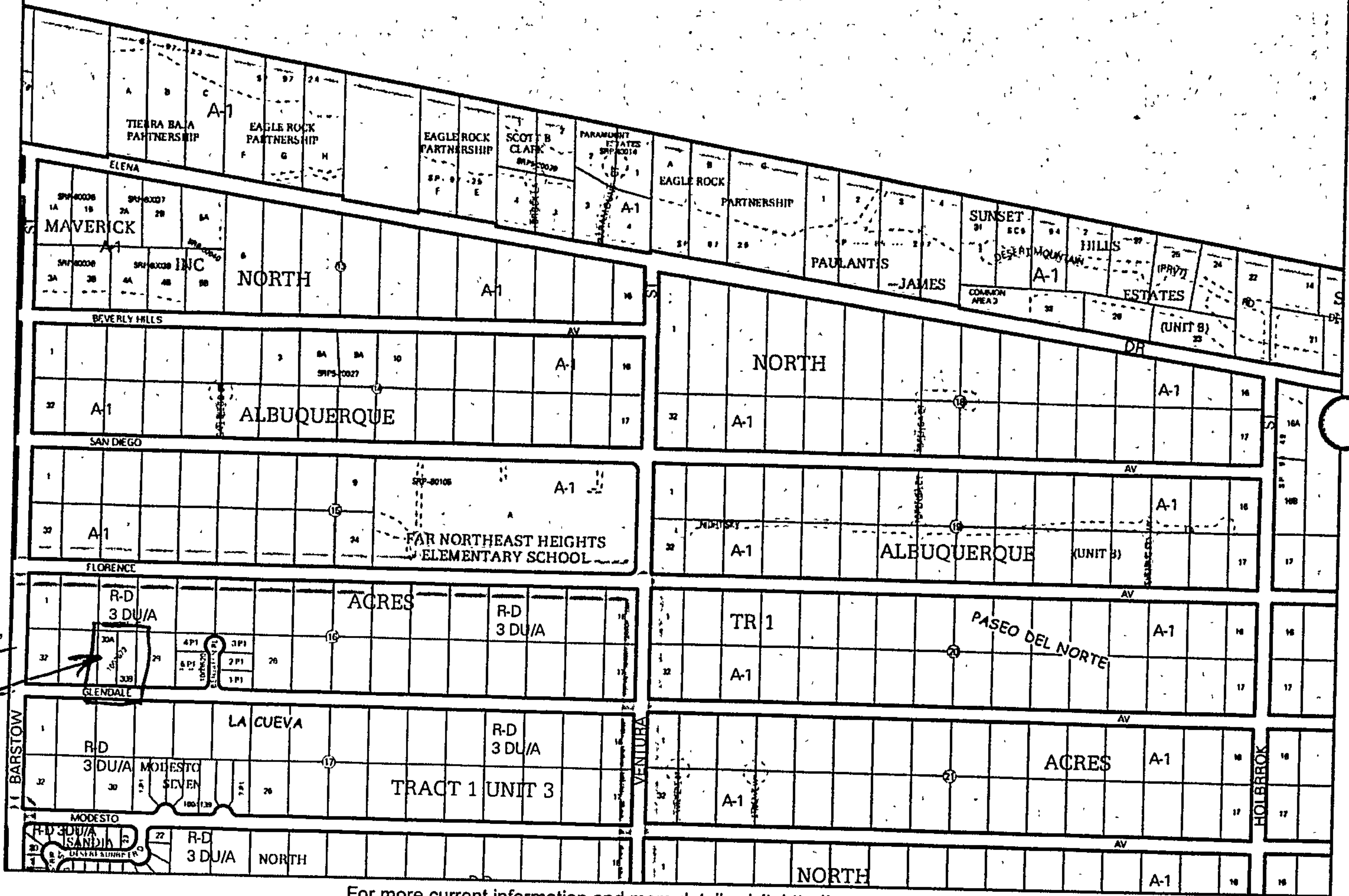
Application case numbers
13 - DRB-70768

[Signature] 11-18-13
Planner signature / date
Project # 1007672

TRAMWAY

RD

SANDIA TRIBAL LANDS



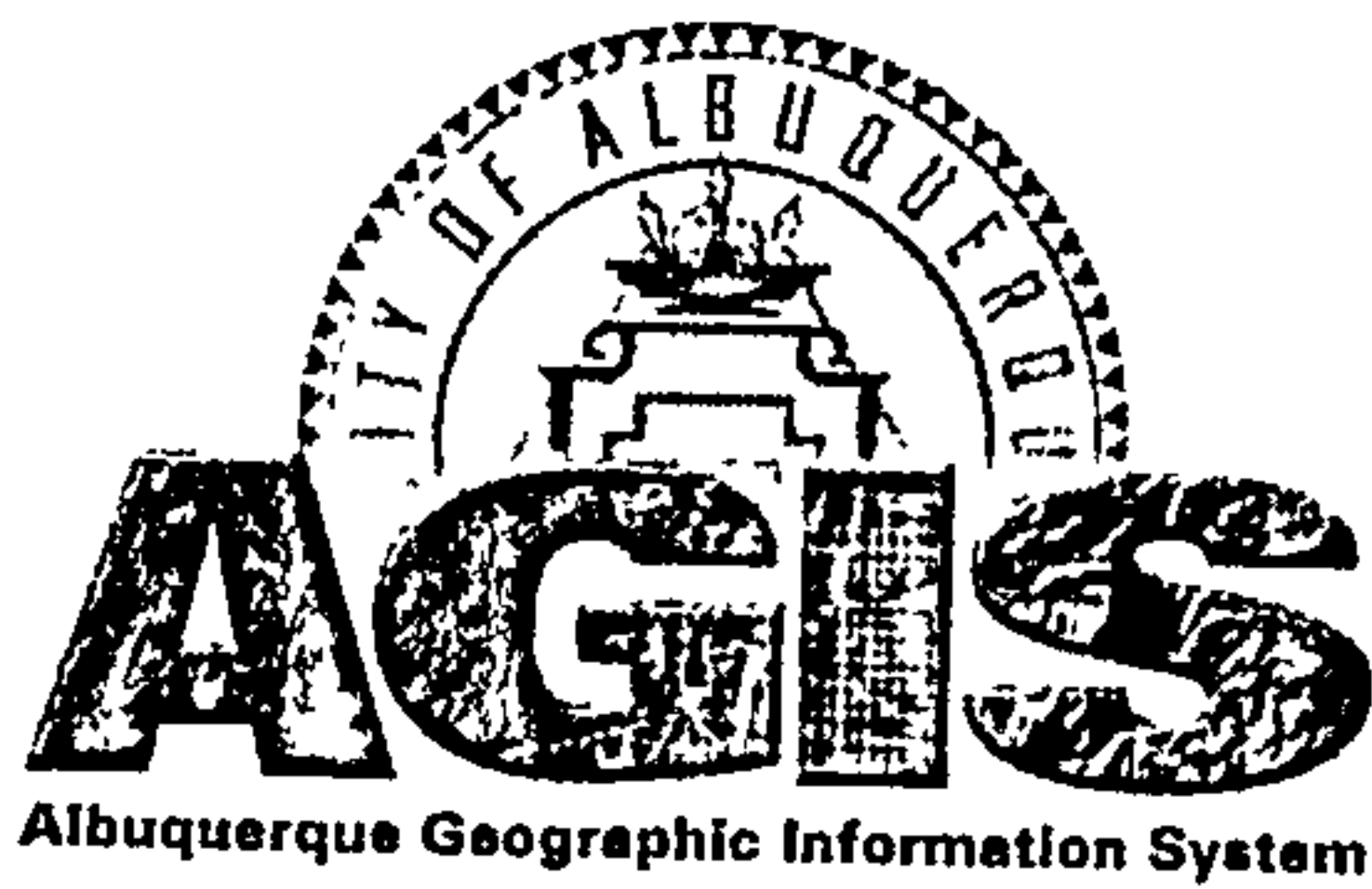
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

B-20-Z

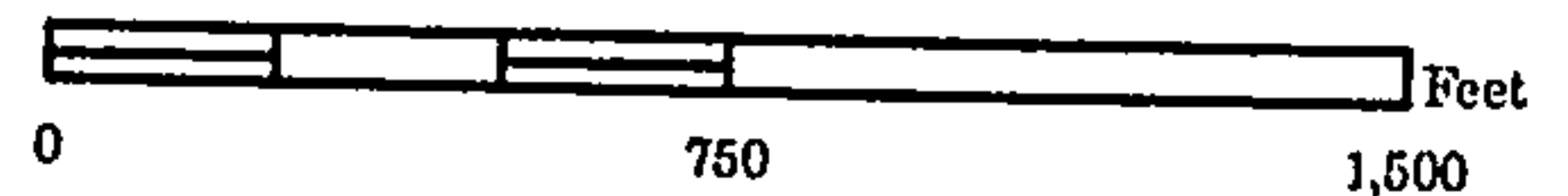
Selected Symbols

- 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



Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits



MASTER HOMECRAFTERS, INC.

CUSTOM HOME BUILDERS
5924 Anaheim Ave. NE Suite B
Albuquerque NM 87113
(505) 828-2188 Office
(505) 507-1921 Cell

City of Albuquerque
Planning Department
Development Review Board

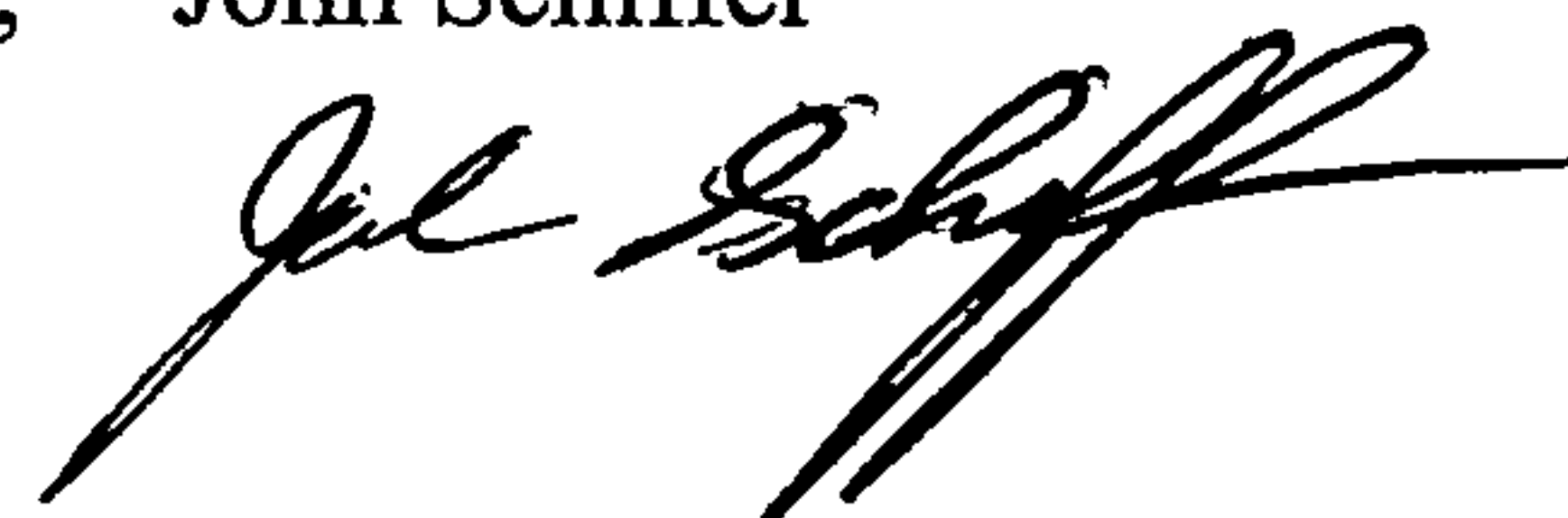
November 18, 2013

To the Planning Department,

We need to request another extension to the SIA for Lots 30A and B ,Block 16 ,Tract 1 North Albuquerque Acres. The original project # was 1007672. This is for future storm sewer and paving. There also is a sidewalk deferral for this project. The lots are located on the north side of Glendale between Barstow and Ventura NE.

Thank- you for your attention to this request. Sincerely, John Schiffer

If you have any questions, please call me at 507-1921



ORIGINAL

INFRASTRUCTURE LIST

(Rev. 6-20-08)
EXHIBIT "A"

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

PLAT OF LOT 30-A & 30-B, BLK. 16, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30...BLK. 16, TR. 1, UNIT 3, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Site Plan Approved: **7-8-09**
Date Preliminary Plat Approved: **7-8-09**
Date Preliminary Plat Expires: **7-8-10**

DRB Project No.: **100 7672**
DRB Application No.: **09DRB#0 222**
08/10/09
02/08/09

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 apparatus 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 guarantees. Likewise, if the DRC Chair determines that apparatus 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 the developer. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction 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.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification
DRC #	DRC #						Private P.E. City Const Engineer
		4' W	SIDEWALK, PCC, 4" THICK * Δ	GLENDALE AVE.	FRONTAGE (SW CORNER) Δ Lot 30-A	SE CORNER Δ Lot 30-A	1
		STD	STD CURB/GUTTER	GLENDALE	FRONTAGE (SW CORNER) Δ Lot 30-A	SE CORNER Δ Lot 30-B	1
		72" DIA.	RCP STORM SEWER Δ (82.5 FB)	GLENDALE	FRONTAGE (SW CORNER) Δ Lot 30-B	SE CORNER Δ Lot 30-B	1
		4" THICK 24" W	RESIDENTIAL PMNT., 24" WIDE	GLENDALE	FRONTAGE (SW CORNER) Δ Lot 30-A	SE CORNER Δ Lot 30-B	1
		4' wide Δ	Sidewalk Δ * Δ	Glendale Δ	SW Corner Δ Lot 30-B	SE Corner Δ Lot 30-B	1
							1
							1
							1
							1
							1
							1
							1

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cert Engineer
							1	1
							1	1
							1	1

NOTES
If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street Rights per City requirements.

1 *Deferred A

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Clark
NAME (print)

Philip Clark
DRB CHAIR - date 2-8-09

Christina Sanderson
PARKS & RECREATION - date 7/8/09 11/30/11

Clark Consulting Engineers
FIRM

Clark Consulting Engineers
TRANSPORTATION DEVELOPMENT - date 11-30-11 07/08/09

AMAFCA - date

Philip Clark
SIGNATURE - date 0/30/09

Philip Clark
UTILITY DEVELOPMENT - date 11/30/11 7/8/09

- date

Bradley J. Bingham
CITY ENGINEER - date 7/8/09

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER
A	08/10/09	<i>Philip Clark</i>	<i>Public Works</i>	<i>Philip Clark</i>
A	09/08/09	<i>Philip Clark</i>	<i>Public Works</i>	<i>Philip Clark</i>

ROAD/PAVING

Procedure "B"

PROJECT NO. 770383

This Agreement made this 3rd day of January, 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:)

MASTER HOMELANDERS INC. AND HITCHCOCK PROPERTIES LLC ("Subdivider"), whose address is

5924 ANAHEIM AVE NE SUITE B ALBUQUERQUE NM 87113

and whose telephone number is 505-507-1921 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

The infrastructure obligation on this project shall be joint and several to both Subdividers referenced above.

WHEREAS, the City and the Subdivider entered into an Agreement on the 11th day of December 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 12-17-2009, at Book Misc. N/A, pages 1 through 8, Document No. 200913687 ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 1st day of December 2011; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, Document No. _____ records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, Document No. _____ records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

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

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2012002499

01/11/2012 09 45 AM Page 1 of 5
AGRE R \$25 00 M Toulouse Oliver, Bernalillo County



forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 1st day of December, 2013

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION</u>
<u>DATE</u>	

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: municipal Lien
Amount: \$ 33,839.74
Name of Financial Institution or Surety providing Guaranty: City of Albuquerque
Date City first able to call Guaranty (Construction Completion Deadline): December 1, 2013
If Guaranty other than a Bond, last day City able to call Guaranty is: February 1, 2014
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

SUBDIVIDER: MASTER HOMECRAFTERS INC. AND HUTCHINSON PROPERTIES LLC, CITY OF ALBUQUERQUE:

Joe Pelff PRESIDENT/OWNER FOR MASTER HOMECRAFTERS INC.
x John K Hutchins MANAGING MEMBER OF
By [signature]: _____ By: HUTCHINSON PROPERTIES LLC.

Name (print): _____

RICHARD DOHNE, City

Engineer

Title: _____

Dated: 1-3-12

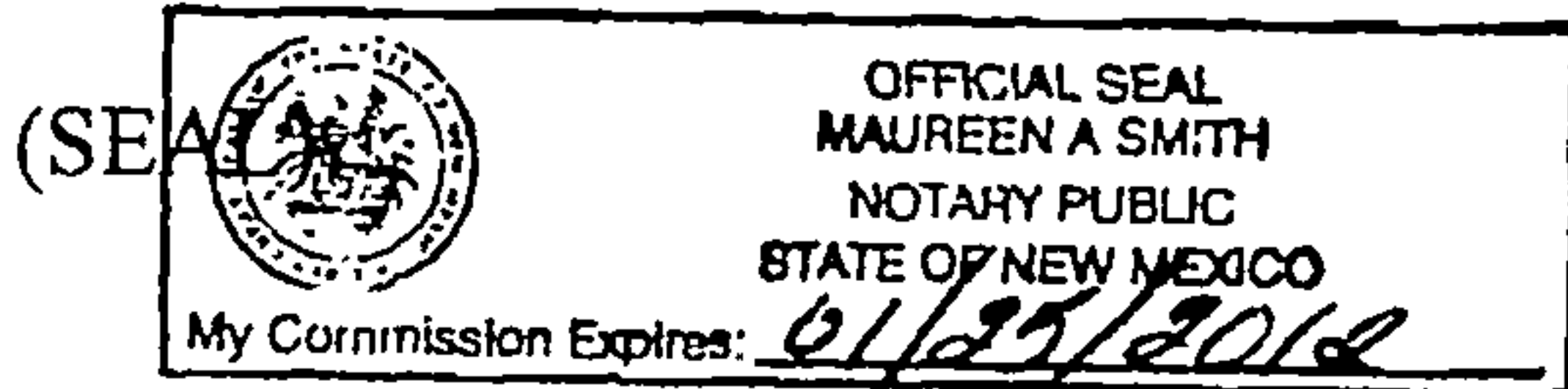
by 12/30/11

Dated: _____

12-28-2011

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

This instrument was acknowledged before me on this 30th day of
NOVEMBER, 2011 by [name of person:]
Jed Gilfer PRESIDENT OF MASTER HOMECRAFTER INC., [title or capacity, for instance,
"President" or "Owner"] AND x Anna K. Hutchison MANAGING MEMBER
of [Subdivider:] H HUTCHINSON PROPERTIES
LLC.
MASTER HOMECRAFTERS INC. AND HUTCHINSON PROPERTIES LLC.



Maureen A. Smith
Notary Public

My Commission Expires:
01/25/2012

CITY'S NOTARY

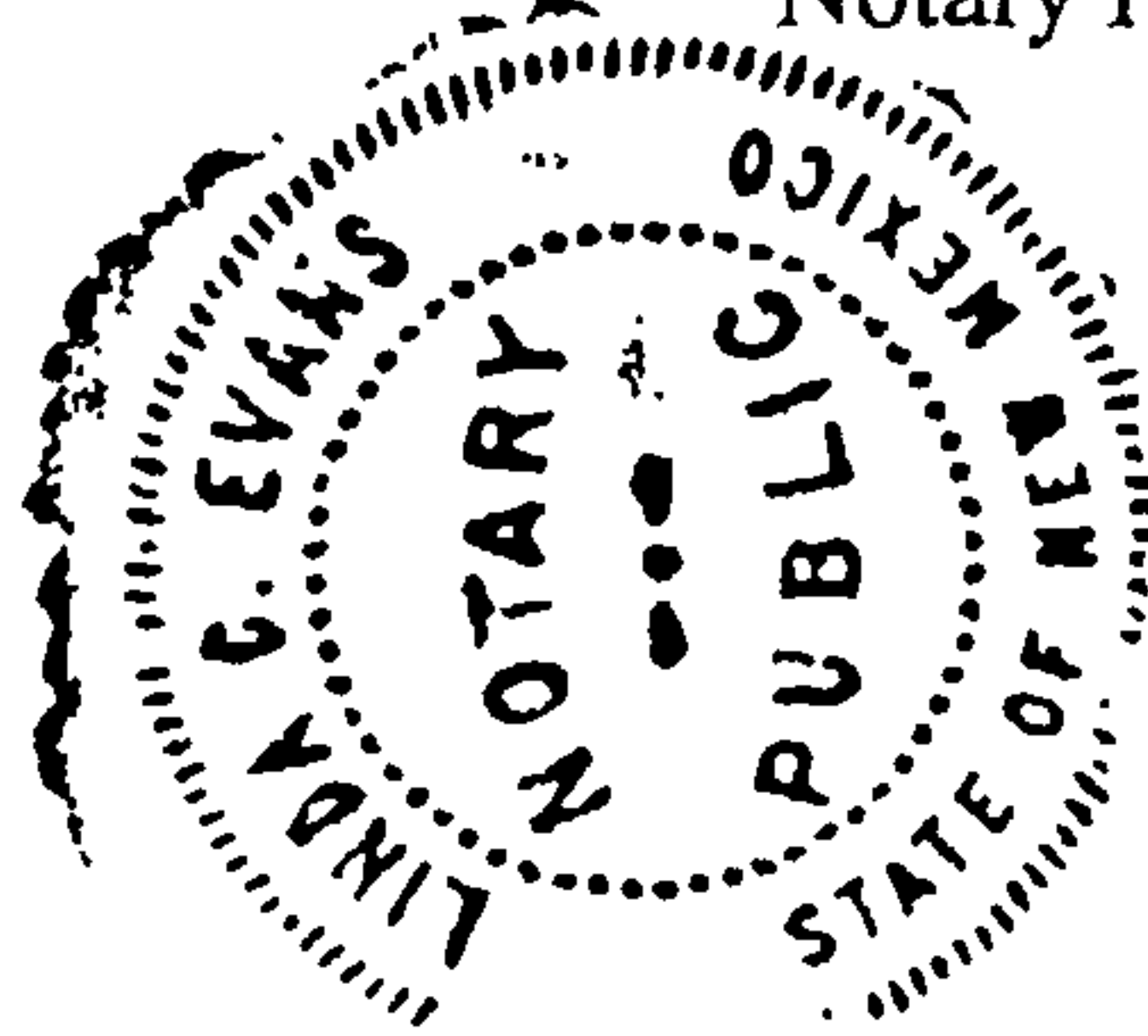
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 3RD day of
January,
2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal
corporation, on behalf of said corporation.

(SEAL)

My Commission Expires: 10-07-12

Linda Evans
Notary Public





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2011

Project# 1007672

11DRB-70331 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

JOHN SCHIFFER/MASTER HOMECRAFTERS INC. agent(s) for JOHN SCHIFFER/MASTER HOMECRAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30 A & B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE EAST OF BARSTOW (B-20)

At the November 30, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 8, 2011, 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: John Schiffer/Master Homecrafters Inc. – 5924 Anaheim Ave NE Ste B –
Albuquerque, NM 87113
Marilyn Maldonado
file

AMENDED CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT:

LOT 30 BLOCK 16 TRACT 1 UNIT 3 NAA

SUBDIVIDER:

MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC.

CITY PROJECT NO.:

770383

This Amended Claim and Notice of Lien is filed to extend the construction completion deadline for the Claim and Notice of Lien ("City Lien") dated December 15, 2009 between the City of Albuquerque ("City") and MASTER HOMECRAFTERS INC. + HUTCHISON PROPERTIES LLC. (name of owner and/or subdivider) as owner filed of record in Bernalillo County, New Mexico on December 17, 2009 as Document No. 2009134888. The City continues to claim a 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): LOT 30 A AND 30 B BLK 16 TR 1 UNIT 3 NAA, BERNALILLO COUNTY ALBUQUERQUE NEW MEXICO, said Improvements being more particularly described in that certain **Subdivision Improvements Agreement** ("Agreement") between the City and (name of owner and/or subdivider) MASTER HOMECRAFTERS INC. + HUTCHISON PROPERTIES LLC., and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book December 17, 2009, at page _____, on December 17, 2009, as Document No. 2009136887, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the 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:

MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC.

ADDRESS OF OWNER:

3924 ANAHEIM AVE NE SUITE 23
ALBUQUERQUE NM 87113

LEGAL DESCRIPTION:

LOT 30 A AND 30 B BLK 16 TR 1 UNIT 3 NORTH ALBUQUERQUE ACRES
BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO.

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2009C, at page 0182, on DECEMBER

Doc# 2012002500

01/11/2012 09:45 AM Page 1 of 2
LIEN R. \$25 00 M Toulouse Oliver, Bernalillo County



FORMER LEGAL DESCRIPTION:

Lot 30 Blk 16 Tract 1 Unit 3
NORTH ALBUQUERQUE ACRES ALBUQUERQUE, BERNALILLO CO., NEW MEXICO

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 20, at page 353, on Sept 10, 1931, 20 , as Document No. .

AMOUNT: \$ 33,839.74, 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.

PERIOD OF TIME COVERED: Expiration of construction completion deadline DECEMBER 1ST 2013. 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 4th day of January, 2012.

Amy B. Bailey
Amy B. Bailey, City Clerk
City of Albuquerque
Bernalillo County, New Mexico

APPROVED:

Richard Dourte
Richard Dourte, City Engineer

12/30/11

Date: 1-3-12

12-28-2011

STATE OF NEW MEXICO)

)ss

COUNTY OF BERNALILLO)

On this the 4th day of January, 2012, before me appeared Amy B. Bailey to me personally known, who being by me duly sworn or affirmed did say that she is the 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.

OFFICIAL SEAL
JEANETTE R. LOVATO
NOTARY PUBLIC
STATE OF NEW MEXICO
1/4/2012

Jeanette Lovato

Receipt: 0329680

*** REPRINT *** REPRINT **** REPRINT

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	4
	Document #2012002498	
	# Of Entries	0
	In Person/Interested	false
	Person	
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2012002499	
	# Of Entries	0
	In Person/Interested	false
	Person	
LIEN	Lien	\$25.00
	# Pages	2
	Document #2012002500	
	# Of Entries	0
	In Person/Interested	false
	Person	
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2012002501	
	# Of Entries	0
	In Person/Interested	false
	Person	
LIEN	Lien	\$25.00
	# Pages	2
	Document #2012002502	
	# Of Entries	0
	In Person/Interested	false
	Person	

Total \$125.00

Tender (Check) \$125.00

Check# 019505

Paid By master homecrafters inc

*** REPRINT *** REPRINT **** REPRINT

Thank You!

Vertical text on the right margin, possibly a stamp or reference code.

December 4, 2013

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
							/	/	/		
							/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 * Deferred ▲

2

3

AGENT / OWNER

Philip Clark
NAME (print)

Clark Consulting Engineers
FIRM

Philip Clark
SIGNATURE - date 6/30/09

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John Clark
11-30-11
DRB CHAIR - date 2-8-09

Christina Sandoval
7/8/09 11/30/11
PARKS & RECREATION - date

WLS
11-30-11
TRANSPORTATION DEVELOPMENT - date 07/08/09

Bradley D. Bingham
11/30/11
UTILITY DEVELOPMENT - date 7/8/09

Bradley D. Bingham
11-30-11
CITY ENGINEER - date 7/8/09

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
▲	08/10/09	<i>John Clark</i>	<i>WLS + Brad Bingham</i>	<i>Philip Clark</i>
▲	09/08/09	<i>Woodell</i>	<i>WLS + Brad Bingham</i>	<i>Philip Clark</i>

PAVING
23⁰⁰

PAVING

No. of Lots:
Nearest Major Streets

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of December, 2009, 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 MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC,

("Subdividers"); a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] general partnership, whose address is 5924 ANTHEM AVE NE ALBUQU NM 87113 and whose telephone number is 505 507-1921, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. THE INFRASTRUCTURE OBLIGATION ON THIS PROJECT SHALL BE JOINT AND SEVERAL TO BOTH SUBDIVIDERS REFERENCED ABOVE.

1/109
JK
JS

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOT 30 BUK 16 TRACT UNIT 3 NAA ALBU BERNALILLO CO., recorded on SEPT 10 1931 in the records of the Bernalillo County Clerk at Book 80, pages 353 through 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:] MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC, ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LOT 30 AND 30B BUK 16 TRACT UNIT 3 NAA ALBU BERNALILLO CO. NM describing Subdivider's Property.

As a result of the development of the 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of December, 2011 ("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. 770383.

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 Subdivision Ordinance 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 Development Review Board (DRB), unless

Doc# 2009136887

12/17/2009 02:55 PM Page: 1 of 8
AGRE R:\$23.00 M. Toulouse Oliver, Bernalillo County

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance 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. 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, 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. 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 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:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City- estimate. approved (Figure 7)</u>

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

4. 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 TELEMETRICS OF NM, and construction surveying of the private Improvements shall be performed by TELEMETRICS OF NM. 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 CLARK CONSULTING ENGINEERS, and inspection of the private Improvements shall be performed by CLARK CONSULTING ENGINEERS, 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 EARTHWORKS ENGINEERING, and field testing of the private Improvements shall be performed by EARTHWORKS ENGINEERING, both 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 therefor.

5. 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 Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following AFinancial Guaranty:≡

Type of Financial Guaranty: MUNICIPAL LIEN
 Amount: \$ 33,839.74 Name of Financial Institution or Surety
 providing Guaranty: CITY OF ALBUQUERQUE
 Date City first able to call Guaranty: DECEMBER 15th 2011
 [Construction Completion Deadline]: DECEMBER 15th 2011
 If Guaranty other than a Bond, last day City able to call Guaranty is:
FEBRUARY 15th 2012
 Additional information:

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

7. 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 Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. 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.

9. 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 Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee 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 Subdivision Ordinance.

(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.

10. 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 defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent 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; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

18. 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.

19. 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.

20. 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.

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

Figure 12 - Page 5

07/02

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

SUBDIVIDERS

CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name: JOHN SCHIFFER
Title: PRESIDENT - MASTER HOMELANDERS INC
Dated: 11/25/09

Bradley L. Bingham 12/11/09
City Engineer
Dated: 12/11/09

[Signature]
TITLE MANAGER / MEMBER HUTCHISON PROPERTIES LLC

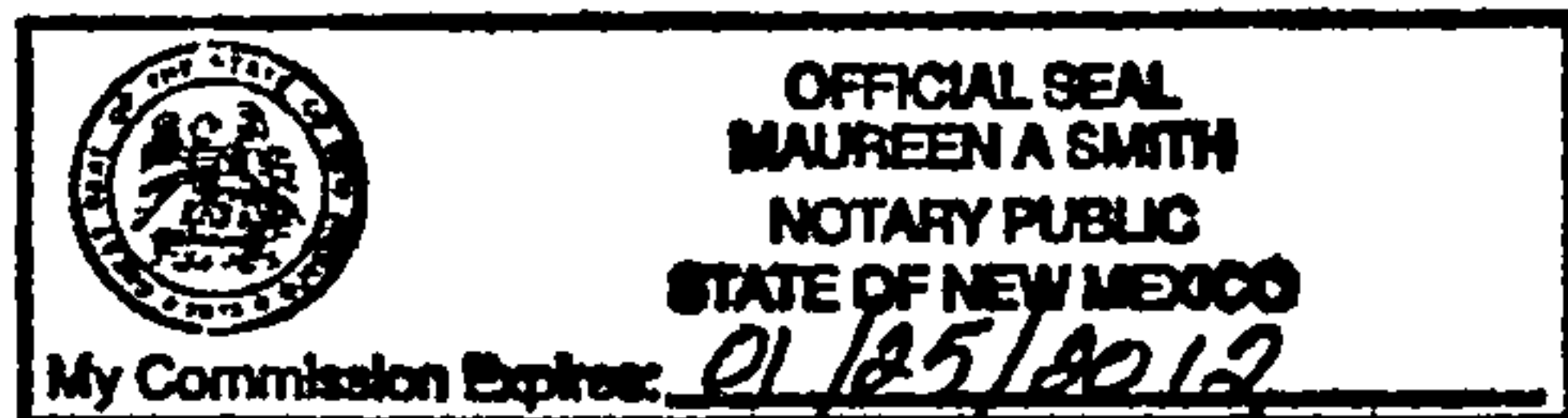
12-8-09

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 25th day of NOVEMBER, 2009 by [name of persons] [Signature] / [Signature] [title or capacity, for instance, "President" or "Owner":] PRESIDENT / MANAGER-MEMBER of [Subdividers] MASTER HOMELANDERS INC / AND HUTCHISON PROPERTIES LLC.

My Commission Expires: 01/25/2012



Notary Public
Maureen A. Smith

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 11th day of December, 2009 by Bradley Bingham for the City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 10-07-12

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Project Number: _____

Date Submitted: 8/23/09

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-28-08)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7-8-09

Date Preliminary Plat Expires: 7-8-10

DRB Project No.: 100 7672

DRB Application No.: 09DRB-00 222

08/10/09

09/08/09

PLAT OF LOT 30-A & 30-B, BLK. 18, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30...BLK. 18, TR. 1, UNIT 3, NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 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.


Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
5/W 770383		4' W 6" W	SIDEWALK, FCC, 4" THCK * Δ	LENDALE AVE.	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Lot 30-A Δ	1	1	1
770383		STD	STD CURB/GUTTER	LENDALE	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Δ Lot 30-B	1	1	1
770384		72" DIA.	RCP STORM SEWER Δ (32.5 ft)	LENDALE	FRONTAGE (SW COR) Lot 30-B Δ	SE CORNER Δ (Lot 30-B)	1	1	1
770384		4" THICK 24" W	RESIDENTIAL PVMT, 24" WIDE	LENDALE	FRONTAGE (SW COR) Lot 30-A	SE CORNER Lot 30-B	1	1	1
5/W 770383		4' wide Δ	Sidewalk Δ * Δ	Glendale Δ	SW Corner Lot 30-B Δ	SE Corner Lot 30-B Δ	1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRG #	Constructed Under DRG #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 * Deferred 
- 2
- 3


AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Clark
NAME (print)


 7-8-09
DRB CHAIR - date

Christina Santoral 7/8/09
PARKS & RECREATION - date

Clark Consulting Engineers
FIRM

 07/08/09
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 6/30/09
SIGNATURE - date


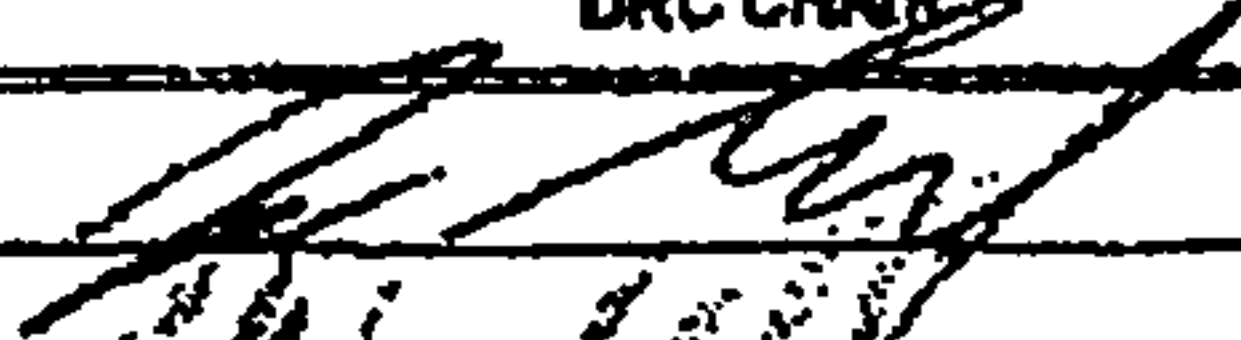
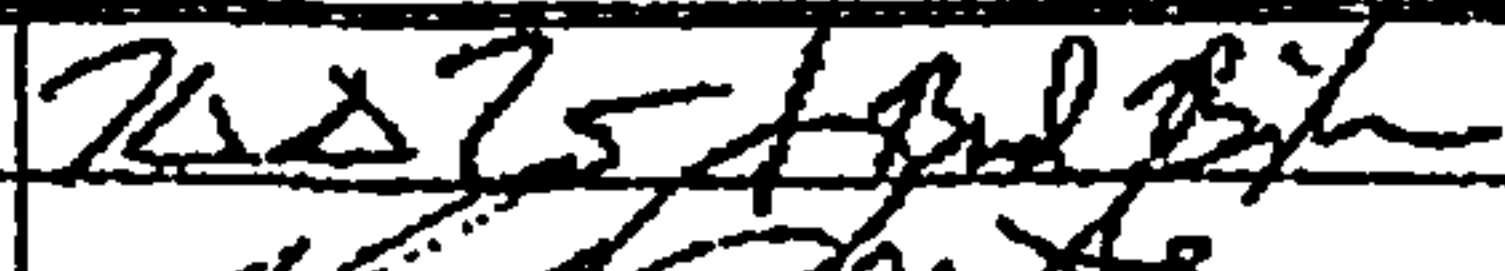
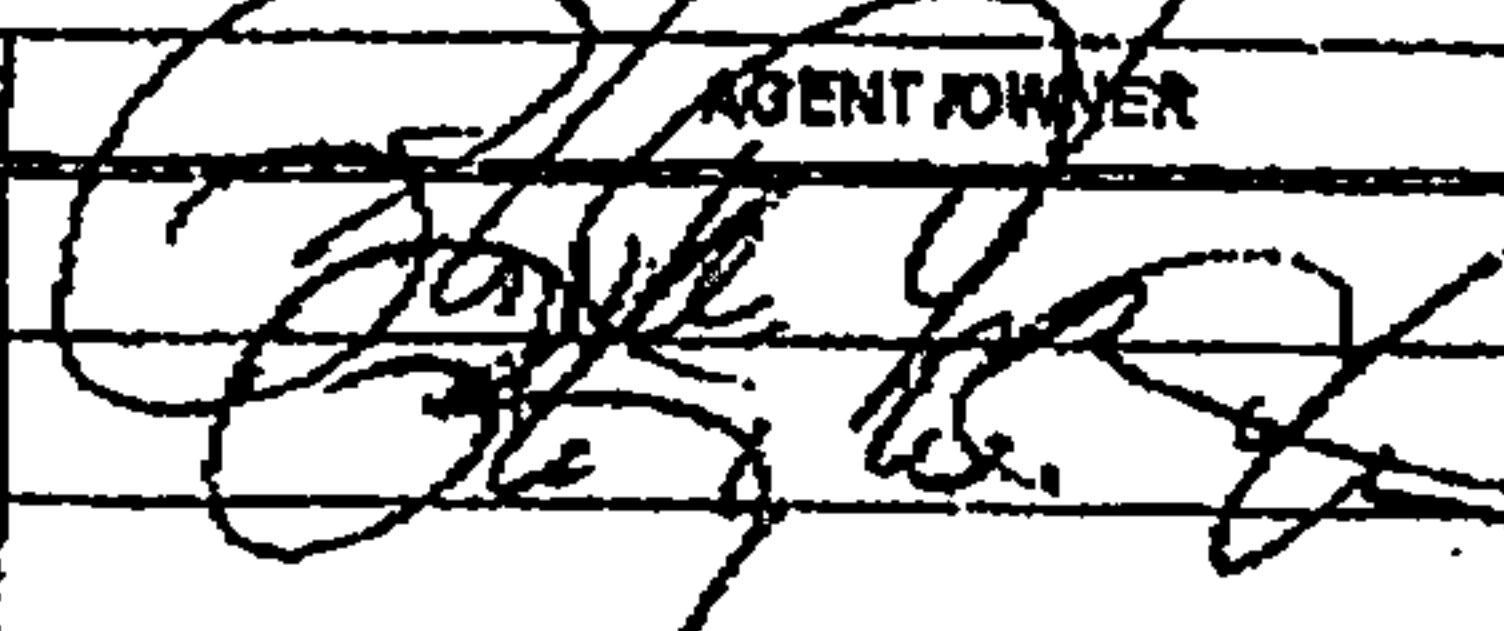

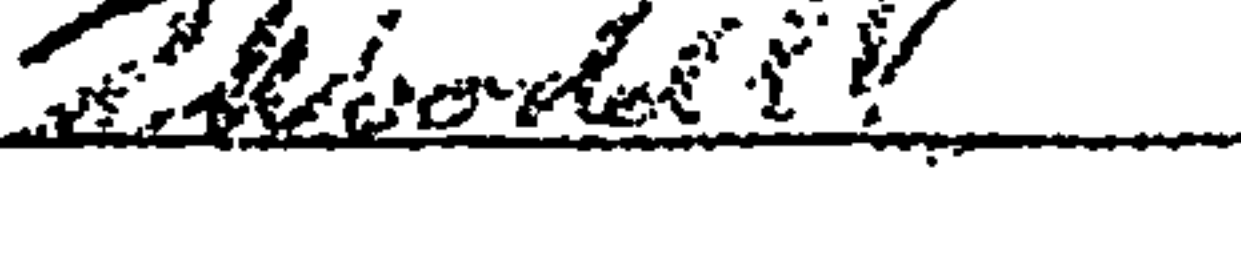

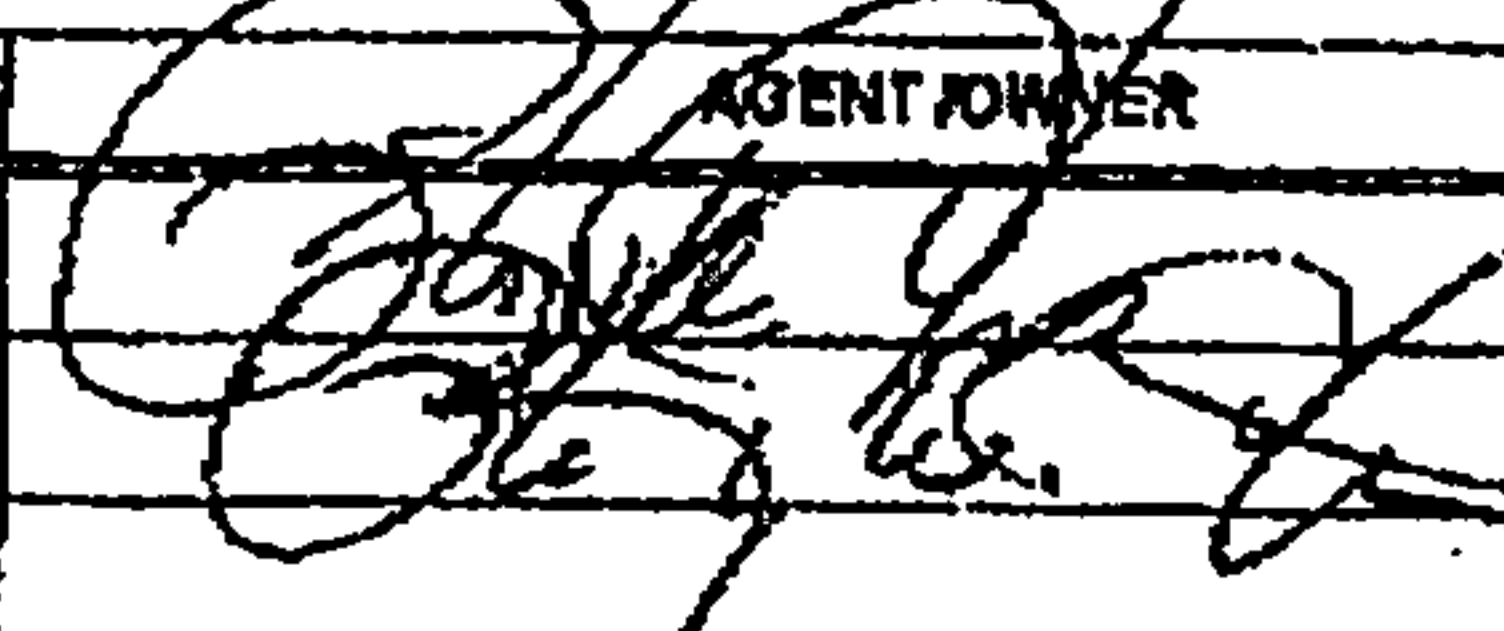
 7/8/09
UTILITY DEVELOPMENT - date

- date

Bradley J. Brighton 7/8/09
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT / OWNER
	08/10/09			
	09/08/09			

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Lot 30, Block 16, Tr 1, Unit 3, NAA
SUBDIVIDER: Master Homecrafters INC. and Hutchison Properties LLC
CITY PROJECT NO.: 770383

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) Lot 30A and 30B BK 16, Tract 1 Unit 3 NAA, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Master Homecrafters INC. and Hutchison Properties LLC and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended 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: Master Homecrafters INC. and Hutchison Properties LLC

ADDRESS OF OWNER: 5924 Anaheim Ave NE Albuquerque NM 87113

LEGAL DESCRIPTION: Lot 30A and 30B BK 16 Tract 1 Unit 3 North Albuquerque Acres, Bernalillo County, Albuquerque NM

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____.

FORMER LEGAL DESCRIPTION: Lot 30 BK 16, Tr 1, Unit 3 North Albuquerque Acres, Bernalillo County, Albuquerque NM.

Doc# 2009136888

12/17/2009 02:55 PM Page: 1 of 2
LIEN R:\$11.00 M. Toulouse Oliver, Bernalillo County



PAVING

FINANCIAL GUARANTY AMOUNT

09/03/2009

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 770383, Lot 30, Blk 16, Tr 1, Unit 3, NAA. Phase/Unit #: 1, Re

Requested By: Philip Clark, P.E.

Approved estimate amount:		\$18,746.54
Contingency Amount:	20.00%	\$3,749.31
Subtotal:		\$22,495.85
NMGRT	6.875%	\$1,546.59
Subtotal:		\$24,042.44
Engineering Fee	6.60%	\$1,586.80
Testing Fee	6.00%	\$1,442.55
Subtotal:		\$27,071.79
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$33,839.74</u>

APPROVAL:

DATE:

S. Woodall

11-16-09

Notes: **B-1;** 20% contingency, plans and final eng est not approved, street lights per city requirements prior to release of FG.

STORM SEWER

100772

STORM SEWER

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of December, 2009, 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 MASTER HOMECRAFTERS INC. AND HUTCHINSON PROPERTIES LLC. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] TENANTS IN COMMON, whose address is 5924 ANNEVILLE NE ALBUQUERQUE 87113 and whose telephone number is 505 507-1921, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. THE INFRASTRUCTURE OBLIGATION ON THIS PROJECT SHALL BE JOINT AND SEVERAL TO BOTH SUBDIVIDERS REFERENCED ABOVE.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOT 30 BULK TRACT UNIT 3 NAA ALBUQUERQUE CO., recorded on SEP 10 1931 in the records of the Bernalillo County Clerk at Book 80, pages 353 through (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:] MASTER HOMECRAFTERS INC. AND HUTCHINSON PROPERTIES LLC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LOT 30 AND 30B BULK TRACT UNIT 3 NAA ALBUQUERQUE BERNALILLO CO. N.M. describing Subdivider's Property.

As a result of the development of the 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of December, 2011 ("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. 770384.

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 Subdivision Ordinance 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 Development Review Board (DRB), unless

Doc# 2009136885

12/17/2009 02:55 PM Page: 1 of 8
AGRE R:\$23.00 M. Toulouse Oliver, Bernalillo County



the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance 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. 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, 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. 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 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:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City- estimate. approved (Figure 7)</u>

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

4. 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 TELEMETRICS OF NM, and construction surveying of the private Improvements shall be performed by TELEMETRICS OF NM. 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 CLARK CONSULTING ENGINEERS, and inspection of the private Improvements shall be performed by CLARK CONSULTING ENGINEERS, 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 EARTHWORKS ENGINEERING, and field testing of the private Improvements shall be performed by EARTHWORKS ENGINEERING, both 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 therefor.

5. 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 Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following AFinancial Guaranty:≡

Type of Financial Guaranty: MUNICIPAL LIEN
Amount: \$ 44,826.38 Name of Financial Institution or Surety
providing Guaranty: CITY OF ALBUQUERQUE
Date City first able to call Guaranty: DECEMBER 1ST 2011
[Construction Completion Deadline]: DECEMBER 1ST 20 11
If Guaranty other than a Bond, last day City able to call Guaranty is:
FEBRUARY 1ST, 20 12
Additional information:

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

7. 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 Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. 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.

9. 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 Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee 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 Subdivision Ordinance.

(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.

10. 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 defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent 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; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

18. 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.

19. 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.

20. 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.

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

Figure 12 - Page 5

07/02

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

SUBDIVIDERS

CITY OF ALBUQUERQUE

By [Signature]: [Signature]

Bradley J. Bingham 12/11/09
for City Engineer

Name: JOHN SCHIFFER
Title: PRESIDENT - MASTER HANDCRAFTERS INC

Dated: 12/11/09

Dated: 11/25/09

Signature: [Signature]
TITLE: MANAGER/MEMBER HUTCHINSON PROPERTIES LLC

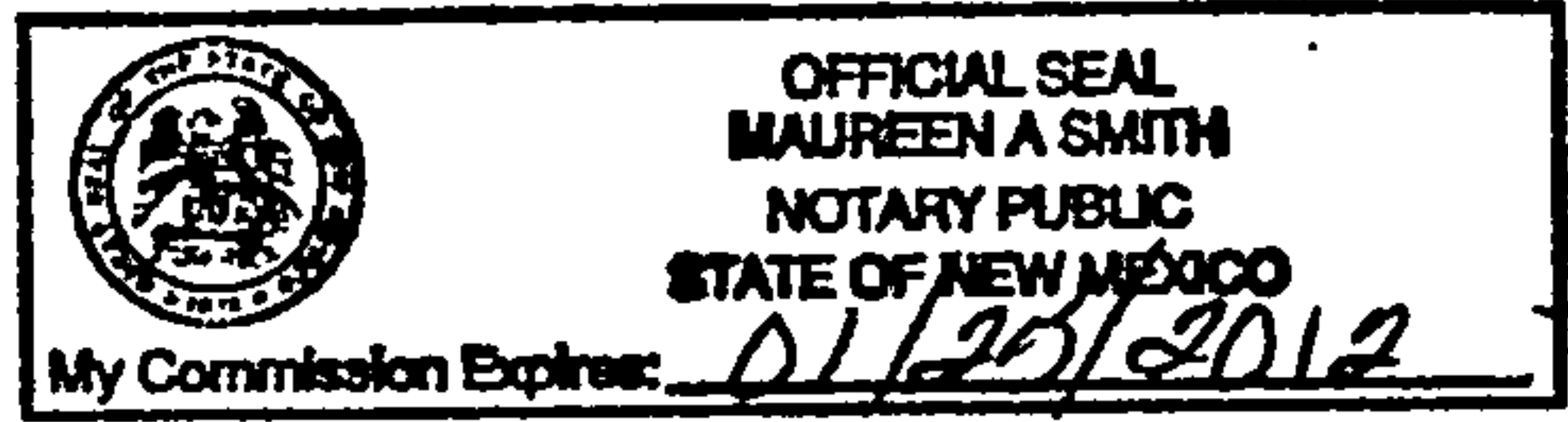
12-8-09

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 25th day of NOVEMBER, 2009 by [name of persons] [Signature] / [Signature] [title or capacity, for instance, "President" of "Owner":] PRESIDENT / MANAGER-MEMBER of [Subdividers] MASTER HANDCRAFTERS INC / HUTCHINSON PROPERTIES LLC.

My Commission Expires: 01/25/2012



Notary Public
Maureen A. Smith

CITY'S NOTARY

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

This instrument was acknowledged before me on 11th day of December, 2009 by Bradley J. Bingham for City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 10-07-12

[Signature]
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Project Number: _____

ORIGINAL

INFRASTRUCTURE LIST
 (Max. 3 pages)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT'S AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PLAT OF LOT 30-A & 30-B, BLK. 18, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30... BLK. 18, TR. 1, UNIT 3, NMA
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 SA process and/or in the review of the construction drawings, if the DRG Chair determines that appurtenant items and/or easement items have not been included in the Infrastructure Listing, the DRG Chair may include those items in the listing and related financial guarantees. Likewise, if the DRG Chair determines that appurtenant or non-easement items can be deleted from the listing, those items may be deleted from the listing. All such revisions require approval by the DRG Chair, the User Department and sign-off/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 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.

Planned/ly Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification
<input type="checkbox"/>	<input type="checkbox"/>	4' wide	SIDEWALK, PCC, 4" THICK * Δ	GLENDALE AVE.	FRONTAGE (SE corner) Δ Lot 30-A	SE CORNER Lot 30-A Δ	Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>	STD	STD CURB/CUTTER	GLENDALE	FRONTAGE (SE corner) Δ Lot 30-A	SE CORNER Lot 30-B Δ	Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>	72" DIA.	RGP STORAGE SEWER Δ (82.5 FB)	GLENDALE	FRONTAGE (SE corner) Δ Lot 30-B	SE CORNER (Lot 30-B) Δ	Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>	4" THICK 24" W	RESIDENTIAL PAVT. SAWBONE	GLENDALE	FRONTAGE (SE corner) Δ Lot 30-A	SE CORNER Lot 30-B	Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>	4' wide Δ	Sidewalk Δ * Δ	Glendale Δ	SE Corner Δ Lot 30-B	SE Corner Lot 30-B	Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>						Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>						Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>						Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>						Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>						Private P.E. City Onsite Engineer
<input type="checkbox"/>	<input type="checkbox"/>						Private P.E. City Onsite Engineer

Date Submitted: 08/25/09
 Date SA Plan Approved: 7-8-09
 Date Preliminary Plat Approved: 7-8-09
 Date Preliminary Plat Expires: 7-8-10
 DRB Project No.: 100 7572
 DRB Application No.: 000RB-00 222
 Δ 08/10/09
 Δ 08/09/09

The items listed below are on the CIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department's required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Const Engineer
							1	1
							1	1
							1	1

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 *Deferred A

2

3

AGENT / OWNER

Phillip Clark
NAME (print)

Clark Consulting Engineers
FIRM

Phillip Clark
SIGNATURE - date 6/30/09

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Patricia 7-8-09
TRANSPORTATION DEVELOPMENT - date 07/08/09

PARKS & RECREATION - date

AMAFCA - date

Bradley J. Bingham 7/8/09
UTILITY DEVELOPMENT - date 7/8/09

CITY ENGINEER - date

-date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	08/10/09	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
A	09/08/09	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

STORM SEWER

FINANCIAL GUARANTY AMOUNT

11/16/2009

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 77038 Lot 30, Blk 16, Tr 1, Unit 3, NAA, Phase/Unit #: 1, Re'

Requested By: Phillip Clark, P.E.

Approved estimate amount:		\$26,381.20
Contingency Amount:	15.00%	\$3,957.18
Subtotal:		\$30,338.38
NMGRT	6.875%	\$2,085.76
Subtotal:		\$32,424.14
Engineering Fee	6.60%	\$2,139.99
Testing Fee	4.00%	\$1,296.97
Subtotal:		\$35,861.10
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$44,826.38

APPROVAL:

DATE:

Woodell

11-16-09

Notes: B-2: Storm Drain Improvements, 15% Contingency, Plans and Final Eng Est have not been approved.

CLAIM AND NOTICE OF LIEN


TITLE OF PROJECT: Lot 30, Block 16, Tr 1, Unit 3, NAA
SUBDIVIDER: Master Homecrafters INC. and Hutchison Properties LLC
CITY PROJECT NO.: 770384

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) Lot 30 A and 30 B, Blk 16, Tract 1, Unit 3 North Albuquerque Acres, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Master Homecrafters INC. and Hutchison Properties LLC and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended 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: Master Homecrafters INC and Hutchison Properties LLC

ADDRESS OF OWNER: 5924 Anaheim Ave. NE ALBUQU. NM 87113

LEGAL DESCRIPTION: Lot 30 A and 30 B, Blk 16, Tract 1, Unit 3 North Albuquerque Acres, Bernalillo County, Albuquerque, NM.

Doc# 2009136886
12/17/2009 02:55 PM Page: 1 of 2
LIEN R:\$11.00 M. Toulouse Oliver, Bernalillo County


RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____.

FORMER LEGAL DESCRIPTION: Lot 30, Blk 16, Tract 1, Unit 3 North Albuquerque Acres, Bernalillo County, ALBUQU. NM

1700
SIDEWALK

No. of Lots: 1
Nearest Major Streets
BARSTON NE.

FIGURE 19
SIDEWALK DEFERRAL
AGREEMENT
PROJECT NO. 770383

THIS AGREEMENT is made this 11th day of December, 2009, 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 MASTER HOMEOWNERS INC. + HUNTERMAN PROPERTIES LLC, ("Developer"), whose address is 5924 ANTHONY AVE NE ALBUQ NM 87113 and whose telephone number is (505) 507-4921, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.):

JB AS
11/09

JOINT VENTURE/TENANTS IN COMMON, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. The infrastructure obligation of this project shall be joint and several to both subdividers referenced above.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) LOT 30 BLK 16 TR. 1 UNIT 3 NAA ALBUQ BERNALILLO CO. NM (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) FINAL plat, to be identified as (state name of plat: LOT 30 A AND 30 B BLK 16 TR. 1 UNIT 3 NAA ALBUQ BERNALILLO CO. NM; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer 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 Developer 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 Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer 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. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by DECEMBER 1ST, 2011 ("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 Developer may request an extension from the Project 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 Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the



Developer 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. Developer will provide a financial guaranty in an amount of not less than 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 Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: CASHIERS CHECK/WELLS FARGO BANK #
Amount: \$ 4585.10 Name of Financial Institution or
Surety providing Guaranty: TOM F. SCHIFFER
Date City first able to call Guaranty (Sidewalk Construction
Deadline): DECEMBER 1st, 2011.
if Guaranty other than a Bond, last day City able to call
Guaranty is: FEBRUARY 1st, 2012.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer 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.

4. 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 Developer 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.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior

written consent of the City and the Developer 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.

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

8. Payment for Incomplete Improvements. If the Developer 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 Developer 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 Developer'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 Developer 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.

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

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

11. 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.

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

13. 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.

14. 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.

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

16. Authority to Execute. If the Developer 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.

DEVELOPERS

CITY OF ALBUQUERQUE:

By (signature): [Signature]
Name: JOHN SCATTER
Title: PRESIDENT MASTER HOMECRAFTERS INC.
Dated: 11/25/09

By: Bradley D. Bingham
City Engineer
Dated: 12/11/09

[Signature]
12/21/09

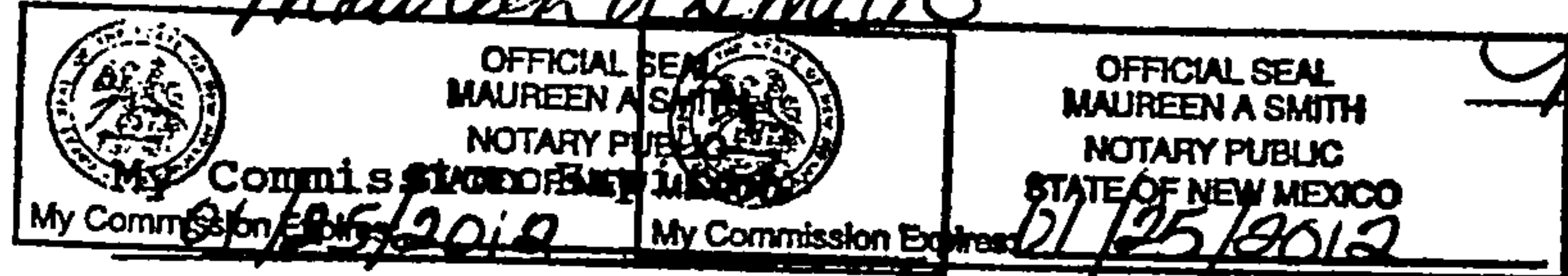
TITLE: MANAGER-MEMBER HUTCHISON PROPERTIES, LLC
Lara K. Hutchison DEVELOPER'S NOTARY

[Signature]
12-8-09

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

This instrument was acknowledged before me on 25th day of NOVEMBER, 2009 by (name of person:) JOHN SCATTER & LARA HUTCHISON (title or capacity, for instance, "President" or "Owner":) PRESIDENT + OWNER / Managing member of (Developer) MASTER HOMECRAFTERS INC. + HUTCHISON PROPERTIES LLC.

Maureen A. Smith



Maureen A. Smith
Notary Public

CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) SS.

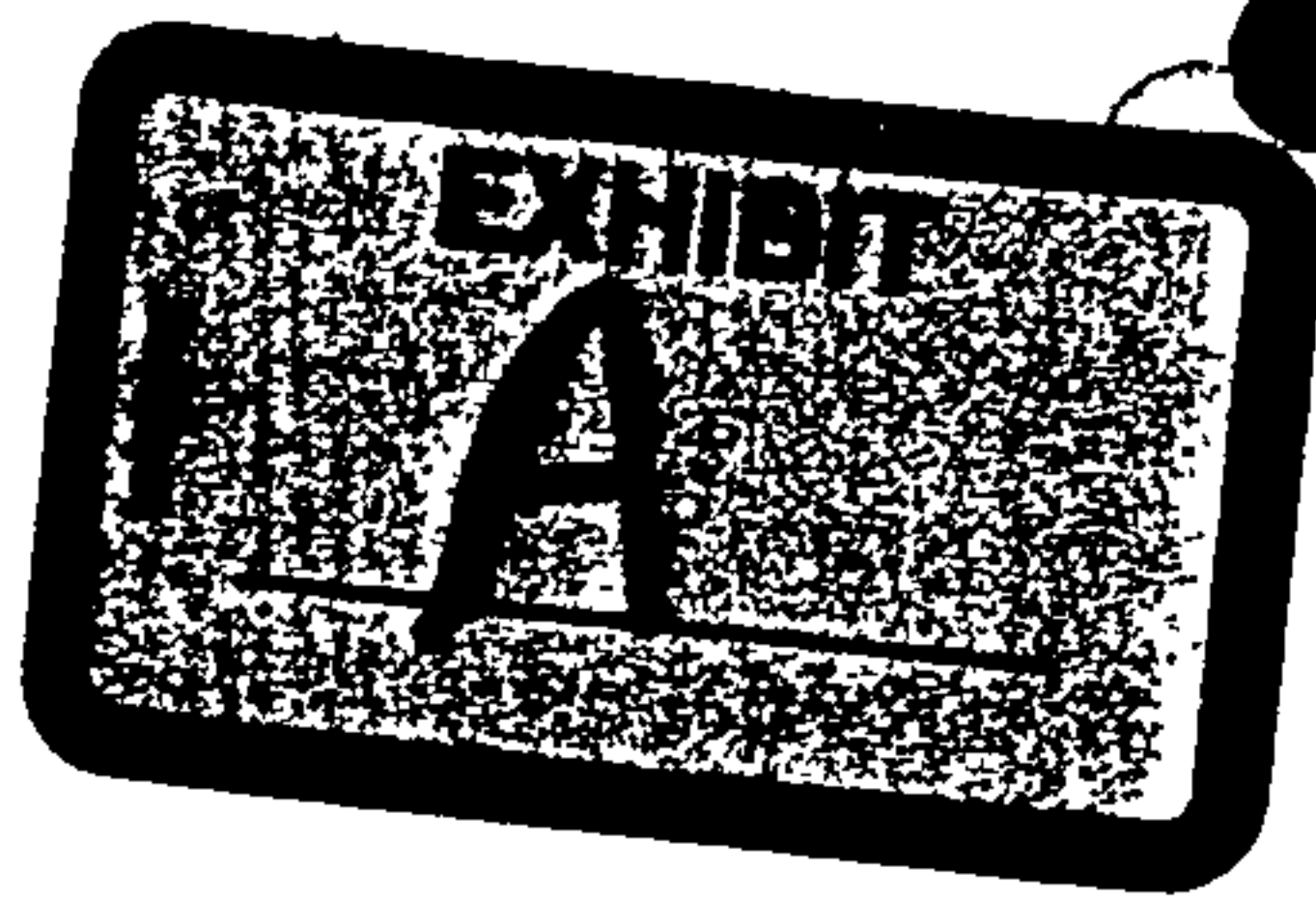
This instrument was acknowledged before me on 11th day of December, 2009 by Bradley D. Bingham for the City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda J. Davis
Notary Public

My Commission Expires: 10-07-12

EXHIBIT "A" ATTACHED

X:\REL\SHARE\AGREKJC\sidedeferralagreementrevised.doc



OFFICIAL NOTICE OF DECISION

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD**

August 5, 2009

Project# 1007672
09DRB-70258 MINOR - TEMP DEFR SWDK CONST

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on **GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE** containing approximately 0.88 acre(s). (B-20)

At the August 5, 2009 Development Review Board meeting the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file.

Jack Cloud, AICP, DRB Chair

Cc: Clark Consulting Engineers – 19 Ryan Rd – Edgewood, NM 87015
C: Master Homecrafters, Inc. – 5924 Anaheim Ne, Ste B – Albuquerque, NM 87113
Marilyn Maldonado
File

FINANCIAL GUARANTY AMOUNT

09/10/2009

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 770383, Lot 30, Blk 16, Tr 1, Unit 3, NAA, Phase/Unit #: 1, Ref

Requested By: Philip Clark

Approved estimate amount: \$3,432.12

NMGRT 6.875% \$235.98

Subtotal: \$3,668.08

125% FINANCIAL GUARANTY RATE 1.25

TOTAL FINANCIAL GUARANTY REQUIRED \$4,585.10

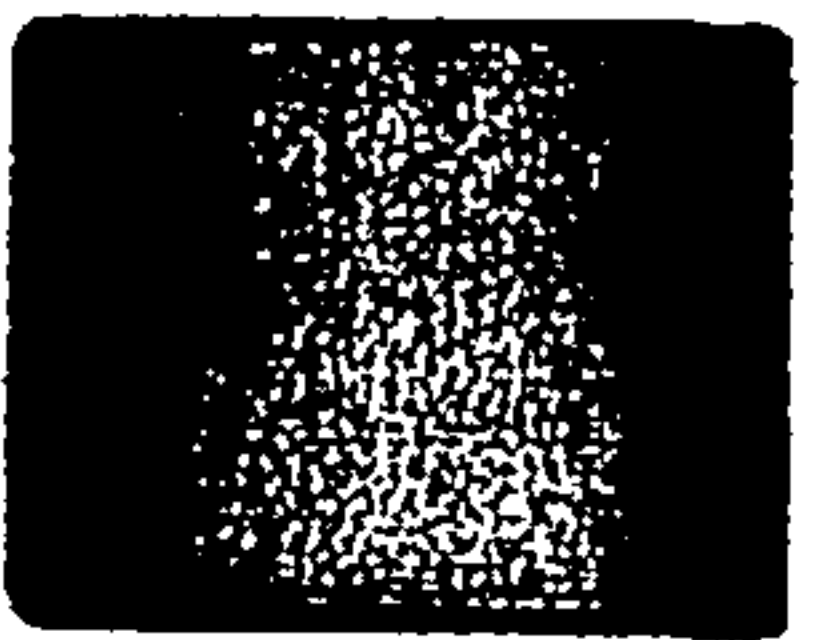
APPROVAL:

DATE:

L. Woodall

9-10-09

Notes: Sidewalk Deferral



TREASURER'S REPORT OF DEPOSITS

Remitter:

Schiffer, John F.

Wells Fargo & Company

Check No. 0045111885

Project Name:

Lot 30, Blk 16, Tr1, Unit 3 NAA

CPN: 770383

**Comments: Financial Guaranty
Sidewalk Deferral Agreement**

Account: 233100

Activity: 7000110

Amount: \$4,585.10

Total Amount: \$4,585.10

Verified By: Marilyn Maldonado

Phone Number: 924-3997

Deposit Date: December 3, 2009

City Of Albuquerque
Treasury Division

12/3/2009	3:10PM	LOC: ANNX
RECEIPT# 00124289	WS# 007	TRANSH# 0040
Account 233100	Fund 0110	
Activity 7000110	TRSCXG	
Trans Amt	\$4,585.10	
J24 Misc		\$4,585.10
CK		\$4,585.10
CHANGE		\$0.00

Thank You

PROJECT NO. 770384

STORM SEWER

This Agreement made this 30th day of January, 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:)

MASTER HOMECENTERS INC AND HUTCHISON PROPERTIES LLC. ("Subdivider"), whose address is

5924 ANAHEIM AVE NE SUITE B ALBUQUERQUE NEW MEXICO 87113

and whose telephone number is 505-507-1921 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement. The infrastructure obligation on this project shall be joint and several to both subdividers referenced above

WHEREAS, the City and the Subdivider entered into an Agreement on the 11th day of December, 2009 which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 12-17-2009, at Book Misc. N/A, pages 1 through 8, Document No. 2009136885 ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 1st day of December, 2011; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, Document No. _____ records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, Document No. _____ records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

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

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2012002501

01/11/2012 09 45 AM Page 1 of 5
AGRE R \$25.00 M. Toulouse Oliver, Bernalillo County



Vertical text on the right margin

forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 15th day of December, 2013

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u> <u>DATE</u>	<u>COMPLETION</u>
_____	_____
_____	_____
_____	_____
_____	_____

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Municipal Lien

Amount: \$ 44,824,38

Name of Financial Institution or Surety providing Guaranty: _____

Date City first able to call Guaranty (Construction Completion Deadline): _____

December 1, 2013

If Guaranty other than a Bond, last day City able to call Guaranty is: _____

February 1, 2013

Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

SUBDIVIDER: MATER HOMECRAFTERS INC. CITY OF ALBUQUERQUE:
AND HUTCHISON PROPERTIES LLC.

By [signature]: [Signature] PRESIDENT/OWNER By:

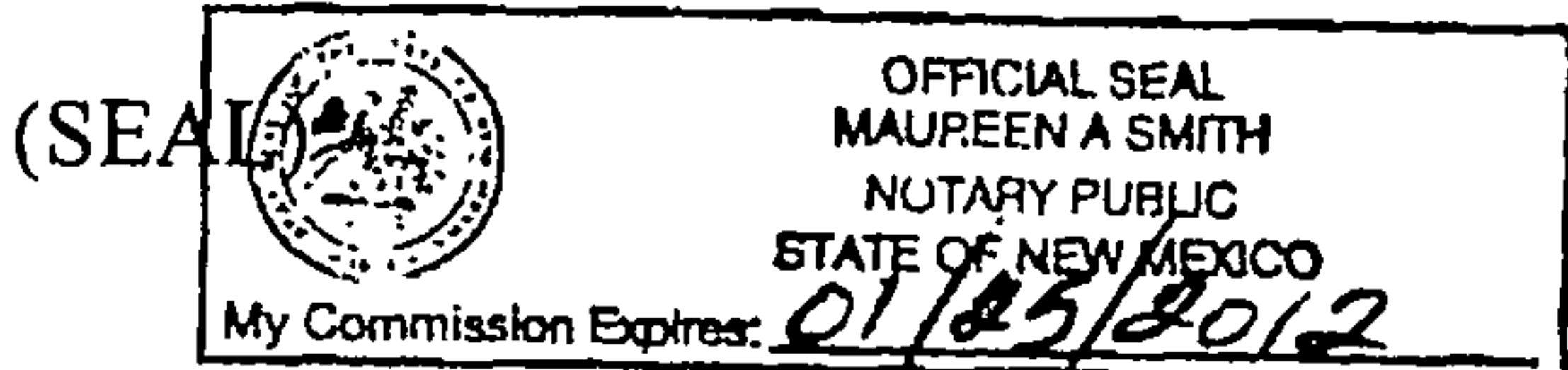
AND x [Signature] MANAGING MEMBER

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

This instrument was acknowledged before me on this 30th day of
NOVEMBER, 20 11 by [name of person:]

Joe Saliff PRESIDENT [title or capacity, for instance, AND
"President" or "Owner"] x Laura K. Hutchison MANAGING MEMBER
of [Subdivider:]

MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC.



Maureen A. Smith
Notary Public

My Commission Expires:
01/25/2012

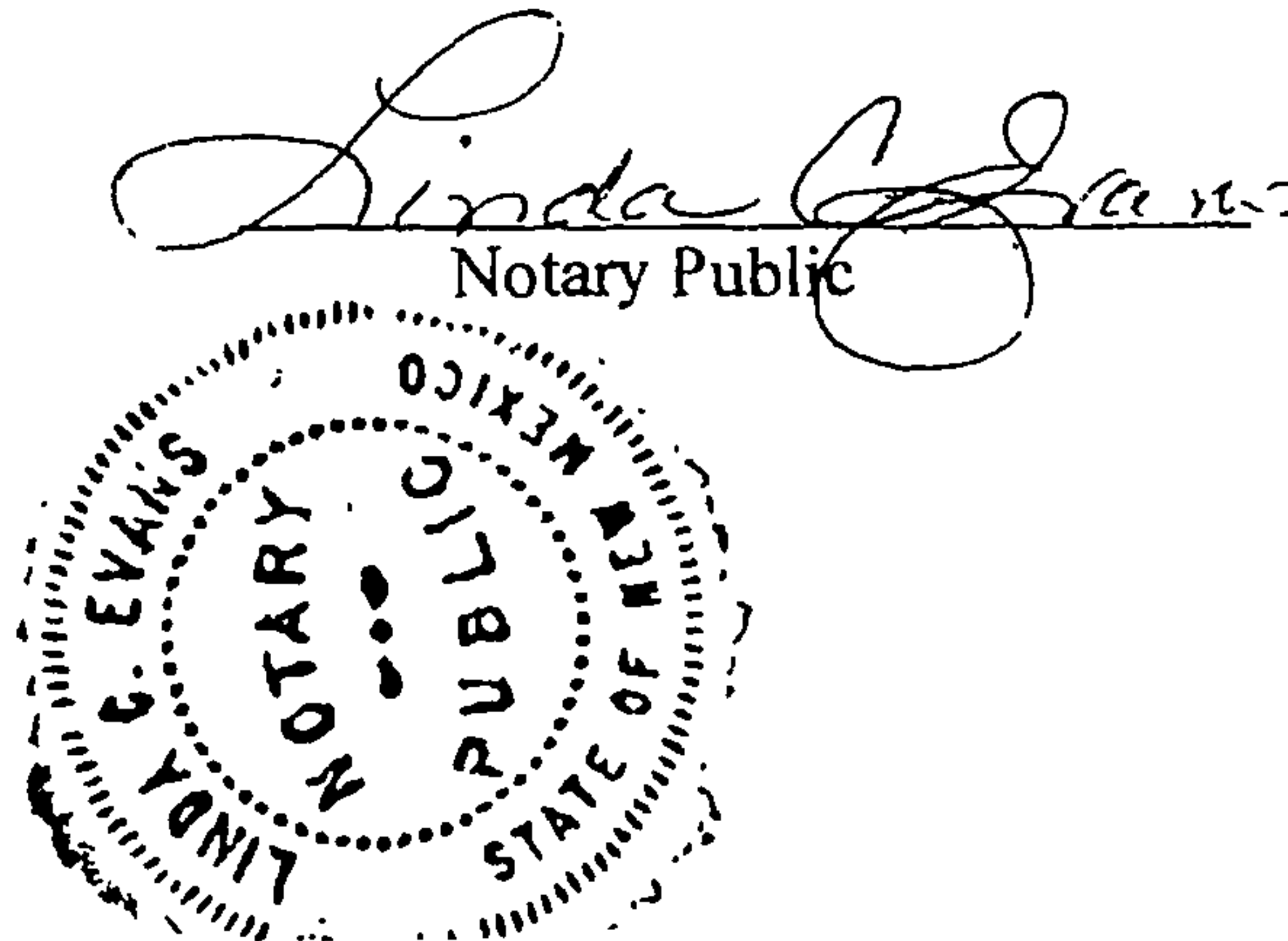
CITY'S NOTARY

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

This instrument was acknowledged before me on this 3RD day of
January,
20 12 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal
corporation, on behalf of said corporation.

(SEAL)

My Commission Expires: 10-07-12





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2011

Project# 1007672

11DRB-70331 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

JOHN SCHIFFER/MASTER HOMECRAFTERS INC. agent(s) for JOHN SCHIFFER/MASTER HOMECRAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30 A & B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE EAST OF BARSTOW (B-20)

At the November 30, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 8, 2011, 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: John Schiffer/Master Homecrafters Inc. – 5924 Anaheim Ave NE Ste B –
Albuquerque, NM 87113
Marilyn Maldonado
file

AMENDED CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT:

LOT 30 Block 16 TR1 UNIT 3 NAA

SUBDIVIDER:

MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC,

CITY PROJECT NO.:

770384

This Amended Claim and Notice of Lien is filed to extend the construction completion deadline for the Claim and Notice of Lien ("City Lien") dated December 15, 2009 between the City of Albuquerque ("City") and MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC, (name of owner and/or subdivider) as owner filed of record in Bernalillo County, New Mexico on December 17, 2009 as Document No. 2009136886. The City continues to claim a 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): lot 30A and 30B Blk 16 TR1 Unit 3 NAA Bernalillo County, Albuq. NM., said Improvements being more particularly described in that certain **Subdivision Improvements Agreement** ("Agreement") between the City and (name of owner and/or subdivider) Master Homecrafters Inc. + Hutchison Properties LLC, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page 1 of 8, on Dec 17, 2009, as Document No. 2009136885, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the 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:

MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC,

ADDRESS OF OWNER:

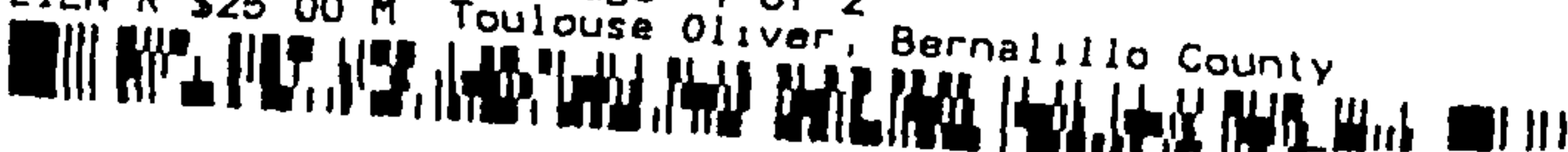
5924 ANAHEIM AVE NE SUITE B
ALBUQUERQUE NEW MEXICO 87113

LEGAL DESCRIPTION:

LOT 30 A AND 30 B BLK 16 TR1 UNIT 3
NORTH ALBUQUERQUE AREA, BERNALILLO COUNTY, ALBUQUERQUE NM,

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2009 C, at page 0182, on DECEMBER

Doc# 2012002502

01/11/2012 09 45 AM Page 1 of 2
 LIEN R \$25 00 M Toulouse Oliver, Bernalillo County


PROJECT NO.: 770383

This Agreement made this 3rd day of JANUARY, 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer:) MASTER HANDCRAFTS INC. + HUTCHINSON PROPERTIES LLC, ("Developer"), whose address is 5924 ANAHEIM AVE NE SUITE B ALBUQ NM 87113

and whose telephone number is 505-507-1921, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement. *The infrastructure or this project shall be joint and several to both developers ~~as~~ referenced above.*

WHEREAS, the City and the Developer entered into an Agreement on the 11th day of December, 2009, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on December 17, 2009, at Book Misc. , pages 1 through 5, Document No. 2009136889 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1st day of December 2011; and

JS 12/20/11

WHEREAS, the Earlier Agreement was amended by a Extension Agreement dated Document No. recorded , in Book Misc. , pages through , records of Bernalillo County, New Mexico, extending the construction deadline to ; and

WHEREAS, the Earlier Agreement was amended by a Extension Agreement dated Document No. recorded , in Book Misc. , pages through , records of Bernalillo County, New Mexico, extending the construction deadline to ; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

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

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2012002498

01/11/2012 09 45 AM Page. 1 of 4
AGRE R \$25 00 M Toulouse Oliver, Bernalillo County



A. For all improvements, the 11th day of December, 2013

B. On portions of the improvements as follows:

<u>DATE</u>	<u>IMPROVEMENTS</u>	<u>COMPLETION</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Cashiers Check # 004511185

Amount: \$ 4585.10

Name of Financial Institution or Surety providing Guaranty: _____

Date City first able to call Guaranty (Construction Completion Deadline):

December 11, 2013

If Guaranty other than a Bond, last day City able to call Guaranty is:

February 11, 2014

Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement are not in conflict with this Extension Agreement and shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

MASTER HOMECRAFTERS INC + HUTCHISON PROPERTIES LLC,
DEVELOPER: _____ CITY OF ALBUQUERQUE:

By [signature]: [Signature] PRESIDENT OF MASTER HOMECRAFTERS INC By:

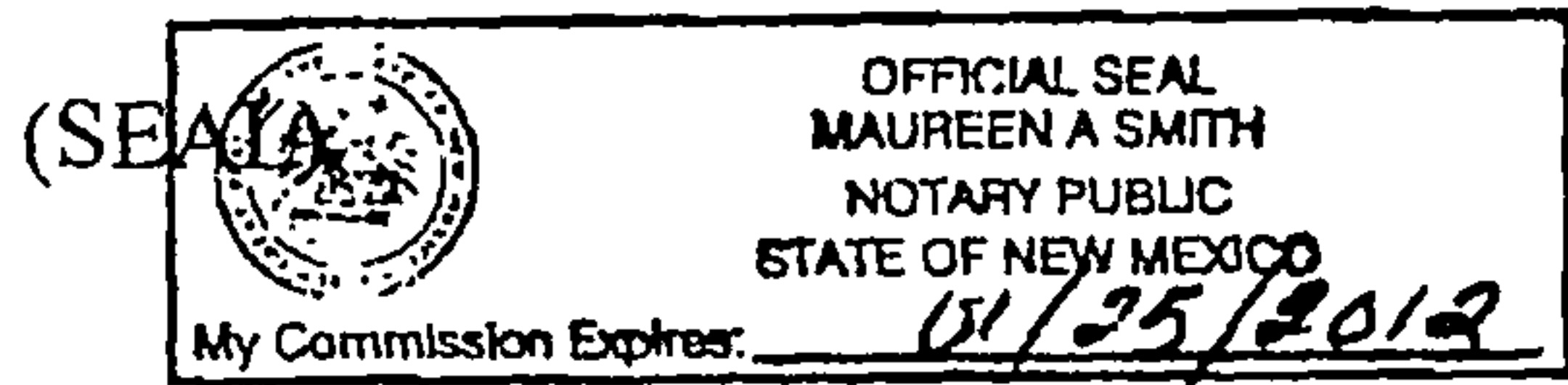
X [Signature] MANAGING MEMBER OF
HUTCHISON PROPERTIES LLC.

COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 30th day of NOVEMBER, 2011 by [name of person:] Jed Self PRESIDENT OR [title or capacity, for instance, "President" or "Owner"] AND

X Lana Hutchison MANAGING MEMBER OF HUTCHISON PROPER. of [Developer:] LLC.

MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC.



Maureen A. Smith
Notary Public

My Commission Expires:

01/25/2012

CITY'S NOTARY

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

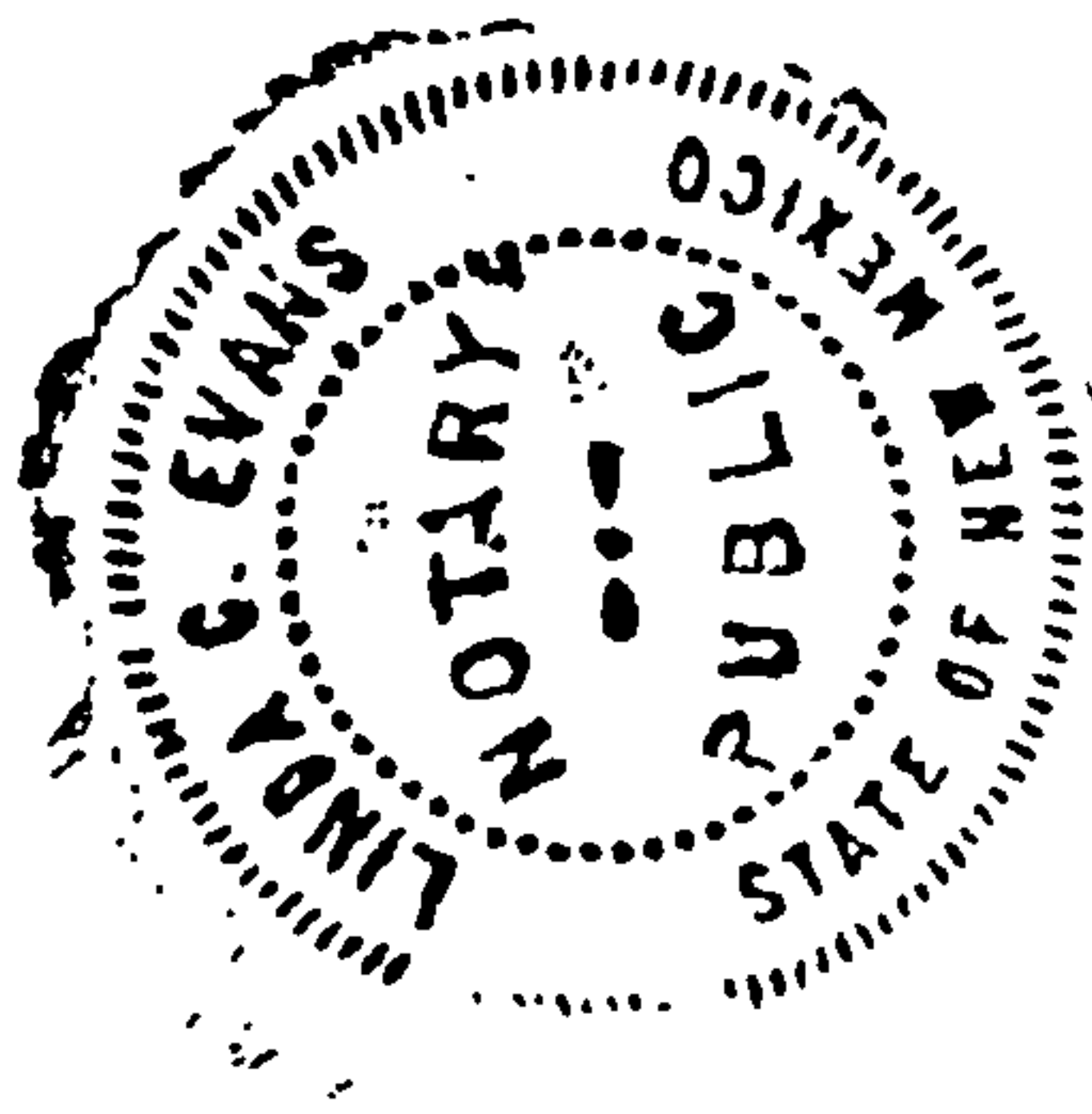
This instrument was acknowledged before me on 3RD day of January, 2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

((SEAL))

Linda Evans
Notary Public

My Commission Expires:

10-07-12



City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

11/15/2011 10:38AM

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/15/2011 Issued By: BLDAVM 128814

Category Code **910**
2011 070 331

Application Number: 11DRB-70331, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: GLENDALE EAST OF BARSTOW

Project Number: 1007672

Applicant

JOHN SCHIFFER/MASTER HOMECRAFTERS INC.

Agent / Contact

JOHN SCHIFFER/MASTER HOMECRAFTERS INC.

ALBUQUERQUE NM 87113
507-1921

ALBUQUERQUE NM 87113
507-1921

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

11/18/2011 10:38AM LOC: ANNX
WSH 007 TRANS# 0016
RECEIPT# 00151374-00151374
PERMIT# 2011070331 TRSYLB
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$70.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): JOHN SCHIFFER/MASTER HOMELIQUATORS INC. PHONE: 507-1921
 ADDRESS: 5924 ANAHEIM AVE NE SUITE B FAX: 828-2188
 CITY: ALBUQUERQUE STATE: NM ZIP: 87113 E-MAIL: JOHN FX 1 @ AOL.COM

APPLICANT: SAME PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: I NEED TO EXTEND THE CURRENT SIA'S IN PLACE FOR 2 YEARS.

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. LOTS 30A+B TRACT 1 Block: 16 Unit: 3
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: R-0 3 DM/A Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): B-20-2 UPC Code: 1-0

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
DRB 1007672 project # 770383, 770384

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE EAST OF BARSTOW
 Between: BARSTOW and VENTURA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE John Schiffer DATE 11/1/11
 (Print Name) JOHN SCHIFFER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>11DRB - 70331</u>	<u>SIA-X</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CFM</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>November 30, 2011</u>			Total \$ <u>70.00</u>

[Signature]
 Staff signature & Date 11-15-11

Project # 1007672

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MINOR

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

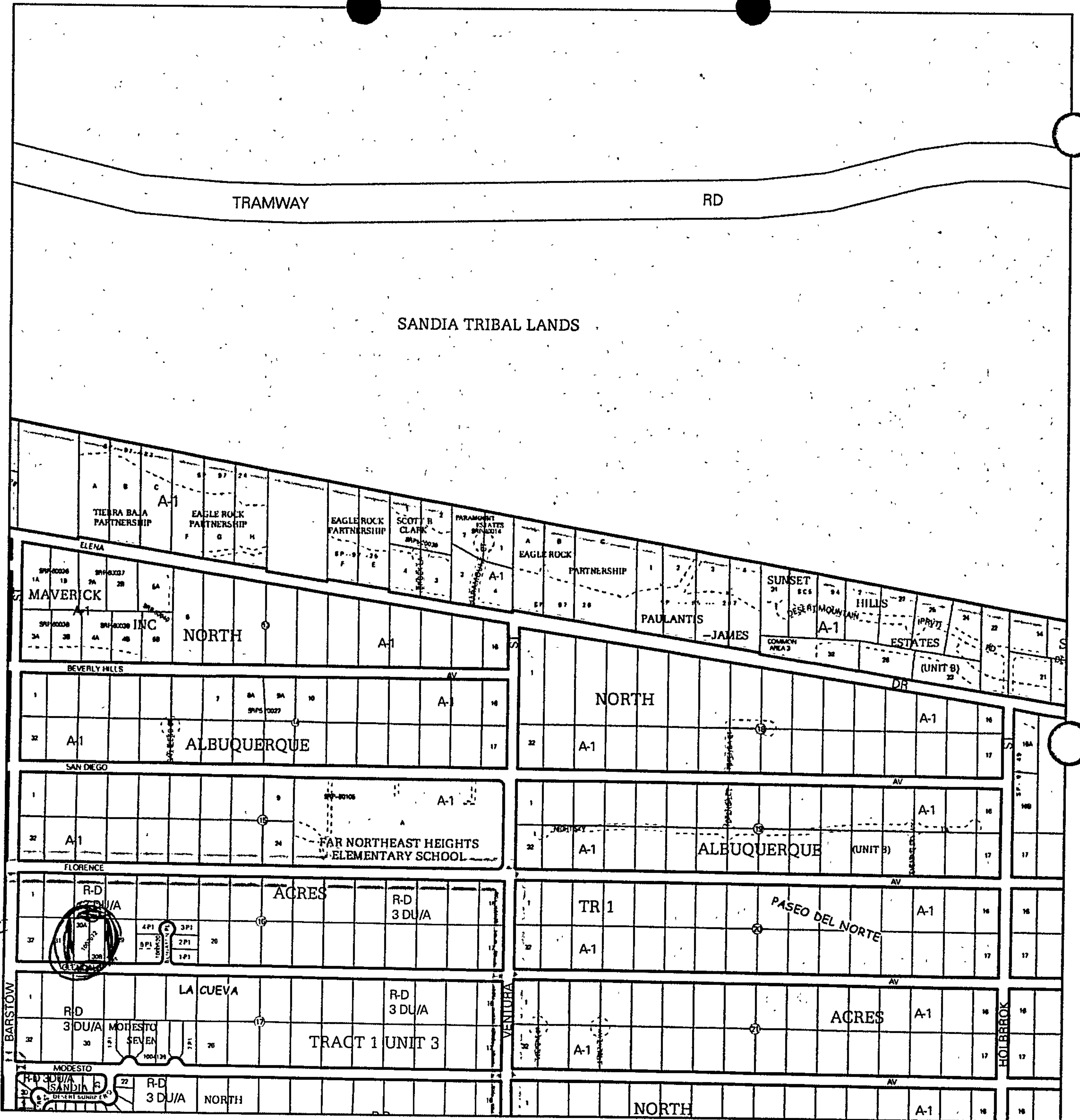
JOHN SCHIFFER
Applicant name (print)
[Signature] 11/11
Applicant signature / date



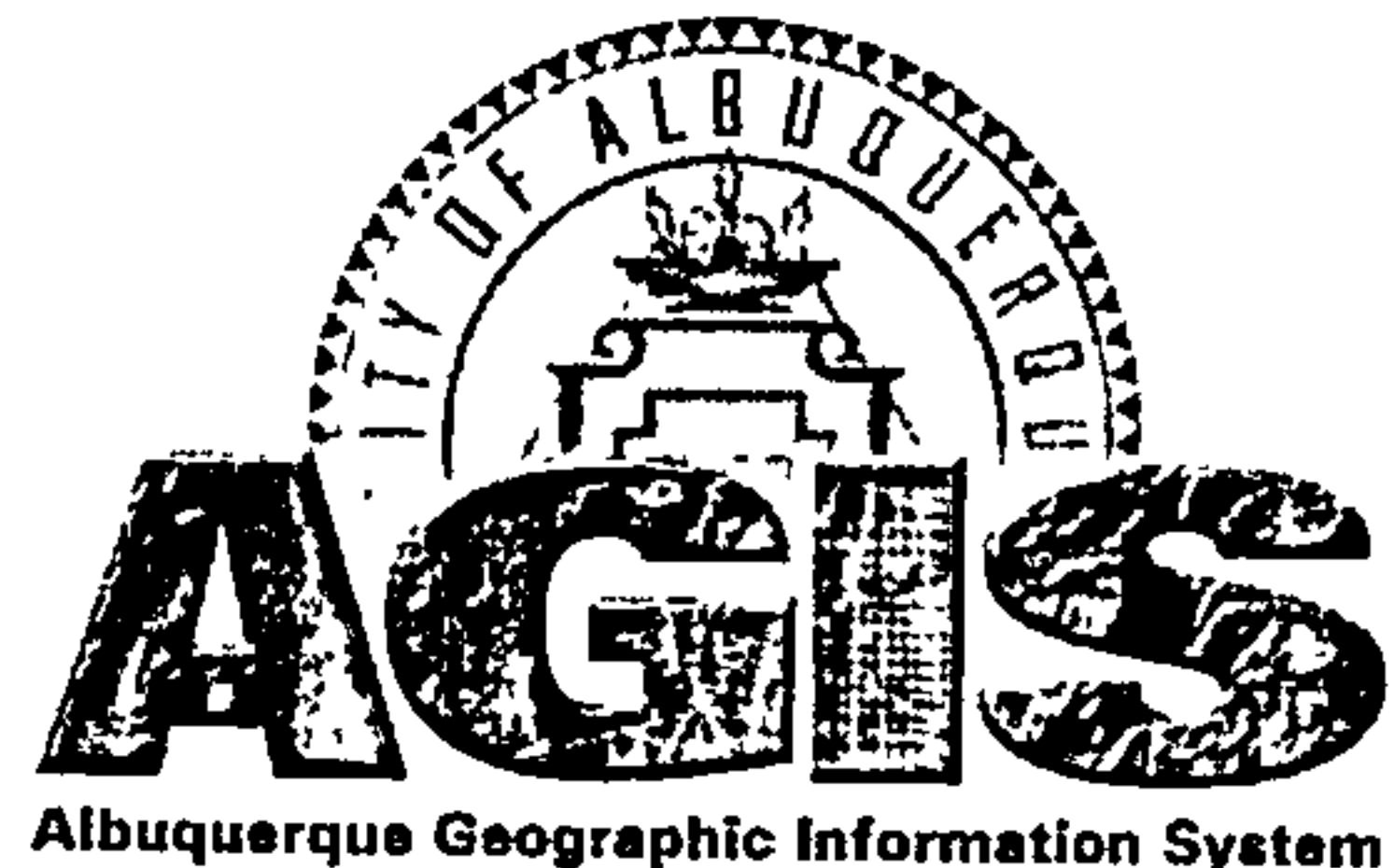
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
UDRB - 70331

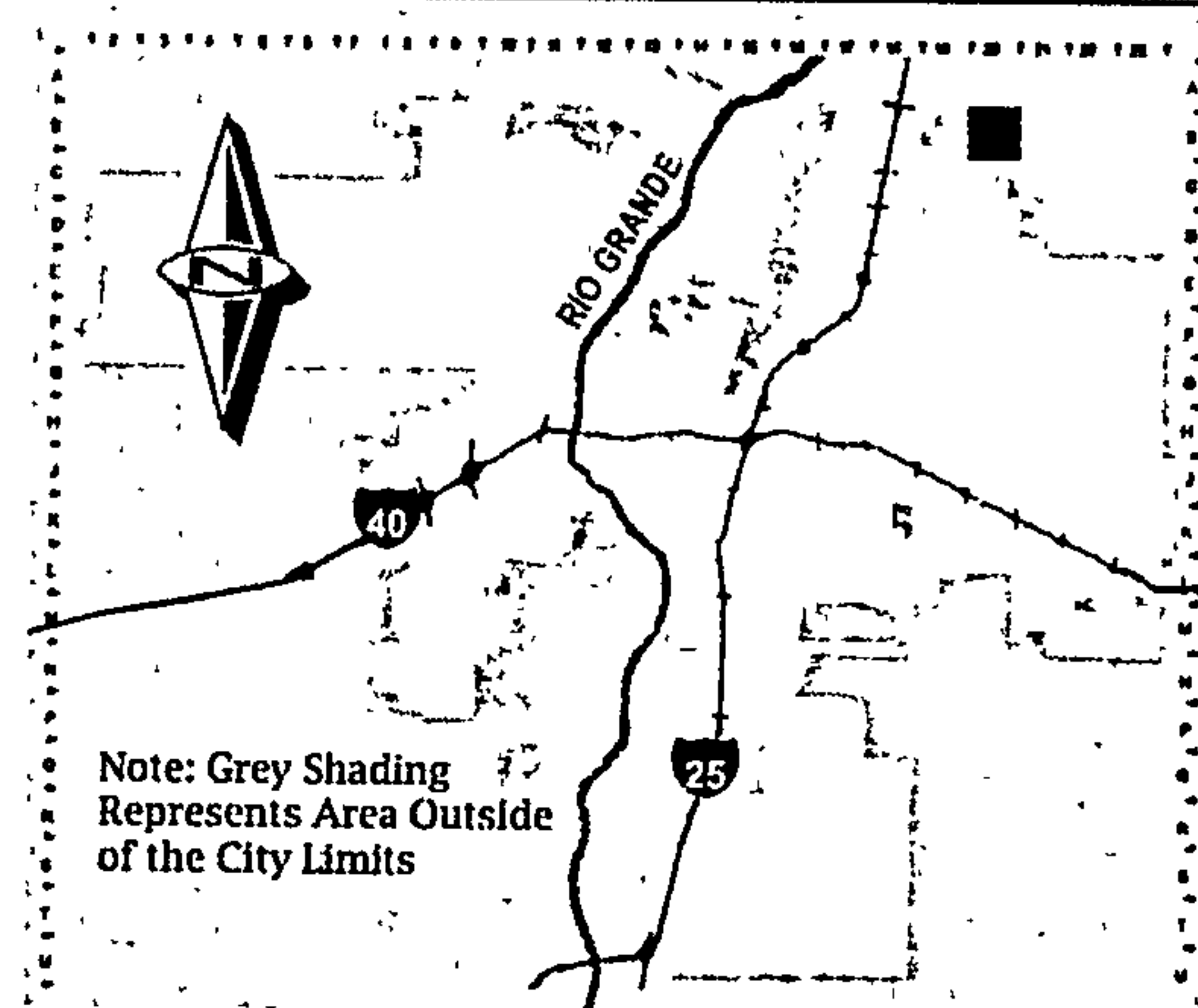
[Signature] 11-15-11
Planner signature / date
 Project # 1007672



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



Map amended through: 1/24/2011

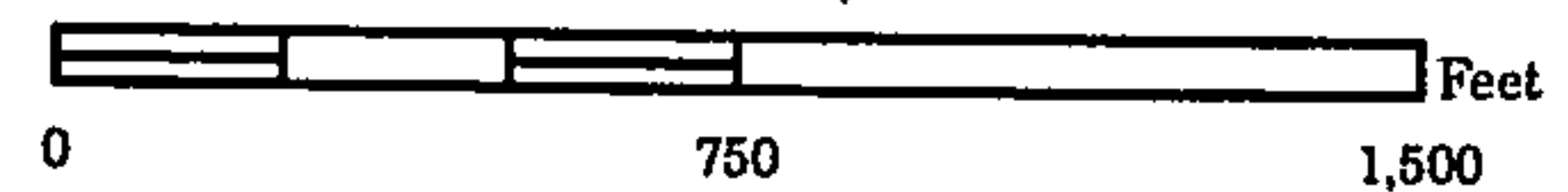


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-20-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



MASTER HOMECRAFTERS, INC.

CUSTOM HOME BUILDERS
5924 Anaheim Ave. NE Suite B
Albuquerque, NM 87113
(505) 507-1921

November 10,2011

City of Albuquerque
Planning Department
Development Review Board
600 2ND Street NW
Albuquerque, New Mexico 87102


Re: SIA Extensions

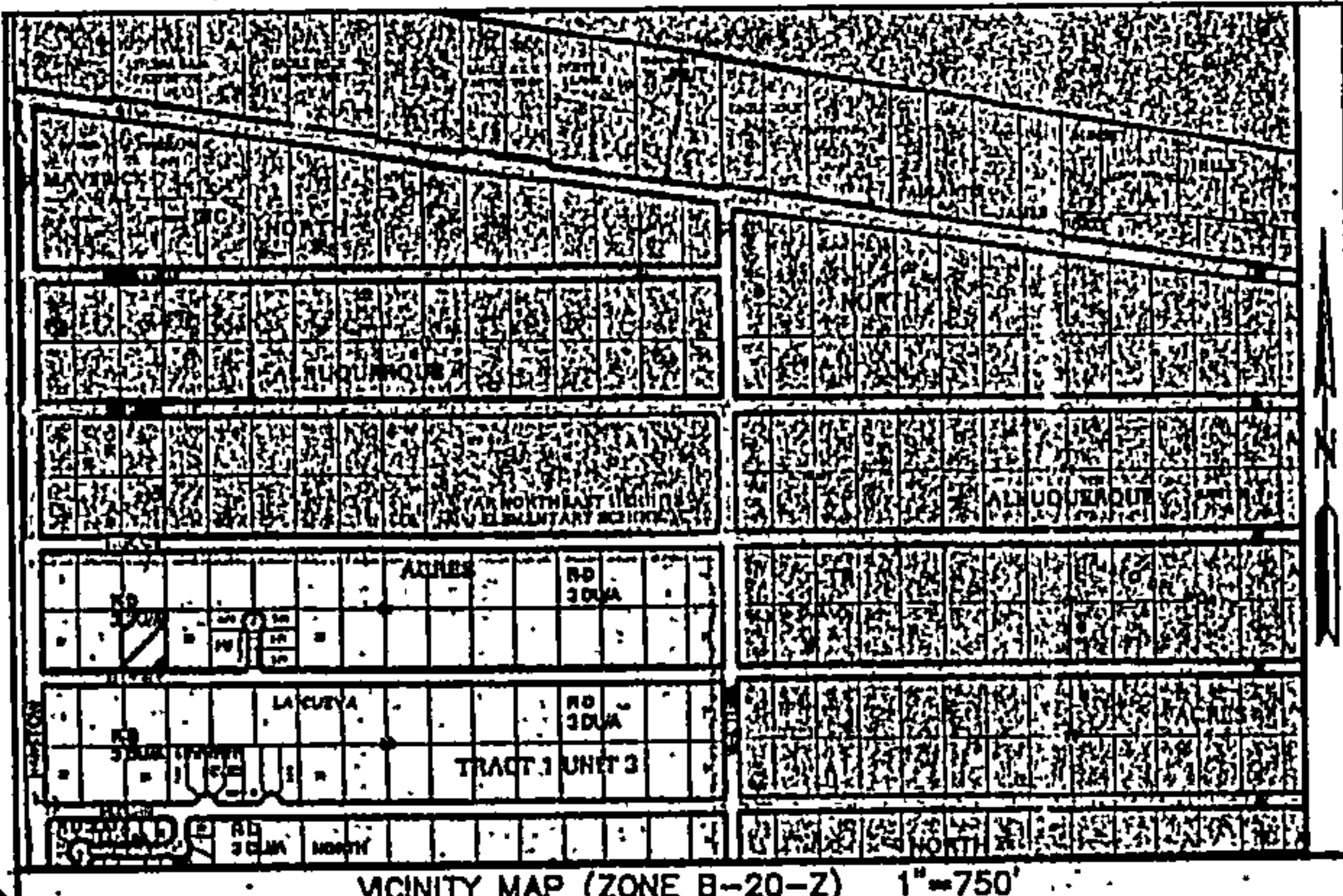
To whom it concerns:

I am requesting a 2 year extension to the SIA's associated with DRB case #1007672. We split an acre lot in half at the time. We have 2 SIA's in place for these lots. Lots 30A and 30B block 16, tract 1, unit 3 North Albuquerque Acres. One is for the storm sewer to built in Glendale (project # 770384). The other is for the paving on Glendale (project # 770383). We have not been able to develop the lots yet.

Thank-you for your consideration.

Sincerely,


John Schiffer
President & Owner
Master Homecrafters Inc.



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. B-20
- 3) GROSS SUBDIVISION AREA: 0.9986 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. 1007672
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) PROPERTY ZONING: J DU/A
- 8) TALOS LOG No. 2009260480

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 102006504106930203

PROPERTY OWNER OF RECORD Master Homecrafters Inc
Castal Tumblo 12/23/09
 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
LOT 30-A and 30-B
 BLOCK 16, TRACT 1, UNIT 3
 NORTH ALBUQUERQUE ACRES SUBDIVISION

SITUATE WITHIN
PROJECTED SECTION 8
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

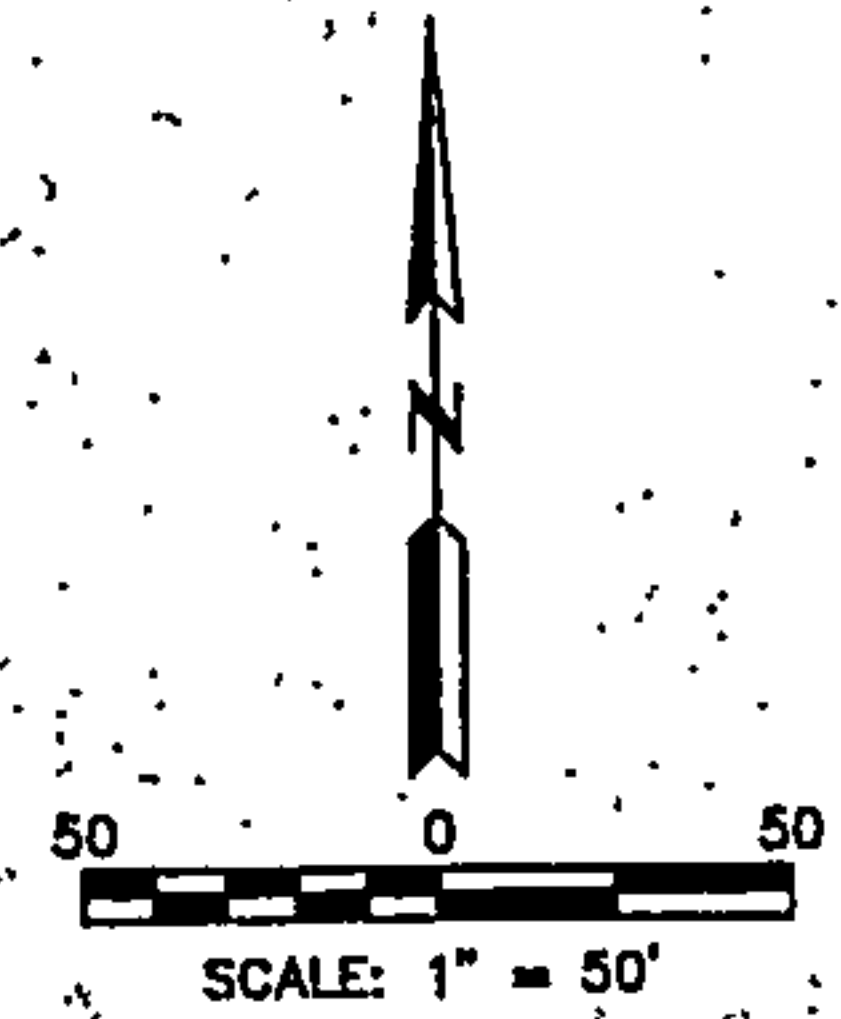
JUNE 2009

PROPERTY DESCRIPTION

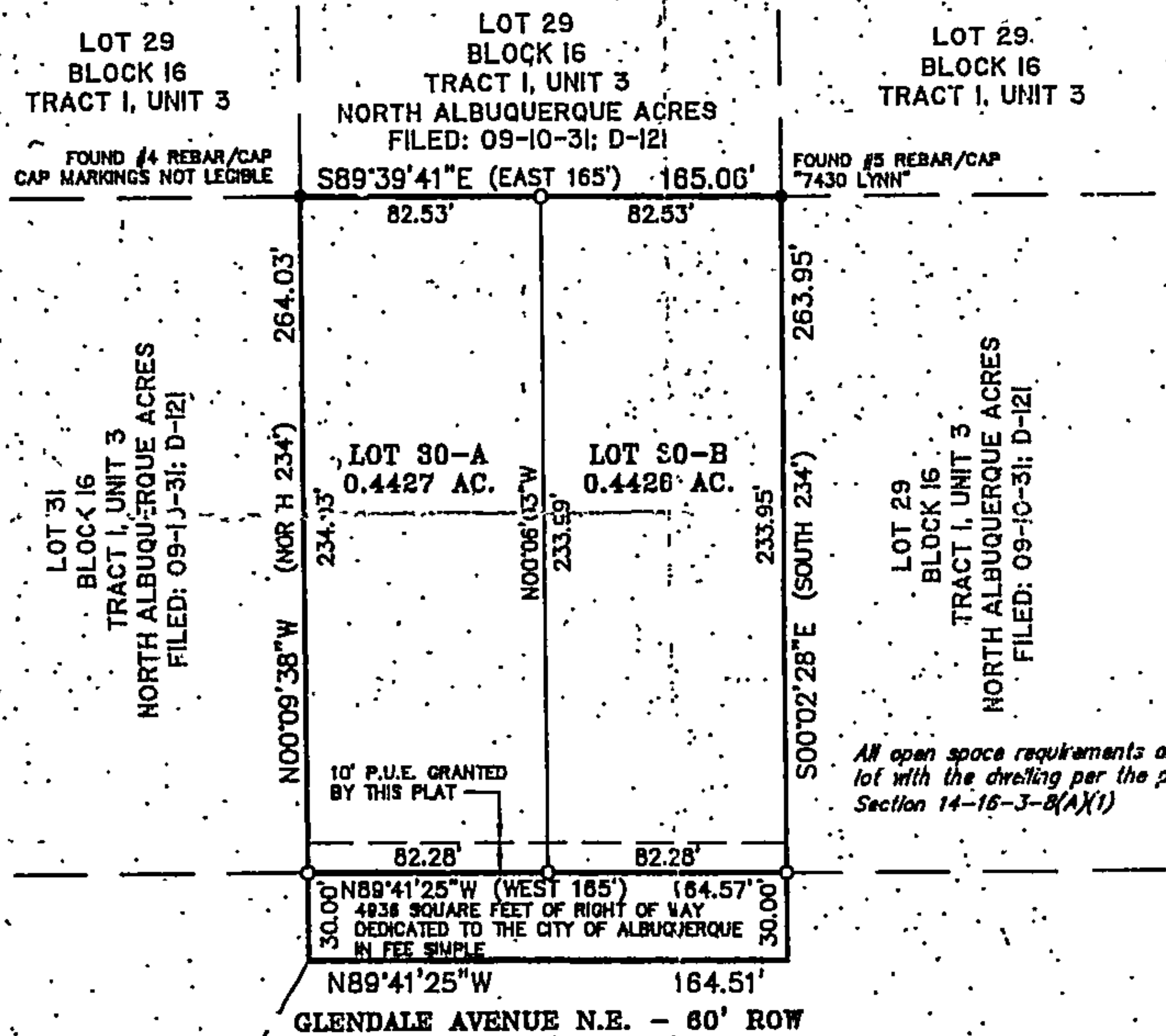
Lot numbered Thirty (30) of Block 16 of Tract 1, Unit 3 of North Albuquerque Acres Subdivision as shown and designated on the plat of said Subdivision as filed on September 10, 1931, in Volume D, folio 121 of the records of Bernalillo County, New Mexico, being more particularly described as follows: Commencing at the southwest corner of the tract herein described, a point in the centerline of Glendale Avenue, Northeast, thence Albuquerque Control Survey Station "1-B20" bears S31°38'00"W and 586.38 feet distant; thence N00°09'38"W a distance of 264.03 feet to the northeast corner of the parcel herein described; thence N89°39'41"E a distance of 165.06 feet to the northeast corner of the parcel herein described; thence S00°02'28"E a distance of 263.95 feet to the southeast corner of the parcel herein described; a point in the centerline of Glendale Avenue, Northeast; thence N89°41'25"W, along the centerline of Glendale Avenue, Northeast, a distance of 164.51 feet to the southwest corner and point of beginning and containing 0.9986 acres, more or less.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1007672- APPLICATION NO. 09-70385

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
 - FOUND SURVEY MARKER AS DESCRIBED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - △ CITY OF ALBUQUERQUE SURVEY MARKER



- | | |
|--|----------|
| <u>Paul Chis</u> | 12-23-09 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |
| <u>Bridley d. Bingham</u> | 12/23/09 |
| CITY ENGINEER | DATE |
| <u>Roger A. Green</u> | 12/23/09 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| <u>Christina Sandoval</u> | 6-24-09 |
| CITY SURVEYOR, CITY OF ALBUQUERQUE | DATE |
| <u>Christina Sandoval</u> | 12/23/09 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <u>Bridley d. Bingham</u> | 12/24/09 |
| A.M.F.C.I.A. | DATE |
| <u>Fernando Lopez</u> | 7-8-09 |
| PNM ELECTRIC SERVICES | DATE |
| <u>Phillip W. Turner</u> | 7/20/09 |
| NEW MEXICO GAS COMPANY | DATE |
| <u>H. J. ...</u> | 8/21/09 |
| WEST COMMUNICATIONS | DATE |
| <u>Robert ...</u> | 7-20-09 |
| COMCAST CABLE | DATE |

NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition for approval of this plat. (Section 14-14-4-7(B))

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 28, 2009, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 6-22-09
 PHILIP W. TURNER N.M.P.S. 10204 DATE

CONSENT AND DEDICATION

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE THIRTY FOOT (30') RIGHT OF WAY IN GLENDALE AVENUE, NORTHEAST, SHOWN HEREON AND DO GRANT ANY EASEMENTS AS SHOWN; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

John Schiffer
 JOHN SCHIFFER, OWNER, MASTER HOMECRAFTERS, INC.

ACKNOWLEDGMENT

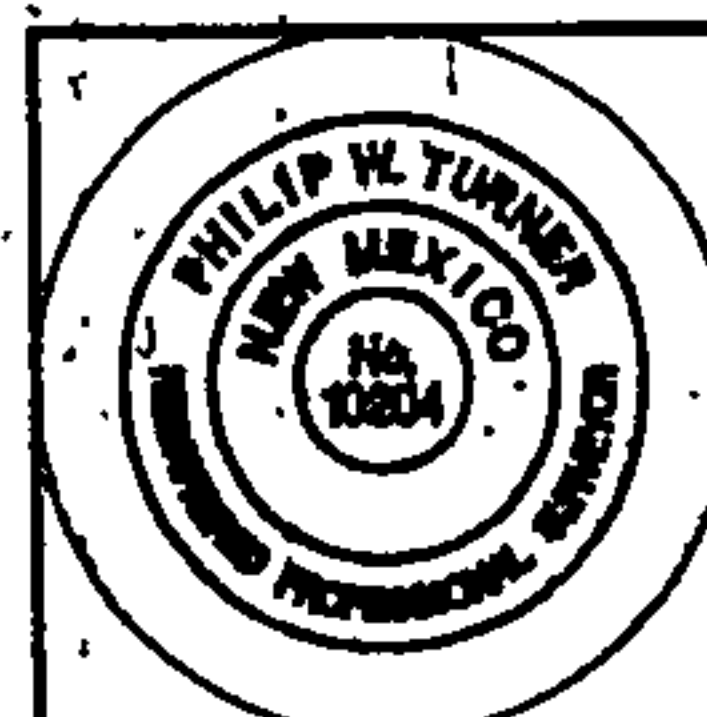
STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF June, 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

Margaret A. Smith
 NOTARY PUBLIC

ACS STATION "1-B20"
 Y=1524154.848
 X=1550483.349
 ELEV.=8477.178 - NAVD 1988
 COMBINED FACTOR=0.999651137
 DELTA-ALPHA=001021.45"
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD86)

- NOTES**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS. DISTANCES SHOWN ARE GROUND.
 - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
 - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
 - 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
 - 5) THIS PROPERTY IS CURRENTLY ZONED J DU/A.



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO

P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 881-2903

10. **Project# 1002134**
09DRB-70220 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of **LOS LOMITAS INDUSTRIAL PARK** zoned SU-1 FOR IP, located on LAS LOMITAS DR NE BETWEEN SOUTH OF PASEO DEL NORTE NE AND WEST OF NORTH DIVERSION CHANNEL containing approximately 33.4552 acre(s). (D-16) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project# 1007741**
09DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC. request(s) the above action(s) for all or a portion of Lot(s) 11, 12, & 16' VACATED ALLEY, Block(s) 1, **MANDELL ADDITION Unit(s) 2**, zoned C-2, located on MENAUL BLVD NW BETWEEN 2ND ST NW AND 4TH ST NW containing approximately 0.2982 acre(s). (H-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1007734**
09DRB-70213 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE LLC agent(s) for HIGH STREET INDUSTRIAL LLC request(s) the above action(s) for all or a portion of Lot(s) 19-24, **NEWTON & SMITH**, zoned M-2, located on CANDELARIA RD NE AND HIGH ST NE AND I-25 containing approximately 1.0299 acre(s). (G-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS EASEMENTS AND AGIS DXF FILE.**

13. **Project# 1006687**
09DRB-70208 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
09DRB-70209 MINOR - TEMP DEFR
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 6, 11 & 12, Block(s) 3, Tract(s) 3 & 3B, **NORTH ALBUQUERQUE ACRES (TO BE KNOWN AS EAGLE'S PERCH) Unit(s) 3**, zoned R-D, located on OAKLAND NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). (C-20) **DEFERRED ON A NO SHOW.**

14. ~~**Project# 1007672**~~
09DRB-70222 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE BETWEEN BARSTOW AND VENTURA containing approximately .88 acre(s). (B-20) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

Project Number: 770383

PAV 106

ORIGINAL

INFRASTRUCTURE LIST

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

PLAT OF LOT 30-A & 30-B, BLK. 19, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30... BLK. 19, TR. 1, UNIT 3, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 4/23/2009
Date Site Plan Approved: 7-8-09
Date Preliminary Plat Approved: 7-8-09
Date Preliminary Plat Expires: 7-8-10
DRB Project No.: 100-7672
DRB Application No.: 08DRB90-222
08/10/09
09/03/09

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 easements items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. 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 sign-off by the applicant. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction 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.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Inspector	P.E.	City/Cust Engineer
<u>770383</u>		<u>4' W</u>	SIDEWALK, PCC, 4" THICK * Δ	GLENDALE AVE.	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Lot 30-A Δ			
<u>770384</u>		STD	STD CURB/GUTTER	GLENDALE	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Lot 30-B Δ			
<u>770384</u>		72" DIA.	RCP STORM DRAIN	GLENDALE	FRONTAGE (SW COR) Δ Lot 30-B	SE CORNER (Lot 30-B) Δ			
<u>770384</u>		4" THICK 24" W	RESIDENTIAL PAVT., 24" WIDE	GLENDALE	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Lot 30-B			
<u>770388</u>		<u>4' W</u>	Sidewalk Δ * Δ	Glen Dale Δ	SW Corner Δ Lot 30-B	SE Corner Δ Lot 30-B			


The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard EIA requirements.

Financially Guaranteed DRG #	Constructed Under DRG #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
<input type="text"/>	<input type="text"/>						1	1	1
<input type="text"/>	<input type="text"/>						1	1	1
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 * Deferred 
- 2
- 3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Clark
NAME (print)

Clark Consulting Engineers
FIRM

Philip Clark 6/30/09
SIGNATURE - date

John Clark 7-8-09
DRB CHAIR - date

WLS 07/08/09
TRANSPORTATION DEVELOPMENT - date

Ryan Green 7/8/09
UTILITY DEVELOPMENT - date

Bradley D. Bishop 7/8/09
CITY ENGINEER - date



Christina Dandora 7/8/09
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT / OWNER
	08/10/09	<i>John Clark</i>	<i>WLS + Brad Bishop</i>	<i>Philip Clark</i>
	09/08/09	<i>WLS</i>	<i>WLS</i>	<i>Philip Clark</i>

Project Number: 77038

Date Submitted: 8/23/09

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7-8-09

Date Preliminary Plat Expires: 7-8-10

DRB Project No.: 100 7672

DRB Application No.: 08DRB-00 222

08/10/09

09/07/09

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-28-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PLAT OF LOT 30-A & 30-B, BLK. 16, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30...BLK. 16, TR. 1, UNIT 3, NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 guarantees. 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 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Onst Engineer
		4' W SIDEWALK	SIDEWALK, PCC, 4" THCK * Δ	GLENDALE AVE.	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Lot 30-A Δ			
		STD	STD CURB/GUTTER	GLENDALE	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Δ Lot 30-B			
		72" DIA.	RCP STORM SEWER Δ (82.5 Ft)	GLENDALE	FRONTAGE (SW COR) Lot 30-B	SE CORNER Δ (Lot 30B)			
		4" THICK 24" W	RESIDENTIAL PVMT., 24" WIDE	GLENDALE	FRONTAGE (SW COR) Lot 30-A	SE CORNER Lot 30-B			
		4' wide Δ	Sidewalk Δ * Δ	Glendale Δ	SW Corner Lot 30-B	SE Corner Lot 30-B			

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements

Financially Quarantined DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 *Deferred A

2

3

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Clark
NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

Clark Consulting Engineers
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

Buddy J. Binkley
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
A	08/16/09	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
A	09/08/09	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

12/15/2009 Issued By: PLNSDH 83808

Permit Number: 2009 070 385

Category Code 910

Application Number: 09DRB-70385, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: GLENDALE AVE NE BETWEEN BARSTOWNE AND VENTURA NE

Project Number: 1007672

Applicant
Master Homecrafters Inc

Agent / Contact
Clark Consulting Engineers

5924 Anaheim Ave Ne
Albuquerque NM 87113
507-1921

18 Ryan Rd
Edgewood NM 87015
281-2444

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

12/15/2009 8:46AM LOC: ANNX
 WSH 006 TRANSH 0003
 RECEIPT# 00113735-00113735
 PERMITH 2009070395 TRSDNG
 Trans Amt \$20.00
 Conflict Manag. Fee \$20.00
 VI \$20.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L A APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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): CLARK CONSULTING ENGINEERS PHONE: 281-2444
 ADDRESS: 19 RYAN RD FAX: _____
 CITY: EDGEWOOD STATE NM ZIP 87015 E-MAIL: _____

APPLICANT: MASTER HOMELRAFTERS INC. PHONE: 507-1921
 ADDRESS: 5924 ANAHEIM AVE NE FAX: 828-2188
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: JOHN FX 1 @ AOL.COM
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL / MINOR SUBDIVISION

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. 30 TRACT 1 Block: 16 Unit: 3
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: R-D Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): B-20 UPC Code: 102006504106930203

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): 1.88
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE AVE. NORTH SIDE
 Between: BARSTON and VENTURA

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

SIGNATURE John Schiffer DATE 12/15/09
 (Print) JOHN SCHIFFER 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>09DRB 70385</u>	<u>EP</u>	<u>5(3)</u>	<u>\$0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$20.00</u>
<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	_____	_____	_____	\$ _____
	Hearing date <u>12/23/09</u>			Total <u>\$20.00</u>

Sandy Handley 12/15/09 Project # 1007672
 Planner signature / date

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.**

N/A 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.

JOHN SCHIFFER
Applicant name (print)

[Signature] 12/15/09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB-70385

Sandy Handley 12/15/09
Planner signature / date
Project # 1007672

Philip W. Turner, PS
P.O. Box 30192
Albuquerque, New Mexico 87190-0192

Phone (505) 881-2903; FAX (505) 881-2591



Fax

To: Angela Gomez	From: Phil Turner
Fax: 924-3864	Pages: 2
Phone: 924-3946	Date: 9/22/2009
Re: DRB Project 1007672	CC:

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:** Attached letter requesting DRB hearing agenda addition.

Terrametrics of New Mexico
Professional Land Surveying
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301
abqsurveyor@qwestoffice.net

April 13, 2009

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Replat of Lot 30, of Block 16 of North Albuquerque Acres, Tract 1, Unit 3,
DRB Project 1007672

Ms. Angela Gomez/City of Albuquerque Planning Department:

Terrametrics of New Mexico in conjunction with Clark Consulting Engineers, as the agents for John Schiffer of Master Homecrafters request that the referenced item as deferred at the DRB hearing of 8 July 2009, be added to the agenda for the DRB hearing of 30 September 2009.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS
Terrametrics of New Mexico

12/15/09

CITY OF ALBUQUERQUE

JACK CLOUD.

JACK,

I AM REQUESTING TO BE PUT ON THE
DRB SCHEDULE FOR DECEMBER 23RD 2009,
THIS IS FOR FINAL PLAT APPROVAL ON
DRB CASE # 1007672.

THE SIA'S WILL BE IN PLACE BY 12/16/09
AND COPIES WILL BE IN THE FILE.

THANK-YOU. SINCERELY

JOHN SCHIFFER



LOT OWNER

PRESIDENT/OWNER

MASTER HOMECRAFTERS INC.

PAVING
2300

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of December, 2009, 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

MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC.

("Subdividers"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:]

12/1/09
TS
JS
TENANTS IN COMMON, whose address is 5924 ANNECIN-NE NE ALBUQ NM 87113 and whose telephone number is 505 507-1921, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. THE INFRASTRUCTURE OBLIGATION ON THIS PROJECT SHALL BE JOINT AND SEVERAL TO BOTH SUBDIVIDERS REFERENCED ABOVE.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:]

LOT 30 BLK 16 TRACT 1 UNIT 3 NAA ALBUQ BERNALILLO CO., recorded on SEPT 10 1931 in the records of the Bernalillo County Clerk at Book 80, pages 353 through (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:] MASTER HOMECRAFTERS INC. AND HUTCHISON PROPERTIES LLC.

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LOT 30 AND 30B BLK 16 TR 1 UNIT 3 NAA ALBUQ describing Subdivider's Property. BERNALILLO CO, NM

As a result of the development of the 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of December, 2011 ("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. 770383.

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 Subdivision Ordinance 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 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 Subdivision Ordinance 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. 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, 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. 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 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:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>As</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>required per City- approved estimate. (Figure 7)</u>

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

4. 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 TERRAMETRICS OF NM, and construction surveying of the private Improvements shall be performed by TERRAMETRICS OF NM. 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 CLARK CONSULTING ENGINEERS, and inspection of the private Improvements shall be performed by CLARK CONSULTING ENGINEERS, 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 EARTHWORKS ENGINEERING, and field testing of the private Improvements shall be performed by EARTHWORKS ENGINEERING, both 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 therefor.

5. 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 Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following AFinancial Guaranty:≡

Type of Financial Guaranty: MUNICIPAL LIEN
Amount: \$ 33,839.74 Name of Financial Institution or Surety providing Guaranty: CITY OF ALBUQUERQUE
Date City first able to call Guaranty: DECEMBER 15th 2011
[Construction Completion Deadline]: DECEMBER 15th 2011
If Guaranty other than a Bond, last day City able to call Guaranty is: FEBRUARY 15th 2012
Additional information:

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

7. 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 Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. 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.

9. 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 Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee 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 Subdivision Ordinance.

(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.

10. 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 defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent 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; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

18. 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.

19. 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.

20. 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.

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

Figure 12 - Page 5

07/02

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

SUBDIVIDERS

CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name: JOHN SCHIFFER
Title: PRESIDENT - MASTER HOMEOWNERS INC
Dated: 11/25/09

Bradley L. Bingham 12/11/09
City Engineer
Dated: 12/11/09

SIGNATURE [Signature]
TITLE MANAGER/MEMBER HUTCHISON PROPERTIES LLC

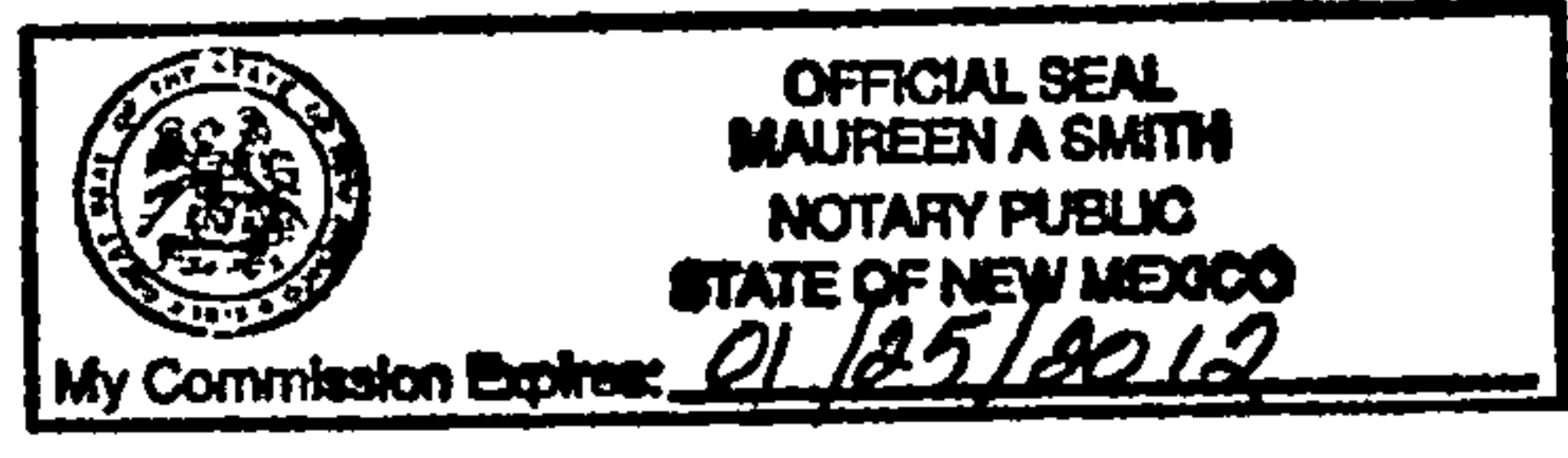
12-8-09

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 25th day of NOVEMBER, 2009 by [name of persons [Signature] / Linda R. Hutchison [title or capacity, for instance, "President" or "Owner":] PRESIDENT / MANAGER-MEMBER of [Subdivider] MASTER HOMEOWNERS INC / AND HUTCHISON PROPERTIES LLC.

My Commission Expires: 01/25/2012



Notary Public
Maureen A. Smith

CITY'S NOTARY

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

This instrument was acknowledged before me on 11th day of December, 2009 by Bradley Bingham for the City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 10-07-12

Linda Hutchison
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Project Number: _____

Date Submitted: 8/25/09

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7-8-09

Date Preliminary Plat Expires: 7-8-10

DRB Project No.: 100 7572

DRB Application No.: 09DRB-00 222

08/10/09

09/08/09

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-28-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PLAT OF LOT 30-A & 30-B, BLK. 16, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30...BLK. 16, TR. 1, UNIT 3, NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 guarantees. 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 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
S/W 770383		4' wide 8' W	SIDEWALK, PCC, 4" THCK * Δ	LENDALE AVE.	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Lot 30-A Δ			
770383		STD	STD CURB/GUTTER	LENDALE	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Δ Lot 30-B			
770384		72" DIA.	RCP STORM SEWER Δ (82.5 Ft)	LENDALE	FRONTAGE (SW COR) Lot 30-B	SE CORNER Δ (Lot 30-B)			
770383		4" THCK 24" W	RESIDENTIAL PVMT., 24" WIDE	LENDALE	FRONTAGE (SW COR) Lot 30-A	SE CORNER Lot 30-B			
S/W 770383		4' wide Δ	Sidewalk Δ * Δ	Glendale Δ	Δ SW Corner Lot 30-B	Δ SE Corner Lot 30-B			

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>									
<input type="text"/>	<input type="text"/>									
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 * Deferred Δ
- 2
- 3

AGENT / OWNER

Philip Clark
NAME (print)

Clark Consulting Engineers
FIRM

Philip Clark 6/30/09
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John Clark 7-9-09
DRB CHAIR - date

Christina Sandoval 7/8/09
PARKS & RECREATION - date

WLS 25 07/08/09
TRANSPORTATION DEVELOPMENT - date

Robert Green 7/8/09
UTILITY DEVELOPMENT - date

Bradley J. Bynon 7/8/09
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER
Δ	08/10/09	<i>WLS 25</i>	<i>Brad Bynon</i>	<i>Philip Clark</i>
Δ	07/08/09	<i>WLS 25</i>	<i>Robert Green</i>	<i>Philip Clark</i>

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Lot 30, Block 16, Tr 1, Unit 3, NAA
SUBDIVIDER: Master Homecrafters INC. and Hutchison Properties LLC
CITY PROJECT NO.: 770383

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) Lot 30A and 30B BK 16, Tract 1 Unit 3 NAA, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Master Homecrafters INC. and Hutchison Properties LLC and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended 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: Master Homecrafters INC and Hutchison Properties LLC

ADDRESS OF OWNER: 5924 Anaheim Ave NE Albuquerque NM 87113

LEGAL DESCRIPTION: Lot 30A and 30B BK 16 Tract 1 Unit 3 North Albuquerque Acres, Bernalillo County, Albuquerque NM

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____.

FORMER LEGAL DESCRIPTION: Lot 30 BK 16, Tr 1, Unit 3 North Albuquerque Acres, Bernalillo County, Albuquerque NM.

Doc# 2009136888

12/17/2009 02:55 PM Page: 1 of 2
LIEN R: \$11.00 M. Toulouse Oliver, Bernalillo County



PAVING

FINANCIAL GUARANTY AMOUNT

09/03/2009

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 770383, Lot 30, Blk 16, Tr 1, Unit 3, NAA, Phase/Unit #: 1, Re

Requested By: Philip Clark, P.E.

Approved estimate amount:		\$18,746.54
Contingency Amount:	20.00%	\$3,749.31
Subtotal:		\$22,495.85
NMGRT	6.875%	\$1,546.59
Subtotal:		\$24,042.44
Engineering Fee	6.60%	\$1,586.80
Testing Fee	6.00%	\$1,442.55
Subtotal:		\$27,071.79
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$33,839.74</u>

APPROVAL:

DATE:

A. Woodall

11-16-09

Notes: **B-1;** 20% contingency, plans and final eng est not approved, street lights per city requirements prior to release of FG.

2307

Jack

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of December, 2009, 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

MASTER HOMECRAFTERS INC. AND HUTCHINSON PROPERTIES LLC.

("Subdividers"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:]

5924 ANNEX-AVE NE ALBUQUERQUE 87113 and whose telephone number is 505 507-1921, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

4/1/09
JX
ES

THE INFRASTRUCTURE OBLIGATION ON THIS PROJECT SHALL BE JOINT AND SEVERAL TO BOTH SUBDIVIDERS REFERENCED ABOVE.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:]

LOT 30 BULK TRACT UNIT 3 NAA ALBUQUERQUE CO., recorded on SEPT 10 1931 in the records of the Bernalillo County Clerk at Book 80, pages 353 through

(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:]

MASTER HOMECRAFTERS INC. AND HUTCHINSON PROPERTIES LLC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LOT 30 AND 30B BULK TRACT UNIT 3 NAA ALBUQUERQUE describing Subdivider's Property. BERNALILLO CO. NM

As a result of the development of the 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of December, 2011 ("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. 770384.

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 Subdivision Ordinance 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 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 Subdivision Ordinance 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. 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, 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. 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 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:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City- approved estimate. (Figure 7)</u>

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

4. 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 TELEMETRICS OF NM, and construction surveying of the private Improvements shall be performed by TELEMETRICS OF NM. 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 CLARK CONSULTING ENGINEERS, and inspection of the private Improvements shall be performed by CLARK CONSULTING ENGINEERS, 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 EARTHWORKS ENGINEERING, and field testing of the private Improvements shall be performed by EARTHWORKS ENGINEERING, both 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 therefor.

5. 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 Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following AFinancial Guaranty:≡

Type of Financial Guaranty: MUNICIPAL LIEN
Amount: \$ 44,826.38 Name of Financial Institution or Surety
providing Guaranty: CITY OF ALBUQUERQUE
Date City first able to call Guaranty: DECEMBER 1ST 2011
[Construction Completion Deadline]: DECEMBER 1ST 20 11
If Guaranty other than a Bond, last day City able to call Guaranty is:
FEBRUARY 1ST, 20 12
Additional Information:

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

7. 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 Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. 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.

9. 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 Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee 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 Subdivision Ordinance.

(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.

10. 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 defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent 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; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

18. 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.

19. 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.

20. 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.

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

07/02

Figure 12 - Page 5

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

SUBDIVIDERS

CITY OF ALBUQUERQUE

By [Signature]: [Signature]

Bradley J. Bingham 12/11/09
For City Engineer

Name: JOHN SCHIFFER

Dated: 12/11/09

Title: PRESIDENT - MASTER HOMEOWNERS MC

Dated: 11/25/09

[Signature]
TITLE MANAGER / MEMBER HUTCHISON PROPERTIES LLC

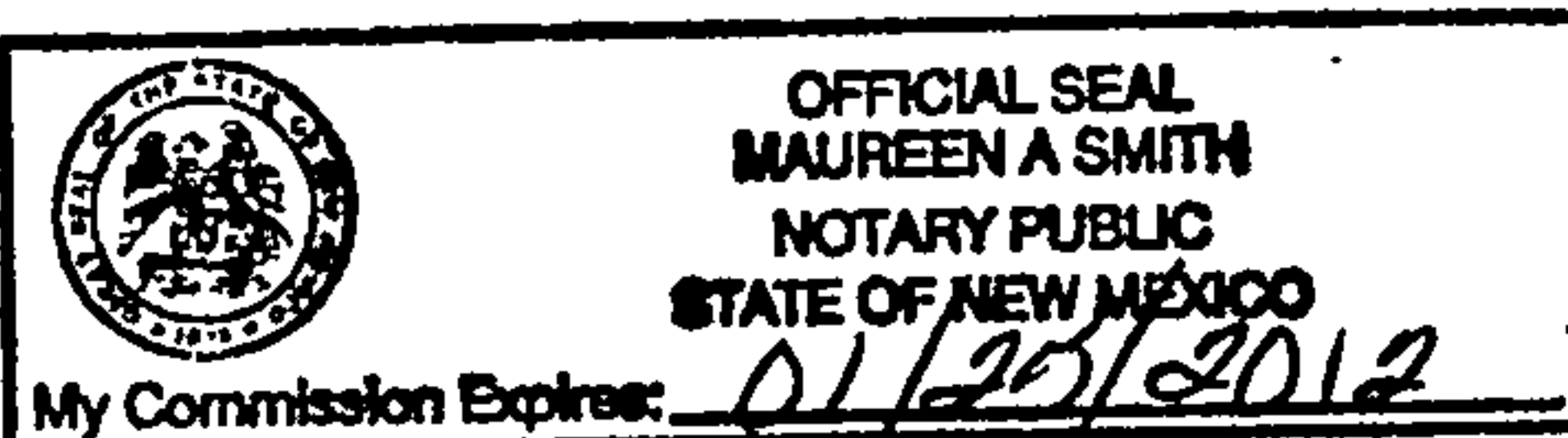
12-8-09

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 25th day of NOVEMBER, 2009 by [name of persons] [Signature] / [Signature] [title or capacity, for instance, "President" of "Owner":] PRESIDENT / MANAGER-MEMBER of [Subdividers] MASTER HOMEOWNERS MC / HUTCHISON PROPERTIES LLC.

My Commission Expires: 01/25/2012



Notary Public
Maureen A. Smith

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 11th day of December, 2009 by Bradley J. Bingham For City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 10-07-12

[Signature]
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Project Number: _____

Date Submitted: 8/23/09

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7-8-09

Date Preliminary Plat Expires: 7-8-10

DRB Project No.: 100 7672

DRB Application No.: 08DRB-00 222

08/10/09

09/08/09

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 1-28-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PLAT OF LOT 30-A & 30-B, BLK. 16, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 30...BLK. 16, TR. 1, UNIT 3, NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 guarantees. 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 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Onst Engineer
		4' W SIDEWALK	SIDEWALK, PCC, 4" THICK * Δ	LENDALE AVE.	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Lot 30-A Δ			
		STD	STD CURB/GUTTER	LENDALE	FRONTAGE (SW COR) Δ Lot 30-A	SE CORNER Δ Lot 30-B			
		72" DIA.	RCP STORM SEWER Δ (82.5 Ft)	LENDALE	FRONTAGE (SW COR) Lot 30-B	SE CORNER Δ (Lot 30-B)			
		4" THICK 24" W	RESIDENTIAL PVMT., 24" WIDE	LENDALE	FRONTAGE (SW COR) Lot 30-A	SE CORNER Lot 30-B			
		4' wide Δ	Sidewalk Δ * Δ	Glendale Δ	Δ SW Corner Lot 30-B	Δ SE Corner Lot 30-B			

The items listed below are on the CIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements

Financially Guaranteed ORC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cust Engineer
							1	1
							1	1
							1	1

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

NOTES

1 *Deferred A

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Clark
NAME (print)

Clark Consulting Engineers
FIRM

Philip Clark
SIGNATURE - date 01/30/09

DRB CHAIR - date

Paul Kelly 7-8-09

PARKS & RECREATION - date

Christine Lombard 7/8/09

AMAFCA - date

TRANSPORTATION DEVELOPMENT - date
Frank Moore 7/8/09

UTILITY DEVELOPMENT - date

Bradley J. Brighton 7/8/09

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
A	08/16/09	<i>Paul Kelly</i>	<i>Clark Consulting Engineers</i>	<i>Philip Clark</i>
A	09/08/09	<i>Paul Kelly</i>	<i>Clark Consulting Engineers</i>	<i>Philip Clark</i>

STORM SEWER

FINANCIAL GUARANTY AMOUNT

11/16/2009

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 770384 Lot 30, Blk 16, Tr 1, Unit 3, NAA, Phase/Unit #: 1, Re'

Requested By: Phillip Clark, P.E.

Approved estimate amount:		\$26,381.20
Contingency Amount:	15.00%	\$3,957.18
Subtotal:		\$30,338.38
NMGRT	6.875%	\$2,085.76
Subtotal:		\$32,424.14
Engineering Fee	6.60%	\$2,139.99
Testing Fee	4.00%	\$1,296.97
Subtotal:		\$35,861.10
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$44,826.38

APPROVAL:

DATE:

A Woodell

11-16-09

Notes: B-2: Storm Drain Improvements, 15% Contingency, Plans and Final Eng Est have not been approved.

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Lot 30, Block 16, Tr 1, Unit 3, NAA
SUBDIVIDER: Master Homecrafters Inc. and Hutchison Properties LLC
CITY PROJECT NO.: 770384

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) Lot 30 A and 30 B, Blk 16, Tract 1, Unit 3 North Albuquerque Acres, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Master Homecrafters Inc. and Hutchison Properties LLC and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended 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: Master Homecrafters Inc and Hutchison Properties LLC

ADDRESS OF OWNER: 5924 Anaheim Ave. NE ALBUQU. NM 87113

LEGAL DESCRIPTION: Lot 30 A and 30 B, Blk 16, Tract 1, Unit 3 North Albuquerque Acres, Bernalillo County, Albuquerque, NM.

Doc# 2009136886

12/17/2009 02:55 PM Page: 1 of 2
LIEN R: \$11.00 M. Toulouse Oliver, Bernalillo County



RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____.

FORMER LEGAL DESCRIPTION: Lot 30, Blk 16, Tract 1, Unit 3 North Albuquerque Acres, Bernalillo County, Albuquerque, NM

1700

No. of Lots: 1
Nearest Major Streets
BARSTON NE

FIGURE 19
SIDEWALK DEFERRAL
AGREEMENT
PROJECT NO. 770383

THIS AGREEMENT is made this 11th day of December, 2009, 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 MASTER HOMEDRAFTERS INC. + HUTTENBACH PROPERTIES LLC, ("Developer"), whose address is 5904 ANAHEIM AVE NE ALBUQUERQUE NM 87113 and whose telephone number is (505) 507-1921, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.):

JS AS
2/1/09

JOINT VENTURE/TENANTS IN COMMON, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. *The infrastructure obligation on this project shall be joint and several to both subdividers referenced above.*

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) LOT 30 BLK 16 TR. 1 UNIT 3 NAA ALBUQUERQUE BERNALILLO CO. NM (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) FINAL plat, to be identified as (state name of plat: LOT 30 A AND 30 B BLK 16 TR. 1 UNIT 3 NAA ALBUQUERQUE BERNALILLO CO. NM); and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer 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 Developer 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 Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer 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. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by December 1st, 2011 ("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 Developer may request an extension from the Project 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 Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the



Developer 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. Developer will provide a financial guaranty in an amount of not less than 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 Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: CASHIERS CHECK/WELLS FARGO BANK 004511185
Amount: \$ 4585.10 Name of Financial Institution or
Surety providing Guaranty: JOHN F. SCHIFFER
Date City first able to call Guaranty (Sidewalk Construction
Deadline): DECEMBER 1st, 2011.
If Guaranty other than a Bond, last day City able to call
Guaranty is: FEBRUARY 1st, 2012.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer 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.

4. 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 Developer 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.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior

written consent of the City and the Developer 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.

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

8. Payment for Incomplete Improvements. If the Developer 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 Developer 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 Developer'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 Developer 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.

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

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

11. 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.

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

13. 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.

14. 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.

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

16. Authority to Execute. If the Developer 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.

DEVELOPERS

CITY OF ALBUQUERQUE:

By (signature): [Signature]
Name: John Schiffer
Title: PRESIDENT MASTER HOMECRAFTERS INC.
Dated: 11/25/09

By: Bradley D. Byham
For City Engineer
Dated: 12/11/09

[Handwritten initials]
12/11/09

TITLE: MANAGER-MEMBER HUTCHISON PROPERTIES, LLC

x Lana K. Hutchison DEVELOPER'S NOTARY

M
12-8-09

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

This instrument was acknowledged before me on 25th day of NOVEMBER, 2009 by (name of person:) JOHN SCHIFFER & LANA HUTCHISON, (title or capacity, for instance, "President" or "Owner":) PRESIDENT + OWNER / MANAGING MEMBER of (Developer) MASTER HOMECRAFTERS INC. + HUTCHISON PROPERTIES LLC.

Maureen A. Smith
OFFICIAL SEAL MAUREEN A. SMITH NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 11/25/2012

Maureen A. Smith
Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on 11th day of December, 2009 by Bradley D. Byham for the City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda A. Evans
Notary Public

My Commission Expires: 10-07-12

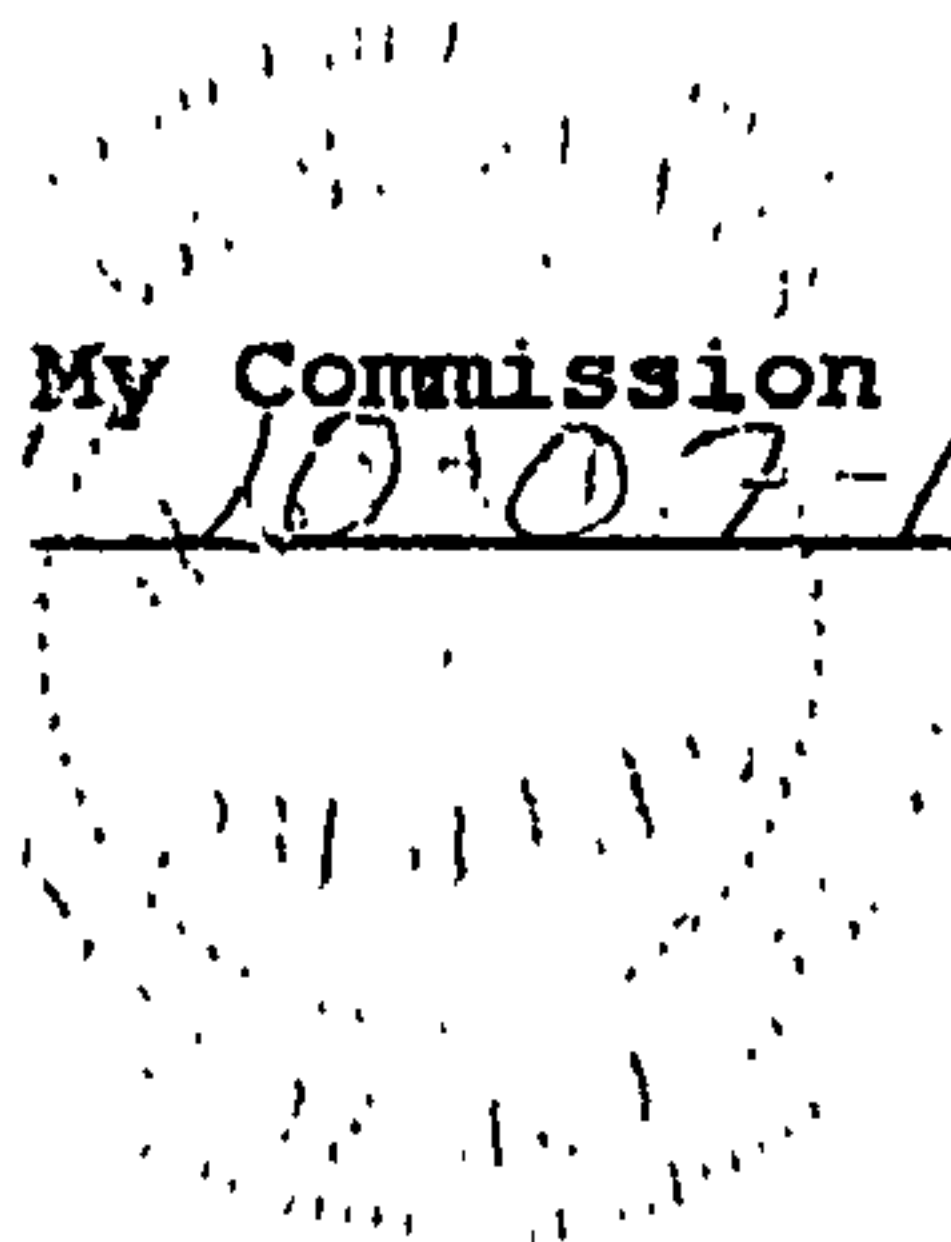
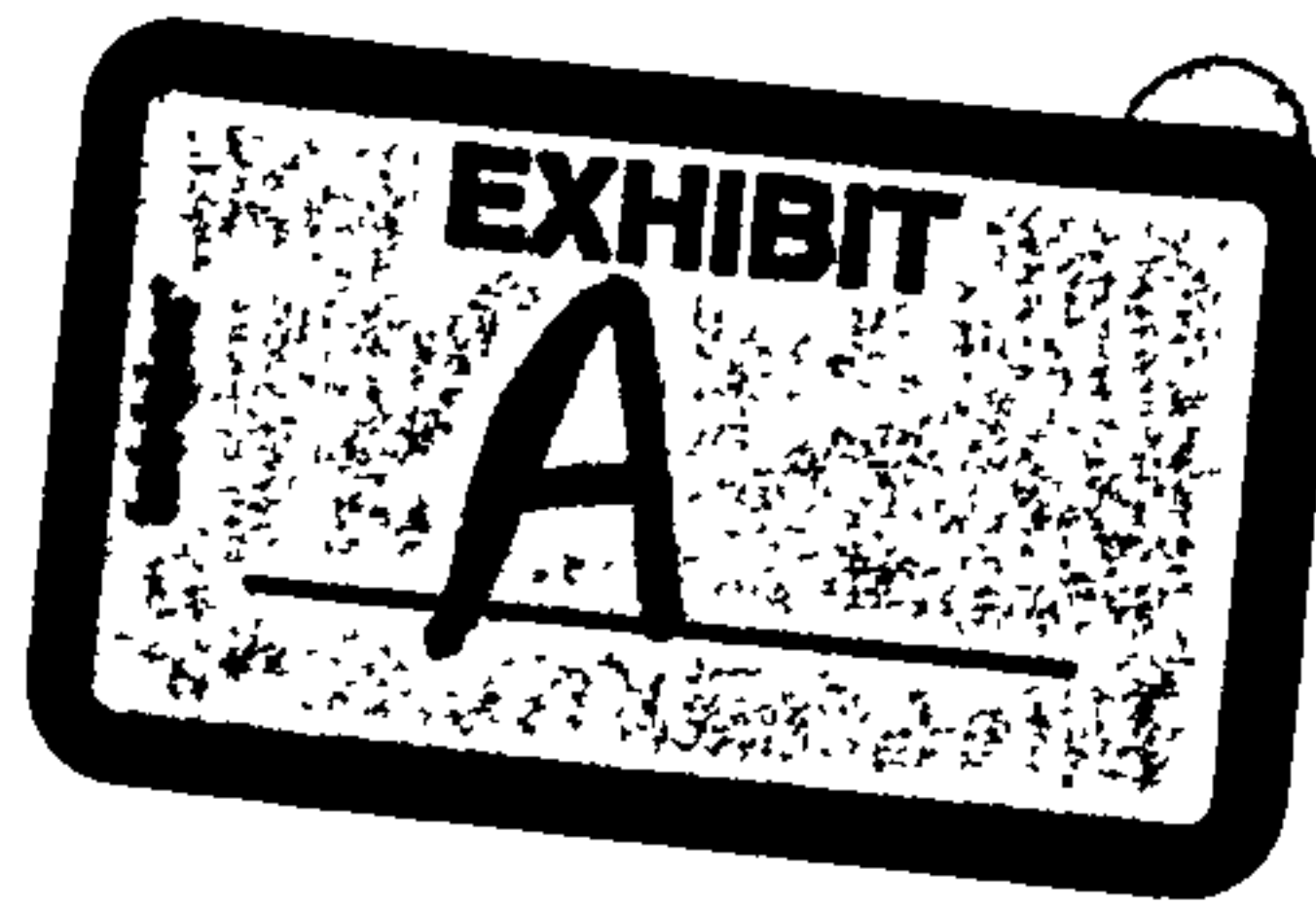
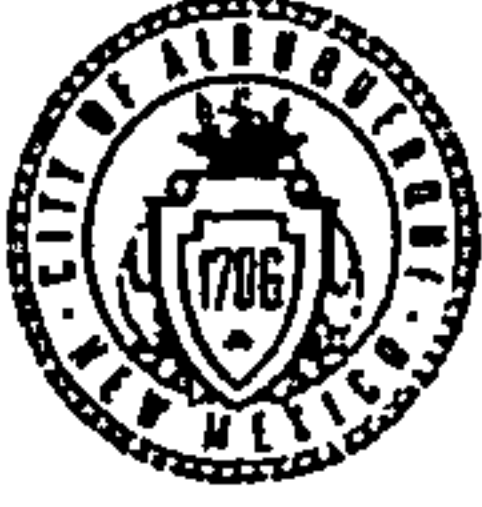


EXHIBIT "A" ATTACHED

X:\RELU\SHARE\AGREKJC\sidedeferralagreementrevised.doc



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 5, 2009

Project# 1007672
09DRB-70258 MINOR - TEMP DEFR SWDK CONST

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 0.88 acre(s). (B-20)

At the August 5, 2009 Development Review Board meeting the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file.

Jack Cloud, AICP, DRB Chair

Cc: Clark Consulting Engineers – 19 Ryan Rd – Edgewood, NM 87015
C: Master Homecrafters, Inc. – 5924 Anaheim Ne, Ste B – Albuquerque, NM 87113
Marilyn Maldonado
File

FINANCIAL GUARANTY AMOUNT

09/10/2009

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 770383, Lot 30, Blk 16, Tr 1, Unit 3, NAA, Phase/Unit #: 1, Ref

Requested By: Philip Clark

Approved estimate amount: \$3,432.12

NMGRT 6.875% \$235.96

Subtotal: \$3,668.08

125% FINANCIAL GUARANTY RATE 1.25

TOTAL FINANCIAL GUARANTY REQUIRED \$4,585.10

APPROVAL:

DATE:

S. Woodall

9-10-09

Notes: Sidewalk Deferral



TREASURER'S REPORT OF DEPOSITS

Remitter:

Schiffer, John F.

Wells Fargo & Company

Check No. 0045111885

Project Name:

Lot 30, Blk 16, Tr1, Unit 3 NAA

CPN: 770383

**Comments: Financial Guaranty
Sidewalk Deferral Agreement**

Account: 233100

Activity: 7000110

Amount: \$4,585.10

Total Amount: \$4,585.10

Verified By: Marilyn Maldonado

Phone Number: 924-3997

Deposit Date: December 3, 2009

City Of Albuquerque
Treasury Division

12/3/2009	3:10PM	LOC: ANNX
RECEIPT# 00124289	WS# 007	TRANSH 0040
Account 233100	Fund 0110	
Activity 7000110	TRSCXG	
Trans Amt	\$4,585.10	
J24 Misc		\$4,585.10
CK		\$4,585.10
CHANGE		\$0.00

Thank You



DRB CASE ACTION LOG *(Preliminary/Final Plat)*

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

DRB Application No.: *09DRB-70385*

Project # *1007672*

Project Name: *North Albuquerque Acres Unit 3*

Agent: *Clark Consulting Engineers*

Phone No.:

Your request was approved on *12-23-09* by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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.

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

County Treasurer's signature must be obtained prior to the recording of the plat with the 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.



City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/28/2009 Issued By: E08375

Permit Number: 2009 070 258

Category Code 910

Application Number: 09DRB-70258, Minor - Temp Defr Swdk Const

Address:

Location Description: GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE

Project Number: 1007672

Applicant

Master Homecrafters, Inc.

5924 Anaheim Ne Suite B
Albuquerque NM 87113
507-1921

Agent / Contact

Clark Consulting Engineers

Phillip Clark

19 Ryan Road
Edgewood NM 87015

ocealbq@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

City of Albuquerque
Development Division

7/28/2009 10:00AM LDD: AWW
7/28/2009 TRAVIS 2015
RECEIVED 20090801 00100000
7/28/2009 2009070258 755000
Total \$20.00
Conflict Mgmt Fee \$20.00
A
DUPLICATE \$0.00
TRAVIS

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
24 copies
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements.
 - ___ 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)** **6 copies**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - ___ 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.

Philip W. Clark
Applicant name (print)
Philip W. Clark 7/24/09
Applicant signature / date

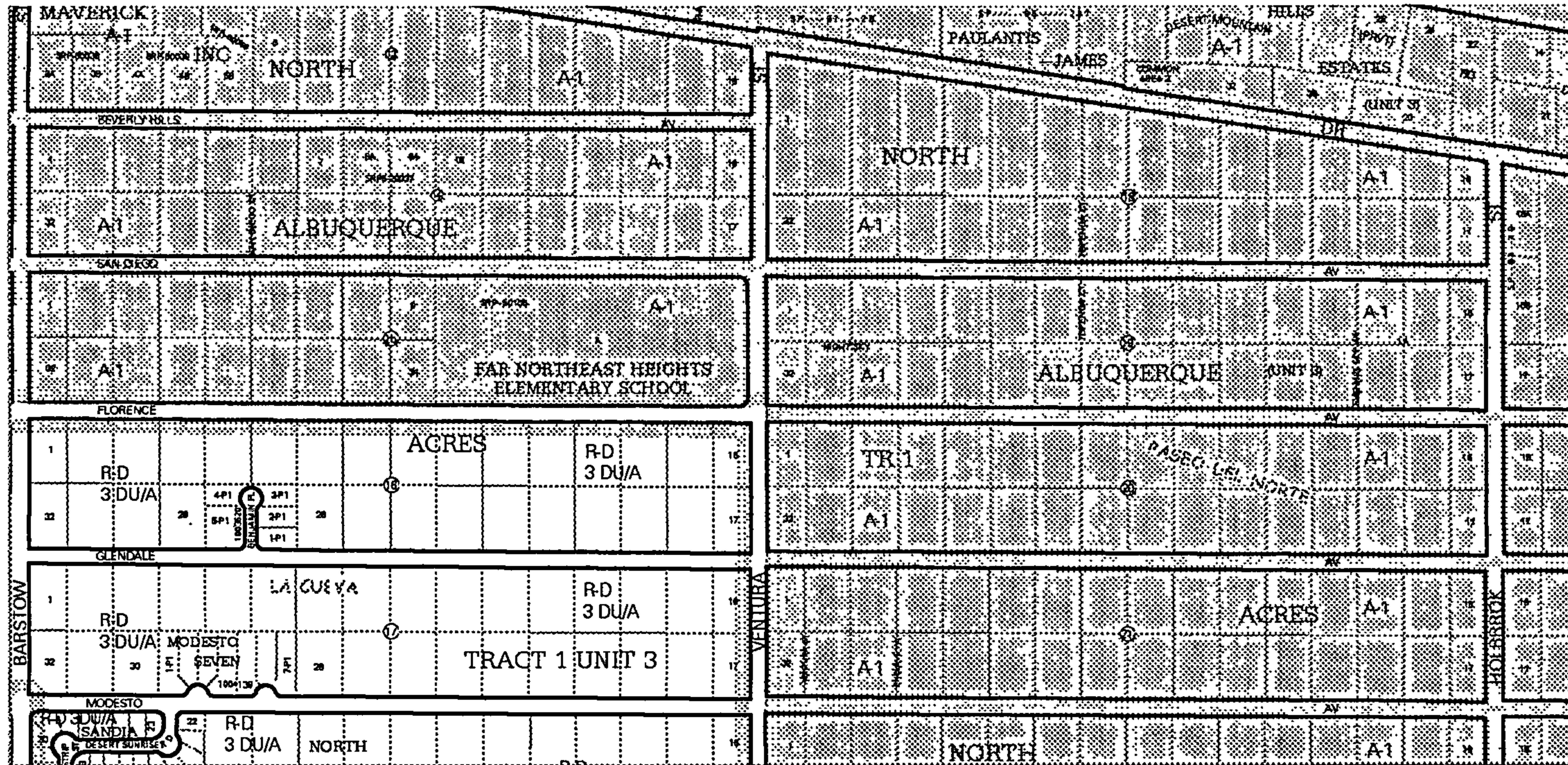


Form revised 4/07

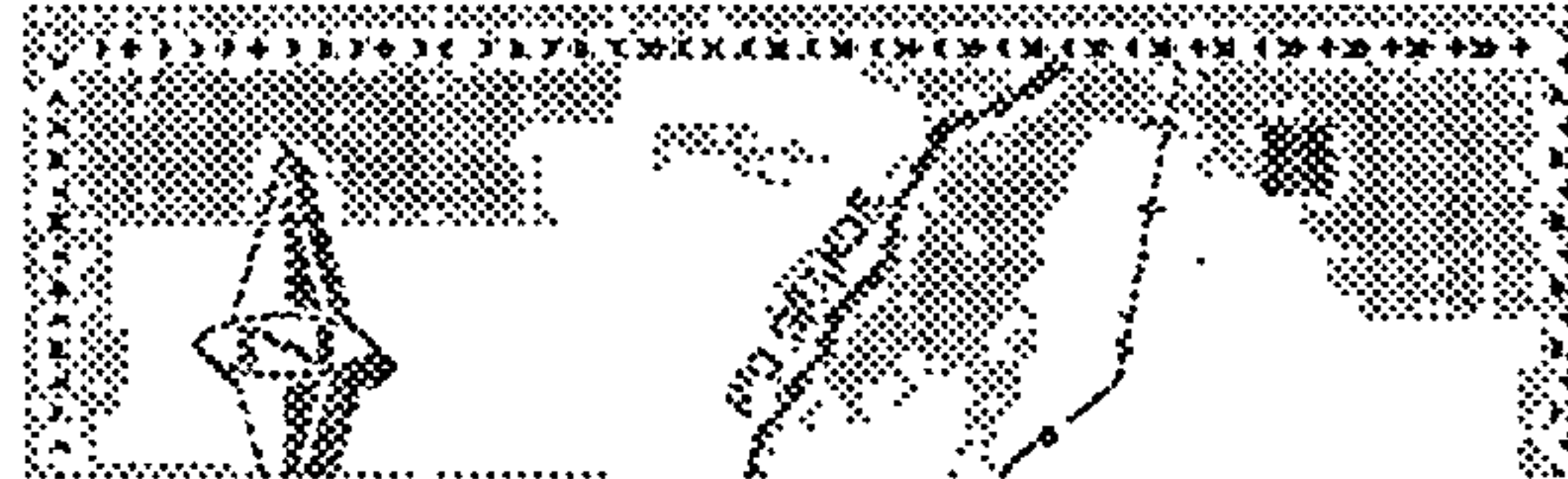
<input checked="" type="checkbox"/> Checklists complete	Application case numbers		
<input checked="" type="checkbox"/> Fees collected	09DRB -	70258	
<input checked="" type="checkbox"/> Case #s assigned	_____	_____	
<input checked="" type="checkbox"/> Related #s listed	_____	_____	

_____ 7.28.09
Planner signature / date

Project # 1007672



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



Zone Atlas Page:

B-20-Z

Selected Symbols



19 Ryan Road
Edgewood, New Mexico 87015

Tele: (505) 281-2444

E-Mail ccealbq@aol.com

Fax: (505) 281-2444

Phillp W. Clark, P.E.

Date: 7/28/09

Transmittal

TO: Jack Cloud - DRC Chairman

ORGANIZATION: City Planning

FROM: Phil C.

REGARDING: Sidewalk Deferral Request for
Minor Subd. DRB Case 1007672

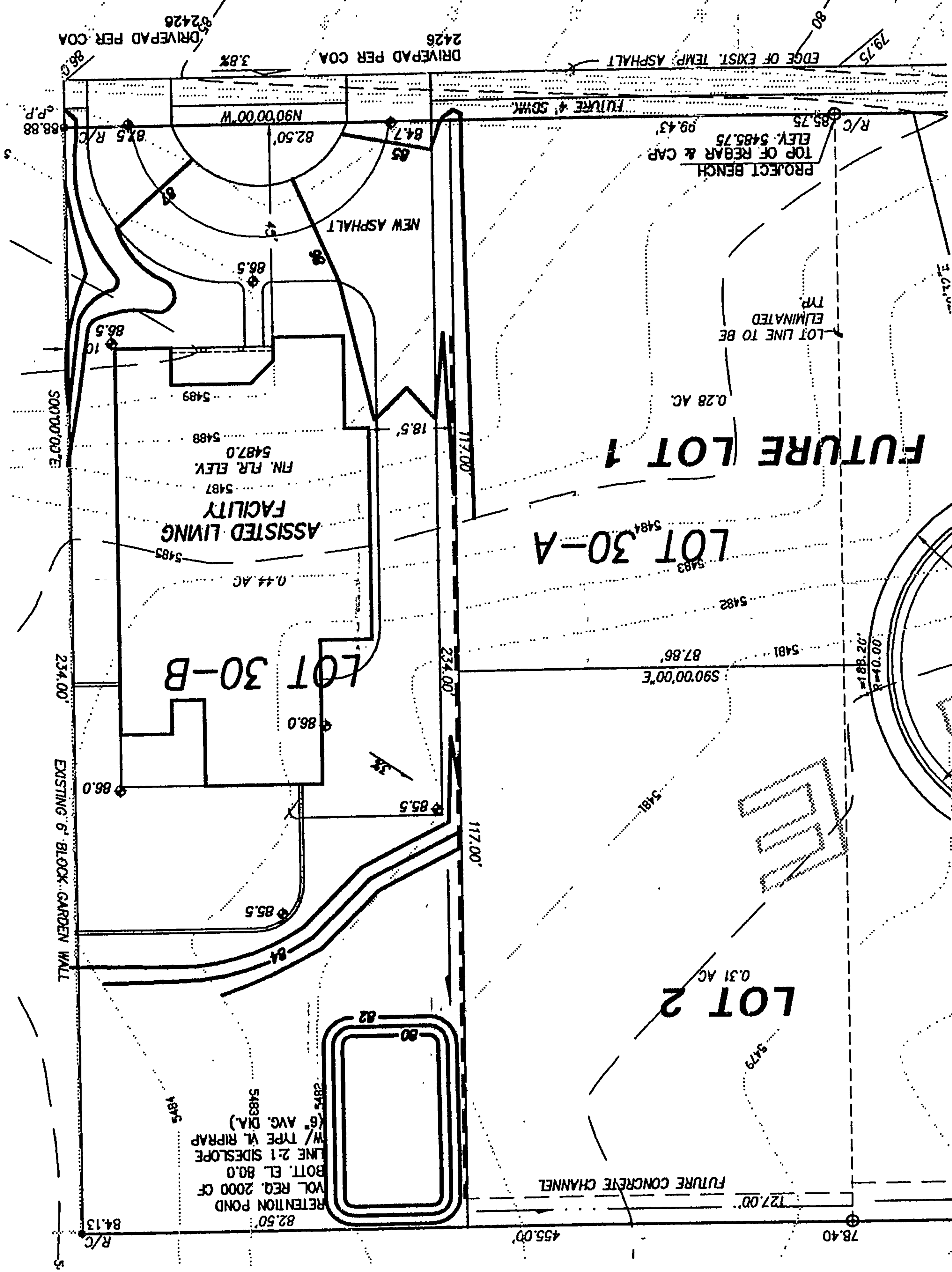
ITEM/MESSAGE:

Thank you and all the members for
considering this request. The owner,
Master Crafters, LLC would prefer to defer
sidewalk constr'n. until Bldg. Permit release.
of individual homes.

Sincerely,
Phillp W. Clark

DRB 1007672
11-2-30

GLENDALE AVE. NE



EDGE OF EXIST. TEMP. ASPHALT
DRIVEPAD PER COA
2426
3.8%

EDGE OF EXIST. TEMP. ASPHALT
DRIVEPAD PER COA
2426
3.8%

500'00"00"E

234.00'

EXISTING 6" BLOCK GARDEN WALL

R/C
84.13

RETENTION POND
VOL. REQ. 2000 CF
BOTT. EL. 80.0
LINE 2:1 SIDESLOPE
W/ TYPE V. RIPRAP
(6" AVG. DIA.)
5483.3A
5485

FUTURE LOT 1

LOT 30-A

LOT 30-B

LOT 2

FUTURE CONCRETE CHANNEL

LOT LINE TO BE
ELIMINATED

PROJECT BENCH
TOP OF REBAR & CAP
ELEV. 5485.75

ASSISTED LIVING
FACILITY
FN. FLR. ELEV.
5487.0

NEW ASPHALT

FUTURE 4" SDWR

R/C
88.88

87.5 R/C

86.5

86.5

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City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/30/2009 Issued By: E08375

Permit Number: 2009 070 222

Category Code 910

Application Number: 09DRB-70222, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: GLENDALE AVE BETWEEN BARSTOW AND VENTURA

Project Number: 1007872

Applicant

Master Homecrafters Inc

5924 Anaheim Ne Suite B
Albuquerque NM 87113
507-1921

Agent / Contact

Clark Consulting Engineers

Phillip Clark

18 Ryan Road
Edgewood NM 87015

ocealbq@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City of Albuquerque
Treasury Division

08/30/2009 11:11:41 1007872
09 008 TRAILER 0027
RECEIPT# 00107271-00107271
PERMIT# 2009070222 TREASUR
Total Amt \$305.00
Conflict Mgmt. Fee 20.00
DRB Actions 285.00
L. 20.00
C. 20.00
CHARGE 0.00

Phan, Y.



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 (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)
- 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): Clark Consulting Engineers PHONE: 281-2444
 ADDRESS: 19 Ryan Rd FAX: " "
 CITY: Edgewood STATE NM ZIP 87015 E-MAIL: _____

APPLICANT: Master Homecrafters, Inc. PHONE: 507-1921
 ADDRESS: 5924 Anaheim NE, Ste B FAX: 828-2188
 CITY: Albq STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Divide one (1) lot into two (2)

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. 30, TR. 1 Block: 16 Unit: 3
 Subdiv/Addn/TBKA: North Albug. Acres
 Existing Zoning: R.O Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): B.20 UPC Code: 102006504106930203

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): .88
 LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave. (N. side)
 Between: Barstow and Ventura

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

SIGNATURE Philip W. Clark DATE 6/30/09
 (Print) Philip W. Clark 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
09DRB - 70222	P3F		\$ 285.00
	CMF		\$ 20.00
			\$
			\$
			\$
			\$
			Total
			\$ 305.00

Hearing date JULY 8, 2009

Philip W. Clark 6.30.09
 Planner signature / date

Project # 1007672

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
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 - 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
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 - 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.

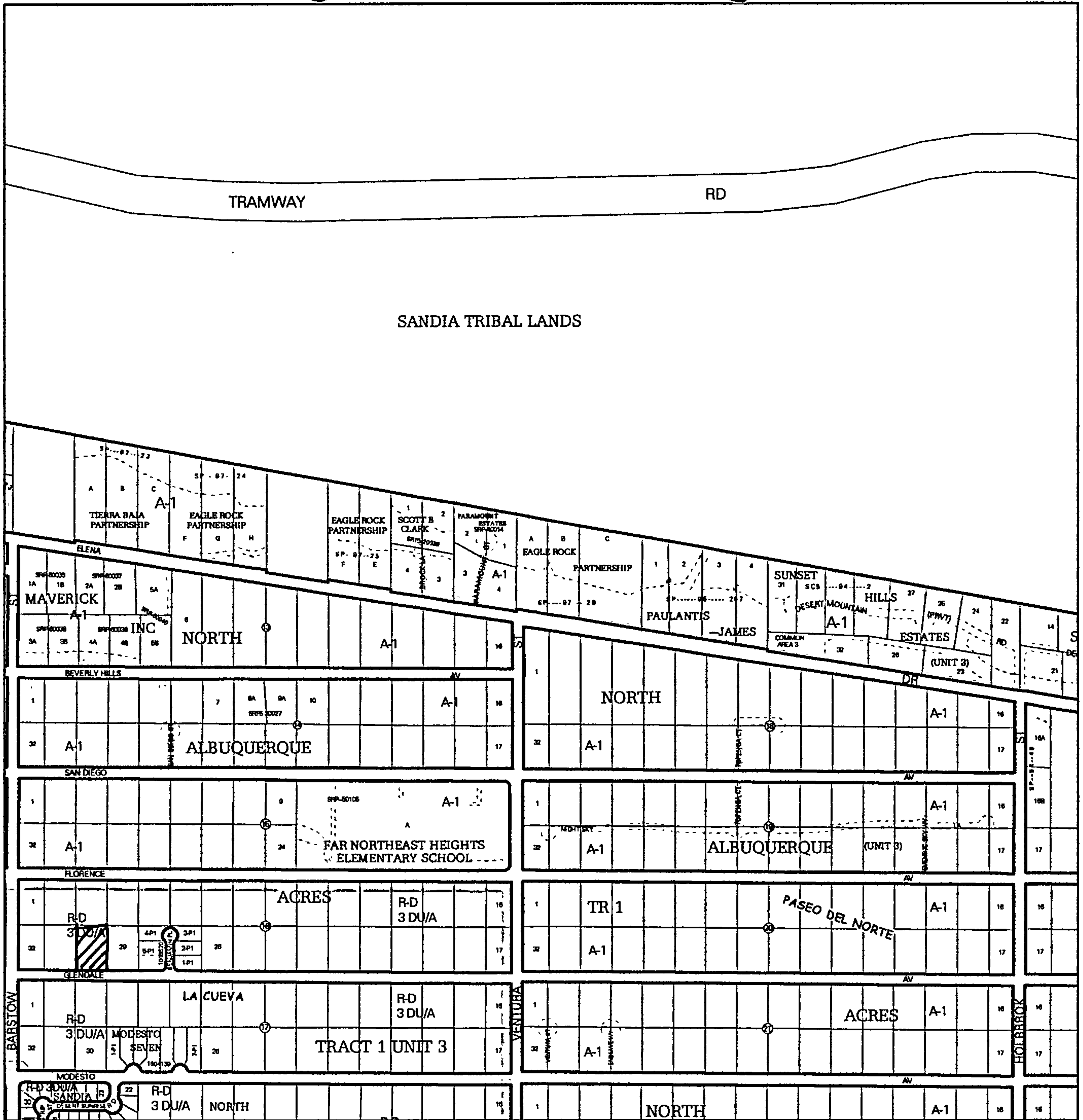
JOHN SCHIFFER
Applicant name (print)
John Schiffer
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB-70222

Verlynn 6.30.09
Planner signature / date
Project # 1007672



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

City of Albuquerque
AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-20-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

Transmittal

TO: DRB Chair Jack Cloud
ORGANIZATION: City Planning
FROM: Phil
REGARDING: Lot 30, BLK. 16, T1, U3: N. Alb. Acres
Lot Split

ITEM/MESSAGE:

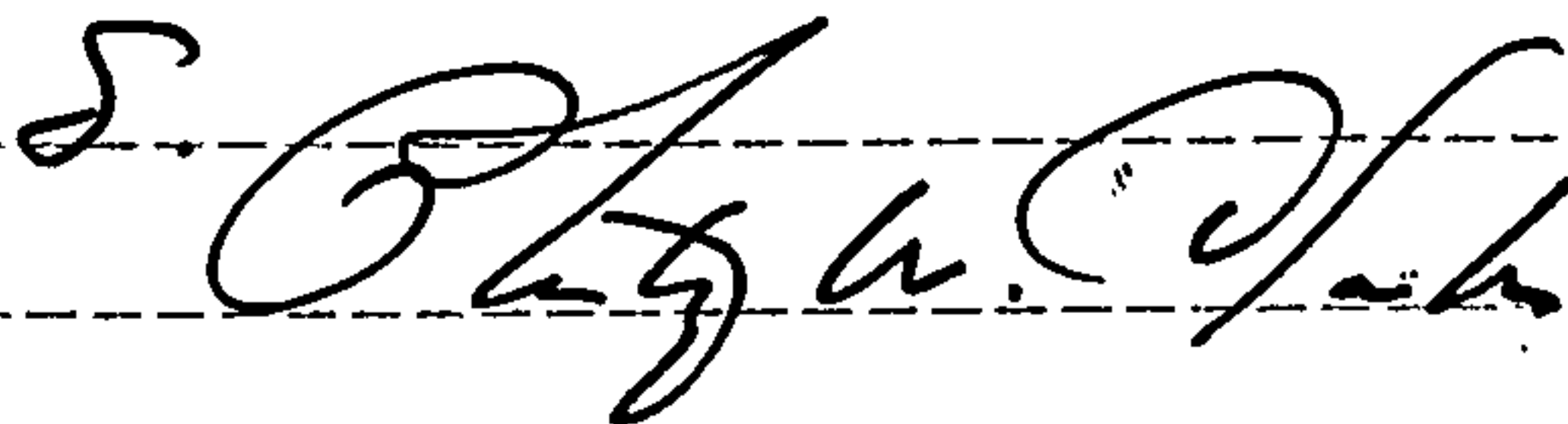
• please process as minor subdivision dividing existing lot 30 into 2 lots

• Justification - zoned for 3 d.u.s per acre proposed lot size 0.44 Acres

owner: Master Homecrafters, Inc.
John Schitter

Lot is currently vacant & No wall along the frontage (Glendale Ave.) is proposed

Thank you,





**Pre-Development Facilities Fee (PDFF)
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan offices. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) _____

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: N. ABQ Acres Tract 1 Unit 3

Legal Description: Lots 30-A and 30-B, Block 16

Location of Project (address or major cross streets): Major Ave NW between 10th St NW and Fitzgerald Rd NW

Proposed Number of Units 2 Single-Family _____ Multi-Family 2 Total Units

Note: A single-family unit is a single-family, detached dwelling unit.

Comments:

Waiver Information

Property Owner: _____ Legal Description: _____ Zoning: _____

Reason for Waiver/Deferral: _____

Contact Information

Name: John Schiffer

Company: Master Homecrafters Inc.

Phone: 507-1921

E-Mail:

Please include with your submittal:

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents

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

MASTER HOMECRAFTERS INC. ("Developer") effective as of this 26th day of JUNE, 2009, and pertains to the subdivision commonly known as _____, and more particularly described as LOT 30 A + LOT B

[use new legal description of subdivision]

BLOCK 16 TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES
BERNALILLO COUNTY N.M.

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, 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 the owner of the real estate being subdivided and platted; 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 to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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.
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 shall be recorded in the office of 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 Acknowledgment 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.

John Schiffer
Signature

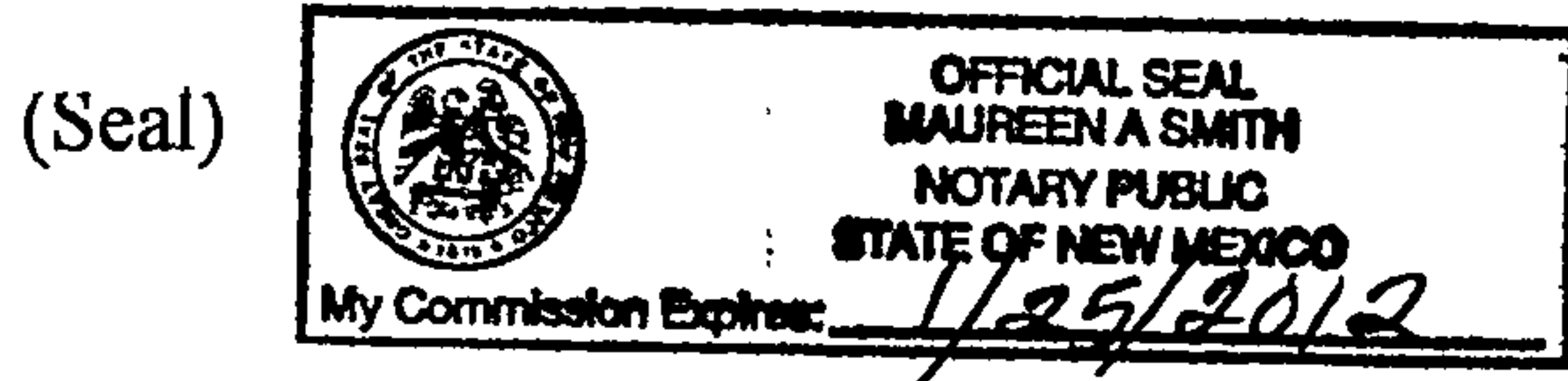
John Schiffer
Name (typed or printed) and title

MASTER HOMECRAFTERS INC.
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 26 June 2009 by John Schiffer as owner of MASTER HOMECRAFTERS INC. a corporation.

Maureen A. Smith
Notary Public



My commission expires: 01/25/2012

ALBUQUERQUE PUBLIC SCHOOLS

Kizito Wijenje
By: _____
Signature

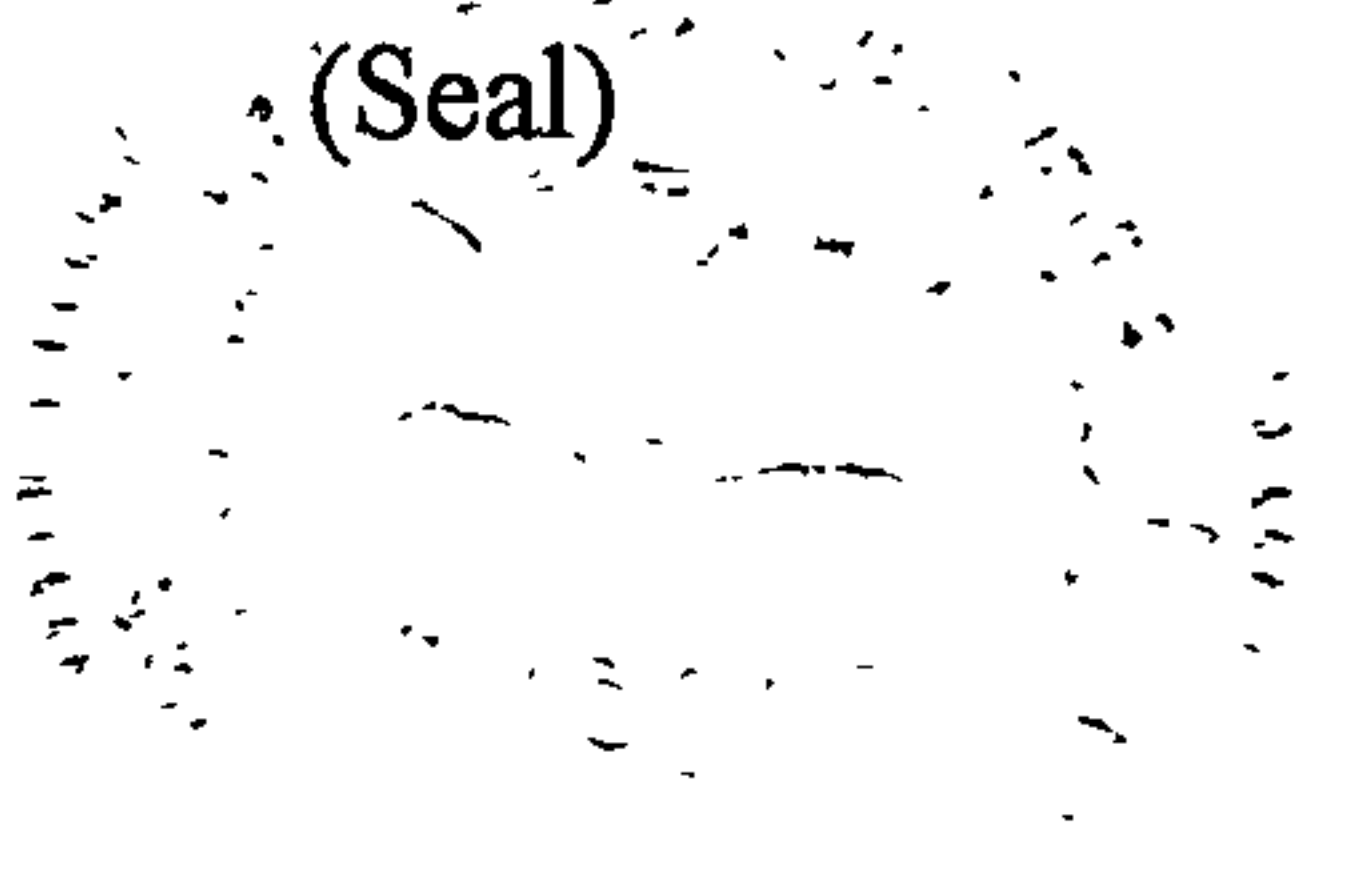
Kizito Wijenje, Director, Capital Master Plan
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 29, 2009 by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Paul L. Whites
Notary Public

My commission expires: May 18, 2011



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)
- 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.

APPLICANT INFORMATION:

Professional/Agent (if any): JOHN SCHIFFER / MASTER HOMEOWNERS INC. PHONE: 507-1921
 ADDRESS: 3924 ANAHEIM AVE NE SUITE B FAX: 828-2188
 CITY: ALBUQ STATE NM ZIP 87113 E-MAIL: JOHNFX1@AOL.COM

APPLICANT: SAME PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: INELOA R. JARAMILLO

DESCRIPTION OF REQUEST: I WOULD LIKE TO CUT THIS LOT IN HALF NORTH SOUTH NEW PROPERTY LINES

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. LOT 30 TR 1 Block: 16 Unit: 3

Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES

Existing Zoning: R-D 3 DU/A Proposed zoning: _____

Zone Atlas page(s): B-20-2 UPC Code: 1-020-065-041- MRGCD Map No 069-30203

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): NONE

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): .89 165' x 234'

LOCATION OF PROPERTY BY STREETS: On or Near: 8401 GLENDALE / EAST OF BARSTOW

Between: BARSTOW and HARRIS VENTURA

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

SIGNATURE John Schiffer DATE 2/10/09

(Print) JOHN SCHIFFER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB-70058</u>	<u>SK</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 type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total \$ <u>0</u>

Hearing date 02/13/09

Sandy Handley 02/10/09
Planner signature / date

Project # 1007672

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

- Preliminary Plat reduced to 8.5" x 11"
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- 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**
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- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
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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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- Fee (see schedule)
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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.
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 - 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.

JOHN SCHIFFER
Applicant name (print)
[Signature] 2/10/09
Applicant signature / date

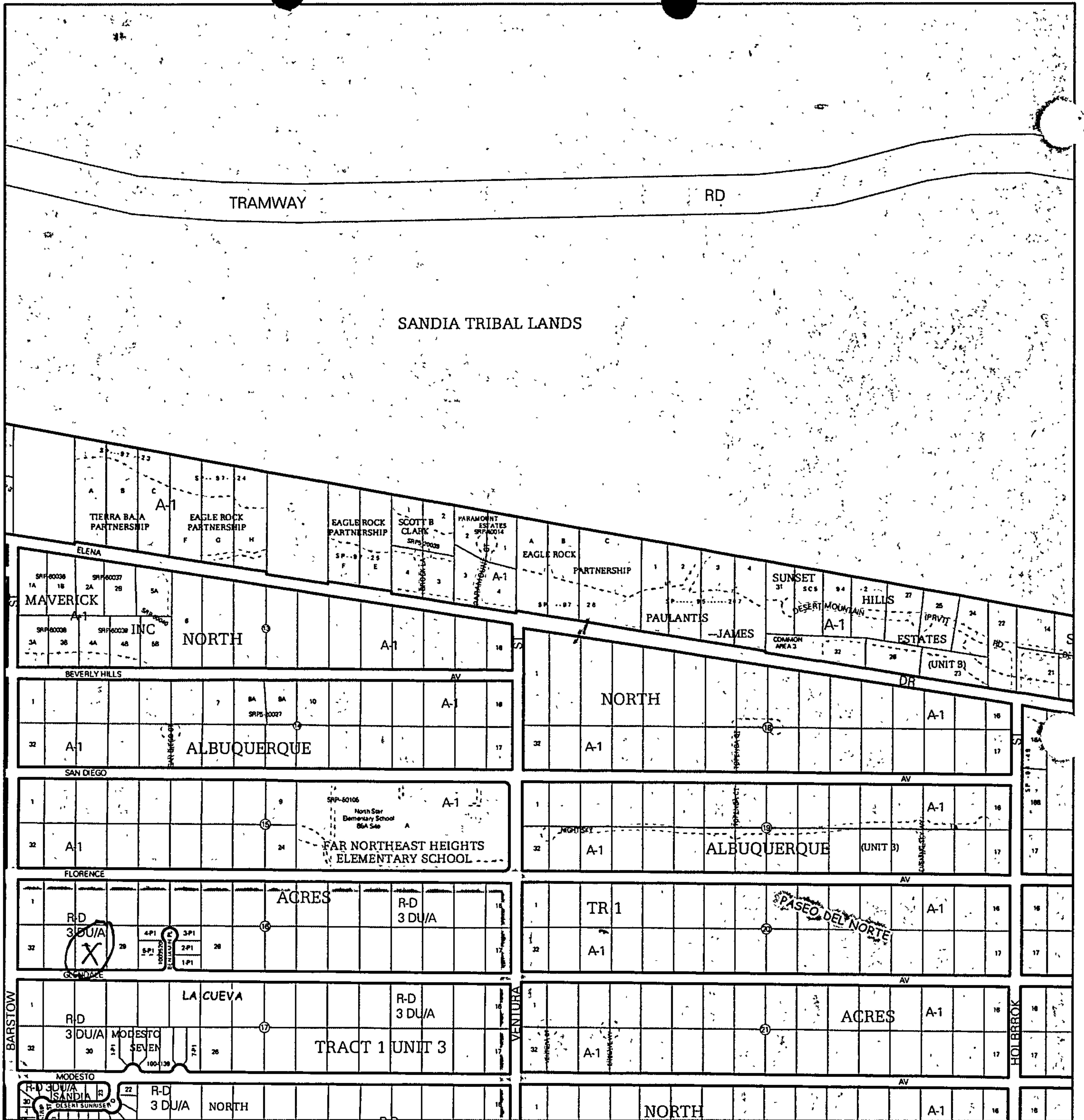


Form revised **October 2007**

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

Application case numbers
09DRB - 70058

Sandy Handley 02/10/09
Planner signature / date
Project # 1007072



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-20-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/13/2008

2/10/09

CITY OF ALBUQUERQUE

DEVELOPMENT REVIEW BOARD

DEAR MEMBERS,

I AM PROPOSING TO SPLIT LOT 30
BLOCK 16 TRACT 1 UNIT 3 NORTH ALBU ACRES,
I WOULD LIKE TO ESTABLISH NEW PROPERTY
LINES RUNNING NORTH SOUTH. THE
EXISTING LOT 30 IS 165' WIDE ON THE
GLENDALE STREET SIDE. I AM PROPOSING
2 LOTS WHICH WOULD MEASURE 82' 6"
WIDE X 234' DEEP.

I AM AWARE THERE ARE WATER AND
SEWER ASSESSMENTS ON THIS PROPERTY - I
ALSO AM AWARE OF THE NEED FOR
CURB AND GUTTER AND CITY SIDEWALK.

THANK-YOU FOR YOUR CONSIDERATION.

SINCERELY

JOHN SCHIFFER

507-1921

PROPOSED SPLIT

SITE PLAN

NORTH

NEW
PROPERTY
LINE

PROPOSED
NEW LOT

PROPOSED
NEW LOT

34'

82'6"

82'6"

165'

LOT 30
Block 16
TRACT 1
UNIT 3

AREA MAP

NORTH

FLORENCE

EXISTING
RESIDENCE

VACANT

VACANT

LOT 32

LOT 31

LOT 30

VACANT

VACANT

VACANT

EXISTING
RESIDENCE

75 ARISTON

GLENDALE

EAST