

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1008528 Application #: 12DRB-70373
Project Name: Paradise North
Agent: Terra West LLC Phone #:

Your request was approved on 12-12-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION: provide exhibit
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): date, city signatures, to read

PLATS:

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

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

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

ALL SITE PLANS:

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



DEVELOPMENT REVIEW BOARD

Action Sheet

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

December 12, 2012 9:00 am

MEMBERS:

Jack Cloud, DRB Chair

Angela Gomez, Administrative Assistant

**Kristal Metro, Transportation Development
Curtis Cherne, City Engineer**


**Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004075**
12DRB-70362 VACATION OF ACCESS
& UTILITY EASEMENTS
MYERS, OLIVER & PRICE, P.C. agent(s) for MESA DEL SOL LLC request(s) the referenced/ above action(s) on Tract 8, **BULK LAND PLAT of MESA DEL SOL** zoned PC, located in the southwest corner of the intersection of I-25 and NM 47, containing approximately 23.5768 acre(s). (U-13)APPROVED:additional documentation for tract 8 access must be provided.
2. **Project# 1009502**
12DRB-70345 VACATION OF PUBLIC
RIGHT-OF-WAY
BORDENAVE DESIGNS agent(s) for CODA ROBERSON request(s) the referenced/ above action(s) for all or a portion of OLD MILL ROAD NW adjacent to Tract X CODA ROVERSON PROPERTY, located on the north side of I-40 between RIO GRANDE BLVD NW and 12TH ST NW containing approximately .3 acre. (H-13)[*Deferred from 11/28/12*] APPROVED:additional documentation for access must be provided.

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

3. **Project# 1008528**
12DRB-70373 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III, LLC request(s) the above action(s) for all or a portion of Lot(s) 1B-1A, **PARADISE NORTH** zoned SU-1 FOR IP USES W/EXCEPTIONS, located on GOLF COURSE RD BETWEEN MCMAHON NW AND IRVING NW containing approximately 13.5512 acre(s). (A-12)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH DELEGATION TO TRASPORTATION DEVELOPMENT FOR DIMENSIONAL EXHIBIT AND TO DEFINE WIDTH OF GOLF COURSE ROAD RIGHT-OF-WAY, AND TO PLANNING FOR UTILITY COMPANY SIGNATURE, AGIS DXF AND TO RECORD.**

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

6. **Project# 1008916**
11DRB-70274 EPC APPROVED SDP
FOR BUILD PERMIT
- MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 & 8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16)[*Deferred from 10/12/11*] **DEFERRED TO 11/2/11 AT THE AGENT'S REQUEST.**
7. **Project# 1007867**
11DRB-70294 AMENDED SDP FOR BP
- BOHANNAN HUSTON INC agent(s) for GOLDEN CORRAL CORP. request(s) the above action(s) for all or a portion of Lot(s) A, **SANDIA ADDITION** zoned C-3, located on SAN MATEO BLVD BETWEEN MCLEOD AND LINCOLN containing approximately 2.51 acre(s). (F-17) **AT THE OCTOBER 26, 2011 DEVELOPMENT REVIEW BOARD MEETING, THE AMENDMENT TO THE SITE DEVELOPMENT PLAN WAS APPROVED AS REVISED ON OCTOBER 17TH BY CITY HYDROLOGY TO DELETE THE SIDEWALK CULVERT.**
8. **Project# 1008528**
11DRB-70293 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70295 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70296 EPC APPROVED SDP
FOR SUBDIVISION
- TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III LLC request(s) the above action(s) for all or a portion of Lot(s) 1B-1, **PARADISE NORTH** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on GOLF COURSE BETWEEN MCMAHON AND IRVING containing approximately 13.5512 acre(s). (A-12) **DEFERRED TO 11/2/11 AT THE AGENT'S REQUEST.**

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

9. **Project# 1002718**
11DRB-70238 SIDEWALK WAIVER
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, **RIVERVIEW ACRES, UNIT 2** zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12) **AT THE OCTOBER 26, 2011 DEVELOPMENT REVIEW BOARD MEETING, A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED FOR ALL INTERIOR SIDEWALKS IN RIVERVIEW ACRES UNITS 1 & 2.**



DRB CASE ACTION LOG (Site Plan - Subdivision)

DRB Application No.: <i>11DRB- 70296</i>	Project # <i>1008528</i>
Project Name: <i>Paradise North</i>	
Agent: <i>Tierra West LLC</i>	Phone No.:

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

Your request was approved on 11-2-11 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.**

6. **Project# 1008916**
11DRB-70274 EPC APPROVED SDP
FOR BUILD PERMIT
- MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 & 8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16)[*Deferred from 10/12/11, 10/26/11*]**DEFERRED TO 11/9/11 AT THE AGENT'S REQUEST.**
7. **Project# 1003532**
11DRB-70280 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70281 EPC APPROVED SDP
FOR SUBDIVISION
11DRB-70307 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for RESOLUTION EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 10, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE BETWEEN WYOMING AND LOUISIANA containing approximately 1.4208 acre(s). (C-19) [*Deferred from 10/12/11*] **DEFERRED TO 11/9/11 AT THE AGENT'S REQUEST.**
8. **Project# 1008528**
11DRB-70293 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70295 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70296 EPC APPROVED SDP
FOR SUBDIVISION
- TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III LLC request(s) the above action(s) for all or a portion of Lot(s) 1B-1, **PARADISE NORTH** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on GOLF COURSE BETWEEN MCMAHON AND IRVING containing approximately 13.5512 acre(s). (A-12) [*Deferred from 10/26/11*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN, AGIS DXF AND AMAFCA SIGNATURE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS DEFERRED TO 11/9/11 AT THE AGENT'S REQUEST.**

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

9. **Project# 1003475**
11DRB-70301 MINOR – EXT OF SIA
FOR TEMP DEFR SWDK CONST
- FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **PARADISE VIEW** zoned R-LT, located on PARADISE BLVD NW BETWEEN UNIVERSE NW AND UNSER NW containing approximately 13 acre(s). (B-10/11) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008528

AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Site Plan for Building Permit:

Keyed note C indicates a proposed berm crossing driveway B. Please clarify.
The proposed ramps at the entrances do not match the details provided.
The infrastructure list indicates that curb and gutter must be built along Golf Course Road. Please clarify.
Define the width of the handicapped parking stalls located on the curve.
Call out all radii.

Site Plan for Subdivision:

All proposed improvements shown on the Site Plan for Subdivision must be noted as illustrative only or removed (EPC Conditions, 5.c).

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: NOVEMBER 2, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008528

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Comments on the Grading and Drainage Plan were provided to the engineer on 10-26-11. The engineer submitted a revised report/plan Friday afternoon. It has not been reviewed or approved.

Since the Infrastructure List is tied to the Site Plan for Building Permit, approval of the drainage report can also be tied to the Site Plan for Building Permit.

The revised plan is most likely close to the previous plan and therefore, Hydrology can approve the plat and the Site Plan for Subdivision.

PO Box 1293

Site Plan for Subdivision
Plat approval

Albuquerque

NM 87103

RESOLUTION/COMMENTS:

www.cabq.gov

SIGNED:

Curtis Chérne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 11-2-11

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1008528

On July 14, 2011, the Environmental Planning Commission approved Project #1008528 11EPC 40040/40041, a site development plan for subdivision and a site development plan for building permit, for all or a portion of Lot 1B-1, Paradise Hills North, located on Golf Course Road between McMahon Boulevard and Irving Boulevard, containing approximately 13.55 acres.

The applicant has satisfied all of the EPC conditions of approval.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



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

Project Number: 1008528
Application Number: 11DRB-70293

DRB Date: 11/2/2011
Item Number: 8

Subdivision:

Lot 1B-1 Paradise North

Zoning: SU-1 for IP Uses w/Exceptions

Zone Page: A-12

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
Minor Subdivision

Parks and Recreation Comments:

Please provide Easement for Pedestrian Access on plat

Signed: Carol S. Dumont
 Carol S. Dumont
 Parks & Recreation Department

Phone 768-5387

HEARINGS DATE: 10-26-11 (SB), (SAS, FF)
(SAS, (BS) 11-92-01 (SB), (SAS, FF)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 5, 2011

Project# 1008528

11DRB-70253 VACATION OF PUBLIC UTILITY EASEMENT

TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III, LLC request(s) the above action(s) for all or a portion of a 10 foot Public Utility Easement on Lot 1B-1, PARADISE NORTH SUBDIVISION zoned SU-1 FOR IP USES W/EXCEPTIONS, located on the west side of GOLF COURSE RD NW between MCMAHON BLVD NW and the CALABACILLAS ARROYO containing approximately 13.5512 acre(s). (A-12)

At the October 5, 2011 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (2)(3) of the Subdivision Ordinance

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial than any minor detriment, based on the provision of acceptable replacement easement(s) being granted to the affected utility companies.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, notice was published in a newspaper of general circulation 15 days before the date of the hearing, and signs were posted on the site 15 days prior to the hearing. The vacation is subject to the provision of acceptable replacement easement(s) being granted to the affected utility companies.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
2. Utility companies shall acknowledge the vacation and acceptability of replacement easements by their signature on the replat.

If you wish to appeal this decision, you must do so by October 20, 2011 in the manner described as follows.

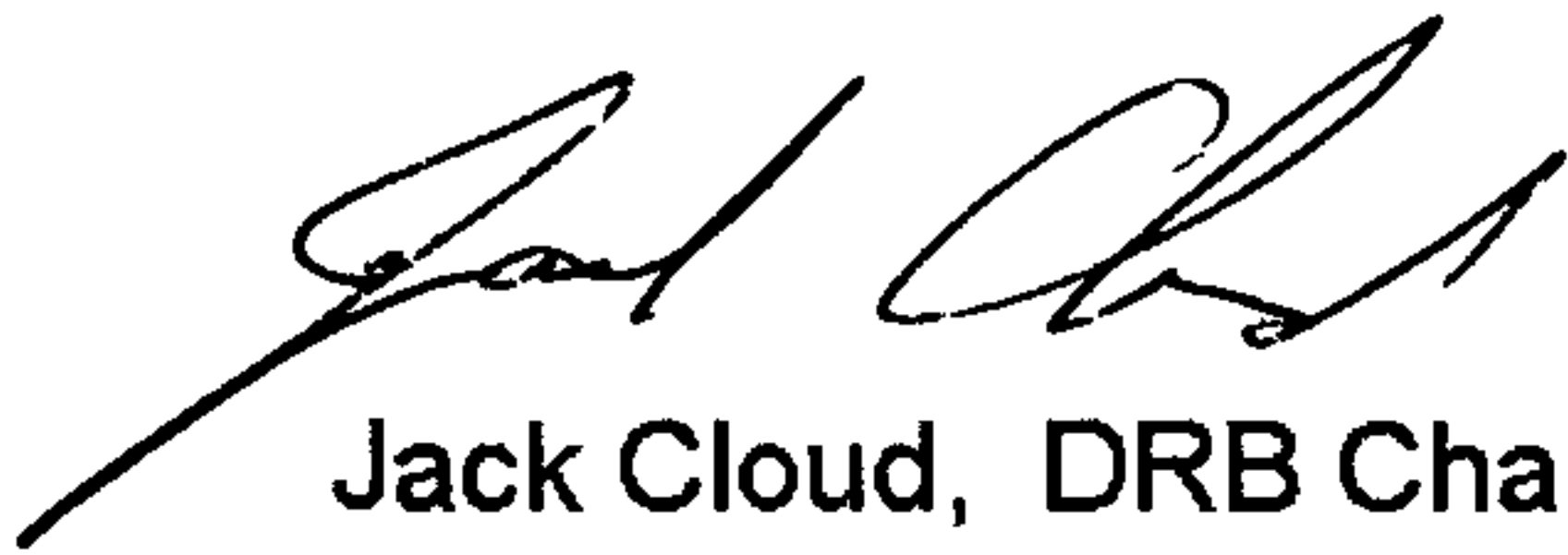
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109

Cc: Montgomery Land Group, III, LLC – 320 Osuna Rd NE Ste G3 –
Albuquerque, NM 87107

Marilyn Maldonado

file



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 5, 2011

Project# 1008528
11DRB-70253 VACATION OF PUBLIC UTILITY EASEMENT

TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III, LLC request(s) the above action(s) for all or a portion of a 10 foot Public Utility Easement on Lot 1B-1, **PARADISE NORTH SUBDIVISION** zoned SU-1 FOR IP USES W/EXCEPTIONS, located on the west side of GOLF COURSE RD NW between MCMAHON BLVD NW and the CALABACILLAS ARROYO containing approximately 13.5512 acre(s). (A-12)

AMAFCA

No comments

COG

No comments

TRANSIT

Project # 1008528

11DRB-70253

VACATION OF PUBLIC UTILITY EASEMENT

Adjacent and nearby routes

Route #92, Taylor Ranch Express commuter route, and Route #157, Louisiana & Montano route, pass the site on Golf Course.

Adjacent bus stops

Existing bus stop with a shelter exists on Golf Course, adjacent to the site, approximately 60 feet south from existing access, serving the above-mentioned routes in Southbound direction,

Site plan requirements

None.

Large site TDM suggestions

None.

Other information

None.

ZONING ENFORCEMENT

No comments

NEIGHBORHOOD COORDINATION

Letters sent to: The Paloma Del Sol NA (R), Paradise Hills Civic Assoc. (R), Arroyo Del Sol Condo Assoc.

APS

Paradise North Subdivision, Lot 1B-1, is located on the west side of Golf Course Rd NW between McMahon Blvd NW and the Calabacillas Arroyo. The owner of the above property requests a Vacation of Public Utility Easement for a development that will consist of a Senior Independent Living and Assisted Living facility. Although, this development is intended for a senior living facility this development will be assessed the School Facility Fee due to its residential nature. The fees collected from this development will benefit the following schools; Seven Bar Elementary School, James Monroe Middle School, and Cibola High School. Currently, Seven Bar Elementary is exceeding capacity; James Monroe Middle School and Cibola High School have excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
265	SEVEN BAR ES	900	836	-64
490	JAMES MONROE MS	1001	1015	14
580	CIBOLA HS	1857	2100	243

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

No comments

FIRE DEPARTMENT

No comments

PNM ELECTRIC & GAS

No comments

COMCAST

Comcast will not approve the vacation of P.U.E. for this project at this time as we have facilities there. The developer will need to make arrangements for a new easement and relocation of our facilities.

QWEST Concerning the subject case number(s), CenturyLink has no objection to the vacation of the public utility easement as submitted. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No comments
OPEN SPACE DIVISION No comments
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT No objection to vacation request.
PARKS AND RECREATION
ABCWUA No objection
PLANNING DEPARTMENT Refer to comments from affected agencies/ Utilities plus any public hearing comments regarding proposed vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Complete



DRB CASE ACTION LOG (Site Plan - Building Permit)

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.: <i>11DRB- 70295</i>	Project # <i>1008528</i>
Project Name: <i>Paradise North</i>	
Agent: <i>Tierra West LLC</i>	Phone No.:

Your request was approved on *11-9-11* by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: *OK IA* _____

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.**

Complete



DRB CASE ACTION LOG (Site Plan - Subdivision)

DRB Application No.: 11DRB- 70296	Project # 1008528
Project Name: Paradise North	
Agent: Tierra West LLC	Phone No.:

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

Your request was approved on 11-2-11 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.**

8528

DXF Electronic Approval Form

DRB Project Case #: 1008528

Subdivision Name: PARADISE NORTH / TRACT 1B1A1

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information: 5058565700

DXF Received: 12/12/2012

Hard Copy Received: 12/12/2012

Coordinate System: NMSP Grid (NAD 83)


Approved

12/12/12
Date

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

AGIS Use Only
Copied fc **8528** to agiscov on **12/12/2012** Contact person notified on **12/12/2012**

8528

DXF Electronic Approval Form

DRB Project Case #: 1008528

Subdivision Name: TRACTS 1B1A & 1B1B, PARADISE NORTH

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information: 505 856-5700

DXF Received: 10/18/2011

Hard Copy Received: 10/18/2011

Coordinate System: NMSP Grid (NAD 83)



Approved

10-18-2011

Date

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

AGIS Use Only

Copied fc**8528** to agiscov on **10/18/2011** Contact person notified on **10/18/2011**



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.: 11DRB-70293

Project # 1008528

Project Name: Paradise North

Agent: Tierra West LLC

Phone No.: _____

Your request was approved on 11-2-11 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): dxp, JDP
AMAFCA

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.
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- 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.**



DRB CASE ACTION LOG (Site Plan - Building Permit)

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.: <i>11DRB-70295</i>	Project # <i>1008528</i>
Project Name: <i>Paradise North</i>	
Agent: <i>Tierra West LLC</i>	Phone No.:

Your request was approved on *11-9-11* by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION: _____

- ABCWUA: _____

- CITY ENGINEER / AMAFCA: *SJA* _____

- 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.**

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____

Date Site Plan Approved: _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

EXHIBIT "A"

DRB Project No.: **1008528**

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Application No: _____

ORIGINAL

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

Tracts 1B-1-A and 1B-1-B Paradise North

SITE DEVELOPMENT PLAN

Lot 1B-1, Paradise North

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		City Cnst Engineer
							Inspector	P.E.	
		8"	PUBLIC SAS (REM & REPL 390 LF)	EXIST SAS ESMT _____ TRACT 1B-1-B	TRACT R-1 PL	60 FT NORTHEAST OF TRUNK LINE	/	/	/
							/	/	/
		8"	PUBLIC WATER LINE (APPROX 1090 LF)	Driveway A & B	Drive A at GC Road	Drive B at GC Road	/	/	/
		8"	PUBLIC SAS LINE (APPROX 340 LF)	Driveway A & B	Drive A at GC Road	Drive B at GC Road	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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
2
3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JOEL D. HERNANDEZ
NAME (print)

TIERRA WEST, LLC
FIRM

SIGNATURE - date

[Signature] 11-9-11
DRB CHAIR - date

[Signature] 11-09-11
TRANSPORTATION DEVELOPMENT - date

[Signature] 11-09-11
UTILITY DEVELOPMENT - date

[Signature] 11-9-11
CITY ENGINEER - date

[Signature] 11-9-11
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

12/04/2012 Issued By: E08375 172951

Category Code **910**
2012 070 373

Application Number: 12DRB-70373, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: GOLF COURSE RD BETWEEN MCMAHON NW AND IRVING NW

Project Number: 1008528

Applicant

MONTEREY LAND GROUP, III, LLC

320 OSUNA RD NE SUITE G3
ALBUQUERQUE NM 87107
338-2284

Agent / Contact

TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$285.00**

TOTAL: \$305.00

City of Albuquerque Treasury
Date: 12/24/2012 Office: AMEX
Stac ID: W5000008 CASHIER: PESSLY
Batch: 1086 Trns: 1117
Permit: 2012070373
Receipt Num: 00076775
Payment Tot: \$305.00
0701 Conflict Mgmt Fee
0703 DRB Actions
Check Tendered: \$305.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

08/24/2012 Issued By: BLDAVM 160154

Category Code **910**
2012 070 267

Application Number: 12DRB-70267, Vacation Of Public Easement

Address:

Location Description: GOLF COUSE BETWEEN MCMAHON AND IRVING

Project Number: 1008528

Applicant

SPECTRUM ACQUISITION, LLC

200 SPRUCE ST, SUITE 200
DENVER CO 80230

Agent / Contact

TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$45.00
TOTAL:	\$140.00

City of Albuquerque Treasury
Date: 8/24/2012 Office: ANNEX
Stat ID: W5000008 Cashier: TRSSIV
Batch: 659 Trans #: 22
Permit: 2012070267
Receipt Num 00046785
Payment Total: \$140.00
0900 APN Fee \$75.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$45.00
Check Tendered : \$140.00

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1008528

AGENDA ITEM NO: 2

SUBJECT:

Vacation of Public Easement

ENGINEERING COMMENTS:

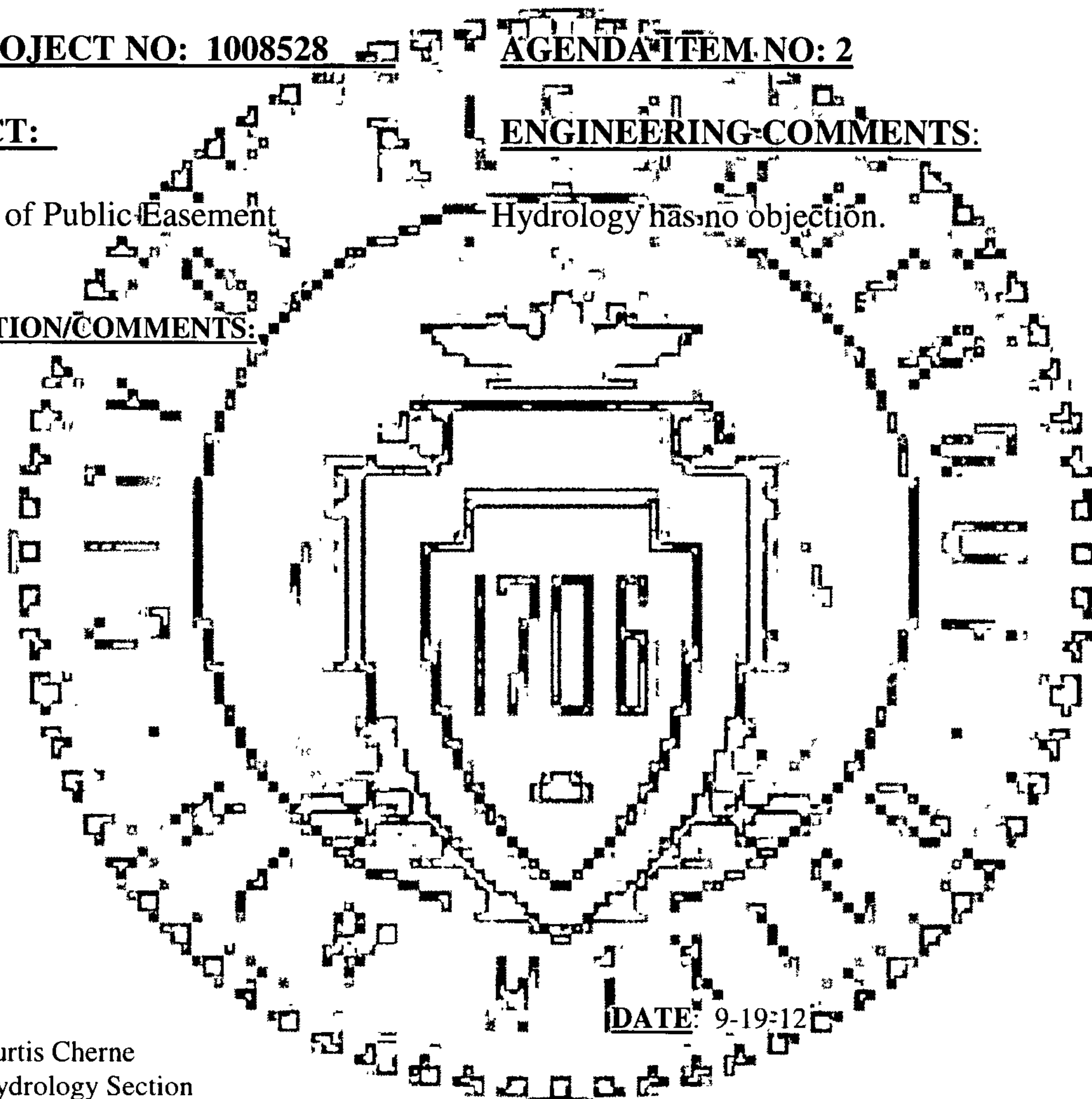
Hydrology has no objection.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 9-19-12



CITY OF ALBUQUERQUE



FROM: Carol Dumont, Parks & Recreation Department

DATE: December 12, 2012

**Parks & Recreation Comments for Development Review Board meeting
of December 12, 2012**

AGENDA ITEM #3

Project #1008528 12DRB-70373- Minor Preliminary/Final Plat Approval, Paradise North

Informational comment only – A primary trail is proposed for the north side of the Calabacillas Arroyo in the Trails and Bikeways Facility Plan. Coordination may be necessary at such time as this trail is constructed.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Monterey Land Group, III, LLC PHONE: 505-338-2284
 ADDRESS: 320 Osuna Road, NE - Suite G3 FAX: 505-338-0200
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: scott@avaloninvestmentsinc.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. 1B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Paradise North
 Existing Zoning: Su-1 for IP Uses w/Exceptions Proposed zoning: Senior / Mixed Use MRGCD Map No _____
 Zone Atlas page(s): A-12 UPC Code: 101206642002240160

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
Project No. 1008528 / 11DRB-70253 / 11EPC-40040 / 11EPC-40041

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: same Total area of site (acres): +/- 13.5512 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road
 Between: McMahon NW and Irving NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-03-11

SIGNATURE [Signature] DATE 12-04-12
 (Print) Ronald R. Bohannon, PE 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>12DRB - 70373</u>	<u>P&F</u>	_____	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>DME</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 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>December 12 2012</u>			Total <u>\$ 305.00</u>

[Signature] 12-4-12
 Planner signature / date

Project # 1008528

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

Ronald R. Bohannon, PE

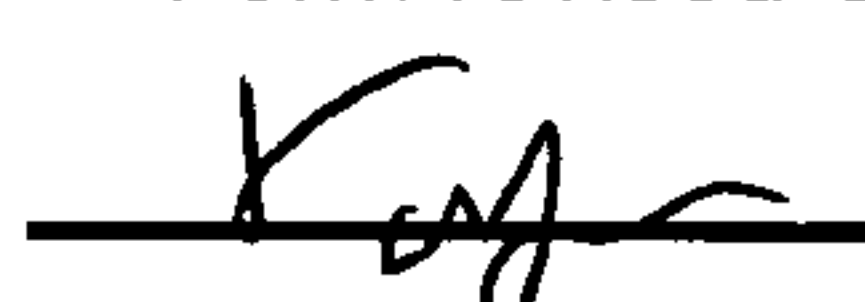
 Applicant name (print)
12-04-12
Applicant signature / date



Form revised **October 2007**

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

Application case numbers
12DRB - 70373

 12-4-12
Planner signature / date
Project # 1008528



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
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STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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Subdiv/Addn/TBKA: Paradise North

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Project No. 1008528 / 11DRB-70253 / 11EPC-40040 / 11EPC-40041

CASE INFORMATION:

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

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Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-03-11

SIGNATURE _____ DATE 12-04-12

(Print) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
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- Case history #'s are listed
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- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
<u>12DRB - 70373</u>

Hearing date December 12 2012

Form revised 4/07		
Action	S.F.	Fees
<u>P&F</u>	_____	<u>\$ 285.00</u>
<u>DME</u>	_____	<u>\$ 20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$ 305.00</u>

[Signature] 12-4-12
Planner signature / date

Project # 1008528

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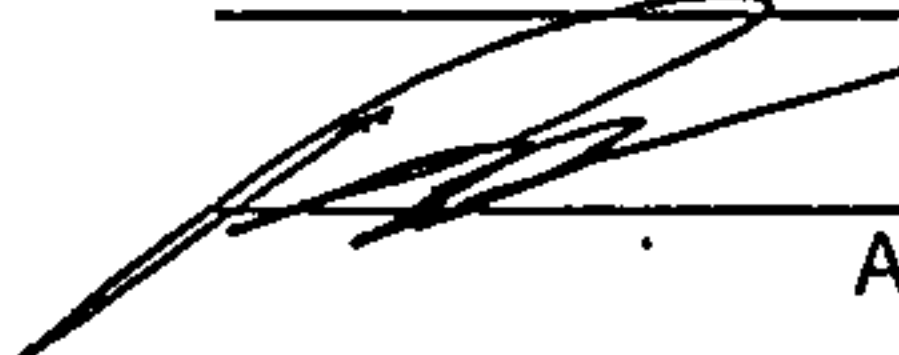
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- Amended preliminary plat approval expires after one year**

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

Ronald R. Bohannon, PE


 Applicant name (print)
12-04-12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12DRB-70373

 12-4-12
Planner signature / date
Project # 1008528

gar

TIERRA WEST, LLC

December 4, 2012

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC EASEMENTS
TRACT 1B-1-A PARADISE NORTH
ZONE ATLAS PAGE A-12
PROJECT # 1008528; 11DRB-70253**


Dear Mr. Cloud:

Tierra West LLC, on behalf of Spectrum Acquisition, LLC, requests review and approval of the attached replat, submitted herewith, pursuant to the conditions of the Official Notice of Decision dated October 5, 2011.

The purpose of this request is to vacate a portion of the aforementioned easement which will not be used due to a proposed water line realignment for which a new easement will be dedicated by a separate platting action, as coordinated with the ABCWUA.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Mike Longfellow, Spectrum Retirement Communities, LLC

JN: 2011026
RRB/JD/cla

Z:\2011\2011026 Spectrum Assisted Living\Correspondence\2011026 Jack Cloud Replat for Vacation of Easement 12-04-12 doc

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

December 12, 2012



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): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Spectrum Acquisition, LLC PHONE: 303-360-8812
 ADDRESS: 200 Spruce Street - Suite 200 FAX: 303-360-8814
 CITY: Denver STATE CO ZIP 80230 E-MAIL: jparker@spectrumretirement.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Easement

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. 1B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Paradise Hills North
 Existing Zoning: SU-1 for IP Uses w/Exceptions Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): A-12 UPC Code: 101206642002240160

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008528

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): +/- 13.5512 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road
 Between: McMahon, NW and Irving, NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 05-03-11

SIGNATURE [Signature] DATE August 23, 2012
 (Print Name) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70267</u>	<u>VPC</u>	_____	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<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>Sept. 19, 2012</u>				Total
				\$ <u>140.00</u>

[Signature] 8-24-12
 Staff signature & Date

Project # 1008528

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
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- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
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- 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**
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 - VACATION OF RECORDED PLAT (DRB29)**
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 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
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 - Letter of authorization from the grantors and the beneficiaries (private easement only)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Behannan, PE

 Applicant name (print)
 08-23-12

 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 12 - DRB - 70267

_____ 8-24-12
 Planner signature / date
 Project # 1008528



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008528

Wednesday, September 19, 2012

Comments must be received by:

Friday, September 12, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



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)
- APEAL / PROTEST of...**
 - Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 Between McMahon, NW and Irving, NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 05-03-11

SIGNATURE

(Print Name) Ronald R. Bohannon, PE DATE August 23, 2012
 Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
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- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
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- Site is within 1000ft of a landfill
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Application case numbers
12 ORB - 70267

Action	S.F.	Fees
		\$ <u>45.00</u>
<u>CMF</u>		\$ <u>20.00</u>
<u>ADV</u>		\$ <u>75.00</u>
		\$ _____
		\$ _____
		Total
		\$ <u>140.00</u>

Hearing date Sept. 19, 2012

[Signature] 8-24-12
 Staff signature & Date

Project # 1008528

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Ronald R. Bohannon, PE

 Applicant name (print)
 08-23-12

 Applicant signature / date



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 12 - DRB - 70267

Form revised 4/07

_____ 8-24-12
 Planner signature / date

Project # 1008528

gaw

TIERRA WEST, LLC

September 23, 2012

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC EASEMENTS
TRACT 1B-1-A PARADISE NORTH
ZONE ATLAS PAGE A-12
PROJECT # 1008528**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Spectrum Acquisition, LLC, requests approval of the Vacation of a portion of a Public Water Line Easement for the above-referenced site. The site is zoned SU-1 for IP Uses w/Exceptions and contains approximately 5.9664 acres and is located on Golf Course between McMahon and Irving, NW.

The purpose of this request is to vacate a portion of the aforementioned easement which will not be used due to a proposed water line realignment for which a new easement will be dedicated by a separate platting action, as coordinated with the ABCWUA.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

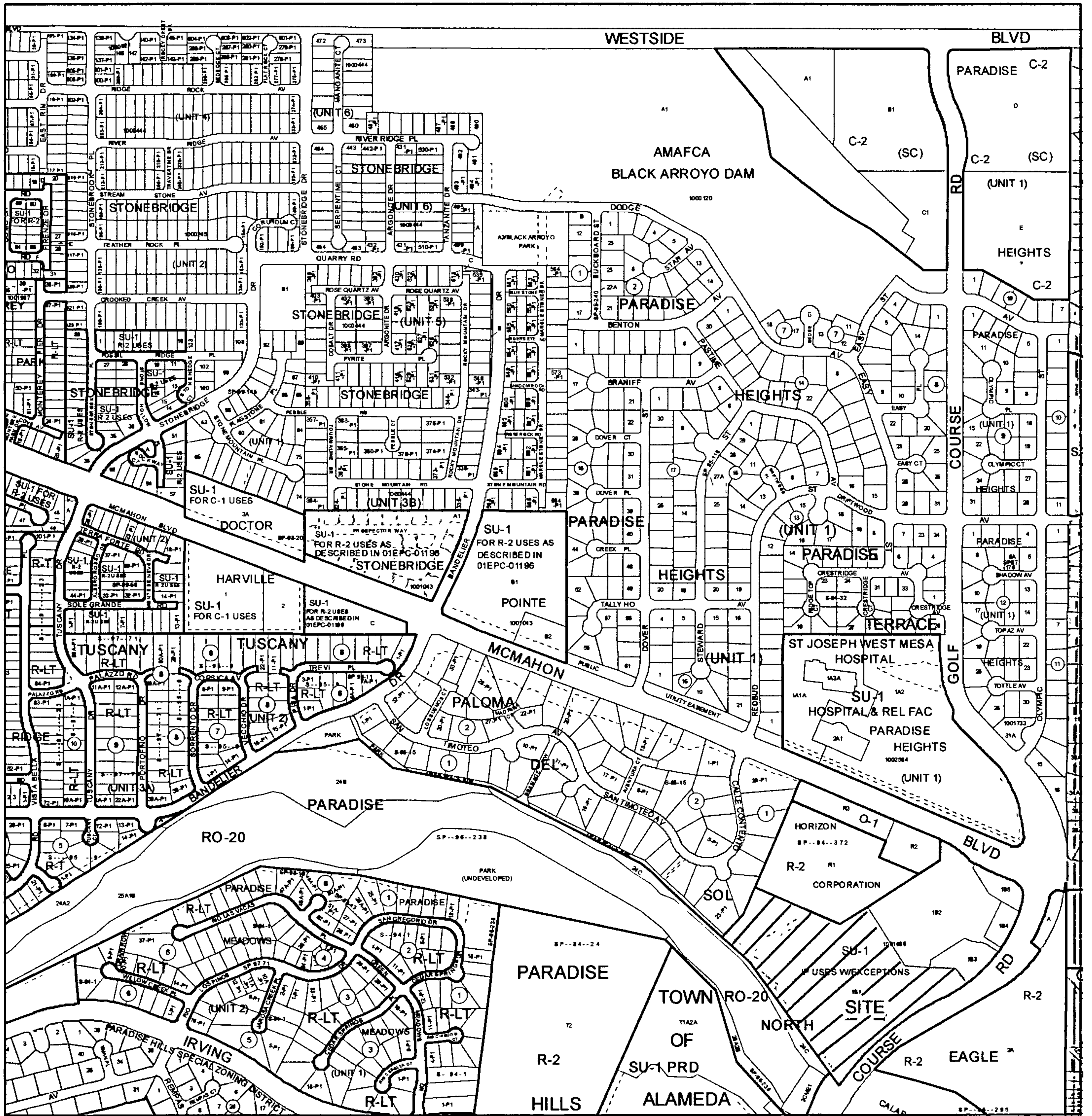
Sincerely,



Ronald R. Bohannon, P.E.

cc: Mike Longfellow, Spectrum Retirement Communities, LLC
Scott Whittington, Monterey Land Group, III, LLC
Janis Fensterer – The Paloma Del Sol N.A.
Susan Bliss – The Paloma Del Sol N.A.
Tom Anderson – Paradise Hills Civic Association

JN: 2011026
RRB/JD/cia



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

AGGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

Selected Symbols

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

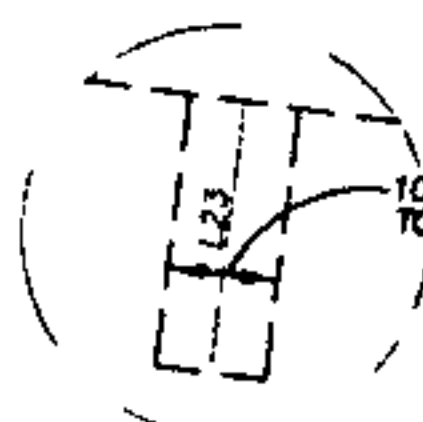
0 750 1,500 Feet

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	783.54'	152.48'	76.48'	11°09'00"	S 58°57'46" W	152.24'
C2	1402.63'	388.10'	195.30'	15°51'12"	S 56°29'06" W	386.86'
C3	1445.56'	326.71'	164.05'	12°56'57"	S 41°39'08" W	326.01'
C4	783.54'	8.61'	4.31'	0°37'47"	N 64°33'22" E	8.67'
C5	1445.56'	171.30'	85.75'	6°47'22"	S 44°43'56" W	171.20'
C6	1402.63'	66.04'	33.03'	2°41'52"	S 63°03'46" W	66.04'
C7	1405.13'	130.36'	65.23'	5°18'56"	S 59°03'19" W	130.31'
C8	1402.63'	17.15'	8.57'	0°42'02"	S 48°54'31" W	17.15'
C9	1402.63'	132.27'	66.19'	5°24'12"	S 51°57'38" W	132.22'
C10	1445.56'	63.94'	31.97'	2°32'03"	S 36°26'41" W	63.93'
C11	1402.63'	34.37'	17.18'	1°24'14"	S 55°15'43" W	34.37'

Line Table

LINE	BEARING	DISTANCE
L1	N 66°17'20" W	90.87'
L2	S 44°48'06" W	40.74'
L3	S 57°30'35" E	94.43'
L4	N 62°29'25" E	55.39'
L5	N 28°14'33" W	2.50'
L6	S 33°28'39" E	2.50'
L7	N 66°46'57" W	34.53'
L8	S 34°27'45" W	56.59'
L9	S 55°32'15" E	15.00'
L10	N 34°27'45" E	15.91'
L11	S 59°08'33" E	17.79'
L12	N 43°12'23" E	10.00'
L13	S 58°54'00" E	18.14'
L14	S 58°54'00" E	20.36'
L15	N 12°45'10" E	37.41'
L16	N 12°45'10" E	29.28'
L17	S 46°47'37" E	5.40'
L18	S 43°12'23" W	17.00'
L19	S 46°47'37" E	17.00'
L20	N 43°12'23" E	2.63'
L21	N 43°12'23" E	6.01'
L22	N 62°54'17" E	14.58'
L23	S 27°05'43" E	19.69'
L24	N 53°17'17" E	26.85'
L25	S 62°13'56" W	24.77'
L26	S 46°47'37" E	32.12'
L27	S 53°07'22" W	143.68'
L28	N 15°51'05" W	25.27'

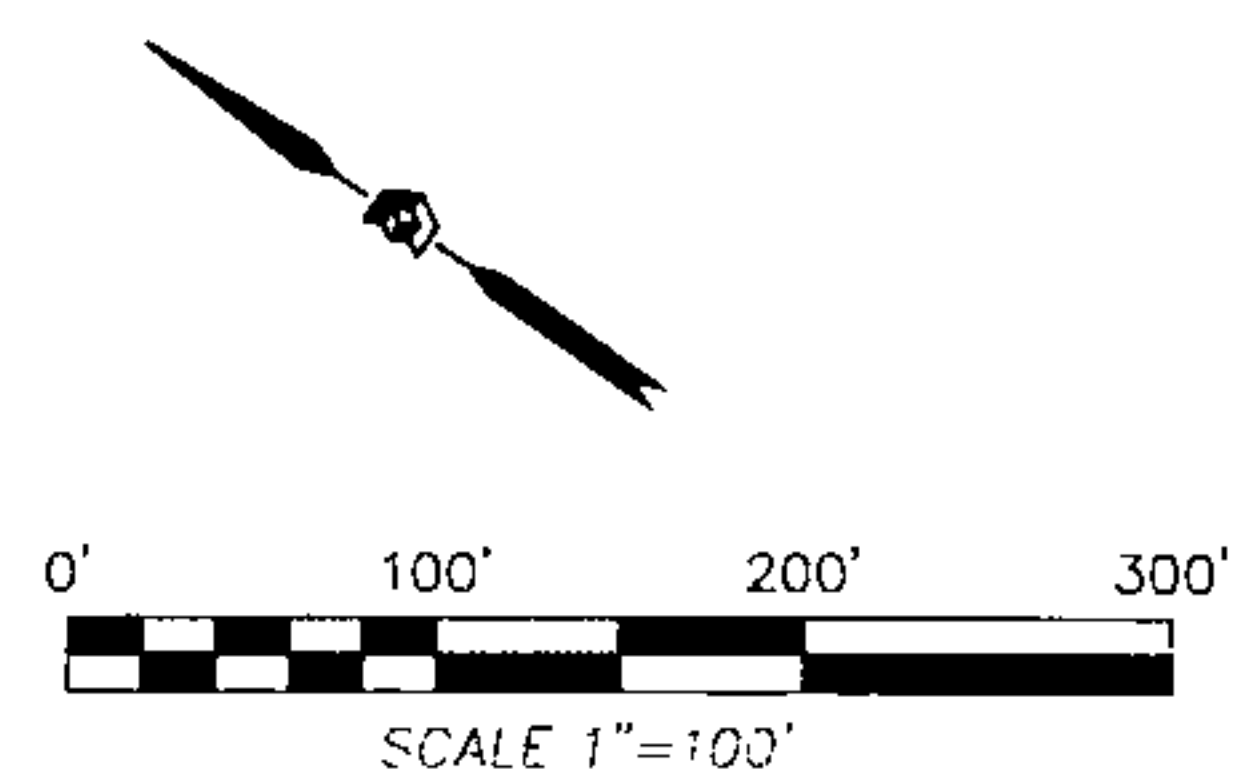


Detail "B"

NON-EXCLUSIVE RECIPROCAL INGRESS, EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS 1B-1-A AND 1B-1-B, PARADISE NORTH GRANTED BY THIS PLAT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF BOTH TRACTS. THIS RECIPROCAL EASEMENT SHALL ENCUMBER ONLY THOSE PORTIONS OF THE TRACTS WHICH ARE NOT IMPROVED WITH STRUCTURES, FROM TIME TO TIME, THE OWNER OF EACH TRACT SHALL SATISFY ITS REQUIRED "OFF-STREET" PARKING REQUIREMENT ON ITS OWN TRACT. THIS RECIPROCAL PARKING EASEMENT DOES NOT EXTEND TO EMPLOYEES OF BUSINESSES LOCATED ON THE TRACTS. PHYSICAL LOCATION OF ACCESS EASEMENT TO BE DEFINED AT A FUTURE DATE BY SEPARATE DOCUMENT.

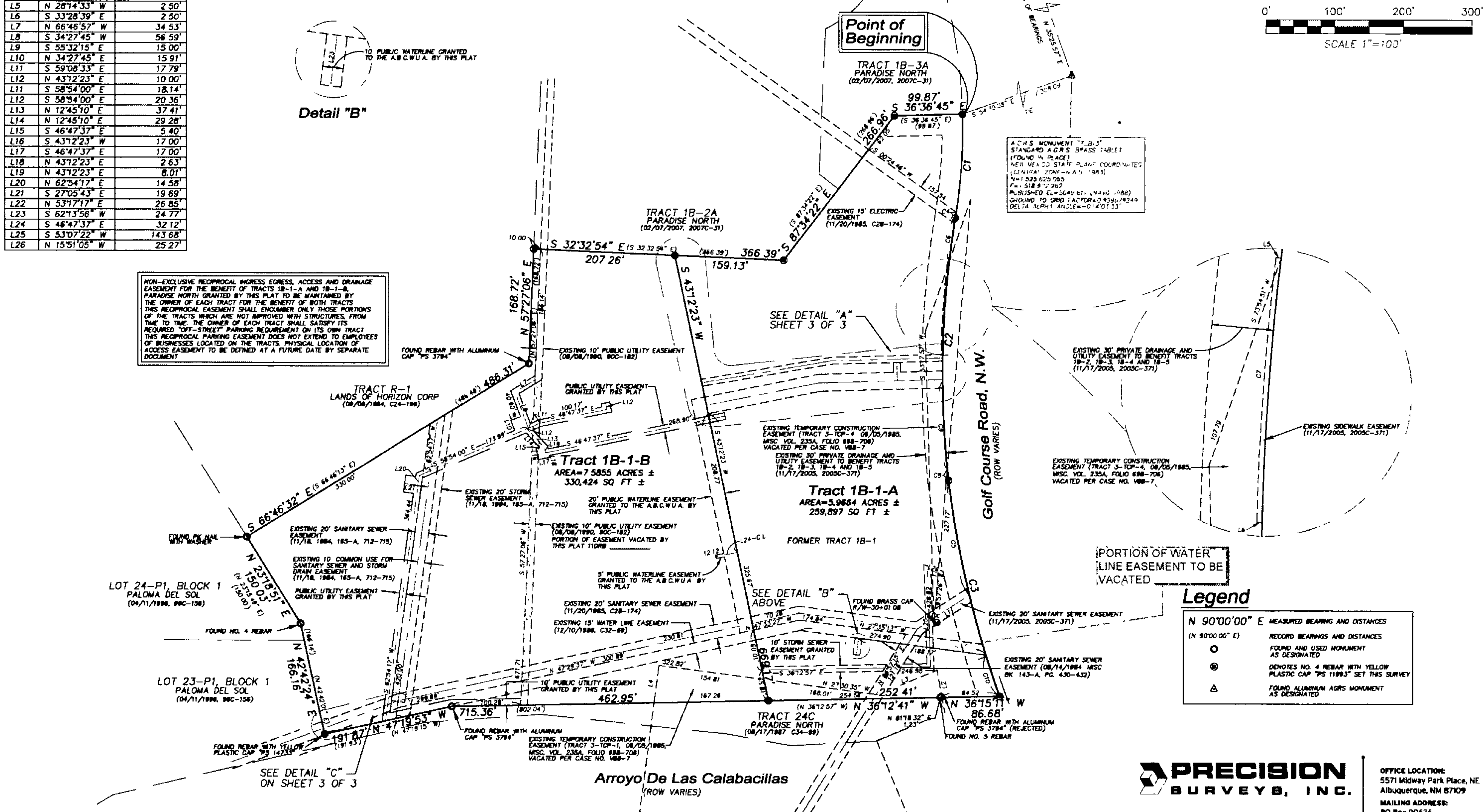
Plat of
Tracts 1B-1-A and 1B-1-B
Paradise North
Albuquerque, Bernalillo County, New Mexico
December 2011

RECORDING STAMP



A.C.H.S. MONUMENT "B-1-A"
STANDARD A.C.R.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-NAD 1983)
N=1521.096 732
E=1521.096 732
GROUND TO GRID FACTOR=0.99987617
DELTA ALPHA ANGLE=-0°34.95"

A.C.H.S. MONUMENT "B-1-B"
STANDARD A.C.R.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-NAD 1983)
N=1529.625 955
E=1518.877 952
PUBLISHED EL=5045.671 (NAVD 1988)
GROUND TO GRID FACTOR=0.99987617
DELTA ALPHA ANGLE=-0°40'13.3"



Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM A.G.R.S. MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER SPECTRUM ACQUISITION-ALBUQUERQUE, LLC
SECTION 1, TOWNSHIP 11 N, RANGE 2 E.
SUBDIVISION PARADISE NORTH



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCG Submittal Liquor Submittal

Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Cynthia L. Abeyta

COMPANY NAME: Tierra West, LLC

ADDRESS/ZIP: 5571 Midway Park Place, NE, Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tract 1B-1 Paradise Hills North

LOCATED ON Golf Course Road
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN McMahon Boulevard AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

Irving Boulevard
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (A-12).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 17, 2012

Cynthia Abeyta
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: cabeyta@tierrawestllc.com

Dear Cynthia:

Thank you for your inquiry of **August 17, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 1B-1, PARADISE HILLS NORTH LOCATED ON GOLF COURSE ROAD NW BETWEEN McMAHON BOULEVARD NW AND IRVING BOULEVARD NW** zone map **A-12**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC.

Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

THE PALOMA DEL SOL N.A. "R"

Janis Fensterer, 5024 San Timoteo Ave. NW/87114
Susan Bliss, 5012 San Timoteo Ave. NW/87114 792-3186 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS AA SUBMITTAL.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

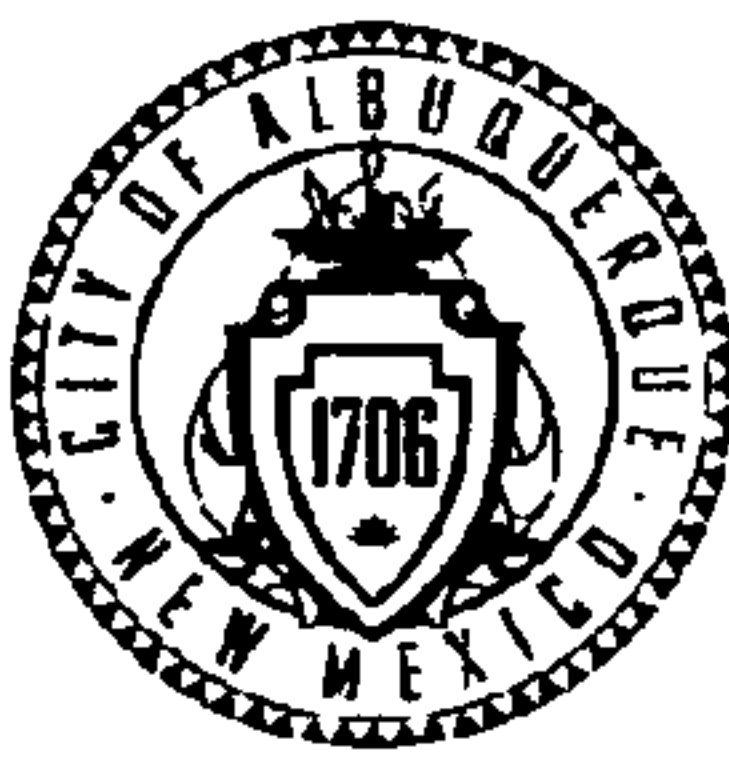
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **08/17/12** Time Entered: **9:55 a.m.** ONC Rep. Initials: **siw**



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 –OR– you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCG Submittal Liquor Submittal

Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Cynthia L. Abeyta

COMPANY NAME: Tierra West, LLC

ADDRESS/ZIP: 5571 Midway Park Place, NE, Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tract 1B-1 Paradise Hills North

LOCATED ON Golf Course Road
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN McMahon Boulevard AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

Irving Boulevard
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (A-12).

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 3.48
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30 CPU
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.58

PERFECTLY LEGAL
AUG 24 2012
ALBUQUERQUE NM 87109

Sent To: Janis Fensterter
Street, Apt. or PO Box: The Paloma Desert N.A.
City, State: 5024 San Timoteo Ave. NW
Albuquerque, NM 87114

PS Form 3843

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 3.48
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30 CPU
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.58

PERFECTLY LEGAL
AUG 24 2012
ALBUQUERQUE NM 87109

Sent To: Tom Anderson
Street, Apt. or PO Box: Paradise Hills Civic Assoc.
City, State: 10013 Plunkett Dr. NW 87114
Albuquerque, NM 87114

PS Form 3843

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Total Postage & Fees	\$ 8.58

PERFECTLY LEGAL
AUG 24 2012
ALBUQUERQUE NM 87109

Sent To: Susan Bliss
Street, Apt. or PO Box: The Paloma Desert N.A.
City, State: 5012 San Timoteo Ave. NW
Albuquerque, NM 87114

PS Form 3843

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	783.54'	152.48'	76.48'	11°09'00"	S 58°57'46" W	152.24'
C2	1402.63'	388.10'	195.30'	15°51'12"	S 56°29'06" W	386.86'
C3	1445.56'	326.71'	164.05'	12°56'57"	S 41°39'08" W	326.01'
C4	783.54'	8.61'	4.31'	0°37'47"	N 64°13'22" E	8.61'
C5	1445.56'	171.30'	85.75'	6°47'22"	S 44°43'56" W	171.20'
C6	1402.63'	66.04'	33.03'	2°41'52"	S 63°03'46" W	66.04'
C7	1405.13'	130.36'	65.23'	5°18'56"	S 59°03'19" W	130.31'
C8	1402.63'	17.15'	8.57'	0°42'02"	S 48°54'31" W	17.15'
C9	1402.63'	132.27'	66.19'	5°24'12"	S 51°57'38" W	132.22'
C10	1445.56'	63.94'	31.97'	2°32'03"	S 36°26'41" W	63.93'
C11	1402.63'	34.37'	17.18'	1°24'14"	S 55°15'43" W	34.37'

Line Table

LINE	BEARING	DISTANCE
L1	N 68°17'20" W	90.87'
L2	S 44°48'06" W	40.74'
L3	S 57°30'35" E	94.43'
L4	N 62°29'25" E	55.39'
L5	N 26°14'33" W	2.50'
L6	S 33°28'39" E	2.50'
L7	N 66°46'57" W	34.53'
L8	S 34°27'45" W	56.59'
L9	S 55°32'15" E	15.00'
L10	N 34°27'45" E	15.91'
L11	S 59°08'33" E	17.79'
L12	N 43°12'23" E	10.00'
L13	S 58°54'00" E	18.14'
L14	S 58°54'00" E	20.36'
L15	N 12°45'10" E	37.41'
L16	N 12°45'10" E	29.28'
L17	S 46°47'37" E	5.40'
L18	S 43°12'23" W	17.00'
L19	S 46°47'37" E	17.00'
L20	N 43°12'23" E	2.63'
L21	N 43°12'23" E	8.01'
L22	N 62°54'17" E	14.58'
L23	S 27°05'43" E	19.69'
L24	N 53°17'17" E	26.85'
L25	S 62°13'56" W	24.77'
L26	S 46°47'37" E	32.12'
L27	S 53°07'22" W	143.68'
L28	N 15°51'05" W	25.27'



NON-EXCLUSIVE RECIPROCAL INGRESS EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS 1B-1-A AND 1B-1-B, PARADISE NORTH GRANTED BY THIS PLAT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF BOTH TRACTS THIS RECIPROCAL EASEMENT SHALL ENCUMBER ONLY THOSE PORTIONS OF THE TRACTS WHICH ARE NOT IMPROVED WITH STRUCTURES, FROM TIME TO TIME THE OWNER OF EACH TRACT SHALL SATISFY ITS REQUIRED "OFF-STREET" PARKING REQUIREMENT ON ITS OWN TRACTS THIS RECIPROCAL PARKING EASEMENT DOES NOT EXTEND TO EMPLOYEES OF BUSINESSES LOCATED ON THE TRACTS. PHYSICAL LOCATION OF ACCESS EASEMENT TO BE DEFINED AT A FUTURE DATE BY SEPARATE DOCUMENT.

FOUND REBAR WITH ALUMINUM CAP "PS 3784"

TRACT R-1 LANDS OF HORIZON CORP (08/06/1984 C24-196)

TRACT 1B-2A PARADISE NORTH (02/07/2007, 2007C-31)

TRACT 1B-1-B AREA=7.5855 ACRES ± 330,424 SQ FT ±

TRACT 1B-1-A AREA=5.9664 ACRES ± 259,897 SQ FT ±

FORMER TRACT 1B-1

TRACT 24C PARADISE NORTH (08/17/1987 C34-88)

Arroyo De Las Calabacillas (ROW VARIES)

Golf Course Road, N.W. (ROW VARIES)

A.C.R.S. MONUMENT "B" #14 STANDARD A.C.R.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1983) N=1529.632 95' E=1521.096 732 PUBLISHED EL=5025.356 (NAVD 1988) GROUND TO GRID FACTOR=0.998729517 DELTA ALPHA ANGLE=-0°3'45.8"

A.C.R.S. MONUMENT "C" #3 STANDARD A.C.R.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1983) N=1529.632 95' E=1518.9 7362 PUBLISHED EL=5049.611 (NAVD 1988) GROUND TO GRID FACTOR=0.99872949 DELTA ALPHA ANGLE=-0°14'03.13"

EXISTING 30' PRIVATE DRAINAGE AND UTILITY EASEMENT TO BENEFIT TRACTS 1B-2, 1B-3, 1B-4 AND 1B-5 (11/17/2005, 2005C-371)

EXISTING TEMPORARY CONSTRUCTION EASEMENT (TRACT 3-TOP-4, 08/05/1985, MISC. VOL. 235A, FOLIO 888-706) VACATED PER CASE NO. 198-7

EXISTING TEMPORARY CONSTRUCTION EASEMENT (TRACT 3-TOP-4, 08/05/1985, MISC. VOL. 235A, FOLIO 888-706) VACATED PER CASE NO. 198-7

PORTION OF WATER LINE EASEMENT TO BE VACATED

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER SPECTRUM ACQUISITION-ALBUQUERQUE, LLC
SECTION 1, TOWNSHIP 11 N, RANGE 2 E,
SUBDIVISION PARADISE NORTH

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Sept. 4, 2012 To Sept. 19, 2012

5. REMOVAL

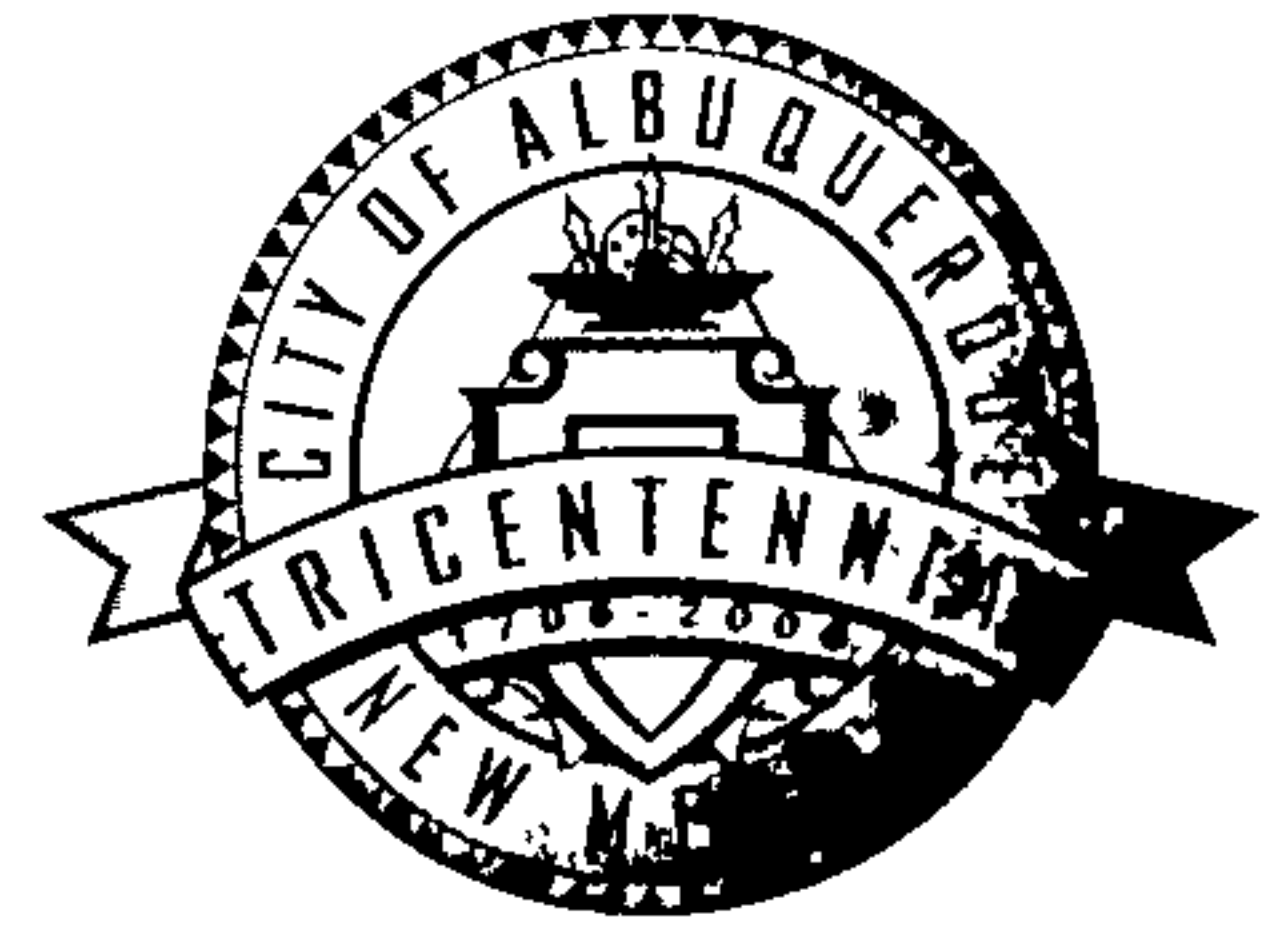
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent), 08-24-12 (Date)

I issued 1 signs for this application, 8-24-12 (Date), [Signature] (Staff Member)

CITY OF ALBUQUERQUE



FROM: Carol Dumont, Parks & Recreation Department

DATE: December 12, 2012

**Parks & Recreation Comments for Development Review Board meeting
of December 12, 2012**

AGENDA ITEM #3

Project #1008528 12DRB-70373- Minor Preliminary/Final Plat Approval, Paradise North

Informational comment only – A primary trail is proposed for the north side of the Calabacillas Arroyo in the Trails and Bikeways Facility Plan. Coordination may be necessary at such time as this trail is constructed.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

September 19. 2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

11/18/11
11/18/11
11/18/11

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/18/2011 Issued By: BLDAVM 126021

Category Code **910**
2011 070 293

Application Number: 11DRB-70293, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: GOLF COURSE BETWEEN MCMAHON AND IRVING

Project Number: 1008528

Applicant

MONTEREY LAND GROUP, III LLC

320 OSUNA RD, NE SUITE G3
ALBUQUERQUE NM 87107
338-2284

Agent / Contact

TIERRA WEST LLC
JOLE HERNANDEZ
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

10/18/2011 12:08PM LDC: ANNX
JSH 008 TRANS# 0005
RECEIPT# 00138989-00138989
PERMIT# 2011070293 TRSSUG
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

11
11
11
11

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/09/2011 Issued By: E08375 122051

Category Code 910
2011 070 253

Application Number: 11DRB-70253, Vacation Of Public Easement

Address:

Location Description: GOLF COURSE RD NW BETWEEN MCMAHON NW AND IRVING NW

Project Number: 1008528

Applicant

MONTEREY LAND GROUP, III, LLC

320 OSUNA RD NE SUITE G3
ALBUQUERQUE NM 87107
338-2284

Agent / Contact

TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

9/9/2011 12:03PM LOC: ANNX
ISH 008 TRANS# 0021
RECEIPT# 00137401-00137401
PERMIT# 2011070253 TRSLNP
Trans Amt \$140.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00
CKI \$140.00
CHANGE \$0.00

Thank You



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): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Monterey Land Group, III, LLC PHONE: 505-338-2284
 ADDRESS: 320 Osuna Road, NE - Suite G3 FAX: 505-338-0200
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: scott@avaloninvestmentsinc.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Final Sign-Off for Site Plan for Subdivision and Site Plan for Building Permit
Minor Subdivision Preliminary/Final Plat Approval

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. 1B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Paradise North
 Existing Zoning: Su-1 for IP Uses w/Exceptions Proposed zoning: Senior / Mixed Use MRGCD Map No _____
 Zone Atlas page(s): A-12 UPC Code: 101206642002240160

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
Project No. 1008528 / 11DRB-70253 / 11EPC-40040 / 11EPC-40041

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): +/- 13.5512 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road
 Between: McMahon NW and Irving NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-03-11

SIGNATURE _____ DATE 10-18-11
 (Print) Joel D. Hernandez, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70293</u>	<u>PdF</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- 7</u>	<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>- 70295</u>	<u>SBP</u>		<u>\$ 0</u>
<input type="checkbox"/> AGIS copy has been sent	<u>- 70296</u>	<u>SPS</u>		<u>\$ 0</u>
<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>Oct. 26, 2011</u>			Total <u>\$ 305.00</u>

[Signature]
10-18-11
 Planner signature / date

Project # 1008528

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
 - 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.

Joel D. Hernandez
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
110RB-70293

[Signature] 10-18-10
Planner signature / date
Project # 1008528

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

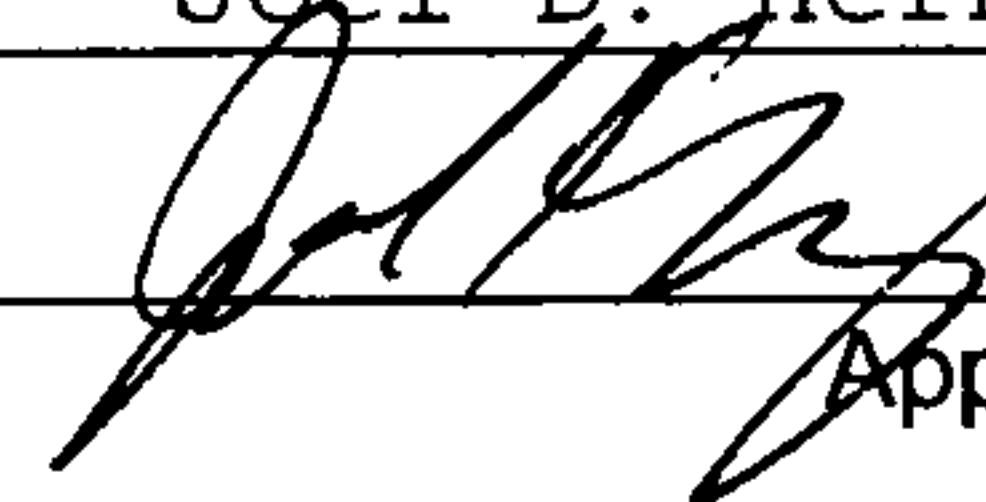
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

Joel D. Hernandez

 Applicant name (print)
 10-18-11
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 110RB - 70295
 - - 70296


 10-18-11
 Planner signature / date
 Project # 1008528

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____

Date Site Plan Approved: _____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

SITE PLAN

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1006528

DRB Application No.: _____

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

Tracts 1B-1-A and 1B-1-B Paradise North

SITE DEVELOPMENT PLAN

Lot 1B-1, Paradise North

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 Cnst Engineer
<input type="text"/>	<input type="text"/>	8"	PUBLIC SAS (REM & REPL 390 LF)	EXIST SAS ESMT _____ TRACT 1B-1-B	TRACT R-1 PL	60 FT NORTHEAST OF TRUNK LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	8"	PUBLIC WATER LINE (APPROX 1090 LF)	Driveway A & B	Drive A at GC Road	Drive B at GC Road	/	/	/
<input type="text"/>	<input type="text"/>	8"	PUBLIC SAS LINE (APPROX 340 LF)	Driveway A & B	Drive A at GC Road	Drive B at GC Road	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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 Crst 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.

Approval of Creditable Items:	Impact Fee Administrator Signature	Date	Approval of Creditable Items:	City User Dept. Signature	Date
-------------------------------	------------------------------------	------	-------------------------------	---------------------------	------

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

JOEL D. HERNANDEZ
NAME (print)

TERRA WEST, LLC

FIRM

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

[Signature] 11-9-11
TRANSPORTATION DEVELOPMENT - date

[Signature] 11-09-11
TRANSPORTATION DEVELOPMENT - date

[Signature] 11-9-11
UTILITY DEVELOPMENT - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAR	USER DEPARTMENT	AGENT OWNER

Cynthia Abeyta

From: Mario Lucero <Mario@presurv.com>
Sent: Wednesday, October 19, 2011 9:09 AM
To: Cynthia Abeyta
Subject: Fwd: RE: Dxf 1008528

Thank You,
Mario Lucero
Precision Surveys, Inc.
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing Address
PO Box 90636
Albuquerque, NM 87199

>>> "Gaulden, Tim H." <tgaulden@cabq.gov> 10/19/2011 9:06 AM >>>

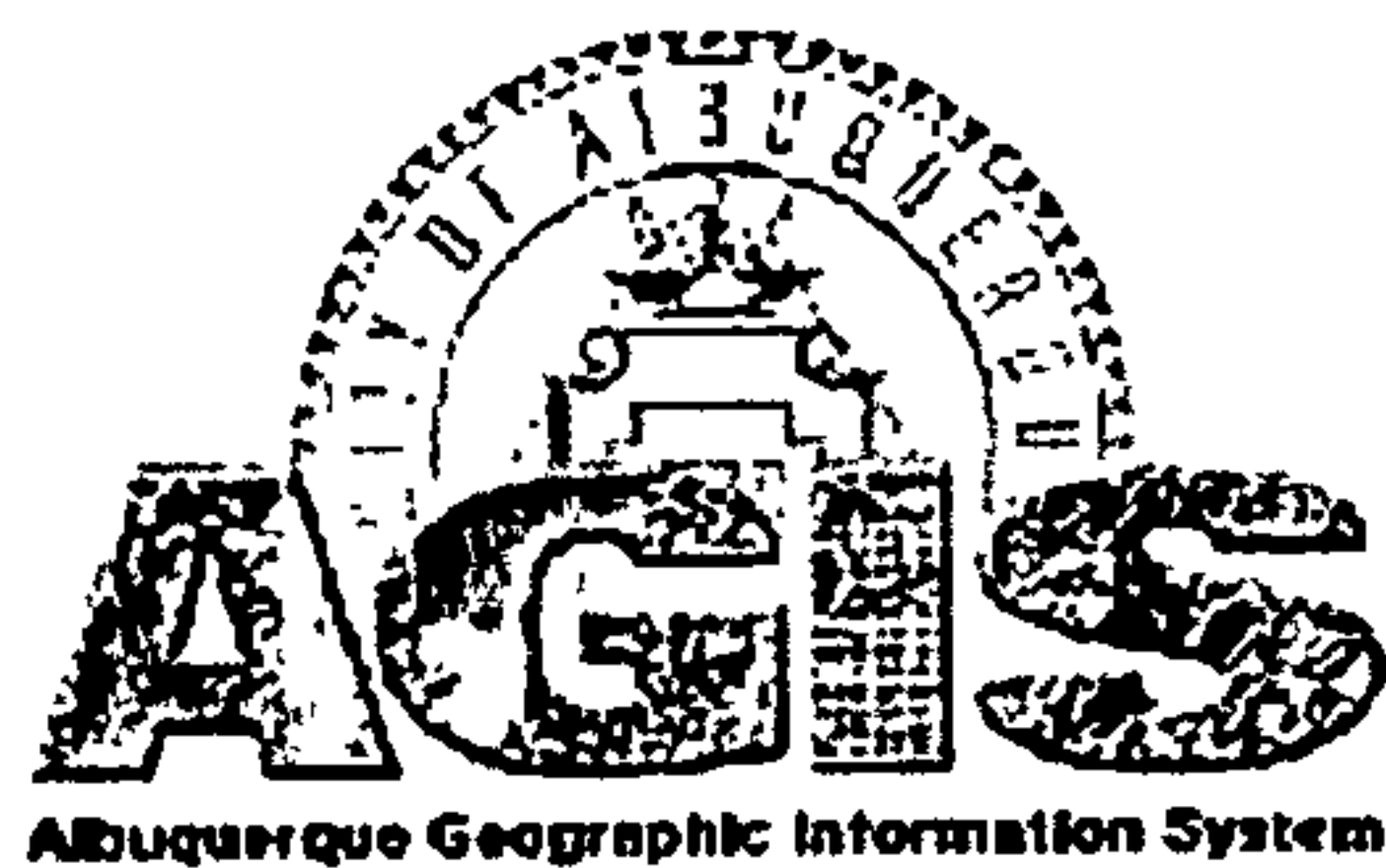
Mario:

The DXF has been approved

Tim Gaulden

GIS Coordinator

(505) 924-3805



From: Mario Lucero [<mailto:Mario@presurv.com>]
Sent: Tuesday, October 18, 2011 9:35 AM
To: Gricius, Michelle A
Cc: Sammons, Joshua R.; Gaulden, Tim H.; Larry Medrano; cabeyta@tierrawestllc.com
Subject: Dxf 1008528

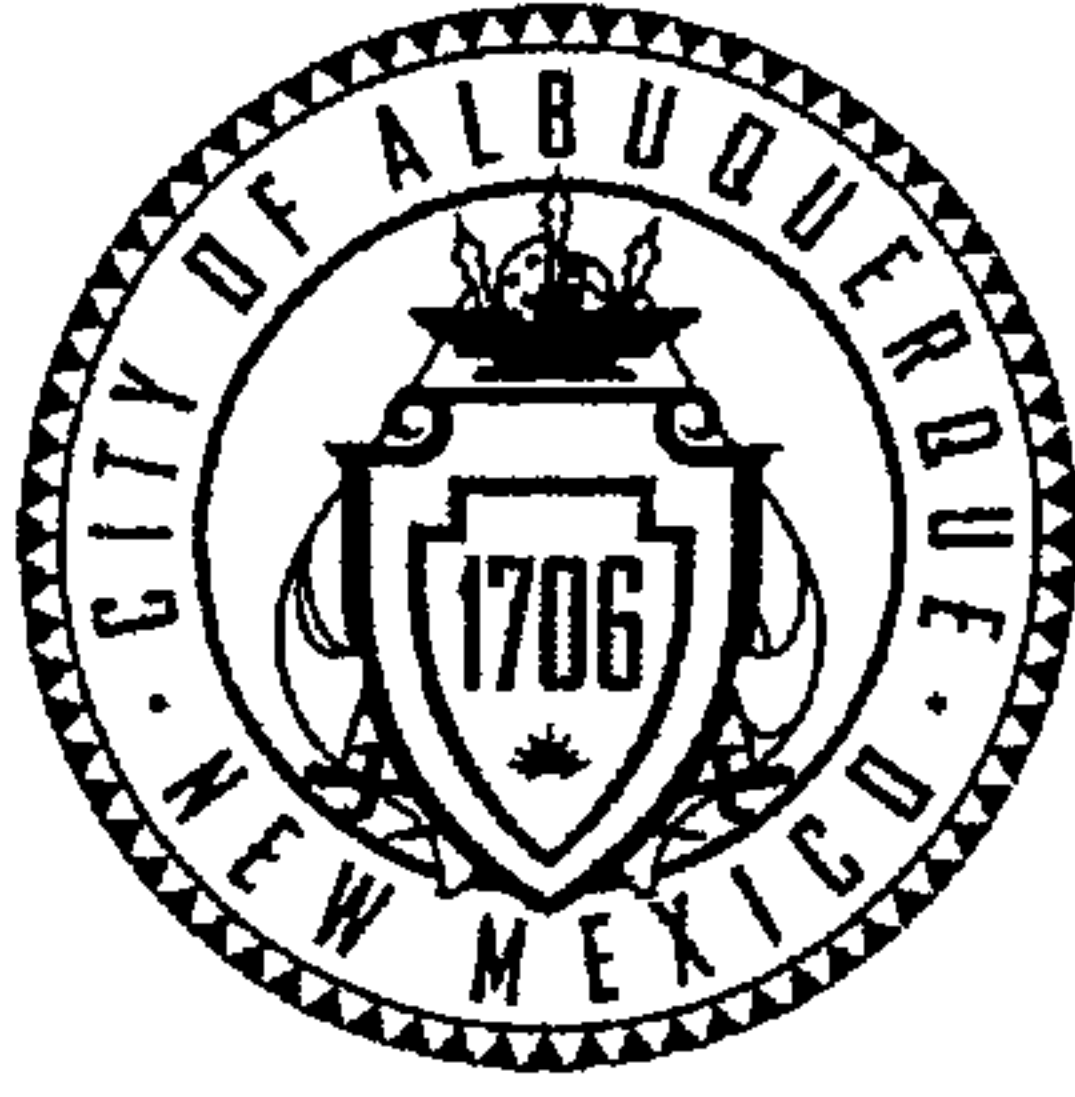
Good Morning,

Attached is a DXF file for project no. 10008528 as well as PDF's of the plat. The coordinate system used was NAD 1983. File provided is based on grid coordinates for the referenced system.

Thank You,
Mario Lucero
Precision Surveys, Inc.
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing Address
PO Box 90636
Albuquerque, NM 87199

If this email is spam, report it to www.OnlyMyEmail.com



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
May 24, 2011

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Tierra West LLC

Applicant:

Legal Description: Tract 1B-1, Paradise Hills North

Zoning: SU-1

Acreage: 13.7 acres

Zone Atlas Page: A-12

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: NAIF form "Cultural Resource Survey for the Proposed Paradise North Tract 1B-1 Development, Albuquerque" submitted by Marron and Associates (Scott Walley, P.I.) NMCRIS #120638

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

SUBMITTED:

Matthew F. Schmader

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

**FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT**

This Agreement is made and entered into this 12th day of OCTOBER, 2011, by and between the Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA"), a political subdivision of the State of New Mexico, and Spectrum Acquisition - Albuquerque, LLC, a Colorado Limited Liability Company ("OWNER"), collectively referred to as the "PARTIES".

RECITALS:

1. **WHEREAS**, the engineering report entitled "Calabacillas Arroyo Prudent Line Study and Related Work, Evaluation of Existing Erosion-Risk Limits between Coors Road and Swinburne Dam," (the "Mussetter Study") prepared for AMAFCA by Mussetter Engineering, Inc., dated December 1998, identified improvements on the Calabacillas Arroyo ("Arroyo") between Unser Boulevard and Coors Road to maintain the Arroyo within the AMAFCA drainage easement. This easement is based on the erosion setback limit ("Simons and Li prudent line") that was established in the 1980's; and
2. **WHEREAS**, as property has developed along the Arroyo, AMAFCA has required construction of the improvements as identified in the Mussetter Study in order to protect adjacent developed properties from erosion and flood damage; and
3. **WHEREAS**, the OWNER plans to develop 13.5 acres adjacent to the Arroyo at the northwest corner of Golf Course Road as a retirement and assisted living facility (the "Development"), which will require the construction of 900 feet of bank stabilization and a grade control structure ("GCS 3c"), collectively referred to as the "Improvements", the location of which are shown on attached Exhibit "A"; and
4. **WHEREAS**, AMAFCA has identified funding previously collected from the developer of Paloma del Sol Subdivision to construct GCS 3b and related bank stabilization upstream of the Development, and has included this construction in its FY 2012 construction schedule; and
5. **WHEREAS**, it will be a time and cost savings benefit to the OWNER, AMAFCA and the public to combine construction of GCS 3c, GCS 3b and related bank stabilization into one project; and
6. **WHEREAS**, the OWNER has indicated a willingness to participate in the funding of the Improvements adjacent to its Development; and
7. **WHEREAS**, AMAFCA Resolution 1982-4, Cost-Sharing with Land Owners, provides for the private sector to share in the cost of flood control facilities; and
8. **WHEREAS**, the OWNER has indicated a willingness to participate in the funding of the Improvements adjacent to its Development; and

**FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT**

9. **WHEREAS**, the cost share of the Improvements, including One Hundred Percent (100%) of the bank stabilization and Thirty-Three Percent (33%) of GCS 3c, have been previously discussed and agreed upon by the OWNER and AMAFCA, as shown in the attached Cost Summary Table, Exhibit "C"; and
10. **WHEREAS**, AMAFCA has the capability to maintain the Improvements after construction.

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

SECTION ONE - AMAFCA AGREES TO:

- 1.1. Review and, if appropriate, approve the plans for the Improvements as prepared by the OWNER's engineer.
- 1.2. Incorporate the plans for the Improvements into AMAFCA's construction plan set for GCS 3b, which will hereinafter be referred to as the "Project".
- 1.3. Provide specifications, cost estimates and bid documents for the Project.
- 1.4. Obtain a 404 Permit from the U.S. Army Corps of Engineers for the Project.
- 1.5. Advertise and bid the Project in compliance with the New Mexico State Procurement Code, Chapter 13.
- 1.6. Provide periodic inspection of the Project during the construction period by its staff to assure that construction is in conformance with the plans and specifications.
- 1.7. Administer the construction management of the Project, including surveying, testing, and inspection, and cause the Project to be constructed in substantial compliance with the construction drawings and contract documents.
- 1.8. Issue a Private Storm Drain License for the storm drain serving the Development, which will outfall to the Arroyo.
- 1.9. Issue an Encroachment Permit for construction of the storm drain within the AMAFCA easement.
- 1.10. Accept the OWNER's lump sum contribution of Five Hundred Fifteen Thousand Five Hundred Twenty Six Dollars (\$515,526.00) ("OWNER's Contribution") as the prorata share for the Project, as outlined in the attached Cost Summary Table, Exhibit "C".

**FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT**

- 1.11. Fund all construction costs of the Project, including permitting, construction, and construction management services, in excess of the OWNER's Contribution.
- 1.12. Accept OWNER's Contribution as satisfying AMAFCA's drainage requirements from the OWNER with respect to the Arroyo and the Development, recognizing that local site drainage improvements for the Development will be required
- 1.13. Maintain the Arroyo within the limits of the existing AMAFCA drainage easement adjacent to the Development until such time as the Project is complete.
- 1.14. Maintain the Project upon completion and thereafter.
- 1.15. To approve release of the Certificate of Occupancy if requested before the Project is completed with the understanding that the occupied portion of the Development will be outside of the Simons and Li prudent line.

SECTION TWO - OWNER AGREES TO:

- 2.1. Cause to be designed, with an engineer's seal and signature, GCS 3c and related bank stabilization along the north bank of the Arroyo adjacent to the Development, as conceptually shown on attached Exhibit "B".
- 2.2. Provide to AMAFCA a set of construction plans for the Improvements for AMAFCA's review. The OWNER's engineer will make necessary changes, if required, to obtain AMAFCA's signature for final approval.
- 2.3. Deliver to AMAFCA the OWNER's Contribution of Five Hundred Fifteen Thousand Five Hundred Twenty Six Dollars (\$515,526.00) no later than seven (7) days prior to the bid of the construction contract for the Project. Payment may be made in the form of a check or money order made payable to "AMAFCA". If the OWNER fails to make payment in a timely manner, AMAFCA will not approve the release of the Certificate of Occupancy for the Development.
- 2.4. Maintain the storm drain connection from the Development to the Arroyo.

SECTION THREE – THE PARTIES AGREE:

- 3.1. AMAFCA's commitment to provide funding and to construct the Project identified in this Agreement is subject to the availability of funds and consideration of other flood control priorities in AMAFCA's district.

**FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT**

- 3.2. This Agreement will not set precedent as the basis of cost sharing for future developments within the area of the Musssetter Study.
- 3.3. This Agreement does not relieve the OWNER of the requirement to construct or to financially guarantee the construction of related drainage facilities or other improvements that may be required by the City of Albuquerque or any other agency for development of the Property.
- 3.4. Any circumstance which materially affects this Agreement will be promptly and equitably resolved by the PARTIES, and, if necessary, an amendment to this Agreement shall be executed.
- 3.5. Disputes under the Agreement, which cannot be resolved by the mutual agreement of the PARTIES, will be referred to binding arbitration under the provisions of the New Mexico Uniform Arbitration Act.
- 3.6. This Agreement may not be assigned by either PARTY without the written consent of the other PARTY, which consent shall not be unreasonably withheld.
- 3.7. Except as otherwise specifically provided herein, this Agreement shall be governed by and construed and enforced in accordance with the laws of the State of New Mexico.
- 3.8. All notices with respect to this Agreement shall be in writing and shall be delivered personally, via confirmed telefax, or sent postage prepaid by United States Mail, via certified mail, return receipt requested, to the addresses set forth below or other such addresses as hereafter specified in writing by one PARTY to the other:

AMAFCA
2600 Prospect N.E.
Albuquerque, New Mexico 87107
Attn: Executive Engineer
Fax: (505) 884-0214

Spectrum Acquisition—Albuquerque, LLC
200 Spruce Street, Suite 6500
Denver, Colorado 80230
Attn: Mike Longfellow
Fax: (303) 360-8814

- 3.9. This Agreement contains the entire Agreement between the PARTIES hereto, and all prior understandings, oral or written, by the PARTIES hereto with respect to this Agreement are hereby null and void. No variations, modifications, supplements, waivers or changes herein or hereof shall be binding upon any PARTY hereto unless set forth in a document duly executed by or on behalf of such PARTY.
- 3.10. If any provision of this Agreement, or the application thereof to a person or circumstance, shall be determined to be invalid or unenforceable to any extent, the remainder of the Agreement and the application of such provisions to other persons or circumstances shall

**FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT**

not be affected thereby, and such provisions shall be enforced to the greatest extent permitted by law.

- 3.11. This Agreement shall inure to the benefit of and shall be binding upon the undersigned PARTIES and their respective successors and assigns. Whenever in this Agreement a reference to the OWNER is made, such reference shall be deemed to include a reference to successors of the OWNER.
- 3.12. Each individual signing for each of the PARTIES hereunder warrants and represents that he/she is an authorized agent of such PARTY, on whose benefit he/she is executing this Agreement, and is authorized to execute the same.
- 3.13. Each PARTY agrees to execute such other and further instruments and documents as may be necessary or proper in order to complete the transactions contemplated by this Agreement.
- 3.15. In the event of any dispute regarding this Agreement, the prevailing PARTY shall be entitled to reimbursement of its costs and reasonable attorney's fees.
- 3.16. The OWNER shall indemnify and save harmless AMAFCA from all liability from claims for damages arising out of the negligence of the OWNER in performing his or her duties under this Agreement and for all claims arising pursuant to the design or construction of the Improvements. Each PARTY shall defend, indemnify, and hold harmless the other PARTY, its officers and employees, against all liability, claims, damages, losses or expenses arising out of bodily injury to persons or damage to property caused by, or resulting from, the actions and/or inactions of the indemnifying PARTY's and/or its employees', agents' or subcontractors' own negligent and/or intentional wrongful acts, omissions or performance or failure to perform its obligations and duties under the terms and conditions of this Agreement. No PARTY is required to indemnify any other PARTY for the negligent or intentional acts, errors or omissions of the other PARTY or their employees or agents. Each PARTY's indemnification obligation to the other PARTY shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for each PARTY, pursuant to laws, regulations, or policies of insurance, provided, however, this save harmless and indemnification clause is subject to the immunities, provisions and limitations of the Tort Claims Act (Section 41-4-1 et seq., N.M.S.A. 1979 comp.) and any amendments thereto. This Agreement to indemnify shall not extend to liability, claims, damages, losses or expenses, including attorney's 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, or the agents or employees of the indemnitee, where the giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. Nothing herein is intended or can be construed as requiring

**FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT**

AMAFCA to assume any liability resulting from the design or construction of the Improvements.

Executed the day and year first set out above.

**Albuquerque Metropolitan Arroyo
Flood Control Authority**

By: 

Danny Hernandez, Chairman
Board of Directors

ATTEST:



Bruce M. Thomson, Secretary/Treasurer

Date: 9/15/11

ACKNOWLEDGMENT


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

This instrument was acknowledged before me on September 15, 2011, by Danny Hernandez, as Chairman of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

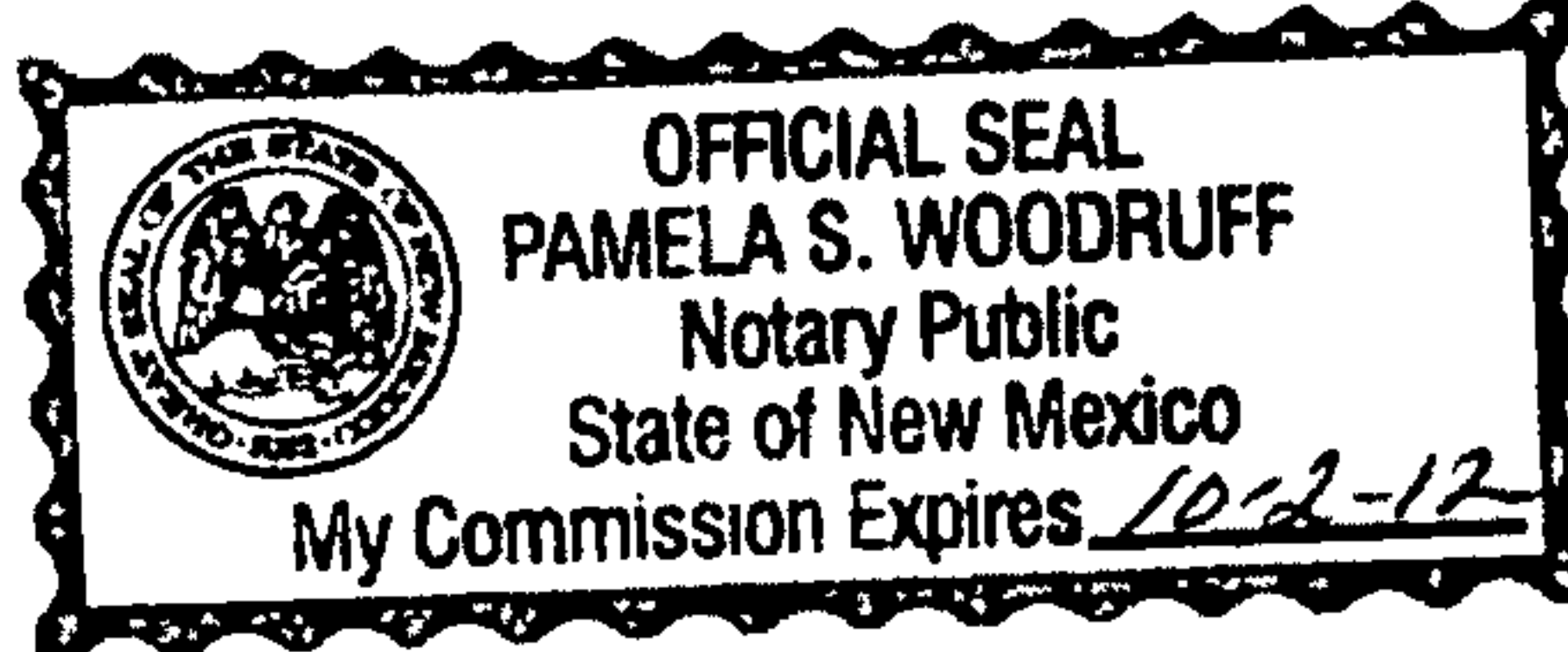
My Commission Expires:

10-2-12

(SEAL)




Notary Public



FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT

Spectrum Acquisition – Albuquerque, LLC

By: 
Jeffrey D. Kraus, Manager


ACKNOWLEDGMENT

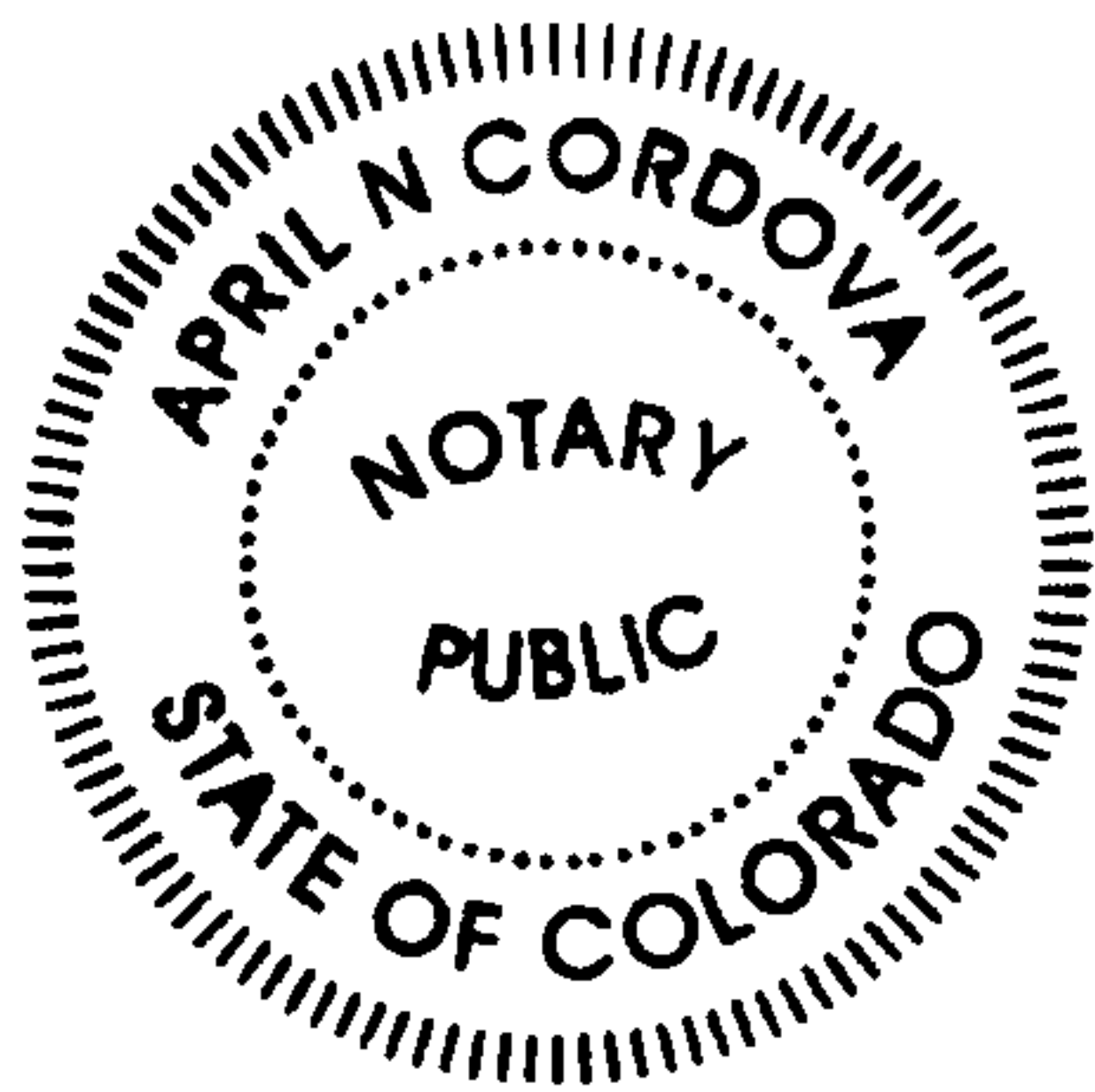
STATE OF COLORADO)
)s.s.
COUNTY OF DENVER)

This instrument was acknowledged before me on OCTOBER 12th, 2011, by Jeffrey D. Kraus, as Manager of Spectrum Acquisition – Albuquerque, LLC, a Colorado limited liability company, on behalf of said company.

My Commission Expires:

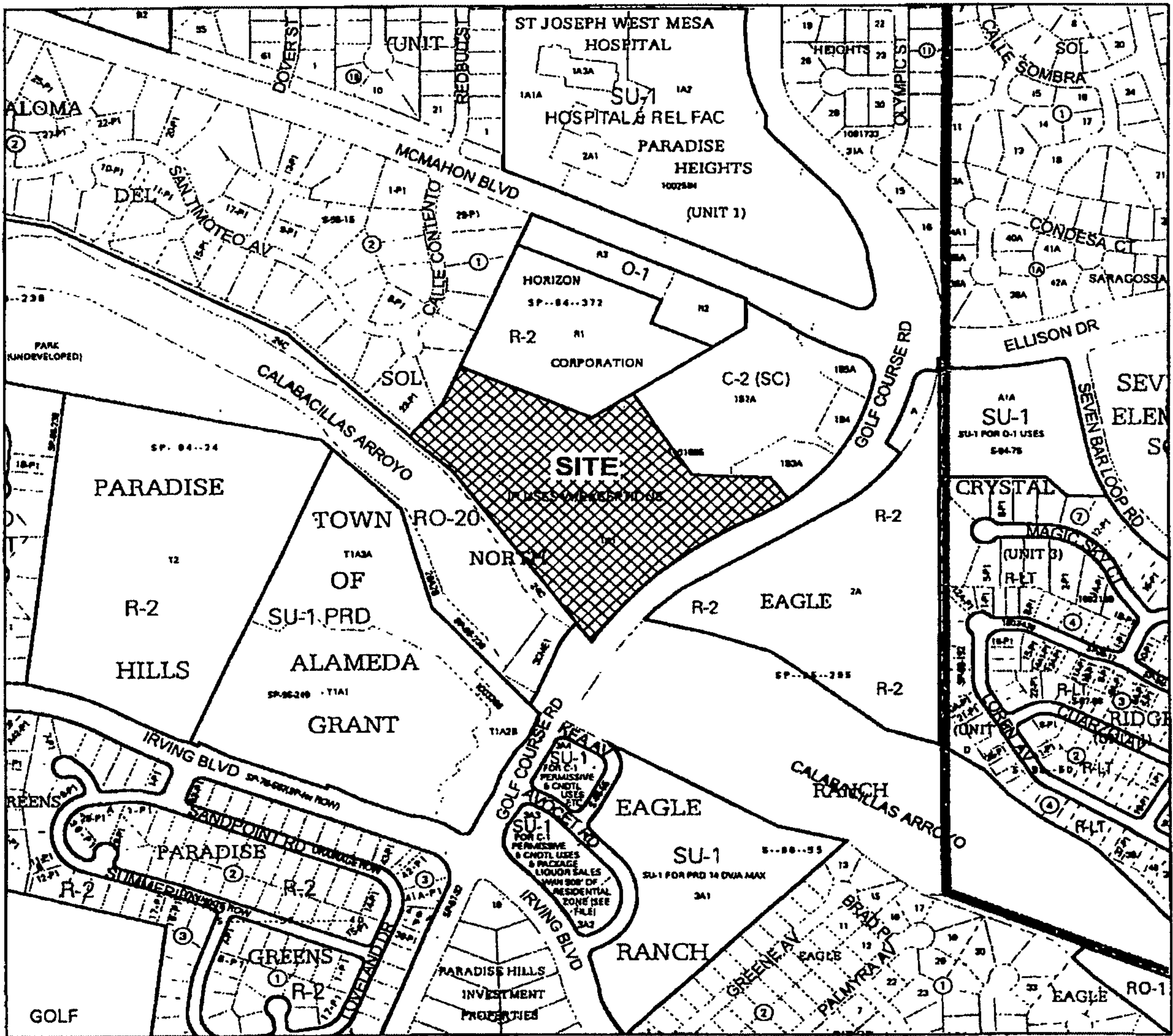
1/12/15
(SEAL)


Notary Public



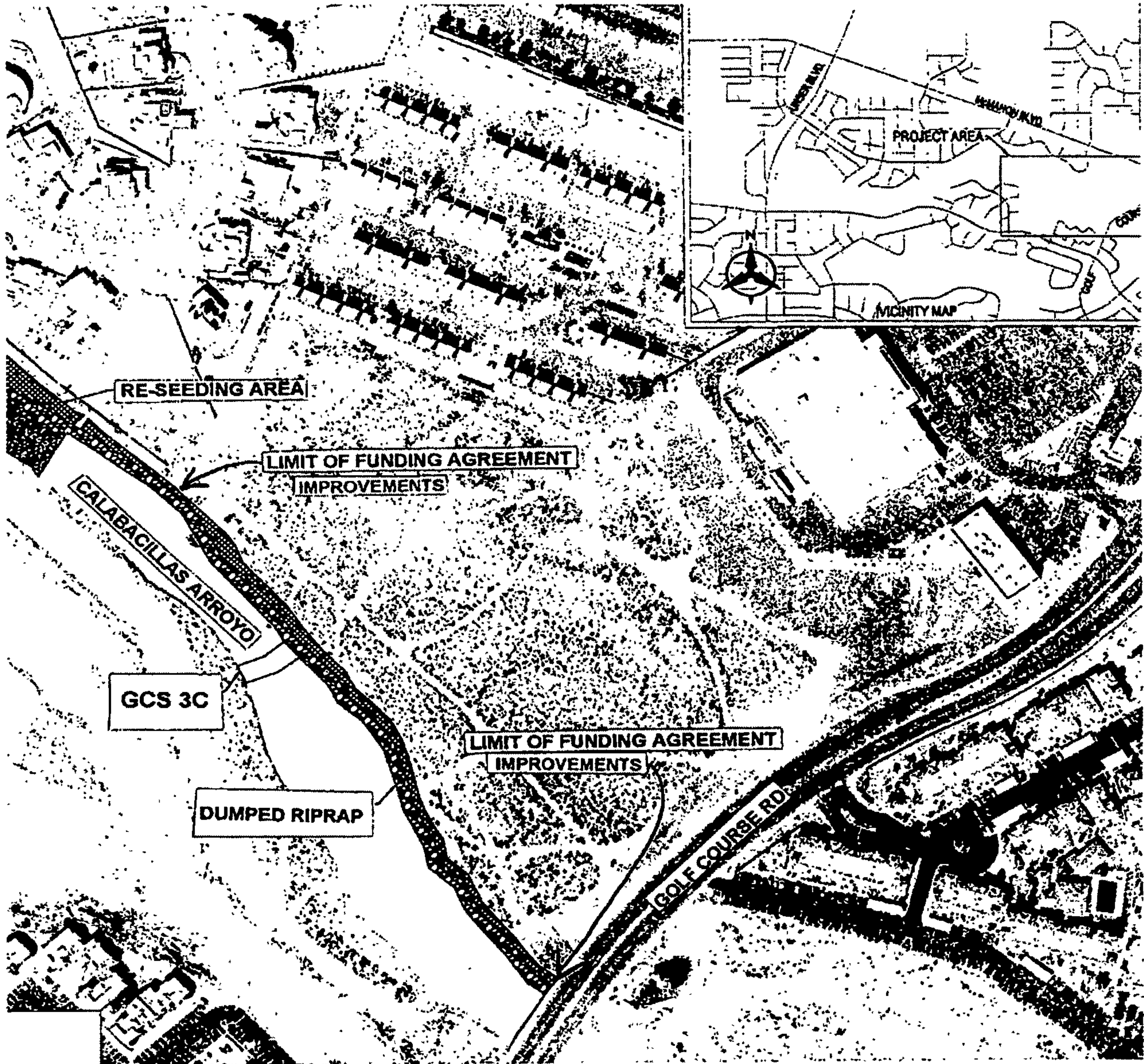
FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT

EXHIBIT "A"
Location Map



FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT

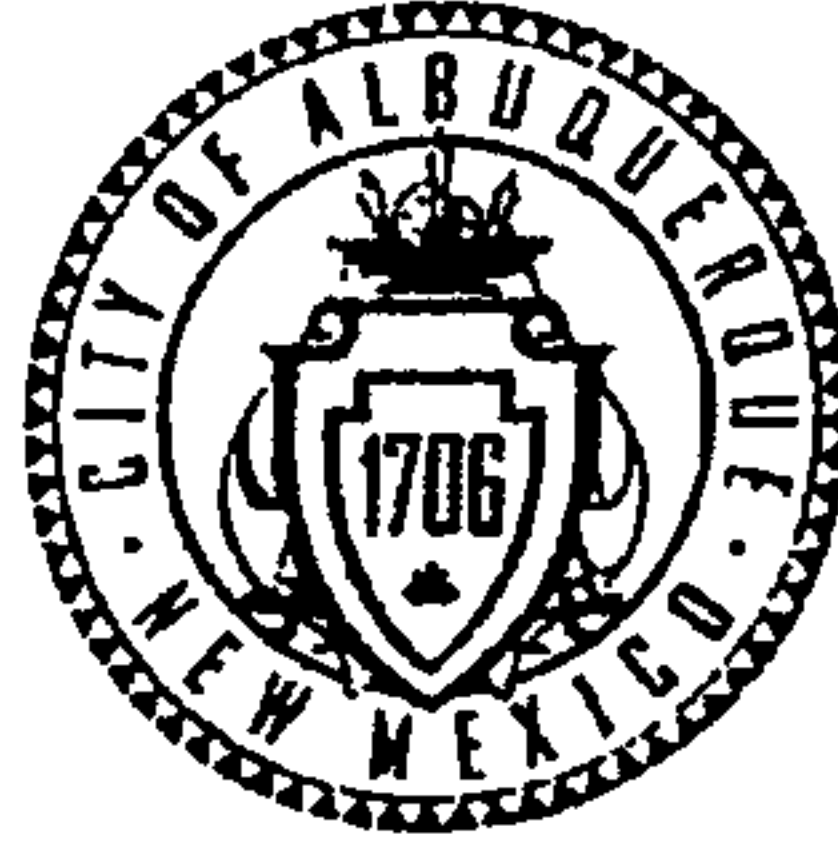
EXHIBIT "B"
Basic Construction Plan



**FUNDING AGREEMENT
FOR CALABACILLAS ARROYO IMPROVEMENTS
AS RELATED TO SPECTRUM HOUSING DEVELOPMENT**

**EXHIBIT "C"
Cost Summary Table**

North Bank Stabilization	\$269,594
Grade Control Structure No. 3c (\$292,875 x 1/3)	\$ 97,625
Sanitary Sewer Protection	\$ 5,000
Habitat Mitigation Contribution	<u>\$ 50,000</u>
Subtotal	\$422,219
10% Contingency	\$ 42,219
Construction Subtotal	\$464,438
8% Construction Management	\$ 37,155
3% Testing	\$ 13,933
Total = Owner's Contribution	\$515,526



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 18, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1008528
10EPC-40061, AMEND ZONE MAP
11EPC-40040 SITE DEVELOPMENT -
SUBDIVISION
11EPC-40041 SITE DEVELOPMENT -
BUILDG PRMT

Monterey Land Group III, LLC
320 Osuna Rd NE Suite G-3
Albuquerque, NM 87107

LEGAL DESCRIPTION:

Tierra West LLC agent for Monterey Land Group, III, LLC request the above actions for all or a portion of lot 1B-1, Paradise Hills North, zoned SU-1 for IP uses w/Exceptions, located on Golf Course Rd between McMahon Blvd. and Irving Blvd. containing approximately 13.5512 acres. (A-12) Randall Falkner, Staff Planner

Project #1008528 – 10EPC-40061, Zone Map Amendment

On July 14, 2011 the Environmental Planning Commission voted to WITHDRAW Project #1008528/ 10EPC-40061, an Amendment to the Zone Map from SU-1 IP Uses W/Exceptions to R-3.

Project #1008528 – 11EPC 40040, Site Development Plan for Subdivision

On July 14, 2011 the Environmental Planning Commission voted to APPROVE Project #1008528/ 11EPC-40040, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision on a 13.55 acre parcel of land located on Golf Course Road NW, between McMahon Boulevard NW and Irving Boulevard NW. The site comprises Tract 1B-1, Paradise North.

2. The applicant intends to subdivide the existing parcel into six parcels. The existing site is vacant and has not been previously developed.
3. The subject site is zoned SU-1 IP Uses W/Exceptions. The proposed uses are permissive under the current zoning.
4. A request for a site development plan for building permit (11EPC 40041) accompanies this request.
5. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, and the Facility Plan for Arroyos.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Developing and Established Urban Areas Policy II.B.5a – The subdivision proposal will allow a full range of land uses, including a senior living facility, duplex cottages, and a variety of commercial services.
 - b. Developing and Established Urban Areas Policy II.B.5d – The location and intensity of the subdivision proposal will respect existing neighborhood values by providing infill development on a site that has never been developed. The request will also provide a wide variety of jobs and services that will benefit the neighborhood and the West Side community.
 - c. Developing and Established Urban Areas Policy II.B.5e – The subdivision proposal is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured through the SU-1 designation.
 - d. Economic Development Policy II.D.4a – The subdivision proposal would allow for a variety of new employment opportunities that would accommodate a wide range of occupational skills and salary levels. The proposed commercial development on Lots 2-6 would provide additional jobs in the future.
 - e. Economic Development Policy II.D.4b – The subdivision proposal would emphasize the development of an outside firm that has the opportunity to be staffed primarily by local residents. The proposed commercial development on Lots 2-6 would allow for the development of local business enterprises as well as the recruitment of outside firms.

- f. Economic Development Policy II.D.4g – The subdivision proposal would increase the concentration of employment in a Neighborhood Activity Center (Ellison/Golf Course Neighborhood Activity Center) and would help to balance jobs with housing in an area that is primarily residential.
 - g. Noise Policy II.C.4a – The request has integrated noise considerations into the planning process in order to minimize future noise/land use conflicts. Landscaping and the location of the senior living facility (adjacent to residential development) and the future commercial development (close to Golf Course Road) will help to lessen noise to surrounding neighborhoods.
8. The request furthers applicable policies of the West Side Strategic Plan, including the following:
- a. WSSP Goal 10 – The request would help to build a community where citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents. The request would provide infill development on a vacant site, while also providing a wide variety of jobs that would allow West Side residents to remain on the West Side. The request has been designed to minimize any adverse effects and to respect existing neighborhood values.
 - b. WSSP Objective 1 – The request would provide for a mix of land uses on the West Side, offer opportunities for employment, and minimize the needs for cross-metro trips. The senior living facility would provide approximately 70 jobs, thereby minimizing the need to cross the river to Albuquerque’s East Side.
 - c. WSSP Objective 6 – The request would help to conserve and protect natural resources and minimize environmental impacts by allowing for relatively high density land uses and by reducing the number of cross-metro trips. The site also offers a variety of transportation alternatives, by providing connections for pedestrians, bicycles, and transit. The request would also abide by all design guidelines outlined in the Facility Plan for Arroyos.
 - d. WSSP Objective 8 – The request would promote job opportunities and business growth in an appropriate area of the West Side. The subject site is located in the Ellison/Golf Course Neighborhood Activity Center, and would increase the concentration of employment uses in this Center. The request provides appropriate infill development in an area that would benefit local neighborhoods, the West Side, and the City.
 - e. WSSP Policy 1.5 – The subject site is in a Neighborhood Activity Center that provides pedestrian and bicycle access to key activity areas.
 - f. WSSP Policy 1.16 – The subject site is located within the Ellison/Golf Course Neighborhood Activity Center, which is along a Minor Arterial (Golf Course Road), and provides pedestrian, bicycle, and transit connections.
 - g. WSSP Policy 3.4 – The request provides appropriate commercial and institutional uses for a Neighborhood Center. The request does not provide low density single family residential development, and does provide safe pedestrian and bicycle access to the site and to Golf Course Road.

- h. WSSP Policy 4.10 – The request promotes land uses whose design supports bicycle and pedestrian travel, and public transportation. The site design offers alternatives to single occupant vehicles by providing connections for pedestrians, bicyclists, and those that use public transportation.
9. The applicant has provided the necessary elements of a site development plan for subdivision. The applicant is not required, but is encouraged to have design standards to guide the future commercial/office development on Lots 2, 3, 4, 5, and 6.
10. There is no known opposition to the request, and neighbors attending a facilitated meeting voiced approval of the project and gratitude for the new jobs it would bring to the area.

CONDITIONS OF APPROVAL - 11EPC 40040, Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A note shall be placed on the site development plan for subdivision indicating that there will be pedestrian access from the western portion of Lot 6 of the future commercial/office development to the Calabacillas Arroyo (future trail).
4. Conditions from Public Service Company of New Mexico:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Existing overhead electric distribution infrastructure bisects the property. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances. Any relocation, changes or realignment of existing electric utilities will be the developer's expense.

- c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
 - d. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
5. Conditions from City Engineer, Municipal Development and NMDOT:
- a. Concurrent plat action required at Development Review Board (DRB) for proposed lot lines.
 - b. All easements need to be shown on plans/layout.
 - c. Label all Proposed Development/infrastructure (parking lot, drive aisle, buildings, etc...) as illustrative only or remove it all together.
 - d. Cross-lot drainage easements will most likely be required and should be shown or noted on the Site Plan for Subdivision.

Project #1008528, 11EPC 40041, Site Development Plan for Building Permit

On July 14, 2011 the Environmental Planning Commission voted to APPROVE Project #1008528/11EPC-40041, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit on a 13.55 acre parcel of land located on Golf Course Road NW, between McMahon Boulevard NW and Irving Boulevard NW. The site comprises Tract 1B-1, Paradise North.
2. The applicant intends to construct a 127,000 square foot 146-unit assisted/independent senior living facility and five senior housing duplex cottages (3,450 s.f. each) on proposed Lot 1.
3. The subject site is zoned SU-1 IP Uses W/Exceptions. The proposed uses are permissive under the current zoning.
4. A request for a site development plan for subdivision (11EPC 40040) accompanies this request.

5. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, and the Facility Plan for Arroyos.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, and the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Developing and Established Urban Areas Policy II.B.5d – The location and intensity of the request will respect existing neighborhood values. The request will also provide a wide variety of jobs and services that will benefit the neighborhood and the West Side community. The location, intensity, and design of the site has been designed to respect existing neighborhood values by minimizing any negative effects through proper landscaping, lighting, pedestrian circulation and traffic circulation.
 - b. Developing and Established Urban Areas Policy II.B.5e – The request is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured through the SU-1 designation.
 - c. Developing and Established Urban Areas Policy II.B.5i – Employment and service uses have been located to complement residential areas and the site has been designed to minimize the adverse effects of noise, lighting, pollution and traffic on residential neighborhoods.
 - d. Developing and Established Urban Areas Policy II.B.5j – The request will provide new development in a zone that allows commercial development and provides pedestrian, bicycle, and transit access. The site is part of a designated Neighborhood Center (Ellison/Golf Course Neighborhood Center), which is intended to provide commercial services and employment opportunities for the surrounding neighborhoods.
 - e. Activity Centers Goal – The request expands and strengthens concentrations of moderate and high-density mixed land use, including a senior living center, which is a moderate to high density development. The request will provide pedestrian, bicycle, and transit connections, which will help to reduce auto travel needs. The request meets the purpose of a Neighborhood Activity Center, which is “to provide for the daily service of convenience goods and personal services for the surrounding neighborhoods.”
 - f. Air Quality Policies II.C.1d and II.C.1e – The request will provide a balanced circulation system that encourages mass transit and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs. The request will also help to minimize motor vehicle emissions and their adverse effects.
 - g. Developed Landscape Policy II.C.8d – The request would provide low water use and native vegetation that would control water erosion and dust, and create a pleasing visual

environment. Street trees along Golf Course Road will help to create a pleasing visual environment.

- h. Economic Development Policy II.D.4a – The request would allow for a variety of new employment opportunities that would accommodate a wide range of occupational skills and salary levels. The senior living center would employ approximately 70 people at various skill and salary levels.
 - i. Economic Development Policy II.D.4b – The request would emphasize the development of an outside firm that has the opportunity to be staffed primarily by local residents.
 - j. Economic Development Policy II.D.4g – The request would increase the concentration of employment in a Neighborhood Activity Center (Ellison/Golf Course Neighborhood Activity Center) and would help to balance jobs with housing in an area that is primarily residential.
8. The design of the site meets the intent of the Westside-McMahon Land Use and Transportation Guide. The subject site is designated as “Mixed Use” by the Westside-McMahon Land Use Transportation Guide. The request will provide a senior living facility as well as mixed use commercial development in the future. The request will provide a number of jobs, beginning with the projected 70 jobs that the senior living center will supply. The design of the site encourages the use of transit, bicycle and pedestrian modes.
 9. The General Policies and Design Guidelines for development adjacent to major open space arroyos and major open space links in the Facility Plan for Arroyos is being met.
 10. There is no known opposition to the request, and neighbors attending a facilitated meeting voiced approval of the project and gratitude for the new jobs it would bring to the area.

CONDITIONS OF APPROVAL - IIEPC 40041, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The bench seating on Detail Sheet 2 shall meet the requirements found in Section 14-16-3-18 (C)(3) of the Zoning Code.
4. Landscaping:
 - a. The less building area shall be 144,250 s.f., the net lot area shall be 186,035 s.f., the required landscape shall be 27,905 s.f., and the percent of net lot area shall be 89%.
 - b. The Sycamore and Crabapple trees are high water use trees and shall be replaced by trees that are low to medium water use trees.
5. The blank 25' 8 ¾" area on the east elevation of the Senior Living Center that faces Golf Course Road may incorporate more façade variation, such as windows, trellises, or balconies.
6. Conditions from Public Service Company of New Mexico
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Existing overhead electric distribution infrastructure bisects the property. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances. Any relocation, changes or realignment of existing electric utilities will be the developer's expense.
 - c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
 - d. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
7. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. Concurrent plat action required at Development Review Board (DRB) for proposed lot lines.
 - b. All easements need to be shown on plans/layout.
 - c. Label all Proposed Development/infrastructure (parking lot, drive aisle, buildings, etc...) as illustrative only or remove it all together.

- d. Provide geometry and detail for all proposed infrastructure within City of Albuquerque ROW (label existing and/or proposed) and on site.
 - e. Identify/label all proposed access aisles for this project and its' construction limits.
 - f. All signs need to be identified and labeled within Golf Course Road frontage.
 - g. The proposed western secondary 26 feet entrance off Golf Course Road is in conflict with an existing unidirectional ramp. Please provide a special detail for this entrance and wheel ramp (include signage for ramp).
 - h. A turning template exhibit and route will be needed for design vehicle and Fire Department vehicle for proposed ingress, egress and internal circulation of the proposed layout.
 - i. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - j. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - k. Site plan shall comply and be designed per DPM Standards.
 - l. Cross-lot drainage easements will most likely be required and should be shown or noted on the Site Plan for Subdivision.
8. ABQ Ride plans to place an ARRA bus shelter in the vicinity of the existing bus stop in a month. Developer to coordinate with ABQ Ride for possible location of the ARRA shelter.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 29, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,


for Deborah Stover
Planning Director

DS/RF/mc

cc: Joshua J. Skarsgard, 8220 San Pedro NE Suite 500, Albuquerque, NM 87113
Brian O'Connell, 4909 San Timoteo Ave. NW, Albuquerque, NM 87114
George Bliss, 5012 San Timoteo Ave. NW, Albuquerque, NM 87114
Laura Horton, 7224 Cascada Rd. NW, Albuquerque, NM 87114
Thorton Schwenk, 5125 Russell Dr. NW, Albuquerque, NM 87114
Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109
Janis Fensterter, The Paloma Del Sol NA, 5024 San Timoteo Ave. NW, Albuquerque, NM 87114
Perry Hyder, The Paloma Del Sol NA, 4819 San Timoteo Ave. NW, Albuquerque, NM 87114
D. Anthony Segura, Northwest Alliance of Neighbors, 2000 Selway Pl. NW, Albuquerque, NM 87120
Dan Serrano, Northwest Alliance of Neighbors, 4409 Atherton Way NW, Albuquerque, NM 87120
Pam Stricklin, Arroyo Del Sol Condo Assoc. Inc., 4801 Irving Blvd. NW, #3801, Albuquerque, NM 87114
Giezell Edison-Fox, Arroyo Del Sol Condo Assoc. Inc., P.O. Box 67590, Albuquerque, NM 87193
Gerald C. Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120

OFFICIAL NOTICE OF DECISION

PROJECT #1008528

JULY 14, 2011

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Candy Patterson, Westside Coalition of NA's, 7608 Elderwood NW, Albuquerque, NM 87120

Jesse Valdez, Cottonwood Heights NA, 4316 Canada Pl. NW, Albuquerque, NM 87114

Kevin Winner, Cottonwood Heights NA, 440 Alamos Rd., Corrales, NM 87048

Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114

gwr

TIERRA WEST, LLC

October 18, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: EPC FINAL SIGN-OFF / PRELIMINARY AND FINAL PLAT SIGN-OFF
SPECTRUM DEVELOPMENT
PROJECT # 1008528 (11EPC-40040 & 11EPC-40041)**

Dear Chairman Cloud:

Tierra West LLC, on behalf of Monterey Land Group III, LLC, requests approval of the Site Development Plan, Preliminary and Final Plat Sign-off for the above-referenced site. We have addressed the conditions from EPC related to the Site Development Plan for Subdivision in the following manner:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.
This letter explains how all the conditions have been met and all modifications due to those conditions.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
On October 17, we met with Randall Falkner, the Staff Planner, to review the updated plans for conformance with the conditions of approval. We believe we have made all of the necessary changes.
3. A note shall be placed on the site development plan for subdivision indicating that there will be pedestrian access from the western portion of Lot 6 of the future commercial/office development to the Calabacillas Arroyo (future trail).
Because the configuration of the future commercial development is unknown at this time, the Site Development Plan was revised to designate the future development area as a single "Lot 2", in lieu of Lots 2-6 as originally shown. We updated Sheet C1 Note #1 to include the following note:
A PEDESTRIAN ACCESS FROM THE WESTERN PORTION OF LOT 2 SHALL BE PROVIDED WITH FUTURE COMMERCIAL/OFFICE DEVELOPMENT TO THE CALLABACILLAS ARROYO (FUTURE TRAIL).

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

4. Conditions from Public Service Company of New Mexico:
- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Existing overhead electric distribution infrastructure bisects the property. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances. Any relocation, changes or realignment of existing electric utilities will be the developer's expense.
 - c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
 - d. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

We have contacted PNM's New Service Delivery Department to coordinate new service delivery and have indicated all existing and proposed easements on the site and master utility plans. Relocation of an existing overhead electric distribution line is being coordinated with PNM, and the associated easement is addressed by the plat. A request for Vacation of Public Utility Easement was heard and approved by the DRB on October 5, 2011 (11DRB-70253) for the easement in question and the Official Notice of Decision is attached for reference. The subdivision plat depicts the easement vacation and dedicates a new easement along the proposed utility realignment.

5. Conditions from City Engineer, Municipal Development and NMDOT:
- a. Concurrent plat action required at Development Review Board (DRB) for proposed lot lines.
 - b. All easements need to be shown on plans/layout
 - c. Label all Proposed Development/infrastructure (parking lot, drive aisle, buildings, etc...) as illustrative only or remove it all together
 - d. Cross-lot drainage easements will most likely be required and should be shown or noted on the Site Plan for Subdivision.

The plat is included in this submittal. All existing and proposed easements were added to the layout and called out. Future infrastructure initially shown for reference was removed as suggested. A note requiring cross-lot drainage and access easement was added to Sheet C1, Note 2.

We have addressed the conditions from EPC related to the Site Development Plan for Building Permit in the following manner:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been

met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter explains how all the conditions have been met and all modifications due to those conditions.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

On October 17, we met with Randall Falkner, the Staff Planner, to review the updated plans for conformance with the conditions of approval. We believe we have made all of the necessary changes.

3. The bench seating on Detail Sheet 2 shall meet the requirements found in Section 14-16-3-18 (C)(3) of the Zoning Code.

We updated the bench detail on sheet C7 to include the following note:

BENCHES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 14-16-3-18 (C)(3) OF THE ZONING CODE. MINIMUM BENCH HEIGHT SHALL BE 15 INCHES. WIDTH OF EACH BENCH SHALL PROVIDE A MINIMUM 24-INCH WIDTH PER NUMBER OF SEATS AS SPECIFIED ON SITE DEVELOPMENT PLAN.

4. Landscaping:

- a. The less building area shall be 144,250 sf., the net lot area shall be 186,035 sf., the required landscape shall be 27,905 sf., and the percent of net lot area shall be 89%.

- b. The Sycamore and Crabapple trees are high water use trees and shall be replaced by trees that are low to medium water use trees.

The area calculations were updated on the landscape plan as noted above, as well as the tree palette to provide low and medium water use trees.

5. The blank 25' 8 3/4" area on the east elevation of the Senior Living Center that faces Golf Course Road may incorporate more façade variation, such as windows, trellises, or balconies.

We have added a note to the aforementioned elevation to allow for the incorporation of architectural elements described.

6. Conditions from Public Service Company of New Mexico

- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

- b. Existing overhead electric distribution infrastructure bisects the property. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances. Any relocation, changes or realignment of existing electric utilities will be the developer's expense.

- c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

- d. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

We have contacted PNM's New Service Delivery Department to coordinate new service delivery and have indicated all existing and proposed easements on the site and master utility plans. Relocation of an existing overhead electric distribution line is being coordinated with PNM and the associated easement is addressed by the plat. A request for Vacation of Public Utility Easement was heard and approved by the DRB on October 5, 2011 (11DRB-70253) for the easement in question and the Official Notice of Decision is attached for reference. The subdivision plat depicts the easement vacation and dedicates a new easement along the proposed utility realignment.

7. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. Concurrent plat action required at Development Review Board (DRB) for proposed lot lines.
The plat is included in this submittal.
 - b. All easements need to be shown on plans/layout.
All existing and proposed easements were added to the layout and called out.
 - c. Label all Proposed Development/infrastructure (parking lot, drive aisle, buildings, etc.) as illustrative only or remove it all together.
Future infrastructure initially shown for reference was removed as suggested.
 - d. Provide geometry and detail for all proposed infrastructure within City of Albuquerque ROW (label existing and/or proposed) and on site.
The geometry and detail for all proposed infrastructure was added to the plans.
 - e. Identify/label all proposed access aisles for this project and its' construction limits.
Proposed access aisles and their construction limits were identified on the plans.
 - f. All signs need to be identified and labeled within Golf Course Road frontage.
Signs within the Golf Course Road Frontage were labeled/identified.
 - g. The proposed western secondary 26 feet entrance off Golf Course Road is in conflict with an existing unidirectional ramp. Please provide a special detail for this entrance and wheel ramp (include signage for ramp).
A special detail was added to Detail Sheet C8 depicting the ramp.
 - h. A turning template exhibit and route will be needed for design vehicle and Fire Department vehicle for proposed ingress, egress and internal circulation of the proposed layout.
An Autoturn exhibit showing traffic circulation is included in this submittal, as requested.
 - i. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
All surrounding streets are existing and we do not anticipate improvements to the adjacent transportation facilities.
 - j. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

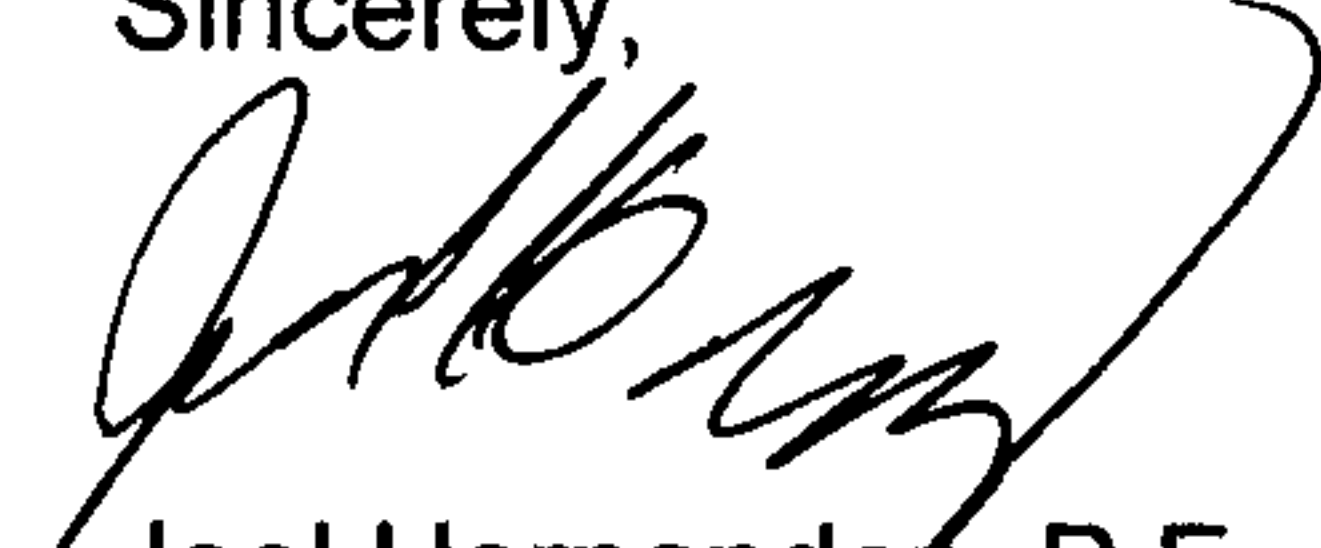
To the best of our knowledge, all previous actions have been completed. A funding agreement was executed with AMAFCA for improvements within the Calabacillas Arroyo.

- k. Site plan shall comply and be designed per DPM Standards.
We believe the site plan has been designed to comply with DPM Standards.
- l. Cross-lot drainage easements will most likely be required and should be shown or noted on the Site Plan for Subdivision.
A note requiring cross-lot drainage and access easement was added to Sheet C2, Note 2.

- 8. ABQ Ride plans to place an ARRA bus shelter in the vicinity of the existing bus stop in a month. Developer to coordinate with ABQ Ride for possible location of the ARRA shelter.
The bus shelter has been constructed within the Golf Course right-of-way at the former bus stop location which does not affect the project improvements. We have updated the site development plan to reflect the existing bus shelter location.

If you have any questions or require additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



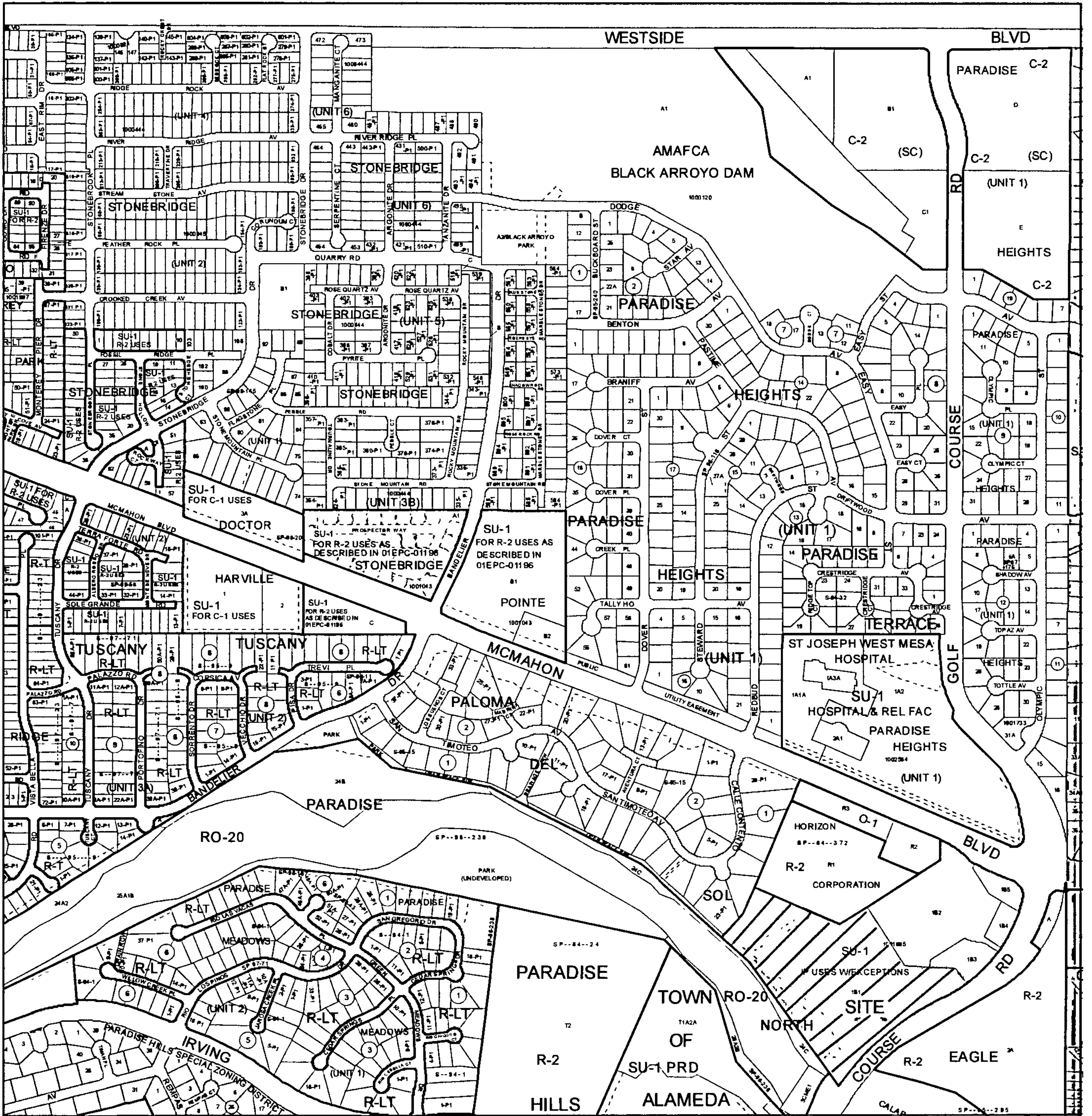
Joel Hernandez, P.E.

Enclosure/s

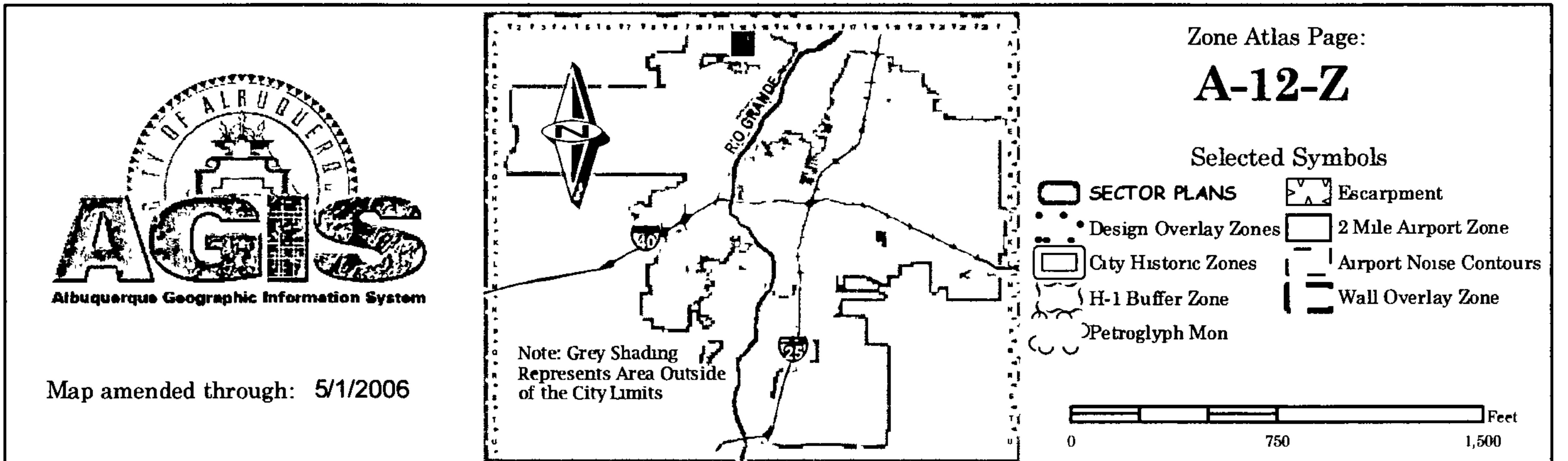
cc: Mike Longfellow- Spectrum Development

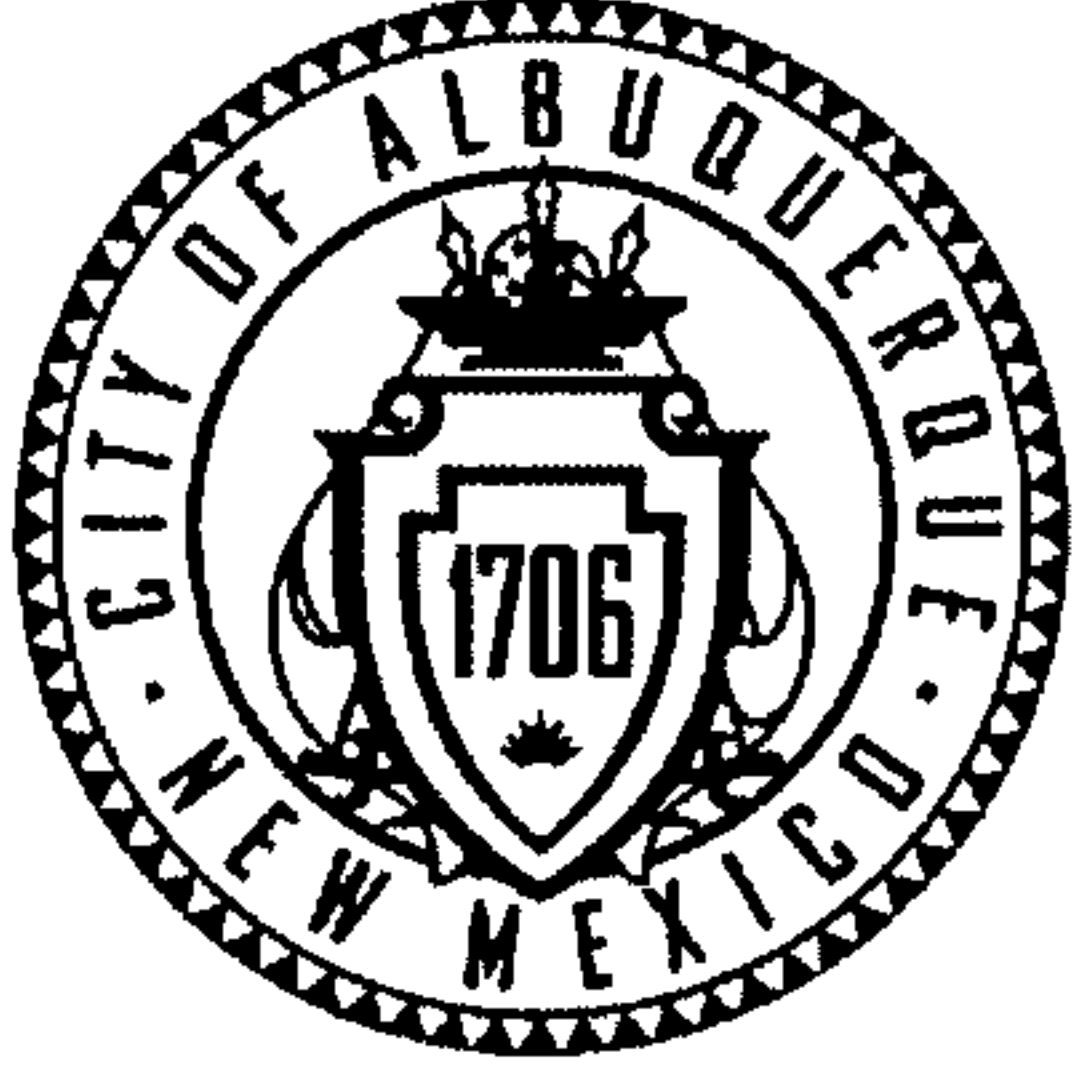
JN: 2011026

JH/cla



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





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
May 24, 2011

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Tierra West LLC

Applicant:

Legal Description: Tract 1B-1, Paradise Hills North

Zoning: SU-1

Acreage: 13.7 acres

Zone Atlas Page: A-12

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: NAIF form "Cultural Resource Survey for the Proposed Paradise North Tract 1B-1 Development, Albuquerque" submitted by Marron and Associates (Scott Walley, P.I.) NMCRIS #120638

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

SUBMITTED:

Matthew F. Schmader

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

DRAI E AND TRANSPORTATION SHEET
(REV. 1/28/2003rd)

20110226
Drainage

PROJECT TITLE: Spectrum Assisted Living Facility
 DRB : 1008528 EPC #: 11EPC-40040/40041

ZONE MAP/DRG. FILE # A-12-Z
 WORK ORDER #:

LEGAL DESCRIPTION Lot 1B-1, Paradise North
 CITY ADDRESS: Golf Course Road NW

ENGINEERING FIRM: TIERRA WEST, LLC
 ADDRESS: 5571 MIDWAY PARK PLACE NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOEL HERNANDEZ
 PHONE: (505) 858-3100
 ZIP CODE: 87109

OWNER: Monterey Land Group, III LLC
 ADDRESS: 111 Lomas Blvd NW, Suite 200
 CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: PRECISION SURVEYS
 ADDRESS: 5571 Midway Park Place NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
 PHONE: (505) 856-5700
 ZIP CODE: 87109

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER BERNCO PROJECT-CONCURRENT REVIEW

CHECK TYPE OF APPROVAL SOUGHT:

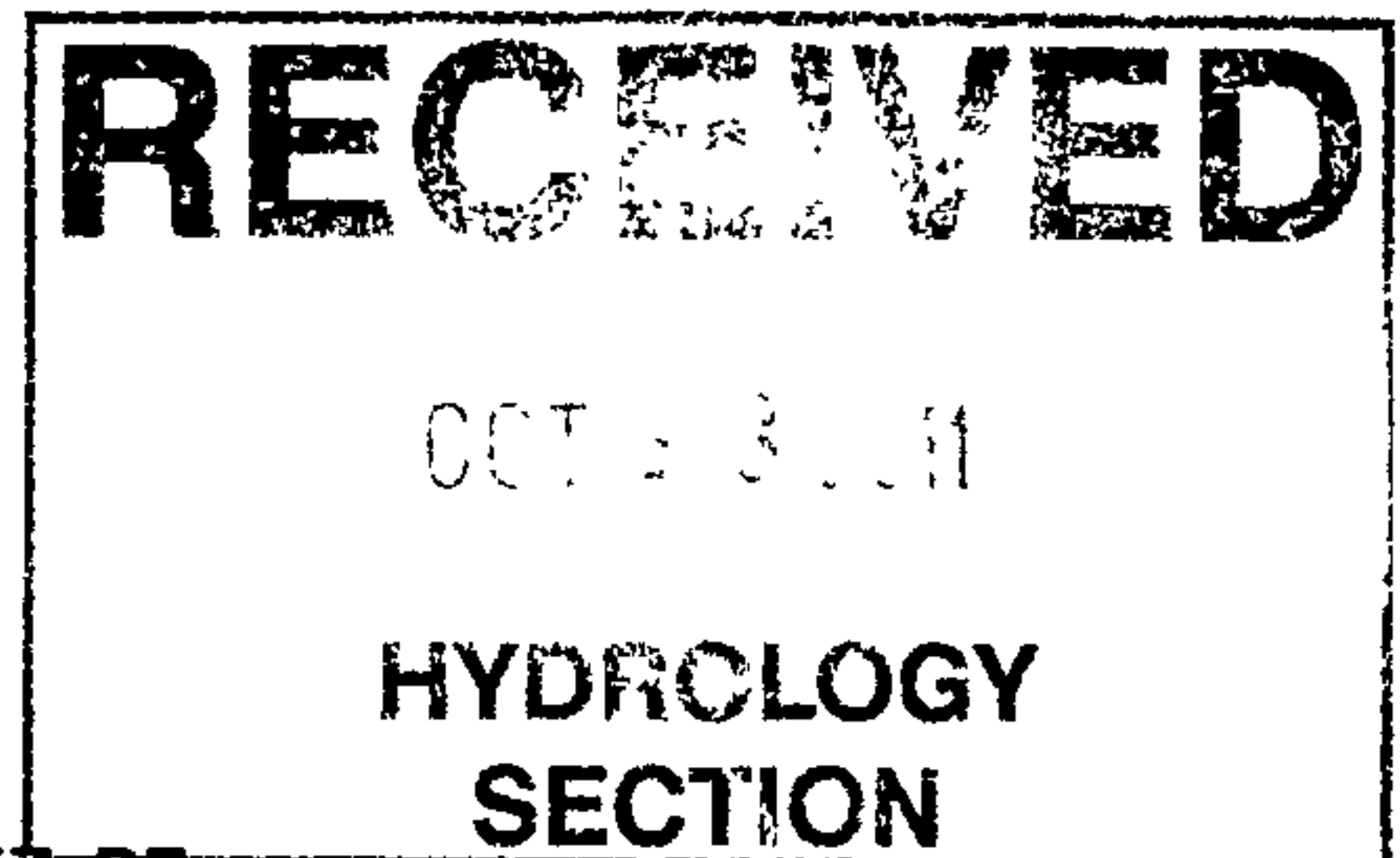
- SIA / FINANACIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM.)
- CERTIFICATE OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 10/13/2011

BY: JOEL HERNANDEZ, PE



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 5, 2011

Project# 1008528

11DRB-70253 VACATION OF PUBLIC UTILITY EASEMENT

TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III, LLC request(s) the above action(s) for all or a portion of a 10 foot Public Utility Easement on Lot 1B-1, PARADISE NORTH SUBDIVISION zoned SU-1 FOR IP USES W/EXCEPTIONS, located on the west side of GOLF COURSE RD NW between MCMAHON BLVD NW and the CALABACILLAS ARROYO containing approximately 13.5512 acre(s). (A-12)

At the October 5, 2011 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (2)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial than any minor detriment, based on the provision of acceptable replacement easement(s) being granted to the affected utility companies.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, notice was published in a newspaper of general circulation 15 days before the date of the hearing, and signs were posted on the site 15 days prior to the hearing. The vacation is subject to the provision of acceptable replacement easement(s) being granted to the affected utility companies.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
2. Utility companies shall acknowledge the vacation and acceptability of replacement easements by their signature on the replat.

If you wish to appeal this decision, you must do so by October 20, 2011 in the manner described as follows.

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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109

Cc: Montgomery Land Group, III, LLC – 320 Osuna Rd NE Ste G3 –

Albuquerque, NM 87107

Marilyn Maldonado

file

October 26, 2011

11
11
11
11
11



Supplemental form

<p>SUBDIVISION</p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p><u>X</u> Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ for Subdivision</p> <p>___ for Building Permit</p> <p>___ Administrative Amendment (AA)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p>S</p> <p>V</p> <p>P</p> <p>D</p> <p>L</p>	<p>Z</p> <p>A</p>	<p>ZONING & PLANNING</p> <p>___ Annexation</p> <p>___ County Submittal</p> <p>___ EPC Submittal</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Sub Regs)</p> <p>___ Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Monterey Land Group, III, LLC PHONE: 505-338-2284

ADDRESS: 320 Osuna Road, NE - Suite G3 FAX: 505-338-0200

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: scott@avaloninvestmentsinc.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Utility

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

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

Lot or Tract No. 1B-1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Paradise Hills North

Existing Zoning: SU-1 for IP Uses w/Exceptions Proposed zoning: Senior / Mixed Use MRGCD Map No _____

Zone Atlas page(s): A-12 UPC Code: 101206642002240160

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1008528

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): +/- 13.5512 AC

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road

Between: McMahon, NW and Irving, NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-03-11

SIGNATURE _____ DATE September 9, 2011

(Print) Ronald R. Bohannon, PE 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>11DRB - 70253</u>	<u>VPE</u>	___	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	___	<u>ADK</u>	___	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	<u>CMF</u>	___	\$ <u>20.00</u>
<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 type="checkbox"/> F.H.D.P. fee rebate	___	___	___	\$ _____
	Hearing date <u>October 5, 2011</u>			Total
	<u>9-9-11</u>			\$ <u>140.00</u>

Planner signature / date [Signature] 9-9-11

Project # 1008528

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Ronald R. Bohannon, PE

 Applicant name (print)
 09-09-11

 Applicant signature / date



Form revised 4/07

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

Application case numbers
11DRB - - - - - 70253

 Planner signature / date
9-9-11
 Project # **1008528**

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

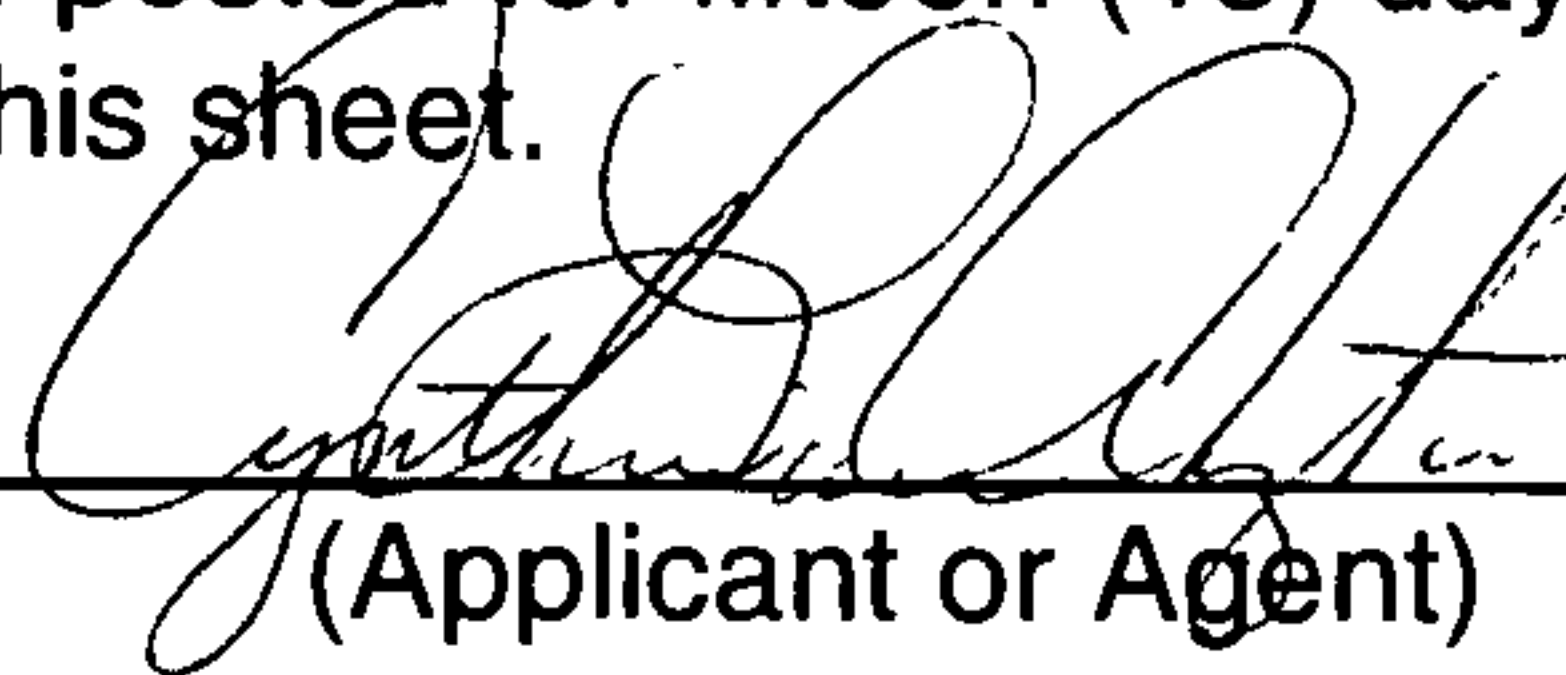
4. TIME


Signs must be posted from September 29, 2011 to October 5, 2011

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

, 09-09-11
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9-9-11, 
(Date) (Staff Member)

gan

TIERRA WEST, LLC

September 9, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC EASEMENTS
TRACT 1B-1 PARADISE NORTH
ZONE ATLAS PAGE A-12
PROJECT # 1008528**

Dear Mr. Cloud:

Utility Easement

Tierra West LLC, on behalf of Monterey Land Group, III, LLC, requests approval of the vacation of Public for the above-referenced site. The site is zoned SU-1 for IP Uses w/Exceptions and contains +/- 13.5512 acres and is located on Golf Course between McMahan and Irving, NW. Tierra West is working with all the utility companies to relocate existing services in accordance to this vacation.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

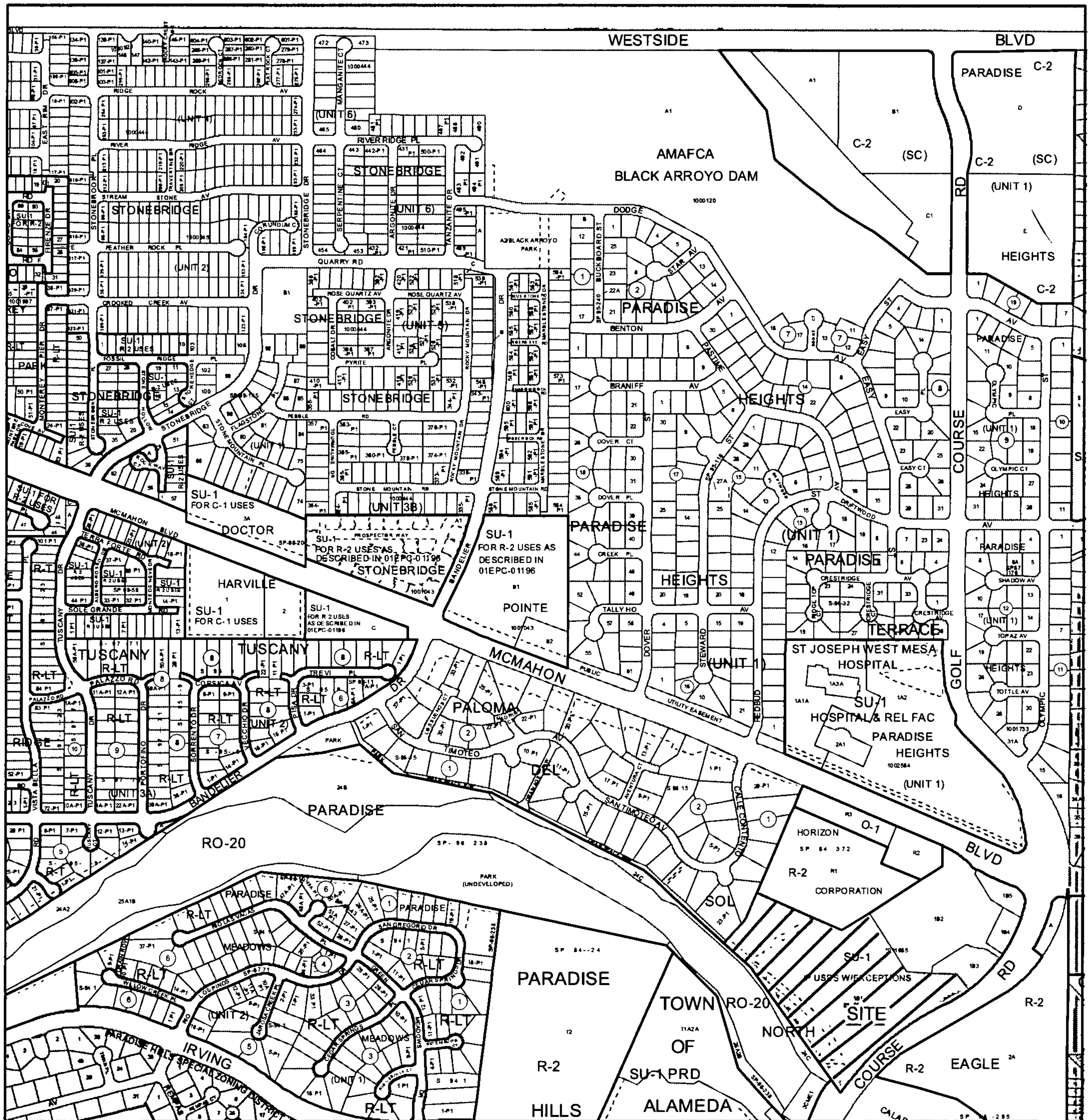


Ronald R. Bohannon, P.E.

- cc: Mike Longfellow, Spectrum Retirement Communities, LLC
- Scott Whittington, Monterey Land Group, III, LLC
- Janis Fensterer – The Paloma Del Sol N.A.
- Perry Hyder – The Paloma Del Sol N.A.
- Tom Anderson – Paradise Hills Civic Association
- Giezell Edison-Fox – Arroyo Del Sol Condo Association
- Pam Sticklin – Arroyo Del Sol Condo Association

JN: 2011026
RRB/cla

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

Selected Symbols

0 750 1,500 Feet



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

September 9, 2011

Cynthia Abeyta
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: cabeyta@tierrawestllc.com

Dear Cynthia:

Thank you for your inquiry of September 9, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 1B-1, PARADISE HILLS NORTH, LOCATED ON GOLF COURSE ROAD NW BETWEEN McMAHON BOULEVARD NW AND IRVING BOULEVARD NW** zone map **A-12.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NAMES OF NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS TO CONTACT FOR THIS (DRB SUBMITTAL) – swinklepleck – 9-9-11.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/09/11** Time Entered: **8:25 a.m.** ONC Rep. Initials: **siw**

“ATTACHMENT A”

Cynthia Abeyta
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: cabeyta@tierrawestllc.com
Zone Map: A-12

THE PALOMA DEL SOL N.A “R”

***Janis Fensterer**

5024 San Timoteo Ave. NW/87114 379-9360 (c)
Perry Hyder
4819 San Timoteo Ave. NW/87114 922-0349 (h)

PARADISE HILLS CIVIC ASSOC. “R”

Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

ARROYO DEL SOL CONDO. ASSOC., INC.

Giezell Edison-Fox
P.O. Box 67590/87193 888-4479 ext. 30 (o)
Pam Stricklin
4801 Irving Blvd. NW, #3801/87114 898-6699 (h)

*** denotes president of association**

7009 2820 0000 7578 7936

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage		
Certified Fee	CPM 2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.48	
Total Postage & Fees	\$ 6.58	

Sent To Tom Anderson
 Street, Apt. No., or PO Box No. Paradise Hills Civic Assoc.
 10013 Plunkett Dr. NW 87114
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, A

7009 2820 0000 7578 7929

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage		
Certified Fee	CPM 2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.48	
Total Postage & Fees	\$ 6.58	

Sent To The Paloma Del Sol N.A.
 Street, Apt. No., or PO Box No. 4819 San Timoteo Ave. NW
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, A

7009 2820 0000 7578 7912

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage		
Certified Fee	CPM 2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.48	
Total Postage & Fees	\$ 6.58	

Sent To James Osterter
 Street, Apt. No., or PO Box No. The Paloma Del Sol N.A.
 5024 San Timoteo Ave. NW
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, A

7009 2820 0000 7578 7943

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage		
Certified Fee	CPM 2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.48	
Total Postage & Fees	\$ 6.58	

Sent To Giezell Edison-Fox
 Street, Apt. No., or PO Box No. Arroyo Del Sol Condo. Assoc. Inc.
 P.O. Box 67590
 City, State, ZIP+4 Albuquerque, NM 87193

PS Form 3800, A

7009 2820 0000 7578 7950

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage		
Certified Fee	CPM 2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.48	
Total Postage & Fees	\$ 6.58	

Sent To Pam Stricklin
 Street, Apt. No., or PO Box No. Arroyo Del Sol Condo. Assoc. Inc.
 4801 Irving Blvd. NW, # 3801
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, A

October 5, 2011

Complete

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1008528 Application #: 12DRB-70373
 Project Name: Paradise North
 Agent: Tierra West LLC Phone #:

Your request was approved on 11/2-12-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: provide exhibit

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): draft, utility signatures, to record

PLATS:

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

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

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

ALL SITE PLANS:

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



Filed 1-27-12

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.: 11DRB- 70293

Project # 1008528

Project Name: *Paradise North*

Agent: *Tierra West LLC*

Phone No.:

Your request was approved on 11-2-11 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): *ok*, *ok*, *JDP*
AMAFCA

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.

ok

PROJECT

1008528

App #

Action

Date

12-70267

VFC

9-19-12

PROJECT

1008528

App #

Action

Date

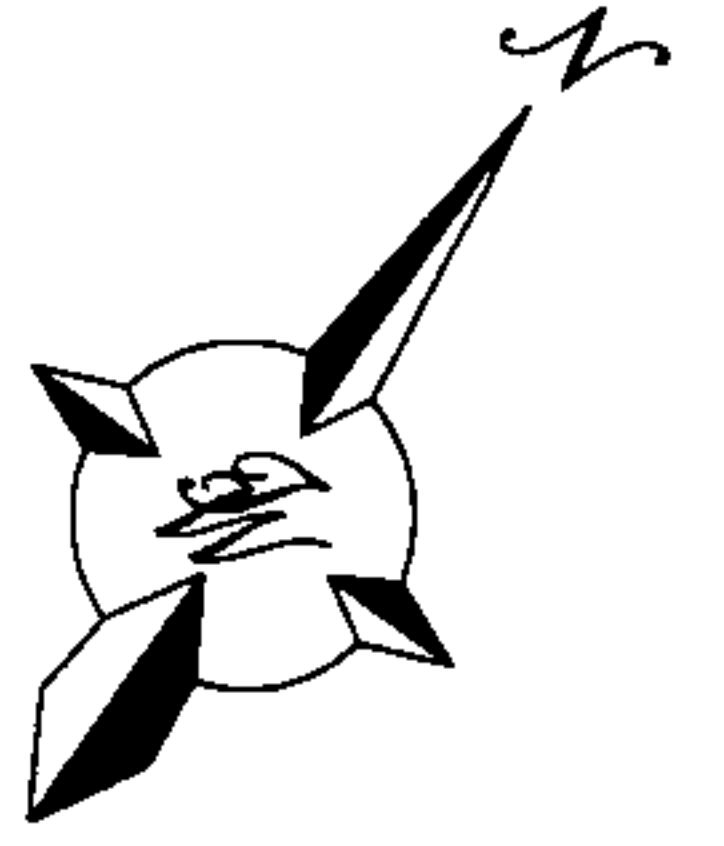
11-70253

VPC

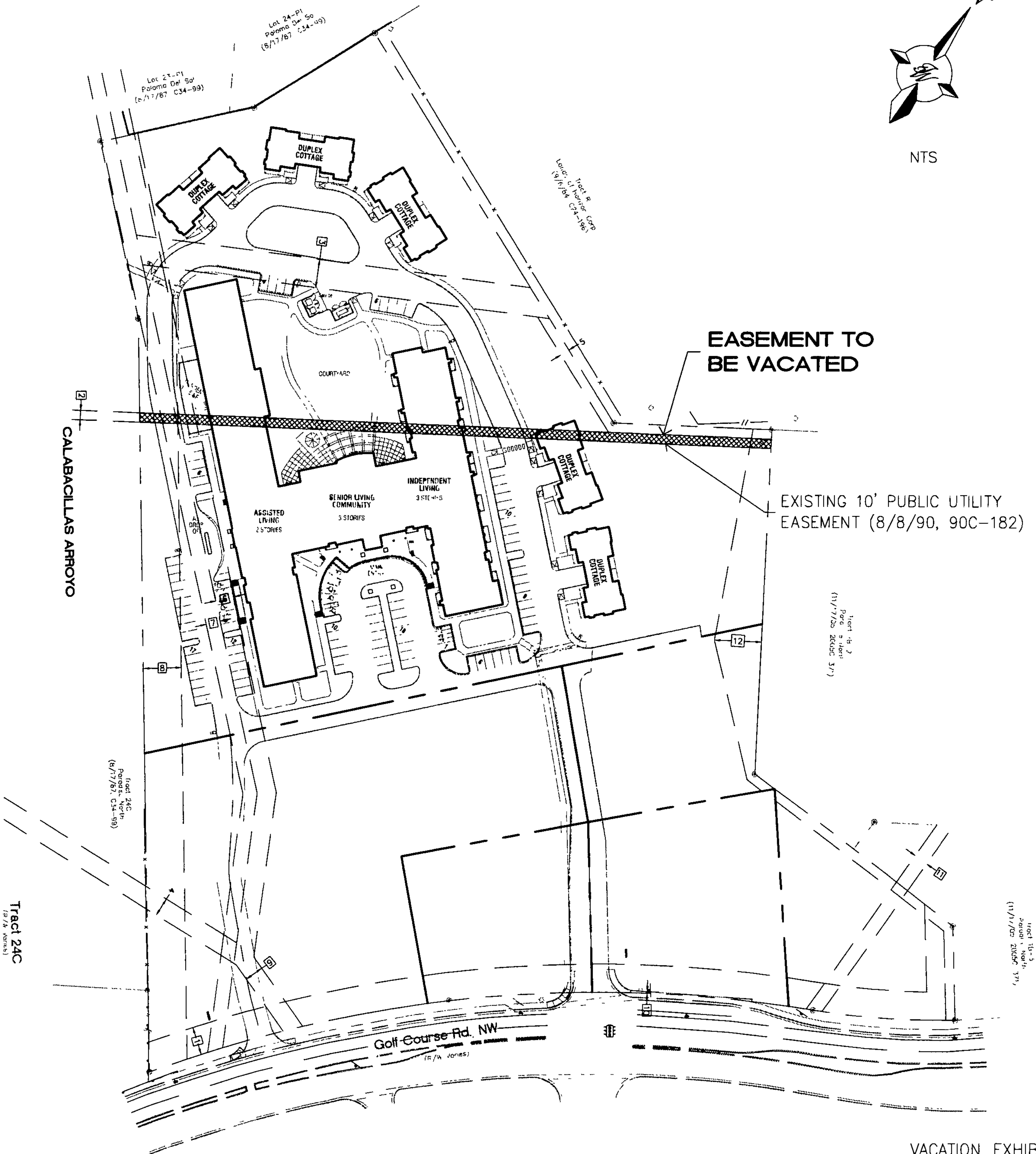
10-5-11

VACATION EXHIBIT

TRACT 1B-1 PARADISE : NORTH
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

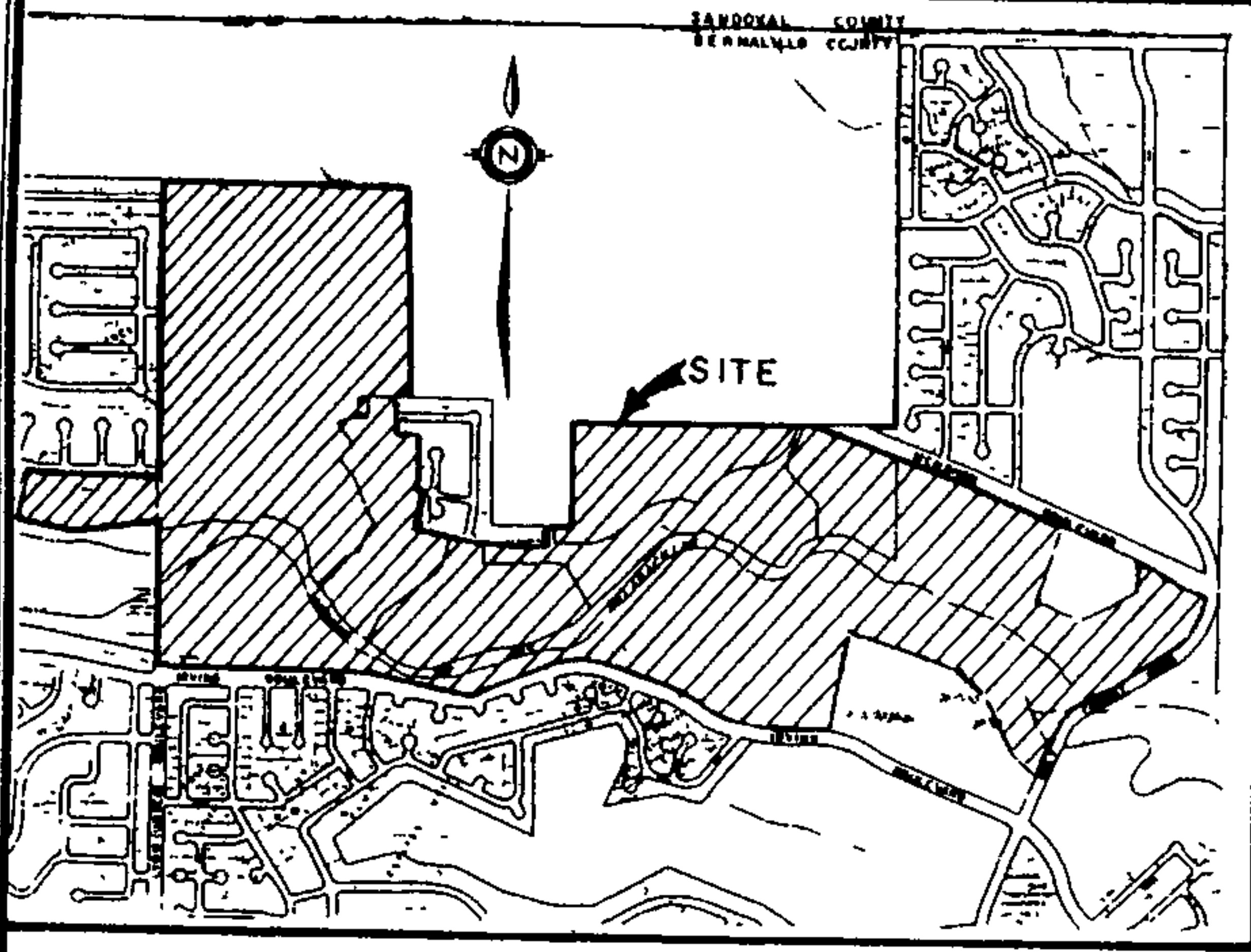


NTS



90C-182 (1)

90C-182 (1)



VICINITY MAP
NOT TO SCALE

REVISED JAN. 29, 1990
REVISED FEB 14, 1990
REVISED JUN. 7, 1990
REVISED JUL 9, 1990

SUBDIVISION DATA

DRB CASE NO. DRB-89-172, V-90-38
GROSS SUBDIVISION ACREAGE 407.6940 AC.
ZONE ATLAS INDEX NO. A-11, A-12, B-11, B-12
NO. OF EXISTING TRACTS/LOTS 31
NO. OF TRACTS/LOTS CREATED 35
MILES OF FULL-WIDTH STREETS CREATED 1.1
MILES OF HALF-WIDTH STREETS CREATED .05
DATE OF SURVEY MARCH 1987

EXISTING PLATTING REFERENCE

NOTE THIS VACATION, AMENDED PLAT AND REPLAT IS COMPRISED OF TRACTS 1A, 1B, 5A, 6A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 24B, 24C, 25A-1, 25B-1, 25C-1, 26A, 27A, 28A, 29A, AND 30A OF PARADISE NORTH; TOGETHER WITH THAT PORTION OF UNSER BOULEVARD, N.W. LOCATED NORTH OF IRVING BLVD., AND THAT PORTION OF MCHANDON BOULEVARD, N.W. ADJACENT TO TRACTS 16A THRU 21A; AND THAT PORTION OF BANDELIER DRIVE, N.W. ADJACENT TO TRACTS 10A, 11A, 12A, 13A, 15A, 20A AND 21A, AND PORTION OF ROCKCLIFF BOULEVARD FROM UNSER BOULEVARD TO EASTERLY BOUNDARY OF PARADISE HEIGHTS UNIT 4 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "VACATION AND REPLAT OF PARADISE NORTH SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTIONS 1, 2, 11, 12, 11N, R2E, N.M.P.M.) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON AUGUST 17, 1987 IN VOLUME C34, FOLIO 99 AS DOCUMENT NO. 8786184.

By: **BELLAMAH COMMUNITY DEVELOPMENT**
a New Mexico General Partnership,
its Managing General Partner

By: **Stuart D. Shanor**
Stuart D. Shanor
Chapter 7 Trustee
Bellamah Community Development
Case # 07-89-01559 MA

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was duly acknowledged before me this 20th day of February, 1990, by Stuart D. Shanor, Chapter 7 Trustee of Bellamah Community Development, a New Mexico General Partnership.

My Commission Expires: 3/25/93
Randi A. Lopez
Notary Public

HORIZON CORPORATION
a Delaware Corporation
By: **W.D. Buckley, V.P.** 3/25/93
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 18 day of June, 1990, by W.D. Buckley, Vice President of Horizon Corporation, a Delaware Corporation, on behalf of said corporation.

By: **Margie R. Schell**
My Commission Expires: 7-2-90

VACATION
AMENDED PLAT AND REPLAT OF
PARADISE NORTH
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
("PROJECTED" SECTIONS 1, 2, 11 812, 11N, R2E, N.M.P.M.)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 1990

State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
AUG 8 1990
Albuquerque, New Mexico
County Clerk & Recorder
Deputy Clerk

APPROVALS

- SUBDIVISION PLAT CONDITIONS: FILED Aug 8 1990 DOC# 90-6877
VOLUME 90-13 FOLIO 276-277
- SUBDIVISION CASE NUMBER DRB-89-172, V-90-38, S-89-9
- City of Albuquerque, Bernalillo Co. Planning Division** 8-8-90
 - Parks and Recreation Department** 7-24-90
 - Traffic Engineer, Transportation Department** 7-24-90
 - City Engineer, Engineering Division** 7-24-90
 - Albuquerque Metropolitan Arroyo Flood Control Auth.** 7-24-90
 - Water Utilities Department** 4/4/89
 - Chief City Surveyor, Engineering Division** 4-4-89
 - Property Management** 5-25-89
 - New Mexico Utilities, Inc.** 4-3-89
 - Gas Company of New Mexico** 7-12-89
 - Gas Company of New Mexico, Pipeline Division** 4-4-89
 - Mountain Bell** 9-11-89
 - Public Service Company of New Mexico** 7/23/90

SURVEYOR'S CERTIFICATION

I, **L. A. CARLETON, JR.**, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

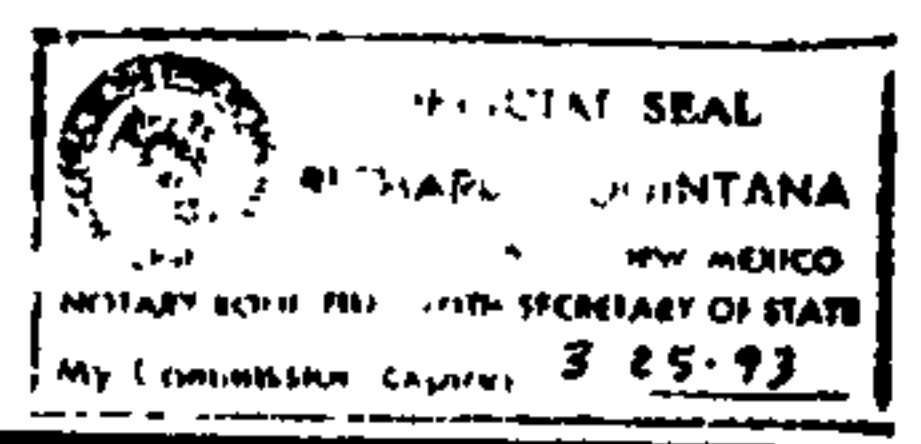
L. A. CARLETON, JR., N.M.R.S. #7270



STATE OF NEW MEXICO) ss
COUNTY OF SANDOVAL)
THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF April, 1989 BY L.A. CARLETON, JR.

By: **L.A. Carleton, Jr.**
NOTARY PUBLIC

SHEET 1 OF 13



DATE: 3/89
SCALE: N/A
EASEMENTS: CSC
DRAINAGE: TGD
JOB NO: 182-02-025

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARK AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION

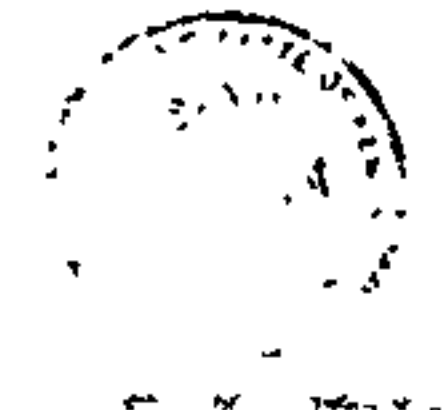
THE SUBDIVISION SHOWN HEREON IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS, AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL ACCESS, SANITARY SEWER, WATER LINE AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN IN FAVOR OF AMAFCA. ALL PUBLIC UTILITIES AND TO NEW MEXICO UTILITIES, INC., ALL 10' UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD DISTRIBUTION LINES FOR POLE TYPE UTILITIES AND BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 15). SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

A.M.A.F.C.A.
By: **Larry A. Blair**
LARRY A. BLAIR, EXECUTIVE ENGINEER

PAID ON UPGS
PROPERTY ON
Basson Corp
Mary Jo Hooker

STATE OF NEW MEXICO) ss
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 1990 BY LARRY A. BLAIR, EXECUTIVE ENGINEER OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, ON BEHALF OF SAID AUTHORITY.

By: **Roger Flegel**
NOTARY PUBLIC
MY COMMISSION EXPIRES: 24 May 1992



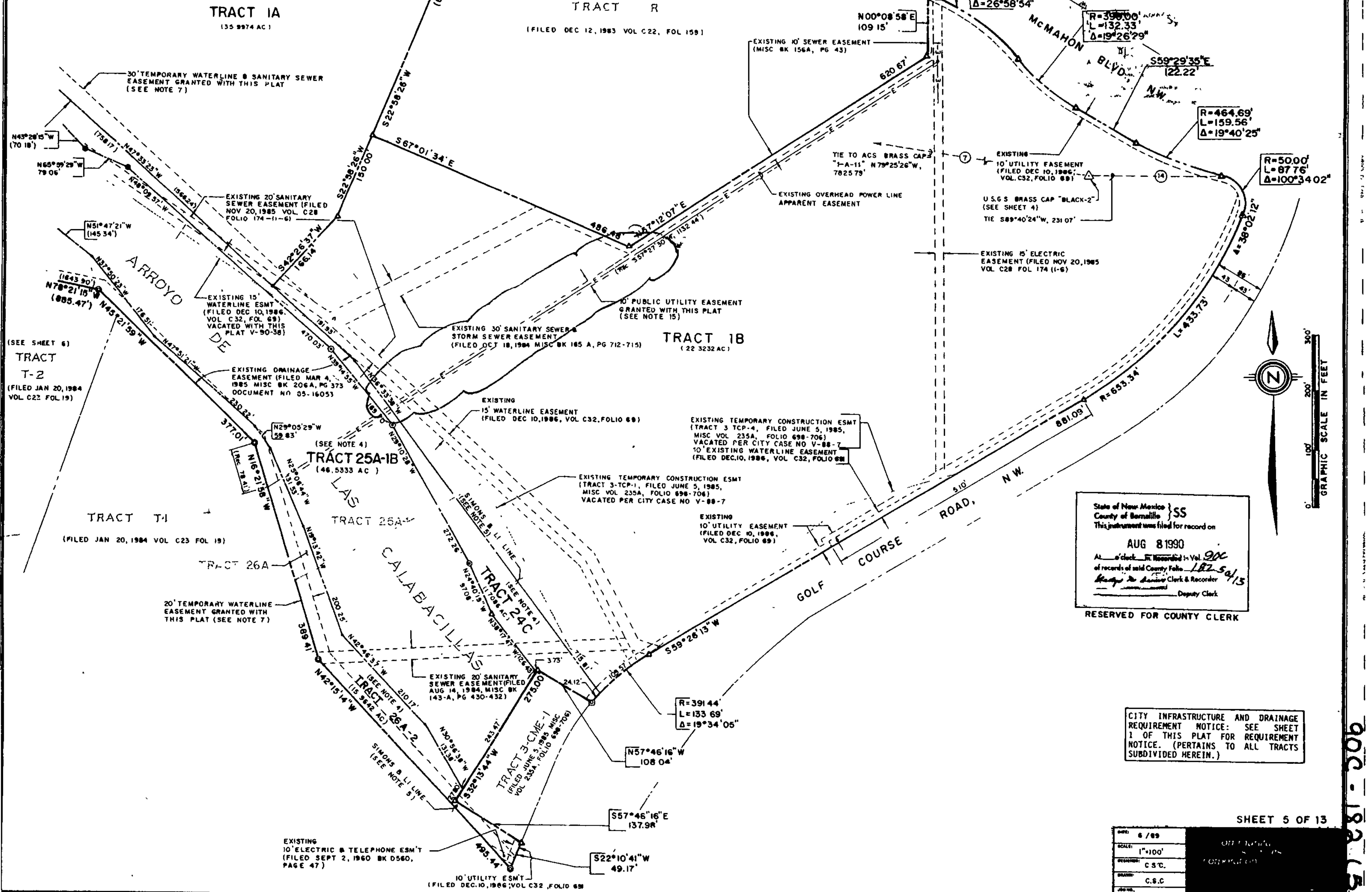
OFFICIAL SEAL
ROGER FLEGEL
NOTARY PUBLIC
My Commission Expires: 24 May 1992

90C-182 (1)

90C-182 (1)

VACATION, AMENDED PLAT AND REPLAT OF PARADISE NORTH

9061878



State of New Mexico } ss
 County of Bernalillo }
 This instrument was filed for record on
AUG 8 1990
 At a clerk's office located in Vol. 90C
 of records of said County Folio 182-54/13
Kathy A. Ramirez Clerk & Recorder
 Deputy Clerk

RESERVED FOR COUNTY CLERK

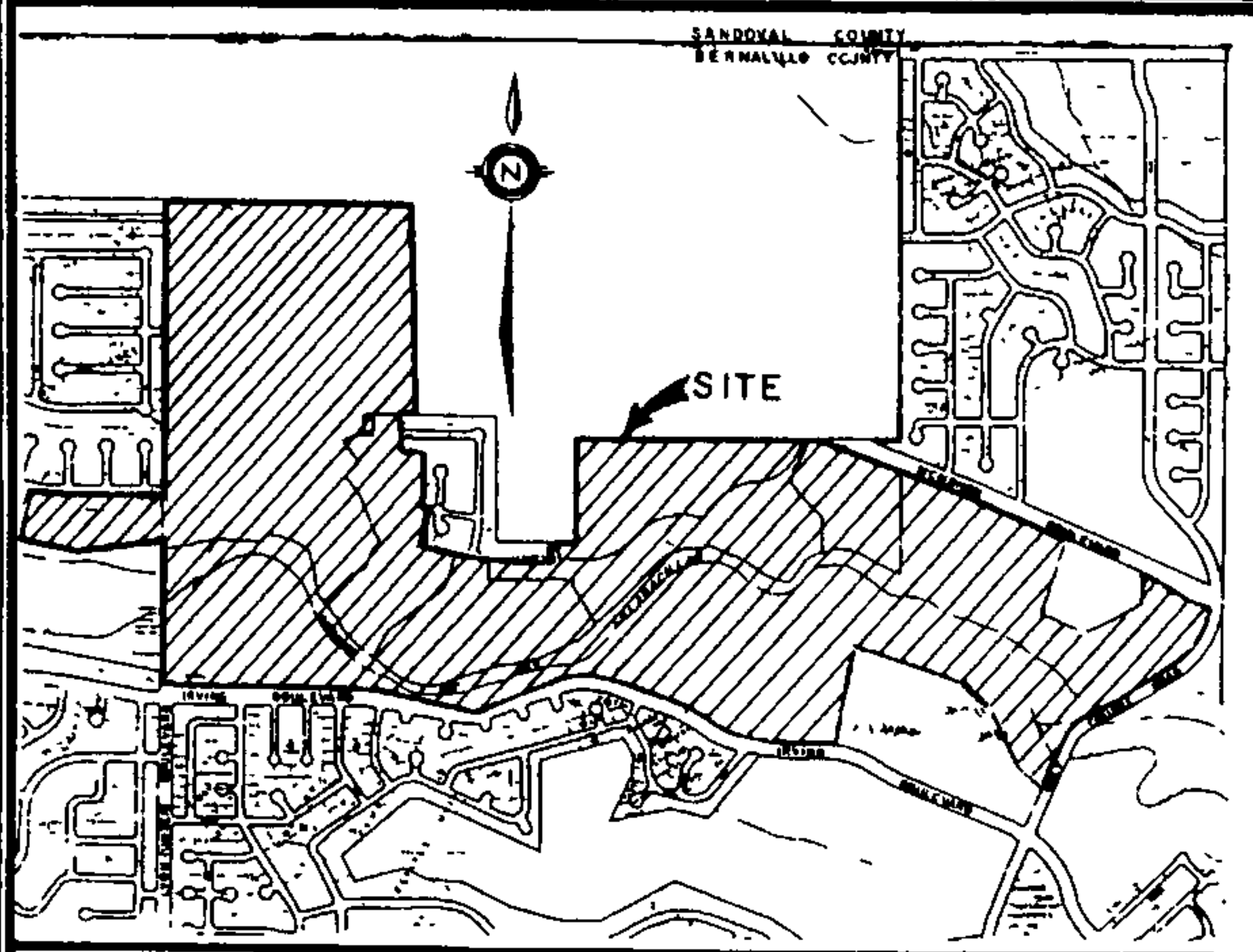
CITY INFRASTRUCTURE AND DRAINAGE
 REQUIREMENT NOTICE: SEE SHEET
 1 OF THIS PLAT FOR REQUIREMENT
 NOTICE. (PERTAINS TO ALL TRACTS
 SUBDIVIDED HEREIN.)

SHEET 5 OF 13

DATE	6/89
SCALE	1"=100'
PROJECT	C.S.C.
DRAWN	C.S.C.
APP'D.	182-02-025

90C-182 (1)

90C-182 (1)



VICINITY MAP
NOT TO SCALE

REVISED JAN 29, 1990
REVISED FEB. 14, 1990
REVISED JUN 7, 1990
REVISED JUL 9, 1990

SUBDIVISION DATA

DRB CASE NO. DRB-89-172, V-90-38
 GROSS SUBDIVISION ACREAGE 407.6940 AC.
 ZONE ATLAS INDEX NO. A-11, A-12, B-11, B-12
 NO OF EXISTING TRACTS/LOTS 31
 NO OF TRACTS/LOTS CREATED 35
 MILES OF FULL-WIDTH STREETS CREATED 1.1
 MILES OF HALF-WIDTH STREETS CREATED 05
 DATE OF SURVEY MARCH 1987

EXISTING PLATTING REFERENCE

NOTE THIS VACATION, AMENDED PLAT AND REPLAT IS COMPRISED OF TRACTS 1A, 1B, 5A, 6A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 24B, 24C, 25A-1, 25B-1, 25C-1, 26A, 27A, 28A, 29A, AND 30A OF PARADISE NORTH; TOGETHER WITH THAT PORTION OF UNSER BOULEVARD, N.W. LOCATED NORTH OF IRVING BLVD., AND THAT PORTION OF MCNAMON BOULEVARD, N.W. ADJACENT TO TRACTS 16A THRU 21A, AND THAT PORTION OF BANDELIER DRIVE, N.W. ADJACENT TO TRACTS 10A, 11A, 12A, 13A, 15A, 20A AND 21A, AND PORTION OF ROCKCLIFF BOULEVARD FROM UNSER BOULEVARD TO EASTERLY BOUNDARY OF PARADISE HEIGHTS UNIT 4 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "VACATION AND REPLAT OF PARADISE NORTH SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTIONS 1, 2, 11, & 12, 11IN, R2E, N.M.P.M.) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON AUGUST 17, 1987 IN VOLUME C34, FOLIO 99 AS DOCUMENT NO. 8786184.

By: **BELLAMAH COMMUNITY DEVELOPMENT**
 a New Mexico General Partnership,
 its Managing General Partner
 By: **Stuart D. Shanor**
 Stuart D. Shanor
 Chapter 7 Trustee
 Bellamah Community Development
 Case # 07-89-01559 MA

ACKNOWLEDGEMENTS

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

The foregoing instrument was duly acknowledged before me this 20th day of February, 1990, by Stuart D. Shanor, Chapter 7 Trustee of Bellamah Community Development, a New Mexico General Partnership.

My Commission Expires:

3/25/93
Ranbi A. Lopez
 Notary Public

HORIZON CORPORATION
 a Delaware Corporation
 By: W.D. Buckley, V.P.
 STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 18 day of June, 1990, by W.D. Buckley, Vice President of Horizon Corporation, a Delaware Corporation, on behalf of said corporation.

By: Margie R. Schell
 My Commission Expires: 7-2-90

VACATION
AMENDED PLAT AND REPLAT OF
PARADISE NORTH

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
 ("PROJECTED" SECTIONS 1, 2, 11 & 12, 11IN, R2E, N.M.P.M.)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 1990

State of New Mexico } ss
 County of Bernalillo }
 This instrument was filed for record on
15th AUG 8 1990
 At 10:00 o'clock P.M. recorded in Vol. 90C
 of records of said County Folio 182 10/15 '90
George A. Sandoval Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK

APPROVALS

SUBDIVISION PLAT CONDITIONS: FILED Aug 8 1990 DOC#NO. 90-61877
 VOLUME 90-13 FOLIO 2776-2777

SUBDIVISION CASE NUMBER DRB-89-172, V-90-38, S-89-8

<u>Cliff Lamb</u> CITY CLERK, ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	<u>8-8-90</u> DATE
<u>James M. Stra</u> PARKS AND RECREATION DEPARTMENT	<u>7-24-90</u> DATE
<u>Robert W. Kane</u> TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	<u>7-29-90</u> DATE
<u>Frank J. Caproni</u> CITY ENGINEER, ENGINEERING DIVISION	<u>7-24-90</u> DATE
<u>Robert W. Kane</u> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTH.	<u>7-24-90</u> DATE
<u>Robert W. Kane</u> WATER UTILITIES DEPARTMENT	<u>7-24-90</u> DATE
<u>Antonio Urbano</u> CHIEF CITY SURVEYOR, ENGINEERING DIVISION	<u>4/4/89</u> DATE
<u>Francis Dwyer</u> PROPERTY MANAGEMENT	<u>4-4-89</u> DATE
<u>James Dunlop</u> NEW MEXICO UTILITIES, INC.	<u>5-25-89</u> DATE
<u>James Dunlop</u> GAS COMPANY OF NEW MEXICO	<u>4-3-89</u> DATE
<u>Frank J. Caproni</u> GAS COMPANY OF NEW MEXICO, PIPELINE DIVISION	<u>7-12-89</u> DATE
<u>Bob Henderson</u> MOUNTAIN BELL	<u>4-4-89</u> DATE
<u>Bob Henderson</u> PUBLIC SERVICE COMPANY OF NEW MEXICO	<u>9-11-89</u> DATE

SURVEYOR'S CERTIFICATION

I, L. A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L. A. Carleton, Jr.
 L. A. CARLETON, JR., N.M.R.S. #7270

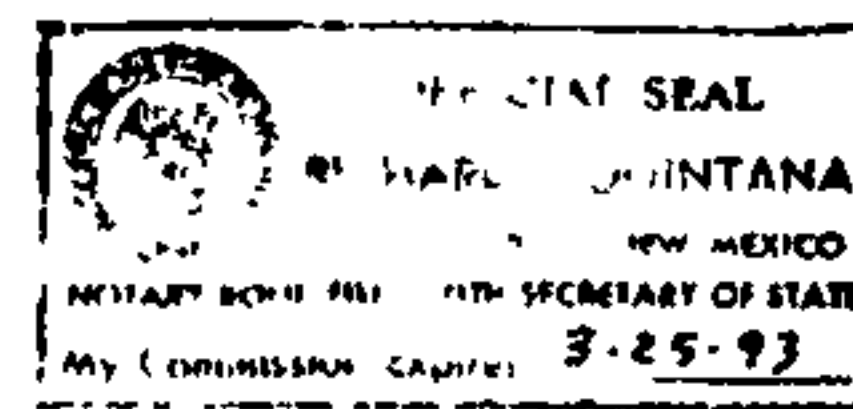


STATE OF NEW MEXICO) ss
 COUNTY OF SANDOVAL)

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF APRIL, 1989 BY L.A. CARLETON, JR.

By: Robert White
 NOTARY PUBLIC

SHEET 1 OF 13



DATE: 3/89
 SCALE: N/A
 DRAWN: CSC
 SHOWN: TGO
 JOB NO: 182-02-028

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARK AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING OR GRADING REQUIREMENTS,

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS, AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FE SIMPLE AND DO HEREBY GRANT ALL ACCESS, SANITARY SEWER, WATER LINE AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN IN FAVOR OF AMAFCA, ALL PUBLIC UTILITIES AND TO NEW MEXICO UTILITIES, INC.; ALL 10' UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD DISTRIBUTION LINES FOR POLE TYPE UTILITIES AND BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 15). SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED

A.M.A.F.C.A.
 BY: Larry A. Blair
 LARRY A. BLAIR, EXECUTIVE ENGINEER

PAID ON UPON PROPERTY ON BEHALF OF
Horizon Corp
Mary Jo Hooker

STATE OF NEW MEXICO) ss
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF JUNE, 1990 BY LARRY A. BLAIR, EXECUTIVE ENGINEER OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, ON BEHALF OF SAID AUTHORITY

By: Roger Flegel
 NOTARY PUBLIC

OFFICIAL SEAL
 ROGER FLEGEL
 NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: 24 May 1992

MY COMMISSION EXPIRES: 24 May 1992

90C-182 (1)

90C-182 (1)

NOTE SEE SHEET 1 FOR EXISTING PLATTING REFERENCE

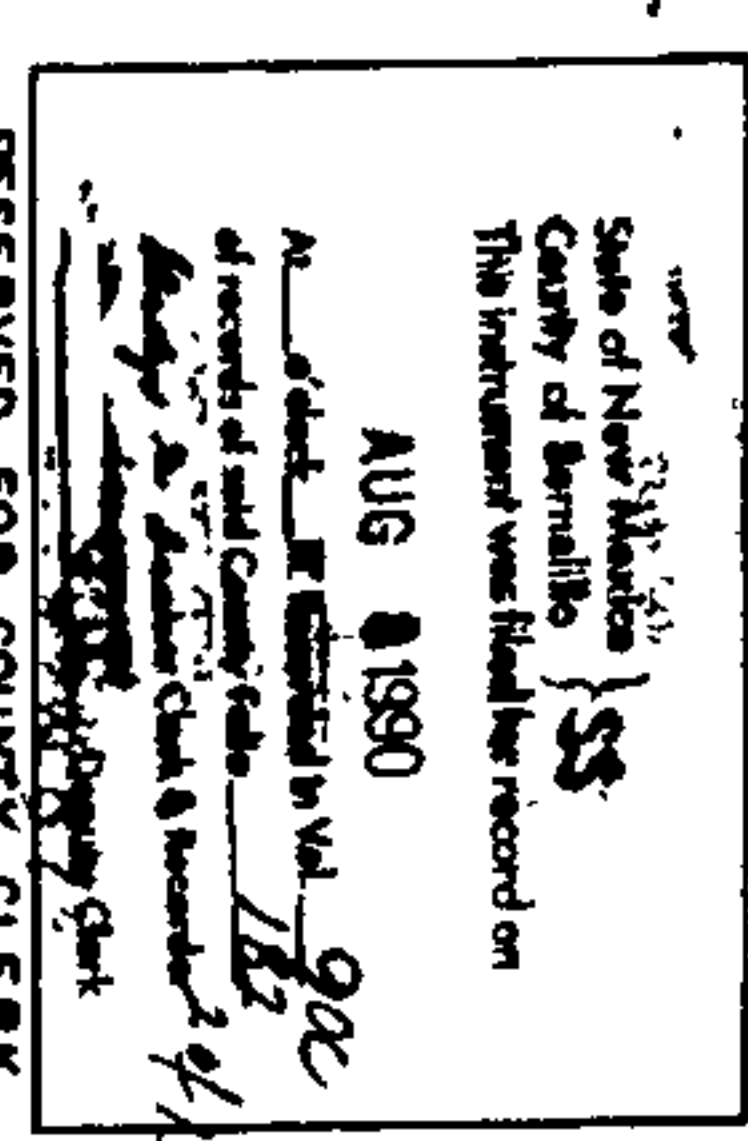
LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA... BEGINS AT THE INTERSECTION OF... 117.50 FEET TO A POINT OF CURVATURE...

LANDS OF HORIZON CORPORATION HAS THE SAME IS SHOWN AND DESIGNATED... BEGINS AT THE INTERSECTION OF... 117.50 FEET TO A POINT OF CURVATURE...

MICHANON BOULEVARD, N.W. (106' R.O.W.) SAID POINT BEING THE MOST... BEGINS AT THE INTERSECTION OF... 117.50 FEET TO A POINT OF CURVATURE...

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA... BEGINS AT THE INTERSECTION OF... 117.50 FEET TO A POINT OF CURVATURE...



VACATION AMENDED PLAT AND REPLAT OF PARADISE NORTH

90C1878

CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE SEE SHEET 1 OF THIS PLAT FOR REQUIREMENT NOTICED (PERTAINS TO ALL TRACTS SUBDIVIDED HEREIN.)

Table with 2 columns: Date (MARCH, 1989) and Description (RD Q, W, R.O.T., 182-02-023)

PARADISE NORTH

AMENDED PLAT AND REPLAT OF VACATION

State of New Mexico }
 County of Bernalillo }
 This instrument was filed for record on
AUG 8 1990
 at the office of the County Clerk, Bernalillo County, New Mexico.
 County Clerk & Recorder
 Deputy Clerk

RESERVED FOR COUNTY CLERK

MONUMENT DATA

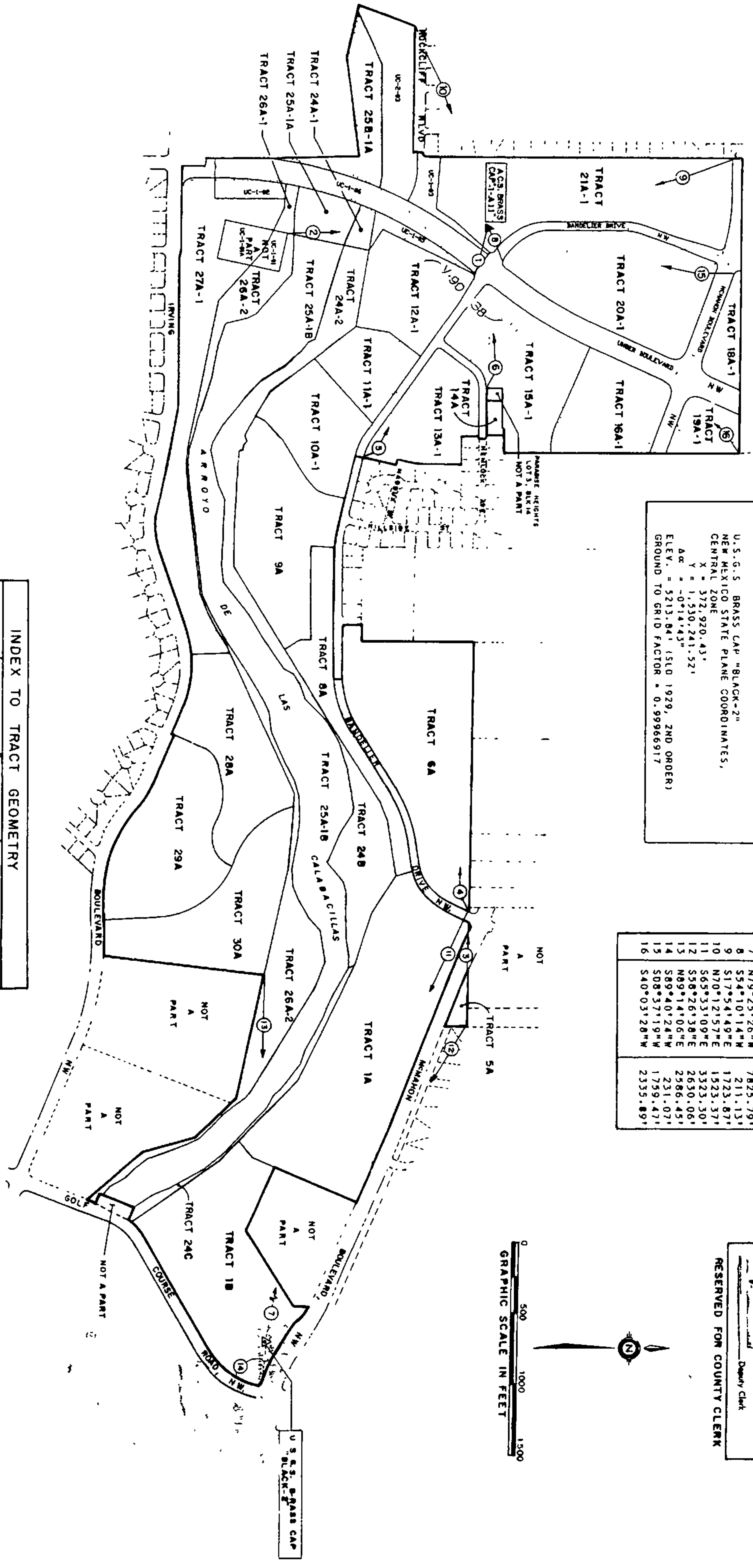
ALBUQUERQUE CITY SURVEY BRASS CAP "1-A-11"

NEW MEXICO STATE PLANE COORDINATES,
 CENTRAL ZONE
 X = 365,236.60'
 Y = 1,531,711.91'
 $\Delta\alpha = -0^{\circ}15'15.6''$
 ELEV. = 5331.73' (SLD 1929, 2ND ORDER)
 GROUND TO GRID FACTOR = 0.9996658

U.S.G.S. BRASS CAP "BLACK-2"

NEW MEXICO STATE PLANE COORDINATES,
 CENTRAL ZONE
 X = 372,920.43'
 Y = 1,530,241.52'
 $\Delta\alpha = -0^{\circ}14'43''$
 ELEV. = 5213.84' (SLD 1929, 2ND ORDER)
 GROUND TO GRID FACTOR = 0.99966917

NO	BEARING	DISTANCE
1	N75°23'35"W	313.30'
2	N00°12'17"E	1389.49'
3	N89°18'53"W	5054.35'
4	N89°15'06"W	4667.91'
5	N61°01'44"W	1754.28'
6	S89°26'30"W	1055.59'
7	N79°25'26"W	7825.79'
8	S54°10'14"W	211.13'
9	S17°54'49"E	1723.87'
10	N70°12'57"E	1523.37'
11	S65°33'09"E	3323.30'
12	S58°26'38"E	2630.06'
13	N89°14'06"E	2586.45'
14	S89°40'24"W	231.07'
15	S88°37'19"W	1759.47'
16	S40°03'28"W	2335.89'



NOTE: CORNERS CREATED BY THIS REPLAT ARE MONUMENTED WITH #5 REBAR AND BLUE PLASTIC CAP STAMPED CSC L.S. 7270.

MONUMENTATION LEGEND

- ▲ CORNERS MONUMENTED WITH 5/8" REBAR AND CAP STAMPED "LS #7270".
- ⊙ FOUND 5/8" REBAR WITH CAP STAMPED "LS #7248".
- ⊠ FOUND BRASS CAP IN CONCRETE STAMPED "M.M.S.H.C. STA. 30+01.00 LS 0911"

INDEX TO TRACT GEOMETRY

TRACT NO	SHEET NO	TRACT NO	SHEET NO
1A	5, 6, 7	24B	6, 7
1B	5	24C	5, 6
5A	6	25A-1A	11, 12
6A	7	25A-1B	5, 6, 7, 8, 12, 13
7A	7, 8	25B-1A	11, 12
8A	8	26A-1	11, 12
9A	8, 12	26A-2	5, 6, 7, 8, 12, 13
10A-1	9, 12	27A-1	13
11A-1	9	28A	13
12A-1	9	29A	13
13A-1	9	30A	13
14A	9, 10		
15A-1	10		
16A-1	10		
18A-1	10		
19A-1	10		
20A-1	9, 10		
21A-1	9, 10		
24A-1	9, 11, 12		
24A-2	7, 8, 12		

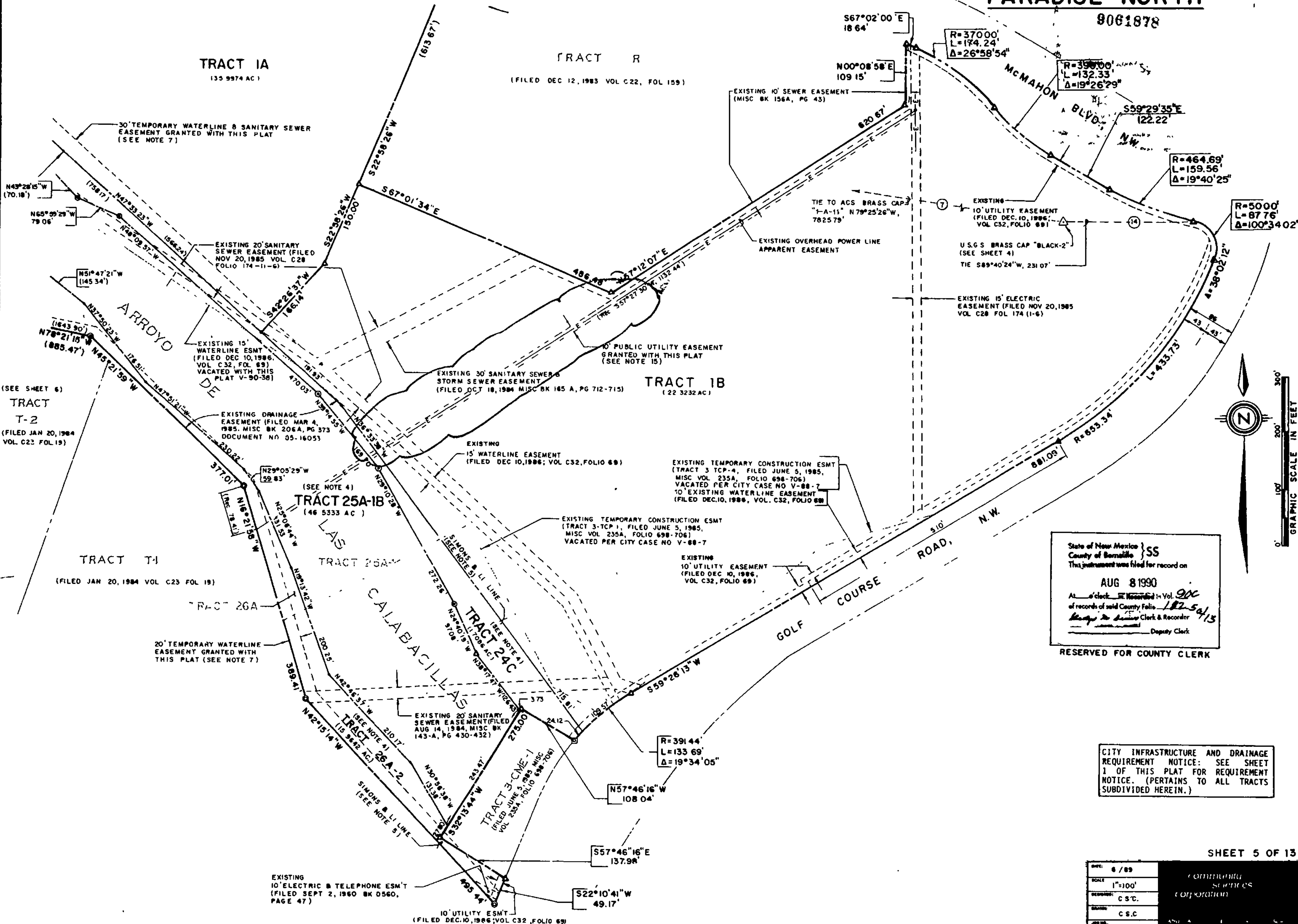
CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 1 OF THIS PLAT FOR REQUIREMENT NOTICE. (PERTAINS TO ALL TRACTS SUBDIVIDED HEREIN.)

SHEET 4 OF 13

DATE: 8/89
 SCALE: 1"=800'
 DRAWN BY: C.S.C.
 CHECKED BY: C.S.C.
 182-02-023

VACATION, AMENDED PLAT AND REPLAT OF PARADISE NORTH

9061878



State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
AUG 8 1990
 At _____ o'clock _____ M. Recorded in Vol. 90C
 of records of said County Falls 182-5413
[Signature] Deputy Clerk

RESERVED FOR COUNTY CLERK

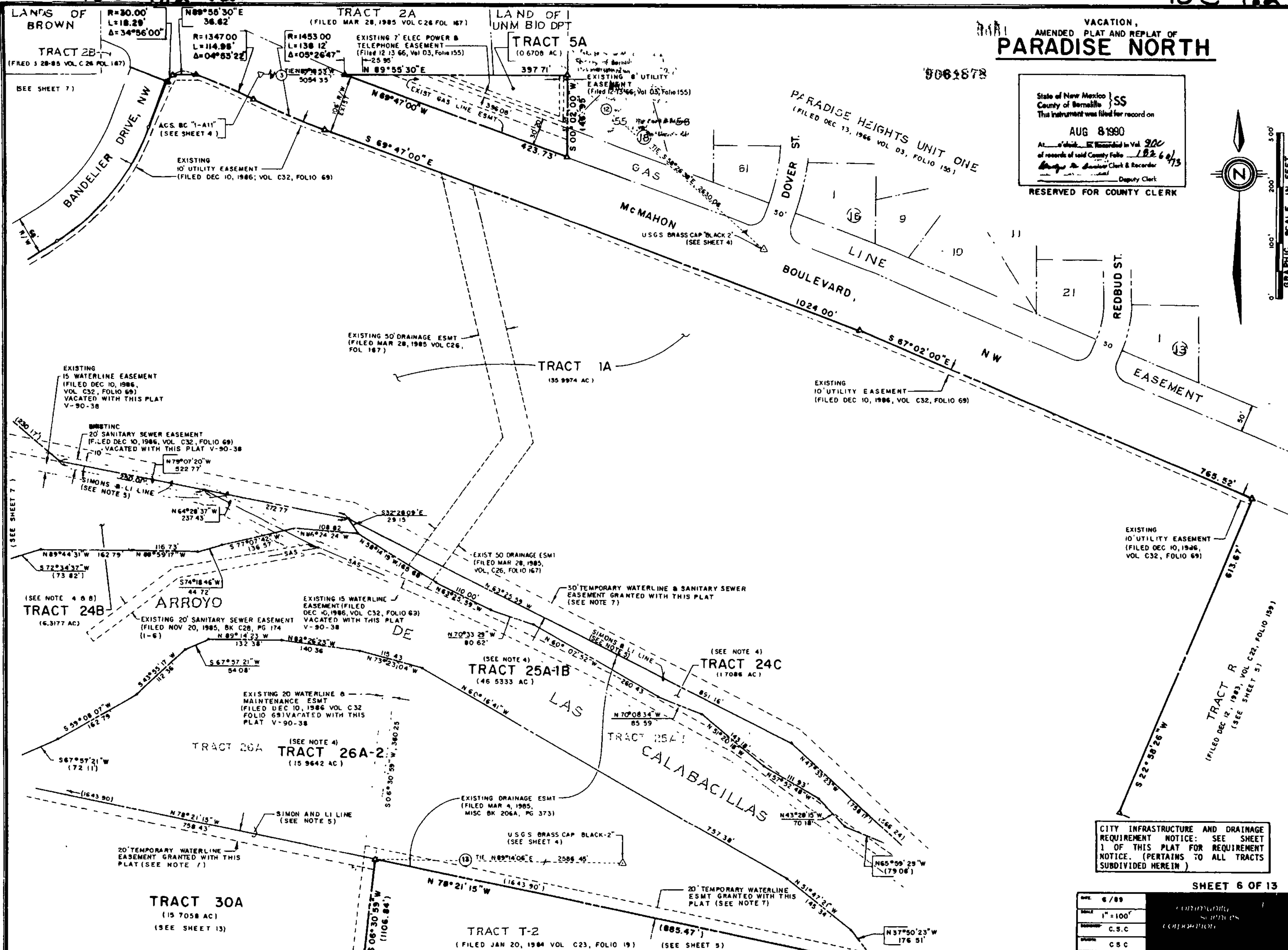
CITY INFRASTRUCTURE AND DRAINAGE
 REQUIREMENT NOTICE: SEE SHEET
 1 OF THIS PLAT FOR REQUIREMENT
 NOTICE. (PERTAINS TO ALL TRACTS
 SUBDIVIDED HEREIN.)

DATE:	6/89
SCALE:	1"=100'
DESIGNED BY:	C.S.C.
DRAWN BY:	C.S.C.
APP'D BY:	102-02-025

community services corporation

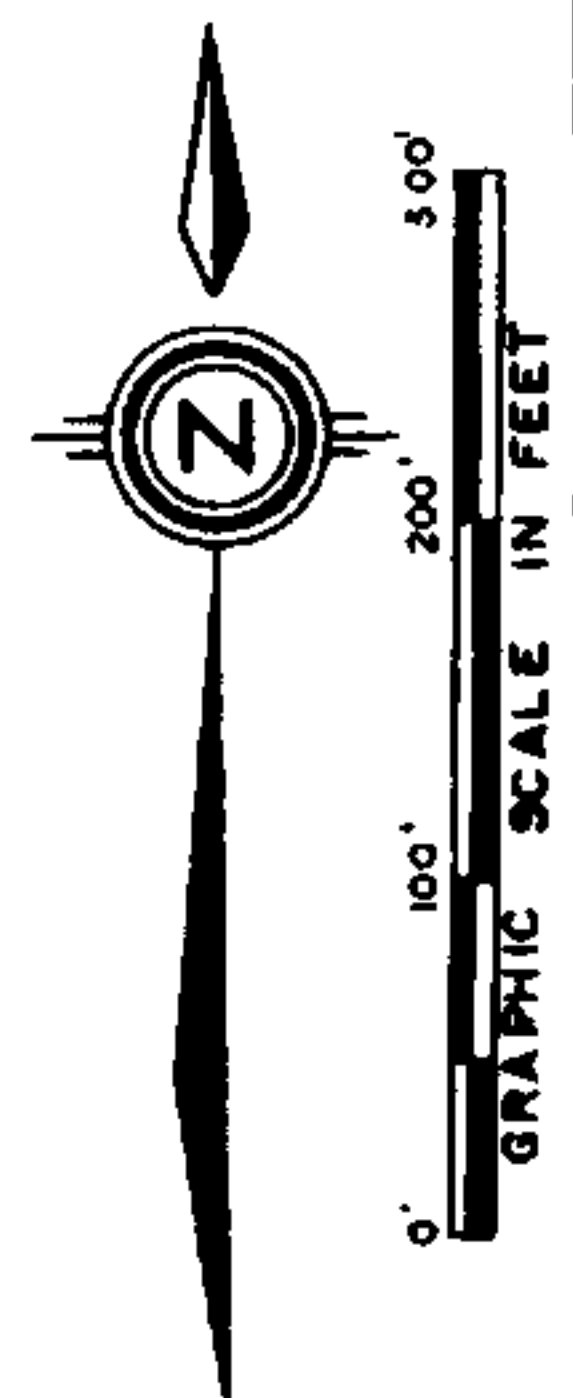
90C-182 (6)

90C-182 (6)



VACATION,
AMENDED PLAT AND REPLAT OF
PARADISE NORTH

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
AUG 8 1990
 At _____ of records of said County Folio 182-60/13
 _____ Clerk & Recorder
 _____ Deputy Clerk
RESERVED FOR COUNTY CLERK



**CITY INFRASTRUCTURE AND DRAINAGE
 REQUIREMENT NOTICE: SEE SHEET
 1 OF THIS PLAT FOR REQUIREMENT
 NOTICE. (PERTAINS TO ALL TRACTS
 SUBDIVIDED HEREIN)**

SHEET 6 OF 13

DATE	6/89
SCALE	1"=100'
DRAWN	C.S.C
CHECKED	C.S.C
JOB NO.	182-02-025

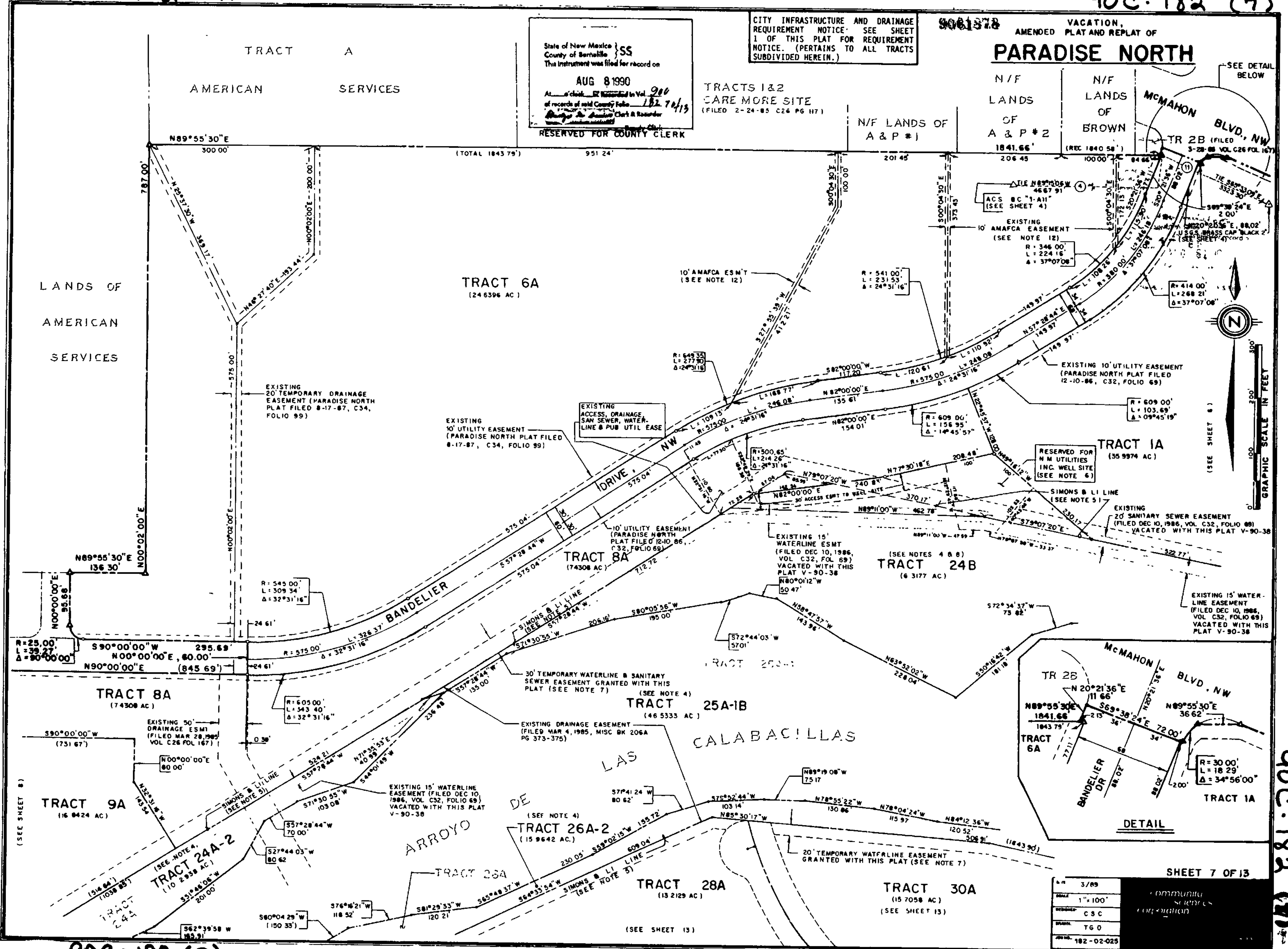
CONDOMINIUM
 SERVICES
 CORPORATION

90C-182 (6)

90C-182 (6)

90C-182 (7)

90C-182 (7)



State of New Mexico } SS
 County of Bernalille }
 This instrument was filed for record on
AUG 8 1990
 At _____ of records of said County file _____
 _____ Clerk & Recorder
 RESERVED FOR COUNTY CLERK

CITY INFRASTRUCTURE AND DRAINAGE
 REQUIREMENT NOTICE: SEE SHEET
 1 OF THIS PLAT FOR REQUIREMENT
 NOTICE. (PERTAINS TO ALL TRACTS
 SUBDIVIDED HEREIN.)

9061578 VACATION,
 AMENDED PLAT AND REPLAT OF
PARADISE NORTH
 N/F LANDS OF A & P # 2
 N/F LANDS OF BROWN
 TR 2B (FILED 3-28-88 VOL C26 FOL 167)

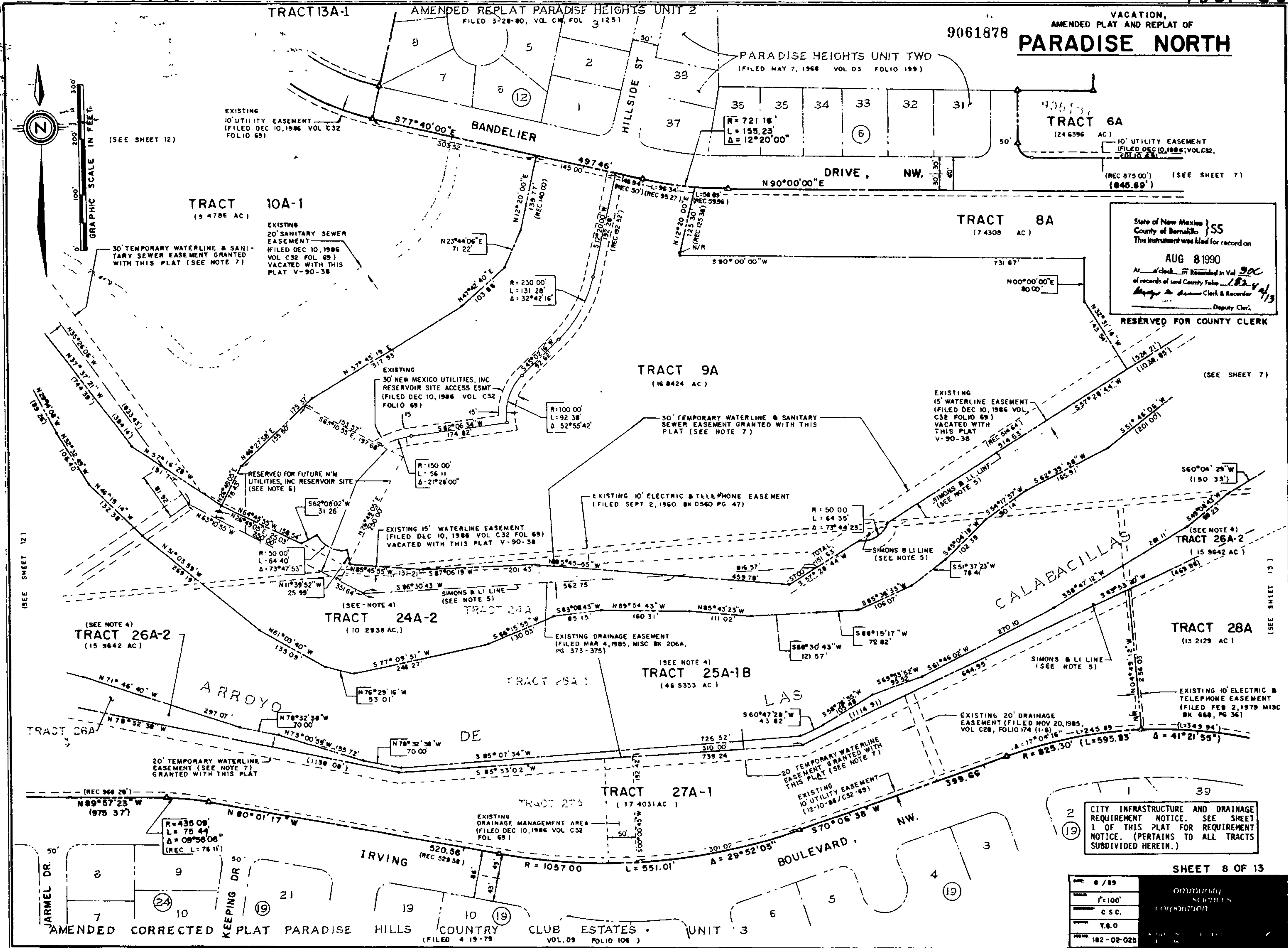
TRACTS 1 & 2
 CARE MORE SITE
 (FILED 2-24-85 C26 PG 117)

SHEET 7 OF 13

DATE	3/89
SCALE	1" = 100'
DESIGNED BY	CSC
DRAWN BY	TGO
FILE NO.	182-02-025

Community Sciences Corporation

90C-182 (7)



State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
AUG 8 1990
 At _____ o'clock _____ m Recorded in Vol. **90C**
 of records of said County Folio **182** of **1/13**

 Deputy Clerk

CITY INFRASTRUCTURE AND DRAINAGE
 REQUIREMENT NOTICE. SEE SHEET
 1 OF THIS PLAT FOR REQUIREMENT
 NOTICE. (PERTAINS TO ALL TRACTS
 SUBDIVIDED HEREIN.)

DATE:	6/89
SCALE:	1"=100'
PROJECTION:	C.S.C.
BY:	T.G.O.
APP'D:	182-02-025

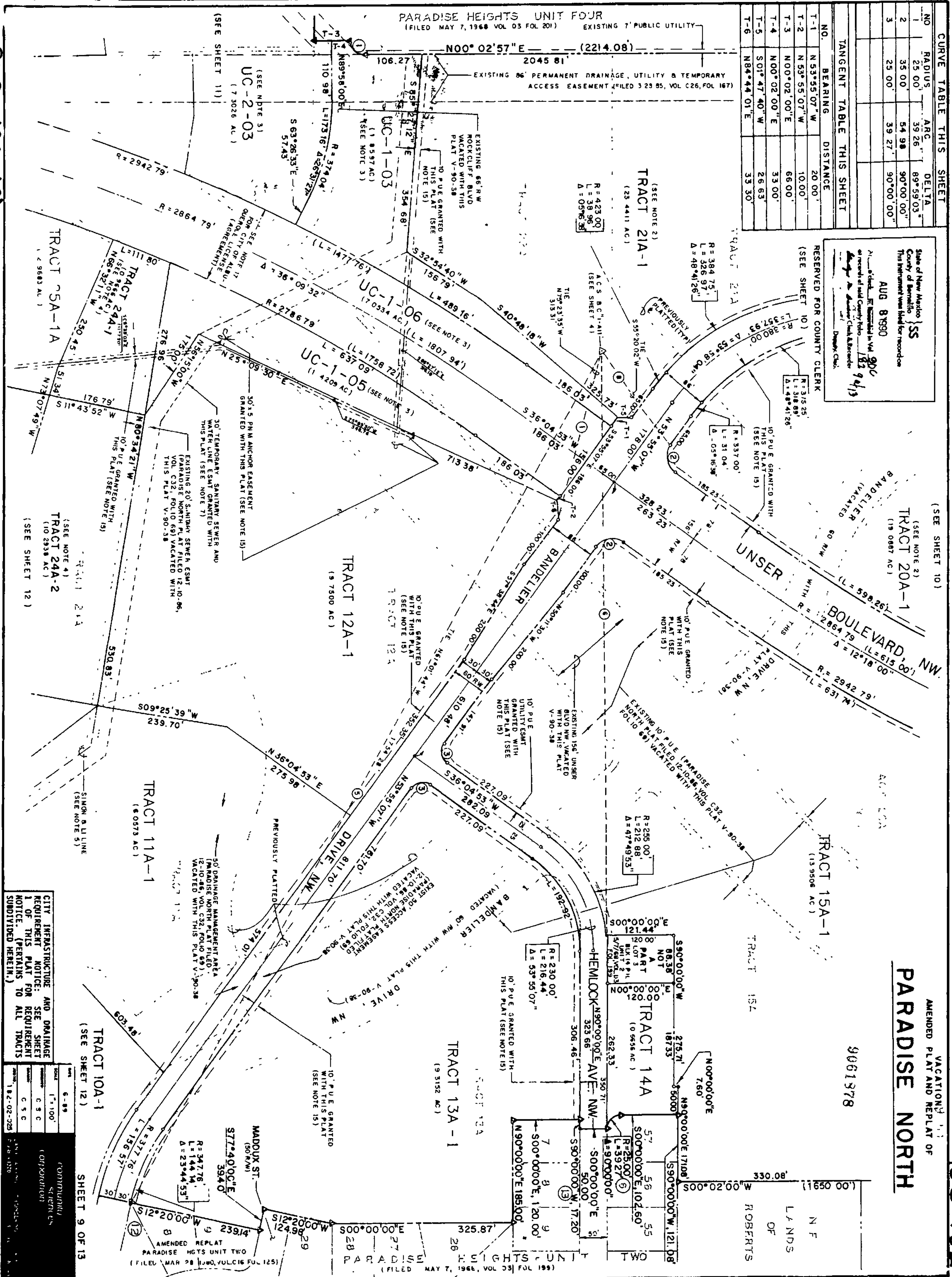
90C-182 (9)

90C-182 (9)

NO.	RADIUS	ARC	DELTA
1	25.00	39.26	89°59'03"
2	35.00	54.98	90°00'00"
3	25.00	39.27	90°00'00"

NO.	BEARING	DISTANCE
T-1	N53°55'07"W	20.00'
T-2	N53°55'07"W	10.00'
T-3	N00°02'00"E	66.00'
T-4	N00°02'00"E	33.00'
T-5	S01°47'40"W	26.63'
T-6	N84°44'01"E	33.30'

State of New Mexico
County of Bernalillo
This instrument was filed for record on
AUG 8 1990
at the County Clerk's Office
183 9413
County Clerk



VACATION AND REPLAT OF
AMENDED PLAT AND REPLAT OF
PARADISE NORTH

9061378

PARADISE HEIGHTS UNIT TWO
(FILED MAY 7, 1966, VOL 53, FOL 199)

PARADISE HEIGHTS UNIT FOUR
(FILED MAY 7, 1966, VOL 03, FOL 201)

CITY INFRASTRUCTURE AND DRAINAGE
REQUIREMENT NOTICE: SEE SHEET
1 OF THIS PLAT FOR REQUIREMENT
NOTICE. (PERTAINS TO ALL TRACTS
SUBDIVIDED HEREIN.)

COMMUNITY
SCHEMATIC
(OPTIONAL)

DATE: 1-8-92-223
BY: [Signature]

90C-182 (9)

90C-182 (9)

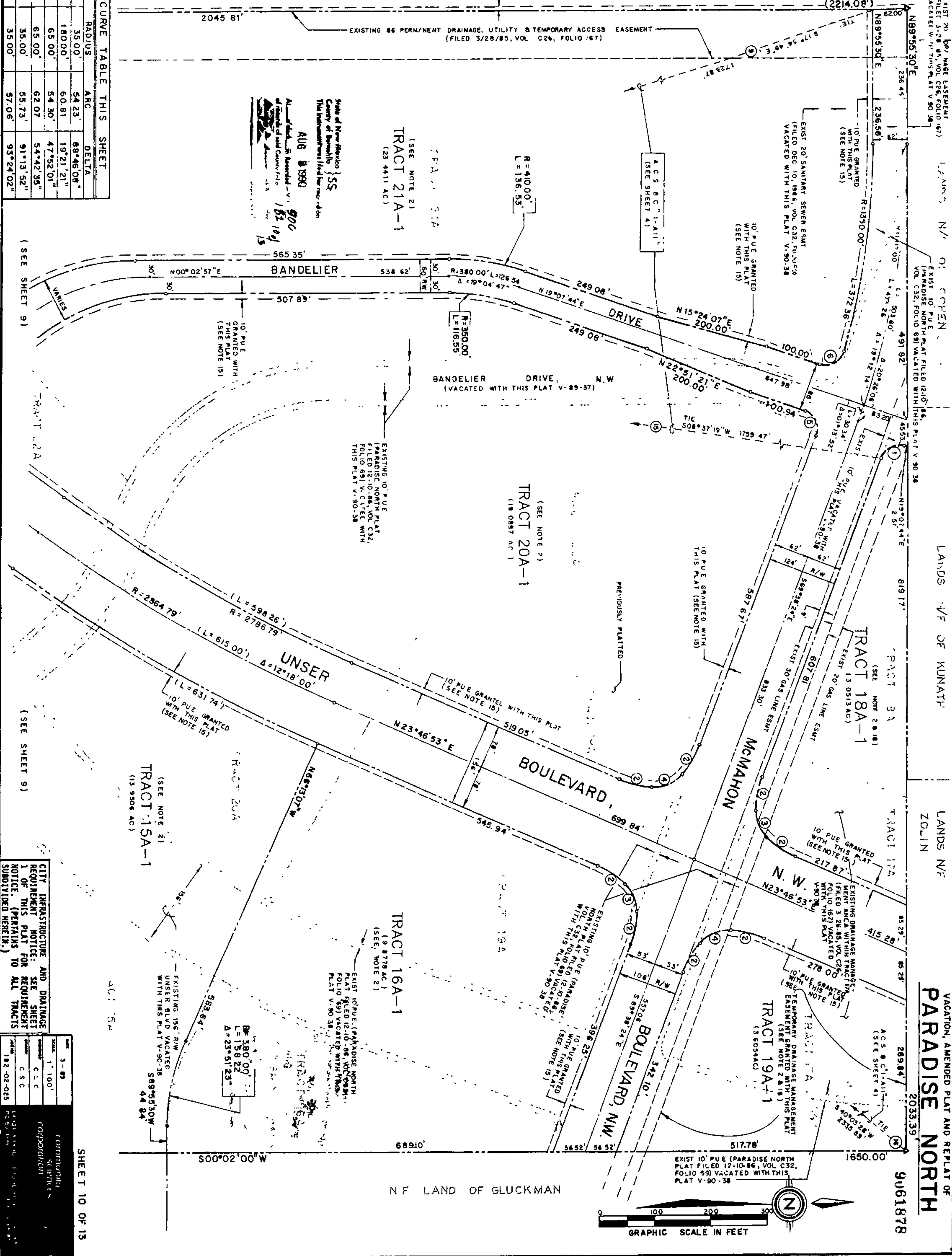
90C-182 (10)

90C-182 (10)

PARADISE HEIGHTS UNIT THREE

(FILED)

EXISTING 7' PUE



CURVE TABLE THIS SHEET

NO	RADIUS	ARC	DELTA
1	35.00'	54.23'	89°46'08"
2	1800.00'	60.81'	19°21'21"
3	65.00'	54.30'	47°52'01"
4	65.00'	62.07'	54°42'35"
5	35.00'	55.73'	91°13'52"
6	35.00'	57.06'	93°24'02"

(SEE SHEET 9)

(SEE SHEET 9)

CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 1 OF THIS PLAT FOR REQUIREMENT NOTICE. (PERTAINS TO ALL TRACTS SUBDIVIDED HEREIN.)

DATE	3-89
TITLE	1"=100'
DESIGNED BY	C.S.C.
CHECKED BY	C.S.C.
DATE	10-02-02

COMMUNITY SERVICES CORPORATION

SHEET 10 OF 13

PARADISE NORTH

LANDS W/F OF KUNATY

LANDS N/F ZOLIN

VACATION, AMENDED PLAT AND REPLAT OF

90C-182 (10)

90C-182 (10)

90C-182 (11)

90C-182 (11)

VACATION AMENDED PLAT AND REPLAT OF

PARADISE NORTH

(SEE SHEET 9)

TRACT 21A-1
(23 441 AC)

9061878

PARADISE HEIGHTS UNIT FOUR
(FILED MAY 7, 1968 VOL 03, FOL 201)

R = 789.56'
L = 76.50'
Δ = 05° 33' 05"

R = 25.00'
L = 39.26'
Δ = 89° 59' 03"

R = 374.04'
L = 173.16'
Δ = 26° 31' 27"

ROCKCLIFF BLVD., NW. N00°02'00"E, 66.00'

TRACT 23A
(SEE NOTE 3)
(UC-2-03)
(7 3026 AC)

TRACT 12A-1
(9 7500 AC)
(SEE SHEET 9)

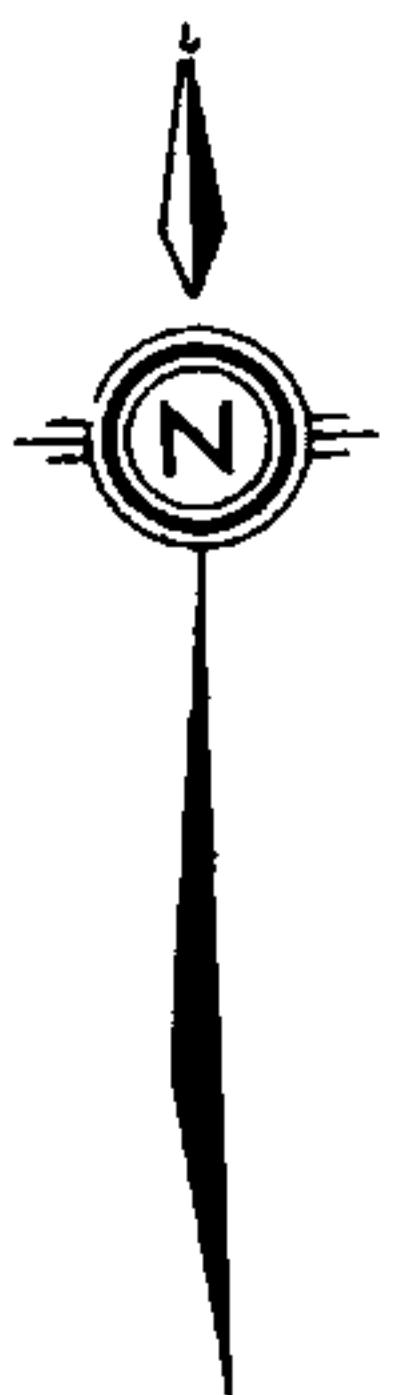
TRACT 25B-1A
(5 4768 AC)

TRACT 24A-1
(0 9666 AC)

TRACT 24A-2
(10 2938 AC)
(SEE SHEET 12)

ARROYO DE LAS CALABACILLAS

BROOKLINE BLVD.
PARADISE HEIGHTS UNIT FOUR
(FILED MAY 7, 1968 VOL 03, FOL 201)



State of New Mexico }
County of Bernalillo } 55
This instrument was filed for record on
AUG 8 1990
At a clock in Bernalillo in Vol. 90C
of records of said County folio 182 11/13
RESERVED FOR COUNTY CLERK

CITY INFRASTRUCTURE AND DRAINAGE
REQUIREMENT NOTICE: SEE SHEET
1 OF THIS PLAT FOR REQUIREMENT
NOTICE. (PERTAINS TO ALL TRACTS
SUBDIVIDED HEREIN.)

DATE	6-89
SCALE	1" = 100'
DRAWN	C.S.C.
CHECKED	C.S.C.
DATE	102-02-025

community sciences corporation

SHEET 11 OF 13

90C-182 (11)

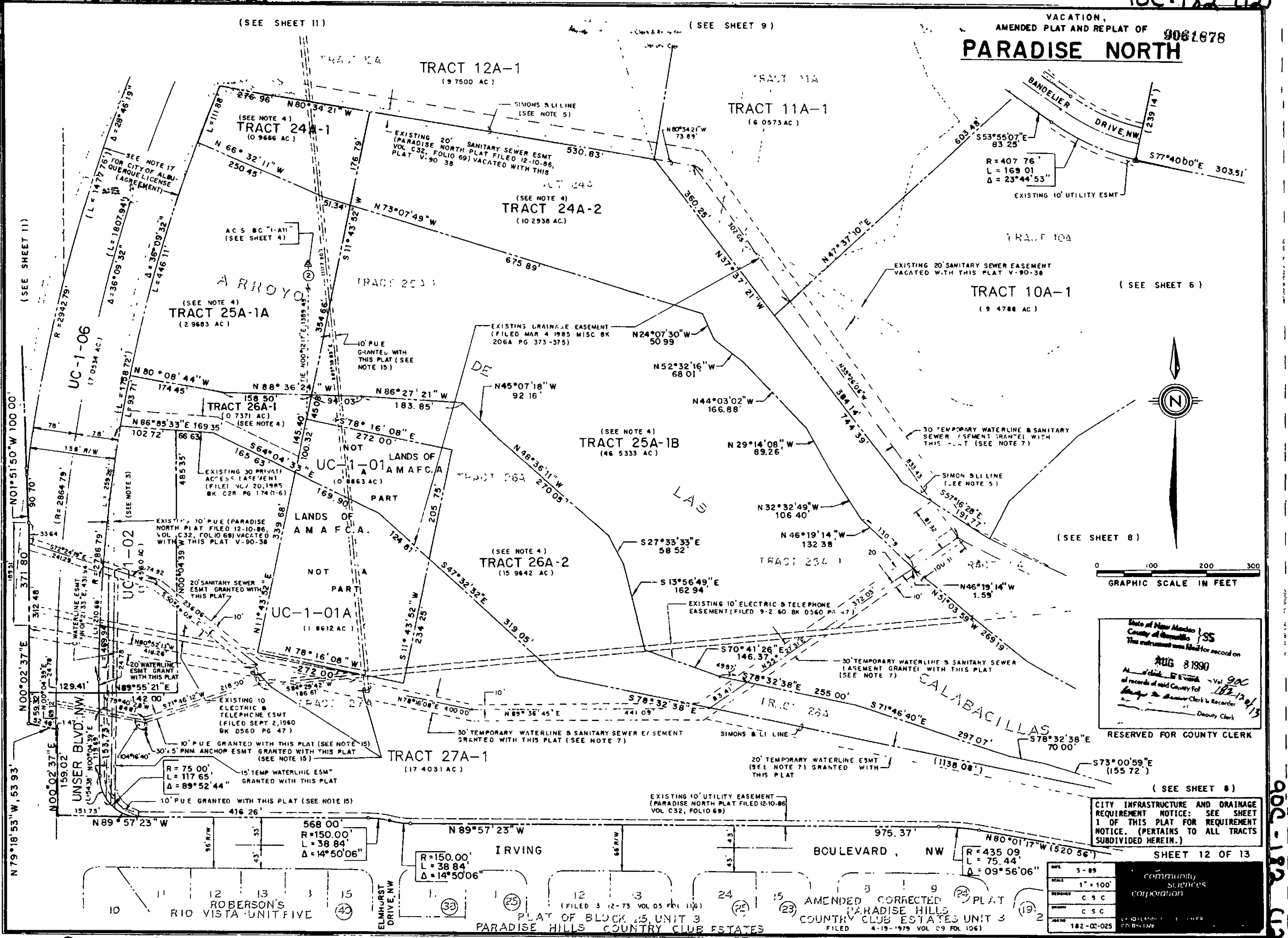
90C-182 (11)

(SEE SHEET 11)

(SEE SHEET 9)

VACATION, AMENDED PLAT AND REPLAT OF 9061878

PARADISE NORTH



0 100 200 300
GRAPHIC SCALE IN FEET

RESERVED FOR COUNTY CLERK

State of New Mexico }
County of Bernalillo }
This instrument was filed for record on
AUG 8 1990
At _____ of said County
[Signature] Deputy Clerk

City Infrastructure and Drainage Requirement Notice: See Sheet 1 of this plat for requirement notice. (Pertains to all tracts subdivided herein.)

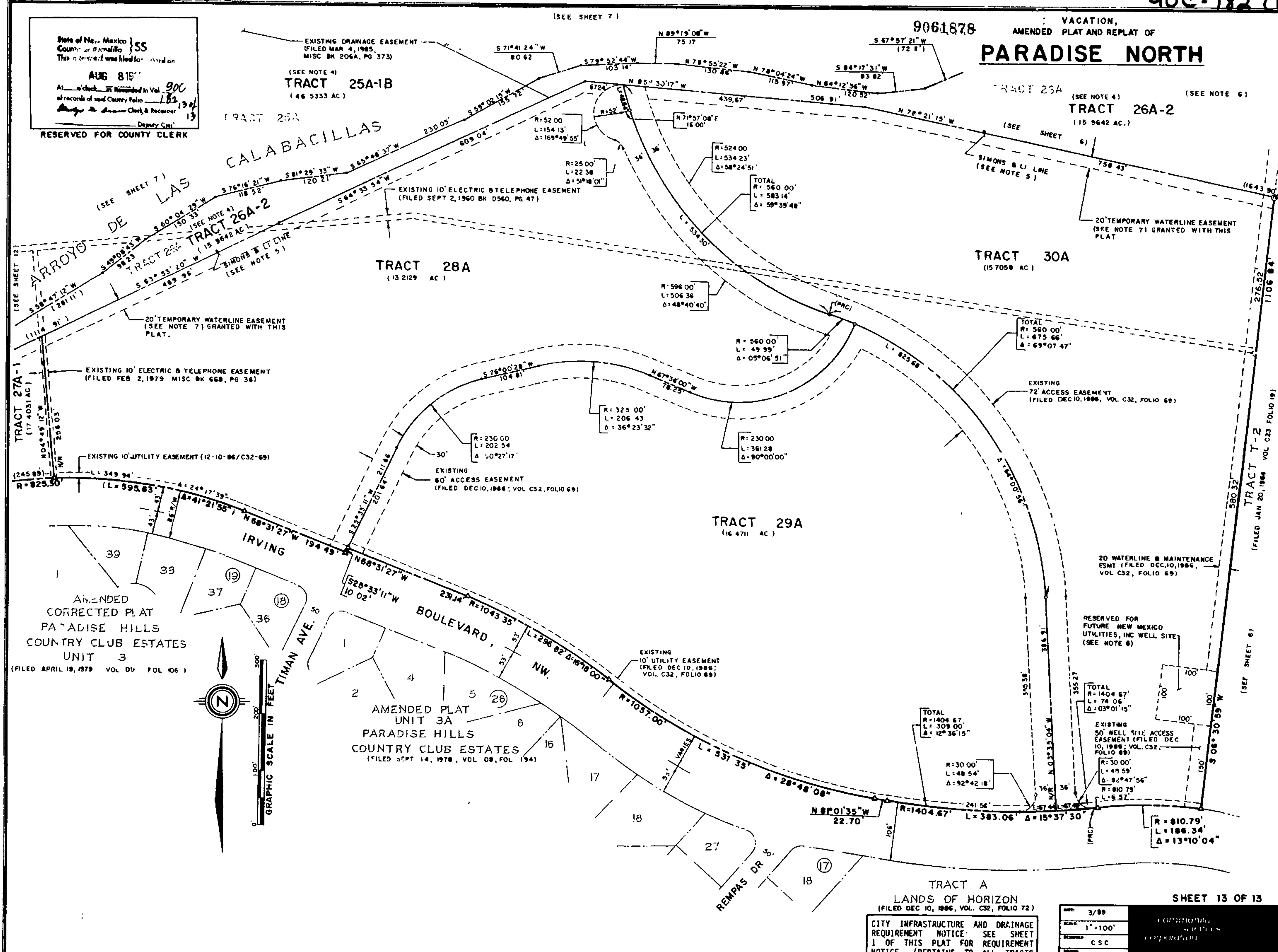
DATE: 3-89
SCALE: 1" = 100'
DESIGNED: C S C
DRAWN: C S C
JOB NO: 182-02-025

community sciences corporation

AMENDED CORRECTED PLAT
PARADISE HILLS COUNTRY CLUB ESTATES UNIT 3
FILED 4-19-1979 VOL 09 FOL 1061

State of New Mexico }
 County of Bernalillo } 55
 This instrument was filed for record on
AUG 8 1987
 At a check in recorded in Vol. 90C
 of records of said County Folio 182
 by *[Signature]* Clerk & Recorder
 Deputy Clerk

VACATION,
 AMENDED PLAT AND REPLAT OF
PARADISE NORTH

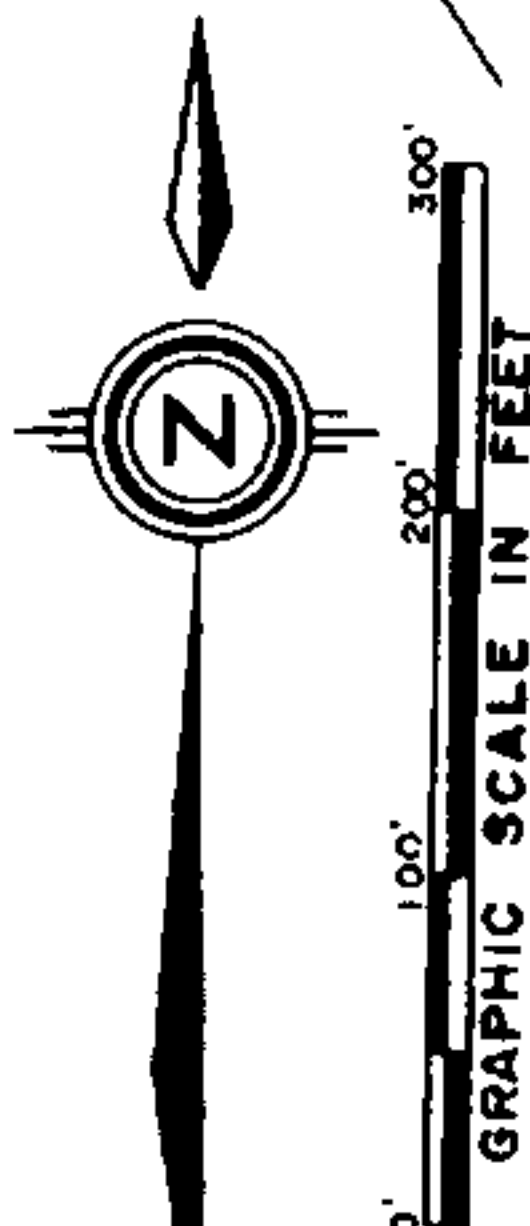


RESERVED FOR COUNTY CLERK

EXISTING 10' ELECTRIC & TELEPHONE EASEMENT (FILED FEB 2, 1979 MISC BK 668, PG 36)

EXISTING 10' UTILITY EASEMENT (12-10-86/C32-69)

AMENDED CORRECTED PLAT
 PARADISE HILLS
 COUNTRY CLUB ESTATES
 UNIT 3
 (FILED APRIL 19, 1979 VOL 09 FOL 106)



AMENDED PLAT
 UNIT 3A
 PARADISE HILLS
 COUNTRY CLUB ESTATES
 (FILED SEPT 14, 1978, VOL 08, FOL 194)

TRACT A
 LANDS OF HORIZON
 (FILED DEC 10, 1986, VOL. C32, FOLIO 72)

CITY INFRASTRUCTURE AND DRAINAGE
 REQUIREMENT NOTICE: SEE SHEET
 1 OF THIS PLAT FOR REQUIREMENT
 NOTICE. (PERTAINS TO ALL TRACTS
 SUBDIVIDED HEREIN.)

DATE:	3/89
SCALE:	1"=100'
DESIGNED:	CSC
DRAWN:	T G J
JOB NO.:	182-02-025