4. Project# 1008435
13DRB-70616 VACATION OF FUTURE
RIGHT OF WAY & PUBLIC RIGHT-OFWAY

ISAACSON AND ARFMAN PA agents MECHENBIER CONSTRUCTION, INC. request the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2 and for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2, TANOAN PROPERTIES and Tracts 17 & 18 HIGH DESERT SUBDIVISION zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) THE VACATION WAS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL BASED ON **EXHIBIT B IN THE PLANNING FILE PER SECTION 14-**14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.

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

5. Project# 1007099
12DRB-70243 MINOR - FINAL PLAT
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 16-17, Tract(s) A, **ZUNI ADDITION** zoned SU-2 FOR C-2, located on MENAUL BETWEEN PENNSYLVANIA AND MESILLA containing approximately 4.1826 acre(s). (H-19) [Deferred on 8/15/12] | DEFERRED TO 8/7/13.

6. Project# 1006703

13DRB-70606 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JMP WORKS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-6, Block(s) 2, SUMMER GARDEN ADDITION zoned S-R, located on ROSEMONT AND 15TH containing approximately .3262 acre(s). (J-13) [Deferred on 7/10/13] THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGTED TO PLANNING FOR DOCUMENTATION FOR PRE-1979 DEED.

7. Project# 1009619

13DRB-70574 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

13DRB-70612 SUBDN DESIGN

VARIANCE FROM MIN DPM STDS

PAUL CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 107-A-1-B-2, MRGCD MAP #31 zoned RA-2, located on PEDRONCELLI BETWEEN RIO GRANDE AND DURANES LATERAL containing approximately .41 acre(s). (F-13) [Deferred from 7/17/13] THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGTED TO PLANNING FOR AGIS DXF, AMAFCA SIGNATURE AND UTILITY COMPANY SIGNATURES. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED.

2

DRB LASE ACTION LOG - BLUE SHEET

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

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

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

<i>Project #</i> : 1009619	Application #: 13DRB-70574
Project Name: MRGCD MAP #31	
Agent: PAUL CHAVEZ	Phone #:
Your request was approved on <u>73/-/</u> following departments - outstanding com	by the DRB with delegation of signature(s) to the nments to be addressed
TRANSPORTATION:	
□ ABCWUA: ·	
CITY ENGINEER / AMAFCA:	
PARKS / CIP:	
PLANNING (Last to sign): -d)	rignature like
PLATS: Planning must record this plat. Plea	ase submit the following items:
-Tax printout from the County A -County Treasurer's signature r with County Clerk.	Treasurer. to the County Clerk). RECORDED DATE: Assessor. must be obtained prior to the recording of the plat
Property Management's signature mu AGIS DXF File approval required. Copy of recorded plat for Planning. ALL SITE PLANS:	ist be obtained prior to Planning Department's signature.
☐3 copies of the approved site plan. In	clude all pages.

3. Project# 1006761

13DRB-70540 EPC APPROVED SDP
FOR BUILD PERMIT

12DRB-70377 - PRELIMINARY/ FINAL
PLAT APPROVAL

12DRB-70385 SUBDIVISION DESIGN
VARIANCE

CONSENSUS PLANNIN z ISAACSON & ARFMAN PA, agent(s) for LCI, LLC request(s) the above action(s) for all or a portion of Lot(s) 185-A, 184, 183 AND THE SOUTHERLY PORTION OF TRACT 182, Block(s) AIRPORT UNIT, TOWN OF ATRISCO GRANT Unit(s) 8, zoned SU-1 FOR IP, located on FORTUNA BETWEEN 76TH ST AND I-40 containing approximately 8.9 acre(s). (J-10) THE SITE DEVELOPMENT PLAN FOR **BUILDING PERMIT WAS APPROVED WITH FINAL** SIGN-OFF DELEGATED TO PLANNING FOR COMPLETION OF PLAT AND AGIS DXF. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED5/15/13 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING FOR COMPLETION OF SIA. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

4. Project# 1009046

13DRB-70518 VACATION OF PUBLIC
EASEMENT
13DRB-70519 EXTENSION OF MAJOR
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for SAWMILL CROSSINGS, LLC request the referenced/above action(s) for Tract B1A2, DUKE CITY LUMBER CO ADDITION, zoned SU-2/SU-1 PRD, located on the south side of ASPEN AVE NW between 12TH ST NW and 19th ST NW containing approximately 6.9292 acres. (H-13) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

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

5. Project# 1009694
13DRB-70541 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for ENAWALA INC request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A & B, NETHERWOOD PARK zoned C-3, located on MENAUL BLVD NE BETWEEN NEWTON PL NE AND PRINCTON DR NE containing approximately 4.2663 acre(s). (H-16) INDEFINITELY DEFERRED.

NO ACTION IS TAKEN ON THESE CASES: APPLICANT /AGENT IS REQUIRED AT THE MEETING

6. Project# 1009619
13DRB-70539 SKETCH PLAT REVIEW
AND COMMENT

PAUL CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 107-A-1-B-2, zoned RA-2, located on PEDRONCELLI BETWEEN RIO GRANDE AND RIO GRANDE RIVER containing approximately .41 acre(s). (F-13)THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

DRB 5/15/13

CITY OF ALBUQUERQUE PLANNING DEPARTMENT May 15, 2013 DRB Comments

ITEM #6

PROJECT # 1009619

APPLICATION # 13-70539

RE: MRGCD Tract 107-A-1-B-2, Map # 31

A copy of current, approved variance(s) must be provided for plat approval.

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

DXF Electronic Approval Form

DRB Project Case #:	1009619
Subdivision Name:	LANDS OF JESI / TRACTS 1 & 2
Surveyor:	MICHAEL T SHOOK
Contact Person:	PAUL CHAVEZ
Contact Information:	5056881228
DXF Received:	8/23/2013 Hard Copy Received: 8/23/2013
Coordinate System:	NMSP Grid (NAD 83)
	6/27/13
	Approved Date
* The DXF file cannot	be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 9619

to agiscov on 8/23/2013

Contact person notified on 8/23/2013

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES TRANSPORTATION SECTION

DEVEL	OPMEN	FREVIEW	ROARD	- SPEED	MEMO
				- 01 660	

DRB CASE NO: 1009619 AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

No adverse comments.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

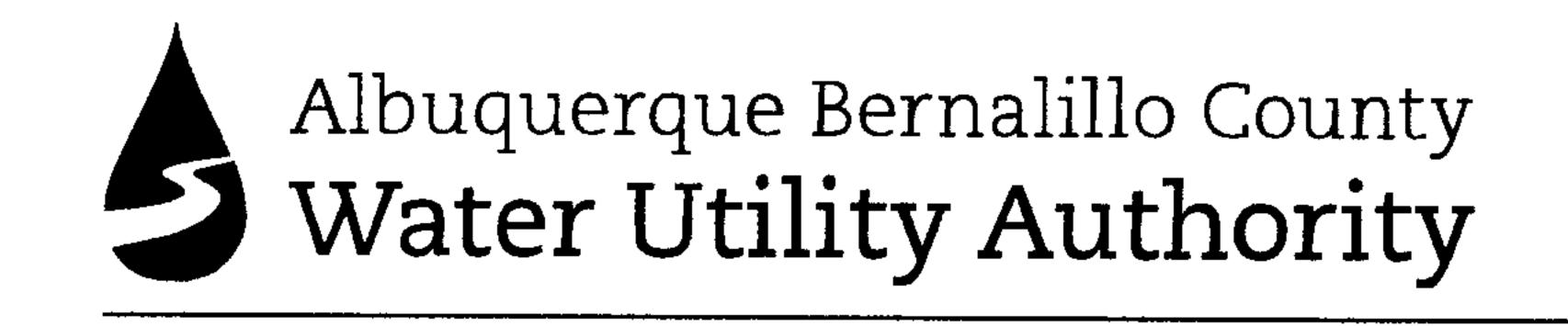
APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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 DATE: JULY 17, 2013

Transportation Development 505-924-3991



Development Review Board (DRB Review Comments

Utility Development Section Reviewer: Allan Porter, P.E.

Phone: 505.924.3989-

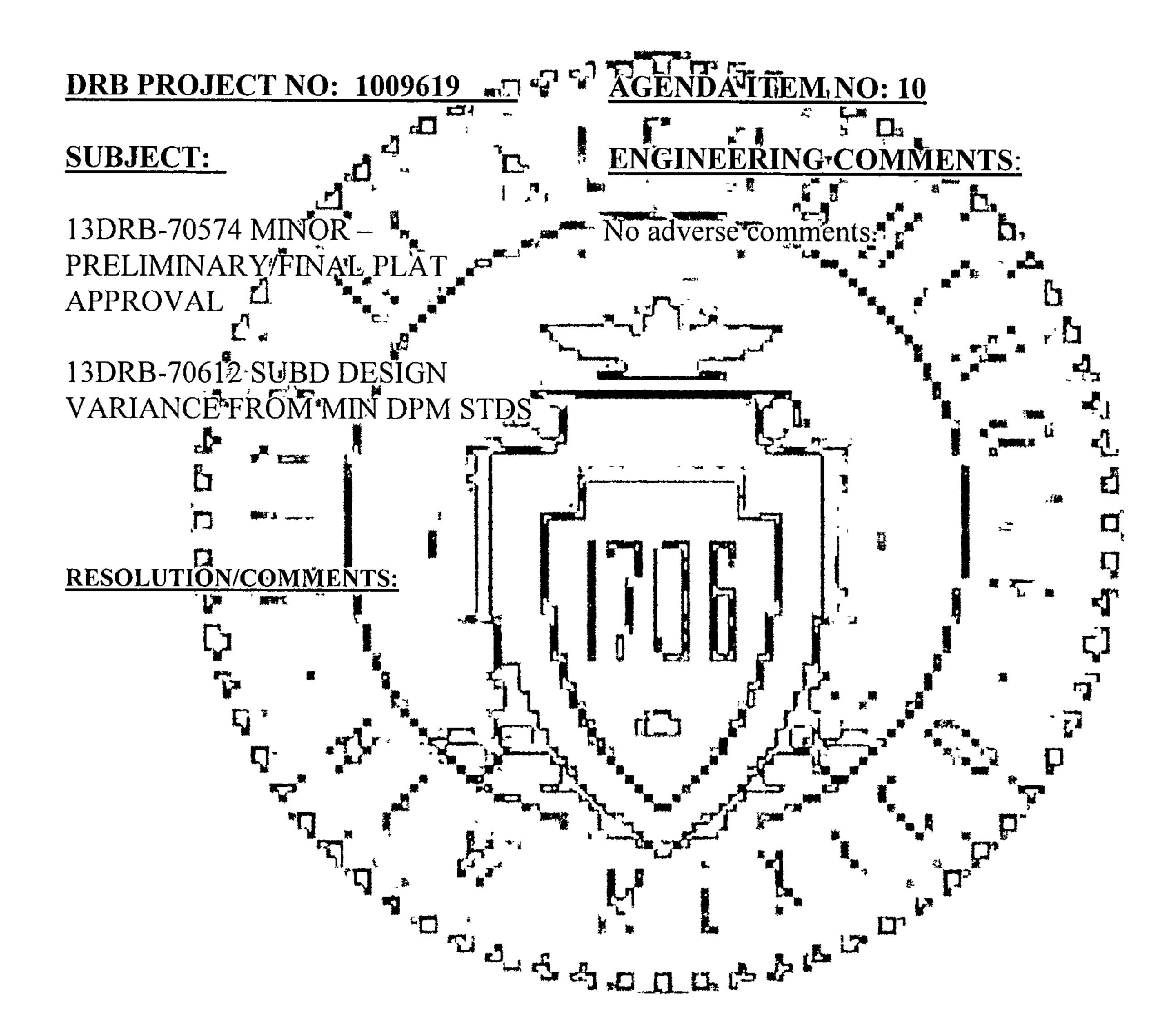
D.R.B. Case No:	.Datë:	Item No:					
1009619	07/17/2013	#10					
Zone Atlas Page:	LOCATION: Lot(s) 107-A-1-	B-2, MRGCD Map #31					
F-13	Pedroncelli btwn Rio Grande	Pedroncelli btwn Rio Grande & Duranes Lateral					
Request For: Prelim/Final Subdn Desig	Plat Approval n Variance from Min DPM Stds						
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	a special control of the control of	į.					

ABCWUA Comment: A new account must be established for the separate lot.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO



SIGNED:

DATE: 7-17-13

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

PROJECT#

100960

App# 13-70574 13-70612	Action PEF SV	Date 7-17-15 7-17-13		
•				

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

06/04/2013 Issued By: E08375 193225

2013 070 574

Application Number:

13DRB-70574, Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

PEDRONCELLI BETWEEN RIO GRANDE AND RIO GRANDE RIVER

Project Number:

1009619

Applicant

PAUL CHAVEZ

Agent / Contact PAUL CHAVEZ

PO BOX 7146

ALBUQUERQUE NM 87194

5056881228

PO BOX 7146

ALBUQUERQUE NM 87194

5056881228

\$305.00

Application Fees	
APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$285.00
	<u></u>

TOTAL:

0901 Conflict to C

pt Num 00133188

Payment Total:\$305.00

1 Conflict Manas. Fee

City of Albuquerque Treasury
ate:6/4/2013 Office:ANNEX
ID:WS000007 (ashier:[RSDLF
h: 2047 Trans #:16

\$285.00 \$285.00

Complete 1/14

<u>DRB CASE ACTION LOG - BLUE SHEET</u>

K Presiminary/Final Plat [FP]

- Site Plan Subdivision [SPS]
 Site Plan Building Permit [SBP]

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

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

Project #:	1009619	Application #: 13DRB-70574	
	me: MRGCD MAP #31		
Agent: P	AUL CHAVEZ	Phone #:	
Your reque following de	est was approved on 7 3/2 epartments - outstanding com	by the DRB with delegation of signature(s) to the ments to be addressed	
1 TRANSP	ORTATION:		
ABCWU/	1.		
CITY ENG	INEER / AMAFCA:		
PARKS/	CIP:		
PLANNIN	IG (Last to sign):	Padilil righter,	
	MAT	A signature line	
<u>LATS:</u>) Planni	ng must record this plat. Plea	ase submit the following items:	of whi
-T	he original plat and a mylar co ax certificate from the County	/ Treasurer.	\ \ \
-T	ax printout from the County As		
	with County Clerk.	nust be obtained prior to the recording of the plat st be obtained prior to Planning Department's signature.	
4 11	File approval required.	si be obtained prior to Flaming Department's signature.	

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

Copy of recorded plat for Planning.

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

			Suppleme	ental F	orm (SF)			
	SUBDIVISIO			S	Z	•	G & PLANNI	NG	
	_	subdivision action subdivision action					Annexation		
	Vaca			V			Zone Map An	nendment (F	Establish or Change
	Varia	nce (Non-Zoning)		•			Zoning, includ	des Zoning v	
	SITE DEVEL	OPMENT PLAN		P			Development	•	Plan or similar
	for St	ubdivision		T					oted Rank 1, 2 or 3
		uilding Permit						•	Subd. Regulations
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		of Appropriateness		D			Street Name	Change (Lo	cal & Collector)
		INAGE (Form D)	`	L	Α		L / PROTES		
		Drainage Cost Allo							LUCC, Planning d of Appeals, other
PRINT	OR TYPE IN	BLACK INK ONL	Y. The applicant o	r ager	nt mi	iet euhm	it the comple	atad annlia	ation in person to th
1 141111111	19 Debarrinetir	Development 26t	vices Center, 600 2	" Stre	et N	W Albur	querque NiM	87102	
rees II	iust de paid at	the time of applica	ation. Refer to supp	oleme	ntal f	orms for	submittal red	quirements	•
APPLIC	ATION INFORMA	TION:							
Pro	fessional/Agent	(if any): Taul	Chavez					PHONE:	688-1228
ADI	DRESS: PO	Box 714	6				- · · · · · · · · · · · · · · · · · · ·		
	.	buaverave		·M		0.10	10	FAX:	
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ΔDI	PLICANT:								
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ADI	DRESS:		······································			· - · · -	F/	4Χ:	
CIT	Y:		STATE _		ZIP_	···	E-MAIL:		
Pro	prietary interest in	site:		List <u>all</u>	owne	ers:	······································		
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			to the Family Housing						
ITE INF	ORMATION: AC	CURACY OF THE EX	ISTING LEGAL DESCI	RIPTIO	N IS C	RUCIAL!	ATTACH A SE	EPARATE SH	HEET IF NECESSARY.
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Sub	div/Addn/TBKA:	RA						· · · · · · · · · · · · · · · · · · ·	VIII
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		E . 17	Proposed			<u> </u>	0 -	MRGC	ک Map No
ZUH	e Atlas page(s):		UPC Code	e:	0 1	ع ں د	11085	2155	<u>4)58</u>
	STORY:								
List	any current or price	r case number that m	ay be relevant to your a	pplicati	ion (P	roj., App., l	DRB-, AX_,Z_,	V_, S_, etc.):	1009619
			· · · · · · · · · · · · · · · · · · ·					•	
ASE IN	FORMATION: XY in city limits?	/nn	***	1	10				
	_	1	ithin 1000FT of a landfil	?	<u> </u>			<i>,</i> 1 <i>1</i>	^
	of existing lots:	•	o. of proposed lots:	2	·	Total site a	area (acres):	• 41	$\underline{\mathcal{G}}$
LOC	ATION OF PROPI	ERTY BY STREETS:	On or Near:						
Betw	reen: Bio	Grande	31 v D	nd	V .	Gra	whe f	7726	
Choc	ak if project was no		1					- 1 V C V	
CHEC	in project was pr	eviously reviewed by:	Sketch Plat/Plan or	Pre-app	plication	on Review	Team(PRT)	, Review Da	ate: >//5//3
GNATU	RE	mell						DATE 7	15/2
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(1-1111	l Ivanie)	Paul Ch	<u> </u>	· · · · · · · · · · · · · · · · · · ·	<u>. </u>			Applicant: □	Agent: 🗆
R OFF	CIAL USE ONL	Y						•	Pavisad: 4/2042
INTER	RNAL ROUTING		A						Revised: 4/2012
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All fee	s have been col	ected	- <u> (</u>	$\frac{00}{10}$			+ 11 + 1		\$ <u>~750.00</u>
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	A		Hearing date	-	5	- 1			\$_ <u></u>
		7(-	7-16	Ç	Proie	ct #	10091	10	

Staff signature & Date

FORM S(3): SUBDIVISION D.R.B. MEETING (UNADVERTISLL, 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) Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies Your attendance is required. 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) required. Your attendance is 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) Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies Your attendance is required. 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 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. PA 5 Acres or more: Certificate of No Effect or Approval X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer 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" 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

information required but no with this application will like deferral of actions.	At Children iss .	Applicant name (print) Applicant signature / date	ALEIQUENQUE NEW MEXICO
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers		o - U - 13 signature / date

i, the applicant, acknowledge that any

Albuquerque

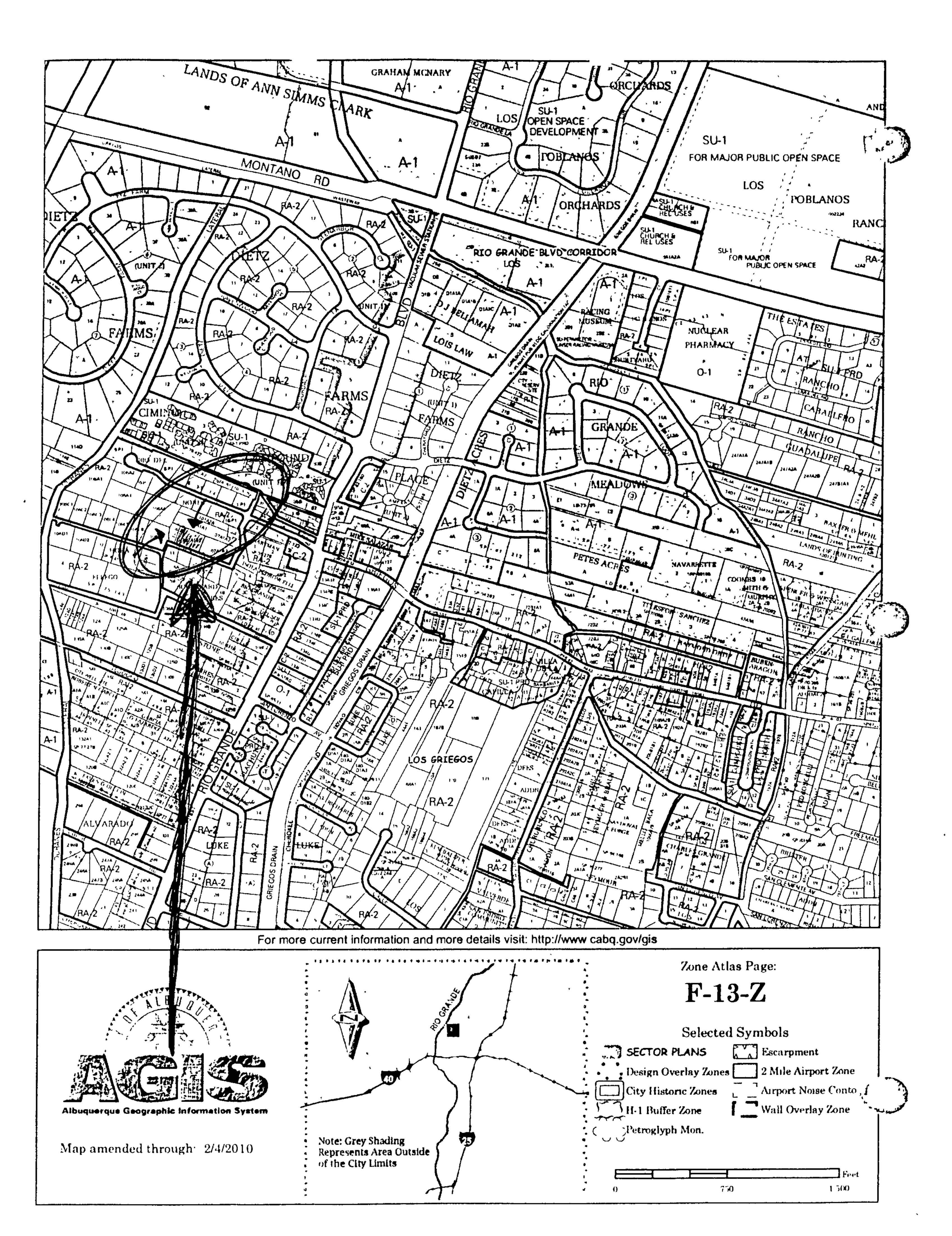


DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form	(SF)
SUBDIVISION	SZ	ZÓNING & PLANNING
Major subdivision action		Annexation
Minor subdivision action Vacation		
Vacation Variance (Non-Zoning)	V	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector
		Development Plans)
SITE DEVELOPMENT PLAN	P	Adoption of Rank 2 or 3 Plan or similar
for Subdivision		Text Amendment to Adopted Rank 1, 2 or 3
for Building Permit Administrative Amendment/Approva	al (ΛΛ)	Plan(s), Zoning Code, or Subd. Regulations
IP Master Development Plan Cert. of Appropriateness (LUCC)	D	Street Name Change (Local & Collector)
	L A	APPEAL / PROTEST of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Pla	n	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The a Planning Department Development Services Cer Fees must be paid at the time of application. Re-	ıter, 600 2''º Street N	ust submit the completed application in person to the IW, Albuquerque, NM 87102.
	rer to supplemental i	orms for submittal requirements.
APPLICATION INFORMATION:		4 C 4 3 5 C
Professional/Agent (if any): Paul Ch	avez	PHONE: 688-1228
ADDRESS FO Box 7146		
		FAX'FAX'
CITY: TO DRIVE	STATE NT' ZIP	87194 E-MAIL Paultchavezognail com
APPLICANT	-	PHONE [,]
ADDRESS'		FAX:
CITY:	STATE 7IP	E-MAIL:
Proprietary interest in site:		
DESCRIPTION OF THE PROPERTY OF	LIST <u>ali</u> own	ers:
DESCRIPTION OF REQUEST: 501+10+	to two	ats, design vanance
		······································
Is the applicant seeking incentives pursuant to the Fam	ily Housing Developmen	t Program? Yes No.
SITE INFORMATION: ACCURACY OF THE EXISTING LE	GAL DESCRIPTION IS	CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. + vact 107 - A	- 1 - B - 2	Block: Unit:
Subdiv/Addn/TBKA:		DIUCK; UNIX:
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Existing Zoning:	_ Proposed zoning:	MRGCD Map No
Zone Atlas page(s): F·13-Z	UPC Code:	306108521530738
	_ 0, 0 0000. <u></u>	
CASE HISTORY:		1000/10
List any current or prior case number that may be relev	ant to your application (F	Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1009619
CASE INFORMATION: Yes Within city limits? Yes Within 1000F)
Within 1000F	T of a landfill? _ <u>人</u> し	<u> </u>
No. of existing lots: No. of propo	sed lots2	Total site area (acres): 4/0
LOCATION OF PROPERTY BY STREETS. On or Near		
Between: Bio Grande Blud		<u> </u>
Between: MO Wante DIV	$\underline{\qquad}$ and $\underline{\qquad}$	Grande River
Check if project was previously reviewed by. Sketch Pla	t/Plan 🕱 or Pre-applicati	on Review Team/PRT) 12 Review Date 5//5/17
IGNATURE Sum	Z(31) 10 application	$\sim 1 \sim 1$
	 	DATE
(Print Name) Paul (have	<u> </u>	Applicant: Agent.
R OFFICIAL USE ONLY		
		Revised: 4/2012
INTERNAL ROUTING All charliffers are asset to	n case numbers	∬Açtion S.F. Fees
All checklists are complete All fees have been collected	(13-70574	(<u>4)</u> / _{\$285.00}
All case #s are assigned —————	- 70612	50,00°
AGIS copy has been sent ————		<u> </u>
Case history #s are listed	<u> </u>	——————————————————————————————————————
Site is within 1000ft of a landfill		
F.H.D.P. density bonus		———
F.H.D.P. fee rebate	in Jule	17,2013 505.00
Hearing		
7-2-16	Proje	ct# 1009619
Staff signature		

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folded Site sketch with measurements showing structures, paimprovements, if there is any existing land use (folded Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the related file numbers on the coverage of the coverage of the property (ies).	to fit into an 8.5" backing, Bldg. setbachided to fit into an 8.5 tlined	Your attendance is required. y 14" pocket) 6 copies ks, adjacent rights-of-way and street .5" by 14" pocket) 6 copies
EXTENSION OF MAJOR PRELIMINARY PLAT required.	(DRB08)	Your attendance is
Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the re Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the cove Extension of preliminary plat approval expires after a	equest or Preliminary Plat E	
Extension of preliminary plat approval expires after one	year.	
MAJOR SUBDIVISION FINAL PLAT APPROVAL (D) Proposed Final Plat (folded to fit into an 8.5" by 14" pool Signed & recorded Final Pre-Development Facilities F	RB12)	Your attendance is required.
Signed & recorded Final Pre-Development Facilities Fed Design elevations & cross sections of perimeter walls	ket) 6 copies e Agreement for R e	Sidential development only
Corre Alias man with the entire present it	o cobies	
Copy of recorded SIA	owner's and City Su	irveyor's signatures are or the plat
Landfill disclosure and EHD signature line on the Mylar List any original and/or related file numbers on the cover DXF file and hard copy of final plat data for AGIS is requ	of property is within	a landfill buffer
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT A 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8 5 ensure property owner's and City Surveyor's signature of Signed & recorded Final Pre-Development Facilities Feet Design elevations and cross sections of perimeter walls of Site sketch with measurements showing structures, park improvements, if there is any existing land use (folded improvements, if there is any existing land use (folded improvements, if there is any existing land use (folded improvements). I Site sketch with measurements showing structures, park improvements, if there is any existing land use (folded improvements). I Site sketch with measurements showing structures, park improvements, if there is any existing land use (folded improvements). I Site sketch with measurements showing structures, park improvements, if there is any existing land use (folded improvements). I Site sketch with measurements showing structures, park improvements, if there is any existing land use (folded improvements). I Site sketch with measurements showing structures, park improvements and cross sections of perimeter walls (improvements). I Site sketch with measurements showing structures, park improvements and cross sections of perimeter walls (improvements). I Site sketch with measurements showing structures, park improvements and cross sections of perimeter walls (improvements). I Site sketch with measurements showing structures, park improvements and cross sections of perimeter walls (improvements). I Site sketch with measurements showing structures, park improvements and cross sections of perimeter walls (improvements). I Site sketch with measurements showing structures, park improvements and cross sections of perimeter walls (improvements). I Site sketch with measurements showing structures, park improvements and cross sections of perimeter walls (improvements).	res are on the plat pagement for Res Agreement for Res (11" by 17" maximuling, Bldg, setbacks, ed to fit into an 8 5" led uest wher's and City Surproperty is within a application red.	copies for unadvertised meetings prior to submittal sidential development only m) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies veyor's signatures are on the plat landfill buffer
AMENDMENT TO PRELIMINARY PLAT (with minor of PLEASE NOTE: There are no clear distinctions between sign amendments. Significant changes are those deemed by the Elementary Plat, Infrastructure List, a pocket) 6 copies Onginal Preliminary Plat, Infrastructure List, and/or Grading Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the requirementary plat approval expires after one year.	ORB to require publind/or Grading Plan og Plan (folded to fit ed est ner's and City Surv	ic notice and public hearing. (folded to fit into an 8.5" by 14" into an 8.5" by 14" pocket) 6 copies
, the applicant, acknowledge that any nformation required but not submitted with this application will likely result in leferral of actions.	Paul Ap	plicant name (print) 5/31/13 ant signature / date
Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers 13 - 18 - 70574		sed October 2007 (0 - 4-13 Planner signature / date



To: City of Albuquerque, Development Review Board

From: Paul Chavez, applicant

Date: July 1st, 2013

Re: Variance request for items related to right of way requirements.

Subject property, 3841 Pedroncelli NW, Albuquerque, NM 87107

Subject property is located in a community of homes that would not benefit and do not have the "typical" requirements with regards to the right of way width, improvements, curb, gutter, sidewalk, and pavement width.

The entire community which includes over 34 homes spanning a distance of over two-thousand feet of front lot lengths share the following right of way detials.:

width is 20+ feet

curb does not exist

sidewalk does not exist

gutter does not exist

pavement width is 16 +/- feet

Due to the exceptional nature of the subject property and the surrounding lots, the owner respectfully requests a variance be allowed with regards to the above details, allowing the subject property to keep its right of way consistent with the surrounding properties and existing right of way.

Thank you

Paul Chavez

ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY		OWNER ZIPCODE	1
1	101306108521530738	ENLOE RONALD & ANITA	864 WEST 200 NORTH	VERNAL	UT	84078	Ī

ZONING

Rec	ZONING	DESCRIPTION
1	RA-2	

ZONE GRID

Rec	ZONE ATLAS GRID
1	F13

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	3841	PEDRONCELLI	RD	NW	107A1B2	0000	MRGCD MAP 31	ABQ55778

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHC
1	RIO GRANDE BLVD	R

ZONE GRID

No Features found.

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Roxanna Meyers	2

ZIPCODES

Rec	ZIPCODE
1	87107

MORATORIUM

Rec	AREA	EXPIRATION DATE
1	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
2	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
3	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
4	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
5	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
6	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
7	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
8	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
9	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
10	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
11	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
12	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
13	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00

TJPC LLC 520 Los Ranchos Los Ranchos NM 87107

February 25, 2013

City of Albuquerque, Office of the Zoning Hearing Examiner

Application for Special Exception:Property address: 3841 Pedroncelli NW 87107

Part A: The property is exceptional

1. The subject property is exceptional and irregular in that it has a home on it that sits within one foot of the property line on the West boundary. This home is uninhabitable in its present condition and abandoned. The lot is much wider than it is deep and although it is approximately 17,900 square feet in total, if the variance was allowed, this lot could be split into two lots and the existing home could be demolished, allowing for two new homes to be built to code with proper setbacks to all sides of both homes. One lot would be the required 10,890 and the other lot would be approximately 7,000 square feet.

Part B: As a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship that

1....creates an exceptional, substantial, and unjustified limitation of the property owner's reasonable use of the property.

Part C: A particular variance is appropriate to prevent the unnecessary hardship. The decision on whether to grant a particular variance depends upon a comparison of the special circumstances shown by the applicant and the public interest. To be justified, a variance must permit only development which meets the following criteria.

- It differs from development, which would be permitted under existing regular zoning regulations no more than is necessary to overcome the unnecessary hardship.
- 2. The Variance will not significantly interfere with the enjoyment of other land in the vicinity, and;
- It is consistent with the spirit of the Zoning Ordinance, substantial justice, and the general public interest.



CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

RONALD ENOLE (PAUL CHAVEZ, AGENT) (request(s) a special exception to Section 14-16-2-5(D): a VARIANCE of 3945 square feet to the minimum lot area of 10890 square feet for a proposed RA-2 lot for all or a portion of Lot(s) 107A1B2, MRGCD MAP 31 zoned RA-2, located on 3841 PEDRONCELLI RD NW (F-13)

Special Exception No:	13ZHE-80469	
Project No:	Project# 1009619	
Hearing Date:	04-16-13	
Closing of Public Record:		
Date of Decision:	05-02-13	

On the 16th day of April, 2013 (hereinafter "Hearing") Mr. Chavez, (hereinafter "Agent") acting as agent on behalf of the property owner, Mr. Enole (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 3.495 square feet to the minimum lot area of 10,890 square feet (hereinafter "Application") upon the real property located at 3841 Pedroncelli Rd NW ("Subject Property"). Below are the findings of facts:

FINDINGS:

- 1. Applicant is requesting a Variance of 3,495 square feet to the minimum lot area of 10,890 square feet.
- 2. The Subject Property is located within the North Valley Area Plan and is characterized as "Established Urban" within the Comprehensive Plan.
- 3. The Subject Property is zoned RA-2.
- 4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) "SPECIAL EXCEPTIONS" reads in part: "Variance A variance shall be approved if and only if the following tests are met: (a) The property is exceptional"
- 5. Applicant testified at the Hearing that the Subject Property is exceptional because it is irregularly shaped (narrow) and that the current residence on the Subject Property was constructed well before the adoption of the setback regulations (1 foot from the adjacent property line) and minimum lot size regulations. The Applicant indicated that his exceptionality (unusually narrow lot) was not "self created".
- 6. The Applicant indicated at the Hearing that if the Variance were approved, he would demolish the old residence (which violates current City setback regulations) and replace it with two new structures that would completely comply with City of Albuquerque setback regulations (making them conforming as to the modern regulations promulgated by the City of Albuquerque).
- 7. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship"

- 8. Applicant testified at the Hearing that as a result of the exceptionality (unusually narrow lot) that the City of Albuquerque Code of Ordinances Section regarding minimum lot sizes creates a regulation that produces an unnecessary hardship upon the Applicant and the Subject Property.
- 9. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (c) a particular variance is appropriate to prevent the unnecessary hardship."
- 10. Applicant testified at the Hearing that the variance Application (reduction in the minimum lot size) if approved, would be appropriate to prevent the unnecessary hardship. Additionally, the Applicant assured the ZHE that any new structures would comply with modern setback regulations.
- 11. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance."
- 12. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.
- 13. The Application, File and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.
- 14. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

CONCLUSION OF LAW:

The Applicant has adequately justified the Variance request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

DECISION:

APPROVAL WITH CONDITIONS of a VARIANCE of 3,495 square feet to the minimum lot area of 10.890 square feet.

CONDITIONS OF APPROVAL:

The Applicant shall construct all new structures on the Subject Property to comply with current City of Albuquerque setback regulations.

If you wish to appeal this decision, you may do so by 5:00 p.m., on May 17, 2013 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$150.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street. Plaza Del Sol Building, Ground Level. Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Joshua J. Skarsgard, Esq)

Zoning Hearing Examiner

Zoning Enforcement

ZHE File

Paul Chavez, PO Box 7146, 87194

Ronald Enole, 864 W 200 N. Vernal Utah 84078



CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

RONALD ENOLE (PAUL CHAVEZ, AGENT) request(s) a special exception to Section 14-16-2-5(D). a VARIANCE of 17' to the minimum lot width of 75' for a proposed RA-2 lot for all or a portion of Lot(s) 107A1B2, MRGCD MAP 31 zoned RA-2, located on 3841 PEDRONCELLI RD NW (F-13)

Special Exception No:	13ZHE-80470
Project No:	Project# 1009619
Hearing Date:	
Closing of Public Record:	
Date of Decision:	

On the 16th day of April, 2013 (hereinafter "Hearing") Mr. Chavez, (hereinafter "Agent") acting as agent on behalf of the property owner, Mr. Enole (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 17' to the minimum lot width of 75' (hereinafter "Application") upon the real property located at 3841 Pedroncelli Rd NW ("Subject Property"). Below are the findings of facts:

FINDINGS:

- 1. Applicant is requesting a Variance of 17' to the minimum lot width of 75'.
- 2. The Subject Property is located within the North Valley Area Plan and is characterized as "Established Urban" within the Comprehensive Plan.
- 3. The Subject Property is zoned RA-2.
- 4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) "SPECIAL EXCEPTIONS" reads in part: "Variance. A variance shall be approved if and only if the following tests are met: (a) The property is exceptional"
- 5. Applicant testified at the Hearing that the Subject Property is exceptional because it is irregularly shaped (narrow) and that the current residence on the Subject Property was constructed well before the adoption of the setback regulations (1 foot from the adjacent property line) and minimum lot width regulations. The Applicant indicated that his exceptionality (unusually narrow lot) was not "self created".
- 6. The Applicant indicated at the Hearing that if the Variance were approved, he would demolish the old residence (which violates current City setback regulations) and replace it with two new structures that would completely comply with City of Albuquerque setback regulations (making them conforming as to the modern regulations promulgated by the City of Albuquerque).
- 7. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship"
- 8. Applicant testified at the Hearing that as a result of the exceptionality (unusually narrow lot) that the City of Albuquerque Code of Ordinances Section regarding

- minimum lot width (75 feet) creates a regulation that produces an unnecessary hardship upon the Applicant and the Subject Property.
- 9. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met. (c) a particular variance is appropriate to prevent the unnecessary hardship."
- 10. Applicant testified at the Hearing that the variance Application (reduction in the minimum lot width) if approved, would be appropriate to prevent the unnecessary hardship. Additionally, the Applicant assured the ZHE that any new structures would comply with modern setback regulations.
- 11. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance."
- 12. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.
- 13. The Application, File and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.
- 14. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

CONCLUSION OF LAW:

The Applicant has adequately justified the Variance request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

DECISION:

APPROVAL WITH CONDITIONS of a Variance of 17' to the minimum lot width of 75'.

CONDITIONS OF APPROVAL:

The Applicant shall construct all new structures on the Subject Property to comply with current City of Albuquerque building setback regulations.

If you wish to appeal this decision, you may do so by 5:00 p.m., on May 17, 2013 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$150.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street. Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Joshua J. Skarsgard, Esq.

Zoning Hearing Examiner

Zoning Enforcement cc:

ZHE File

Paul Chavez, PO Box 7146, 87194

Ronald Enole, 864 W 200 N. Vernal Utah 84078

RB Project	#	
APS Cluster_	Valley	

EXHIBIT B

FINAL PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Con Gold ("Developer") effective as of this 30 day of, 2015, and pertains to the subdivision commonly known as, and more particularly described as [3015] [2015] [2016] [2
[use new legal description of subdivision]
(the "Subdivision".) The following individual lots comprise the subdivision: [List lots by street address and new legal description; Lots which will be used for multifamily residences should be marked "multifamily units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

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

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

RB Project #		
APS Cluster_	Valley	
	$\mathcal{L}_{\mathcal{L}}}}}}}}}}$	

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

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

- 2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

- 3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
- 4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
- 5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
- 6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

	RB Project #
	APS Cluster Dalley
Signature 6	
Name (typed or printed) and title	
Ron Enlanding	
Developer	
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO	
This instrument was acknowled as a platuce	dged before me on June 3 20/3 by Roma/d
OFFICIAL SEAL	, a corporation.
THEODORE ZMROCZEK Notary Public	
State of New Mexico My Comm. Emplose 5/20/7	Notary Public
	My commission expires: $\frac{5}{207}$
ALBUQUERQUE PUBLIC SCHOOLS	S
By: All ! ! ! ! ! ! ! ! Signature	
April L. Winters, Facility Fee Pl Name (typed or printed) and title	anney
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO	
This instrument was acknowledg	ed before me on Juve 4,2013, by April L. Winters
as Tucility tee PU	annest of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval	Counties, a school district organized and existing under
the laws of the State of New Mexico.	
(Seal)	Notary Public Wall
THE CEAS	My commission expires: $0/1/20/6$
OFFICIAL SEA Stasia Wolfe TARY PUBLIC OF NEW MEXICO My Comassion	

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M. 17. 2013

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

CI IDDIVICION	Supplei	mental Form (S		
SUBDIVISION Major subdivision active subdivision sub	∩n	S Z	ZONING & PLANNING	
Minor subdivision acti		_	Annexation	
Vacation		V _	Zone Map Amendm	ent (Establish or Change
Variance (Non-Zoning	1)		Zoning, includes Zo Development Plans	ning within Sector
SITE DEVELOPMENT PLA	N	P_	Adoption of Rank 2	
for Subdivision for Building Permit			Text Amendment to	Adopted Rank 1, 2 or 3
Administrative Amend	ment/Approval (AA)		Plan(s), Zoning Cod	le, or Subd. Regulations
IP Master Developme		D	Street Name Chang	e (Local & Collector)
Cert. of Appropriatene	•	L A	PPEAL / PROTEST of	
Storm Drainage Cost	•		Decision by: DRB, E	PC, LUCC, Planning
Storm Drainage Cost				Board of Appeals, other
PRINT OR TYPE IN BLACK INK OF Planning Department Development S	NLY. The applicant	or agent mus	t submit the completed a	pplication in person to the
Fees must be paid at the time of app	lication. Refer to su	pplemental for	ms for submittal requiren	Z. ients
APPLICATION INFORMATION:				
	1 Chav	e 7		-1505/00 17
Professional/Agent (if any):			P	10NE.(505)688-12.
A		voverav	<u>火</u> > ¬ 1/2 1/	X:
CITY: Albuquerau	<u>e</u> state	NM ZIP	<u>3 /144</u> E-MAIL: βα	uHchavez@gmail
APPLICANT:		· <u></u>	PHONE:	
ADDRESS:			FAX:	······································
CITY:	STATE	ZIP	E-MAIL:	
Proprietary interest in site:		_ List <u>all</u> owners	S:	
ESCRIPTION OF REQUEST: SPL	it and	1,4	+0 +110 101	- c
		<u> </u>	cio i wo	
				·
Is the applicant seeking incentives pursu	ant to the Family Housin	g Development F	Program?Yes. XNo.	
ITE INFORMATION: ACCURACY OF THE	EXISTING LEGAL DES	CRIPTION IS CR	RUCIAL! ATTACH A SEPARA	TE SHEET IF NECESSARY.
Lot or Tract No. Tract C	17-A-1-13	3-2	Block:	
Subdiv/Addn/TBKA:				
Existing Zoning: RA-2	D	Y)	Λ - つ	
			A-2 M	
Zone Atlas page(s):	UPC Co	ode: 1015	061085215	50158
ASE HISTORY:				
List any current or prior case number that	at may be relevant to you	r application (Pro	j., App., DRB-, AX_,Z_, V_, S_	, etc.): 1009619
				
ASE INFORMATION: Within city limits? XYes	\\/\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	1 1 A		
	Within 1000FT of a land			
No. of existing lots:	No. of proposed lots: _		otal site area (acres):	10
LOCATION OF PROPERTY BY STREET	rs: On or Near: <u>Le</u>	gronce	11; Rd.	······································
Between: Rio Grande	Blud	and Rio	Grande Rive	~
Check if project was previously reviewed	by: Sketch Plat/Plan LJ (or Pre-application	Review Team(PRT) Rev	iew Date:
GNATURE	······································		DATE	
(Print Name)				
(* 1311C 14C(11C)		~~ ······	Applic	ant: Agent:
R OFFICIAL USE ONLY				Revised: 4/2012
INTERNAL ROUTING	Application case n	umhers	Action	
All checklists are complete	130RB	70539	57	S.F. Fees
All fees have been collected				Ψ <u>Ψ</u>
All case #s are assigned				
AGIS copy has been sent Case history #s are listed		<u> </u>	**************************************	<u></u>
Site is within 1000ft of a landfill		· · · · · · · · · · · · · · · · · · ·		<u> </u>
F.H.D.P. density bonus	# <u>*</u>			<u> </u>
F.H.D. P. f ee rebate	Hearing date/	MARIE	5,2013	Total
		<u> </u>	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	\$
	5-7-13	Project	# 100961°	}

Staff signature & Date

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

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder Site sketch with measurements showing structures, proposed subdivision plat (folder X Zone Atlas map with the entire property(ies) clearly of the X Letter briefly describing, explaining, and justifying the X List any original and/or related file numbers on the control of the X List any original and/or related file numbers on the control of the X List any original and/or related file numbers on the control of the X List any original and/or related file numbers on the control of the X List any original and/or related file numbers on the control of the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and/or related file numbers on the X List any original and X	d to fit into an 8.5" bearking, Bldg. setbactolded to fit into an 8.5"	
	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 of Letter briefly describing, explaining, and justifying the Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval List any original and/or related file numbers on the coextension of preliminary plat approval expires after or	utlined request for Preliminary Plat E	
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12\	Vous attandance in mension d
•	— Proposed Final Plat (folded to fit into an 8.5" by 14" pr	ocket) 6 conice	Your attendance is required.
1	 Signed & recorded Final Pre-Development Facilities For Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property(ies) clearly or 	ee Agreement for R 3 copies	
ι	Bring original Mylar of plat to meeting, ensure propert Copy of recorded SIA	y owner's and City S	urveyor's signatures are on the plat
	Landfill disclosure and EHD signature line on the Myla List any original and/or related file numbers on the cou DXF file and hard copy of final plat data for AGIS is re	ar if property is within	
;	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT		B16) Your attendance is required.
	 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an ensure property owner's and City Surveyor's signal Signed & recorded Final Pre-Development Facilities Final Design elevations and cross sections of perimeter wal Site sketch with measurements showing structures, paimprovements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly outletter briefly describing, explaining, and justifying the Bring original Mylar of plat to meeting, ensure property Landfill disclosure and EHD signature line on the Mylar Fee (see schedule) List any original and/or related file numbers on the covinfrastructure list if required (verify with DRB Engine DXF file and hard copy of final plat data for AGIS is remarked to the property of the proposed Amended Preliminary Plat, Infrastructure List pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grazone Atlas map with the entire property(ies) clearly outletter briefly describing, explaining, and justifying the restrictions of the property of the property	ee Agreement for Relatives are on the plate Agreement for Relation (11" by 17" maximarking, Bldg. setback olded to fit into an 8.5 olded to fit incode to fit incode fit incode fit incode fit incode it incode fit incode it inco	esidential development only num) 3 copies (s., adjacent rights-of-way and street 5" by 14" pocket) 6 copies (urveyor's signatures are on the plat a landfill buffer (changes with regard to subdivision ablic notice and public hearing. an (folded to fit into an 8.5" by 14"
	Bring original Mylar of plat to meeting, ensure property List any original and/or related file numbers on the cov Amended preliminary plat approval expires after one y	owner's and City Suer application	urveyor's signatures are on the plat
info with	e applicant, acknowledge that any mation required but not submitted this application will likely result in erral of actions.	Ap	Applicant name (print) Policant signature / date
1 4	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers	Form r 3 9 Project #	Planner signature / date

Albuquerque

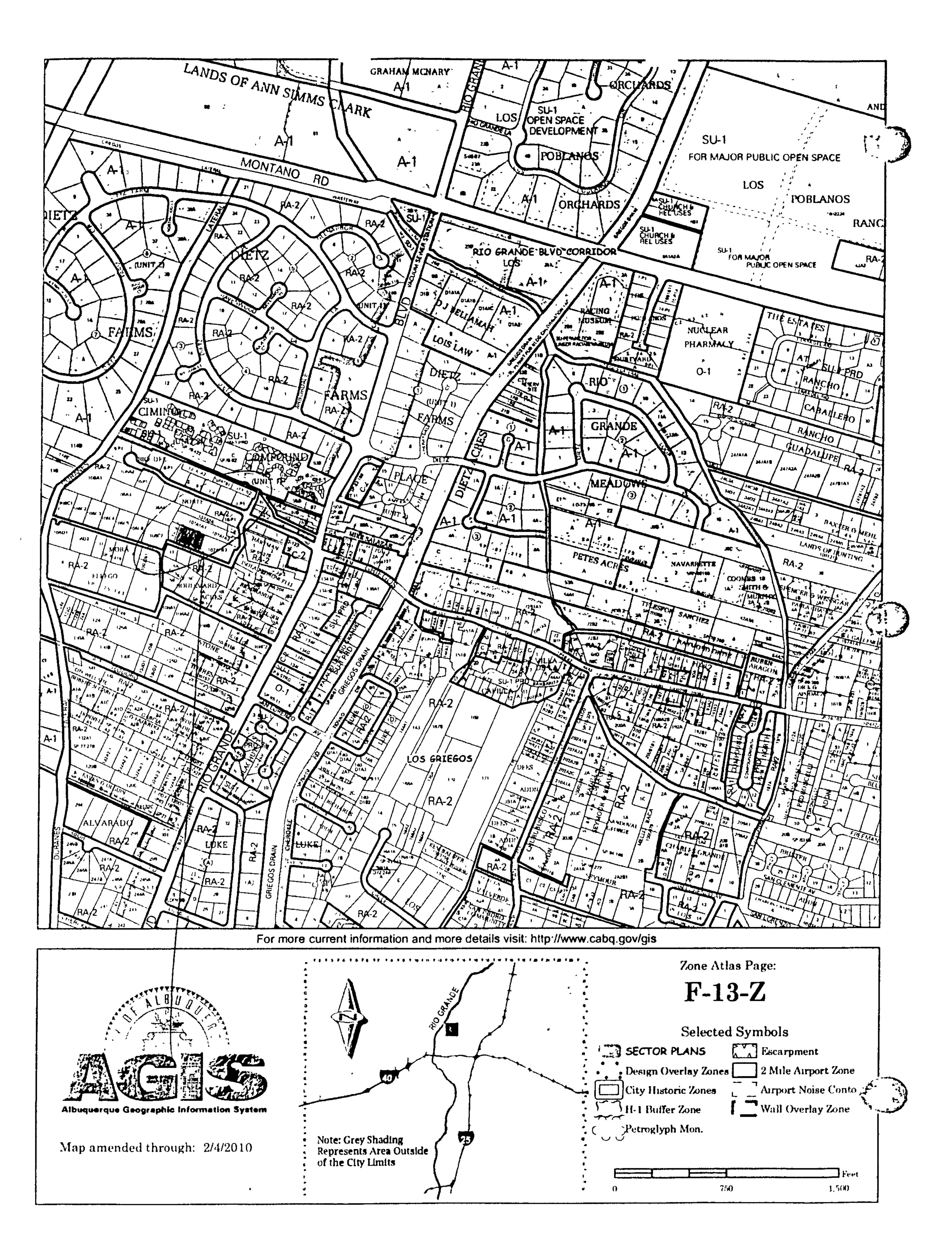


DEVELOPMENT/ PLAN REVIEW APPLICATION

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SUBDIV			-	ZONING & PLANI	41140		
	Major subdivision action			Annexation			
	Minor subdivision action Vacation)Ŋ					
	vacation Variance (Non-Zoning)	\	V			stablish or Chang	je
	vananoo (rion zormig)			Developme	ludes Zoning w nt Plans)	ithin Sector	
	VELOPMENT PLAN	1	P		Rank 2 or 3 Pl	lan or sımilar	
	for Subdivision				•	ed Rank 1, 2 or 3	
	for Building Permit Administrative Amendr	nent/Annroyal /AA\		Plan(s), Zor	ning Code, or S	Subd. Regulations	;
	P Master Developmen	• •	D	Stroot Nom	o Chongo (Leo	al 9 Oalla akaas	
	Cert. of Appropriatenes		D	Sueet warn	e Change (Loc	al & Collector)	
		` ,	L A	APPEAL / PROTE			
	DRAINAGE (Form Estorm Drainage Cost A	•		Decision by	: DRB, EPC, LI	UCC, Planning	
	_					of Appeals, other	
Planning Departs	E IN BLACK INK ON	NLY. The applicant	or agent m	ust submit the comp	pleted applica	ition in person t	o the
ees must be paid	nent Development S id at the time of appl	ervices Center, 600 Ication Refer to sur	nnlemental	NVV, Albuquerque, N forms for submittal r	M 87102.		
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APPLICATION INFO	RMATION:	1 / 1			_		
	gent (if any):	<u> Lhav</u>	e2		PHONE.	505)688-	122
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	seeking incentives pursua	ant to the Family Housin	-	nt Program? Yes.			
Is the applicant s	eeking incentives pursuals	ant to the Family Housin	CRIPTION IS	nt Program?Yes. CRUCIAL! ATTACH A		EET IF NECESSAI	
Is the applicant s	seeking incentives pursua	ant to the Family Housin	CRIPTION IS	nt Program?Yes. CRUCIAL! ATTACH A	SEPARATE SHI		₹Y.
Is the applicant solution ITE INFORMATION Lot or Tract No	eeking incentives pursual accordance of the Tract	ant to the Family Housin	CRIPTION IS	nt Program?Yes. CRUCIAL! ATTACH A	SEPARATE SHI	EET IF NECESSAI Unit	₹Y.
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A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folded to fit Site sketch with measurements showing structures, parking improvements, if there is any existing land use (folded Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the reques List any original and/or related file numbers on the cover appropriate to the	to fit into an 8.5"	- Adia-a-4 Jales . C
	J EXTENSION OF MA IOD DDC PAINABLES.	DRB08) st eliminary Plat Extending	Your attendance is ension request
	Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) Signed & recorded Final Pre-Development Facilities Fee Ag	reement for Resicopies or's and City Survey is within a colication	eyor's signatures are on the plat
	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APP 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8.5" by ensure property owner's and City Surveyor's signatures Signed & recorded Final Pre-Development Facilities Fee Ag Design elevations and cross sections of perimeter walls (11" Site sketch with measurements showing structures, parking, improvements, if there is any existing land use (folded to 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 owned Landfill disclosure and EHD signature line on the Mylar if pro Fee (see schedule) List any original and/or related file numbers on the cover app Infrastructure list if required (verify with DRB Engineer) DXF file and hard copy of final plat data for AGIS is required	are on the plat preement for Residual by 17" maximum Bidg, setbacks, as of fit into an 8.5" by the perty is within a light control of the perty in the perty is within a light control of the perty is a light control of the perty in the perty is a light control of the perty in th	opies for unadvertised meetings for to submittal dential development only a) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies
	AMENDMENT TO PRELIMINARY PLAT (with minor charm PLEASE NOTE: There are no clear distinctions between significant amendments. Significant changes are those deemed by the DRI Proposed Amended Preliminary Plat, Infrastructure List, and pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grading I 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 owne List any original and/or related file numbers on the cover appramended preliminary plat approval expires after one year	ant and minor change to require public for Grading Plan (folded to fit it it and City Survey)	anges with regard to subdivision contice and public hearing (folded to fit into an 8.5" by 14" into an 8.5" by 14"
nfo with	the applicant, acknowledge that any formation required but not submitted the this application will likely result in eferral of actions.	Applic	plicant name (print) and signature / date
7	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers Application case number	Form revi	Sed October 2007 5-7-13 Planner signature / date



May 7th, 2013

To Whom it may concern,

I am requesting the splitting of the single lot into two lots. I have asked for a variance to the lot size requirement and the lot wdth size from zoning. This request has been granted and okayed. The specific lot is tract 107 - A-1-B-2, UPC #: 101306108521530738, mrgcd map no. 31

Paul Chavez

505 688-1228

Paul Chavez

Earth Origins Realty LLC, Qualifying Broker

Earth Origins Construction,

General Contractor www.earthoriginsrealty.com

PROJECT#

100960

App #	Action	Date
13-70539		5-15-15
,		
		•

PLAT OF SURVEY FOR

95089997

RICHARD C. SANCHEZ & DEBORAH E. SANCHEZ

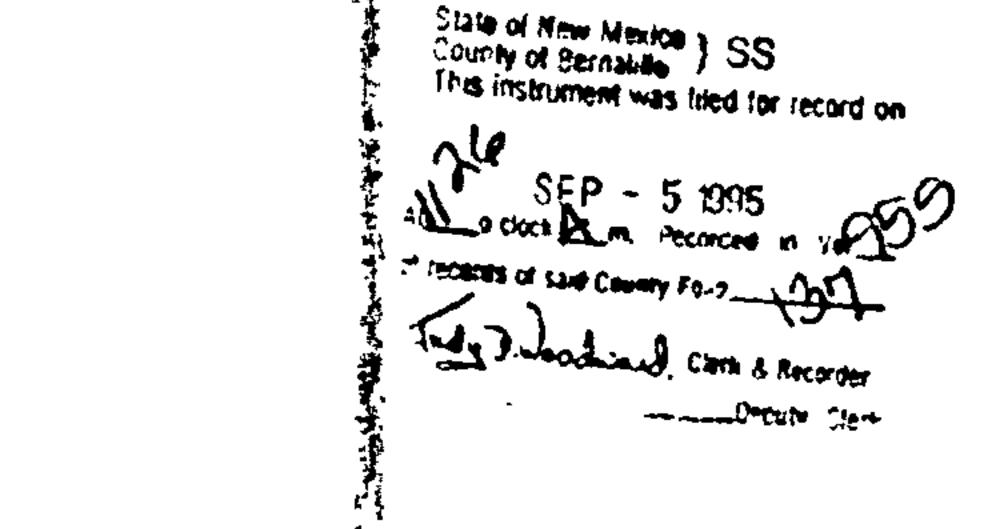
BEING TRACT 107-A-1-B-2 IN

M.R.G.C.D. MAP NO. 31

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AUGUST 1995

.06.1 1.900



107-A-1-A-1 QUITCLAIM DEED RECORDED MA 8, 1985 VOL. D239A FOUG 183 (S 69° 18'55") SET REBAR --N/CAP "PS 11993" 5 68.31'12 -

OWNER'S AFFIDAVIT

ONE TRACT

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREON THIS PLAT IS A SURVEY OF AN ENTIRE TRACT OF LAND AS A PREVIOUSLY EXISTED AND THEREFORE IS NOT A LAND DIVISION, A SUBDIVISION A CREATION OF A NEW LOT. OR A RECOMBINATION OF MORE THAN

ACS MONUMENT 14-F13 NEW VEXICO STATE PLANE COCRDINATES (CENTRAL ZONE) X=375,441 56 NAD 1927 Y=1,566,688 54 EL = 4972 838 GRID TO GROUND SCALE FACTOR=0.99967997 DELTA ALPHA ANGLE =- 074 23"

TRACT

107-A-1-B-3

WARRANTY DEED

RECORDED MARCH 16, 1992

GOOK 92-6, PAGES 1822-1823

ACS MONUMENT 13-F:3

CRID TO GROUND SCALE

FACTOR=0 99968027

X=374 793 47

EL =4970 381

r=1,505,009 30

NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE)

W/CAP "PS 11993"

LEGEND O DENOTES POINT FOUND AND USED AS SHOWN O DENOTES POINT SET THIS SURVEY

LEGAL DESCRIPTION

TRACT NUMBERED 107-A-1-8-2 AS THE SAME IS SHOWN ON MAP NUMBERED 31 OF THE SURVEY OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP, SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST 3 EAST, NMPM, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CONER OF SAID TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PEURONCELLI ROAD, NW. BEING MARKED BY A SET REBAR WITH CAP "PS 11993" FROM WHENCE A TIE

THENCE FROM SAID BEGINNING POINT N 69'03'17" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 146 37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT BEING MARKED BY A SET REBAR WITH CAP "PS 11993".

THENCE LEAVING SAID RIGHT OF WAY LINE N 16'44'49" E. A DISTANCE OF 119 58 FEET TO THE NORTHWEST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993",

THENCE S 68'31'12" E. A DISTANCE OF 154 91 FEET TO THE NORTHEAST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993".

TO ACS MONUMENT 13-F13 BEARS S 71'31'29" E, A DISTANCE OF 734 37 FEET;

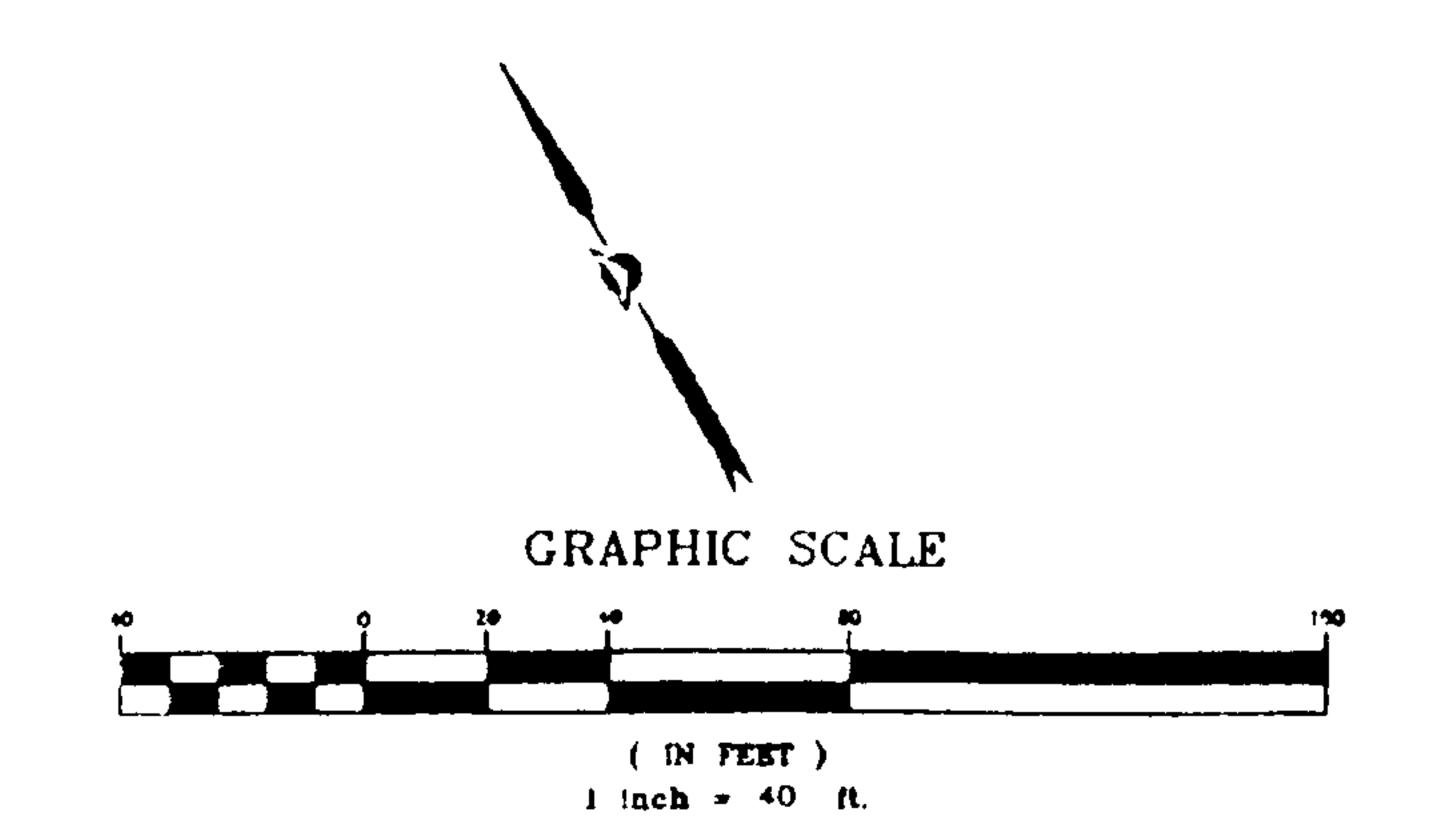
LOCATION MAP

ZONE ATLAS F-13-Z

THENCE'S 20'50'11" W. A DISTANCE OF 117 BY FEET TO THE POINT OF BEGINNING CONTAINING O 410 ACRES (17,385 SQUARE FEET) MORE OR LESS

NOTES

- 1 BEARINGS ARE GROUND BEARINGS.
- 2 DISTANCES ARE GROUND DISTANCES
- 3 THIS PROPERTY IS LOCATED IN SECTION 18, T. 10 N. R. 3 E., N. W.P.M.
- 4 PLAT SHOWS ALL EASEMENTS OF RECORD



DELTA ALPHA ANGLE = -074'28" RESIDENCE N/F MARY GILLIAM ROAD, N W. - SET REBAR CHANLINK FENCE W/-ADOME PILASTERS SET REBAR ---∕— UπUTY ESTATES OF ISOLA PEDRONCELLI RECORDED , FOLIO VOL

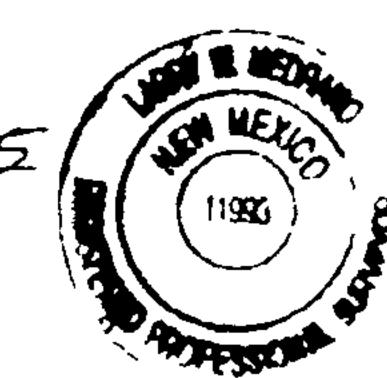
14 107-A-1-B-2

AREA=17.385 SQ. FT

0.410 ACRES ±

SURVEYOR'S CERTIFICATE

I, LARRY W MEDRANO, A REGISTERED PROFESSIONAL NEW MEXICO LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, BERNAULLO COUNTY NEW MEXICO, SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE ANY EXISTING PARCEL. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY

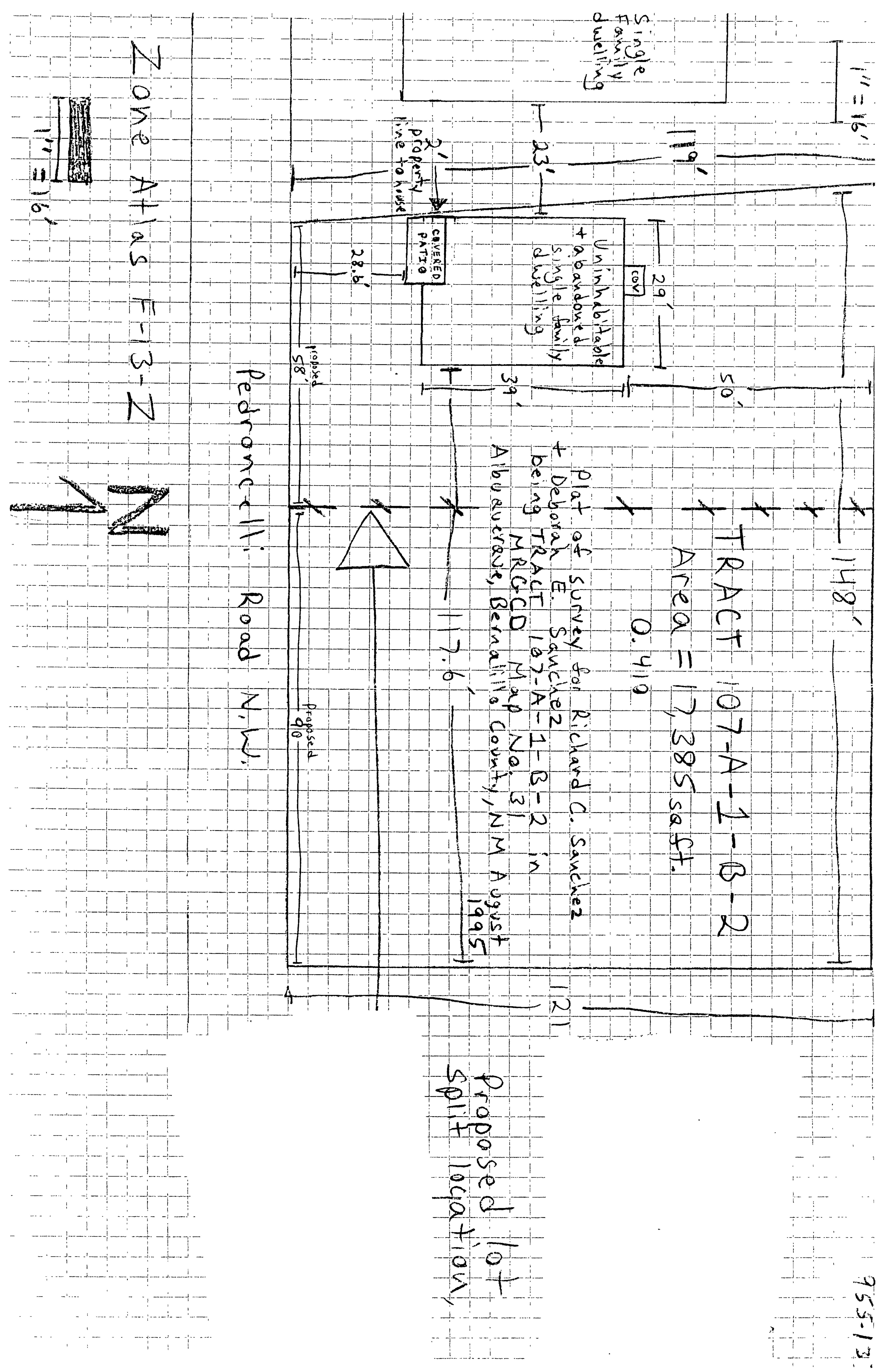


- FOUND REBAR

PRECISION SURVEYS

2028 COORS BLVD NW SUITE 105 FAX 506 050 4167 NUBUCIJERQUE, NEW MEDICO 97128

95870P



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T. Control of the con