



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Flash Resource, LLC		Phone: 505-822-0044
Address: 4461 Irving Blvd. NW		Email:
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owners	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Major Infrastructure Improvements Agreement (IIA) Extension

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 1-106	Block:	Unit:
Subdivision/Addition: Boulders Phase 3	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): B-10-Z/B-11-Z	Existing Zoning: R1-A	Proposed Zoning: R1-A
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Paradise Blvd. NW	Between: Unser Blvd. NW	and:
--	-------------------------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 11/12/2018
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☒ INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- N/A Interpreter Needed for Hearing? NO if yes, indicate language: _____
☒ Letter of authorization from the property owner if application is submitted by an agent
☒ Zone Atlas map with the entire site clearly outlined and labeled
☒ Sign Posting Agreement

☐ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

☐ MAJOR AMENDMENT TO PRELIMINARY PLAT

- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ___ Proposed Infrastructure List
- ___ Cross sections of proposed streets (3 copies, 11" x 17" maximum)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to applicable Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ___ Signed Pre-Annexation Agreement if Annexation required
- ___ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ TIS Traffic Impact Study Form

☐ EXTENSION OF PRELIMINARY PLAT

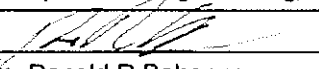

☒ MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

N/A Proof of Pre-Application Meeting with City staff (*not required for extension of an IIA*)

- ☒ Preliminary Plat or site plan reduced to 8.5" x 11"
- ☒ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- ☒ Copy of DRB approved infrastructure list
- ☒ Copy of the Official DRB Notice of Decision for the original approval
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☒ Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - ☒ Proof of emailed notice to applicable Neighborhood Association representatives
 - ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 11/12/2018
Printed Name: Ronald R Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

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.

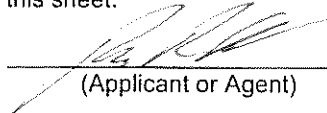
4. TIME

Signs must be posted from _____ To _____.

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.

 _____ (Applicant or Agent) _____ (Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)



TIERRA WEST, LLC

November 12, 2018

Ms. Kym Dicome, Chairwoman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: THE BOULDERS PHASE 3 ONSITE IMPROVEMENTS
MAJOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS
AGREEMENT EXTENSION (IIA)
PROJECT# 1002632
ZONE ATLAS PAGE B-10-Z/B-11-Z**

Dear Ms. Dicome:

Tierra West, LLC, on behalf of Flash Resources LLC, requests a two year extension of the Subdivision Infrastructure Improvements Agreement for the onsite improvements for the above referenced project.

The outstanding items from the on-site SIA that have yet to be completed include approximately \$15,300 worth of miscellaneous improvements related to the adjacent Unser pond. The on-site SIA amount was previously reduced to 10% of the original amount plus the cost of the outstanding items. These remaining items are affected by the construction of the Unser Blvd. southbound lanes required as part of the subdivision improvements and will be completed once the Offsite Unser Improvements are built.

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.

Enclosure/s

cc: Pierre Amestoy, Flash Resources LLC

JN: 2017019
RRB/vc/jg

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

TW

TIERRA WEST, LLC

November 12, 2018

**RE: THE BOULDERS PHASE 3 ONSITE INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA) EXTENSION
PROJECT#1002632
ZONE ATLAS PAGE B-10/B-11**

To Whom It May Concern:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (K)(2) Mailed Public Notice, city records indicate you have property that lies within 100 feet of proposed project referenced above.

Tierra West LLC, on behalf of Flash Resources LLC, requests a two year extension of the Subdivision Improvements Agreement for the onsite improvements for the above referenced project. The extension will allow for the design and processing of plans through the City Development Review Committee for the addition of by-pass lanes to be installed from the new southbound lanes to be constructed along the Boulders frontage to the existing two lanes of Unser on either end of the development. The bi-bass lanes were requested by the City to aid ingress and egress from the Boulders and Sundance Estates Subdivisions.

The request will be submitted to the City of Albuquerque on November 13, 2018, for a public hearing on December 12, 2018 at 9:00am at the Plaza Del Sol Hearing Room, Basement level, 600 Second Street NW (on the Northeast Corner of 2nd Street and Roma NW).

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955. If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

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

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE or Vince Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com; vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



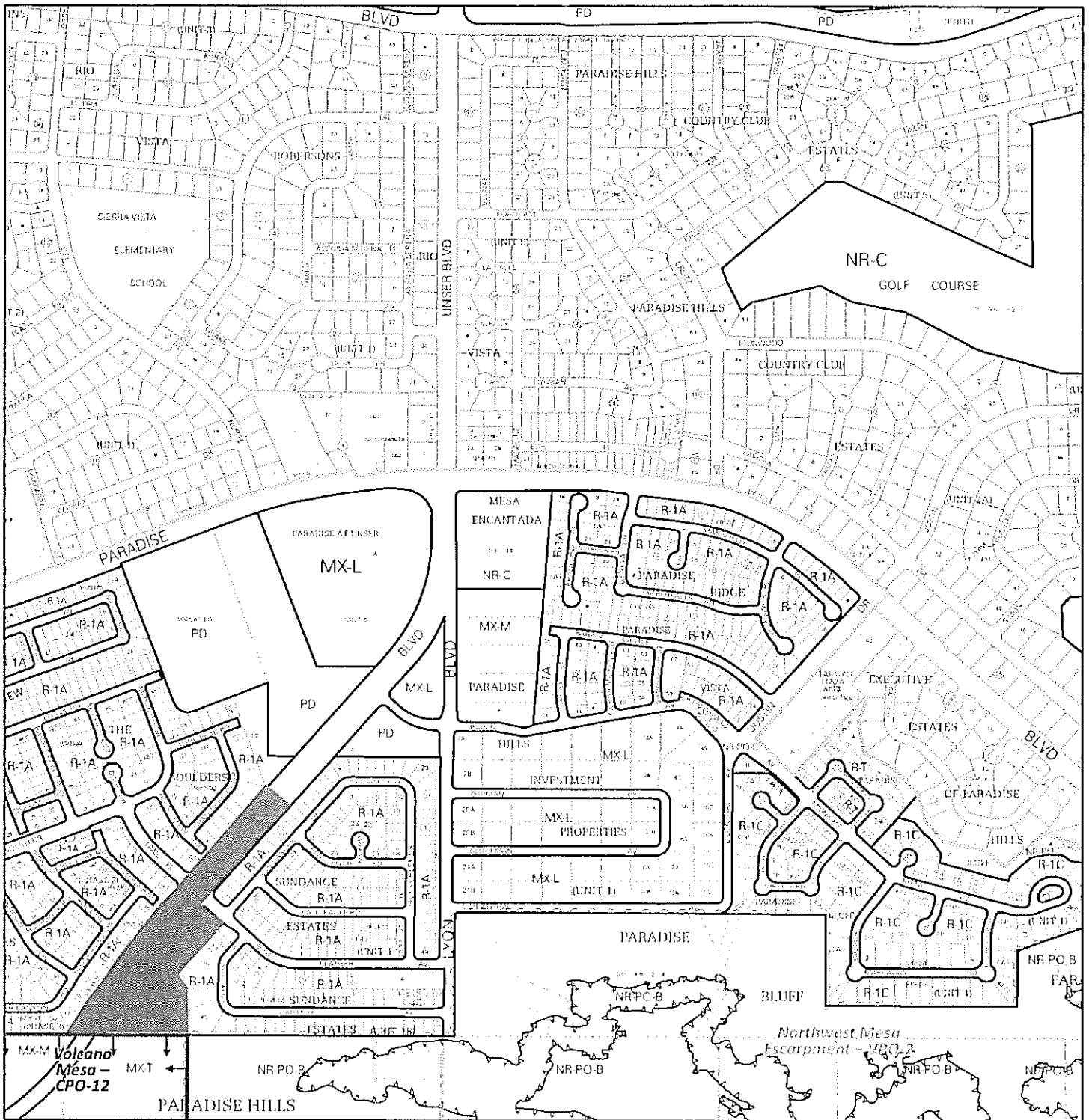
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Pierre Amestoy, Flash Resources LLC

JN: 2017019
RRB/vc/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

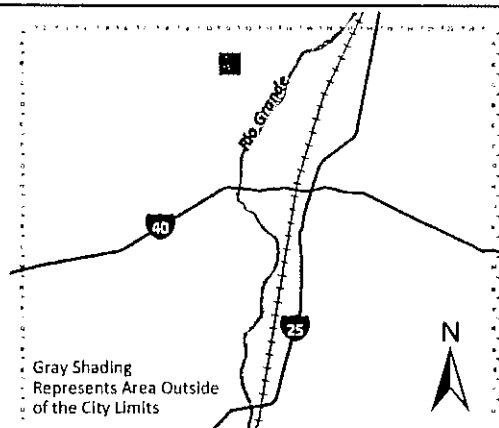


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:

B-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

November 13, 2018

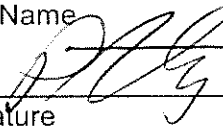
Ms. Kym Dicome, Chairwoman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: MAJOR INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA) EXTENSION
ZONE ATLAS MAPS B-10-Z/B-11-Z**

Dear Chairwoman Dicome:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Flash Resources, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

PIERRE AMESTOY
Print Name


Signature

MANAGING MEMBER
Title

11-13-18
Date

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

October 24, 2018

Type of Estimate: SIA Procedure B with FG

Project Description:

Project ID #: 761788 The Boulders Phase 3

Requested By: Vince Carrica

Approved Estimate Amount: \$ 446,534.74

Contingency Amount: 0.00% \$ -

Subtotal: \$ 446,534.74

PO Box 1293 NMGR: 7.875% \$ 35,164.61

Subtotal: \$ 481,699.35

Albuquerque

Engineering Fee: 6.60% \$ 31,792.16

NM 87103

Testing Fee: 2.00% \$ 9,633.99

Subtotal: \$ 523,125.49

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

Retainage Amount: \$ 653,906.89

TOTAL FINANCIAL GUARANTY REQUIRED:

APPROVAL:



DATE:



Notes: Update to 2018 Prices for SIA Extension

Current DRC
Project Number:

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST
(see 9.25.05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
THE BOULDERS - PHASE THREE
PROPOSED NAME OF PLAY

Date Submitted: 11/09/13
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8/21/13
Date Preliminary Plat Expires: 8/21/14
D.R.B. Project No.: 1802532
D.R.B. Application No.: _____
A-02-C4-14

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 additional items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may require these items to be added to the listing and related financial guarantee. Likewise, if the DRC Chair determines that equipment or non-essential items can be deleted from the listing, these items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and sign-off. If such approvals are obtained, these revisions to the listing will be incorporated accordingly. 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 P.E. City Const Inspector Engineer
	DRC #						
		12' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	145' south of Geode Rd	Pumice Ridge Rd	/
		12' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/
		12' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Boulder Canyon Road	Big Rock Drive	Andesite Drive	/
		12' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	First Rock Drive	/
		12' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	First Rock Drive	110' west of Andesite Drive	/
		12' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/
		12' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	First Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/
		12' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 20, 2017

Project# 1002632

17DRB-70324 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

17DRB-70325 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT
EXTENSION (2YR SIA)

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-106. **BOULDERS PHASE 3** zoned R-LT, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 27.61 acre(s). (B-10 AND 11)

At the December 20, 2017 Development Review Board meeting, ~~one year~~ extension of the Subdivision Improvements Agreements were approved.

If you wish to appeal this decision, you must do so by January 4, 2018 in the manner described below.

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

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

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

Kym Dicome, Acting DRB Chair

Albuquerque, Bernalillo County, New Mexico
March 2014

Project No. 1002632

Application No. 14DRB-70251

Utility Approvals

Mananda Vilil 5-15-14

NEW MEXICO GAS COMPANY

QUEST CORPORATION D/B/A CEMENTUM INC. DATE 2/16/12

DATE 11/17

City Approvals

5-20-14

07-25-14

Allen Foster 07/23/14

DATE: 7-25-64

CICM -	7-23-14
AUSA	OAT

CITY ENGINEER	DATE
	1-23-19

DRB CHAMPDSON, PLANNING DEPARTMENT

Surveyor's Certificate

ADVICE AND THAT THE INVESTMENTS ARE SHOWN IN THIS COUNTRY. LOCATION RELATIONSHIP RECORDS ARE AS LISTED BY THIS SURVEY.

PRECISION SURVEYING, INC.

OFFICE LOCATION:
5571 Woodbury Park Place, NE
Albuquerque, NM 87110

ENCLOSURE REQUESTED:
PO Box 80436
ALBUQUERQUE, NM 87179

686.442(07) 1001.1114

207 456 7700 FAX

Sheet 1 of 5

Legal Description

SEE SHEET 3 OF 5 FOR LOCAL DISCUSSION

Notes:

- [illegible]

Free Consent and Dedication

[illegible]

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

OFFICIAL SEAL
JENNIE M. GARLES
NOTARY PUBLIC
STATE OF NEW YORK
JAN 22 1917

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF MAY 1946
AT NEW YORK, N.Y. HAVING NUMBER, NASH RECORDS, U.S. A NEW YORK 100 UNDER
COUNTY OF NEW YORK
Jesse J. [Signature] my Commission Expires 5-18-47

1) MOŠAR V KUDUŠU

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: ELASH RESOURCES, LLC
SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
SUBSECTION 10 "10" (SEEDEERS PLANT)"

Sheet 1 of 5

Matchline-See Sheet 3 of 5

The Boulders Phase III

Albuquerque, Bernalillo County, New Mexico
March 2014

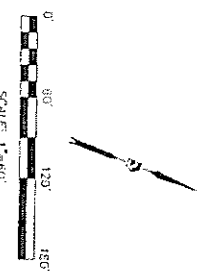
JAMES MONROE MIDDLE SCHOOL
APPROXIMATE PUBLIC SCHOOLS DISTRICT
UNPLATTED

Line Table

LINE	BEARING	DISTANCE	END POINT
1	N 89°55'24" E	1.000	1
2	S 89°55'24" E	1.000	2
3	N 89°55'24" E	1.000	3
4	S 89°55'24" E	1.000	4
5	N 89°55'24" E	1.000	5
6	S 89°55'24" E	1.000	6
7	N 89°55'24" E	1.000	7
8	S 89°55'24" E	1.000	8
9	N 89°55'24" E	1.000	9
10	S 89°55'24" E	1.000	10

Curve Table

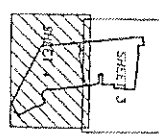
Curve	Radius	Length	Chord	Offset
1	100.00	1.000	1.000	0.000
2	100.00	1.000	1.000	0.000
3	100.00	1.000	1.000	0.000
4	100.00	1.000	1.000	0.000
5	100.00	1.000	1.000	0.000
6	100.00	1.000	1.000	0.000
7	100.00	1.000	1.000	0.000
8	100.00	1.000	1.000	0.000
9	100.00	1.000	1.000	0.000
10	100.00	1.000	1.000	0.000



Legend

- N 89°55'24" E
- 89°55'24" E
- 89°55'24" E
- 89°55'24" E
- 89°55'24" E
- 89°55'24" E
- 89°55'24" E
- 89°55'24" E
- 89°55'24" E
- 89°55'24" E

Key Map



PRECISION
SURVEYS, INC.

FOR MORE INFORMATION FOR COUNTY CLERK
SECTION 11 AND 12 TOWNSHIP 11 N RANGE 2 E
SUBDIVISION THE BOULDERS PHASE III

CDMA 201405151
 11/11/2014 11:11:11 AM
 11/11/2014 11:11:11 AM
 11/11/2014 11:11:11 AM

Plot of
 Lots 78-A, 79-A, 80-A, 81-A, 82-A, 83-A, 84-A, 85-A and Tract C-1
The Boulders Phase III
 Town of Alameda Grant, Projected Sections 10 & 11, T. 11 N., R. 2 E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 November 2014

Tract Designation

TRACT	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
C-1	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

Line Table

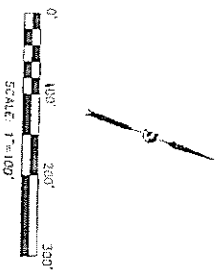
LINE	BEARING	DISTANCE
1	N 89° 00' 00" E	3.22
2	S 89° 00' 00" W	3.22

Curve Table

CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
N 89° 00' 00" E	3.22	N 89° 00' 00" E	3.22
S 89° 00' 00" W	3.22	S 89° 00' 00" W	3.22

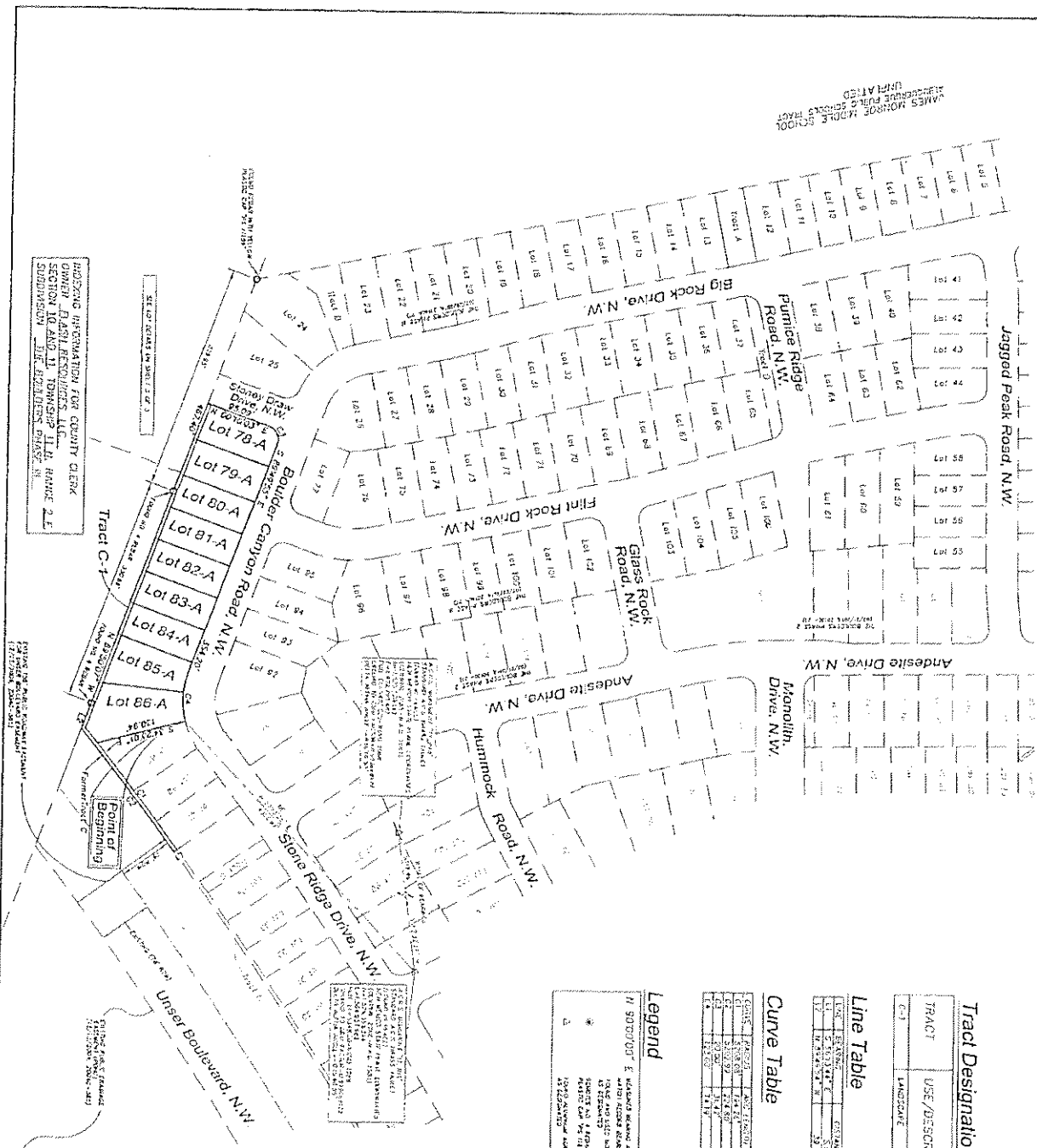
Legend

H 90° 00' 00" E. METERS BEARING AND DISTANCE
 H 90° 00' 00" E. METERS BEARING AND DISTANCE
 H 90° 00' 00" E. METERS BEARING AND DISTANCE
 H 90° 00' 00" E. METERS BEARING AND DISTANCE



PRECISION
 SURVEYS, INC.

OFFICE LOCATION
 5575 RIVINGTON AVE. N.E.
 ALBUQUERQUE, NM 87110
 PHONE: 505.425.1111
 FAX: 505.425.1112
 WEBSITE: www.precision-survey.com



The Boulders Phase III

LINE	PLANT	DATE
1	5.5.13.44	5.01
2	4.5.13.44	5.07
3	5.00.10.01	5.00

[illegible][illegible]

Point of Beginning
Unser Boulevard, N. W.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: FLASH RESOURCES, LLC
SECTION: 10

OFFICE LOCATION:
5513 Elm St, 2nd Floor, Rm 202
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90616
Albuquerque, NM 87109
866.442.604 TOLL FREE
505.266.5100 PHONE
505.266.7900 FAX

Boulders Infrastructure Improvements Extension



- Legend**
- ☐ Zone Grid
 - ☐ Bernalillo County Parcels
 - ☐ Municipal Limits
 - ☐ Corrales
 - ☐ Edgewood
 - ☐ Los Ranchos
 - ☐ Rio Rancho
 - ☐ Tijeras
 - ☐ UNINCORPORATED
 - ☐ World Street Map

Notes

Buffer: 270ft.
ROW: Unser Blvd. 170ft.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1,202 0 601 1,202 Feet

WGS_1984 Web_Mercator_Auxiliary_Sphere
10/19/2018 © City of Albuquerque

1 7,212

SEDILLO JAMES D & THERESE
9507 CACHE CREEK DR NW
ALBUQUERQUE NM 87114

MADRID LOUIS E & ROSALIE A
9508 CACHE CREEK DR NW
ALBUQUERQUE NM 87114

ALBERTSON BENJAMIN SCOTT &
ALEXANDRA PIEL
9516 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6103

TAYLOR JAHNELLE L
9559 SUN DANCER NW
ALBUQUERQUE NM 87114

WITT ALLEN L & VERONICA
9627 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6091

VAZQUEZ JESUS
9611 SUNDANCER DR NW
ALBUQUERQUE NM 87114

RUPLEY DAWN M & CASEY D
6315 ORFEO TRL NW
ALBUQUERQUE NM 87114-5266

STEWART DAVID D & CYNTHIA L
9503 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6104

STAR JENNIFER A
9547 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6093

KUHNLEY DANIEL L & MARSHA D
5664 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114-6101

TOP TERRACES INC
4170 ADMIRALTY WAY UNIT 413
MARINA DEL REY CA 90292-4618

LEWIS SANTEE
PO BOX 876
CHURCH ROCK NM 87311

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

BARELA EDWIN A II & BARELA EDWIN
A & IRENE
9600 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6089

REED RUBY A
9515 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6104

HERRERA VICTOR
9531 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6093

APODACA JOHNNY R & CHRISTINA F
9535 SUN DANCER DR NW
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

DEBLASSIE JOSEPH D SR & CYNTHIA M
5664 BALD EAGLE RD NW
ALBUQUERQUE NM 87114-6099

ALLEN GEORGE M & VANESSA
9620 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6089

BURNS REBA L TRUSTEE BURNS RVT &
GARY J TRUSTEE BURNS FAMILY TRUST
9512 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6103

ALDAVAZ JOSE R
9608 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6089

CISNEROS JOSHUA
9180 COORS BLVD NW APT #205
ALBUQUERQUE NM 87120-3125

MELBA JOYCE RIVERA IRVT
9500 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6103

WHITE BENJAMIN D & MOORE DEBBIE
M
9505 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6104

HALL KEVIN E
9601 RED RIVER CT NW
ALBUQUERQUE NM 87114-6095

LUCERO JOHN C
9609 RED RIVER CT NW
ALBUQUERQUE NM 87114

ZESATI DEL VILLAR ESTEBAN &
HERRERA DE ZESATI BERTHA
9504 CACHE CREEK DR NW
ALBUQUERQUE NM 87114

BRECKENRIDGE PROPERTY FUND 2016
LLC
2320 POTOSI ST SUITE 130
LAS VEGAS NV 89146-0312

CHASE TED E & CAMILLE A
9605 RED RIVER CT NW
ALBUQUERQUE NM 87114-6095

LUNA-HERNANDEZ LEONEL & LUNA
CLAUDIA
9604 SUN DANCER DR NW
ALBUQUERQUE NM 87114

MCKIM WILLIAM T JR & GAYE E
5663 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114-6102

HODNETT LISA ANNE
5671 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114-6102

JARAMILLO PHILLIP JOSEPH
1066 GLADYS AVE
LONG BEACH CA 90804

FERRELL PATRICK
9509 CACHE CREEK DR NW
ALBUQUERQUE NM 87114

QUICK JIMMIE TOM & JOAN M
9501 CACHE CREEK DR NW
ALBUQUERQUE NM 87114

COPPER-SNOW WENDY S
5655 BALD EAGLE RD NW
ALBUQUERQUE NM 87114-6100

BENO NINA TRUSTEE BENO RVT
9523 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6093

CASTELL LESA M
5660 BALD EAGLE RD NW
ALBUQUERQUE NM 87114-6099

SINGLETARY ANDRE J
9520 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6103

JARAMILLO MICKEY R
9511 CACHE CREEK DR NW
ALBUQUERQUE NM 87114-6104

DEBLASSIE JOSEPH D SR & CYNTHIA M
5667 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114-6102

GONZALES-MAESTAS RENA
9551 SUN DANCER DR NW
ALBUQUERQUE NM 87114

BAKER SHELBY J & JAMES MARSHA Y
9605 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6091

RYAN THOMAS M & PEGGY F
5679 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114

EVANS ANDREW
5659 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114

MCKILLIP ADAM & CANDACE
9623 SUN DANCER DR NW
ALBUQUERQUE NM 87114

MOORE ANDREW
5659 BALD EAGLE RD NW
ALBUQUERQUE NM 87114

VILLAREAL CHRISTINA M
PO BOX 66541
ALBUQUERQUE NM 87193

MAUSER PUALA J
5640 RED RIVER RD NW
ALBUQUERQUE NM 87114

RUIZ CHELSEA V & GALLEGOS HARVYE
PO BOX 65808
ALBUQUERQUE NM 87193

MONTOYA ANTOINETTE
7700 TANBARK CT NW
ALBUQUERQUE NM 87120-6545

TAYLOR CHAD WILLIAM & ROZENEH
5675 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114

CUESTA ROBERTO & ERLINDA M
9527 SUN DANCER DR NW
ALBUQUERQUE NM 87114

TOMLINSON STEPHANIE A &
MATTHEW J
9543 SUN DANCER DR NW
ALBUQUERQUE NM 87114

SENA CARLOS A
5644 RED RIVER RD NW
ALBUQUERQUE NM 87114

CRANE GAIL B
5663 BALD EAGLE RD NW
ALBUQUERQUE NM 87114

VALDEZ ANNA M & MONDRAGON
ABELARDO & IDA L
9539 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6093

VALDEZ JESSICA
2828 WILLIAM ST SE
ALBUQUERQUE NM 87102-5129

GORDON HILLARY & JASON B
9636 SUN DANCER DR NW
ALBUQUERQUE NM 87120

GARCIA RUDY FRANK JR & ALICIA
PATRICIA
5656 BALD EAGLE RD NW
ALBUQUERQUE NM 87114-6099

LUJAN JONAE R
9619 SUNDANCER DR NW
ALBUQUERQUE NM 87114

SEPULVEDA JESSICA N
5680 COLD CREEK AVE NW
ALBUQUERQUE NM 87114

SANCHEZ FERNANDO L & PARRA
JESSICA
9615 SUN DANCER DR NW
ALBUQUERQUE NM 87114

CASH JASON
9555 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6093

TARIN ANDREW
5652 BALD EAGLE RD NW
ALBUQUERQUE NM 87114-6099

KEMMEREN JACOB M & MICHELLE
9563 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6093

CASAUS RUDY JR & REBA
9501 ROCK VIEW DR NW
ALBUQUERQUE NM 87114

ZINK ANDREW N & AURORA V
9505 ROCK VIEW DR NW
ALBUQUERQUE NM 87114

HA DAVID
9509 ROCK VIEW DR NW
ALBUQUERQUE NM 87114

TAPIA JOSHUA M & PADILLA-TAPIA
JEANNETTE A
9500 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114-3774

WROLSTAD ERIK & VANESSA
9515 ROCK VIEW DR NW
ALBUQUERQUE NM 87114-6364

LUCERO ARTHUR BILL & KATHERINE
AUSTIN
9504 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114-3774

BOULDERS HOMEOWNERS
ASSOCIATION THE C/O AAM
7850 JEFFERSON ST NE SUITE 130
ALBUQUERQUE NM 87109-4314

MUELLER ALBERT THOMAS III & MARY
TAYLOR
9519 ROCK VIEW DR NW
ALBUQUERQUE NM 87114

ABBOTT ERIC D & JUDITH A
9508 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114-3774

MCGRATH CHRIS L & MCGRATH TOM J
& BARBARA
9512 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114-3774

HERRERA HECTOR B & GUADLUPE
9501 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

ROMERO ISAAC J & SHAWNA R
9516 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114-3774

BINKLEY LARRY V & JOANNA B
9505 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

ENGLISH MATTI & STEPHEN L
9520 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

BOULDERS HOMEOWNERS ASSOC THE
C/O AAM
7850 JEFFERSON ST NE SUITE 130
ALBUQUERQUE NM 87109-4314

HILL GREGORY G
9509 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

SPRIGGS DEANNA R & CHAD R
9524 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

MUDD JOSEPH F III & RYAN LINDSAY E
9515 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

HINDS ALLAN L & DIANNE D
9519 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

DIMAS PAUL E
9528 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

MAESE AILEEN L & ANDREW C
9523 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

KIRBY LINDA S
9532 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114-3774

SWEENEY CARMELINA & GIBSON
SHAUN
9536 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

NEARY LAURA R
9540 GRANITE RIDGE DR NW
ALBUQUERQUE NM 87114

TOP TERRACES INC
4170 ADMIRALTY WAY UNIT 413
MARINA DEL REY CA 90292-4618

PALMA FABIAN J & VANESSA M
9505 STONE RIDGE ST NE
ALBUQUERQUE NM 87114

ROYBAL FRED A & CALVERT AMY L
9509 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

CRUZ MICHELLE A
PO BOX 224
HOLMAN NM 87723-0224

PEGRAM TIMOTHY W & PATRICIA T
9515 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

BACA FERNANADO & VAROZ BACA
STEPHANIE M
9519 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

VAUGHAN STEVE T
9504 IRON ROCK DR NW
ALBUQUERQUE NM 87114

CONLAN CHRISTOPHER M & DODGEN
COURTNEY
9508 IRON ROCK DR NW
ALBUQUERQUE NM 87114

SKINNER WALTER L & SUSAN E
9512 IRON ROCK DR NW
ALBUQUERQUE NM 87114

MURCH MICHAEL E & CHARLOTTE A
9509 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114

CARTER ELIZABETH M
9500 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114

TOUCHINE DENNIS & JENNIFER
9511 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114-3015

ARCHULETA JOSEPH R & ARCHULETA
JOSE R & EVANGELINE
9504 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114-3009

RAMIREZ MELINDA & MIGUEL
9515 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114

PARMELEE MARK A & SUSAN C
9508 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114

COLE JOSEPH A & KENNETHA J TR RVLT
9512 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114

AMBRIZ-QUIJANO ANA L
9516 SANDSTONE RIM DR NW
ALBUQUERQUE NM 87114

BOULDERS COMMUNITY ASSOC INC
C/O AAM LLC
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1136

TARTAGLIA PETE R & GOMESINDA B
9504 STONE RIDGE DR NW
ALBUQUERQUE NM 87114-3006

MITCHELL KEVIN W & JULIA D
9508 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

VARGAS KRISTIN E
9512 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

RILEY BRETT AARON & HEATHER
MARION
9516 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

CONGER ROYCE W & TIFFANY A
9520 STONE RIDGE DR NW
ALBUQUERQUE NM 87120

REDDEMAN BRADLEY R & VICKIE J
9524 STONE RIDGE DR NW
ALBUQUERQUE NM 87114-3006

FIEDLER DAVID M & KATHY M
9528 STONE RIDGE DR NW
ALBUQUERQUE NM 87114-3006

GRAJEDA OCTAVIO JR
9532 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

BLASY BRYAN D & KESSLER-BLASY
AMELIA A
9536 STONE RIDGE DR NW
ALBUQUERQUE NM 87114-3006

MARTINEZ JERRY R & M EMILIA
9540 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

APODACA SAMUEL L
9500 STONE RIDGE DR NW
ALBUQUERQUE NM 87114

FLASH RESOURCES LLC
4461 IRVING RD NW
ALBUQUERQUE NM 87114

EVANS NICKI A
6020 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114-3016

PENNY FREDERICK C IV & JANET M
6024 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114-3016

WARD LONNIE SR
6028 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114-3016

PRINCE STEPHEN M & JUDITH L
773 W BROOMFIELD RD
MOUNT PLEASANT MI 48858

SHARMA SATISH & ASHA
6012 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114

HERNANDEZ ARMANDO & RENEE D
6008 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114

COCHRAN CATHERINE T
6004 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114

RODRIGUEZ LUIS & ENRIQUEZ LYDIA
6000 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114

CLARK WILLIAM C & SUSAN W
6009 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114

ORTIZ TED G & ERLINDA
6015 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114-3017

SKOLNIK RICHARD L & SOPHIA S
6005 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114

CHRISTENSEN ERIK M & STEPHANIE
6001 BOULDER CANYON RD NW
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

BEDROCK INVESTORS LIMITED C/O
CENTERFIRE PROPERTY CO
1509 HARVARD CT NE
ALBUQUERQUE NM 87106-3712

BOULDERS COMMUNITY ASSOCIATION
INC C/O AAM LLC
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1136

From: Jaimie Garcia
Sent: Tuesday, November 13, 2018 2:02 PM
To: Kristl Walker
Subject: FW: The Boulders Phase 3 Onsite Infrastructure Improvements Agreement Extension

Respectfully,

Jaimie N. Garcia
Project Coordinator
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
jgarcia@tierrawestllc.com

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From: Jaimie Garcia
Sent: Tuesday, November 13, 2018 1:59 PM
To: 'ta_a@msn.com'; 'samralphroxy@yahoo.com'
Cc: Ron Bohannon (rrb@tierrawestllc.com); Vince Carrica (VCarrica@tierrawestllc.com)
Subject: The Boulders Phase 3 Onsite Infrastructure Improvements Agreement Extension

Email Notice

November 13, 2018

Email: Mr. Tom Anderson (Paradise Hills Civic Association), and Ms. Maria Warren (Paradise Hills Civic Association)

**RE: THE BOULDERS PHASE 3 ONSITE INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA) EXTENSION
PROJECT#1002632
ZONE ATLAS PAGE B-10/B-11**

Dear Mr. Anderson and Ms. Warren:

Tierra West LLC, on behalf of Flash Resources LLC, requests a two year extension of the Subdivision Improvements Agreement for the onsite improvements for the above referenced project. The extension will allow for the design and processing of plans through the City Development Review Committee for the addition of by-pass lanes to be installed from the new southbound lanes to be constructed along the Boulders frontage to the existing two lanes of Unser on either end of the development. The bi-bass lanes were requested by the City to aid ingress and egress from the Boulders and Sundance Estates Subdivisions.

The request will be submitted to the City of Albuquerque on November 13, 2018, for a public hearing on December 12, 2018 at 9:00am at the Plaza Del Sol Hearing Room, Basement level, 600 Second Street NW (on the Northeast Corner of 2nd Street and Roma NW).

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE or Vince Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com; vcarrica@tierrawestllc.com
505-858-3100

Sincerely,
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Pierre Amestoy, Flash Resources LLC

JN: 2017019
RRB/vc/jg

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Jaimie Garcia

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, October 19, 2018 12:04 PM
To: Jaimie Garcia
Subject: Neighborhood Meeting Inquiry_Paradise Blvd and Unser Blvd_DRB
Attachments: IDOZoneAtlasPage_B-11-Z.PDF; Neighborhood Meeting Inquiry_Paradise Blvd and Unser Blvd_DRB.xlsx

Jaimie,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	P
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	NM	87114	5053040106	505
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	NM	87114	5054402240	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods

=====

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Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	NM	87114
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	NM	87114

4th EXTENSION & AMENDMENT TO AGREEMENT
Procedure "B2 "

PROJECT NO. 761788

This Agreement made this 9th day of May, 2018, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and **Flash Resources, LLC** (Subdivider"), whose address is **4461 Irving Blvd. NW, Albuquerque, New Mexico 87114** and whose telephone number is **505-822-0044**, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 4th day of April 2014, which was recorded on 4th day of April, 2014, pages 1 through 12, as Document No. 2014028549 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 10th day of March, 2015; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension to Agreement dated October 13, 2015 recorded on October 13, 2015, pages 1 through 4, as Document No. 2015089467 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to March 10, 2016; and

WHEREAS, the Earlier Agreement was amended by a 2nd Extension to Agreement dated May 24, 2016 recorded on May 24, 2016, pages 1 through 4, as Document No. 2016046944 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to March 10, 2017; and

WHEREAS, the Earlier Agreement was amended by a 3rd Extension to Agreement dated May 17, 2017 recorded on May 17, 2017, pages 1 through 4, as Document No. 2017047411 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to October 10, 2017; and

WHEREAS, Subdivision Improvements Agreement, Procedure B-1 for Boulders, Ph. 3 lists improvements for the off-site Unser Detention Pond Improvements on Tract 6-A; and

WHEREAS, the subdivision for Boulder Phase 3 Improvements is completed, but the Unser Detention Pond Improvements are not fully completed; and

WHEREAS, the Subdivider has requested to amend Subdivision Improvements Agreement, Procedure B2 by combining Subdivision Improvements Agreement, Procedure B1 and B2; and

WHEREAS, combining Subdivision Improvements Agreement, Procedure B1 and B2 will only include the Unser Boulevard Improvements which have not been constructed and the remaining Unser Detention Pond Improvements along with the Unser Boulevard Improvements; and



WHEREAS, all other remaining improvements that are on the required infrastructure listing, will remain on Subdivision Improvements Agreement, Procedure B1; and

WHEREAS, the improvements that will remain for the off-site Unser Detention Pond Improvements will include the low flow channel at the bottom of the pond, the extension of the emergency spillway, and backfill of the existing floodwall; and

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

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

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

THEREFORE, in consideration of the above, the City has agreed to amend and combine Subdivision Improvements Agreement, Procedure B1 and B2 which will include the Unser Boulevard Improvements and the off-site Unser Detention Pond Improvements on Tract 6-A.

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

1. The required completion date for construction of the improvements, as set forth in the attached **Exhibit A**, is extended (Complete either A or B:)

A. For all improvements, the 10th day of October, 2018.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

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

Type of Financial Guaranty: Letter of Credit No.

Amount: \$561,225.60

Name of Financial Institution or Surety providing Guaranty: _____

LANB

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

October 10, 2018

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: December 10, 2018

Additional information: _____

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

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

SUBDIVIDER: Flash Resources, LLC

By [signature]: [Signature]

Name [print]: Pierre Amestoy, Jr.

Title: Managing Member

Dated: 4/16/18

CITY OF ALBUQUERQUE:

By: [Signature] - KAM

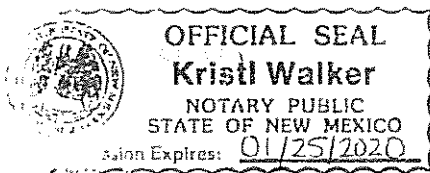
Shahab Biazar, P.E., City Engineer

Dated: 5/9/18

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 16 day of April, 2018 by
[name of person:] Pierre Amestoy, Jr., [title or capacity, for instance, "President" or "Owner"]
Managing Member of [Subdivider:] Flash Resources, LLC.



[Signature]
Notary Public

My Commission Expires: 01/25/2020

CITY'S NOTARY

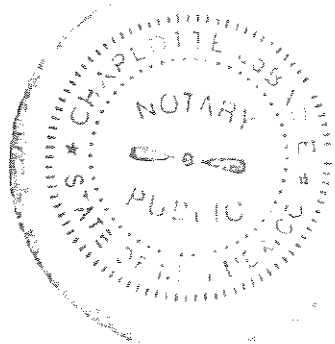
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____ day of _____,

CITY'S NOTARY

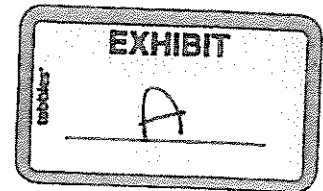
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 9th day of May,
20 18 by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal
corporation, on behalf of said corporation.



Charlotte A. Biazar
Notary Public

My Commission Expires: 12/31/2021



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 20, 2017

Project# 1002632

17DRB-70324 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

17DRB-70325 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT
EXTENSION (2YR SIA)

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-106. **BOULDERS PHASE 3** zoned R-1 T, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND PASO DEL NORTE NW containing approximately 27.61 acre(s). (B-10 AND 11)

At the December 20, 2017 Development Review Board meeting, the extension of the Subdivision Improvements Agreements were approved.

If you wish to appeal this decision, you must do so by December 27, 2017 in the manner described below.

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

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

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


Kym Dicome, Acting DRB Chair