



## DEVELOPMENT REVIEW APPLICATION Effective 5/17/18

Please check the appropriate box and refer to s	supplemental forms for sub	mittal requirements. All fe	es must be paid at the time of application.
Administrative Decisions	☐ Historic Certificate of Ap (Form L)		☐ Wireless Telecommunications Facility Walver (Form W2)
☐ Archaeological Certificate (Form P3)	Historic Design Standard	ds and Guidelines (Form L)	Policy Decisions
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Pla	ın (Form P1)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC includin (Form P1)	g any Variances – EPC	☐ Adoption or Amendment of Historic Designation (Form L)
☐ WTF Approval (Form W1)	Site Plan – DRB (Form I	P2)	☐ Amendment of IDO Text (Form Z)
☐ Minor Amendment to Site Plan (Form P3)	☐ Subdivision of Land - M	inor (Form S2)	☐ Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – M	ajor (Form S1)	☐ Amendment to Zoning Map – EPC (Form Z)
☐ Conditional Use Approval (Form ZHE)	☐ Vacation of Easement or	r Right-of-way (Form V)	☐ Amendment to Zoning Map – Council (Form Z)
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form \	/)	Appeals
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	☐ Variance – ZHE (Form Z	CHE)	☐ 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 <u>all</u> owners:	
BRIEF DESCRIPTION OF REQUEST			
Major Inf	rastructure Improvemer	nts Agreement (IIA) Ex	tension
SITE INFORMATION (Accuracy of the existing I	egal 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-	Α	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	l. NW	and:
CASE HISTORY (List any current or prior project	ct and case number(s) that	may be relevant to your re	quest.)
Signature:			Date: 11/12/2018
Printed Name: Ronald R. Bohannan			☐ Applicant or Ø Agent
FOR OFFICIAL USE ONLY			
Case Numbers		Action	Fees
-			
-			
_			
Meeting/Hearing Date:			Fee Total:
Staff Signature:		Date:	Project #

### FORM S1: SUBDIVISION OF LAND - MAJOR

☑ INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

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 <u>PLNDRS@cabg.qov</u> 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.

	N/A Interpreter Needed for Hearing? NO if yes, indicate language:  X Letter of authorization from the property owner if application is submitted by an agent  X Zone Atlas map with the entire site clearly outlined and labeled  X 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
2	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.

### 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	d from To	·
5. REMOVAL		
	be removed before the initial hearing on be removed within five (5) days after the in	
have read this sheet and dobligation to keep the sign(standard) am being given a copy of the	iscussed it with the Planning Division sta s) posted for fifteen (15) days and (B) who his sheet.	.ff. I understand (A) my ere the sign(s) are to be located.
	(Applicant or Agent)	(Date)
issuedsigns fo	or this application,,	
	(Date)	(Staff Member)
Rev. 11/8/90	APPLICATION NUMBE	R:



## 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. Bohannan, P.E.

Enclosure/s

CC:

Pierre Amestoy, Flash Resources LLC

JN:

2017019

RRB/vc/jg



## 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 2<sup>nd</sup> 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-designdevelopment/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. Bohannan, PE or Vince Carrica, PE 5571 Midway Park Place NE Albuquerque, NM 87109 rrb@tierrawestllc.com; vcarrica@tierrawestllc.com 505-858-3100

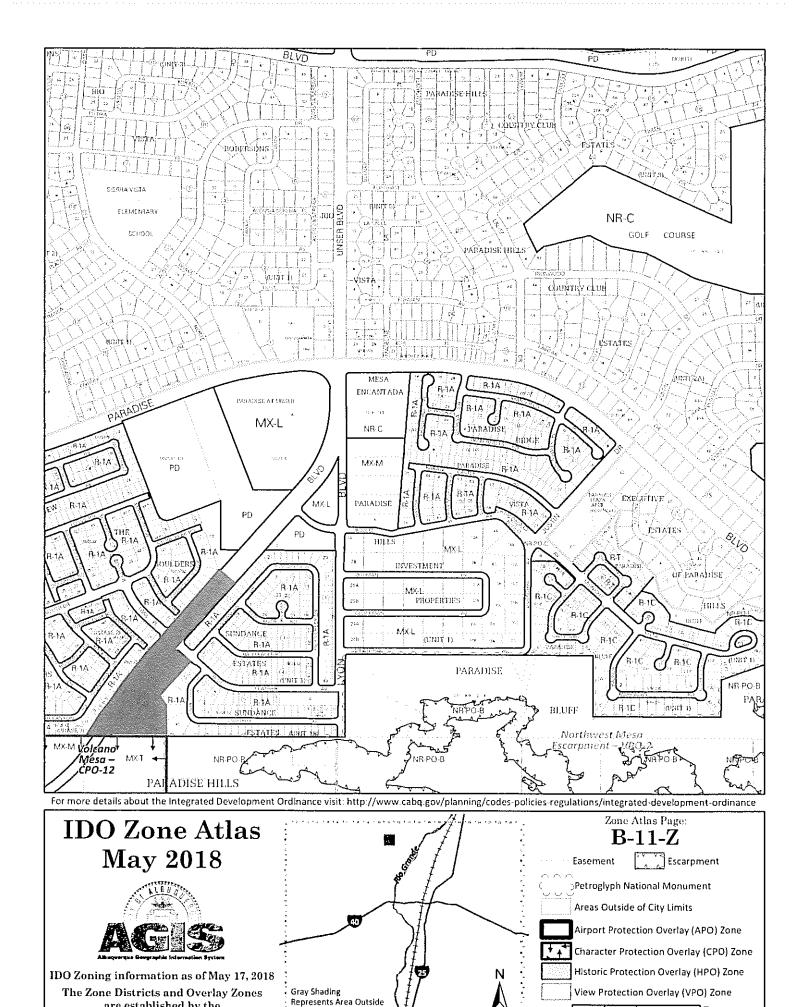
Sincerely

∕Ronald R. Bohannan, P.E.

Enclosure/s

Pierre Amestoy, Flash Resources LLC CC:

JN: 2017019 RRB/vc/ig



Feet

1,000

500

250

are established by the

Integrated Development Ordinance (IDO)

of the City Limits

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.

*17年段がた* Print Name

Signature

MANAGING MEMBER

Title

Date

## CITY OF ALBUQUERQUE



### **FINANCIAL GUARANTY AMOUNT**

October 24, 2018

	Type of Estimate:	SIA Procedure B w	ith FG			
	Project Description: Project ID #:	761788	The Boulders		Phase 3	
	Requested By:	Vince Carrica				
		Approved Estimate	e Amount:		\$	446,534.74
		Continency Amou	nt:	0.00%	\$	
		Subtota	d:		\$	446,534.74
PO Box 1293		NMGRT:		7.875%	\$_	35,164.61
		Subtota	1:		\$	481,699.35
Albuquerque		Engineering Fee:		6.60%	\$	31,792.16
NM 87103		Testing Fee:		2.00%	<u>\$</u>	9,633.99
		Subtota	ıl:		\$	523,125.49
www.cabq.gov		FINANCIAL GUARA	NTY RATE:			1.25
		Retainage Amount	t:		\$	653,906.89
	TOTAL FINANCIAL GUAF	RANTY REQUIRED:				
	TOTAL FINANCIAL GUAR	RANTY REQUIRED:				

Notes: Update to 2018 Prices for SIA Extension

APPROVAL:

DATE:

Project Number: Current DAC

INFRASTRUCTURE LIST

[Hex. 9-22 05]

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

	> □	a BRO
h	DRB App	Project No.:
- of	Application	ě.
1-	n No	1002
		632

Date Preliminary Plat Approved: 8/21/13 Date Preliminary Plat Expires: 0/21/14

Date Site Plan Approved: Dale Submitted: 11/08/13

THE BOULDERS - PHASE THREE PROPOSED NAME OF PLAT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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PAGE 1 OF A	Stoney Draw Drive	Film Bock Drive	Jagged Peak Road	Glass Hock Road	Pumice Ridge Reza	Boulder Canon Road	Big Rock Drive	Big Rock Drive	Location	see revisions to the listing will be tr see revisions to the listing will be tr whed as a condition of project acci
	Boulder Canyon lid	Jagged Peak Ad	Big Rock Drive	Flint Root: Drive	Big Rock Drive	Big Rock Drive	Punice Ridge No	115' south of Geode Ro	From	ly be deleted as well as the to corporated administratively, sphance and close out by the
	South Property Line	Boulder Canyon Rd	110' west of Andesita Drive	110' wast of Andesite Drive	Film Apol Drive	Andesite <b>D</b> rive	Boulder Canyon Rd	Pumice Ridge Ad	÷i o	related perfors of the financial in addition, any unforciseen City.
	244		44					The second secon	Construc Private Inspector	al guarantics. I
		1	j	1			,	_	Construction Certification Private City Cr Inspector P.E. Engine	All such revision a during constr
		-	1	~				-	City Crist Engineer	neton which

pey. 63 17 2011)

FIGURE 12

Guaranteed Financially DRC# Constructed 0AC # Under Sanitary sewer to include manholes and service connections as required. Residentio-arcettighte-per-SRVI.— 🗘 Water infrastructure to include velves, Illings, valve boxes, and the hydrants as required. Catch basins and HCP connections included with storm sewer. ືຜ<u>ີ</u> == (B' Thick 9.247 ac-ti Size (Northbound) Dumped Basall Riprap (D50=121) Floodwall (both sides) Detention Pond Type of Improvement Unser Blvd Tract B Tract B Tract 6-A Location Boulder Trail Place East Property Line East Property Line From 800' South of Boulder Trail Place West Property Line West Property Line 급 Private Inspector P.E. Construction Certification
Private City Cost Engineer

PAGE 3 OF 4



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

December 20 Dans

### 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, 1999 year extension of the Subdivision Improvements Agreements were approved.

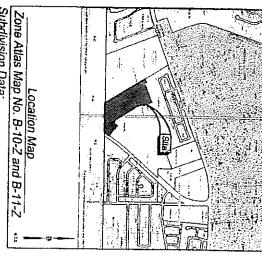
If you wish to appeal this decision, you must do so by the described below.

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



# Subdivision Data:

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Disclosure Statement:

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# AECONDAY STAMP

# The Boulders Phase Albuquerque, Barnalillo County, New Mexico March 2014 Plat of

# Project No. 1002632

Application No. 14DRB-7025

Utility Approvats

Non mental chain was CHEST CORP 5-15-14 5-15-2014 5/16/14 2

City Approvals

OIT ENGINEES PARKS IND RECREATION DEPARTMENT TRAFTIC DIGNEENING, TRANSPORTATION DEPARTMENT MOXISTED ALD Cust a chu ica a Cha JP LOSTA 7-9-14 7-25-H 5-20-14 24 07/25/14 DATE 7-23-14 07-25-14 7-23-14

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# Surveyor's Certificate

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CHANGE THE STATE Sta. (CEG11)

PRECISION 1NC.

REPORT LINEATION: 5371 MONLEY PLANT FILMS, N.E. Albuquer epie, n.al. 83709

SOLUTION TOLLPILE SOLUTION NAME SOLUTION FAI AT VACHE COMP. PART ELTES

Sheet 1 of 5

INDEANG INFORMATION FOR COUNTY CLERK
ONNEY FLASH RESQUENCE I.C.
SECTION IO AND II. TOWNSHIP I.L.M. RANGE Z.E.
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BERCE S LITUROT E A ROTANCE OF 12350 FEET TO AN ANGE POINT OF THE CERTISED THAN LITHO ON THE MARILY WASHED FOR AND THAN TOOM ROMO, THE MARICO BY A SET HO. 4 REDAR WITH TELLOW PLACING ONF TOE 11921. REACE S 197077" E. A DISTAICE OF 10250 FEET TO AN ANGE POINT OF THE OFFICIALTS TRACT HARRED BY A SET HO. 4 REBAR WEN YOLLOW PLASTIC CAP "PS 115917";

TREACT CROSSUS SAID RORE OF WAY, S. STIPSHY E. A RESUMPE OF SHIGH FRET TO AN AVICE PRINT OF THE RESERVED TRADE I THISE OF THE SAID SOUTH MENT OF TRAY LINE MARKET BY A SET KEL. A KERAR WITH TELLOW PLUSTIE CAP. THE 1993!

DENCE N BITSTIZ" C. A DISINCE OF 33.56 FEET TO AN ANGLE PONT OF THE OCCURRED TRACT NAMED BY A SET NO. 4 REQUE WITH YELLOW PLASTIC CAP. THE 11995', PROKES SEPTOOF E. A COSTANCE OF SOLAS FEET TO AN ANGLE POINT OF THE OESCHOOD TRACT MANKED OF A SETTIOL A REDAR HITH TELLOW PLASTIC CAP "AS FLORE". nence s streat e a deimoe of 4075a feet to an mole pont if the ofedered tract Marko of a set no. 4 redar hith tollow fuating cup "PS 11931";

TRACE HENDLY E.A DESMES OF ARTHES TO MEANE FOR OT THE DESCRIPTION THAT I THE ON THE MEST ROOM OF MAY USE OF ARESTS SMILE, MM, MARKED BY A SET AS, A REDIG MITH SELLOW PLASTIT CAP. "TO 1992", BENEE H 4279737 E. A OSTAGE OF 4156 KEET TO AH ANGLE POWLOT THE GESCHOOD TRACT MARKED BY A SET HO. 4 REDAR THIN HELION PLASTIC CAP "PS H391".

ON SHIFT HOW THEN BYOLD OF THE STANKED OF A SECTION OF THE STANKE STANKED OF THE STANKES OF THE

TRACE ALOG SAD RETIRORI OF MAY DE ALOGS A TOMEN CAPTE TO THE RICH HANDS A RADIS OF PLANT HAND THE ALOGS OF TH PRINCE CROSSING AND RESET OF WAX, S. 3554737 S. A BISHWIZE OF 46 OG TEET TO AN MIGLE POINT OF THE ORGANISM DAVIT LIMIC ON THE SOUTH RESET OF THAY UNIT MANKED BY A SET HIS 4 RESIM WITH YELLOW PLASTIC OUR "PS. 1991".

TRACE ALONG LAD HERRY ROYF OF MY LUE FOR THE HEXT THO CAUS, ALONG A KOM-TUNGLIF CARE TO THE LETT MANNE A RANGE OF STAND FEET, AN ARC LEHERN OF THE AFFELT, A OUT, I AVAIL OF BITSTIT MAIN A CHRO MANNE OF S LEWBOOT IN, AND A O'DOTA LEHERN OF THE ARKNE OF SELECTORY.
TO A POINT OF RESCUE CHRIMETHE OF THE RESCUENCE HALE: TRACT EXAMPS SAG ROLF OF MAY ELS. S. 1515144° E. A DISTAKCE UF IDLES FEET TO THE ASTERMENT CORLER OF THE DECORDED TRACT LYANG ON THE HIGHT RIGHT OF MAY CHE OF WISER SOLEFAND, JULY:

PROCES ALONG A RESISTE CHAVE TO THE PROJET ALONG OND NORTH BIGHT OF BAY USE TO THE ROSET HANGO A PRODUC OF SCOOLST SEET, AM ARD ENGINE OF SLOPE FEET, A DRETA, AMOULT OF CRITIST, WITH A DROSS DESCANCE OF STATISTICS W, AND A GOODD EDWERT OF SLOPE FEET TO THE SOUTHARD CHARGES OF THE GEOGRAPH TRAFF.

nnor h bivat e. A sepanc se torda set to av and powt of the besided that Theor he het heat of any like of es rick content, kie anne of a set ho a rebr with Theor places of the 1921. PICACE A JIZZOA" M. A CESANCE OF 1254-SO FEET TO THE ADMINISTS COPHER OF THE CESCROSSO TRACT MARKED BY A SET NO. 4 REAM WITH YELLOW PLASTIC CAP "ITS 11835"; PLENCE M 485007" N. A CESTMOSE OF 85061 FEST TO THE SOUTHMEST CONTER OF THE DESCRIPCION PLACTE WARKED BY A FEMAL NO. 4 RETAR WITH YELLOW PLACTES CAP "THE 11931". THREE LEANNS SAO CENTRUKE N 85'49'SA' N. A DETANCE OF HIGH FETT TO AN AIGUE FOINT OF THE BESCRIDED THACE MARKED BY A SET NO. 4 REBAR BITH KELDY PLASTIC CAP "PS. 11985",

WEEDSONG TIMES

SELECTION OF THE SELECT DOC# 2014059828

# The Boulders Phase III

Albuquorque, Bernalillo County, New Mexico March 2014

THOUSE ALONG SACH MEST MOST OF MAY UNE ALONG A NOW-TANGENT COME TO THE LEFT HAVING A RACKED OF 2880 FETH, AN APP LEWISH OF ALSO FETH, A COLTA MAGE OF MUSTING MAY A COLOR CHACH OF HEAR FETH OF AN AFFILE FOR DECIMAL OF STANFFIT E, AND A CHORON LICHICH OF HEAR FETH ON A MUSICE FORM TO THE CONCREGION THANKED OF A SET NO. 4 KEDAR WITH ITELOP PLASTIC CAP. "TS 1985".

TRUCKÉ N OSTOTZE E N OSTANEE OF MODA PEU TO THE KORRINAST EORGE MOD HE POUL DE BEOLING OF THE EXECUTED SOME CENTRAND ABOUT DO FERENCIA TO THE POUL DE BEOLING OF THE EXECUTED HAVE DE CENTRAND ABOUT DO FERENCIA SECULIA TO THE DESCRIPTION OF DE THESE MODE CONTROLLED HAVE DESCRIPTION OF A DESCRIPTI DEMICE CROSSING SAID PICHT OF HAY H BODDISCT E. A DISTANCE OF IGBAS FEET TO AN ANCIE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP THIS 1933T, DESIGE ALONG SAD WEST RICHT OF HAY LING S JIZDEST E. A OGENNOE OF ZI GA FEET TO AN ANGLE POINT OF THE CESCRICKO REACT HARAED BY A SET HO. 4 REDAR WITH TELLOW PLASTIC CAP THE VERST

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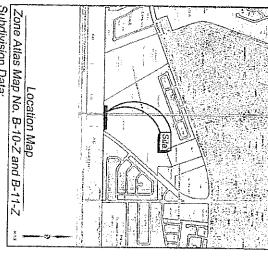
PRECISION

HARMLAGERESE: PO Bea SOSTS AGUETETES, HH BRISS officerbeaton: 55/1 Munipper Price Place, KE Advocation, HH Bitos

855,442,804 TOLLEGIE 505,856,5700 PHONE 505,856,7900 FAI

Sheet 5 of 5

NOSEWS BEFORMATION FOR COUNTY CLERK CONNER LANSE MESCHERCE LL. SECON IL MED 13 TOWNERS FLAR RANGE 2 L SUBDIVISION DIL BECHERTES FILMET H



# Subdivision Data:

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Disclosure-Statement:

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# Solar Note:

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# Public Utility Easements

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- <u>CARE I</u>T FOR THE METALLATON, MANITHMEE, MO SCHINGE OF SCHINGHE CAREE AND OTHER FEATURE CAMPAIN METALETHEE RECEMBER METEROURY TO PROVIDE CARE SCHINGE

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Legal Description

COCH 2014056101 BAETANIETHANKENBOWTINEN HORES OC.

# Lots 78-A, 79-A, 80-A, 81-A, 82-A, 83-A, 84-A, 85-A, 86-A and Tract C-1 The Boulders Phase

→ Town of Alameda Grant, Projected Sections 10 & 11, T, 11 N., R, 2 E., N.M.P.M.
Albuquerque, Bernalillo County, New Hoxico
November 2014

# Project No. 1002632

Application No. 14DRB- 70377 Utility Approvals

COMCASI	The state of the s	SO WITHERINGS A/B/O WILWAMPRO 15300		NEW MERSO CAS COMPANY	43/(1)	(A)	France Visit	
DATE	whether	DATE	11/12/14	DAIE	11/12/14	DATE	11.18-14	

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ecuadary is ted to the Aem Merco State Plane Coordinate System as Shown.

MATRICES WILL BE OFFEET AT ALL POINTS OF CLOVATING, POINTS OF TANGENCY, STREET WILDSTEDING, AND ALL CHAIR ANGLE POINTS TO ALLOH USE OF CENTERING HONDINGNIANDAL

# City Approvals

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12-2-14 12-2-14	47-C1-11 2VB #1-21-11	11/12/14	11-12-14 DATE	11/14/14 DATE

H FEAT SHOWS ALL EASEMENTS OF RECORD

TOT STEWARD ST WALKER TOT WODIE 40)

THE STORY OF THE PROPERTY OF THE PERSON OF THE TWENTERUDE STORES CONTRACTOR

Blest Resources LAC Br B. 15/4/14

# Surveyor's Certificate

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(11993)

BURVEYS, INC.

MAKING AGENTSS: PO Est 50616 Affiguetgue, had 81195 office location: 55 II Noway Park Floce, HE Albequercia, Khi 67159

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Free Consent

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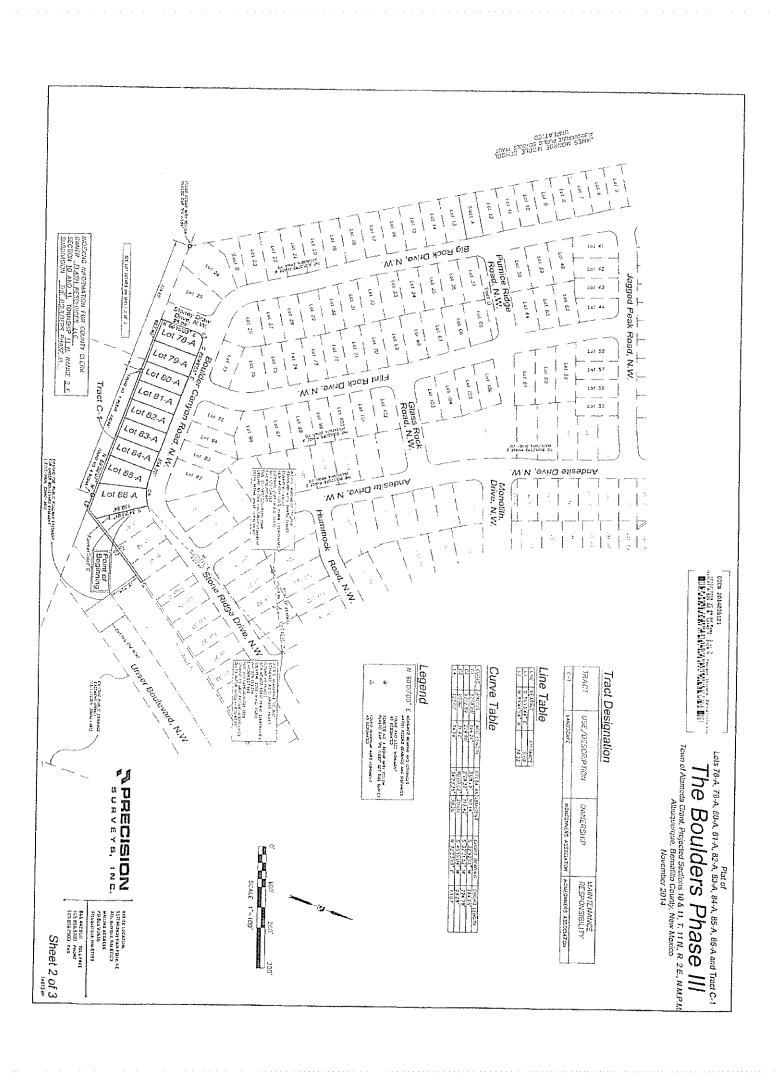
COUNTY OF BEHNALILE) 45 Acknowledgment

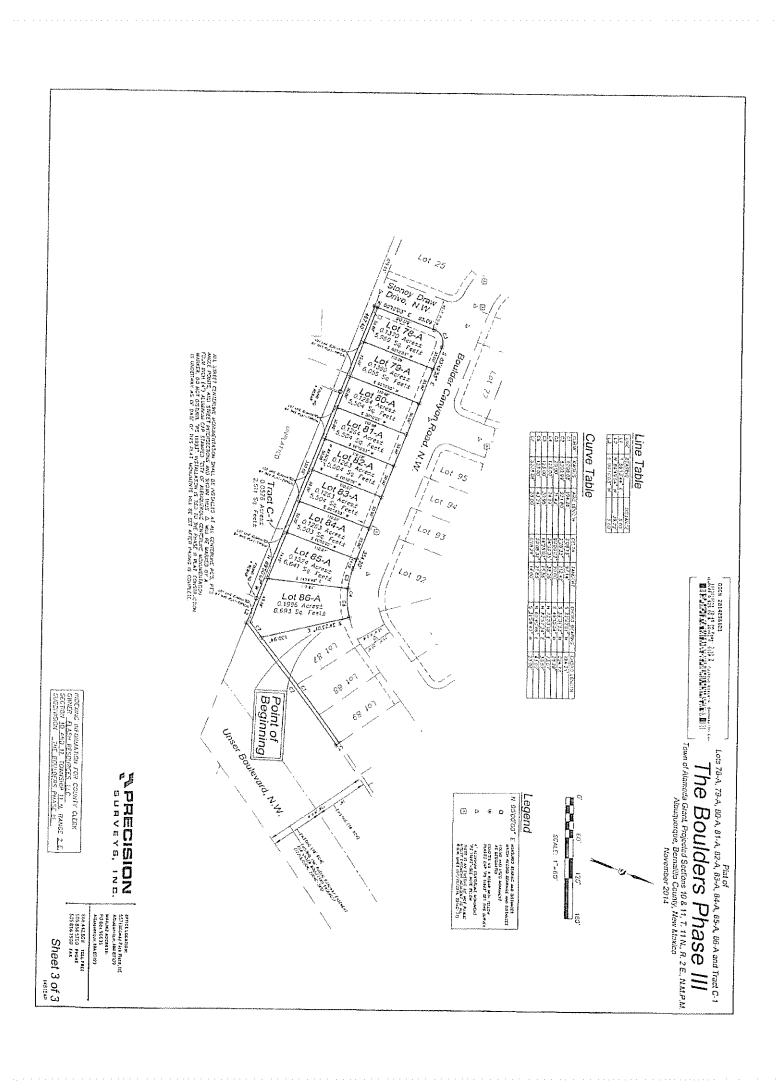
DUE WESTERMENT AND ACKNOWLD SETTING UP THIS  $\frac{\|\hat{H}^k\|}{\|\hat{u}\|^2}$  DAY OF  $\frac{\|\hat{H}^k\|\hat{H}^k\|}{\|\hat{H}^k\|^2}$  . TOLE OF RESERVANCES, LINE A NEW ON A MINER WHILE WELLTH COMPANY. Jamie N. Garcia
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Station 3 77 707

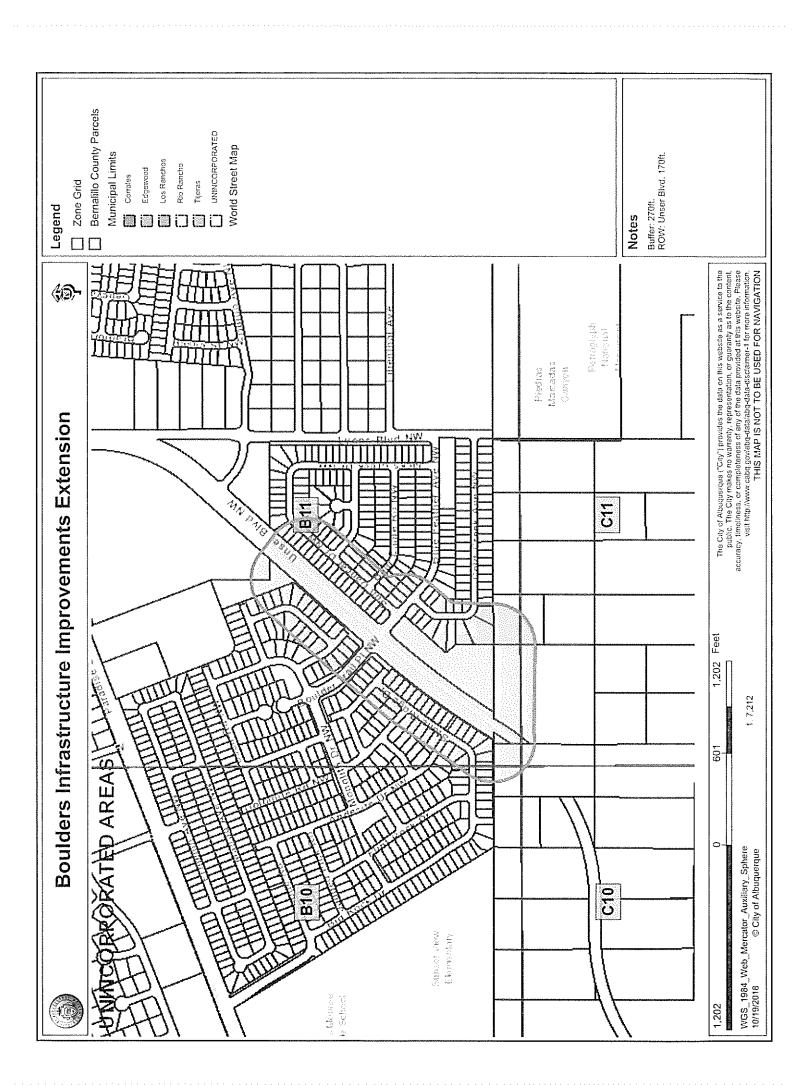
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Sheet 1 of 3







SEDILLO JAMES D & THERESE MADRID LOUIS E & ROSALIE A ALBERTSON BENJAMIN SCOTT & 9507 CACHE CREEK DR NW 9508 CACHE CREEK DR NW **ALEXANDRA PIEL ALBUQUERQUE NM 87114 ALBUQUERQUE NM 87114** 9516 CACHE CREEK DR NW ALBUQUERQUE NM 87114-6103 TAYLOR JAHNELLE L WITT ALLEN L & VERONICA **VAZQUEZ JESUS** 9559 SUN DANCER NW 9627 SUN DANCER DR NW 9611 SUNDANCER DR NW **ALBUQUERQUE NM 87114** ALBUQUERQUE NM 87114-6091 **ALBUQUERQUE NM 87114** RUPLEY DAWN M & CASEY D STEWART DAVID D & CYNTHIA L STAR JENNIFER A 6315 ORFEO TRL NW 9503 CACHE CREEK DR NW 9547 SUN DANCER DR NW ALBUQUERQUE NM 87114-5266 ALBUQUERQUE NM 87114-6104 ALBUQUERQUE NM 87114-6093 KUHNLEY DANIEL L & MARSHA D TOP TERRACES INC **LEWIS SANTEE** 5664 BLUE FEATHER AVE NW 4170 ADMIRALTY WAY UNIT 413 PO BOX 876 ALBUQUERQUE NM 87114-6101 MARINA DEL REY CA 90292-4618 **CHURCH ROCK NM 87311** CITY OF ALBUQUERQUE BARELA EDWIN A II & BARELA EDWIN **REED RUBY A** PO BOX 1293 A & IRENE 9515 CACHE CREEK DR NW ALBUQUERQUE NM 87103-2248 9600 SUN DANCER DR NW ALBUQUERQUE NM 87114-6104 ALBUQUERQUE NM 87114-6089 HERRERA VICTOR APODACA JOHNNY R & CHRISTINA F CITY OF ALBUQUERQUE 9531 SUN DANCER DR NW 9535 SUN DANCER DR NW PO BOX 1293 ALBUQUERQUE NM 87114-6093 **ALBUQUERQUE NM 87114** ALBUQUERQUE NM 87103-2248 DEBLASSIE JOSEPH D SR & CYNTHIA M ALLEN GEORGE M & VANESSA **BURNS REBALTRUSTEE BURNS RVT &** 5664 BALD EAGLE RD NW 9620 SUN DANCER DR NW **GARY J TRUSTEE BURNS FAMILY TRUST** ALBUQUERQUE NM 87114-6099 ALBUQUERQUE NM 87114-6089 9512 CACHE CREEK DR NW ALBUQUERQUE NM 87114-6103 ALDAVAZ JOSE R **CISNEROS JOSHUA** MELBA JOYCE RIVERA IRVT 9608 SUN DANCER DR NW 9180 COORS BLVD NW APT #205 9500 CACHE CREEK DR NW ALBUQUERQUE NM 87114-6089 ALBUQUERQUE NM 87120-3125 ALBUQUERQUE NM 87114-6103 WHITE BENJAMIN D & MOORE DEBBIE HALL KEVIN E LUCERO JOHN C 9601 RED RIVER CT NW 9609 RED RIVER CT NW 9505 CACHE CREEK DR NW ALBUQUERQUE NM 87114-6095 **ALBUQUERQUE NM 87114** ALBUQUERQUE NM 87114-6104 ZESATI DEL VILLAR ESTEBAN & **BRECKENRIDGE PROPERTY FUND 2016** CHASE TED E & CAMILLE A HERRERA DE ZESATI BERTHA LLC 9605 RED RIVER CT NW 9504 CACHE CREEK DR NW 2320 POTOSI ST SUITE 130 ALBUQUERQUE NM 87114-6095 **ALBUQUERQUE NM 87114** LAS VEGAS NV 89146-0312

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	FERRELL PATRICK	QUICK JIMMIE TOM & JOAN M
1066 GLADYS AVE	9509 CACHE CREEK DR NW	9501 CACHE CREEK DR NW
LONG BEACH CA 90804	ALBUQUERQUE NM 87114	ALBUQUERQUE NM 87114
COPPER-SNOW WENDY S	BENO NINA TRUSTEE BENO RVT	CASTELL LESA M
5655 BALD EAGLE RD NW	9523 SUN DANCER DR NW	5660 BALD EAGLE RD NW
ALBUQUERQUE NM 87114-6100	ALBUQUERQUE NM 87114-6093	ALBUQUERQUE NM 87114-6099
SINGLETARY ANDRE J	JARAMILLO MICKEY R	DEBLASSIE JOSEPH D SR & CYNTHIA M
9520 CACHE CREEK DR NW	9511 CACHE CREEK DR NW	5667 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114-6103	ALBUQUERQUE NM 87114-6104	ALBUQUERQUE NM 87114-6102
GONZALES-MAESTAS RENA	BAKER SHELBY J & JAMES MARSHA Y	RYAN THOMAS M & PEGGY F
9551 SUN DANCER DR NW	9605 SUN DANCER DR NW	5679 BLUE FEATHER AVE NW
ALBUQUERQUE NM 87114	ALBUQUERQUE NM 87114-6091	ALBUQUERQUE NM 87114
EVANS ANDREW	MCKILLIP ADAM & CANDACE	MOORE ANDREW
5659 BLUE FEATHER AVE NW	9623 SUN DANCER DR NW	5659 BALD EAGLE RD NW
ALBUQUERQUE NM 87114	ALBUQUERQUE NM 87114	ALBUQUERQUE NM 87114
VILLAREAL CHRISTINA M	MAUSER PUALA J	RUIZ CHELSEA V & GALLEGOS HARVYE
PO BOX 66541	5640 RED RIVER RD NW	PO BOX 65808
ALBUQUERQUE NM 87193	ALBUQUERQUE NM 87114	ALBUQUERQUE NM 87193
MONTOYA ANTOINETTE	TAYLOR CHAD WILLIAM & ROZENEH	CUESTA ROBERTO & ERLINDA M
7700 TANBARK CT NW	5675 BLUE FEATHER AVE NW	9527 SUN DANCER DR NW
ALBUQUERQUE NM 87120-6545	ALBUQUERQUE NM 87114	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,

Jaímie N. García

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 Bohannan (<a href="mailto:rrb@tierrawestllc.com">rrb@tierrawestllc.com</a>); Vince Carrica (<a href="mailto:VCarrica@tierrawestllc.com">VCarrica@tierrawestllc.com</a>) **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 2<sup>nd</sup> 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: <a href="https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/">https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/</a> 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.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE or Vince Carrica, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
<a href="mailto:rrb@tierrawestllc.com">rrb@tierrawestllc.com</a>; vcarrica@tierrawestllc.com
505-858-3100

Sincerely, Ronald R. Bohannan, 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>

Friday, October 19, 2018 12:04 PM

Jaimie Garcia

Neighborhood Meeting Inquiry\_Paradise Blvd and Unser Blvd\_DRB

DOZoneAtlasPage\_B-11-Z.PDF; Neighborhood Meeting Inquiry\_Paradise Blvd and Unser Blvd\_DRB.xlsx

## Jaimie,

Attachments:

**Subject:** 

Sent: To: 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.

	First	Last						Mobile	
Association Name	Name	Name	Email	Address Line 1	City	State	Zip	Phone	<b>d</b> .
				10013 Plunkett Drive					
Paradise Hills Civic Association	Tom	Anderson	Anderson ta a@msn.com	NW	Albuquerque   NM		87114	5053040106   505	505
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	oxy@yahoo.com 5020 Russell Drive NW	Albuquerque NM		87114	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-meetingrequirement-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

This message has been analyzed by Deep Discovery Email Inspector.

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

Paradise Hills Civic Association Maria Marren samralphroxy@yahoo.com 5020 Russell Drive NW	Email Address Line 1 City
Maria Warren samralphroxy@yahoo.com	

### 4<sup>th</sup> EXTENSION & AMENDMENT TO AGREEMENT Procedure "B2 "

### PROJECT NO. <u>761788</u>

$\circ$ th	
This Agreement made this $9^{+}$ day of $9^{-}$	, 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, Al	buquerque, New Mexico 87114 and
whose telephone number is 505-822-0044, is made in Albu	querque, 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 4<sup>th</sup> day of April 2014, which was recorded on 4<sup>th</sup> 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 10<sup>th</sup> 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 <u>2<sup>nd</sup> Extension to Agreement</u> dated <u>May 24, 2016</u> recorded on <u>May 24, 2016</u>, pages <u>1</u> through <u>4</u>, as Document No. <u>2016046944</u> in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to <u>March 10, 2017</u>; and

WHEREAS, the Earlier Agreement was amended by a 3<sup>rd</sup> 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, combing 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

Doc# 2018041622

COA# 761788

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 10<sup>th</sup> day of October, 2018.
  - B. On portions of the improvements as follows:

IMPROVEM	<u>IENTS</u>	COMPLETION DATE
2. financial gua	-	odivider has provided the City with the following
2.1	of Financial Guaranty: Letter of Credunt: \$561,225.60	lit No.
	e of Financial Institution or Surety prov	riding Guaranty:
	City first able to call Guaranty (Constr ber 10, 2018	uction Completion Deadline):
	aranty is a Letter of Credit or Loan Res anty is: <b>December 10, 2018</b>	serve, then last day City able to call
Addit	tional 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 CITY OF ALBUQUERQUE:
By [signature]:  Name [print]: Pierre Amestoy, Jr.  Title: Managing Member  Dated:  Da
SUBDIVIDER'S NOTARY
STATE OF NEW MEXICO )
)ss. COUNTY OF BERNALILLO )
This instrument was acknowledged before me on \( \ldot \) day of \( \begin{array}{c} \begin{array}{c} \ldot \) day of \( \begin{array}{c} \begin{array}{c} \ldot \) \( \ldot \) [name of person:] \( \begin{array}{c} \ldot \) Pierre Amestoy, \( \begin{array}{c} \ldot \), [title or capacity, for instance, "President" or "Owner"] \( \begin{array}{c} \ldot \) Managing Member of [Subdivider:] \( \begin{array}{c} \begin{array}{c} \ldot \) Plash Resources, \( \begin{array}{c} \begin{array}{c} \ldot \\ \ \end{array} \).
OFFICIAL SEAL ) MALILLALLY
Kristl Walker Notary Public
STATE OF NEW MEXICO  Asign Expires: 01/25/2020  My Commission Expires: 0/25/2020
<u>CITY'S NOTARY</u>
STATE OF NEW MEXICO ) )ss.
COUNTY OF BERNALILLO )
This instrument was acknowledged before me onday of,

3

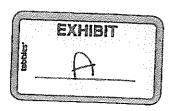
SIA-B-2 Extension Agreement

COA# 761788

CITY'S NOTARY

STATE OF NEW MEXICO	)
COUNTY OF BERNALILLO	)ss. )
This instrument was ac	knowledged before me onday of
20by Shahab Biazar, P.I	E., City Engineer of the City of Albuquerque, a municipal
corporation, on behalf of said of	corporation.
	Michael Aller Ce
Committee of the second	Notary Public
30 HOTAH 18	My Commission Expires: <u> </u>
10 NOTARI ME	





### OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

Project# 1002632

17DRB-70324 2 YEAR SUBDIVISION IMPROVEMENT AGREEMINT EXTENSION (2YR SIA)
17DRB-70325 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC reque t(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 PARADISF BLVD NW AND PASEO DEL NORTE NW containing approximately 27.61 acre(s). (B-10 AND 11)

At the E<sup>1</sup> 20, 2017 Development Review Board meeting extension of the Subdivision Improvements Agreements were approved

If you wish to appeal this decision, you must do so by 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