



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 checked="" 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 checked="" 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 checked="" 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: Clearbrook Investments, Inc.		Phone:	
Address: 8801 Jefferson St. N.E., #A		Email: scotth@stillbrooke.com	
City: Albuquerque	State: NM	Zip: 87113	
Professional/Agent (if any): Ron Hensley / THE Group		Phone: 505-410-1622	
Address: 300 Branding Iron Rd. S.E.		Email: ron@thegroup.cc	
City: Rio Rancho, NM	State: NM	Zip: 87124	
Proprietary Interest in Site:		List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST	
1. Subdivision of Tract into 30 lots	2. Variance of DPM requirements for private access.
3. Vacation and grant of easement..	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 4A	Block:	Unit:
Subdivision/Addition: IHS Acquisition No 120 Incorporated	MRGCD Map No.:	UPC Code: 101706403945020230
Zone Atlas Page(s): C-17-Z	Existing Zoning: R-ML	Proposed Zoning: R-ML
# of Existing Lots: 1	# of Proposed Lots: 30	Total Area of Site (acres): 2.92

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Horizon Blvd. N.E.	Between: Alameda Blvd.	and: Balloon Museum Drive

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)	
PR-2018-001842, RZ-2018-00055	
Signature: <i>Ron E. Hensley</i>	Date: 8/29/19
Printed Name: Ron E. Hensley / THE Group	<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

- 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)
- N/A 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
- N/A **Signed** Pre-Annexation Agreement if Annexation required
- N/A 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.

- 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.

<p><i>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.</i></p>	
<p>Signature: </p>	<p>Date: 8/28/19</p>
<p>Printed Name: Ron E. Hensley / THE Group</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

FORM V: Vacations of Easements or Right-of-way and Variances – DRB

Please refer to the DRB case schedules for meeting / 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.

VARIANCE – DRB Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable

N/A If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.

- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

VACATION OF PRIVATE EASEMENT Requires Public Hearing

- VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB Requires Public Hearing**
- VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL Requires Public Hearing**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Copy of the complete document which created the easement(s) (7 copies, folded)
 - Not required for City owned public right-of-way.*
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated 1 DRAINAGE EASEMENT
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- 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
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected 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

N/A Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the deferral or extension

<p><i>I, the applicant/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.</i></p>	
<p>Signature: </p>	<p>Date: 8/28/19</p>
<p>Printed Name: Ron E. Hensley / THE Group</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



c/o Scott Henry
8801 Jefferson Street NE, #A
Albuquerque, NM 87113

Friday, April 19, 2019
City of Albuquerque
Planning, Engineering, and Building Departments
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement Applications

To Whom It May Concern:

Clearbrook Investments Inc, hereby authorizes The Group, Ron Hensley, and its members to obtain information, submit and process entitlements, permits and all related applications, easements vacations and similar, and act as an agent for Clearbrook Investments Inc for entitling, zoning, permitting, platting and subdividing property legally described as Tract 4, Corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, which will become tract 4 a and 4 b. Clearbrook Investments Inc. is the owner of this property and has full authority to allow these actions.

Sincerely,

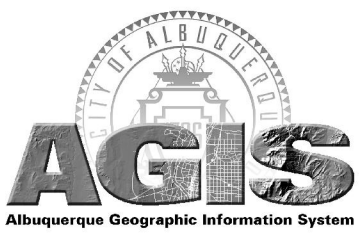
Clearbrook Investments Inc

A handwritten signature in blue ink, appearing to read "Scott Henry", is written over a faint circular stamp or seal.

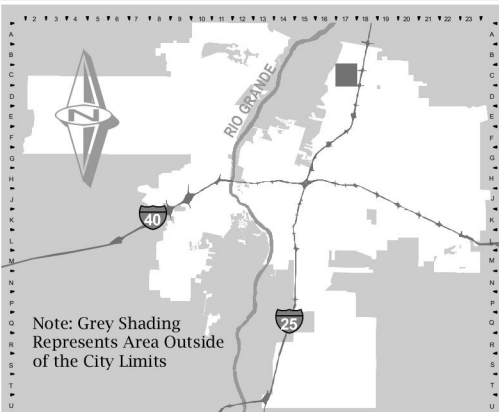
By: Scott Henry
President.



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












Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

Selected Symbols

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

0 750 1,500 Feet



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2018-001842

Application #:PS -2019-00022

Meeting Date: 3-27-19

-
- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - The replat was a condition of approval of the zone change which is a minor plat action. The DRB can not approve a preliminary plat with the development (lot sizes) under the new zoning category until the Official Zone Map has been updated (after the Zoning Certification has been issued).
 - The justification letter it states that this property is located within the boundaries of the N I-25 SDP. Note- That plan no longer exists.
 - Site Plan – Admin required which is processed with building permit, not DRB.
 - Preliminary Plat – Major required that meets all the notification requirements per IDO Table 6-1-1. It appears that is what sheet SP2 is?
 - What is being called out as Phase 1 is the proposed property boundary between the two zone categories? That replat is required prior to any action on the PP.
 - Property lines as labelled note 1 have difference symbols – one dashed lines another is solid lot line. Be consistent.
 - Keyed note 3 is calling for a blanket easement for access/utilities/drainage. Pvt or public? Shown as separate tracts, not easements, as the lot lines would go to the center if easements. Can be tracts with easements over them. Explain the “60’ Joint Use and access easement? Note easements are granted, not dedicated.
 - Sf of Lot 29 is overlapped with another note. Separate out so if it readable.
 - Lot 12, 15, 22 and 25 do not meet the minimum lot size requirement of 2200 sf. Must request a variance thru the ZHE or change to meet the minimum.
 - Will have to get MRGCD’s signature on the final plat.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

- A. Divide One (1) existing tract into Thirty (30) new Lots and one (1) HOA Tract as shown hereon.
- B. Grant the Public and Private Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Larry W. Medrano, New Mexico Professional Surveyor Number 11993, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Larry W. Medrano
Larry W. Medrano
NMPS No. 11993



PLAT OF
LOTS 1 THRU 30
HORIZON VILLAGE
(BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 11 AND 14
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2019

CASE NUMBER: _____

PROJECT NUMBER: _____

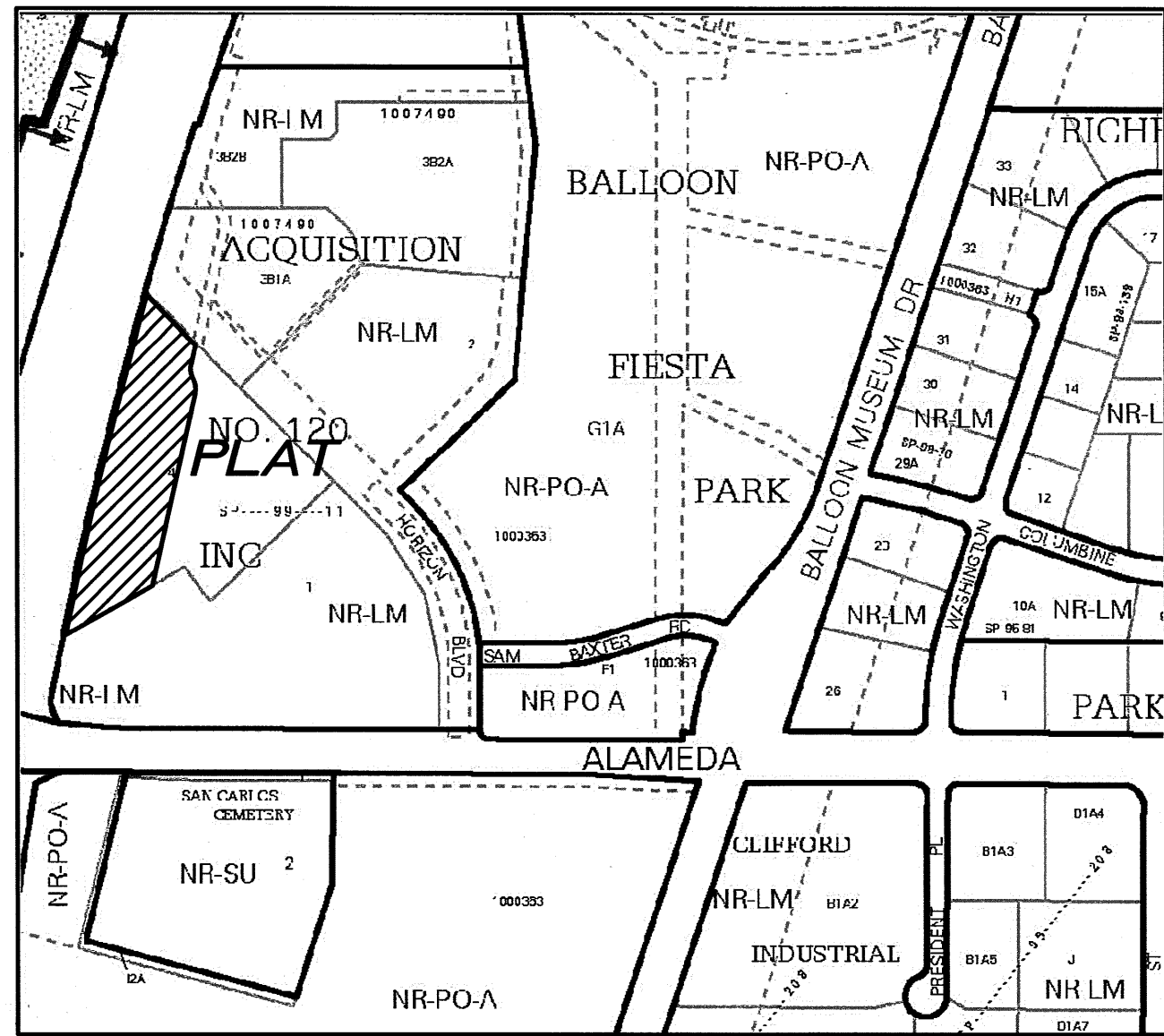
PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
QWest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date

CITY APPROVALS:

<i>Joan M. Richardson P.S.</i>	9/4/19
City Surveyor	_____
Department of Municipal Development	Date
Traffic Engineering, Transportation Division	_____
ABCWUA	_____
Parks and Recreation Department	_____
AMAFCA	_____
City Engineer	_____
Code Enforcement	_____
DRB Chairperson, Planning Department	_____



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground. US Survey Feet.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a Aluminum disk stamped "L.S. 11993" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with Aluminum cap stamped "L.S. 11993" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page C-17.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 1
3. Total number of Lots created: 30
4. No Public Street right of way dedicated by this plat
5. Gross Subdivision acreage: 2.9201 acres.

PLAT OF
LOTS 1 THRU 30
HORIZON VILLAGE
 (BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)
 SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
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TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2019

LEGAL DESCRIPTION

Tract numbered Four (4-A) of Horizon Village, as the same is shown and designated on the plat entitled "Plat of Tracts 4-A and 4-B, Horizon Village, within the Elena Gallegos Grant projected Sections 11 & 14, T.11 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, on July 2, 2019, as Document No. 2019055489, in Plat Book 2019C, page 66.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising PLAT OF LOTS 1 THRU 30, HORIZON VILLAGE "BEING A SUBDIVIDED OF TRACT 4-A, Horizon Village, within the Elena Gallegos Grant projected Sections 11 & 14, T.11 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, on July 2, 2019, as Document No. 2019055489, in Plat Book 2019C, page 66.", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Clearbrook Investments




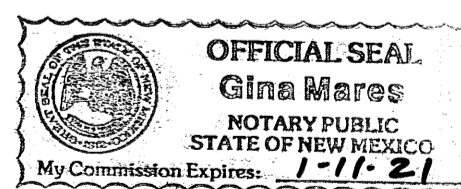
By: 

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 28th
 day of August, 2019, by Scott Henry

 My commission expires 1-11-21
 Notary Public



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 AND TRACT 4, LAND OF IHS ACQUISITION NO. 120, INC.", as the same is shown and designated on the corrected plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 1998 in Book 98C, Page 358.
- B. Plat entitled "TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC." a replat of Tracts 3B-1 and 3B-2 as the same is shown and designated on the replat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2011 in Book 2011C, Page 59.
- C. Plat entitled "TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC." a replat of Tracts 3B-1 and 3B-2 as the same is shown and designated on the replat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2011 in Book 2011C, Page 59.
- D. Plat entitled "PLAT OF TRACTS 4-A, 4-B HORIZON VILLAGE, BEING A REPLAT OF TRACT 4, LAND OF IHS ACQUISITION NO. 120" as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 2, 2019 in Book 2019C, Page 66.

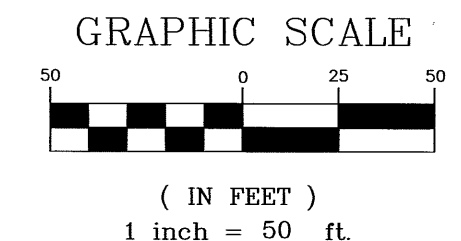
FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0128G and 35011C0136G, Effective Date 9-26-2008.

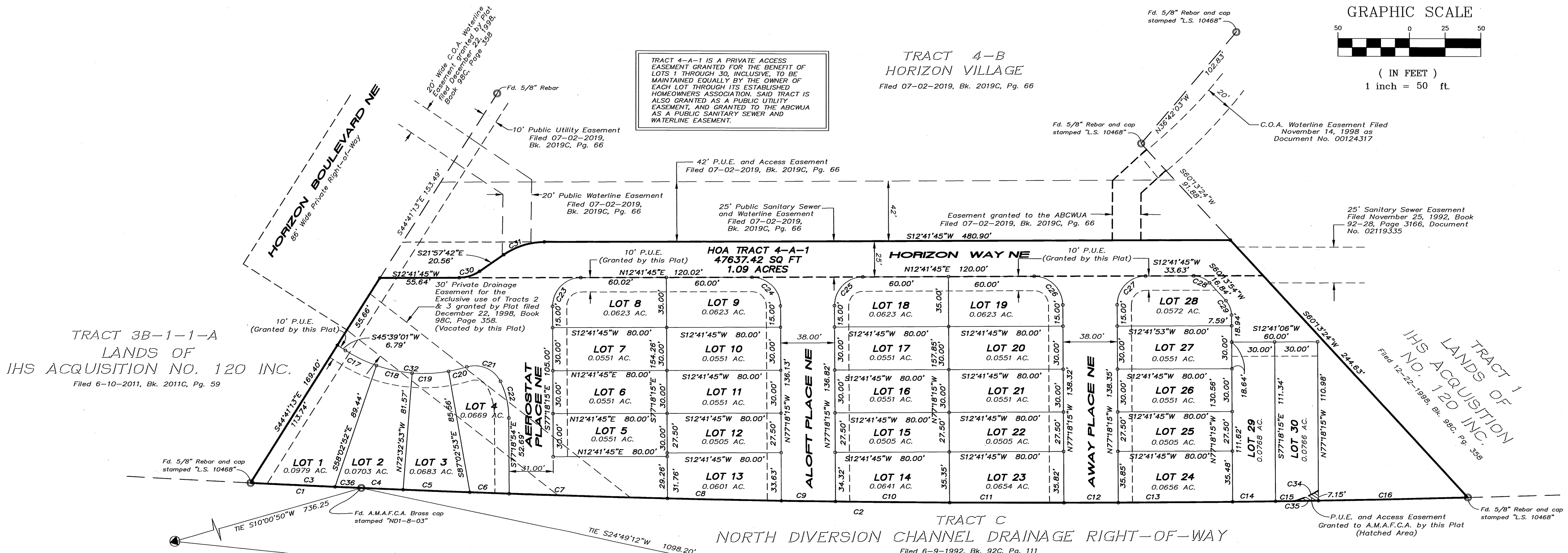
PLAT OF
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2019

Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	77.67	11304.16	38.83	77.67	N15° 28' 42"E	0°23'37"
C2	775.22	11304.16	387.76	775.07	N13° 21' 38"E	3°55'45"
C3	59.21	11304.16	29.60	59.21	S15° 31' 31"W	0°18'00"
C4	29.26	11304.16	14.63	29.26	S15° 15' 04"W	0°08'54"
C5	46.75	11304.16	23.38	46.75	S15° 03' 30"W	0°14'13"
C6	27.53	11304.16	13.77	27.53	S14° 52' 13"W	0°08'22"
C7	111.06	11304.16	55.53	111.06	S14° 31' 08"W	0°33'46"
C8	80.02	11304.16	40.01	80.02	S14° 02' 05"W	0°24'20"
C9	38.01	11304.16	19.00	38.01	S13° 44' 08"W	0°11'33"
C10	80.01	11304.16	40.00	80.01	S13° 26' 11"W	0°24'20"
C11	80.00	11304.16	40.00	80.00	S13° 01' 52"W	0°24'20"
C12	38.00	11304.16	19.00	38.00	S12° 43' 55"W	0°11'33"
C13	80.00	11304.16	40.00	80.00	S12° 25' 58"W	0°24'20"
C14	30.00	11304.16	15.00	30.00	S12° 09' 15"W	0°09'07"
C15	30.00	11304.16	15.00	30.00	S12° 00' 07"W	0°09'07"
C16	104.58	11304.16	52.29	104.58	S11° 39' 39"W	0°31'48"
C17	24.14	100.96	12.13	24.08	S38° 48' 05"W	13°41'52"
C18	25.56	100.96	12.85	25.49	S24° 41' 57"W	14°30'23"
C19	25.56	100.96	12.85	25.49	S10° 11' 36"W	14°30'21"
C20	13.18	100.96	6.60	13.17	S0° 48' 00"E	7°28'50"

Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C21	27.80	19.85	16.73	25.58	N35° 58' 16"E	80°14'22"
C22	26.52	55.85	13.51	26.27	S89° 47' 06"E	27°12'06"
C23	31.39	20.00	19.98	28.27	N32° 20' 22"W	89°55'45"
C24	31.42	20.00	20.00	28.28	N57° 41' 45"E	90°00'00"
C25	31.42	20.00	20.00	28.28	N32° 18' 15"W	90°00'00"
C26	31.42	20.00	20.00	28.28	N57° 41' 45"E	90°00'00"
C27	31.42	20.00	20.00	28.28	N32° 18' 15"W	90°00'00"
C28	12.44	15.00	6.60	12.09	N36° 27' 35"E	47°31'39"
C29	11.11	14.98	5.83	10.86	N81° 26' 04"E	42°29'49"
C30	15.12	25.00	7.80	14.89	S4° 37' 58"E	34°39'27"
C31	30.24	50.00	15.60	29.79	S4° 37' 58"E	34°39'27"
C32	88.44	100.96	47.28	85.64	S20° 33' 18"W	50°11'26"
C33	18.46	11304.16	9.23	18.46	S15° 19' 42"W	0°05'37"
C34	18.46	61.39	9.30	18.39	S10° 54' 46"E	17°13'58"
C35	16.86	11304.16	8.43	16.86	S11° 58' 07"W	0°05'08"
C36	18.46	11304.16	9.23	18.46	S15° 19' 42"W	0°05'37"



TRACT 4-A-1 IS A PRIVATE ACCESS EASEMENT GRANTED FOR THE BENEFIT OF LOTS 1 THROUGH 30, INCLUSIVE, TO BE MAINTAINED EQUALLY BY THE OWNER OF EACH LOT THROUGH ITS ESTABLISHED HOMEOWNERS ASSOCIATION. SAID TRACT IS ALSO GRANTED AS A PUBLIC UTILITY EASEMENT, AND GRANTED TO THE ABCWJA AS A PUBLIC SANITARY SEWER AND WATERLINE EASEMENT.



Albuquerque Control Survey Monument "NDC-7-1A"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N= 1,524,419.502 US Survey feet
 E= 1,534,929.428 US Survey feet
 Ground to grid factor= 0.999674775
 Delta Alpha= -00°12'12.47"
 TIE= N10°00'50"E, 736.25

Albuquerque Control Survey Monument "NDC-7"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N= 1,522,698.249 US Survey feet
 E= 1,534,340.591 US Survey feet
 Ground to grid factor= 0.999674466
 Delta Alpha= -00°12'16.43"

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: HORIZON VILLAGE

AGIS MAP # C-17

LEGAL DESCRIPTIONS: TRACT 4 LANDS OF IHS ACQUISITION N. 120

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 4/10/19 (date).

[Signature]
Applicant/Agent

8/27/19
Date

[Signature]
Hydrology Division Representative

8/28/19
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 4/17/19 (date).

[Signature]
Applicant/Agent

8/27/19
Date

[Signature]
ABCWUA Representative

08-27-19
Date

PROJECT # 001842

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **001842**
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Horizon Village Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 4A IHS Acquisition No 120 Incorporated

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement Private Paving	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		27' FF	Res. Pvmt. w/ Standard Curb (Both Sides & Cul De Sac)	Horizon Way	Horizon Blvd.	Lot 30	/	/	/
		4'	Sidwalk West Side and Cul De Sac	Horizon Way	Horizon Blvd.	Cul-De-Sac	/	/	/
		2	ADA Ramps East / West side w/ Detectable Warning Surace	Horizon Blvd.	Horizon Way	Horizon Blvd.	/	/	/
		24' FF	Res. Pvmt. w/ Standard Curb and 4' Sidwalk (South Side)	Aerostat Place	Horzon Way	West PL Lot 5	/	/	/
		4'	Sidwalk South Side	Aerostat Place	Horzon Way	Lot 6	/	/	/
		1	ADA Ramp North Side w/ Detectable Warning Surace	Aerostat Place	Aerostat Place	Horzon Way	/	/	/
		24' FF	Res. Pvmt. w/ Mountable Curb	Aloft Place	Horzon Way	150' West	/	/	/
		4'	Sidwalk Both Sides Cul De Sac	Aloft Place	Horzon Way	150' West	/	/	/
		2	ADA Ramps North / South side w/ Detectable Warning Surace	Aloft Place	Aloft Place	Horzon Way	/	/	/
		24' FF	Res. Pvmt. w/ Mountable Curb	AwayPlace	Horzon Way	150' West	/	/	/
		4'	Sidwalk Both Sides Cul De Sac	Away Place	Horzon Way	150' West	/	/	/
		2	ADA Ramps North / South side w/ Detectable Warning Surace	Away Place	Away Place	Horzon Way	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		25'x100'	Drainage Drainage Pond W/ Water Quality Retention	Aerostat Place	Aerostat Place	N. Diversion Chan.	/	/	/
		8"	Public Water Water Line	Easement	Horzon Way	Exist Line Tract 1	/	/	/
		8"	Water Line	Easement	Horzon Way	Exist Horizon Blvd.	/	/	/
		8"	Water Line, Hydrants, Services and Appurtances	Horzon Way	Horizon Blvd.	Cul-De-Sac	/	/	/
		8"	Water Line, Services and Appurtances	Aerostat Place	Horzon Way	Lot 5	/	/	/
		8"	Water Line, Services and Appurtances	Aloft Place	Horzon Way	Lot 14	/	/	/
		8"	Water Line, Services and Appurtances	Away Place	Horzon Way	Lot 24	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Horizon Way	Horizon Blvd.	Aerostat Place	/	/	/
		8"	SAS W/ Appurtances and Services	Aerostat Place	Horizon Blvd.	Lot 5	/	/	/
		8"	SAS W/ Appurtances and Services	Aloft Place	Horzon Way	Lot 14	/	/	/
		8"	SAS W/ Appurtances and Services	Away Place	Horzon Way	Lot 24	/	/	/
		2	Manhole Adjustments	Horizon Way	Horizon Blvd.	Cul-De-Sac	/	/	/
			ENGINEER'S CERTIFICATION GRADING & DRAINAGE				/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

NOTES

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

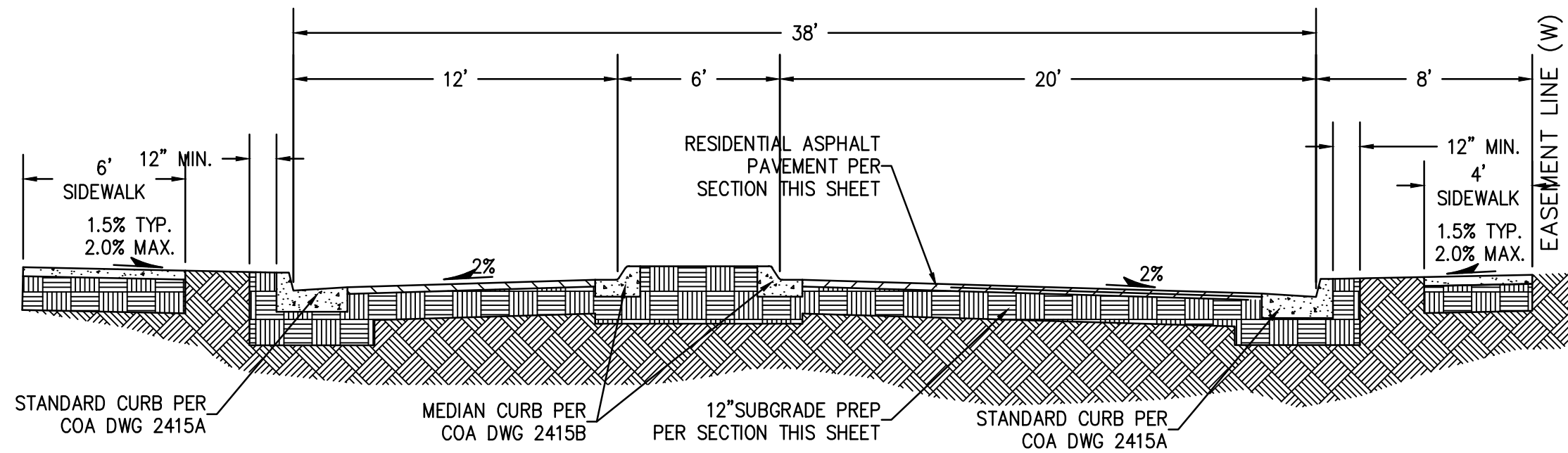
- 1 Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee.
- 2 _____
- 3 _____

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

<p><u>Ron E. Hensley P.E.</u> NAME (print)</p> <p><u>THE Group</u> FIRM</p> <p>_____ SIGNATURE - date</p>	<p>_____ DRB CHAIR - date</p> <p>_____ TRANSPORTATION DEVELOPMENT - date</p> <p>_____ UTILITY DEVELOPMENT - date</p> <p>_____ CITY ENGINEER - date</p>	<p>_____ PARKS & GENERAL RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>
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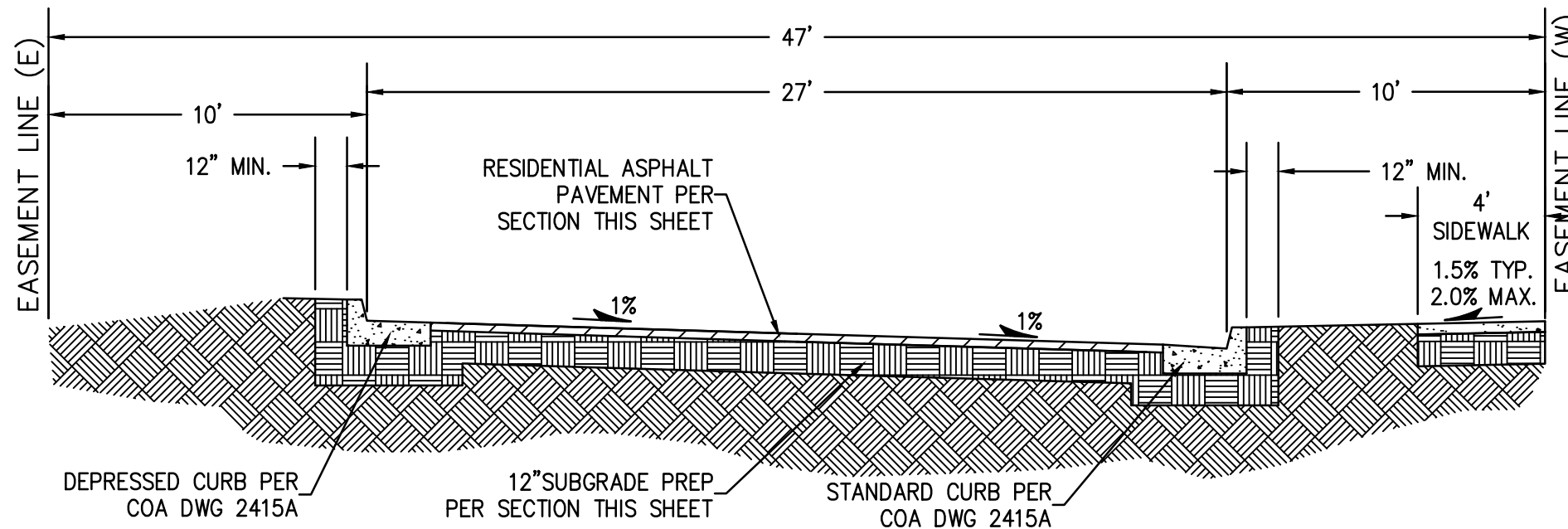
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



HORION WAY ENTRY STREET SECTION

SCALE 1' = 5'



HORION WAY STREET SECTION

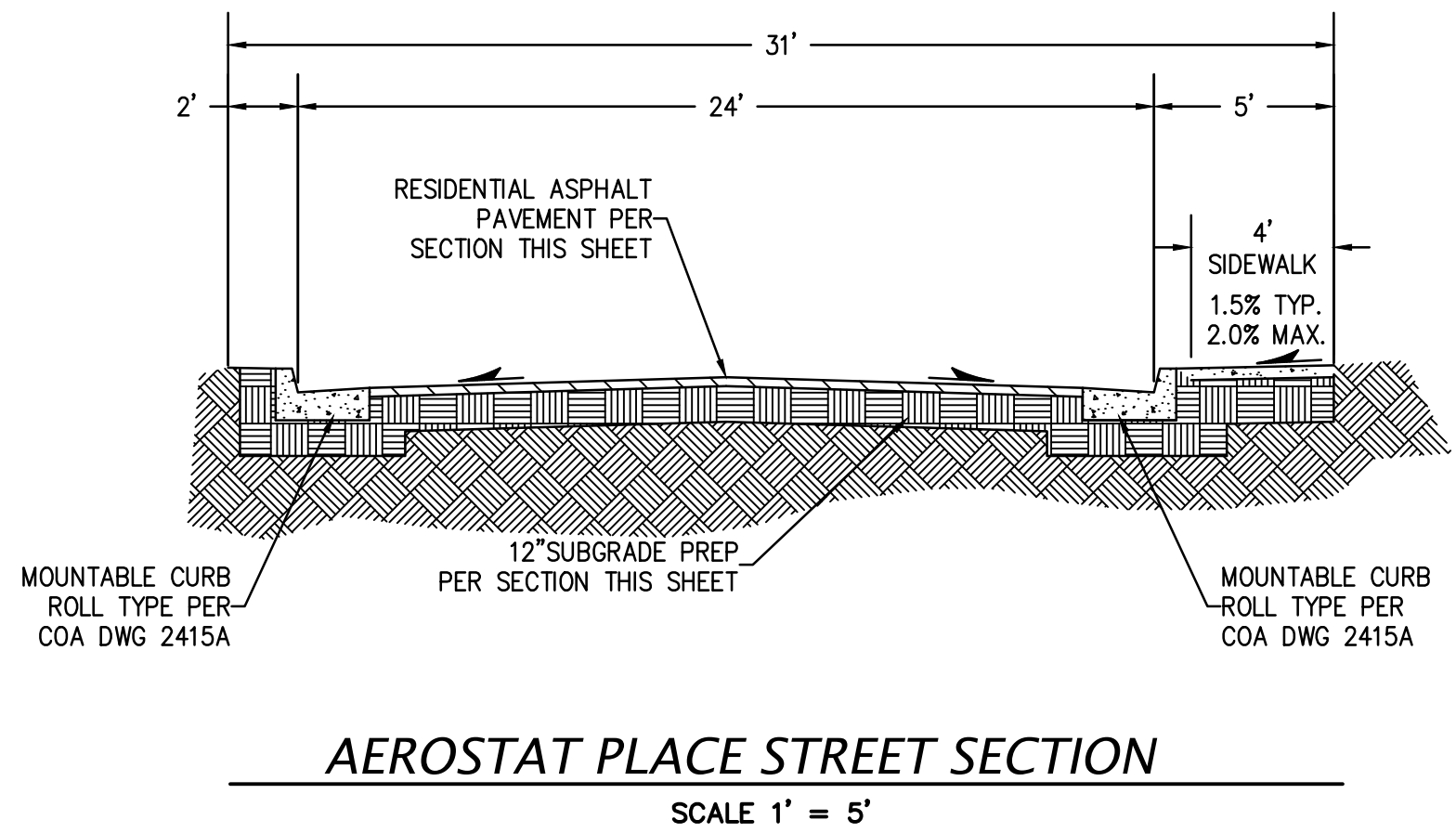
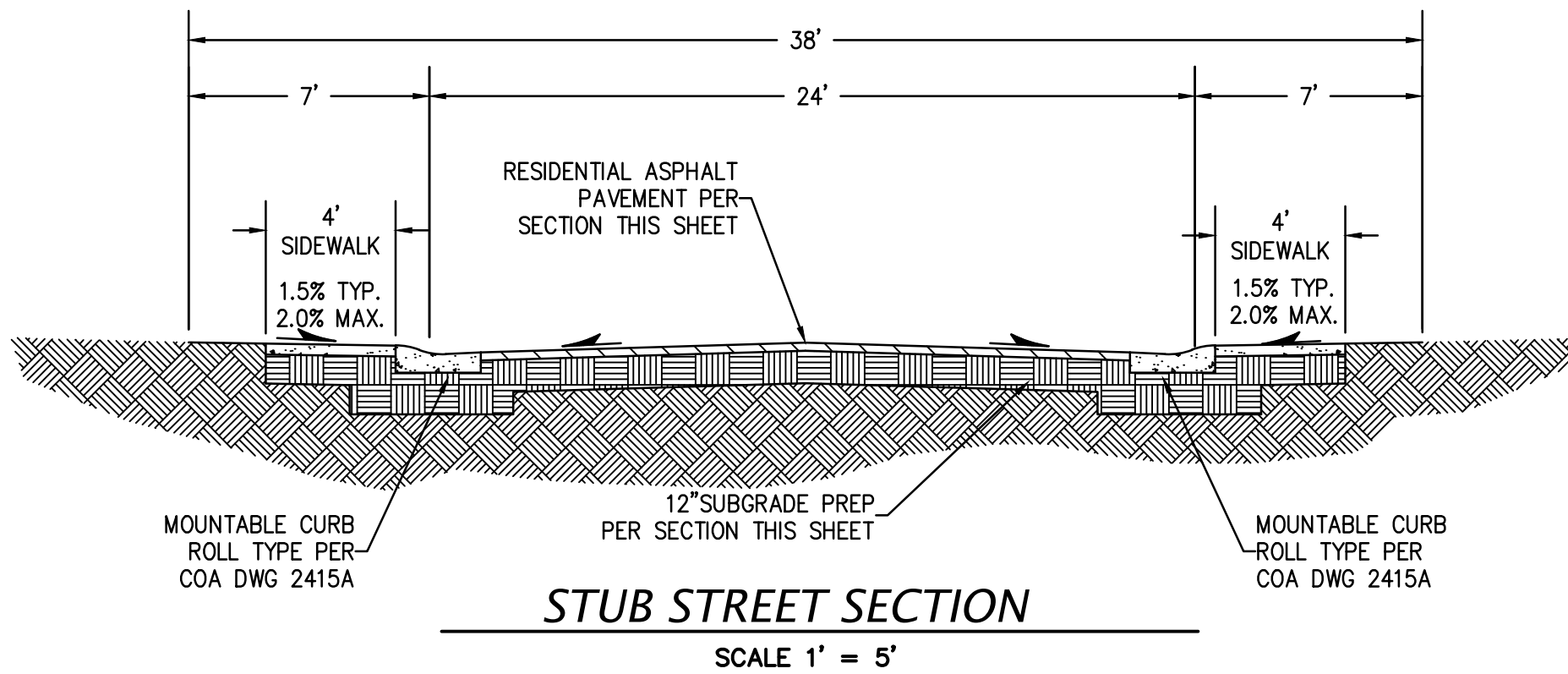
SCALE 1' = 5'



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

TITLE: HORIZON VILLAGE SUBDIVISION
STREET SECTIONS
HORIZON WAY

SHEET 1 OF 2



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

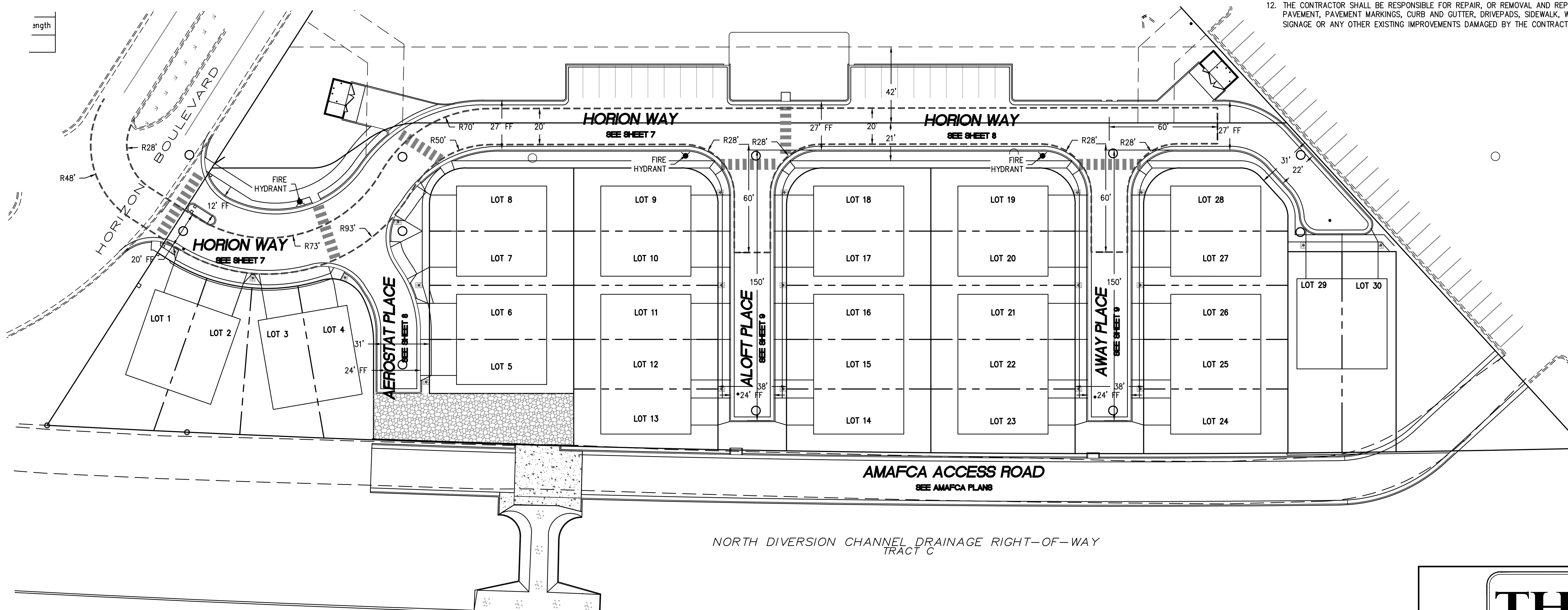
TITLE: LUNA VITA SUBDIVISION
STREET SECTIONS
STUB STREETS

SHEET 2 OF 2

GENERAL NOTES
NOTICE TO CONTRACTORS

PAVING

1. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
2. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED. REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
9. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
10. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
11. UNLESS SPECIFICALLY NOTED, SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR, OR REMOVAL AND REPLACEMENT, OF ANY PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, SIDEWALK, WHEELCHAIR RAMP, SIGNAGE OR ANY OTHER EXISTING IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS.



AS BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	DATE
PLANNED BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS

NOT FOR CONSTRUCTION

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	
BY	

ENGINEER'S SEAL

THE HENSLEY ENGINEERING GROUP
REGISTERED PROFESSIONAL ENGINEER
NEW YORK STATE

NOT FOR CONSTRUCTION

NO.	DATE	BY
DESIGNED BY	DATE 1/31/19	REH
DRAWN BY	DATE 4/7/19	REH
CHECKED BY	DATE 7/12/19	REH



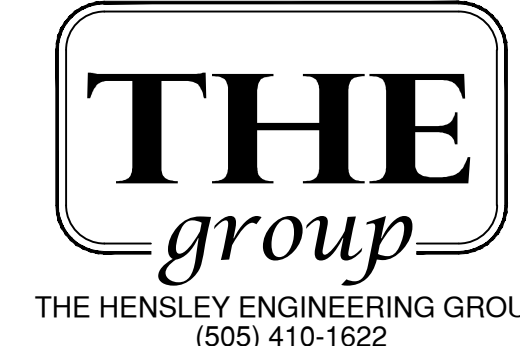
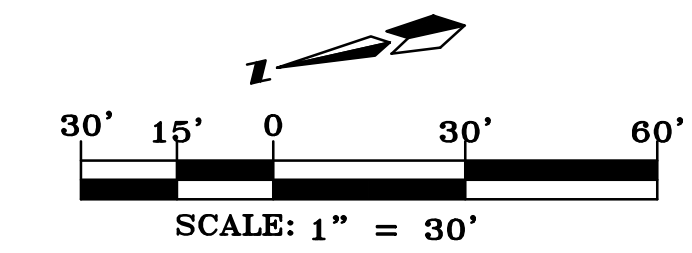
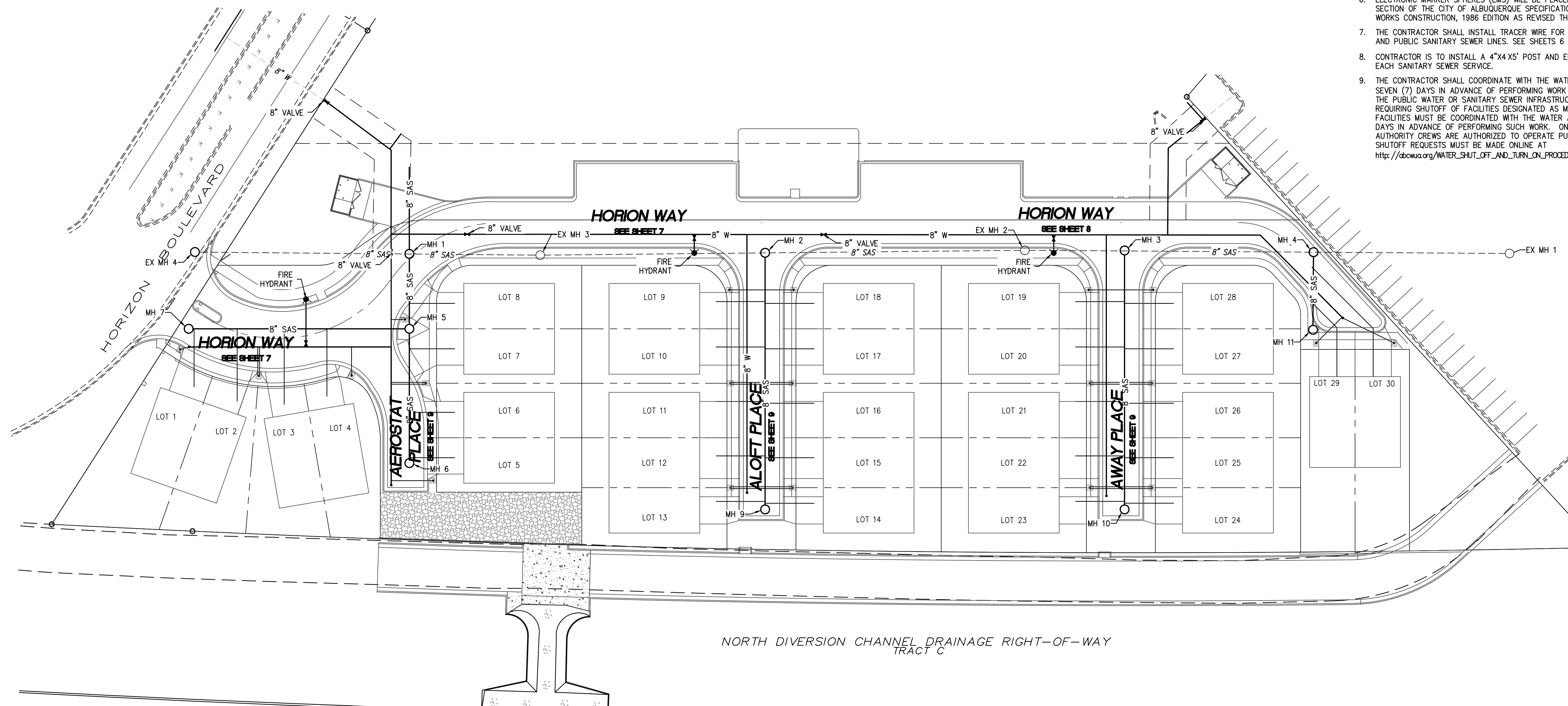
HORIZON ALDEA SUBDIVISION
OVERALL PAVING
TCL AND FIRE ACCESS PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
LAST DESIGN UPDATE			

GENERAL NOTES
NOTICE TO CONTRACTORS

UTILITIES

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
2. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461
3. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
4. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
5. ALL PUBLIC WATER LINES MUST BE A MINIMUM OF 18" ABOVE SANITARY SEWER LINES AT ALL CROSSINGS.
6. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
7. THE CONTRACTOR SHALL INSTALL TRACER WIRE FOR ALL PUBLIC WATER AND PUBLIC SANITARY SEWER LINES. SEE SHEETS 6 AND 7
8. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
9. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abowwa.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX



HORIZON ALDEA SUBDIVISION
OVERALL UTILITY

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.		ZONE MAP NO.	SHEET
		C-17	11 17

NOT FOR CONSTRUCTION

ENGINEER'S SEAL

SURVEY INFORMATION

BENCH MARKS

AS BUILT INFORMATION

NO.	DATE	BY	DATE

DESIGNED BY: REH DATE: 1/31/19

DRAWN BY: REH DATE: 4/7/19

CHECKED BY: REH DATE: 7/12/19



The HENSLEY ENGINEERING GROUP

September 1, 2019

Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Tract 4A IHS Acquisition No. 120 –Plat, Easement Vacation and DPM Design Variance

The attached Plat, Easement Vacation and DPM Design Variance submittal is for a tract located within zone atlas page C-17.

Plat

The plat is a division of “Tract 4A Land of HIS Acquisition No 120” and is located on Horizon Boulevard near Alameda Blvd. The plat would create 30 lots and 1 tract with grant of easements from the existing tract. The lots will be served by private access easements and public utilities.

Vacation Action

The drainage easement is being vacated to allow for the dedication of a new drainage easement. The new easement will be encompassing the private roadways and drainage facilities. The public welfare does not require that the easement be retained. There is a net benefit to the public welfare because the development made possible by the vacation will be more beneficial to the public with the addition of the easement for water.

Variance Action

The request is to allow the access requirements of easement and pavement width for 10 lots be varied to the minimum standard for 8 lots of a 38’ easement and 24’ of pavement. The development of townhomes on the varied drives justifies the request.

Per the DPM, the requirements, ROW and street width are based on criteria of the roadway and traffic volumes. The criteria for private access require that access serving more than 8 lots adhere to the public ROW standards. That reasoning is also the logic behind the insertion of the language, “Construction and right-of-way standards shall be equal to or better than adopted City Standards for streets and sidewalks where there are more than 8 dwellings. (EPC Resolution April, 1979)”, in the private road criteria.

Civil

*

Environmental

*

Water Resources

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

505-410-1622

For private roadways, the requirements are based on the number of lots being served with access by the road. This is equivalent to the requirement being based on the AWDT volume, which is consistent with remainder of Chapter 23.

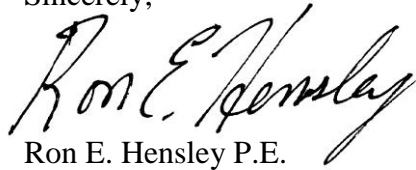
The criteria above should be accepted for the requirements of this development. The applicant is asking for a variance of the private road criteria for access to 10 townhouses. This is justified by the type of development being proposed. Per the ITE Trip Generation Rates, the AWDT will be considerably less for townhouse vs. detached housing project. When the trip generation rate/acre is used, a townhouse can be expected to generate as little as 50% of the traffic of a detached housing development. This evaluation is included in the proposed revisions to the DPM. This demonstrates that it would be appropriate for the access to 10 townhouse lots be varied to the 8 lot criteria.

Stub Streets and Cul-de-Sacs

The 5-3(E)(1)(d)(2) Permanent stub streets are allowed only where a connection to an existing street and a future road extension is not possible or feasible. The site has option to connect to an existing street and extension is not possible.

As agent for the owners, we are requesting review of the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,



Ron E. Hensley P.E.

ron@thegroup.cc

Ron Hensley

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, August 12, 2019 3:15 PM
To: 'ron@thegroup.cc'
Subject: Neighborhood Meeting Inquiry_8801 Horizon Blvd. N.E._DRB
Attachments: C-17 ZAP.PDF; Neighborhood Meeting Inquiry_8801 Horizon Blvd. N.E._DRB.xlsx

Ron,

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	Ad
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	
Wildflower Area NA	Charles	Bates	cefisher.67@gmail.com	5000 Watercress Drive NE	
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercress Drive NE	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#2
North Edith Commercial Corridor Association	Robert	Warrick	rlwarric@centurylink.net	444 Niagara NE	
North Edith Commercial Corridor Association	Christine	Benavidez	christinebnvdz@aol.com	10417 Edith Boulevard NE	
Vista Del Norte Alliance	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270	
Vista Del Norte Alliance	James	Souter	vistadelnorte@me.com	PO Box 6270	

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>

Respectfully,

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

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Monday, August 12, 2019 11:17 AM
To: Office of Neighborhood Coordination <ron@thegroup.cc>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name
Ron Hensley
Telephone Number
5054101622
Email Address
ron@thegroup.cc
Company Name
THE Group
Company Address
300 Branding Iron Rd. SE

City Rio Rancho

State NM

ZIP 87124

Legal description of the subject site for this project:
Tract 4B IHS Acquisition No. 120 Incorporated

Physical address of subject site:
8801 Horizon Blvd. N.E.

Subject site cross streets:
Horizon Blvd. and Alameda Blvd

Other subject site identifiers:
This site is located on the following zone atlas page:
C-17-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, August 15, 2019 12:52 PM
To: 'Peggy Norton'; 'newmexmba@aol.com'
Cc: scotth@stillbrooke.com; Chris Kelsey (ckelsey@stillbrooke.com)
Subject: Neighborhood Notification of DRB Action
Attachments: Horizon Village Preliminary Plat 080819.pdf; C-17 ZAP.pdf

Peggy Norton
North Valley Coalition
P.O. Box 70232
Albuquerque, NM 87197
peggynorton@yahoo.com

Doyle Kimbrough
2327 Campbell Road NW
Albuquerque, NM 87104
newmexmba@aol.com

RE: Proposed Easement Vacation and Plat Submittal

Dear Peggy Norton and Doyle Kimbrough,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a Subdivision of Land proposed in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

- 1. Subject Property:** 8801 Horizon Blvd.
- 2. Applicant:** Clearbrook Investments LLC
4601 Cumberland Rd. N.W
Albuquerque, NM. 87120
- 3. Legal Description:** TRACT 4B HIS ACQUISTION NO. 120, CITY OF ALBUQUERQUE
- 4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.
- 5. Action Requested:** **A.** Subdivision of existing Tract into 30 townhome lots
B. Design Variance
- 6. Anticipated Public hearing:** Thursday, October 2, 2019 at 9:00 a.m.
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW
Albuquerque, NM

Per the IDO, you have 15 days from August 15, 2019 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on August 30, 2019. If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, August 15, 2019 12:59 PM
To: cefisher.67@gmail.com; tcaudill@comcast.net
Cc: scotth@stillbrooke.com; Chris Kelsey
Subject: Neighborhood Notification of DRB Action

Charles Bates
Wildflower Area NA
5000 Watercress Drive N.E.
Albuquerque, NM 87113
cefisher.67@gmail.com

Larry Caudill
Wildflower Area NA
4915 Watercress Drive N.E.
Albuquerque, NM 87113
ltcaudill@comcast.net

RE: Proposed Easement Vacation and Plat Submittal

Dear Charles Bates and Larry Caudill,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a Subdivision of Land proposed in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

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Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, August 15, 2019 1:05 PM
To: 'mwr505@hotmail.com'; 'anvanews@aol.com'
Cc: scotth@stillbrooke.com; Chris Kelsey (ckelsey@stillbrooke.com)
Subject: Neighborhood Notification of DRB Action

Mark Rupert
Alameda North Valley Association
909 Tijeras Avenue N.W. #116
Albuquerque, NM 87102
mwr505@hotmail.com

Steve Wentworth
Alameda North Valley Association
2327 Campbell Road NW
Albuquerque, NM 87113
anvanews@aol.com

RE: Proposed Easement Vacation and Plat Submittal

Dear Mark Rupert and Steve Wentworth,
In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a Subdivision of Land proposed in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

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Ron E. Hensley P.E.

Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, August 15, 2019 1:13 PM
To: 'rlwarric@centurylink.net'; 'christinebnvdz@aol.com'
Cc: scotth@stillbrooke.com; Chris Kelsey (ckelsey@stillbrooke.com)
Subject: Neighborhood Notification of DRB Action
Attachments: Horizon Village Preliminary Plat 080819.pdf; C-17 ZAP.PDF

Robert Warrick
North Edith Commercial Corridor Association
444 Niagara NE
Albuquerque, NM 87113
rlwarric@centurylink.net

Christine Benavidez
10417 Edith Boulevard NE
Albuquerque, NM 87113
christinebnvdz@aol.com

RE: Proposed Easement Vacation and Plat Submittal

Dear Robert Warrick and Christine Benavidez,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a Subdivision of Land proposed in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

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Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, August 15, 2019 1:20 PM
To: 'vistadelnorte@me.com'
Cc: scotth@stillbrooke.com; Chris Kelsey (ckelsey@stillbrooke.com)
Subject: Neighborhood Notification of DRB Action
Attachments: Horizon Village Preliminary Plat 080819.pdf; C-17 ZAP.PDF

Janelle Johnson
Vista Del Norte Alliance
PO Box 6270
Albuquerque, NM 87197
vistadelnorte@me.com

Janelle Johnson
Vista Del Norte Alliance
PO Box 6270
Albuquerque, NM 87197
vistadelnorte@me.com

RE: Proposed Easement Vacation and Plat Submittal

Dear Robert Warrick and Christine Benavidez,

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Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Friday, August 16, 2019 7:06 AM
To: 'Peggy Norton'; 'newmexmba@aol.com'
Cc: 'scotth@stillbrooke.com'; 'Chris Kelsey'; 'Steve Wentworth'; 'Dan & Liz Regan'; 'ltcaudill@comcast.net'
Subject: RE: Neighborhood Notification of DRB Action

The design variance is for the stub (dead end) streets which requires a variance under the current code.

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

From: Peggy Norton [<mailto:peggynorton@yahoo.com>]
Sent: Thursday, August 15, 2019 9:07 PM
To: newmexmba@aol.com; Ron Hensley
Cc: scotth@stillbrooke.com; Chris Kelsey; Steve Wentworth; Dan & Liz Regan; ltcaudill@comcast.net
Subject: Re: Neighborhood Notification of DRB Action

What is the design variance you are seeking?

Peggy Norton, President
North Valley Coalition

On Thursday, August 15, 2019, 12:52:45 PM MDT, Ron Hensley <ron@thegroup.cc> wrote:

Peggy Norton

North Valley Coalition

P.O. Box 70232

Albuquerque, NM 87197

peggynorton@yahoo.com

Doyle Kimbrough

2327 Campbell Road NW

Albuquerque, NM 87104

newmexmba@aol.com

RE: Proposed Easement Vacation and Plat Submittal

Dear Peggy Norton and Doyle Kimbrough,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a Subdivision of Land proposed in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

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Albuquerque, NM. 87120

3. Legal Description: TRACT 4B HIS ACQUISTION NO. 120, CITY OF ALBUQUERQUE

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Albuquerque, NM

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Ron E. Hensley P.E.

505-410-1622



ron@thegroup.cc



THE HENSLEY
ENGINEERING GROUP

Peggy Norton
North Valley Coalition
P.O. Box 70232
Albuquerque, NM 87197
peggynorton@yahoo.com

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87123
cnkokeefe@msn.com

RE: Proposed plat, Private Easement Vacation and Plat Submittal

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and DPM Design Variance to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

1. Property Owner – Clearbrook Inc.
2. Agent – THE Group
3. Subject Property Location – Horizon and Alameda Blvd..
4. Zone Atlas Page – C-17
5. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
6. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



THE HENSLEY
ENGINEERING GROUP

Charles Bates
Wildflower Area NA
5000 Watercress Drive N.E.
Albuquerque, NM 87113
cefisher.67@gmail.com

Larry Caudill
Wildflower Area NA
4915 Watercress Drive N.E.
Albuquerque, NM 87113
ltcaudill@comcast.net

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



THE HENSLEY
ENGINEERING GROUP

Mark Rupert
Alameda North Valley Association
909 Tijeras Avenue N.W. #116
Albuquerque, NM 87102
mwr505@hotmail.com

Steve Wentworth
Alameda North Valley Association
2327 Campbell Road NW
Albuquerque, NM 87113
anvanews@aol.com

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



THE HENSLEY
ENGINEERING GROUP

Robert Warrick
North Edith Commercial Corridor Association
444 Niagara NE
Albuquerque, NM 87113
rlwarric@centurylink.net

Christine Benavidez
North Edith Commercial Corridor Association
10417 Edith Boulevard NE
Albuquerque, NM 87113
christinebnvdz@aol.com

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

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THE HENSLEY
ENGINEERING GROUP

Janelle Johnson
Vista Del Norte Alliance
PO Box 6270
Albuquerque, NM 87197
vistadelnorte@me.com

James Souter
Vista Del Norte Alliance
PO Box 6270
Albuquerque, NM 87197
vistadelnorte@me.com

RE: Proposed plat, Private Easement Vacation and Plat Submittal

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



U.S. POSTAGE PAID
 FROM LETTER
 RIO RANCHO, NM
 87124
 SEP 03, 19
 AMOUNT

\$1.45
 R2304N117640-07

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 POSTAL SERVICE®
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This Certificate of Mailing is valid for use on all mail sent by the sender.

From: THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124

To: Larry Caudill
 Wildflower Area NA
 4915 Watercress Drive N.E.
 Albuquerque, NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



U.S. POSTAGE PAID
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 Rio Rancho, NM, 87124

To: Mark Rupert
 Alameda North Valley Association
 909 Tijeras Avenue N.W. #116
 Albuquerque, NM 87102

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 Rio Rancho, NM, 87124

To: Charles Bates
 Wildflower Area NA
 5000 Watercress Drive N.E.
 Albuquerque, NM 87113

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To: Steve Wentworth
 Alameda North Valley Association
 2327 Campbell Road NW
 Albuquerque, NM 87113

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UNITED STATES POSTAL SERVICE® Certificate Of Mailing

This Certificate is for mailing of the following item(s):

From: **THE HENSLEY ENGINEERING GROUP group**

To: **300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124
 Janelle Johnson
 Vista Del Norte Alliance
 PO Box 6270
 Albuquerque, NM 87197**

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 AMOUNT
\$1.45
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This Certificate is for mailing of the following item(s):

From: **THE HENSLEY ENGINEERING GROUP group**

To: **300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124
 Christine Benavidez
 North Edith Commercial Corridor
 Association
 10417 Edith Boulevard NE
 Albuquerque, NM 87111**

PS Form 3817, April 2007 PSN 7530-02-000-9065



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This Certificate is for mailing of the following item(s):

From: **THE HENSLEY ENGINEERING GROUP group**

To: **300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124
 James Souter
 Vista Del Norte Alliance
 PO Box 6270
 Albuquerque, NM 87197**

PS Form 3817, April 2007 PSN 7530-02-000-9065



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This Certificate is for mailing of the following item(s):

From: **THE HENSLEY ENGINEERING GROUP group**

To: **300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124
 Robert Warrick
 North Edith Commercial Corridor
 Association
 444 Niagara NE
 Albuquerque, NM 87113**

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:



THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124

To: Michael Pridham

District 4 Coalition of Neighborhood
 Associations

6413 Northland Avenue
 Albuquerque, NM 87109

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:



THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124

To: Doyle Kimbrough

North Valley Coalition
 2327 Campbell Road NW

Albuquerque, NM 8712

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:



THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124

To: Daniel Regan

District 4 Coalition of Neighborhood
 Associations

4109 Chama St. N.E.
 Albuquerque, NM 87109

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:



THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 87124

To: Peggy Norton

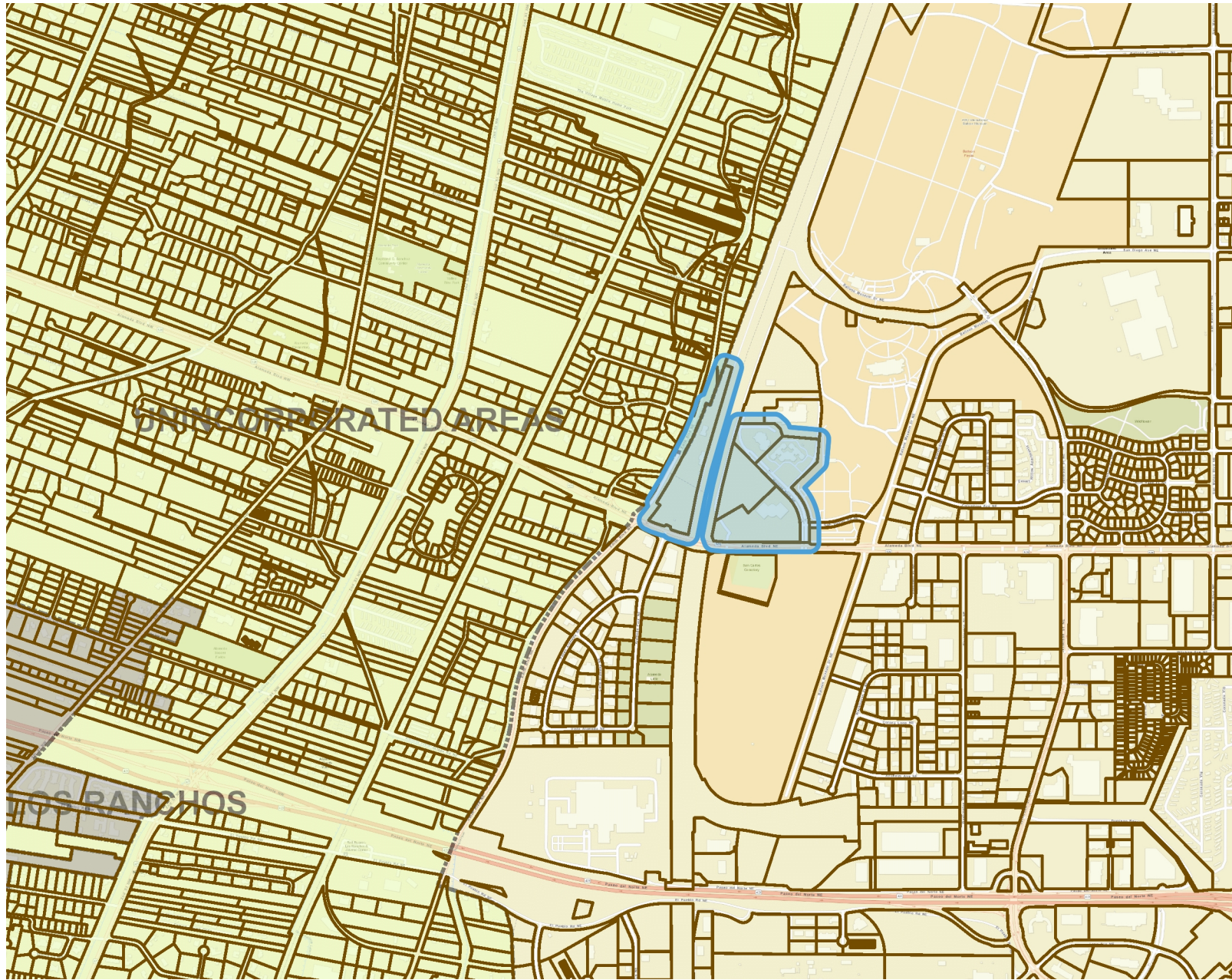
North Valley Coalition
 P.O. Box 70232

Albuquerque, NM 87197

PS Form 3817, April 2007 PSN 7530-02-000-9065



TRACT 4 BUFFER MAP



Legend

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

Notes

3,112 0 1,556 3,112 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/26/2019 © City of Albuquerque

1: 18,671

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

100 FOOT BUFFER OWNERS LIST

Owner	Owner Address	Owner Address 2	SITUS Address
SPRINGER MICHAEL H	9810 EDITH BLVD NE	ALBUQUERQUE NM 87113-2318	9810 EDITH BLVD NE
CLEARBROOK INVESTMENTS LLC	8801 JEFFERSON NE BLDG. A	ALBUQUERQUE NM 87113	8801 HORIZON BLVD NE
MONTOYA DAVID J & PAMELA	315 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113-1569	315 ALAMEDA BLVD NE
ARAGON FRANK C/O MAES SANDRA M	9600 EDITH BLVD NE	ALBUQUERQUE NM 87113-2377	9609 EDITH BLVD NE
ARAGON RUBEN D & JACKIE S	9609 EDITH BLVD NE	ALBUQUERQUE NM 87113-2309	9609 EDITH BLVD NE
STATE HIGHWAY DEPART OF NM	PO BOX 1149	SANTA FE NM 87504-1149	EDITH BLVD NE
CORDOVA RICHARD R & RITA	9521 EDITH BLVD NE	ALBUQUERQUE NM 87113	9521 EDITH BLVD NE
C & S EQUITIES LLC	8814 HORIZON BLVD NE SUITE 400	ALBUQUERQUE NM 87113-1588	8814 HORIZON BLVD NE
RSF FIESTA PARK VI LP	3899 MAPLE AVE SUITE 250	DALLAS TX 75219-3913	8820 HORIZON BLVD NE
GONZALES ARTHUR J & JANIE F	930 CAMINO DEL RIO NW	ALBUQUERQUE NM 87114-1816	N/A
CAM-ALAMEDA LLC C/O CPAC	8810 HORIZON DR NE BLDG 1	ALBUQUERQUE NM 87113-1690	8810 HORIZON DR NE 1
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	BALLOON MUSEUM DR



10

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87124
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THE HENSLEY
ENGINEERING GROUP

From:
300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To:
CAM-ALAMEDA LLC C/O CPAC
8810 HORIZON DR NE BLDG 1
ALBUQUERQUE NM 87113-1690

PS Form 3817, April 2007 PSN 7530-02-000-9065



10

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THE HENSLEY
ENGINEERING GROUP

From:
300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To:
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103-0293

PS Form 3817, April 2007 PSN 7530-02-000-9065



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THE HENSLEY
ENGINEERING GROUP

From:
300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To:
RSF FIESTA PARK VI LP
3899 MAPLE AVE SUITE 250
DALLAS TX 75219-3913

PSF



0

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FCM LETTER
RIO RANCHO, NM
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THE HENSLEY
ENGINEERING GROUP

From:
300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To:
C & S EQUITIES LLC
8814 HORIZON BLVD NE SUITE 400
ALBUQUERQUE NM 87113-1588

PS Form 3817, April 2007 PSN 7530-02-000-9065



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This Certified
 This form
 From:



THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 871424

To:

ARAGON RUBEN D & JACKIE S
 9609 EDITH BLVD NE
 ALBUQUERQUE NM 87113-2309

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Certificate Of Mailin

This Certified
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THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 871424

To:

STATE HIGHWAY DEPART OF NM
 PO BOX 1149
 SANTA FE NM 87504-1149

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certified
 This form
 From:



THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 871424

To:

MONTROYA DAVID J & PAMELA
 315 ALAMEDA BLVD NE
 ALBUQUERQUE NM 87113-1569

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certified
 This form
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THE HENSLEY
 ENGINEERING GROUP

300 Branding Iron Rd. SE
 Rio Rancho, NM, 871424

To:

CORDOVA RICHARD R & RITA
 9521 EDITH BLVD NE
 ALBUQUERQUE NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



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This Cert
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From:



THE HENSLEY
ENGINEERING GROUP

300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To:

ARAGON FRANK C/O MAES SANDRA M
9600 EDITH BLVD NE
ALBUQUERQUE NM 87113-2377

PS Form 3817, April 2007 PSN 7530-02-000-9065



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THE HENSLEY
ENGINEERING GROUP

300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To:

SPRINGER MICHAEL H
9810 EDITH BLVD NE
ALBUQUERQUE NM 87113-2318

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:



THE HENSLEY
ENGINEERING GROUP

300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To:

CLEARBROOK INVESTMENTS LLC
8801 JEFFERSON NE BLDG. A
ALBUQUERQUE NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:



THE HENSLEY
ENGINEERING GROUP

300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To:

GONZALES ARTHUR J & JANIE F
930 CAMINO DEL RIO NW
ALBUQUERQUE NM 87114-1816

PS Form 3817, April 2007 PSN 7530-02-000-9065

August 27, 2019

SPRINGER MICHAEL H
9810 EDITH BLVD NE
ALBUQUERQUE NM 87113-2318

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

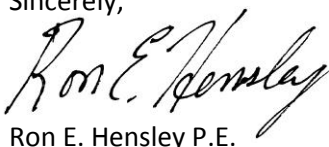
1. Property Owner – Clearbrook Inc.
2. Agent – THE Group
3. Subject Property Location – Horizon and Alameda Blvd..
4. Zone Atlas Page – C-17
5. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
6. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

CLEARBROOK

Re: HorizonVillage Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

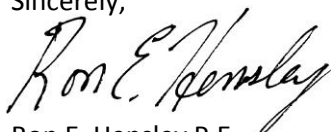
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8. Agent – THE Group
9. Subject Property Location – Horizon and Alameda Blvd..
10. Zone Atlas Page – C-17
11. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
12. Area of Property – 2.92 acres

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Sincerely,



Ron E. Hensley P.E.

August 27, 2019

MONTOYA DAVID J & PAMELA
315 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1569

Re: Horizon Village Subdivisión

Greetings,

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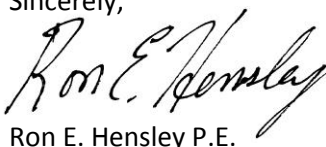
13. Property Owner – Clearbrook Inc.
14. Agent – THE Group
15. Subject Property Location – Horizon and Alameda Blvd..
16. Zone Atlas Page – C-17
17. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
18. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

ARAGON FRANK C/O MAES SANDRA M
9600 EDITH BLVD NE
ALBUQUERQUE NM 87113-2377

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

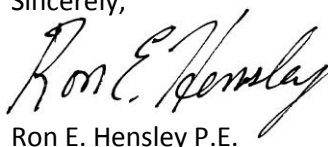
19. Property Owner – Clearbrook Inc.
20. Agent – THE Group
21. Subject Property Location – Horizon and Alameda Blvd..
22. Zone Atlas Page – C-17
23. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
24. Area of Property – 2.92 acres

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

ARAGON RUBEN D & JACKIE S
9609 EDITH BLVD NE
ALBUQUERQUE NM 87113-2309

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

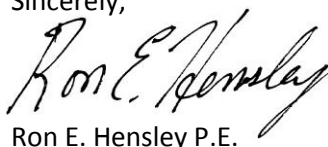
25. Property Owner – Clearbrook Inc.
26. Agent – THE Group
27. Subject Property Location – Horizon and Alameda Blvd..
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29. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
30. Area of Property – 2.92 acres

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Sincerely,



Ron E. Hensley P.E.

August 27, 2019

STATE HIGHWAY DEPART OF NM
PO BOX 1149
SANTA FE NM 87504-1149

Re: HorizonVillage Subdivisión

Greetings,

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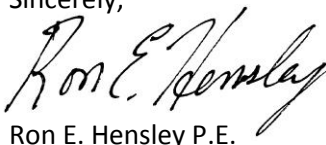
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32. Agent – THE Group
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34. Zone Atlas Page – C-17
35. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
36. Area of Property – 2.92 acres

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

CORDOVA RICHARD R & RITA
9521 EDITH BLVD NE
ALBUQUERQUE NM 87113

Re: Horizon Village Subdivisión

Greetings,

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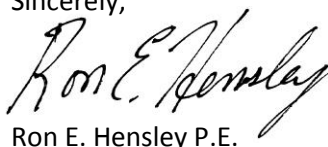
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41. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
42. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

C & S EQUITIES LLC
8814 HORIZON BLVD NE SUITE 400
ALBUQUERQUE NM 87113-1588

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

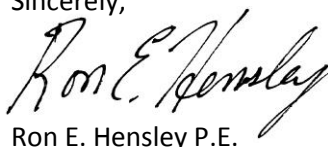
- 43. Property Owner – Clearbrook Inc.
- 44. Agent – THE Group
- 45. Subject Property Location – Horizon and Alameda Blvd..
- 46. Zone Atlas Page – C-17
- 47. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
- 48. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

RSF FIESTA PARK VI LP
3899 MAPLE AVE SUITE 250
DALLAS TX 75219-3913

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

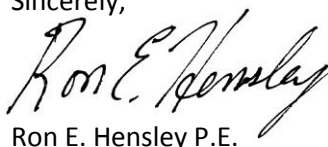
- 49. Property Owner – Clearbrook Inc.
- 50. Agent – THE Group
- 51. Subject Property Location – Horizon and Alameda Blvd..
- 52. Zone Atlas Page – C-17
- 53. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
- 54. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

GONZALES ARTHUR J & JANIE F
930 CAMINO DEL RIO NW
ALBUQUERQUE NM 87114-1816

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

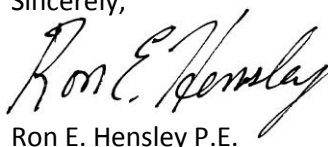
- 55. Property Owner – Clearbrook Inc.
- 56. Agent – THE Group
- 57. Subject Property Location – Horizon and Alameda Blvd..
- 58. Zone Atlas Page – C-17
- 59. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
- 60. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

CAM-ALAMEDA LLC C/O CPAC
8810 HORIZON DR NE BLDG 1
ALBUQUERQUE NM 87113-1690

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

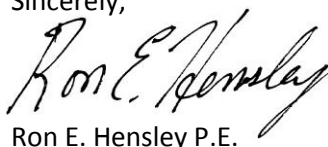
61. Property Owner – Clearbrook Inc.
62. Agent – THE Group
63. Subject Property Location – Horizon and Alameda Blvd..
64. Zone Atlas Page – C-17
65. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
66. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

August 27, 2019

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

Re: Horizon Village Subdivisión

Greetings,

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**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major, Vacation of Private Easement and to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 30 lots and 1 Tract from the existing Tract, and the vacation of a drainage easement.

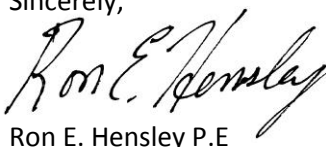
67. Property Owner – Clearbrook Inc.
68. Agent – THE Group
69. Subject Property Location – Horizon and Alameda Blvd..
70. Zone Atlas Page – C-17
71. Legal Description – Tract 4A Lands of HIS Acquisition No. 120
72. Area of Property – 2.92 acres

The anticipated public hearing for this request will be on 10/1/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Clearbrook Inc. DATE OF REQUEST: 3/25/19 ZONE ATLAS PAGE(S): C-19

CURRENT:

ZONING R-ML

PARCEL SIZE (AC/SQ. FT.) 2.92 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 4A BLOCK # _____

SUBDIVISION NAME LANDS OF IHS ACQUISITION NO 120

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 30

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Ron E. Rowley

DATE 8/28/19

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER

DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

104 970 RS

RECIPROCAL EASEMENT AND OPERATING AGREEMENT

THIS RECIPROCAL EASEMENT AND OPERATING AGREEMENT (this "Agreement") is made as of the 31st day of December, 1998, by and among DOMAIN HORIZON LIMITED PARTNERSHIP, a New Mexico limited partnership, as owner ("Tract 1 Owner") of a tract of land described in Schedule "A" annexed hereto as Tract 1 ("Tract 1"), IHS ACQUISITION NO. 120, INC., a Delaware corporation, as owner ("Tract 2 Owner") of a tract of land described in Schedule "B" annexed hereto as Tract 2 ("Tract 2"), IHS ACQUISITION NO. 120, INC., a Delaware corporation, as owner ("Tract 3 Owner") of a tract of land described in Schedule "C" annexed hereto as Tract 3 ("Tract 3"), and DOMAIN ALAMEDA LIMITED PARTNERSHIP, a New Mexico limited partnership, as owner ("Tract 4 Owner") of a tract of land described in Schedule "D" annexed hereto as Tract 4 ("Tract 4"). Tract 1 Owner, Tract 2 Owner, Tract 3 Owner and Tract 4 Owner may be referred to herein, in the singular or individually, as "Owner", and in the plural or collectively, as "Owners". Tract 1, Tract 2, Tract 3 and Tract 4 may be referred to herein, in the singular or individually, as "Tract", and in the plural or collectively, as "Tracts". The Tracts are collectively described in Schedule "E" annexed hereto. The Tracts, and all buildings and improvements located thereon at any time, may be collectively referred to herein as the "Development".

WITNESSETH:

WHEREAS, IHS ACQUISITION NO. 120, INC., as the then owner of the entire Development, filed a certain four-sheet plat with respect to the Development entitled "Plat for Tract 1, Tract 2, Tract 3 & Tract 4 Land of IHS Acquisition No. 120, Inc." in the records of Bernalillo County, New Mexico on December 16, 1998 in Book 98-C, Page 355, and filed a certain corrected four-sheet plat thereof entitled "Corrected Plat for Tract 1, Tract 2, Tract 3 & Tract 4 Land of IHS Acquisition No. 120, Inc." in the records of Bernalillo County, New Mexico on December 22, 1998 in Book 98-C, Page 358 (said plat, as so corrected, may be referred to herein as the "Plat").

WHEREAS, the Plat, among other things, granted an 86' private access and drainage easement over a portion of Tract 2 for the exclusive use of Tracts 1, 2, 3 and 4, which easement is more particularly described in Schedule "F" annexed hereto (the "Common Roadway Easement"), and granted a 30' private drainage easement over a portion of Tract 4 for the exclusive use of Tracts 2 & 3, which easement is more particularly described in Schedule "G" annexed hereto (the "Drainage Easement") (the Common Roadway Easement and the Drainage Easement may be referred to herein as the "Easements").

WHEREAS, Tract 1 Owner, Tract 2 Owner, Tract 3 Owner and Tract 4 Owner each desires to confirm and/or make certain other covenants and agreements with respect to the Easements, as more particularly set forth herein.

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Bk-9826 Pg-7268



Judy D. Woodward Bern. Co. ERSE R 45.00

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar given to each other and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. **COMMON ROADWAY EASEMENT ON TRACT 2.**

(a) **Access Easement.**

(1) **Grant of Access Easement.** Tract 2 Owner hereby agrees that the grant of the Common Roadway Easement effected by the filing of the Plat does and shall include the following: A grant and conveyance to each of Tract 1 Owner, Tract 3 Owner and Tract 4 Owner, their respective successors and assigns, and all persons claiming under or through any such Owners, forever, a common access easement and a free, uninterrupted and unobstructed right-of-way in perpetuity, appurtenant to and for the benefit of each of Tract 1, Tract 3 and Tract 4, under, across, and over the Common Roadway Easement, including, without limitation, the paved roadway, lighting, signs, landscaping and other improvements currently located thereon, as the same may be altered, repaired or replaced from time to time, together with the perpetual right to enter upon the Common Roadway Easement at any time it may see fit, for the purpose of ingress to and egress from Tract 1, Tract 3 and Tract 4, passage for pedestrian and vehicular traffic, including, without limitation, two-way vehicular access by passenger vehicles and trucks and pedestrian access between the Tracts and public and/or private highways, streets, avenues and roads adjoining the Tracts. Each of Tract 1 Owner, Tract 3 Owner and Tract 4 Owner shall have the right, at its own cost and expense, (i) to include on the monument sign presently located in the center median of the Common Roadway Easement near the entrance of the Common Roadway Easement from Alameda Boulevard, the name(s) of the building(s) on such Owner's Tract, and (ii) to place a directional sign(s) on the Common Roadway Easement as reasonably necessary to identify the building(s) on such Owner's Tract. All such signs shall comply with all applicable statutes, laws, ordinances, regulations, rules, codes, orders, or specifications of any public body or authority having jurisdiction, and shall be of the same design, style, color and size as the monument sign and directional signs presently located on the Common Roadway Easement, or as otherwise reasonably approved by all the other Owners. All signage rights on the Common Roadway Easement (including any landscaping, center medians and traffic islands therein) shall be for the benefit of all the Tracts. Tract 2 Owner, by the Plat and this Agreement, reserves the right to use, for the benefit of Tract 2, the Common Roadway Easement, in the same manner and for the same purposes as Tract 1 Owner, Tract 3 Owner and Tract 4 Owner have been, by the Plat and this Agreement, granted the right to use the same for the benefit of their respective Tracts.

(2) **Maintenance of Common Roadway Easement.** Tract 1 Owner shall at all times maintain, repair and replace the Common Roadway Easement as reasonably necessary to keep the Common Roadway Easement in good condition and repair. In this connection, and without limiting the generality of the foregoing, Tract 1 Owner shall (i) restripe, repair and replace the Common Roadway Easement surface as necessary in Tract 1

Owner's reasonable discretion, (ii) repair and replace the Common Roadway Easement lighting, and the tubes, bulbs and ballasts therefor, (iii) keep all directional signs and pavement signs and striping distinct and legible, (iv) care for and replant all Common Roadway Easement landscaped and planted areas as necessary in Tract 1 Owner's reasonable discretion, and (v) not permit accumulations of garbage, trash, rubbish and other refuse on the Common Roadway Easement, and remove such refuse from the Common Roadway Easement, all as necessary to so keep the Common Roadway Easement in good condition and repair. All persons performing such work on the Common Roadway Easement shall carry insurance policies in such amounts as adequate for liability, casualty, workers' compensation and other risks that may arise from such entry and activities on the Common Roadway Easement.

(3) **Common Roadway Easement Operating Expenses.**

(i) The term "**Common Roadway Easement Operating Expenses**" shall mean the reasonable, direct, out-of-pocket costs and expenses incurred by Tract 1 Owner, and determined in accordance with generally accepted accounting principles consistently applied and accurately reflecting such costs and expenses, in connection with the maintenance, repair and replacement of the Common Roadway Easement described above.

(ii) Each Owner shall pay its pro rata share of the Common Roadway Easement Operating Expenses determined by multiplying the total annual Common Roadway Easement Operating Expenses by a fraction, the numerator of which shall be "the total square footage of all buildings" on the Owner's Tract, and the denominator of which shall be "the total square footage of all buildings" on all the Tracts. As used herein, the phrase "the total square footage of all buildings" shall mean the total square footage of (aa) all buildings erected and (bb) any building not yet erected, but for which a building permit for such building has been issued and either site plan work or foundation work for such building has commenced (and accordingly, each Owner's obligation to pay with respect to a building not yet erected shall commence upon the occurrence of both the issuance of a building permit for such building and the commencement of either site plan work or foundation work for such building). As of the date of this Agreement, the total square footage of all buildings on each Tract (and the corresponding proportionate share of the total square footage on all the Tracts) are as follows: Tract 1 -- 132,120.0 square feet (46.83%); Tract 2 -- 71,006.6 square feet (25.17%); Tract 3 -- 79,016.7 square feet (28.00%); and Tract 4 -- 0 square feet (0%).

(iii) Tract 1 Owner shall provide each other Owner with a reasonably detailed expense statement and bill (as used in this Article, an "**expense statement**") for Common Roadway Easement Operating Expenses incurred in the preceding year, which shall show each Owner's share thereof as determined and pro rated in accordance with (ii) above and each Owner's period of ownership. Each other Owner's share of any expense statement shall be due and payable within thirty (30) days after its receipt of the expense statement. Any payment not made within such 30-day period shall bear interest at the lesser of 10% per annum or the maximum rate permitted by law, from the date that is thirty-

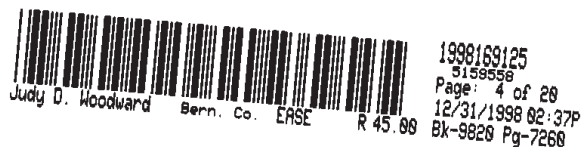


one (31) days after such other Owner's receipt of the expense statement, to the date such payment is made. Each other Owner may dispute any expense statement within one (1) year after its receipt of the same, and any payment made with respect to such expense statement shall be without prejudice. If the dispute shall be resolved in the other Owner's favor, Tract 1 Owner shall upon demand pay the other Owner the amount the other Owner shall have overpaid, together with interest thereon calculated at the lesser of 10% per annum or the maximum rate permitted by law, from the date of such overpayment to the date such overpayment is refunded to the other Owner. If the dispute shall be resolved in Tract 1 Owner's favor, the other Owner shall upon demand pay Tract 1 Owner the amount the other Owner underpaid, together with interest thereon calculated at the lesser of 10% per annum or the maximum rate permitted by law, from the date such underpayment became overdue (i.e., 31 days after such other Owner's receipt of the expense statement therefor) to the date such underpayment is paid to the Tract 1 Owner.

(iv) Tract 1 Owner shall keep true, complete and accurate books and records of all Common Roadway Easement Operating Expenses for at least one (1) year after the date expense statements for the same have been rendered to the other Owners. Each other Owner and its authorized representatives shall have the right, upon at least ten (10) days advance notice and during reasonable business hours, to examine, inspect and/or copy the books and records of such Common Roadway Easement Operating Expenses at the office of Tract 1 Owner at the Development, which books and records shall be kept in such office in a safe and orderly manner by Tract 1 Owner.

(5) **Liability Insurance.** Each Owner shall maintain at all times, at its sole cost and expense, public liability insurance insuring against claims on account of death, bodily injury or property damage to customers, invitees, licensees, lessees, sublessees or employees of the Owner that may arise from or be occasioned by the condition or use of the Common Roadway Easement. Said insurance shall be obtained from and maintained in a reputable insurance company or companies qualified to do business in the State of New Mexico and shall have limits for bodily injury or death in the amount of not less than Five Million Dollars (\$5,000,000) per occurrence for bodily injury or death and a limit of not less than Two and One-Half Million Dollars (\$2,500,000) per occurrence for property damage, which minimum amounts shall be increased every five (5) years after the date of this Agreement, by an amount equal to the cumulative increase during the previous five years in the Consumer Price Index for the smallest geographical region that encompasses Bernalillo County. Each Owner shall be solely responsible for obtaining such liability insurance, and no such cost of liability insurance shall be included in Common Roadway Easement Operating Expenses for sharing pro rata among the Owners. The insurance required hereunder may be obtained by blanket insurance policies. Each insurance policy required hereunder shall name the other Owners as additional insureds, as their respective interests may appear.

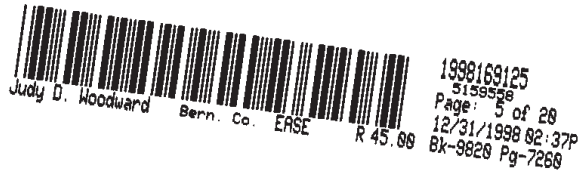
(6) **Dedication of Common Roadway Easement.** Each Owner shall have the right to cause, at its sole cost and expense, the dedication of the



Common Roadway Easement as a public road to the City of Albuquerque, on such terms and conditions that are reasonably acceptable to all the Owners.

(b) **Drainage Easement.** Tract 2 Owner hereby agrees that the grant of the Common Roadway Easement effected by the filing of the Plat does and shall include, in addition to the access easement described in Article 1(a) above, the following: A grant and conveyance to each of Tract 1 Owner, Tract 3 Owner and Tract 4 Owner, their respective successors and assigns, and all persons claiming under or through any such Owners, forever, a drainage easement and a free, uninterrupted and unobstructed right-of-way in perpetuity, appurtenant to and for the benefit of each of Tract 1, Tract 3 and Tract 4, under, across, and over the Common Roadway Easement, at each such Owner's sole cost and expense, to thereon construct, maintain, renew, relocate, redesign, alter and remove underground drainage water pipe lines and mains for use in the operation and maintenance of a drainage water disposal and retention system for Tract 1, Tract 3 and Tract 4 respectively, together with the perpetual right to enter upon the Common Roadway Easement at any time it may see fit, and to thereon construct, maintain and repair underground drainage water pipe lines, and/or mains, together with all necessary laterals for the purpose of conveying drainage water over, across, through and under the Common Roadway Easement, together with the right to excavate and refill ditches and/or trenches for the location of said drainage pipe lines and/or mains and laterals and the further right to do all things proper, necessary for or incidental to location, construction and maintenance of said drainage water pipe lines and/or mains and laterals for Tract 1, Tract 3 and Tract 4 respectively. Tract 2 Owner, by the Plat and this Agreement, reserves the right to use, for the benefit of Tract 2, the above described easement and right-of-way, in the same manner and for the same purposes as Tract 1 Owner, Tract 3 Owner and Tract 4 Owner have been, by the Plat and this Agreement, granted the right to use the same for the benefit of their respective Tracts.

2. **THE DRAINAGE EASEMENT ON TRACT 4.** Tract 4 Owner hereby agrees that the grant of the Drainage Easement effected by the filing of the Plat does and shall include the following: A grant and conveyance to each of Tract 2 Owner and Tract 3 Owner, their respective successors and assigns, and all persons claiming under or through any such Owners, forever, a 30 feet wide, drainage easement and a free, uninterrupted and unobstructed right-of-way in perpetuity, appurtenant to and for the benefit of each of Tract 2 and Tract 3, under, across, and over the Drainage Easement, at each such Owner's sole cost and expense, to thereon construct, maintain, renew, relocate (within the 30 feet wide Drainage Easement), redesign, alter and remove underground drainage water pipe lines and mains for use in the operation and maintenance of a drainage water disposal and retention system for Tract 2 and Tract 3 respectively, together with the perpetual right to enter upon the Drainage Easement at any time it may see fit, and to thereon construct, maintain and repair underground drainage water pipe lines, and/or mains, together with all necessary laterals for the purpose of conveying drainage water over, across, through and under the Drainage Easement, together with the right to excavate and refill ditches and/or trenches for the location of said drainage pipe lines and/or mains and laterals and the further right to do all things proper, necessary for or incidental to location, construction and maintenance of said drainage water pipe lines and/or



mains and laterals for Tract 2 and Tract 3 respectively. Tract 4 Owner hereby reserves the right to use, for the benefit of Tract 4, the above described Drainage Easement and right-of-way, in the same manner and for the same purposes as Tract 2 Owner and Tract 3 Owner have been, by the Plat and this Agreement, granted the right to use the same for the benefit of their respective Tracts.

3. EXERCISE OF EASEMENT RIGHTS.

(a) **Entry on Tracts; Indemnity.** The Owners (for purposes of this Article, any Owner may be referred to as a "grantor" or "grantee", as the case may be) agree that each grant of easement rights described in Articles 1(b) and 2 does and shall include the right of the grantee to enter upon the grantor's Tract to implement such easement rights and/or to perform the work or obligations described in such Articles; provided that (i) such entry shall be made at reasonable times and upon reasonable notice to the grantor, except in an emergency, and shall not unreasonably interfere with grantor's tenants or business invitees; (ii) any entry upon and activities on the grantor's Tract by the grantee, its agents, contractors and employees, in connection with the exercise of the foregoing easement rights, or otherwise, shall be entirely at the grantee's own risk; (iii) grantee, upon grantor's request, shall produce evidence prior to any such entry onto the grantor's Tract, of insurance policies carried by grantee or its agents or contractors, in such amounts as may be reasonably determined by grantor as adequate for liability, casualty, workers' compensation and other risks that may arise from such entry and activities on the grantor's Tract, and shall name grantor, and any other parties designated by grantor, as additional insureds; (iv) grantee shall exercise (and cause its agents, contractors and employees to exercise) due care and prudence in exercising such easement rights, and shall make (and cause its agents, contractors and employees to make) all reasonable efforts to minimize disruption to the grantor's business operations; (v) grantee shall promptly, at its own expense, repair any damage caused by such exercise as reasonably as practicable; and (vi) grantee shall indemnify and hold grantor and its partners, officers, directors, employees and shareholders, harmless from and against, any and all liabilities, losses, damages, costs, expenses (including, without limitation, reasonable attorneys' fees and expenses), which grantor or its partners, officers, directors, employees or shareholders may incur on account of any violation of this Agreement by, or any act or omission of, grantee or its agents, contractors, licensees, sublessees or invitees, including without limitation the negligence or wilful misconduct of grantee in the exercise of its easement rights hereunder. The above provisions, except for the notice provision of proviso (i), shall also apply to any entry on those portions of the grantor's Tract adjacent to the Common Roadway Easement in connection with the performance of the work and obligations described in Article 1(a)(2).

(b) **Compliance With Law.** Each grantee shall exercise its easement rights with respect to the Easements in compliance in all respects with all applicable laws, ordinances and regulations, and other governmental rules, orders and determinations now or hereafter enacted, made or issued, whether or not presently contemplated.

(c) **Intended Purposes of Easements.** No grantee shall use the Easements for any purposes other than those for which they are intended.

(d) **Grantor's Use Rights.** The Easements granted by the Plat and this Agreement are non-exclusive in the sense that they are private and non-public, and, in addition to any rights reserved by the Plat and this Agreement or otherwise deemed reserved under law, the grantor reserves the right to erect, install and maintain pipes, conduits, or wires in, on, over or under the premises on which it has by the Plat and this Agreement granted either of the Easements (the "easement premises"), to otherwise use the easement premises as the grantor may elect (including, without limitation, the right to create, install and maintain such curb cuts as it may desire in its sole discretion), and to grant rights to others to use the easement premises, provided, however, that no such uses by the grantor or others shall (i) cause the aggregate use of any Easement granted by the Plat and this Agreement to exceed its design capacity, (ii) cause any grantee or its Tract to be in non-compliance with applicable laws, or (iii) unreasonably interfere with any grantee's permitted use of the easement premises for the benefit of its Tract.

(e) **Relocation of Easements.** The grantor shall have the right, at its own cost and expense, after thirty (30) days prior written notice to the grantee, to relocate any of the Easements granted by the grantor by the Plat and this Agreement, and any lines, facilities or other improvements located on the easement premises; provided such relocation does not materially and adversely interrupt or diminish the services to those Tracts served by any relocated easement, lines, facilities or improvements or the usefulness of any other easements to the grantee; and provided, further, that at the completion of such relocation work, the grantor shall execute an easement grant in recordable form granting the new easement to the grantee, and cause the same to be delivered to the grantee, whereupon the change in location of the easement premises shall become effective, and appropriate releases of the prior location shall be executed in recordable form and exchanged between the grantor and the grantee.

4. **DEFAULT; REMEDIES.**

(a) If any Owner shall default under this Agreement, and such default shall continue for a period of ten (10) days after such Owner's receipt of notice of such default, then the other Owner(s) shall have all rights and remedies given to it hereunder or now or hereafter existing at law or in equity. No right or remedy hereby conferred upon or reserved to any Owner is intended to be exclusive of any other right or remedy, and every right or remedy shall be cumulative and in addition to any other right or remedy given hereunder or now or hereafter existing at law or in equity.

(b) If any Owner shall default under this Agreement, then upon ten (10) days' notice (except in an emergency, when no such notice shall be required) to the defaulting Owner, and provided that such default shall not have been cured during such 10-day period, the other Owner(s) shall have the right to perform such obligation on behalf of the

defaulting Owner and be reimbursed by the defaulting Owner for the cost thereof, upon demand. Such demand shall be accompanied by reasonable documentation supporting the amount of reimbursement requested (the "Reimbursement Amount"). The defaulting Owner shall pay the Reimbursement Amount within thirty (30) days after demand. If the Reimbursement Amount is not paid within such 30-day period, it shall bear interest at the lesser of 10% per annum or the maximum rate permitted by law, from the date of the original demand for the Reimbursement Amount to the date the Reimbursement Amount and accrued interest thereon is paid.

(c) No delay or omission of any Owner in the exercise of any right accruing upon any default of any other Owner shall impair any such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by one Owner of a breach or a default of any of the terms and conditions of this Agreement by any other Owner shall not be construed to be a waiver by any third party to this Agreement or a waiver of any subsequent breach or default of the same or any other provision of this Agreement. Except as otherwise specifically provided in this Agreement, no remedy provided in this Agreement shall be exclusive but each shall be cumulative with all other remedies provided in this Agreement, at law or in equity.

(d) In the event of a default by any Owner in the performance of its obligations under this Agreement, the other Owner(s) shall accept performance by any lessee, sublessee or mortgagee of the defaulting Owner, and shall deliver notice of any default hereunder to any such lessee, sublessee or mortgagee if at any time prior thereto they have been requested to do so in writing by the defaulting Owner; but no lessee, sublessee or mortgagee shall be obligated to the defaulting Owner hereunder to make such payment.

(e) It is expressly agreed that no breach of the provisions of this Agreement shall entitle any Owner to cancel, rescind or otherwise terminate this Agreement; but such limitation shall not affect, in any manner, any other rights or remedies which any Owner may have hereunder by reason of any breach of the provisions of this Agreement.

5. **TRANSFERS OF TITLE TO TRACTS.** If any Owner (the "Transferor Owner") shall transfer its fee interest in all or a portion of its Tract (a "Transfer"), then, effective upon the date of the Transfer, the transferee shall be deemed to have assumed the obligation to perform and be bound by all of the terms, covenants and conditions under this Agreement to be performed by the Transferor Owner relating to the Tract, or portion thereof, so transferred; and upon the date of the Transfer, the Transferor Owner shall be released from any and all liability which would thereafter arise from or in connection with any term, covenant or condition under this Agreement relating to the Tract, or portion thereof, so transferred, except that the Transferor Owner shall remain liable for such liability in respect of events theretofore occurring, and events thereafter occurring with respect to any portions of the Development owned or leased by the Transferor Owner and not so transferred. If a Tract is hereafter divided into parts or portions, all parts or portions of the



Tract shall enjoy the benefit of the easements granted to the Tract by the Plat and this Agreement.

6. **NOTICES.** All notices and other communications given pursuant to this Agreement shall be in writing and shall be given by delivery by messenger or overnight courier, or by prepaid registered or certified mail, and addressed as follows:

If to Tract 1 Owner, to:

Domain Horizon Limited Partnership
14901 Quorum Dr., Suite 500
Dallas, Texas 75240
Attention: Michael Block and Mark Jordan
Fax: (972) 960-9175

If to Tract 2 Owner, to:

IHS Acquisition No. 120, Inc.
c/o Integrated Health Services
10065 Red Run Blvd.
Owings Mills, Maryland 21117
Attention: Dan Booth
Fax: (410) 998-8716

If to Tract 3 Owner, to:

IHS Acquisition No. 120, Inc.
c/o Integrated Health Services
10065 Red Run Blvd.
Owings Mills, Maryland 21117
Attention: Josh Taylor
Fax: (410) 654-8048

If to Tract 4 Owner, to:

Domain Alameda Limited Partnership
14901 Quorum Dr., Suite 500
Dallas, Texas 75240
Attention: Michael Block and Mark Jordan
Fax: (972) 960-9175

Each Owner may from time to time specify, by giving fifteen (15) days' notice to the other Owners, (i) any other address in the United States as its address for purposes of this Agreement and (ii) any other person or entity that is to receive copies of notices and other



communications hereunder. Each Owner shall furnish promptly to the other Owners copies of any notices or other communications given pursuant to this Agreement. Notices hereunder shall be deemed effective at the time of delivery if delivered by messenger or overnight courier, or three (3) business days after mailing if sent by registered or certified mail.

7. **OBLIGATIONS TO PAY.** In each instance where an Owner is required to perform any obligation pursuant to the terms of this Agreement, the obligation shall, unless otherwise expressly set forth to the contrary in the provision creating such obligation, include payment of all amounts required to be paid in order to fulfill such obligation.

8. **SEVERABILITY.** If any provision of this Agreement, or any portion thereof, or the application thereof to any person or circumstances, shall to any extent be held invalid, inoperative, or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

9. **CONSTRUCTION OF AGREEMENT.**

(a) This Agreement shall be construed in accordance with the laws of the State of New Mexico.

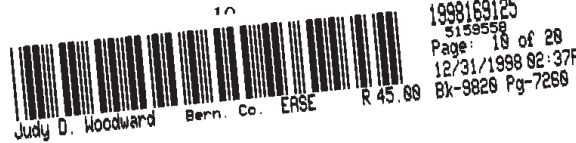
(b) Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of any other.

10. **RECORDATION OF AGREEMENT.** Any party hereto may record this Agreement in the public records of Bernalillo County, New Mexico.

11. **MODIFICATION OF AGREEMENT.** Neither this Agreement nor any provision hereof may be changed, waived, discharged or terminated orally but only by an instrument in writing, signed by the party against whom such change, waiver, discharge or termination is sought and recorded in the public records of Bernalillo County, New Mexico.

12. **BINDING EFFECT OF AGREEMENT.** The Easements, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions and covenants running with the land and shall be affirmatively enforceable against the Tracts, and shall inure to the benefit of, and be binding upon, each owner from time to time of the Tracts. This Agreement supersedes any and all previous agreements made by and between the parties (and/or their predecessors-in-interest) hereto regarding the easements described herein. In the event of any conflict between the terms of this Agreement and the terms of such previous agreements, the terms of this Agreement shall control.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

Tract 1 Owner

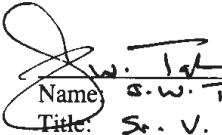
DOMAIN HORIZON LIMITED PARTNERSHIP

By: M.A. Block Investments Company
its general partner

By: 
Name: IFA F. LEVY
Title: VICE PRESIDENT

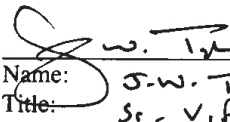
Tract 2 Owner

IHS ACQUISITION NO. 120, INC.

By: 
Name: S.W. Taylor
Title: Sr. V. P.

Tract 3 Owner

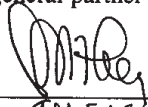
IHS ACQUISITION NO. 120, INC.

By: 
Name: S.W. Taylor
Title: Sr. V. P.

Tract 4 Owner

DOMAIN ALAMEDA LIMITED PARTNERSHIP

By: M.A. Block Investments Company
its general partner

By: 
Name: IFA F. LEVY
Title: VICE PRESIDENT



Acknowledgments

Tract 1 Owner

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 31st day of December, 1998, by Ira F Levy, Vice President of M.A. Block Investments Company, a Texas corporation, as general partner of Domain Horizon Limited Partnership, a New Mexico limited partnership, on behalf of said corporation as general partner of said limited partnership.

My commission expires:

(Seal)



OFFICIAL SEAL
RAMON E. SANCHEZ
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 2-22-2002

Ramon E. Sanchez
Notary Public

Tract 4 Owner

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 31st day of December, 1998, by Ira F Levy, Vice President of M.A. Block Investments Company, a Texas corporation, as general partner of Domain Alameda Limited Partnership, a New Mexico limited partnership, on behalf of said corporation as general partner of said limited partnership.

My commission expires:

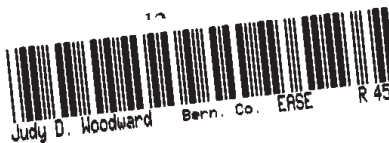
(Seal)



OFFICIAL SEAL
RAMON E. SANCHEZ
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 2-22-2002

Ramon E. Sanchez
Notary Public

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1998169125
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Page: 12 of 28
12/31/1998 02:37P
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Schedule "A"

DESCRIPTION OF TRACT 1

"TRACT 1" AS SHOWN ON A CERTAIN CORRECTED FOUR-SHEET PLAT ENTITLED "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 & TRACT 4 LAND OF IHS ACQUISITION NO. 120, INC." AND RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1998 IN BOOK 98-C, PAGE 358.

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Page: 14 of 28
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Bern. Co. ERSE
Judy D. Woodward

Schedule "B"

DESCRIPTION OF TRACT 2

"TRACT 2" AS SHOWN ON A CERTAIN CORRECTED FOUR-SHEET PLAT ENTITLED "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 & TRACT 4 LAND OF IHS ACQUISITION NO. 120, INC." AND RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1998 IN BOOK 98-C, PAGE 358.

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Page: 15 of 20
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Schedule "C"

DESCRIPTION OF TRACT 3

"TRACT 3" AS SHOWN ON A CERTAIN CORRECTED FOUR-SHEET PLAT ENTITLED "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 & TRACT 4 LAND OF IHS ACQUISITION NO. 120, INC." AND RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1998 IN BOOK 98-C, PAGE 358.

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1998169125
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Page: 16 of 20
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Judy D. Woodward Bern. Co. ERSE R 45.00

Schedule "D"

DESCRIPTION OF TRACT 4

"TRACT 4" AS SHOWN ON A CERTAIN CORRECTED FOUR-SHEET PLAT ENTITLED "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 & TRACT 4 LAND OF IHS ACQUISITION NO. 120, INC." AND RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1998 IN BOOK 98-C, PAGE 358.



Judy D. Woodward Bern. Co. ERSE R 45.00

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Page: 17 of 20
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Schedule "E"

DESCRIPTION OF TRACTS 1, 2, 3 and 4

"TRACT 1", "TRACT 2", "TRACT 3" AND "TRACT 4" AS SHOWN ON A CERTAIN CORRECTED FOUR-SHEET PLAT ENTITLED "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 & TRACT 4 LAND OF IHS ACQUISITION NO. 120, INC." AND RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1998 IN BOOK 98-C, PAGE 358.

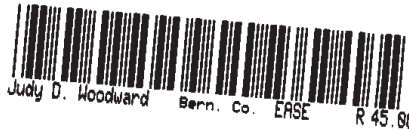
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Schedule "F"

**DESCRIPTION OF 86 FEET WIDE
COMMON ROADWAY (ACCESS AND DRAINAGE) EASEMENT ON TRACT 2**

"86' PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE EXCLUSIVE USE OF TRACTS 1, 2, 3 AND 4, GRANTED BY THIS PLAT", AS SHOWN ON A CERTAIN CORRECTED FOUR-SHEET PLAT ENTITLED "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 & TRACT 4 LAND OF IHS ACQUISITION NO. 120, INC." AND RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1998 IN BOOK 98-C, PAGE 358.

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Page: 19 of 20
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Schedule "G"

DESCRIPTION OF 30 FEET WIDE DRAINAGE EASEMENT ON TRACT 4

"30' PRIVATE DRAINAGE EASEMENT FOR THE EXCLUSIVE USE OF TRACTS 2 AND 3, GRANTED BY THIS PLAT", AS SHOWN ON A CERTAIN CORRECTED FOUR-SHEET PLAT ENTITLED "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 & TRACT 4 LAND OF IHS ACQUISITION NO. 120, INC." AND RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1998 IN BOOK 98-C, PAGE 358.

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Page: 26 of 20
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