

APPLICATION NO. 07AA 1011	PROJECT NO. 1002798
PROJECT NAME Rancho De Candalaria	
EPC APPLICATION NO.	
APPLICANT / AGENT Marie Blea	PHONE NO. 342-1532
ZONE ATLAS PAGE G-13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RB</i>	DATE <i>8 Nov '07</i>	DATE
COMMENTS:		
<i>Remove Design Guideline 15A.</i>		
<i>RB</i>		

Revised 3/3/04

(Return form with plat / site plan)



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

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

0 750 1,500 Feet

200315
EPC
File



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

Date: November 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002798 ***
03EPC-01673 Zone Map Amendment
03EPC-01674 EPC Site Development Plan-
Subdivision

William Holler
7410 Montgomery NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tracts A and Tract A-1, Lands of Conrado Garcia, **Rima Addition**, a zone map amendment from C-2, RA-2, SU-1 for PRD to SU-1 for PRD, located on CANDELARIA ROAD NW, between 12TH STREET NW and RIO GRANDE NW, containing approximately 3 acres. (G-13) Simon Shima, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002798/03EPC 01673, a Zone Map Amendment, for Tract A-1, Lands of Conrado Garcia, based on the following Findings:

FINDINGS:

1. The request involves approximately 2.5 acres of land located across Candelaria Road NW from San Isidro Street that runs north and south approximately half way between Rio Grande Boulevard and 12th Street, hereinafter referred to as the "site"
2. The site includes: 1) Tract A, Rima Addition containing approximately 1.5 acres, zoned SU-1 for PRD; and 2) Tract A-1, Lands of Conrado Garcia containing approximately 1 acre. It should be noted that the site is situated in the vicinity of the historic Los Candelarias village center.
3. Since Tract A, Rima Addition is currently zoned SU-1 for PRD, this zone map amendment request is from C-2 to SU-1 for PRD for a 0.29 acre portion and from RA-2 to SU-1 for PRD for a 0.63 acre portion of Tract A-1, Lands of Conrado Garcia, respectively.

4. The request is generally consistent with the applicable Comprehensive Plan policies:
 - a) The proposed development of 8 residential units on an unusually configured site at a gross density of 3.3 dwelling units per acre is generally consistent with the Comprehensive Plan Established Urban Area Policy a (a full range of urban land uses are allowed with an overall gross density up to 5 dwelling units per acre).
 - b) With the proposed Design Guidelines in place, the request is generally consistent with the Policy d (the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern).
 - c) Given the location and infill redevelopment character of the project, the request is consistent with the Policy e (new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured).
 - d) This infill redevelopment project located in an older neighborhood in the Established Urban Area, and involved assembling 2 parcels and demolishing 2 vacant structures, is consistent with the above Policy o (redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened).

5. The request is generally consistent with applicable policies of the North Valley Area Plan:
 - a) With a traditional or southwest style building types with either flat or pitch metal or tiled pitch roof as stipulated by the Design Guidelines under the SU-1 zoning, the request for development at a typical RA-2 zoning density would help maintain the rural flavor of the North Valley and provide a variety of housing opportunities and lifestyles as called for in the goals and issues: 1. recognize the North Valley area as a unique and fragile resources and as an inestimable and irreplaceable part of the entire metropolitan community (p.5); 2. preserve and enhance the environmental quality of the North Valley area (p.5) by maintaining the rural flavor of the North Valley, controlling growth and maintaining low density development, and providing a variety of housing opportunities and life styles including differing socioeconomic types.
 - b) North Valley, the North Valley Area Plan indicates on page 138 that the site and its vicinity are part of the Los Candelarias Historical Settlement Area. Although the site would not serve as part of the historic Los Candelarias Village Center as proposed, the request is consistent with the spirit of such planning concept promoted in the North Valley Area Plan.

6. The proposed gross density of 3.3 dwelling units per acre is equivalent of the maximum density under the RA-2 Zone prevalent to the area.

7. In view of a limited access to Candelaria Road from the site, an unusual configuration of the site, and prevailing mixed uses of land in the vicinity of the site, SU-1 zoning, as requested, is appropriate and is consistent with the express purpose of the SU-1 Zone.

8. Under the Zoning Code, the SU-1 Zone for PRD, as requested, requires the site containing a minimum of three (3) acres. Although the site contains approximately 2.5 acres, Tract A, Rima Addition, comprising 62 percent of the site, is already zoned SU-1 for PRD. Therefore, the request would expand the existing SU-1 for PRD zoning for a more cohesive and stable land use.
9. The applicant's justification of "unchanged neighborhood conditions" for the zone change request notwithstanding, the applicant is demonstrating that the existing zoning is inappropriate because "a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan" as provided for in the above Section 1.D(3). Planning staff is in agreement with the applicant's justification.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002798/03EPC 01674, a Site Development Plan for Subdivision, for Tract A, RIMA Addition, and Tract A-1, Lands of Conrado Garcia, based on the following Findings with the following Conditions:

FINDINGS:

1. The proposed site development plan for subdivision, hereinafter referred to as the "site plan", shows 8 detached residential lots of various sizes and configurations and two (2) landscaped common areas on the 2.5 acre site. Access to the site off Candelaria Road and to each lot would be provided by Conrado Court N.W. with a hammerhead cul-de-sac at the south end of this road.
2. The proposed design guidelines are submitted as part of the site plan, providing the proposed use, pedestrian and vehicular ingress and egress, internal circulation, maximum building height, minimum building setback, and maximum total dwelling units. The submittal meets the requirement of a site development plan for subdivision as provided for in the Zoning Code.
3. The net lot size ranges from 11,535 square-feet (Lot 1) to 9,304 square-feet (Lot 8) with the average net lot size of 10,320 square-feet. The 5 foot high solid walls are proposed for the entire perimeters of the subdivision.
4. The proposed minimum front yard setback is 20 feet, rear yard setback 10 feet, and side yard setback 5 feet. Except for a minimum rear yard setback, the proposed setbacks are consistent with the R-1 Zone setback requirements. The proposed 10 foot rear yard setback is 5 feet less than that of the R-1 Zone requirement. Nonetheless, the proposed common open space with 8,034 square-foot landscaping area would compensate for the R-1 rear yard setback deficit.

5. All vehicular and pedestrian access to the site from Candelaria Road is via Conrado Court N.W. Pursuant to the site plan, proposed Conrado Court N.W. is private. Each dwelling unit would have 4 off-street parking spaces, 2 in the garage and 2 on the driveway, thereby meeting the Off-Street Parking Regulations requirement. The new 4 foot wide sidewalks with mountable curbs and gutters are proposed throughout the subdivision.
6. Based on the Public Works Department's assessment for P1 intermittent parking design at platting, curbside guest parking would be feasible. To accommodate ample guest parking, however, Planning staff recommends that in lieu of the proposed landscaping for Tract B Common Area, parallel parking spaces be provided on perforated paving blocks abutting a mountable curb and gutter as proposed. Vegetation can grow underneath such paving blocks, thereby serving for both a landscaping strip and overflow guest parking.
7. There is no open space requirement for SU-1 zoning in the Established Urban Area as designated by the Comprehensive Plan pursuant to Section 14-16-2-22(E) of the Zoning Code, nor landscaping requirement for non-apartment residential uses pursuant to Section 14-16-3-10(A). Therefore, the landscaping for common open space, as proposed for Tracts A and B, would serve as amenity for the residents and their guests.
8. Building types and building colors, as proposed, are appropriate for the area.
9. It is appropriate to delegate the site development plan for building permit approval authority to the Design Review Board.
10. Mr. Kreg Hill, the owner of adjacent properties, has expressed concerns regarding the existing access easement for part of the site, the location of the proposed block wall adjacent to the irrigation ditch, and the maintenance responsibility of the irrigation ditch. Those concerns are addressed in conditions of approval.

CONDITIONS:

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

OFFICIAL NOTICE OF DECISION
PROJECT #1002798
NOVEMBER 20, 2003
PAGE 5 OF 6

2. The site be replatted, thereby removing the property boundary line between Tract A RIMA Addition and Tract A-1, Lands of Conrado Garcia.
3. The existing 20 foot access easement from Candelaria Road to RIMA Addition be vacated.
4. The 5 foot high block wall proposed on the northern boundary of the irrigation ditch be moved to the southern boundary of the irrigation ditch to allow access to and maintenance of the irrigation ditch for adjacent property owners. Similarly, the block wall to be built on the southern ditch boundary have gates to allow access to and maintenance of the irrigation ditch for the proposed home owners association.
5. The proposed homeowners association be held responsible for the maintenance of the irrigation ditch adjacent to their property. The developer be held responsible for maintaining the irrigation ditch open during construction to allow for continuous use of the irrigation water by adjacent property owners.
6. The term, "will", as used in the design guidelines be replaced with "shall".
7. The developer will be responsible for permanent improvements to the Transportation Facilities adjacent to the proposed site development plan for subdivision. Those improvements shall include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
8. Based on 26 foot face to face dimension on the site development plan all lots at time of platting action shall be designated as P-1, that is intermidden parking design. The site shall comply and be designated per DPM standards. Platting shall be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 5, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION
PROJECT #1002798
NOVEMBER 20, 2003
PAGE 6 OF 6

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/SS/ac

cc: Advanced Engineering and Consulting LLC, 10205 Snowflake Ct. NW, Albuquerque, NM 87114
Joan McDougall, Los Griegos, 4020 Grande Dr. NW, Albuquerque, NM 87107
Sandra Valdez, Los Griegos, 4505 Pedroncelli NW, Albuquerque, NM 87105
Kreg B. Hill, P.O. Box 6408, Albuquerque, NM 87197
Fernando Fraga & Linda Gutierrez, 1922 Candelaria NW, Albuquerque, NM 87107

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/07/2007 Issued By: E08375

Permit Number: 2007 010 111 **Category Code 940**

Application Number: 07AA-10111, Amndt Site Development Plan - Subdn

Address:

Location Description: CONRADO NW BETWEEN 12TH ST NW AND RIO GRANDE NW

Project Number: 1002798

Applicant
Marie E Blea

Agent / Contact
Marie E Blea

Po Box 2777
Corrales NM 87048
342-1532

Po Box 2777
Corrales NM 87048
342-1532

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City Of Albuquerque
Treasury Division

11/7/2007 11:45AM LOC: ANNX
 WSH 008 TRANSH 0023
 RECEIPT 00083878-00083878
 PERMTH 2007010111 TRSLJS
 Trans Amt \$45.00
 AA Actions \$45.00
 CN \$45.00
 CHARGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop - Development and Building Services

11/07/2007 Issued By: E08378

Permit Number: 2007 010 111 **Category Code** 940
Application Number: 07AA-10119 Amndt Site Development Plan - Subdn
Address:
Location Description: CONRADO NW BETWEEN 12TH ST NW AND RIO GRANDE NW
Project Number: 1002709

Applicant
Marie E Elea

Agent / Contact
Marie E Elea

Po Box 2777
Corrales NM 87048
342-1882

Po Box 2777
Corrales NM 87048
342-1882

Application Fees

441018/4671000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441066/4671000	AA Actions	\$45.00

TOTAL: \$45.00

City of Albuquerque
Treasury Division

11/7/2007 11:45AM LOC: ANNX
WSH 008 TRANSN 0023
RECEIPT# 00083878-00083878
PERMIT# 2007010111 TRSLJS
Trans Amt \$45.00
AA Actions \$45.00
CK \$45.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

→ APPLICANT: Marie E. Blea PHONE: 342 1532
 ADDRESS: PO Box 2777 FAX: 342 1579
 CITY: Corrales STATE: NM ZIP: 87048 E-MAIL: marie@homedby.com

Proprietary interest in site: Homesby Marie List all owners: ABM (Billy Holler)

DESCRIPTION OF REQUEST: Amend SPS to eliminate DRB approval of lot SPS

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

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

Lot or Tract No. 4 Block: _____ Unit: _____
 Subdiv/Addn/BKA: Rancho De Candelaria
 Existing Zoning: SU1-PRO Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): 6-13 UPC Code: 101306027322832024

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Conrada NW
 Between: 12th St. NW and Rio Grande NW

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

SIGNATURE: Marie Blea DATE: 11-1-07
 (Print) Homes By Marie Inc Applicant: Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA - 1011</u>	<u>AA</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>N/A</u>			Total \$ <u>45.00</u>

Planer Signature / date: Kad... 11/2/07 Project # 1002798

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

- SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**
 - ___ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
 - ___ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Solid Waste Management Department signature on Site Plan if relevant
 - ___ Blue-line copy of Site Plan with Fire Marshal's stamp
 - ___ Copy of the LUCC approval if the site is in an historic overlay zone
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application

- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
- CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Copy of EPC or DRB Notice of Decision (not required for WTF)
- ___ Fee (see schedule) **45**
- ___ Any original and/or related file numbers are listed on the cover application **1002798**

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- ___ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- ___ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- ___ Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Marie E. Blea
Applicant name (print)
Marie E. Blea 11-1-07
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers	
07AA	10111

[Signature] 11/7/07
Planner signature / date
Project # 1002798

**HOMES BY MARIE,INC.
P.O.BOX 2777
CORRALES, NEW MEXICO 87048**

Homes By Marie,Inc. has purchased lots 2,4,7 &8. As of January 1,2008 Homes by Marie,Inc, will purchase Lots 3 and 6 of the Rancho De Candelaria subdivision.

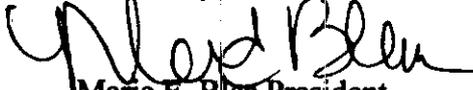
Our intention is to build either Southwestern and Tuscan custom homes, ranging from 2200 sq. ft. and up.

Homes By Marie,Inc. (Marie E.Blea) is the owner of the lots, Domonic P. Perea has authorization by Homes By Marie, to serve as our agent and futher authorizes him to sign on behalf of Homes By Marie Inc. any permitting or city/state commitments.

Homes by Marie,Inc. agrees to comply with the subdivision covenants and wish to eliminate DRB approval for each house and to amend SPS for project #1002798 regarding Tracts A and Tract A-1 Lands of Conrado Garcia,Rima Additional, a zone map amendment from C-2,RA-2 SU-1 for PRD for PRD,located on Candelaria Road NW between 12th street NW and Rio Grande NW

Thank you for your consideration in approving the amendment.

Homes By Marie,Inc.



Marie E. Blea,President

342 1532