CONSENSUS PLANNING

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December 3, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Project #'s 1002315, Application # 02-01650

Dear Roger:

The purpose of this letter is to provide an update on our work with High Desert Investment Corporation and Scott Patrick Homes to address the concerns we raised in our November 18th letter regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. We have met with the applicants on several occasions and have reached an agreement that addresses these concerns.

We want to thank the DRB for allowing additional time for the neighbors and applicants to sit down and reach an agreement. We also want to express our appreciation to High Desert Investment Corporation and Scott Patrick Homes for their willingness to meet, discuss our concerns, and work cooperatively to develop solutions. Our concerns were primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as originally submitted is in compliance with the plan, however, with the modifications identified in the agreement it is acceptable. If for some reason, the agreement were not adhered to, we would continue to object to the proposal.

Thank you for your assistance and consideration of the neighbor's concerns.

Sincerely,

James K. Strozier, AICP
Principal

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HYDROLOGY SECTION

PRINCIPALS

Karen K. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

c: Doug Collister, High Desert Investment Corporation
Scott Schiabor, Scott Patrick Homes