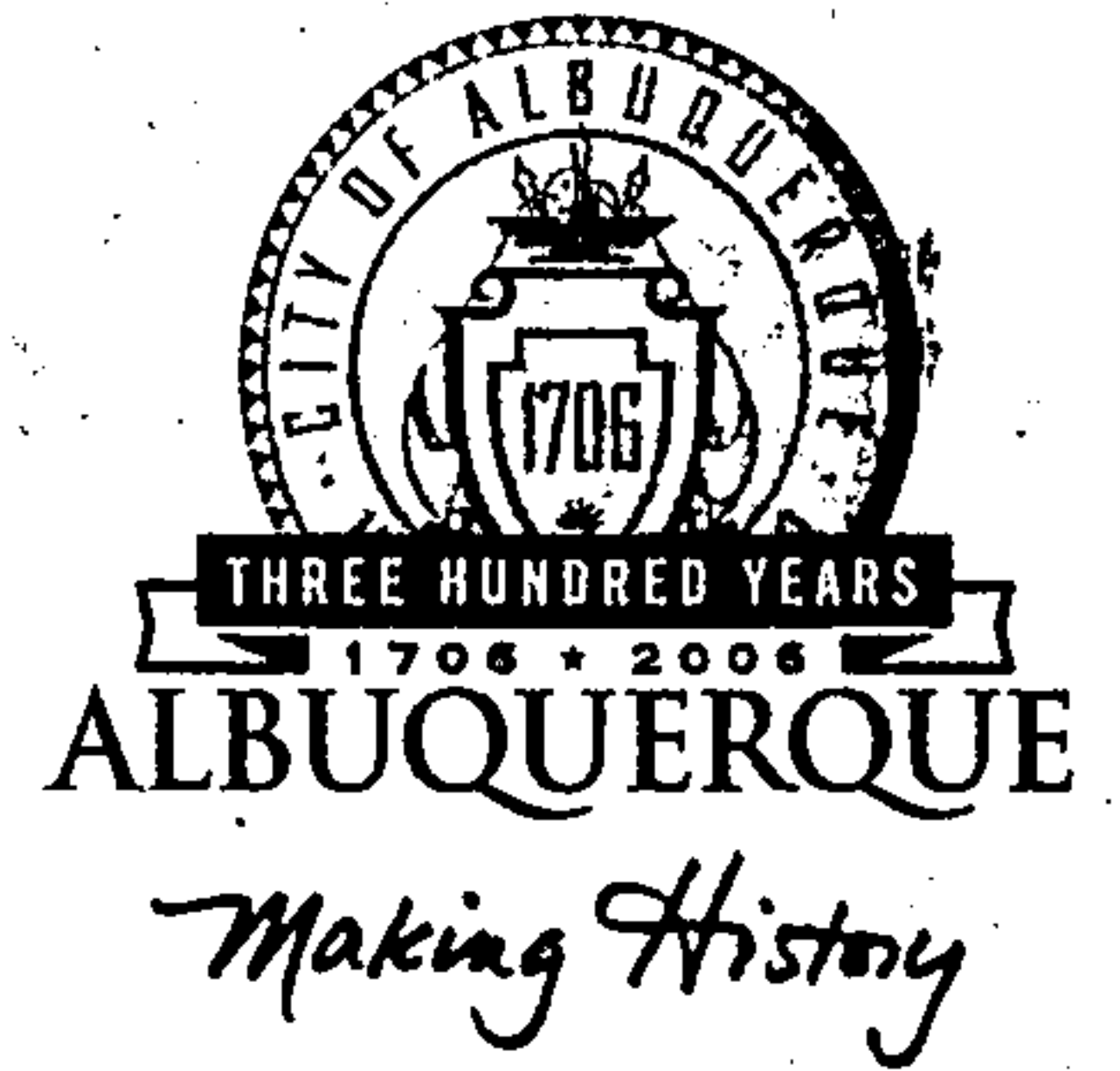




CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001875

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:() EXTN:(x) AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 9, 2005

**

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: NOVEMBER 9, 2005
Zone Atlas Page: F-11-Z
Notification Radius: 100 Ft.

Project# 1001875
App#05DRB-01607

Cross Reference and Location: COORS BLVD NW / BETWEEN WESTERN
TRAILS NW AND SAN ANTONIO ARROYO

Applicant: ARGUS DEVELOPMENT
Address: PO BOX 66180
ALBUQUERQUE, NM 87193-6180

Agent: TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: OCTOBER 21, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1001875
Application# 05DRB-01607

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-11	101061	219-201	203-37	✓ Dup
		235-274	08	✓ Dup ²
		230-358	10	✓ Dup
		298-377	101-16	✓ Dup ²
		386-247	401-26	✓
		310-135	410-01	✓
		305-142	404-01	✓
		298-142	02	✓
		129-114	03	✓
		285-142	04	✓
		278-142	05	✓
		270-142	06	✓
		263-137	07	✓
		262-129	08	✓
		262-123	09	✓
		212-088	313-01	✓
		187-158	203-01	✓
		187-166	36	✓
		187-173	35	✓
		187-183	34	✓
		186-196	33	✓ Dup
		178-204	32	✓ Dup ²
		188-217	81	✓
		189-231	30	✓



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 9, 2005

Project # 1001875
05DRB-01607 Major-Two Year SIA

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11)

AMAFCA No objection to requested actions. AMAFCA has accepted the work within the AMAFCA right-of-way.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to La Luz Del Sol NA (R), La Luz Landowners Assoc. (R), Quaker Heights NA (R) and Taylor Ranch NA (R).

APS

APS has previously provided comments for this project. These are additional comments to those already provided.

The development known as Western Trails Estates is proposing 131 single-family residential lots. This development will impact Chaparral Elementary, L. B. Johnson, and Cibola High. Currently, L. B. Johnson is near capacity, while Cibola is operating significantly above capacity.

School	2005-06 40 Day Count	Capacity	Space Available
CHAPARRAL ES	731	830	99
L. B. JOHNSON	1,124	1,175	51
CIBOLA HS	2,977	2,440	-537

APS is currently in the process of redistricting the boundaries for middle schools in the northwest area. These boundary changes may provide some relief for L. B. Johnson. New boundaries should be approved over the next 2 to 3 months.

In order to provide relief for Cibola High School, a new northwest high school is planned to open with a 9th grade academy in 2007. The rest of the high school will open in 2008.

Also, please note that there are several requests for new residential subdivisions that will impact the Cibola cluster. In addition to Western Trails Estates, they include Bosquecito Subdivision (42 lots), Seville Unit 8 (118 lots), Land of Amalgamated & Western Law Partners (60 units), Western Shadows Unit 2 (86 lots), and The Trails Unit 1 (165 acres). These requests are in various stages of the DRB/EPC approval process.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
- Construct new schools or additions
- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
- Schedule Changes
- Double sessions
- Multi-track year-round
- Other
- Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
- Boundary Adjustments / Busing
- Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department

No CPTED or crime prevention comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

No adverse comments.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the extension request.

Transportation Development

No objection to request.

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection.

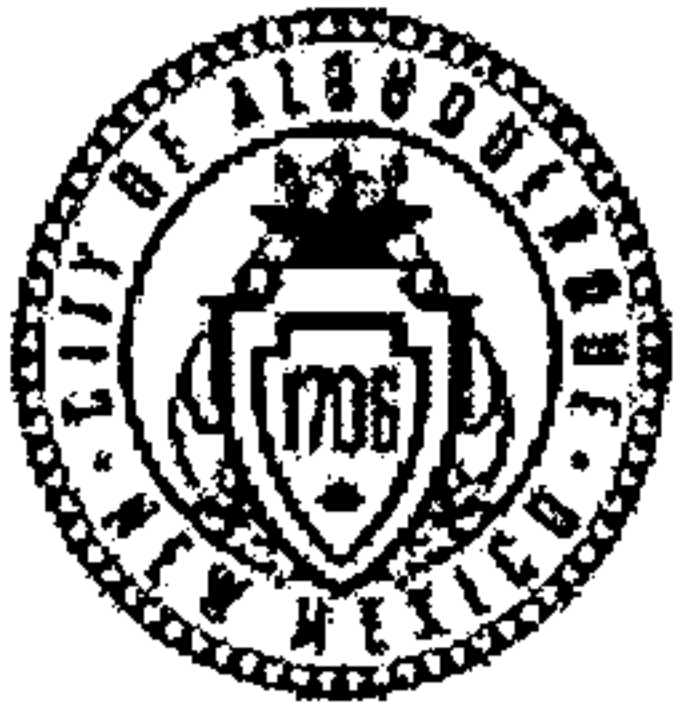
Impact Fee Administrator

No comment.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Argus Development, P.O. BOX 66180, 87193

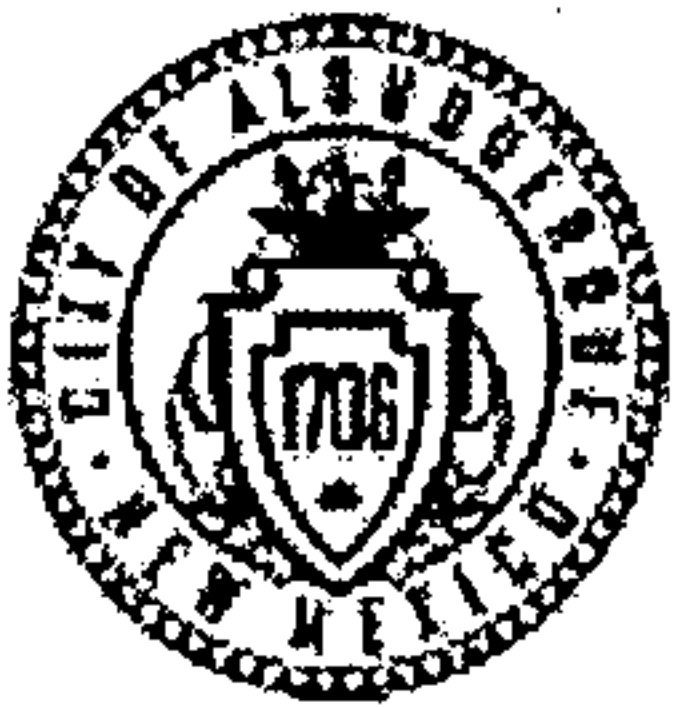
Tierra West LLC, 8509 Jefferson NE, 87113



Yvonne C.
Saavedra/APD/CABQ
10/17/2005 01:39 PM

To Yvonne C. Saavedra/APD/CABQ@COA
cc
bcc
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 10/17/2005 01:38 PM -----



mainframe@coa1mp3.ca
bq.gov
10/17/2005 01:35 PM

To
cc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1

01011061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106121920120337 LEGAL: POR E 1/ 2 NE 1/4 SW 1/4 T11N R2E SEC 35 CONT
12.2 LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: WESTERN TRAILS LLC
OWNER ADDR: 06300 RIVERSIDE PLAZA LN NW
ALBUQUERQUE NM 87120

0101106123527420308 LEGAL: TRAC T 2 SUMMARY PLAT KINSCHERFF LANDS T11N R2E
SEC LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: WESTERN TRAILS LLC
OWNER ADDR: 06300 RIVERSIDE PLAZA LN NW
ALBUQUERQUE NM 87120

0101106123035820310 LEGAL: TRAC T 1 SUMMARY PLAT KINSCHERFF LANDS T11N R2E
SEC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 00001 WIND NW
ALBUQUERQUE NM 87120

0101106129837710116 LEGAL: TR O F LA ND IN SW1/4 OF NE1/4 SEC 35 T11N R2E
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 00001 WIND NW
ALBUQUERQUE NM 87120

0101106138624740126 LEGAL: TR 1 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF
LAN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ANDALUCIA DEVELOPMENT CO INC
OWNER ADDR: 08300 CARMEL AV NE
ALBUQUERQUE NM 87122

0101106131013541001 LEGAL: TR E PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

PAGE 2

0101106130514240401 LEGAL: LT 1 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: GALLASPY FRANK G JR & HARRIETT
OWNER ADDR: 05301 DEER MEADOW TR NW
87120

ALBUQUERQUE NM
0101106129814240402 LEGAL: LT 2 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: KAMERMAN PATI K TRUSTEE
OWNER ADDR: 08609 VINEYARD RIDGE NE
87122

ALBUQUERQUE NM
0101106112911440403 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106128514240404 LEGAL: LT 4 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: LIRICO GIUSEPPE
OWNER ADDR: 04815 SNAPDRAGON RD NW
87120

ALBUQUERQUE NM
0101106127814240405 LEGAL: LT 5 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: FRIED DAVID E REVOCALBE LIVING
OWNER ADDR: 02513 PRAIRIE OAK TR
55125

WOODBURY MN
0101106127014240406 LEGAL: LT 6 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: KISWANI HYTHUM
OWNER ADDR: 06332 VISTA DEL MAR

PLAYA DEL RECA
0101106126313740407 LEGAL: LT 7 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 BERESFORD
OWNER NAME: MONDRAGON DANIEL M & EUNICE D
OWNER ADDR: 04515 BERESFORD LN NW
90293

ALBUQUERQUE NM
0101106126212940408 LEGAL: LT 8 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 BERESFORD
OWNER NAME: GONZALES EPIE & ROGELIO
OWNER ADDR: 04509 BERESFORD LN NW
87120

ALBUQUERQUE NM
0101106126212340409 LEGAL: LT 9 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:

PROPERTY ADDR: 00000 BERESFORD
OWNER NAME: CALDEMEYER DANIEL DAWSON
OWNER ADDR: 04505 BERESFORD LN NW
87120

ALBUQUERQUE NM
0101106121208831301 LEGAL: TRAC T 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE
BEIN LAND USE:

PROPERTY ADDR: 00000 QUAKER HEIGHTS
OWNER NAME: RIO PUERCO II LLC
OWNER ADDR: 17875 VON KARMAN AV
92614

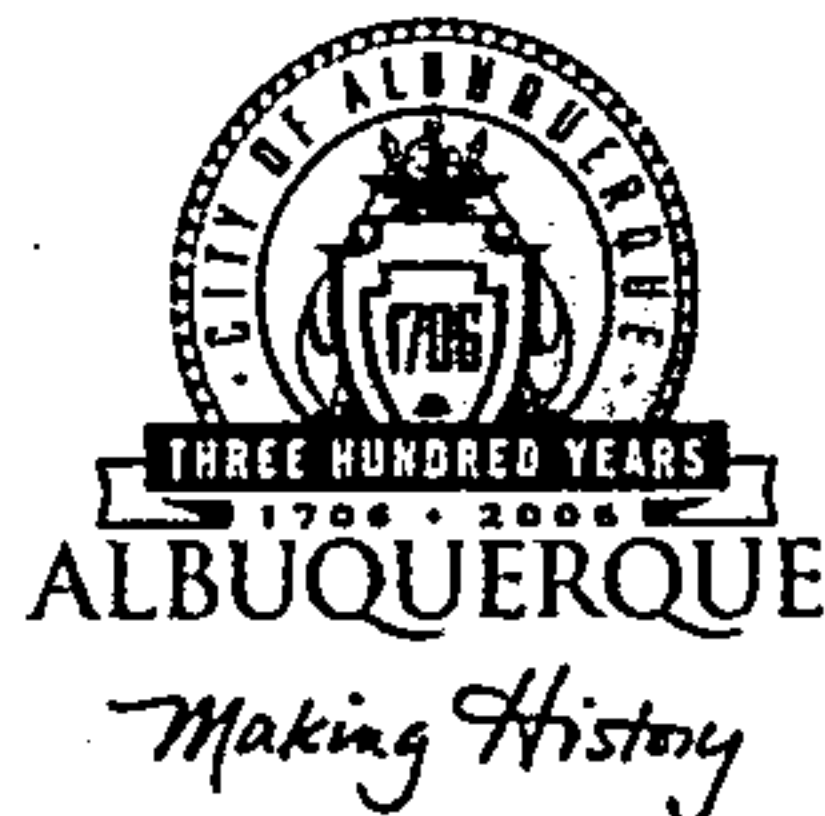
IRVINE CA

0101106118715820301 LAND USE:	LEGAL: 040 QUAK ER HEIGHTS ADDN	
	PROPERTY ADDR: 00000 QUAKER HEIGHTS	
	OWNER NAME: LUJAN DAVID & GERALDINE	
	OWNER ADDR: 04617 SNAPDRAGON	RD NW
ALBUQUERQUE NM	87120	
0101106118716620336 REPL LAND USE:	LEGAL: 39-B SUM MARY PLAT SHOWING LTS 39-A & 39-B (A	
	PROPERTY ADDR: 00000 QUAKER HEIGHTS	
	OWNER NAME: MAESTAS MIKE & SUE ANN	
	OWNER ADDR: 04606 QUAKER HEIGHTS	PL NW
ALBUQUERQUE NM	87120	
0101106118717320335 REPL LAND USE:	LEGAL: 39-A SUM MARY PLAT SHOWING LTS 39-A & 39-B (A	
	PROPERTY ADDR: 00000 QUAKER HEIGHTS	
	OWNER NAME: ALLEN GEORGIA I TRUSTEE	
	OWNER ADDR: 04608 QUAKER	NW
ALBUQUERQUE NM	87120	
0101106118718320334 LAND USE:	LEGAL: 038 QUAK ER HEIGHTS ADDITION	
	PROPERTY ADDR: 00000 QUAKER HEIGHTS	
	OWNER NAME: HERRERA SAM D & TRACY SUE	
	OWNER ADDR: 04610 QUAKER HEIGHTS	PL NW
ALBUQUERQUE NM	87120	
0101106118619620333 LAND USE:	LEGAL: 037 QUAK ER HEIGHTS ADDN	
	PROPERTY ADDR: 00000 QUAKER HEIGHTS	
	OWNER NAME: TEUPELL ALBERT R &	
	OWNER ADDR: 04620 QUAKER HEIGHTS	NW
ALBUQUERQUE NM	87120	
0101106117820420332 LAND USE:	LEGAL: 036 QUAK ER HEIGHTS ADDN	
	PROPERTY ADDR: 00000 QUAKER HEIGHTS	
	OWNER NAME: TEUPELL ALBERT R &	
	OWNER ADDR: 04620 QUAKER HEIGHTS	NW
ALBUQUERQUE NM	87120	
0101106118821720331 LAND USE:	LEGAL: 035 QUAK ER HEIGHTS ADDN	
	PROPERTY ADDR: 00000 TRAILS END	
	OWNER NAME: CARL RAYMOND R	
	OWNER ADDR: 04706 TRAILS END	NW
ALBUQUERQUE NM	87120	
0101106118923120330 LAND USE:	LEGAL: 034 QUAK ER HEIGHTS ADDN	
	PROPERTY ADDR: 00000 TRAILS END	
	OWNER NAME: JOHNSON CHARLES V	
	OWNER ADDR: 04714 TRAILS END	ST NW
ALBUQUERQUE NM	87120	
0101106118924720329 LAND USE:	LEGAL: 033 QUAK ER HEIGHTS ADDN	
	PROPERTY ADDR: 00000 TRAILS END	
	OWNER NAME: CREEL WILLIAM R & LILLIAN M	
	OWNER ADDR: 04722 TRAILS END	RD NW
ALBUQUERQUE NM	87120	

PAGE 4

0101106118926220328 LEGAL: 032 QUAK ER HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 TRAILS END
 OWNER NAME: HENDRIX JAMES ETUX
 OWNER ADDR: 04730 TRAILS END NW
ALBUQUERQUE NM 87120
0101106119127720327 LEGAL: 31A QUAK ER HEIGHTS REPLAT OF LOTS 30 & 31
LAND USE: PROPERTY ADDR: 00000 TRAILS END
 OWNER NAME: HOLLADAY APRIL S
 OWNER ADDR: 04736 TRAILS END NW
ALBUQUERQUE NM 87120
0101106118429120326 LEGAL: LOT 30A QUAKER HEIGHTS ADDN CONT 1.4400 AC M/L
OR LAND USE: PROPERTY ADDR: 00000 NORTH VIEW
 OWNER NAME: MARQUEZ ELOY E ETUX
 OWNER ADDR: 05801 NORTH VIEW NW
ALBUQUERQUE NM 87120
0101106117231620320 LEGAL: LT 1 01 Q UAKER HEIGHTS ADDN CONT 1.117 AC +-
LAND USE: PROPERTY ADDR: 00000 NORTHERN
 OWNER NAME: WOODFIN BEULAH
 OWNER ADDR: 05004 NORTHERN TR NW
ALBUQUERQUE NM 87120
0101106118632220319 LEGAL: LT 1 02 Q UAKER HEIGHTS ADDN CONT 0.926 AC +-
LAND USE: PROPERTY ADDR: 00000 NORTHERN
 OWNER NAME: COOLEY W LEON & MARLENE
 OWNER ADDR: 05008 NORTHERN TR NW
ALBUQUERQUE NM 87120
0101106118733720318 LEGAL: 103 QUAK ER HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 NORTHERN
 OWNER NAME: PONGETTI J VICTOR & RITA A
 OWNER ADDR: 05012 NORTHERN TR NW
ALBUQUERQUE NM 87120
0101106118635120317 LEGAL: 104 QUAK ER HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 NORTHERN
 OWNER NAME: OTERO RAYMOND J & MONICA M
 OWNER ADDR: 05100 NORTHERN TR NW
ALBUQUERQUE NM 87120
0101106118436320316 LEGAL: 105 QUAK ER HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 NORTHERN
 OWNER NAME: FIELD KYLE A & DIANE K
 OWNER ADDR: 05106 NORTHERN TR NW
ALBUQUERQUE NM 87120
0 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

QUIT



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

October 12, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **October 12, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2, KINSCHERFF AND UNPLATTED LAND IN PRESLEY CO. OF NM LOCATED ALONG COORS BOULEVARD NW BETWEEN WESTERN TRAIL NW AND SAN ANTONIO ARROYO** zone map F-11.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

LA LUZ DEL SOL N.A. (LDS) "R"

***Edward Totoro**

36 Mill Rd. NW/87120 899-0415 (h)

Ray A. Graham III

One Wind NW/87120 898-5600 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"

***Rae Perls**

15 Tennis Court NW/87120 898-8833 (h)

Bruce Masson

13 Arco NW/87120 898-1299 (h)

QUAKER HEIGHTS N.A. (QHT) "R"

***Matthew Baca**

5125 Northern Trail NW/87120 352-9428 (h)

Agapita Hopkins

5117 Northern Trail NW/87120 839-4316 (h)

TAYLOR RANCH N.A. (TRN) "R"

Bill Jack Rodgers

8308 Cedar Creek Dr. NW/87120 897-9737 (h)

Jolene Wolfley

6804 Staghorn Dr. NW/87120 890-9414 (h)

Letter to Tierra West, LLC
Attn: Karen Kline
Developer Inquiry Information Letter
October 12, 2005
Page 2

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/12/05)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

Project # 1001875

ARGUS DEVELOPMENT
PO BOX 66180
ALBUQUERQUE, NM 87193-6180

Project # 1001875

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Project # 1001875

EDWARD TOTORO
La Luz Del Sol N.A.
36 MILL RD NW
ALBUQUERQUE, NM 87120

Project # 1001875

RAY A GRAHAM III
La Luz Del Sol N.A.
ONE WIND NW
ALBUQUERQUE, NM 87120

Project # 1001875

RAE PERLS
La Luz Landowners Assoc..
15 TENNIS COURT NW
ALBUQUERQUE, NM 87120

Project # 1001875

BRUCE MASSON
La Luz Landowners Assoc.
13 ARCO NW
ALBUQUERQUE, NM 87120

Project # 1001875

MATTHEW BACA
Quaker Heights N.A.
5125 NORTHERN TRAIL NW
ALBUQUERQUE, NM 87120

Project # 1001875

AGAPITA HOPKINS
Quaker Heights N.A.
5117 NORTHERN TRAIL NW
ALBUQUERQUE, NM 87120

Project # 1001875

BILL JACK RODGERS
Taylor Ranch N.A.
8308 CEDAR CREEK DR NW
ALBUQUERQUE, NM 87120

Project # 1001875

JOLENE WOLFLEY
Taylor Ranch N.A.
6804 STAGHORN DR NW
ALBUQUERQUE, NM 87120

101106121920120337

WESTERN TRAILS LLC
6300 RIVERSIDE PLAZA LN NW
ALBUQUERQUE NM 87120

101106123035820310

GRAHAM RAY A III
1 WIND NW
ALBUQUERQUE NM 87120

101106138624740126

ANDALUCIA DEVELOPMENT CO INC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

101106131013541001

OXBOW NORTH VENTURES
1650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

101106130514240401

GALLASPY FRANK G JR & HARRIET
5301 DEER MEADOW TR NW
ALBUQUERQUE NM 87120

101106129814240402

KAMERMAN PATI K TRUSTEE
8609 VINEYARD RIDGE NE
ALBUQUERQUE NM 87122

101106128514240404

LIRICO GIUSEPPE
4815 SNAPDRAGON RD NW
ALBUQUERQUE NM 87120

101106127814240405

FRIED DAVID E REVOCALBE LIVIN
2513 PRAIRIE OAK TR
WOODBURY MN 55125

101106127014240406

KISWANI HYTHUM
6332 VISTA DEL MAR
PLAYA DEL RECA 90293

101106126313740407

MONDRAGON DANIEL M & EUNICE D
4515 BERESFORD LN NW
ALBUQUERQUE NM 87120

101106126212940408

GONZALES EPPIE & ROGELIO
4509 BERESFORD LN NW
ALBUQUERQUE NM 87120

101106126212340409

CALDEMEYER DANIEL DAWSON
4505 BERESFORD LN NW
ALBUQUERQUE NM 87120

101106121208831301

RIO PUERCO II LLC
17875 VON KARMAN AV
IRVINE CA 92614

101106118715820301

LUJAN DAVID & GERALDINE
4617 SNAPDRAGON RD NW
ALBUQUERQUE NM 87120

101106118716620336

MAESTAS MIKE & SUE ANN
4606 QUAKER HEIGHTS PL NW
ALBUQUERQUE NM 87120

101106118717320335

ALLEN GEORGIA I TRUSTEE
4608 QUAKER NW
ALBUQUERQUE NM 87120

101106118718320334

HERRERA SAM D & TRACY SUE
4610 QUAKER HEIGHTS PL NW
ALBUQUERQUE NM 87120

101106118619620333

TEUPELL ALBERT R &
4620 QUAKER HEIGHTS NW
ALBUQUERQUE NM 87120

101106118821720331

CARL RAYMOND R
4706 TRAILS END NW
ALBUQUERQUE NM 87120

101106118923120330

JOHNSON CHARLES V
4714 TRAILS END ST NW
ALBUQUERQUE NM 87120

101106118924720329

CREEL WILLIAM R & LILLIAN M
4722 TRAILS END RD NW
ALBUQUERQUE NM 87120

101106118429120326

MARQUEZ ELOY E ETUX
5801 NORTH VIEW NW
ALBUQUERQUE NM 87120

101106118733720318

PONGETTI J VICTOR & RITA A
5012 NORTHERN TR NW
ALBUQUERQUE NM 87120

101106118926220328

HENDRIX JAMES ETUX
4730 TRAILS END NW
ALBUQUERQUE NM 87120

101106117231620320

WOODFIN BEULAH
5004 NORTHERN TR NW
ALBUQUERQUE NM 87120

101106118635120317

OTERO RAYMOND J & MONICA M
5100 NORTHERN TR NW
ALBUQUERQUE NM 87120

101106119127720327

HOLLADAY APRIL S
4736 TRAILS END NW
ALBUQUERQUE NM 87120

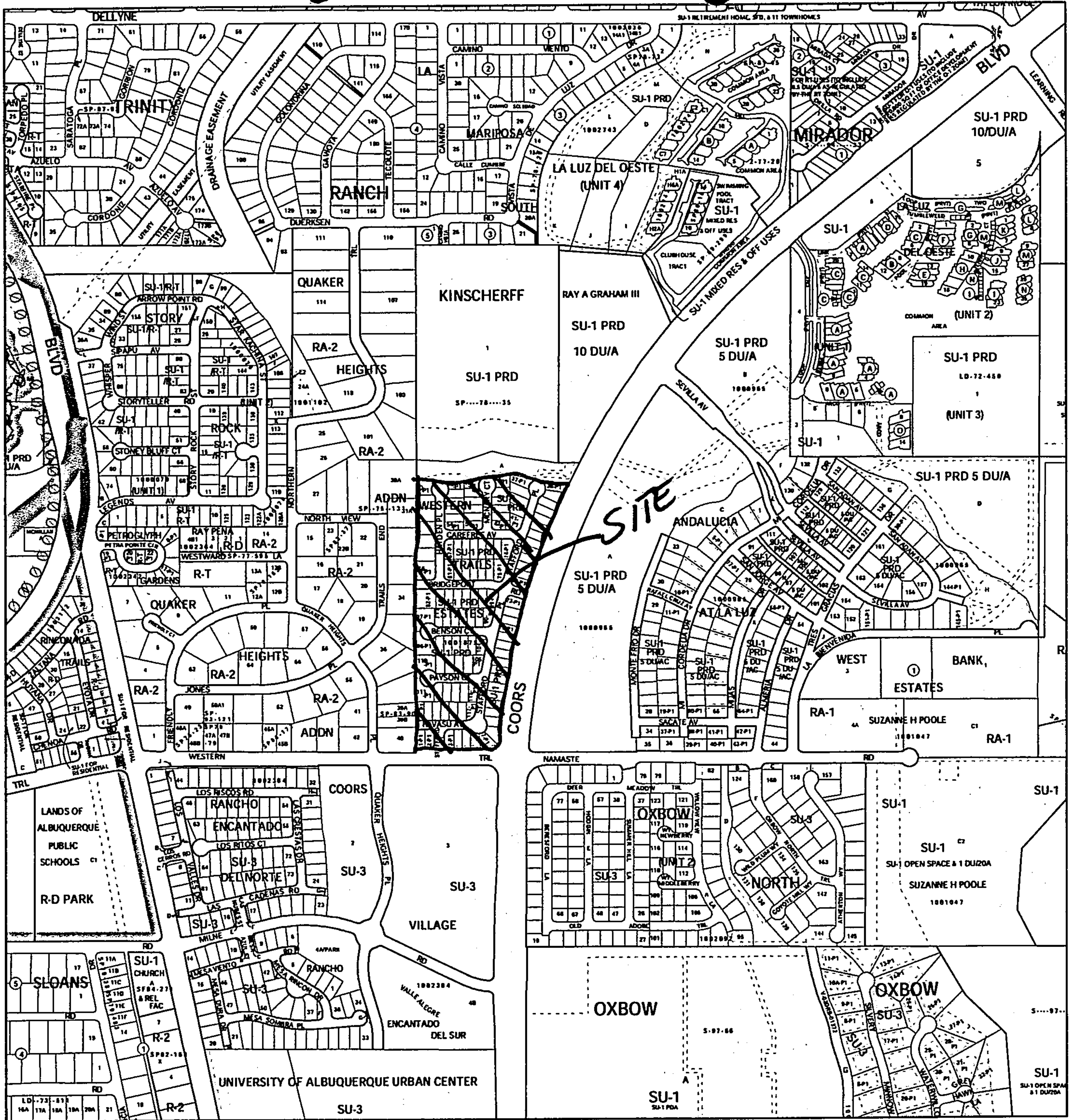
101106118632220319

COOLEY W LEON & MARLENE
5008 NORTHERN TR NW
ALBUQUERQUE NM 87120

101106118436320316

FIELD KYLE A & DIANE K
5106 NORTHERN TR NW
ALBUQUERQUE NM 87120

96
96



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-Z

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
KKKH-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 12, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Six-Month Extension to the Subdivision Improvement Agreement
Western Trails Estates, Zone Atlas Map F11; Project #1001875**

Dear Ms. Matson:

Tierra West LLC, on behalf of Argus Development, requests approval of a six-month extension to the Subdivision Improvement Agreement for Western Trails Estates. The site is located on Coors Boulevard NW between Western Trails NW and San Antonio Arroyo. We are requesting the extension for only six months to allow for the completion of the punch list items and the processing of the close-out package.

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

Sincerely,


Sara Lavy, P.E.

Enclosure/s

cc: Ben Spencer, Argus Development
Ray A. Graham III, La Luz Del Sol N.A.
Bruce Masson, La Luz Landowners Assoc.
Agapita Hopkins, Quaker Heights N.A.
Jolene Wolfley, Taylor Ranch N.A.
Edward Totoro, La Luz Del Sol N.A.
Rae Perls, La Luz Landowners Assoc.
Matthew Baca, Quaker Heights N.A.
Bill Jack Rodgers, Taylor Ranch N.A.

JN: 21112
SL/kk

City of Albuquerque

Scanned & Filed 1/26/07



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action			Annexation
<input type="checkbox"/> Minor Subdivision action			County Submittal
<input type="checkbox"/> Vacation	V		EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: ARGUS DEVELOPMENT PHONE: 889.3061
 ADDRESS: PO BOX 66180 FAX: 889.1061
 CITY: ABQ STATE NM ZIP 87193-6180 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: ARGUS DEVELOPMENT
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: SIX MONTH SUBDIVISION IMPROVEMENT EXTENSION

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv. / Addn. WESTERN TRAILS ESTATES
 Current Zoning: SU-1 PRD Proposed zoning: SAME
 Zone Atlas page(s): F11 No. of existing lots: 131 No. of proposed lots: 131
 Total area of site (acres): 21.27 Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101106123527420308 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____ COORS BLVD NW
 Between: WESTERN TRAILS NW and SAN ANTONIO ARROYO

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJ# 1001875
02DRB-00570/02EPC-00838/02DRB-01493/02DRB-01495/02DRB-01507/02DRB-01508

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 10/12/05

SIGNATURE SARA LAVY DATE 10/12/05
 (Print) SARA LAVY, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u>	<u>SIA</u>	<u>5(2)</u>	\$ <u>15.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>2/607</u>	<u>INS</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		\$ <u>75.00</u>
<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>11/9/05</u>			Total \$ <u>110.00</u>

Kimothy Esquivel

Project # **1001875**

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
Proposed Infrastructure List
Design elevations & cross sections of perimeter walls 3 copies
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Property owner's and City Surveyor's signature on the proposed plat
FORM DRWS Drainage Report, Water & Sewer availability statement filing information
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
Signed Pre-Annexation Agreement if Annexation required.
TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
Fee (see schedule)
Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year. DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year. DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Plat or plan reduced to 8.5" x 11"
Official D.R.B. Notice of the original approval
Approved Infrastructure List. If not applicable, please initial.
Previous SIA extension notice, if one has been issued. If not applicable, please initial.
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
Any original and/or related file numbers are listed on the cover application
Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

SARA LAVY, P.E.

Sara Lavy Applicant name (print)
10/12/05 Applicant signature / date



Form revised 11/04

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

Table with 2 columns: Application case numbers, and rows for OSDB, Case #s, and Related #s.

Planner signature / date: [Signature] 10/13/05

Project # 1001875

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 12, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

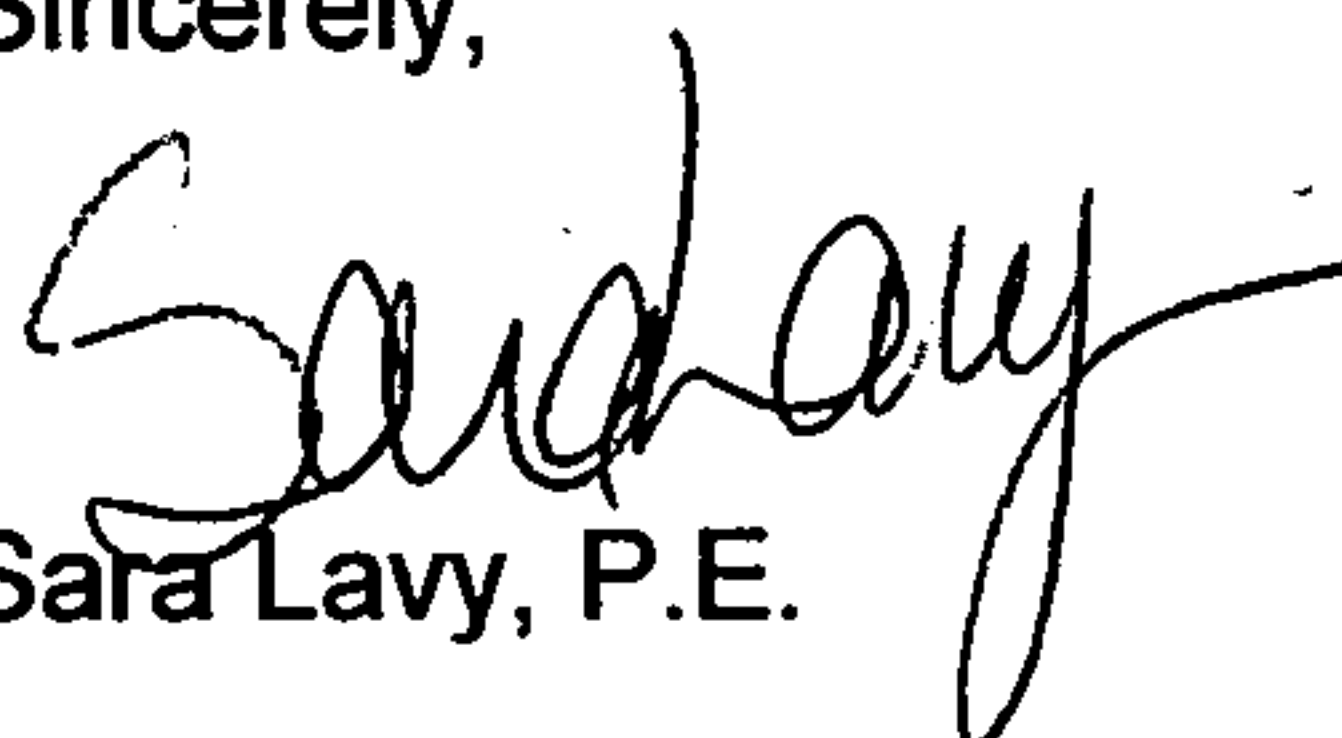
**RE: Six-Month Extension to the Subdivision Improvement Agreement
Western Trails Estates, Zone Atlas Map F11; Project #1001875**

Dear Ms. Matson:

Tierra West LLC, on behalf of Argus Development, requests approval of a six-month extension to the Subdivision Improvement Agreement for Western Trails Estates. The site is located on Coors Boulevard NW between Western Trails NW and San Antonio Arroyo. We are requesting the extension for only six months to allow for the completion of the punch list items and the processing of the close-out package.

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

Sincerely,

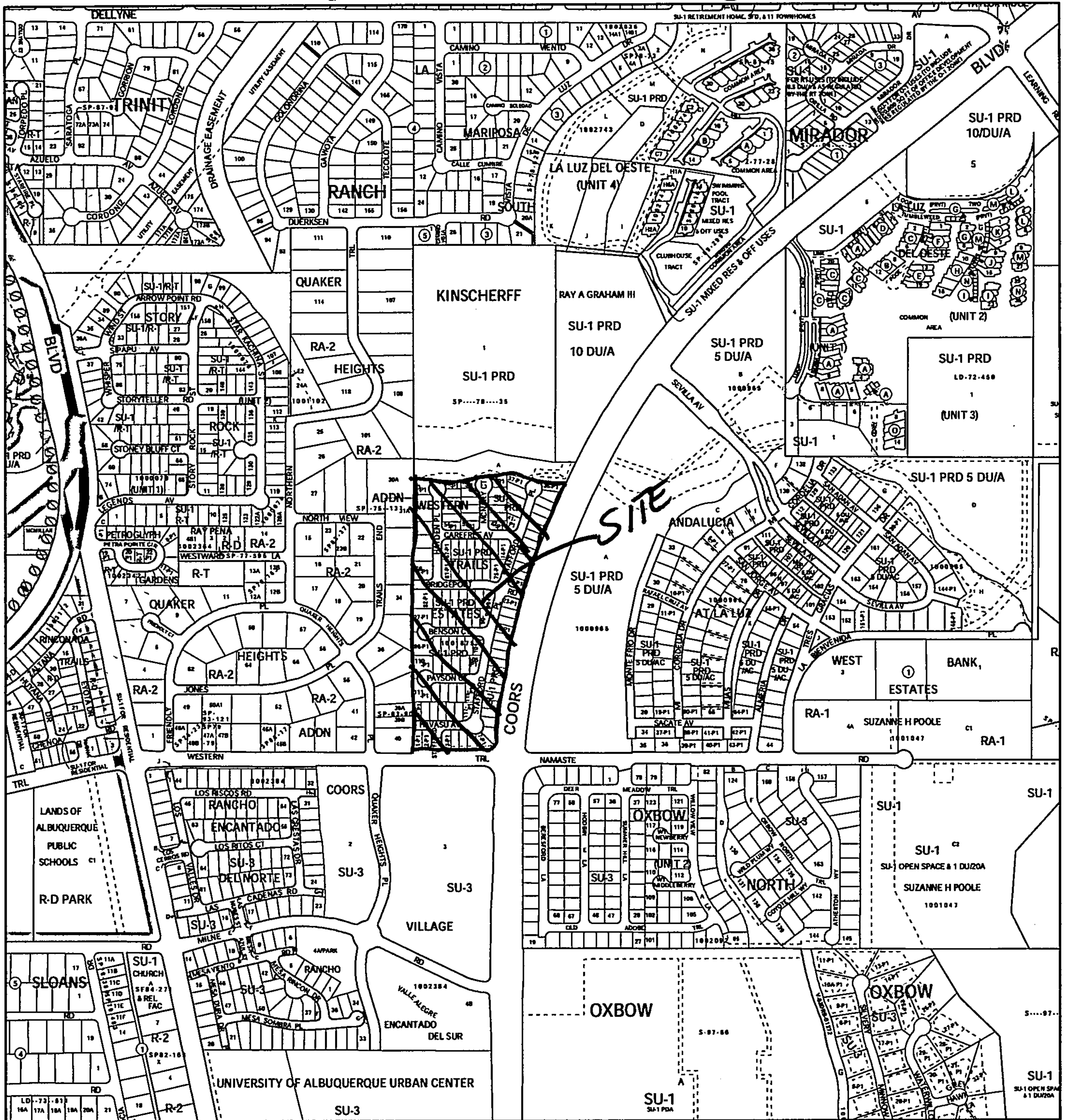


Sara Lavy, P.E.

Enclosure/s

cc: Ben Spencer, Argus Development
Ray A. Graham III, La Luz Del Sol N.A.
Bruce Masson, La Luz Landowners Assoc.
Agapita Hopkins, Quaker Heights N.A.
Jolene Wolfley, Taylor Ranch N.A.
Edward Totoro, La Luz Del Sol N.A.
Rae Perls, La Luz Landowners Assoc.
Matthew Baca, Quaker Heights N.A.
Bill Jack Rodgers, Taylor Ranch N.A.

JN: 21112
SL/kk



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

- Project # 1001875**
04DRB-01455 Major-Two Year SIA
04DRB-01454 Minor-Amnd Prelim Plat Approval
04DRB-01456 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11)

At the October 20, 2004, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

The amended preliminary plat and grading plan engineer stamp dated 7/7/04 were approved with final plat sign off delegated to Parks for cash-in-lieu and City Engineer for AMAFCA signature, SD easements and water line easement metes and bounds.

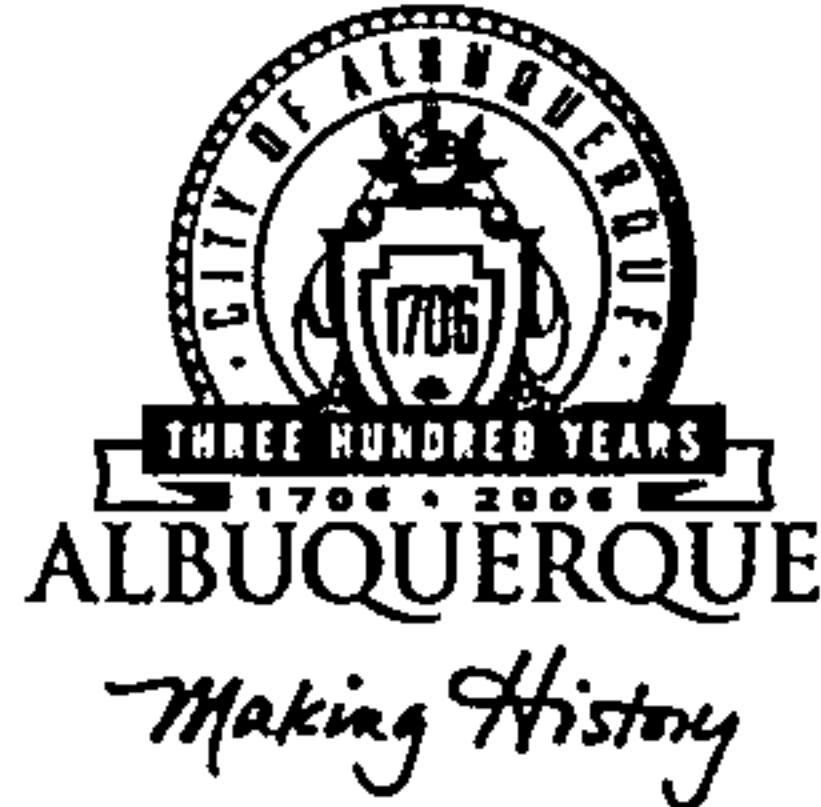
If you wish to appeal this decision, you must do so by November 4, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Sheran Matson, AICP, DRB Chair

Cc: Argus Development, 6300 Riverside Plaza Ln NW, Suite 200, 87120
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

October 12, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **October 12, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2, KINSCHERFF AND UNPLATTED LAND IN PRESLEY CO. OF NM LOCATED ALONG COORS BOULEVARD NW BETWEEN WESTERN TRAIL NW AND SAN ANTONIO ARROYO** zone map F-11.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

LA LUZ DEL SOL N.A. (LDS) "R"

***Edward Totoro**

36 Mill Rd. NW/87120 899-0415 (h)

Ray A. Graham III

One Wind NW/87120 898-5600 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"

***Rae Perls**

15 Tennis Court NW/87120 898-8833 (h)

Bruce Masson

13 Arco NW/87120 898-1299 (h)

QUAKER HEIGHTS N.A. (QHT) "R"

***Matthew Baca**

5125 Northern Trail NW/87120 352-9428 (h)

Agapita Hopkins

5117 Northern Trail NW/87120 839-4316 (h)

TAYLOR RANCH N.A. (TRN) "R"

Bill Jack Rodgers

8308 Cedar Creek Dr. NW/87120 897-9737 (h)

Jolene Wolfley

6804 Staghorn Dr. NW/87120 890-9414 (h)

Letter to Tierra West, LLC
Attn: Karen Kline
Developer Inquiry Information Letter
October 12, 2005
Page 2

¶
¶

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/12/05)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 10/12/05 Entered: 12:45 p.m. ONC Rep. Initials: SW



JW2112

Incoming

DRB

cc: Ben Spitzer

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

Date: August 16, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001875**
02EPC-00837 SDP - Subdivision
02EPC-00838 SDP - Building Permit

Argus Development
6300 Riverside Plaza Lane, NW
Ste. 200
Albuquerque, NM 87120

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Lot(s) U, Tract(s) 2, **Kinscherff Subdivision & Unplatted Land in Presley Co. of NM**, zoned SU-1/PRD, located on COORS BLVD. NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO, containing approximately 22 acre(s). (F-11) Deborah Stover, Staff Planner

On August 15, 2002 the Environmental Planning Commission voted to approve Project 1001875 / 02EPC-00837, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision for an approximately 21.62-acre site located on Coors Boulevard NW between Western Trails and the San Antonio Arroyo.
2. The applicant is proposing to replat the site into 131 single-family residential tracts and local streets.
3. This submittal meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.
4. The subject site is located in the Established Urban Area of the *Comprehensive Plan*. The proposed use is consistent with the property's Established Urban designation which allows a full range of urban uses (Policy a).
5. The site development plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment with a design which is appropriate to the plan area (Policy 1).
6. The submittal complies with the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services (Policy 3.12).
7. The lot size areas of the proposed subdivision should respect the existing neighborhood character. The site plan for subdivision should be revised to reflect staff's recommendation for minimum lot areas of 6,000sf for Lots 60 through 69 with a minimum lot width of 60-feet to ensure the proposed development's compatibility with existing neighborhood conditions (Comprehensive Plan, Established Urban Area, Policy d).

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

Page 2

8. The *West Side Strategic Plan* requires that in considering approval of subdivisions for residential development, the City Planning Department will consider whether local public schools have sufficient capacity to support the increased number of homes. In this case, APS states that schools in this area are at capacity and projected to further increase substantially. In addition, all planned additions to existing facilities are contingent on taxpayer approval (*WSSP*, Policy 2.5). As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.
9. This submittal will be adequate with some changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
2. The site plan for subdivision shall be revised to show minimum lot areas of 6,000 sf. for the area containing lots 60 through 69 along the western edge of the site, with a minimum lot width of 60-feet.
3. The dedication of a 25' public trail easement on the drainage easement for the future secondary trail along the south side of the San Antonio Arroyo is required and shall be shown on the site development plan for subdivision, as proposed in the Trail and Bikeways Facility Plan.

On August 15, 2002, the Environmental Planning Commission voted to approve Project 1001875 / 02EPC-00838, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for an approximately 21.62-acre site located on Coors Boulevard NW between Western Trails and the San Antonio Arroyo.
2. The applicant is proposing to develop the site with 131 single-family homes.
3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment and by ensuring that new development shall respect existing neighborhood, environmental, and social conditions and resources (Established Urban Area, Policy d). In addition, it proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design which is appropriate to the plan area (Established Urban Area, Policy e).
4. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services (Policy 3.12).

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

Page 3

36
36

5. With some minor changes and additions, this request meets the conditions for approval.
6. The project is located on the north/south bank of the San Antonio Arroyo and is subject to the *Facilities Plan for Arroyos*.
7. The developer and the neighborhood have worked closely together in establishing elevations and building heights which are somewhat considerate of the views of those neighbors.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
2. The perimeter wall along Coors shall be offset, indented or curved every 90-feet in order to comply with the intent of the Design Standards and the EPC's previous requirements on other similar sites. The perimeter wall along the arroyo to the north shall be off-set, indented or curved at five relatively evenly spaced locations.
3. All trees (ash and Honey locust) proposed along Coors Boulevard, Western Trails and the arroyo to the north shall be substituted with vitex, three-leaf sumac, New Mexico olive and Mexican elder. Minimum caliper size for all trees shall be 2-inches at the time of planting. Street trees shall be planted singularly or in small groupings, with concern for enhancing, not blocking views to the east.
4. Architecture
 - a. Notes on the design guidelines shall ensure that the building's mass is broken up by vertical and horizontal offsets to create interest in the building form and reduce the appearance of a garage-scape.
 - b. Varied setbacks and elevations shall be used with every third house varying from the next. Alternatively, the living space of every elevation shall be brought forward so that it is no more than 10-feet from the front of the garage.
 - c. Bumpouts with two trees of the species recommended (vitex, three-leaf sumac, New Mexico olive and Mexican elder) shall be planted as shown on the sketch submitted by the agent and shall be shown on the site development plan for building permit as well as the landscape plan.
 - d. Garage doors shall match the exterior wall color of the house and shall have a row of windows along the top.
 - e. Elevations where the main entry door is on the side of the house shall not be allowed.
5. The 10' asphalt trail in lieu of a 6' concrete sidewalk, along Coors Blvd., will require DRB review and approval to ensure compliance with DPM standards.
6. All colors and materials of building elements shall be included on the site plan.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

Page 4

36
36

7. Transportation Development Services Conditions:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, 6' sidewalk and/or provisions for a 10' asphalt trail along Coors and Western trail that have not already been provided for.
- b. Developer is responsible for one quarter of the cost for the future traffic signal at Coors and Western trail.
- c. Should the access point of Bridgeport Rd. with Coors Blvd. be approved, per the Coors Corridor Plan, the Developer is responsible for a right turn deceleration lane on Coors Blvd. The deceleration lane shall meet DPM requirements.
- d. Site Plan shall comply and be designed per DPM Standards.
- e. A Traffic Analysis is required, for the intersections of Western Trail and Coors and the proposed intersection of Bridgeport and Coors, to demonstrate that the operation of the intersections meet acceptable levels of service, queuing requirements, geometry requirements and compliance with the Coors Corridor Plan. *If not submitted prior to the EPC hearing, this request shall be subject to deferral until such time that information is received and analyzed.*
- f. The utility plan must be modified to conform to availability correspondence of April 11.
- g. An approved drainage report is required prior to Site Plan signoff by City Engineer & AMAFCA.
- h. Re-platting should be concurrent action.
- i. Approval should be conditioned on the dedication of rights-of-way for Coors Boulevard, a principal arterial, 78-foot minimum from the street centerline.
- j. Access to/from Bridgeport Road to Coors Boulevard will need to be developed in conformance with the Coors Corridor Plan (see recommendation on page 30).
- k. If left turn access in or out of the site is proposed at McFarland Drive and Western Trails, the applicant shall demonstrate to the satisfaction of the City Engineer, that the access will not have an adverse affect on traffic operations at the signalized intersection of Coors Boulevard and Western Trails.
- l. Dedication of an additional 6 feet of right-of-way along Western Trails, as required by the City Engineer, provide for on-street bicycle lanes.
- m. Access coordination and possible TIA required. Contact Mr. Mir Amiri at 841-2771.

8. Lots 11-13, 60-68, 84-86 and 99-125 will be restricted to single-story houses.

9. No roof-mounted mechanical equipment.

10. Shall comply with the Night Sky Ordinance.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 30, 2002 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.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

Page 5

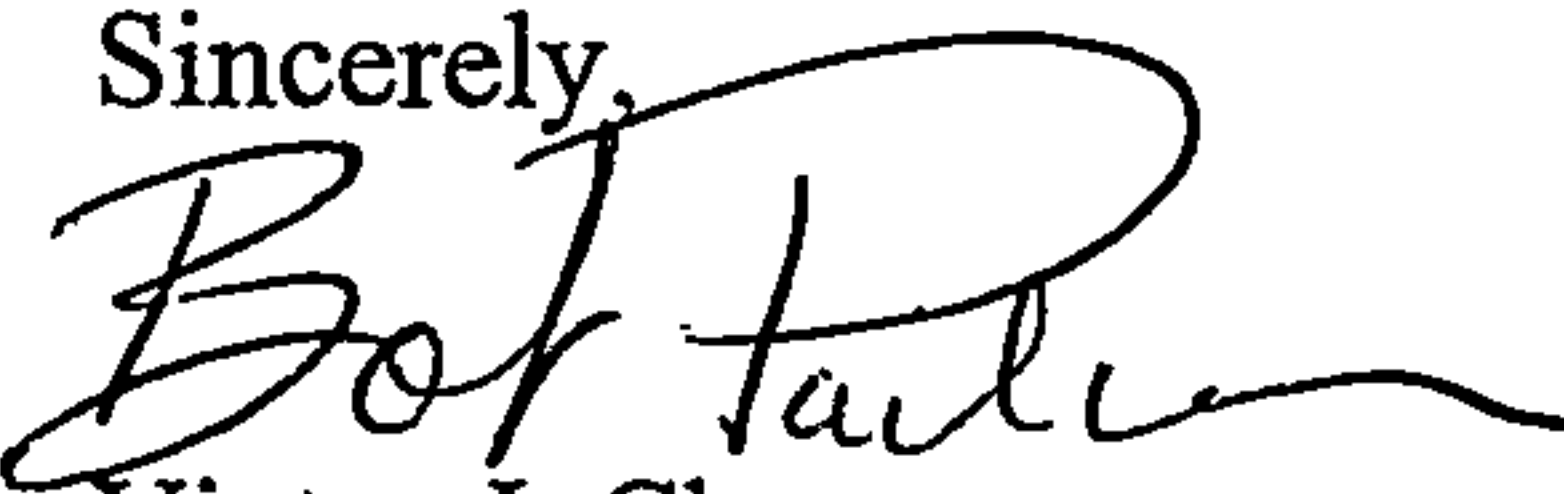
**
**

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/DS/nat

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Bennett King, La Luz Landowners Assoc., 10 Arco NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Court NW, Albuquerque, NM 87120
Shari Lewis, Ladera Heights N.A., P.O. Box 66328, Albuquerque, NM 87193
Tina Prescott, Ladera Heights N.A., P.O. Box 66328, Albuquerque, NM 87193
Matthew Baca, Quaker Heights N.A., 5125 Northern Trail NW, Albuquerque, NM 87120
Nielonie Matthews, Quaker Heights N.A., 3301 Coors Road NW, #R300, Albuquerque, NM 87120
Ceil van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120
April Holladay, 4736 Trails End NW, Albuquerque, NM 87120
Sam Herrera, 4610 Quaker Heights NW, Albuquerque, NM 87120
Albert Teupall, 4620 Quaker Place NW, Albuquerque, NM 87120
Ernie Mascaneras, 4706 Trails End NW, Albuquerque, NM 87120
Eloy Marquez, 5801 Northview NW, Albuquerque, NM 87120
Beulah Woodfin, 5004 Northern Trail NW, Albuquerque, NM 87120

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Total Postage & Fees	\$ 4.65

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 Street, or PO: LA LUZ LANDOWNERS ASSOC
 City, St: 15 TENNIS COURT NW
 ALBUQUERQUE, NM 87120

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 Street, or PO: TAYLOR RANCH N.A.
 City, St: 6804 STAGHORN DR NW
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

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 Street, or PO: LA LUZ LANDOWNERS ASSOC
 City, St: 13 ARCO NW
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Sent To: RAY A GRAHAM III
 Street, or PO: LA LUZ DEL SOL N.A.
 City, St: ONE WIND NW
 ALBUQUERQUE, NM 87120

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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To: MATTHEW BACA
 Street, or PO: QUAKER HEIGHTS N.A.
 City, St: 5125 NORTHERN TRAIL NW
 ALBUQUERQUE, NM 87120

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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To: BILL JACK RODGERS
 Street, or PO: TAYLOR RANCH N.A.
 City, St: 8308 CEDAR CREEK DR NW
 ALBUQUERQUE, NM 87120

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To: AGAPITA HOPKINS
 Street, or PO: QUAKER HEIGHTS N.A.
 City, St: 5117 NORTHERN TRAIL NW
 ALBUQUERQUE, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

Current DRC Project Number: 700581

FIGURE 12

ORIGINAL

Date Submitted: 11/13/02
 Date Site Plan Approved: 11/13/02
 Date Preliminary Plat Approved: 11/13/02
 Date Preliminary Plat Expires: 11/13/03
 DRB Project No.: ~~1001102~~ 100/875
 DRB Application No.: 02DRB01493

INFRASTRUCTURE LIST

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

Western Trails Estates

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2 Kinscherff Lands and Unplatted lands of Frisco Joint Venture

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Public Improvements</i>									
		12' F-E	Arterial Paving Median Opening and Left Turn Lane	Western Trail	Stafford Place	100' West of Stafford Place	/	/	/
		25%	Traffic Signal <i>or payment into cost share Agreement w/ project 733781</i>	Coors/Western Trail Intersection			/	/	/
		36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Stafford Place	Western Trail	Havasu Avenue	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Havasu Avenue	West Property Line	S. Stafford Place	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Stafford Place	Havasu Avenue	San Antonio Arroyo	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Payson Road	West Property Line	Stafford Place	/	/	****/

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		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Benson Road	West Property Line	Stafford Place	/	/	/
		36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Bridgeport Road	Coors Boulevard	Stafford Place	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Bridgeport Road	Stafford Place	West Property Line	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Hayden Place	Bridgeport Road	San Antonio Arroyo	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	McNary Court	Carefree Avenue	San Antonio Arroyo	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Carefree Avenue	Hayden Place	Stafford Place	/	/	/
		16' F-E	Deceleration Lane Arterial Paving	Coors Boulevard	Bridgeport Road	San Antonio Arroyo	/	/	/
		12' F-E	Deceleration Lane Arterial Paving	Coors Boulevard	at Western Trail		/	/	/
			Standard Curb and Gutter	Coors Boulevard DECAL LANES	Western Trail	North Property Line			
		10'	Asphalt Pedestrian Trail	Coors Boulevard	Western Trail	San Antonio Arroyo	/	/	/
		10"	Water PVC Line	Stafford Place	Western Trail	Havasu Avenue	/	/	/

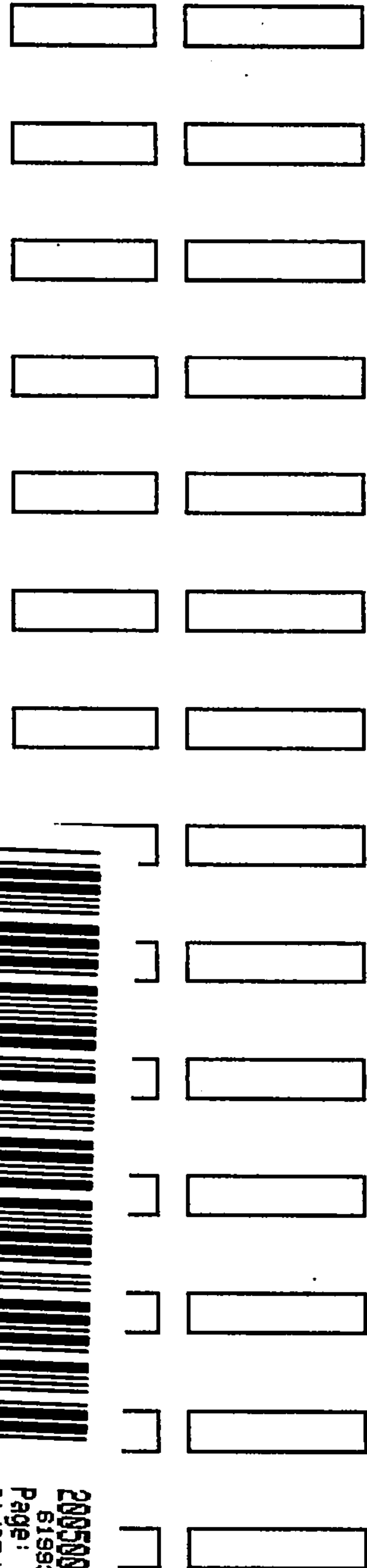
~~ARK~~
 "C" MODIFIED
 STANDARD CURB
 AND GUTTER

NON-DECEL LANES
 COORS BOULEVARD
 WESTERN
 TRAILS

NORTH PROPERTY
 LINE

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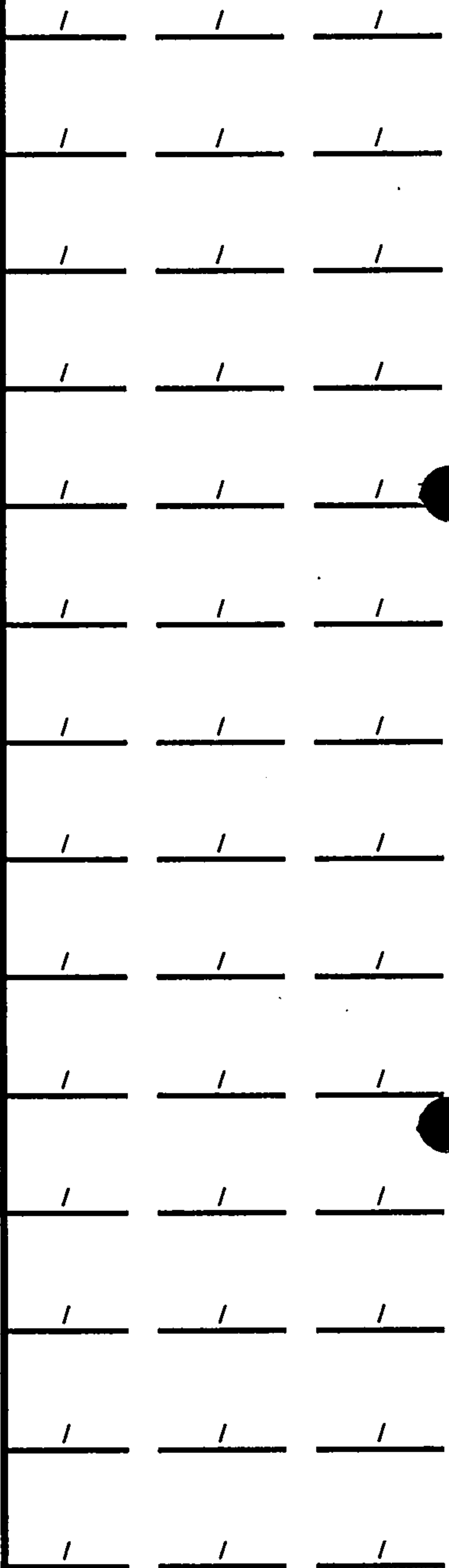
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8"

Water PVC Line
Water PVC Line
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Water PVC Line
Water PVC Line
Water PVC Line
Water PVC Line
Water PVC Line
Water PVC Line
Water PVC Line
Water PVC Line
Water PVC Line
SAS Gravity Line
SAS Gravity Line

Havasu Avenue
Stafford Place
Payson Road
Benson Road
15' Public Water Easement
Bridgeport Road
Hayden Place
McNary Court
Public Water Easement
Carefree Avenue
San Antonio Arroyo
Coors Boulevard
Havasu Avenue
Payson Road

West Property Line
Havasu Avenue
West Property Line
West Property Line
Payson Road
Stafford Place
Bridgeport Road
Carefree Avenue
Hayden Place
Hayden Place
N. Property Line
West side of Coors near San Antonio Arroyo
West Property Line
West Property Line

S. Stafford Place
San Antonio Arroyo
Stafford Place
Stafford Place
Benton Road
West Property Line
Cul-de-sac
Cul-de-sac
McNary Court
Stafford Place
50' North of North Property Line
East side of Coors near San Antonio Arroyo
Stafford Place
Stafford Place



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ORIGINAL

8"

SAS Gravity Line

Benson Road

West Property Line

Stafford Place

/ / /

8"

SAS Gravity Line

Bridgeport Road

West Property Line

Stafford Place

/ / /

8"

SAS Gravity Line

Hayden Place

125' North of
Bridgeport Road

Cul-de-sac

/ / /

8"

SAS Gravity Line

Carefree Avenue

Hayden Place

Stafford Drive

/ / /

8"

SAS Gravity Line

McNary Court

Carefree Avenue

Cul-de-sac

/ / /

8"

SAS Gravity Line

Stafford Place

Havasu Avenue

North side of
San Antonio Arroyo

/ / /

18"

RCP Storm Drain

Hayden Place

North cul-de-sac

San Antonio Arroyo

/ / /

18"

RCP Storm Drain

McNary Court

North cul-de-sac

San Antonio Arroyo

/ / /

36"

RCP Storm Drain

Stafford Place

North cul-de-sac

San Antonio Arroyo

/ / /

Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.

/ / /

Sanitary Sewer to include Manholes and Service Connections as required.

/ / /

Catch Basins and RCP connections included with Storm Sewer

/ / /

Residential Street Lights per DPM.

/ / /

Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.

/ / /

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ORIGINAL NOTES

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AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R Bohannon
NAME (print)

Sheran Watson 11/13/2002
Planning & DRC CHAIR - date

Christina Sandoval 11/13/02 ****
PARKS & GENERAL SERVICES - date
Recreation

Tierra West LLC
FIRM

[Signature] 11/13/02
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature]
SIGNATURE - date

[Signature] 11/13/02
UTILITY DEVELOPMENT - date

_____ - date

UM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB
XTENSION: _____

Becky S. Bixler 11/13/02
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8-12-03	[Signature]	[Signature]	K. Kline
2	12-10-04	[Signature]	[Signature]	K. Kline

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**AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS**

CITY PROJECT#: 7005.81

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on May 18, 2004, which was recorded on May 20, 2004, in the records of the Bernalillo County Clerk at Book A77, pages 8645 Thru , wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Western Trails Estates; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

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

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter
 Amount: \$ 1,002,375.71
 Name of Financial Institution or Surety providing Guaranty:
Bank of Oklahoma
 Date City first able to call guaranty OCTOBER 20, 2005
 Construction Deadline Date: OCTOBER 20, 2005
 If guaranty other than a Bond, last day City is able to call on Guaranty is:
DECEMBER 20, 2005
 Additional Information: Infrastructure

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

NATURE SAVER™ FAX MEMO 01616

Date	10-9-05	# of pages	9
To	Sarah Kline	From	Patricia
Co./Dept.	Anna West	Co.	COA
Phone #		Phone #	924-3996
Fax #	858-1118	Fax #	924-3440



SUBDIVIDER:

By: BTS
Name: BEN SPENCER
Title: MANAGING MEMBER
Dated: 12.15.04

CITY OF ALBUQUERQUE:

[Signature]
City Engineer
Dated: 1-06-05

1/14/05

12/17/04

SUBDIVIDER'S NOTARY

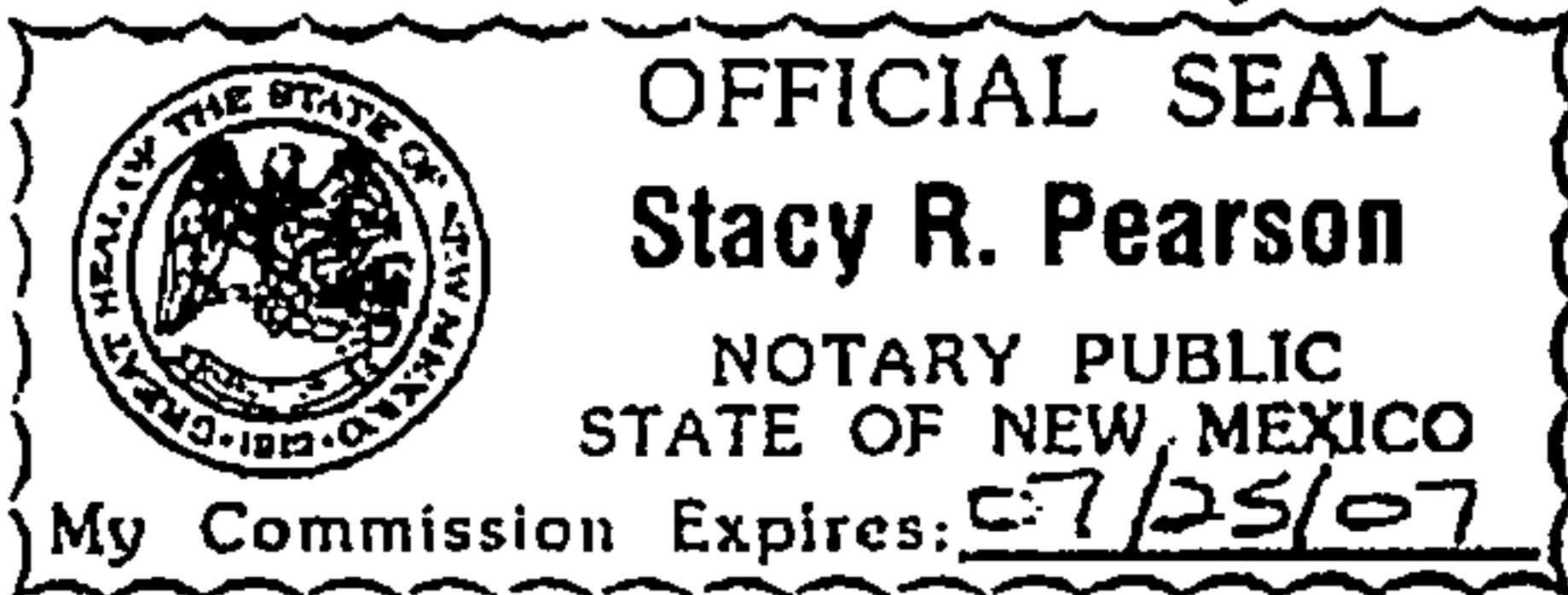
STATE OF NEW MEXICO)
Sandoval) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 15th day of December, by BEN SPENCER, MANAGING MEMBER of WESTERN TRAILS, LLC.

Stacy R. Pearson
Notary Public

My Commission Expires:

07/25/07



CITY'S NOTARY

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

This instrument was acknowledged before me on 6th day of January 2005, by Richard Doute, City Engineer, Director, Public Works Department of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Rachel Hoffman
Notary Public

My Commission Expires:

08/20/2005



Current DRC
Project Number: 700581

FIGURE 12

ORIGINAL

Date Submitted: 11/13/02
 Date Site Plan Approved: 11/13/02
 Date Preliminary Plat Approved: 11/13/02
 Date Preliminary Plat Expires: 11/13/03
 DRB Project No.: 1001182-100/875
 DRB Application No.: 02DRB01493

INFRASTRUCTURE LIST

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

Western Trails Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2 Kinscherff Lands and Unplatted lands of Frisco Joint Venture
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 guarantees. 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer	
<i>Public Improvements</i>										
		12' F-E	Arterial Paving Median Opening and Left Turn Lane	Western Trail	Stafford Place	100' West of Stafford Place	/	/	/	
		25%	Traffic Signal <i>or payment into</i>	Coors/Western Trail Intersection	<i>cost share Agreement w/ project 733781</i>				/	/
		36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Stafford Place	Western Trail	Havasu Avenue	/	/	/	
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Havasu Avenue	West Property Line	S. Stafford Place	/	/	/	
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Stafford Place	Havasu Avenue	San Antonio Arroyo	/	/	/	
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Payson Road	West Property Line	Stafford Place	/	/	/	

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ORIGINAL



28' F-F

Residential Paving,
Curb and Gutter and
4' Sidewalks (Both Sides)

Benson Road

West Property Line

Stafford Place



36' F-F

Residential Paving,
Curb and Gutter and
4' Sidewalks (Both Sides)

Bridgeport Road

Coors Boulevard

Stafford Place



28' F-F

Residential Paving,
Curb and Gutter and
4' Sidewalks (Both Sides)

Bridgeport Road

Stafford Place

West Property Line



28' F-F

Residential Paving,
Curb and Gutter and
4' Sidewalks (Both Sides)

Hayden Place

Bridgeport Road

San Antonio Arroyo



28' F-F

Residential Paving,
Curb and Gutter and
4' Sidewalks (Both Sides)

McNary Court

Carefree Avenue

San Antonio Arroyo



28' F-F

Residential Paving,
Curb and Gutter and
4' Sidewalks (Both Sides)

Carefree Avenue

Hayden Place

Stafford Place



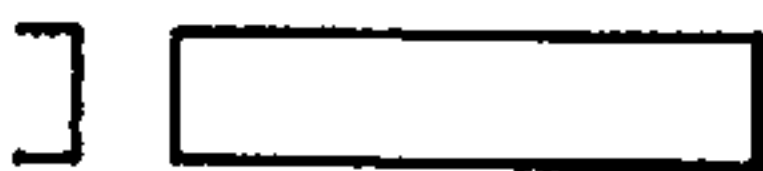
16' F-E

Deceleration Lane
Arterial Paving

Coors Boulevard

Bridgeport Road

San Antonio Arroyo

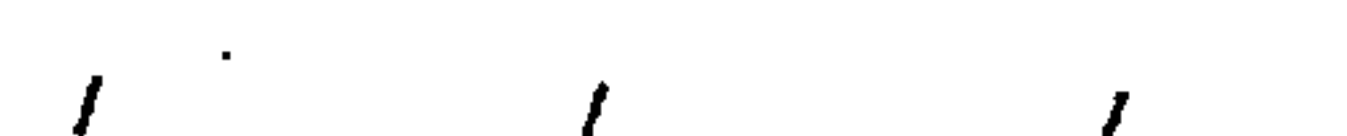


12' F-E

Deceleration Lane
Arterial Paving

Coors Boulevard

at Western Trail



Standard Curb and Gutter

Coors Boulevard
~~DECEL LANES~~

Western Trail

North Property Line



10'

Asphalt Pedestrian Trail

Coors Boulevard

Western Trail

San Antonio Arroyo



10"

Water PVC Line

Stafford Place

Western Trail

Havasu Avenue



"C" MODIFIED
STANDARD CURB
AND GUTTER

NON-DECEL LANES
COORS BOULEVARD

WESTERN
TRAILS

NORTH PROPERTY
LINE

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ORIGINAL

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Manu Herrera

Bern. Co.

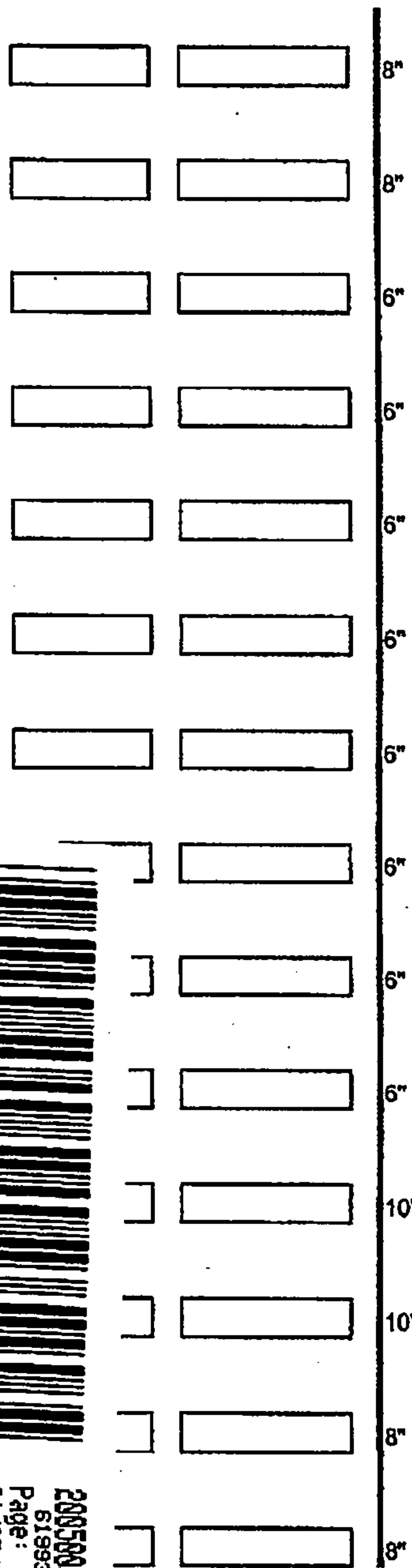
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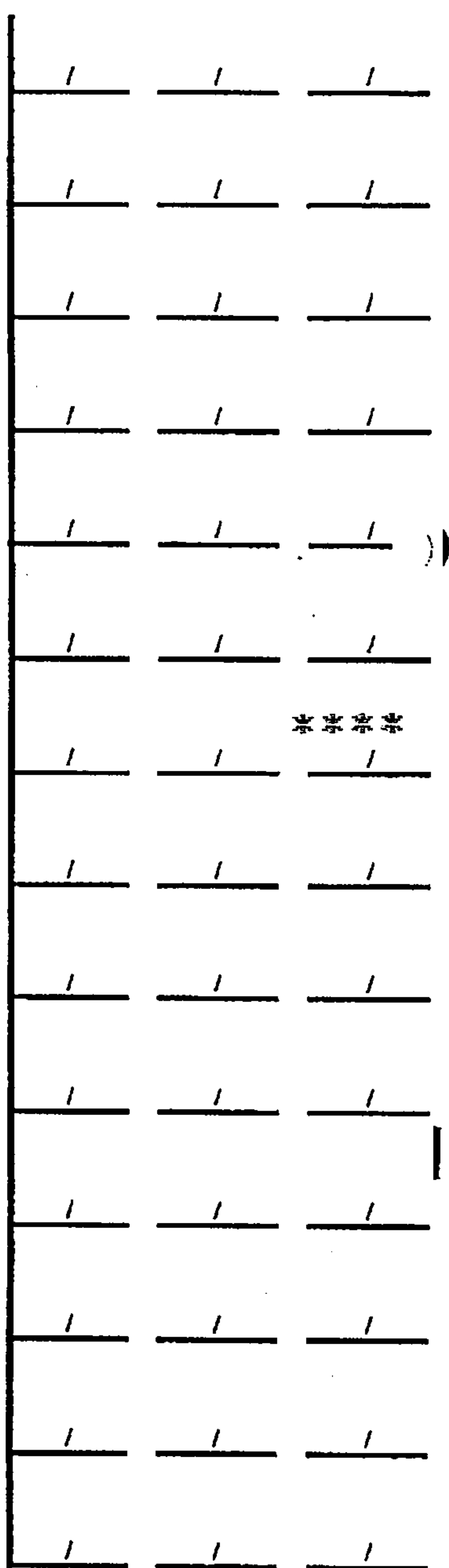
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Page: 5 of 7
01/07/2005 11:26A



Water PVC Line	Havasu Avenue	West Property Line	S. Stafford Place
Water PVC Line	Stafford Place	Havasu Avenue	San Antonio Arroyo
Water PVC Line	Payson Road	West Property Line	Stafford Place
Water PVC Line	Benson Road	West Property Line	Stafford Place
Water PVC Line	15' Public Water Easement	Payson Road	Benton Road
Water PVC Line	Bridgeport Road	Stafford Place	West Property Line
Water PVC Line	Hayden Place	Bridgeport Road	Cul-de-sac
Water PVC Line	McNary Court	Carefree Avenue	Cul-de-sac
Water PVC Line	Public Water Easement	Hayden Place	McNary Court
Water PVC Line	Carefree Avenue	Hayden Place	Stafford Place
Water PVC Line	San Antonio Arroyo	N. Property Line	50' North of North Property Line
Water PVC Line	Coors Boulevard	West side of Coors near San Antonio Arroyo	East side of Coors near San Antonio Arroyo
SAS Gravity Line	Havasu Avenue	West Property Line	Stafford Place
SAS Gravity Line	Payson Road	West Property Line	Stafford Place



Oct 03 05 04:58p

DESIGN REVIEW

9242440

P.5

ORIGINAL
NOTES

1 _____

2 _____

3 _____

4 _____

5 _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER: Ronald R. Bohanan

NAME (print): Ronald R. Bohanan

FIRM: Terra West LLC

SIGNATURE - date: [Signature]

UM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB XTENSION: _____

TRANSPORTATION DEVELOPMENT - date: Sharon Norton 11/13/02

UTILITY DEVELOPMENT - date: [Signature] 11/13/02

CITY ENGINEER - date: Buddy S. Bigfan 11/13/02

PARKS & GENERAL SERVICES - date: Christine Sandoval 11/13/02

Recreation

AMAFCA - date: _____

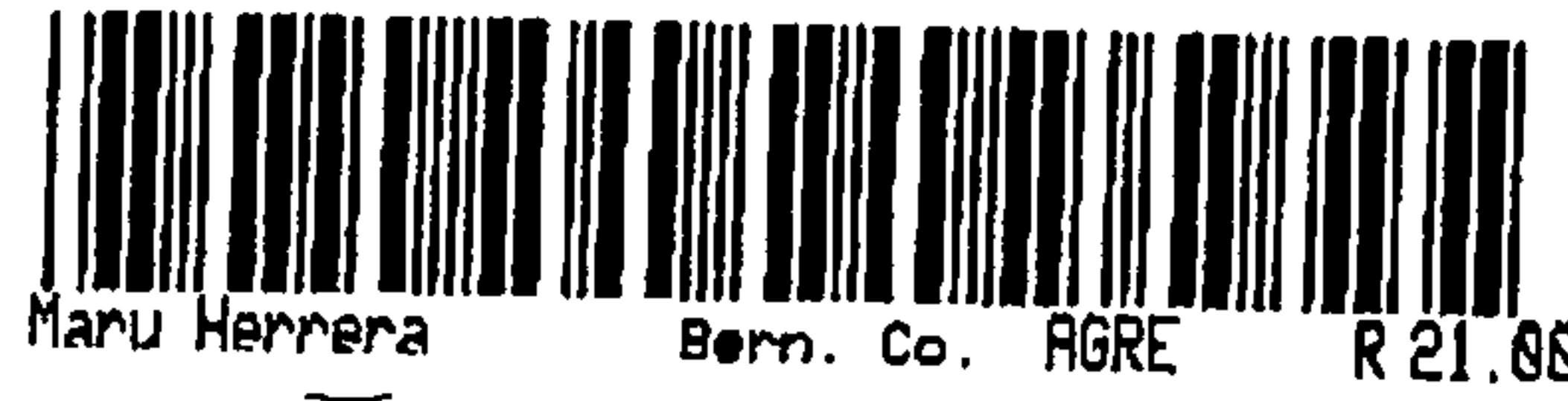
_____ - date: _____

_____ - date: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8-12-03	[Signature]	[Signature]	K. Klue
2	12-10-04	[Signature]	[Signature]	K. Klue

PAGE 5 OF 5



2005003261
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 Page: 7 of 7
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 Bk-A90 Pa-3255



November 5, 2004

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for Western Trails, LLC
City of Albuquerque Project No.: 7005.81
Project Name: Western Trails Estates

To Whom it May Concern:

This is to advise the City Of Albuquerque ("City") that, at the request of Western Trails, LLC., (Subdivider) Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of One Million Two Thousand Three Hundred Seventy-Five Dollars and 71/100, (\$1,002,375.71) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Western Trails, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Western Trails, LLC, Project No. 7005.81 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on Jan 7, 2005 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 190 at page 355 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by October 20, 2005 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 20, 2005 and December 20, 2005 inclusive, the City may demand payment from the

WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

WITHIN
 FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002



APPROVALS

<i>Sean J. Mark</i> PJM Gas Service	4-24-03
<i>David B. Marks</i> PJM Electric Services	4-17-03
<i>Dawn E. Muller</i> City Corporation	4-28-03
<i>Rita Eickman</i> Comcast Cable	4-24-03

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

- PJM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PJM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- City Corporation for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cables and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, reconstruct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purpose described above, together with free access to, from, and across said easements including sufficient working area for electric transformers with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purpose and set forth herein. No building sign, pole (aboveground or subsurface), set forth herein, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or constructed on said easements, nor shall any structure be constructed on said easements, nor shall any structure be adjacent to or near easements shown on this plat.

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

DISCLAIMER
 In approving this plat, PJM Electric Services and Gas Services (PJM) did not conduct a title search of the properties shown herein. Consequently, PJM does not waive nor release any easement or easement rights to which it may be entitled.

DISCLOSURE STATEMENT
 The purpose of this replat is to: Create the 123 residential lots as shown herein; Dedicate the street right of way and additional right of way as shown herein to the City of Albuquerque in fee simple with warranty covenants; Create Tract A and dedicate this tract to A.M.A.F.C.A. for drainage purposes and grant the public utility easements as shown herein.



GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83) originated at the Albuquerque Central Survey Monument "NM448-NB-A".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Dead Bearings and Distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- Vertical Datum is based upon the Albuquerque Central Survey Monument "NM448-NB-A", having an elevation of 5058.69 (NAVD29).
- Field surveys were performed during the month of May, 2002.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "SUMMARY PLAT KINSCHERFF LANDS", filed January 26, 1978, in Volume 814, Folio 44, records of Bernalillo County, New Mexico.
 - Plat entitled "QUAKER HEIGHTS", filed September 25, 1963, in Volume C5, Folio 182, records of Bernalillo County, New Mexico.
 - Plat entitled "QUAKER HEIGHTS", filed August 10, 1962, in Volume D3, Folio 41, records of Bernalillo County, New Mexico.
 - Unified survey entitled "PLAT OF SURVEY, TRACT 1, KINSCHERFF LANDS AND TRACT A THRU H, LANDS OF RAY GRAHAM III", prepared by Gary P. Hugg, M.P.S. No. 5823 for SURV-TEK, INC. (The HUGG SURVEYING, INC.), Albuquerque, New Mexico.
 - Quitclaim Deed filed in Book D288A, Page 490, records of Bernalillo County, New Mexico.
- City of Albuquerque Zone Atlas Page: F-11-2
- U.C.L.S. Log Number 2002032647.
- All street centerline monumentation shall be installed at all centerline P.C.'s, P.T.'s, angle points and street intersections and shown thus (). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final offset lot.
- Monuments will be affixed at all points of curvature, points of long-tangent street intersections, and all other angle points to allow use of centerline monumentation.
- Total number of lots created: 123
- Total mileage of full width streets created: 0.80 mile.
- Gross Subdivided acreage: 21.2777 acres.

TREASURERS CERTIFICATION
 This is to certify that taxes are current and paid on the following:
 1041-061-235-274-20308-101-061-219201-20317
Quana Jean Vester
 Bernalillo County Treasurer

APPROVALS

<i>[Signature]</i> Traffic Engineer, City of Albuquerque Public Works Department	10-20-04
<i>[Signature]</i> City Surveyor, City of Albuquerque Public Works Department	1-14-03
<i>[Signature]</i> Utility Development Division, City of Albuquerque Public Works Department	10-20-04

APPROVALS

<i>[Signature]</i> Albuquerque Metropolitan Arroyo Flood Control Authority	1-13-05
<i>[Signature]</i> City Engineer, City of Albuquerque Public Works Department	1-13-05
<i>[Signature]</i> Property Management, City of Albuquerque	10/20/04
<i>[Signature]</i> Parks and Recreation, City of Albuquerque	10/20/04

APPROVAL as specified by the Albuquerque Subdivision Ordinance.
[Signature]
 Chair, Albuquerque Development Review Board

SURVEYORS CERTIFICATION

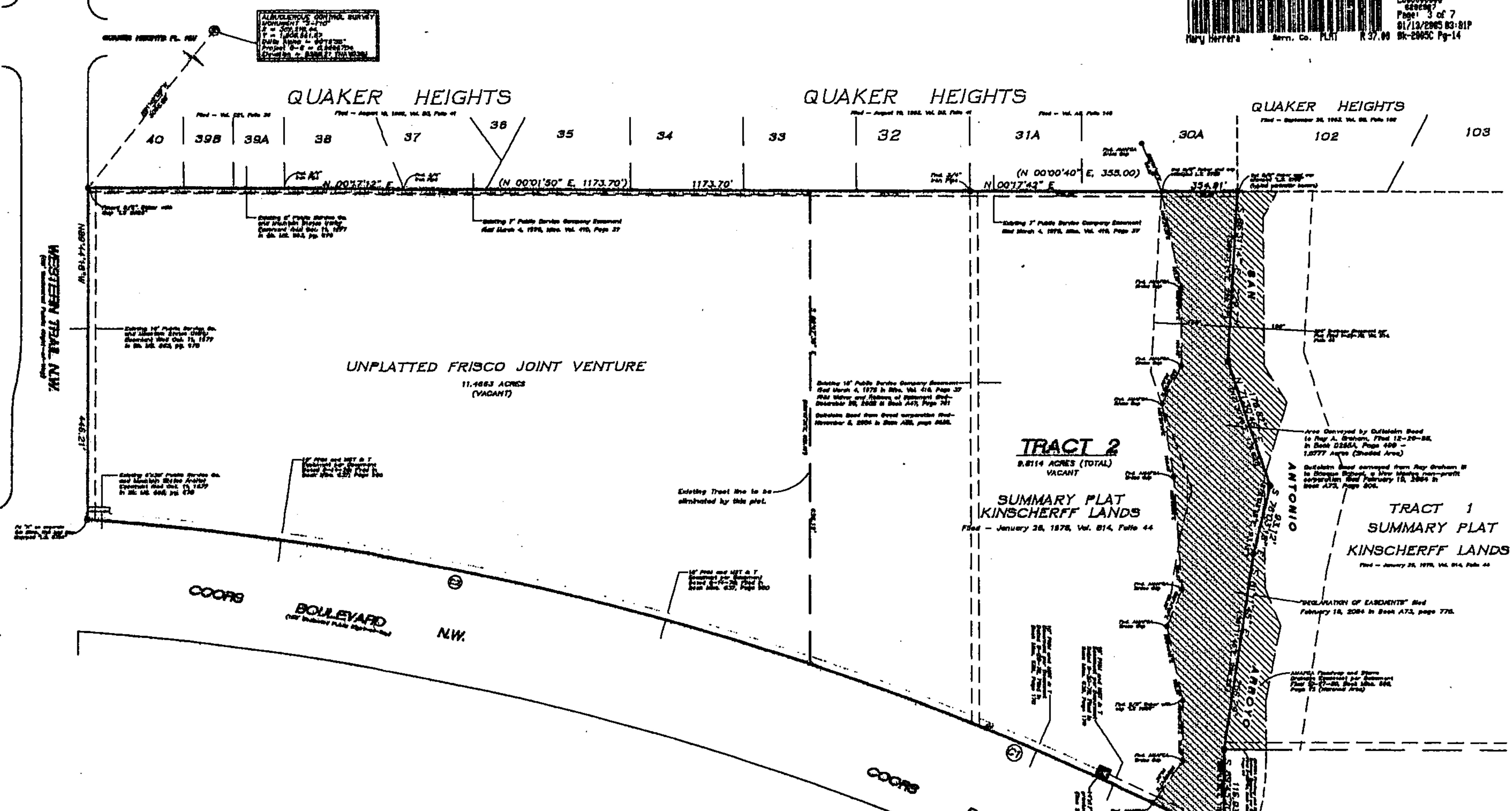
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveying in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County and City of 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.

[Signature]
 Russ P. Hugg
 M.P.S. No. 9750
 December 15, 2002



SHEET 1 OF 7

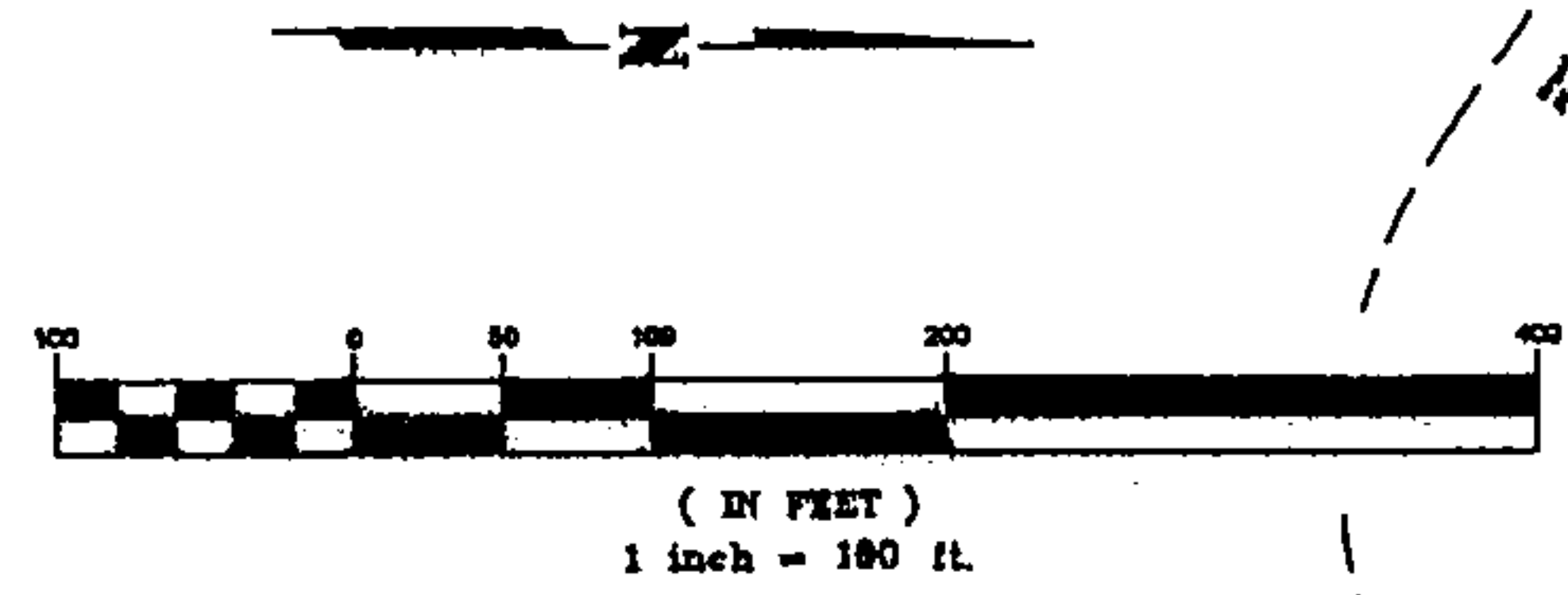
SURVOTEK, INC.
 CHARTERED SURVEYORS
 6643 Piedra Blvd. N.E. Albuquerque, New Mexico 87114
 Phone: 866-887-0888
 Fax: 505-887-0377



EXISTING BOUNDARIES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C1	3864.77'	692.71'	800.94'	802.18'	S25°38'31"W	84°2'38"
C2	3864.77'	692.87'	800.94'	802.18'	S25°38'31"W	84°2'38"
C3	3864.77'	692.87'	800.94'	802.18'	S25°38'31"W	84°2'38"
C4	3864.77'	692.87'	800.94'	802.18'	S25°38'31"W	84°2'38"



WESTERN TRAILS ESTATES
 (BEING A REPEAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)
 WITHIN
 FRACTIONAL SECTION 06, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2002



SHEET 3 OF 7
SURVOTEK, INC.

WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINGSHERIFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

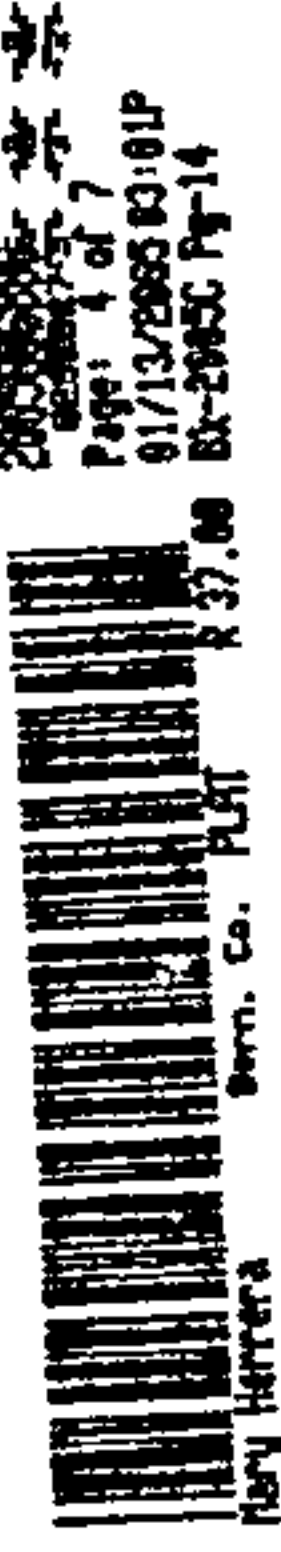
WITHIN
 FRACTIONAL SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

NOTE:
 See Sheet 7 of 7 For
 Line and Curve Tables

Note: All Public Street right of ways as shown
 hereon are hereby dedicated to the City of
 Albuquerque in fee simple with warranty
 covenants by this plat (See Free Consent and
 Dedication on Sheet 1 of 5)



EASEMENT NOTE
 6' Public Utility Easement granted
 by this plat, 4' feet on each side
 of the property line.

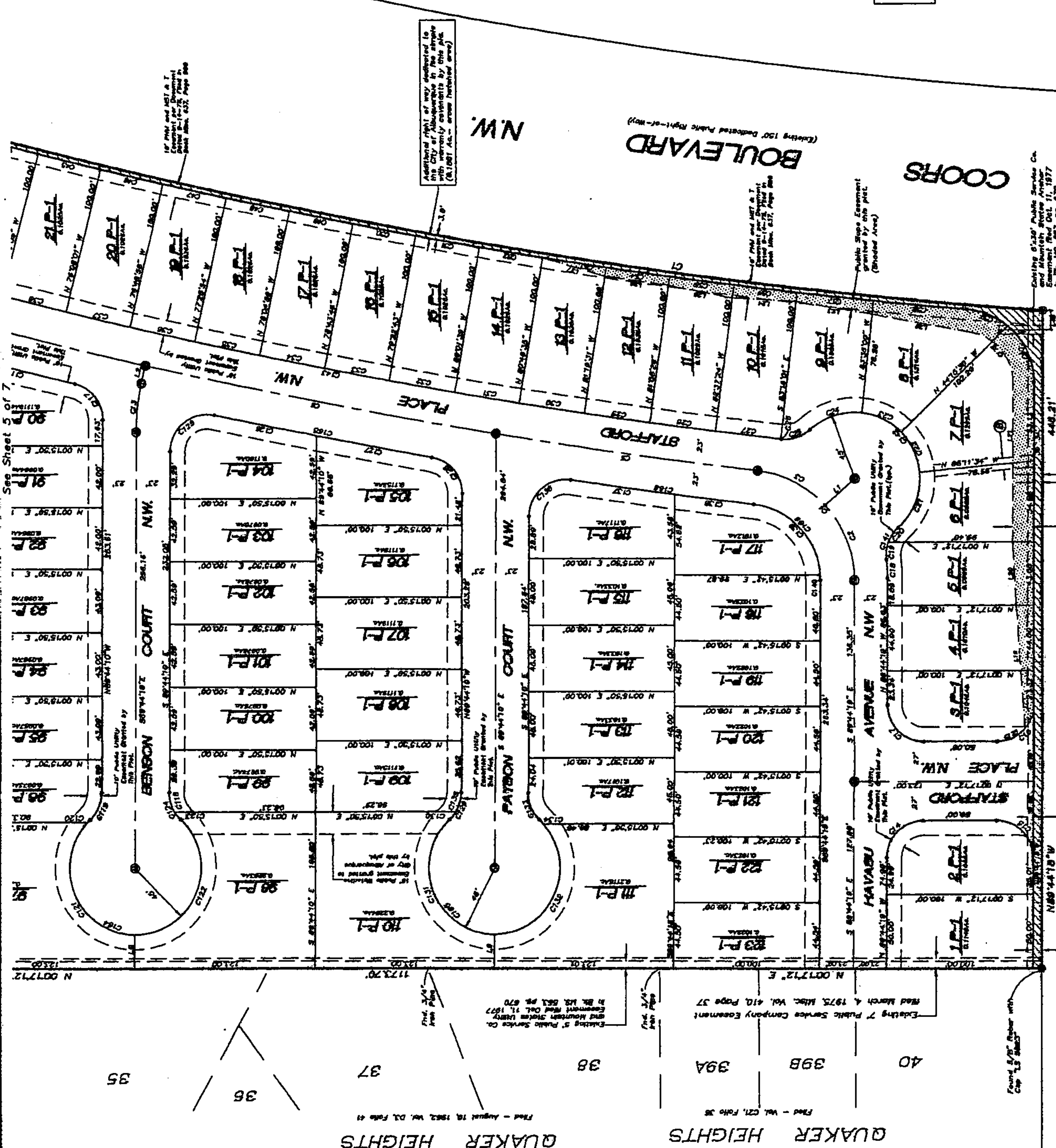
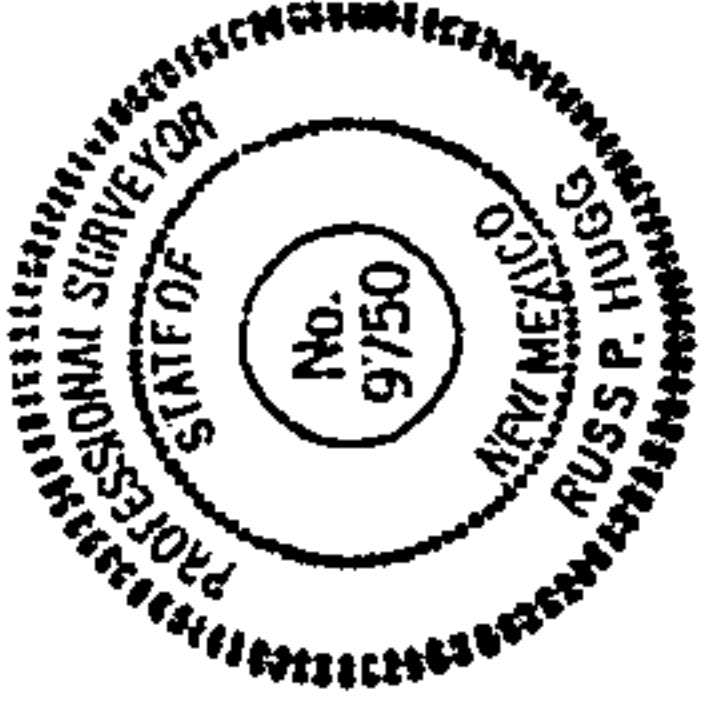
GRAPHIC SCALE



SHEET 4 OF 7

SURVOR, INC.

CONSULTING SURVEYORS
 44 S.W. 11th Avenue, New Mexico 87114
 Phone: 505-897-5996 Fax: 505-897-5577



WESTERN TRAIL N.W.

(Showing 60' Deducted Public Right-of-Way)

QUAKER HEIGHTS

QUAKER HEIGHTS

35 36 37 38 39 39A 39B 40

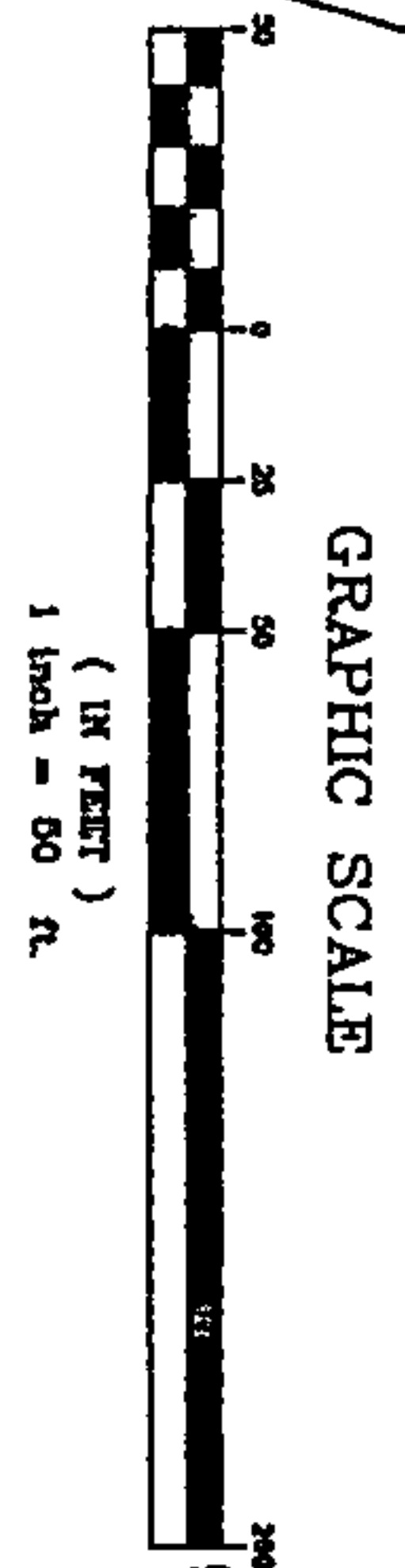


See Sheet 6 of 7

NOTE:
 See Sheet 7 of 7 For
 Line and Curve Tables

Note: All Public Street right of ways as shown hereon are hereby dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat (See Free Consent and Dedication on Sheet 1 of 5)

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 Survey 5 of 7
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 81-28000-1P-14

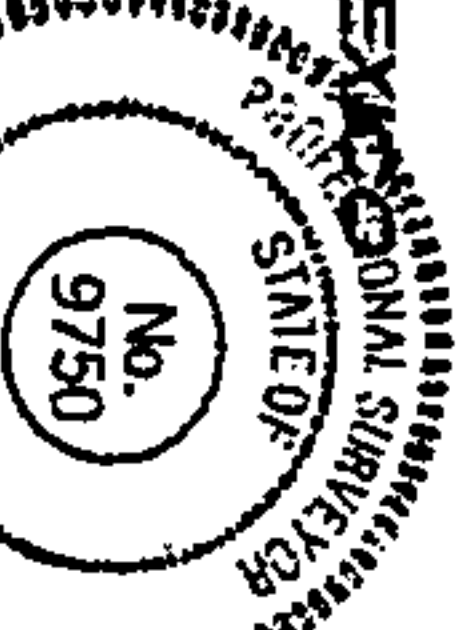


WESTERN TRAILS ESTATES

(BEING A PART OF TRACT 2, JOHNSON TRAILS AND UNPLATTED LANDS OF TRUSSO JOINT VENTURES)
 WITHIN
 FRACTIONAL SECTION 08, TOWNSHIP 19 NORTH, RANGE 2 EAST
 NEW MEXICO PINONAL AMERICAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2002

SURVOTEK, INC.

SHEET 5 OF 7



**TRACT 1
SUMMARY PLAT
KINSCHERFF LANDS**

Filed - January 25, 1978, Vol. 814, Page 44

NOTE:
See Sheet 7 of 7 For
Line and Curve Tables

200' Drainage Easement per
Plat #74 1-30-78, Vol. 814,
Page 44

Note: All Public Street right of ways as shown
hereon are hereby dedicated to the City of
Albuquerque in fee simple with warranty
covenants by this plat (See Free Consent and
Dedication on Sheet 1 of 5)

Permanent Easement granted to the
City of Albuquerque by
Document #147 - May 7, 2003
in Book A77, page 2827.

ALBUQUERQUE CONTROL SURVEY
MONUMENT # 744448-16-A
T = 1,807,308.30
S = 1,807,308.30
Delta Alpha = 00157.4°
Project # - 0,999,7066
Elevation = 5068.87 (NA83SS)

EASEMENT NOTE (B)
AMARCA Roadway and Storm
Drainage Easement per Document
Filed 9-28-81, Book Misc. 281,
Page 84

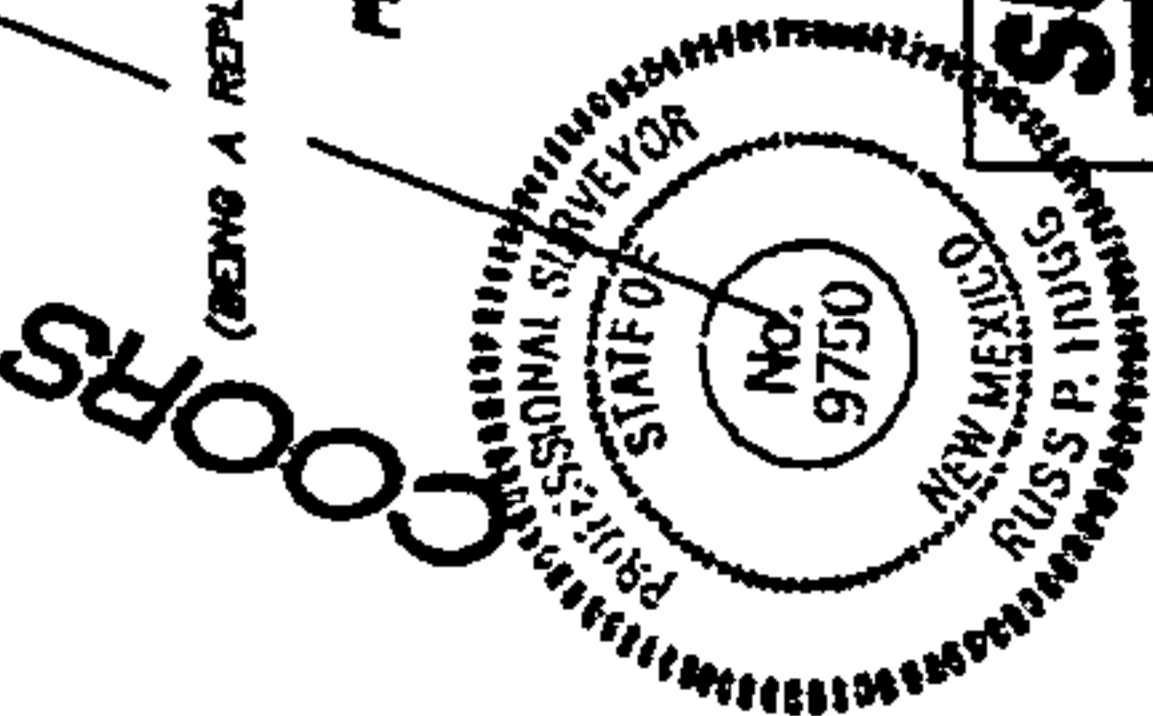
EASEMENT NOTE (B)
Storm & Easement Property and
Storm Drainage Easement to City of
Albuquerque (See Plat #147-30-78
Book Misc. 281, Page 84)

EASEMENT NOTE (B)
8' Public Utility Easement granted
by this plat, 4' feet on each side
of the property line.

EASEMENT NOTE (D)
20' Public Drainage Easement
granted to the City of Albuquerque
by this plat.

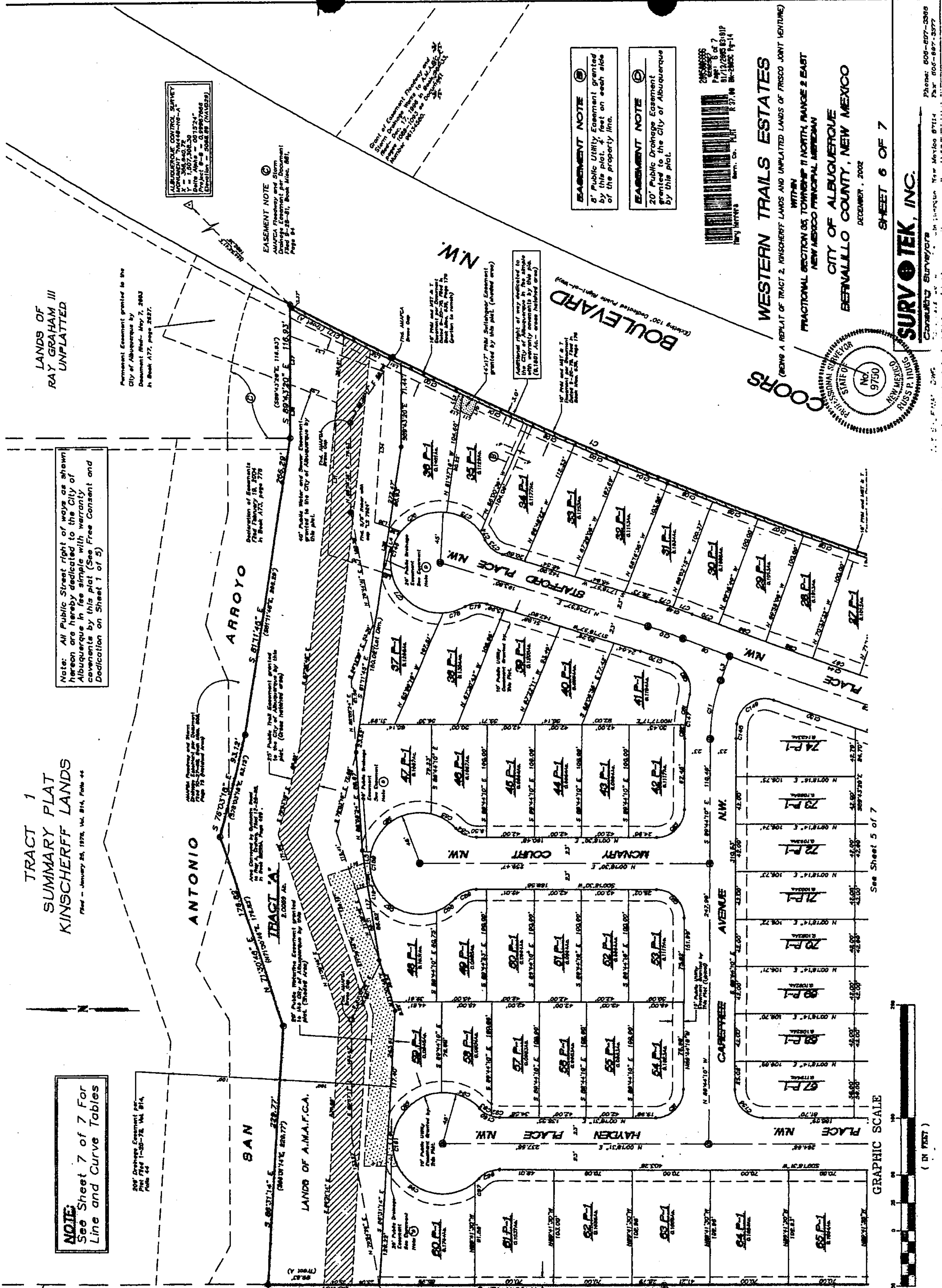
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20528555
Page 6 of 7
01/13/2005 03:01P
New Mexico State Bar - 2005 Pg-14

WESTERN TRAILS ESTATES
WITHIN
TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)
FRACTIONAL SECTION 05, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2002



SURVOTEK, INC.
Consulting Surveyors

Phone: 505-897-3385
Fax: 505-897-3377



See Sheet 5 of 7

GRAPHIC SCALE



(IN FEET)

WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, WINCHERT LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

WITHIN
FRAGMENTAL SECTION 28, TOWNSHIP 3 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

WESTERN TRAILS ESTATES

CURVE TABLE

CURVE	RAIDUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C65	43.00'	20.18'	13.44'	23.79'	N30°21'53"E	33°18'14"
C66	43.00'	61.21'	58.98'	70.63'	N37°33'22"W	103°24'18"
C67	43.00'	102.30'	98.78'	114.21'	N43°31'09"W	148°21'48"
C68	43.00'	143.38'	138.55'	158.03'	N48°38'33"W	192°33'43"
C69	43.00'	184.46'	177.88'	198.88'	N53°45'07"W	236°33'43"
C70	43.00'	225.54'	217.99'	249.78'	N58°51'41"W	280°43'30"
C71	43.00'	266.62'	257.10'	290.72'	N63°58'15"W	324°53'20"
C72	43.00'	307.70'	296.21'	331.66'	N69°04'49"W	369°03'10"
C73	43.00'	348.78'	335.32'	372.60'	N74°11'23"W	413°12'56"
C74	43.00'	389.86'	374.04'	413.54'	N79°17'57"W	457°22'46"
C75	43.00'	430.94'	412.76'	454.48'	N84°24'31"W	501°32'36"
C76	43.00'	472.02'	451.48'	495.42'	N89°31'05"W	545°42'26"
C77	43.00'	513.10'	490.19'	536.36'	N94°37'39"W	589°52'16"
C78	43.00'	554.18'	528.90'	577.30'	N99°44'13"W	634°02'06"
C79	43.00'	595.26'	567.61'	618.24'	N04°50'47"W	678°11'56"
C80	43.00'	636.34'	606.32'	659.18'	N10°57'21"W	722°21'46"
C81	43.00'	677.42'	645.03'	699.12'	N16°03'55"W	766°31'36"
C82	43.00'	718.50'	683.74'	740.06'	N21°10'29"W	810°41'26"
C83	43.00'	759.58'	722.45'	781.00'	N26°17'03"W	854°51'16"
C84	43.00'	800.66'	761.16'	821.94'	N31°23'37"W	899°01'06"
C85	43.00'	841.74'	800.87'	862.88'	N36°30'11"W	943°10'56"
C86	43.00'	882.82'	840.58'	903.82'	N41°36'45"W	987°20'46"
C87	43.00'	923.90'	880.29'	944.76'	N46°43'19"W	1031°30'36"
C88	43.00'	964.98'	920.00'	985.70'	N51°49'53"W	1075°40'26"
C89	43.00'	1006.06'	959.71'	1026.64'	N56°56'27"W	1119°50'16"
C90	43.00'	1047.14'	1000.42'	1067.58'	N62°03'01"W	1164°00'06"
C91	43.00'	1088.22'	1041.13'	1108.52'	N67°09'35"W	1208°09'56"
C92	43.00'	1129.30'	1081.84'	1149.46'	N72°16'09"W	1252°19'46"
C93	43.00'	1170.38'	1122.55'	1190.40'	N77°22'43"W	1296°29'36"
C94	43.00'	1211.46'	1163.26'	1231.34'	N82°29'17"W	1340°39'26"
C95	43.00'	1252.54'	1203.97'	1272.28'	N87°35'51"W	1384°49'16"
C96	43.00'	1293.62'	1244.68'	1313.22'	N92°42'25"W	1428°59'06"
C97	43.00'	1334.70'	1285.39'	1354.16'	N97°48'59"W	1473°08'56"
C98	43.00'	1375.78'	1326.10'	1395.10'	N02°55'33"W	1517°18'46"
C99	43.00'	1416.86'	1366.81'	1436.04'	N08°02'07"W	1561°28'36"
C100	43.00'	1457.94'	1407.52'	1476.98'	N13°08'41"W	1605°38'26"
C101	43.00'	1499.02'	1448.23'	1517.92'	N18°15'15"W	1649°48'16"
C102	43.00'	1540.10'	1488.94'	1558.86'	N23°21'49"W	1693°58'06"
C103	43.00'	1581.18'	1529.65'	1600.80'	N28°28'23"W	1738°07'56"
C104	43.00'	1622.26'	1570.36'	1641.74'	N33°34'57"W	1782°17'46"
C105	43.00'	1663.34'	1611.07'	1682.68'	N38°41'31"W	1826°27'36"
C106	43.00'	1704.42'	1651.78'	1723.62'	N43°48'05"W	1870°37'26"
C107	43.00'	1745.50'	1692.49'	1764.56'	N48°54'39"W	1914°47'16"
C108	43.00'	1786.58'	1733.20'	1805.50'	N54°01'13"W	1958°57'06"
C109	43.00'	1827.66'	1773.91'	1846.44'	N59°07'47"W	2003°06'56"
C110	43.00'	1868.74'	1814.62'	1887.38'	N64°14'21"W	2047°16'46"
C111	43.00'	1909.82'	1855.33'	1928.32'	N69°20'55"W	2091°26'36"
C112	43.00'	1950.90'	1896.04'	1969.26'	N74°27'29"W	2135°36'26"
C113	43.00'	1991.98'	1936.75'	2010.20'	N79°34'03"W	2179°46'16"
C114	43.00'	2033.06'	1977.46'	2051.14'	N84°40'37"W	2223°56'06"
C115	43.00'	2074.14'	2018.17'	2092.08'	N89°47'11"W	2268°05'56"
C116	43.00'	2115.22'	2058.88'	2133.02'	N94°53'45"W	2312°15'46"
C117	43.00'	2156.30'	2099.59'	2173.96'	N00°00'19"W	2356°25'36"
C118	43.00'	2197.38'	2140.30'	2214.90'	N05°06'53"W	2400°35'26"
C119	43.00'	2238.46'	2181.01'	2255.84'	N10°13'27"W	2444°45'16"
C120	43.00'	2279.54'	2221.72'	2296.78'	N15°19'51"W	2488°55'06"
C121	43.00'	2320.62'	2262.43'	2337.72'	N20°26'25"W	2533°04'56"
C122	43.00'	2361.70'	2303.14'	2378.66'	N25°32'59"W	2577°14'46"
C123	43.00'	2402.78'	2343.85'	2419.60'	N30°39'33"W	2621°24'36"
C124	43.00'	2443.86'	2384.56'	2460.54'	N35°46'07"W	2665°34'26"
C125	43.00'	2484.94'	2425.27'	2501.48'	N40°52'41"W	2709°44'16"
C126	43.00'	2526.02'	2465.98'	2542.42'	N45°59'15"W	2753°54'06"
C127	43.00'	2567.10'	2506.69'	2583.36'	N51°05'49"W	2798°03'56"
C128	43.00'	2608.18'	2547.40'	2624.30'	N56°12'23"W	2842°13'46"
C129	43.00'	2649.26'	2588.11'	2665.24'	N61°18'57"W	2886°23'36"
C130	43.00'	2690.34'	2628.82'	2706.18'	N66°25'31"W	2930°33'26"
C131	43.00'	2731.42'	2669.53'	2747.12'	N71°32'05"W	2974°43'16"
C132	43.00'	2772.50'	2710.24'	2788.06'	N76°38'39"W	3018°53'06"
C133	43.00'	2813.58'	2750.95'	2829.00'	N81°45'13"W	3063°02'56"
C134	43.00'	2854.66'	2791.66'	2870.94'	N86°51'47"W	3107°12'46"
C135	43.00'	2895.74'	2832.37'	2911.88'	N91°58'21"W	3151°22'36"
C136	43.00'	2936.82'	2873.08'	2952.82'	N97°04'55"W	3195°32'26"
C137	43.00'	2977.90'	2913.79'	2993.76'	N102°11'29"W	3239°42'16"
C138	43.00'	3018.98'	2954.50'	3034.70'	N107°18'03"W	3283°52'06"
C139	43.00'	3060.06'	2995.21'	3075.64'	N112°24'37"W	3328°01'56"
C140	43.00'	3101.14'	3035.92'	3116.58'	N117°31'11"W	3372°11'46"
C141	43.00'	3142.22'	3076.63'	3157.52'	N122°37'45"W	3416°21'36"
C142	43.00'	3183.30'	3117.34'	3198.46'	N127°44'19"W	3460°31'26"
C143	43.00'	3224.38'	3158.05'	3239.40'	N132°50'53"W	3504°41'16"
C144	43.00'	3265.46'	3198.76'	3280.34'	N137°57'27"W	3548°51'06"
C145	43.00'	3306.54'	3239.47'	3321.28'	N143°04'01"W	3593°00'56"
C146	43.00'	3347.62'	3280.18'	3362.22'	N148°10'35"W	3637°10'46"
C147	43.00'	3388.70'	3320.89'	3403.16'	N153°17'09"W	3681°20'36"
C148	43.00'	3429.78'	3361.60'	3444.10'	N158°23'43"W	3725°30'26"
C149	43.00'	3470.86'	3402.31'	3485.04'	N163°30'17"W	3769°40'16"
C150	43.00'	3511.94'	3443.02'	3525.98'	N168°36'51"W	3813°50'06"
C151	43.00'	3553.02'	3483.73'	3566.92'	N173°43'25"W	3858°00'56"
C152	43.00'	3594.10'	3524.44'	3607.86'	N178°49'59"W	3902°10'46"
C153	43.00'	3635.18'	3565.15'	3648.80'	N183°56'33"W	3946°20'36"
C154	43.00'	3676.26'	3605.86'	3689.74'	N189°03'07"W	3990°30'26"
C155	43.00'	3717.34'	3646.57'	3730.68'	N194°09'41"W	4034°40'16"
C156	43.00'	3758.42'	3687.28'	3771.62'	N199°16'15"W	4078°50'06"
C157	43.00'	3799.50'	3727.99'	3812.56'	N204°22'49"W	4123°00'56"
C158	43.00'	3840.58'	3768.70'	3853.50'	N209°29'23"W	4167°10'46"
C159	43.00'	3881.66'	3809.41'	3894.44'	N214°35'57"W	4211°20'36"
C160	43.00'	3922.74'	3850.12'	3935.38'	N219°42'31"W	4255°30'26"
C161	43.00'	3963.82'	3890.83'	3976.32'	N224°49'05"W	4299°40'16"
C162	43.00'	4004.90'	3931.54'	4017.26'	N229°55'39"W	4343°50'06"
C163	43.00'	4045.98'	3972.25'	4058.20'	N235°02'13"W	4388°00'56"
C164	43.00'	4087.06'	4012.96'	4099.14'	N240°08'47"W	4432°10'46"
C165	43.00'	4128.14'	4053.67'	4140.08'	N245°15'21"W	4476°20'36"
C166	43.00'	4169.22'	4094.38'	4181.02'	N250°21'55"W	4520°30'26"
C167	43.00'	4210.30'	4135.09'	4221.96'	N255°28'29"W	4564°40'16"
C168	43.00'	4251.38'	4175.80'	4262.90'	N260°35'03"W	4608°50'06"
C169	43.00'	4292.46'	4216.51'	4303.84'	N265°41'37"W	4653°00'56"
C170	43.00'	4333.54'	4257.22'	4344.78'	N270°48'11"W	4697°10'46"
C171	43.00'	4374.62'	4297.93'	4385.72'	N275°54'45"W	4741°20'36"
C172	43.00'	4415.70'	4338.64'	4426.66'	N281°01'19"W	4785°30'26"
C173	43.00'	4456.78'	4379.35'	4467.60'	N286°07'53"W	4829°40'16"

CURVE TABLE

CURVE	RAIDUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	389.77'	1573.68'	800.60'	1558.72'	S15°35'11"W	23°16'13"
C2	75.00'	56.84'	29.46'	54.81'	N68°18'01"E	42°33'21"
C3	75.00'	98.89'	51.88'	93.21'	N72°08'48"E	74°21'08"
C4	75.00'	138.73'	75.52'	130.98'	N76°02'38"E	105°41'28"
C5	75.00'	178.57'	101.45'	166.22'	N80°00'28"W	136°54'09"
C6	75.00'	218.41'	129.30'	201.56'	N84°02'18"W	168°03'59"
C7	75.00'	258.25'	157.15'	236.91'	N88°04'08"W	199°13'49"
C8	75.00'	298.09'	185.00'	272.26'	N92°05'58"W	230°23'39"
C9	75.00'	337.93'	212.85'	307.61'	N96°07'48"W	261°33'29"
C10	75.00'	377.77'	240.70'	342.96'	N100°09'38"W	292°43'19"
C11	75.00'	417.61'	268.55'	378.31'	N104°11'28"W	323°53'09"
C12	75.00'	457.45'	296.40'	413.66'	N108°13'18"W	355°02'59"
C13	75.00'	497.29'	324.25'	449.01'	N112°15'08"W	386°12'49"
C14	75.00'	537.13'	352.10'	484.36'	N116°16'58"W	417°22'39"
C15	75.00'	576.97'	380.95'	519.71'	N120°18'48"W	448°32'29"
C16	75.00'	616.81'	409.80'	555.06'	N124°20'38"W	479°42'19"
C17	75.00'	656.65'	438.65'	590.41'	N128°22'28"W	510°52'09"
C18	75.00'	696.49'	467.50'	625.76'	N132°24'18"W	542°01'59"
C19	75.00'	736.33'	496.35'	661.11'	N136°26'08"W	573°11'49"
C20	75.00'	776.17'	525.20'	696.46'	N140°27'58"W	604°21'39"
C21	75.00'	816.01'	554.05'	731.81'	N144°29'48"W	635°31'29"
C22	75.00'	855.85'	582.90'	767.16'	N148°31'38"W	666°41'19"
C23	75.00'	895.69'	611.75'	802.51'	N152°33'28"W	697°51'09"
C24	75.00'	935.53'	640.60'	837.86'	N156°35'18"W	729°00'99"
C25	75.00'	975.37'	669.45'	873.21'	N160°37'08"W	760°10'89"
C26	75.00'	1015.21'	698.30'	908.56'	N164°38'58"W	791°19'79"
C27	75.00'	1055.05'	727.15'	943.91'	N168°40'48"W</	

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME

ARGUS DEVELOPMENT

AGENT

TIERRA WEST

ADDRESS

8509 JEFFERSON

PROJECT & APP #

1601875 / 01607

PROJECT NAME

WESTERN TRAILS ESTATES

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 45.⁰⁰ 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.⁰⁰ 441018/4971000 Public Notification

\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 140.⁰⁰ TOTAL AMOUNT DUE

DUPLICATE
City Of Albuquerque
Treasury Division

10/13/2005 2:41PM LOC: ANNX
 RECEIPT# 00048224 WSH 006 TRANSH 0023
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$140.00
 J24 MISC

\$20.00
Thank You

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

PAY TO THE ORDER OF <u>City of Albuquerque</u> One hundred forty five ^{no} / 100		DATE <u>10.13.05</u>	2200 95-677/1070
TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		\$ <u>140.00</u> DOLLARS	Security Features Details on Back
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		10/13/2005 2:42PM LOC: ANNX RECEIPT# 00048226 WSH 006 TRANSH 0023 Account 441018 Fund 110 Activity 4271000 Trans Amt \$140.00 J24 MISC	FOR <u>21112 Submittal Fees</u>

CK CHANGE \$140.00 \$0.00
Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 10.25.05 To 11.09.05.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Dine 10.13.05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/13/05, Ki S
(Date) (Staff Member)



City of Albuquerque

Martin Chavez, Mayor

September 20, 2004

Interoffice Memorandum

To: DRB Project File #1001875

From: Sheran Matson, DRB Chair

Subject: Rejection of DRB Application for Western Trails Estates Subdivision Submitted for October 13, 2004 DRB Public Hearing

The application submitted on 9/17/04 for the 10/13/2004 DRB public hearing is missing a vital piece of information, the amended preliminary plat. Per the DRB checklist, 24 copies of this submittal are required. None was provided at the time of application, nor by the time I reviewed the submittal on 9/20/04. The checklist contains a statement at the bottom which says any information required but not submitted with this application will likely result in deferral of actions. Ron Bohannon signed this checklist.

As a result, I rejected the application and called the agent. Karen Kline was told today they could re-apply this coming Friday for the October 20th DRB hearing provided all the required information was in their application.

Per the City Subdivision Ordinance and DPM Chapter 2, we have two days from date of submittal to reject an incomplete application. Saturday and Sunday do not count as they are not normal working days.

Cc: Richard Dourte, City Engineer

Current DRC
Project Number: _____

FIGURE 12

ORIGINAL

Date Submitted: 11/13/02
 Date Site Plan Approved: 11/13/02
 Date Preliminary Plat Approved: 11/13/02
 Date Preliminary Plat Expires: 11/13/03
 DRB Project No.: 1001182-1001575
 DRB Application No.: 02DRB01493

INFRASTRUCTURE LIST

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

Western Trails Estates

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2 Kinscherff Lands and Unplatted lands of Frisco Joint Venture






















EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

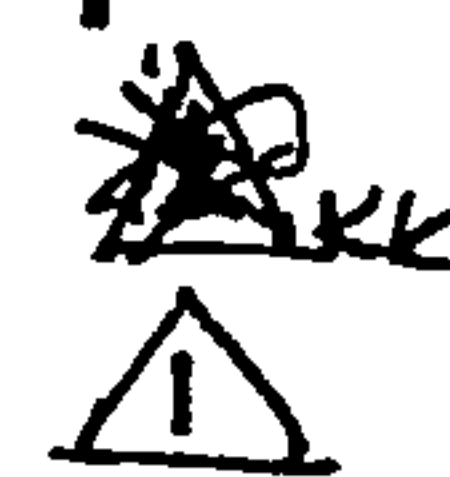
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	12' F-E	Arterial Paving Median Opening and Left Turn Lane	Western Trail	Stafford Place	100' West of Stafford Place	/	/	/

<input type="text"/>	<input type="text"/>	25%	Traffic Signal	Coors/Western Trail Intersection			/	/	/
<input type="text"/>	<input type="text"/>	36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Stafford Place	Western Trail	Havasu Avenue	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Havasu Avenue	West Property Line	S. Stafford Place	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Stafford Place	Havasu Avenue	San Antonio Arroyo	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Payson Road	West Property Line	Stafford Place	/	/	/

ORIGINAL

		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Benson Road	West Property Line	Stafford Place	/	/	/
		36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Bridgeport Road	Coors Boulevard	Stafford Place	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Bridgeport Road	Stafford Place	West Property Line	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Hayden Place	Bridgeport Road	San Antonio Arroyo	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	McNary Court	Carefree Avenue	San Antonio Arroyo	/	/	/
		28' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)	Carefree Avenue	Hayden Place	Stafford Place	/	/	/
		16' F-E	Deceleration Lane Arterial Paving	Coors Boulevard	Bridgeport Road	San Antonio Arroyo	/	/	/
		12' F-E	Deceleration Lane Arterial Paving	Coors Boulevard	at Western Trail		/	/	/
			Standard Curb and Gutter	Coors Boulevard DECEL LANES	Western Trail	North Property Line			
		10'	Asphalt Pedestrian Trail	Coors Boulevard	Western Trail	San Antonio Arroyo	/	/	/
		10"	Water PVC Line	Stafford Place	Western Trail	Havasu Avenue	/	/	/






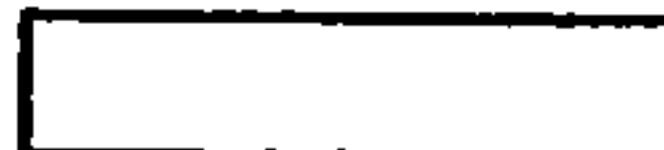





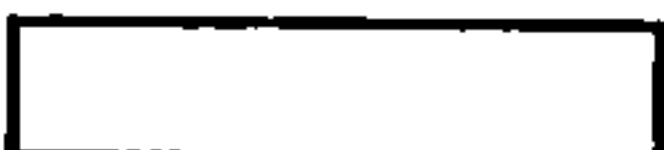

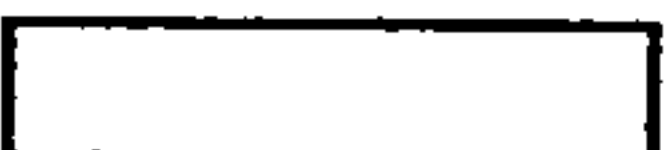







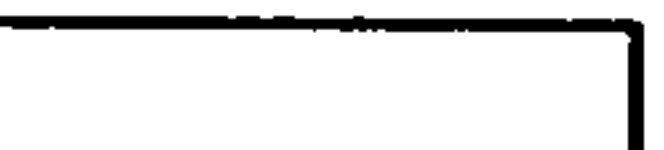


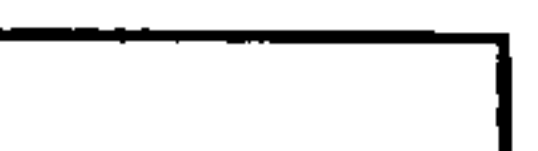
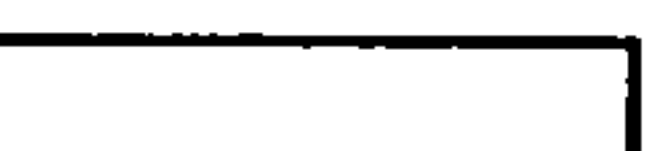
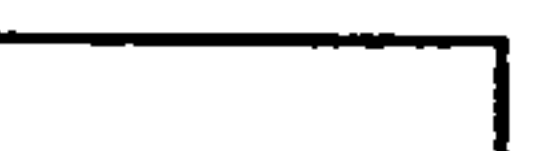

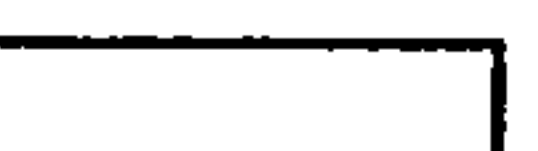

"C" MODIFIED
STANDARD CURB
AND GUTTER

NON-DECEL LANES
COORS BOULEVARD

WESTERN
TRAILS

NORTH PROPERTY
LINE

ORIGINAL

		8"	Water PVC Line	Havasu Avenue	West Property Line	S. Stafford Place	/	/	/
		8"	Water PVC Line	Stafford Place	Havasu Avenue	San Antonio Arroyo	/	/	/
		6"	Water PVC Line	Payson Road	West Property Line	Stafford Place	/	/	/
		6"	Water PVC Line	Benson Road	West Property Line	Stafford Place	/	/	/
		6"	Water PVC Line	15' Public Water Easement	Payson Road	Benton Road	/	/	/
		6"	Water PVC Line	Bridgeport Road	Stafford Place	West Property Line	/	/	/
		6"	Water PVC Line	Hayden Place	Bridgeport Road	Cul-de-sac	/	/	/
		6"	Water PVC Line	McNary Court	Carefree Avenue	Cul-de-sac	/	/	/
		6"	Water PVC Line	Public Water Easement	Hayden Place	McNary Court	/	/	/
		6"	Water PVC Line	Carefree Avenue	Hayden Place	Stafford Place	/	/	/
		10"	Water PVC Line	San Antonio Arroyo	N. Property Line	50' North of North Property Line	/	/	/
		10"	Water PVC Line	Coors Boulevard	West side of Coors near San Antonio Arroyo	East side of Coors near San Antonio Arroyo	/	/	/
		8"	SAS Gravity Line	Havasu Avenue	West Property Line	Stafford Place	/	/	/
		8"	SAS Gravity Line	Payson Road	West Property Line	Stafford Place	/	/	/

ORIGINAL

		8"	SAS Gravity Line	Benson Road	West Property Line	Stafford Place	/	/	/	
		8"	SAS Gravity Line	Bridgeport Road	West Property Line	Stafford Place	/	/	/	
		8"	SAS Gravity Line	Hayden Place	125' North of Bridgeport Road	Cul-de-sac	/	/	/	
		8"	SAS Gravity Line	Carefree Avenue	Hayden Place	Stafford Drive	/	/	/	
		8"	SAS Gravity Line	McNary Court	Carefree Avenue	Cul-de-sac	/	/	/	
		8"	SAS Gravity Line	Stafford Place	Havasu Avenue	North side of San Antonio Arroyo	/	/	/	
		18"	RCP Storm Drain	Hayden Place	North cul-de-sac	San Antonio Arroyo	/	/	/	
		18"	RCP Storm Drain	McNary Court	North cul-de-sac	San Antonio Arroyo	/	/	/	
		36"	RCP Storm Drain	Stafford Place	North cul-de-sac	San Antonio Arroyo	/	/	/	
		Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.							/	/
		Sanitary Sewer to include Manholes and Service Connections as required.							/	/
		Catch Basins and RCP connections included with Storm Sewer							/	/
		Residential Street Lights per DPM.							/	/
		Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.							/	/

ORIGINAL
NOTES

1

2

3

4

5

AGENT / OWNER

Ronald R Bohannon
NAME (print)

Tierra West LLC
FIRM

[Signature]
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Watson 11/13/02
PLANNING DRC CHAIR - date

[Signature] 11/13/02
TRANSPORTATION DEVELOPMENT - date

Roger A. Green 11/13/02
UTILITY DEVELOPMENT - date

Bruce S. Bigham 11/13/02
CITY ENGINEER - date

Christina Sandoval 11/13/02
PARKS & GENERAL SERVICES - date
Recreation

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
△	8-12-03	[Signature]	[Signature]	K. Kline



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

*Reviewed &
dated
1/27/07*

- 1. Project # 1001875**
04DRB-01455 Major-Two Year SIA
04DRB-01454 Minor-Amnd Prelim Plat Approval
04DRB-01456 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11)

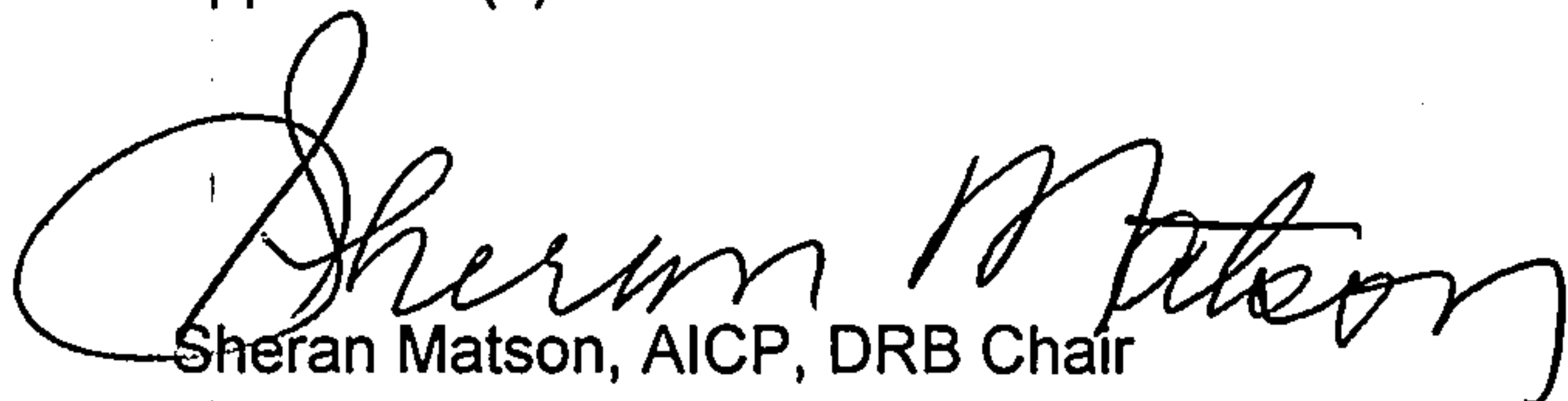
At the October 20, 2004, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

The amended preliminary plat and grading plan engineer stamp dated 7/7/04 were approved with final plat sign off delegated to Parks for cash-in-lieu and City Engineer for AMAFCA signature, SD easements and water line easement metes and bounds.

If you wish to appeal this decision, you must do so by November 4, 2004 in the manner described below.

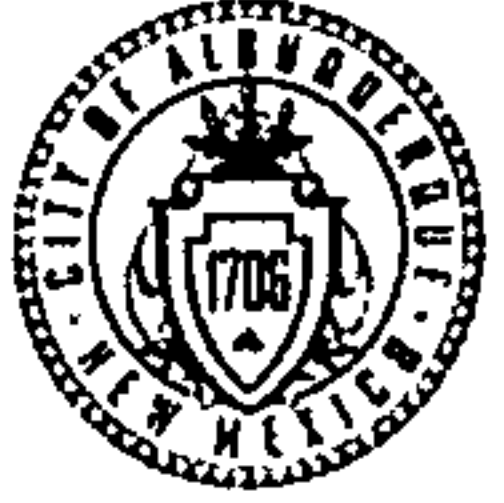
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Sheran Matson, AICP, DRB Chair

Cc: Argus Development, 6300 Riverside Plaza Ln NW, Suite 200, 87120
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

#1



Completed 11/3/05

DRB CASE ACTION LOG (AMEND PREL PLAT & FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 04DRB-01454 (APP)
04DRB-01456 (FP)

Project # 1001875

Project Name: WESTERN TRAILS ESTATES

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/26/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: AMAFCA SIG
SD ESMTS
WATER LINE ESMT METES & BOUND

PARKS / CIP: Park dedication C.I.L. payment

PLANNING (Last to sign): _____

X

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.

Project Number

1001875



TREASURY DIVISION DAILY DEPOSIT
PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Park Dedication - Cash in Lieu

Project #: 1001875 Application #: 02DRB-0149
Western Trails Estates

Prepared By: Christina Sandoyal Phone Number: 768-3808

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
\$39,310.80	305	461611	7213100

Computed as follows:

Estimate of Value	X	Requining Req't. (sq. ft.)	X	# of Lots/Units	=	Total
\$1.88		170.00		123		\$39,310.80

Subdivision: Tract 2, Kinscherff and Unplatted Land/ Presley Co. of NM

Known As: Western Trails Estates

Zone Page: F-11 Cash In Lieu District: Northwest Mesa

These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.

VALIDATION STAMP:

City Of Albuquerque
Treasury Division

10/25/2004 2:37PM LOC: ANNX
 RECEIPT# 00031100 WS# 006 TRANS# 0043
 Account 461611 Fund 0305
 Activity 7213100 TRSEJA
 Trans Amt \$39,310.80
 J24 Misc \$39,310.80
 CK \$39,310.80
 CHANGE \$0.00

Thank You

DRB PUBLIC HEARING SIGN IN SHEETS

**
**
**

CASE NUMBER: 1001875 AGENDA#: 1 DATE: 10.20.04

1. Name: Sava Lary Address: 8509 Jefferson Zip: 81113

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

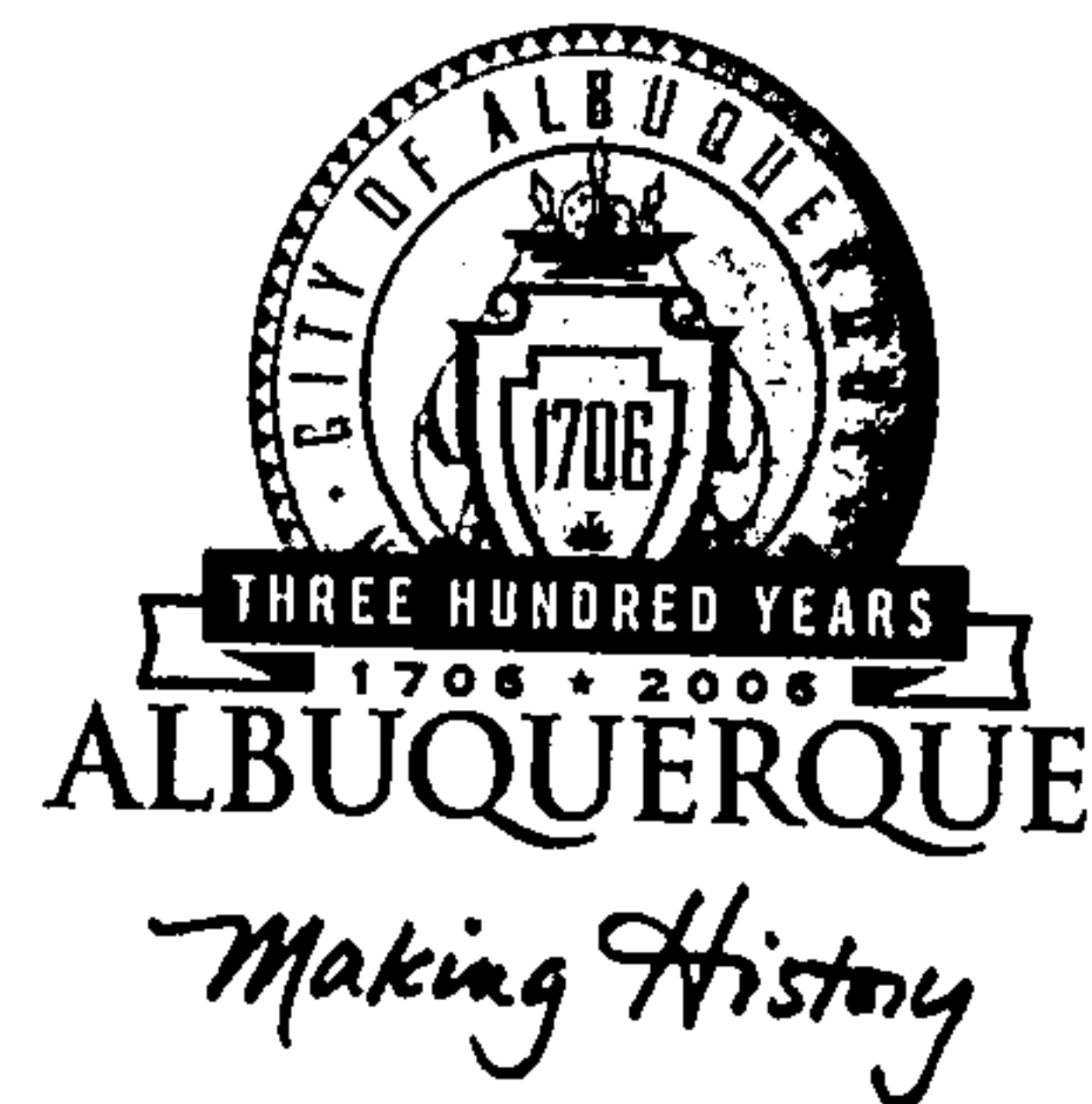
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001875

AGENDA ITEM NO: 1

SUBJECT:

- | | | |
|----------------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat <i>AMD</i> | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

REV/CMT:() APP:(1) SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

The Hydrology Section has no objection to the SIA extension request.
An approved amended grading and drainage plan dated 7-7-04 is on file.
Need public drainage easements at end of culdesacs.

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 20, 2004



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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

Project # 1001875

04DRB-01455 Major-Two Year SIA

04DRB-01454 Major-Amnd Prelim Plat Approval

04DRB-01456 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11)

AMAFCA No objection to requested actions. AMAFCA reviewed and approved the revised grading adjacent to the San Antonio Arroyo.

COG No adverse comments.

Transit No objection to any of the requests.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coordination

Letters sent to La Luz Del Sol (R), Quaker Heights (R), Taylor Ranch (R) and Ladera Heights Neighborhood Associations.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping, need for a neighborhood association.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas

Approves.

Comcast

No comments received

QWEST

No comments received

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No trail connection is shown from the subdivision to the 25" trail easement, will residents have trail access? Should there have been on-site or detached open space?

City Engineer

An amended grading plan is on file. No objection to SIA extension.

Transportation Development

No objection to extension of SIA. (Has the signal work been coordinated?) No objection to the amended preliminary plat.

Parks & Recreation

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 123 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. No objection to the Preliminary Plat Amendment or extension of the SIA.

Utilities Development

No objection to SIA Extension. Public water line easement at north end of property must be 20' wide, not 15'.

Planning Department

No objection to the requested actions pending examination of the actual final plat mylar at the meeting.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Argus Development, 6300 Riverside Plaza Lane NW, Suite #200, 87120
Tierra West LLC, 8509 Jefferson St NE, 87113



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 20, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

~~Project # 1001875~~

04DRB-01455 Major-Two Year SIA
04DRB-01454 Major-Amnd Prelim Plat
Approval
04DRB-01456 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11)

Project # 1001934

04DRB-01471 Major-Vacation of Public
Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13)

Project # 1002022

04DRB-01477 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D, located on UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307, 04DRB01308] (L-10)

SEE PAGE 2 . . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1002334

04DRB-01482 Major-Vacation of Public Easements

04DRB-01479 Minor-Prelim&Final Plat Approval

04DRB-01480 Minor-Sidewalk Waiver

04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 4, 2004.

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1001875

Subdivision Name: Western Trails Estates

Surveyor: Russ P. Hugg

Company/Agent: SurvTek, Inc

Contact Person: Karen Kline E-mail: _____

Phone: 897-3366 Fax: _____

DXF Received Date: 9/21/2004

Hard-Copy Date: 9/17/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Russ P. Hugg
Approved

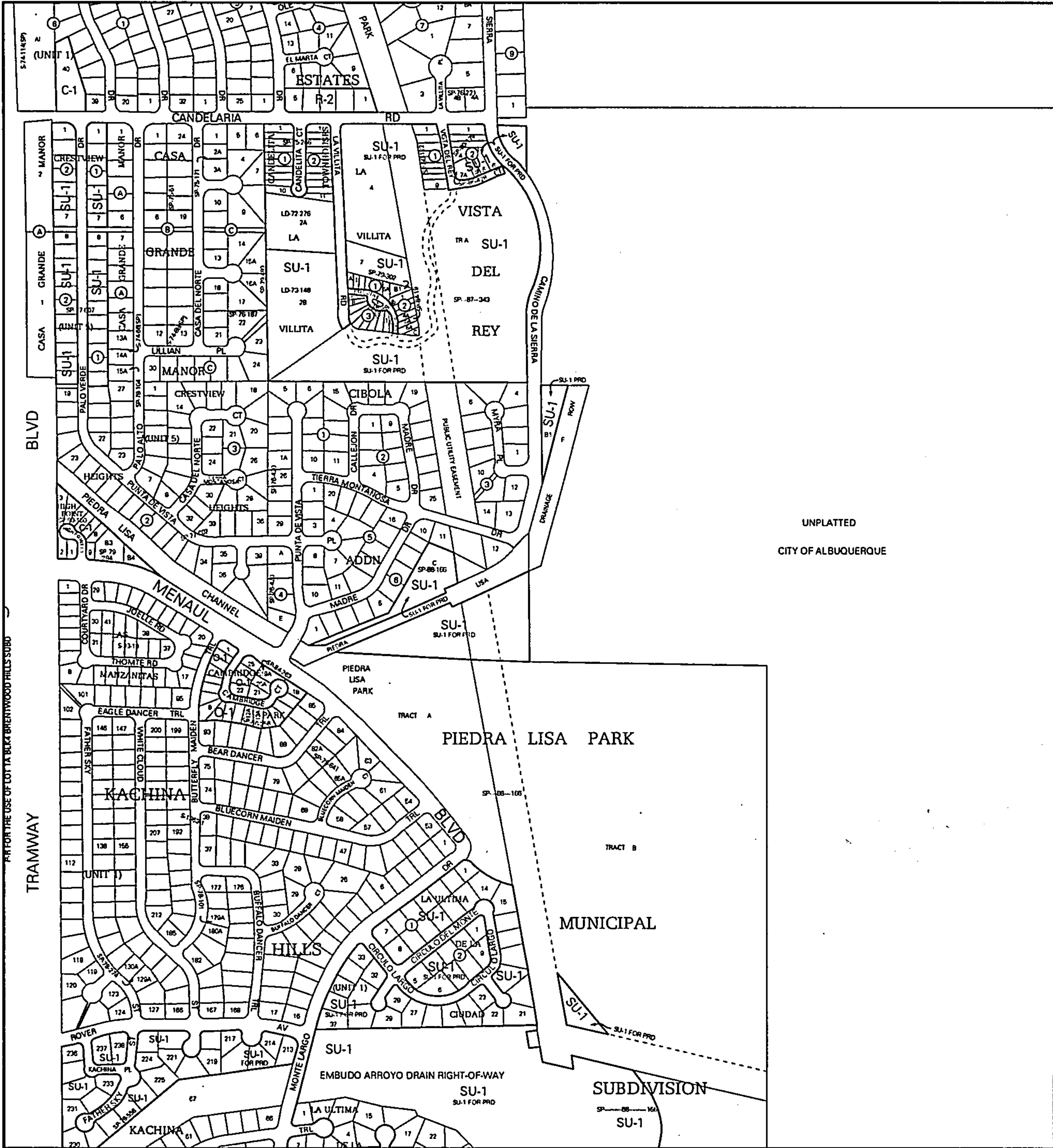
9/21/04
Date

*The dxf file cannot be accepted at this time for the following reason(s):

1st DXF (9/17/04) - did not include lines for dedicated ROW

AGIS Use Only

Copied cov1875 to agiscov on 9/21/2004. Contact person notified on 9/21/2004

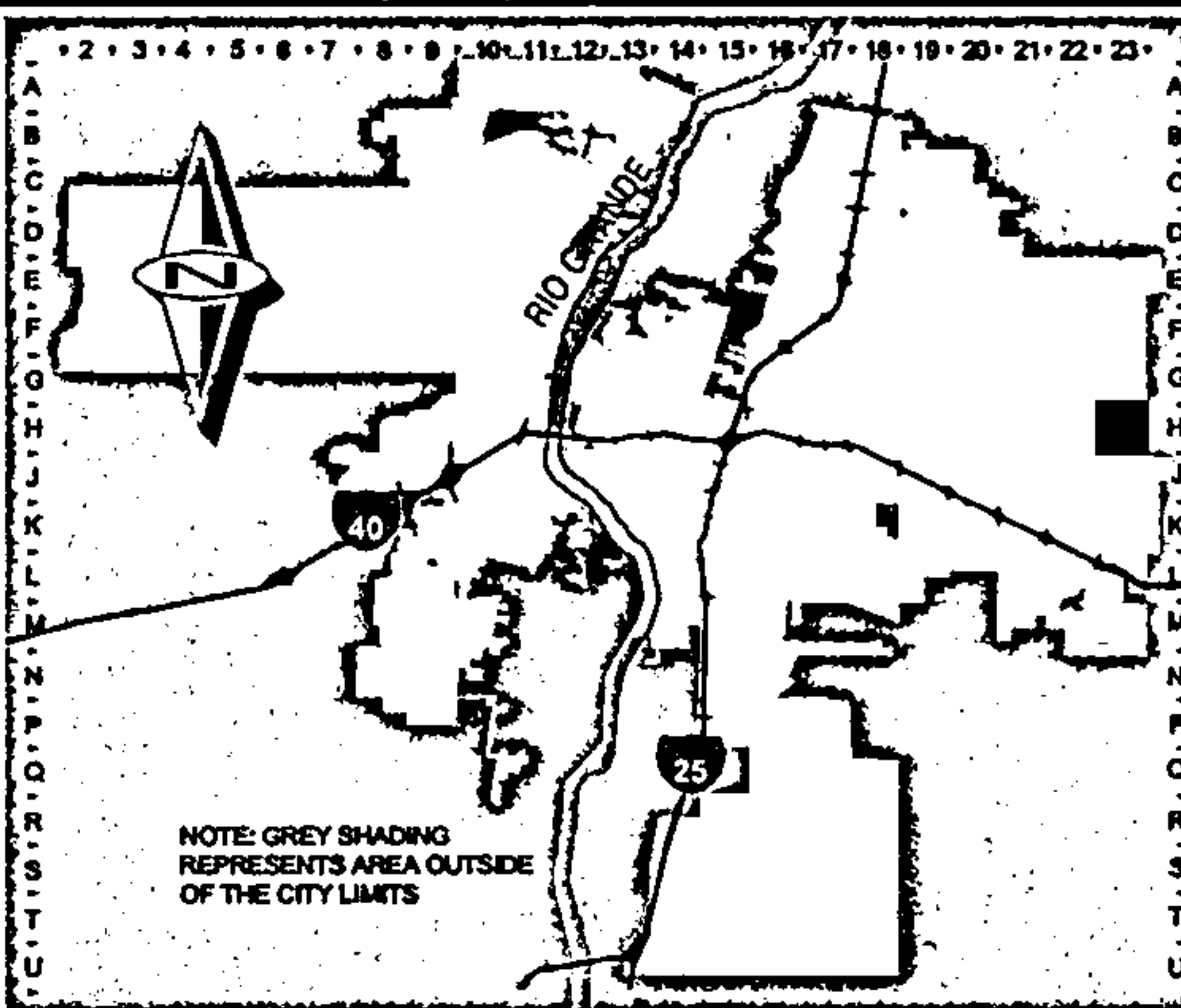
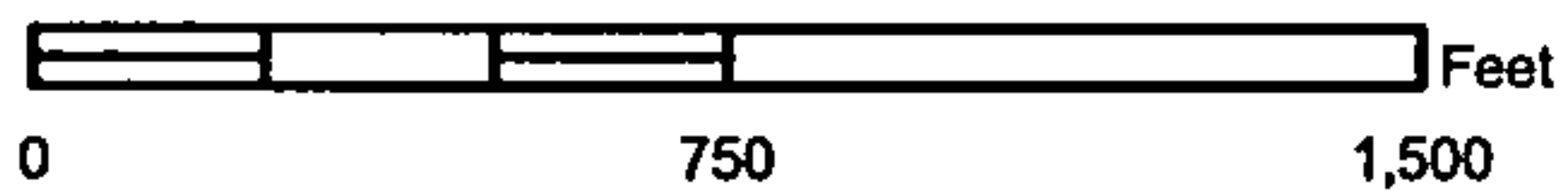


Zone Atlas Page: **H-23-Z**

Map ammended through: **Aug 05, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- Old Town Boundary
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
 1706 • 2006
ALBUQUERQUE
Hacienda Historia
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

City of Albuquerque

James Pineda 1/20/07



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

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)

Supplemental form

Z

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

A

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, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: ARGUS DEVELOPMENT

PHONE: 889.3061

ADDRESS: 6300 RIVERSIDE PLAZA LANE NW STE 200

FAX: 837.1061

CITY: ABQ STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: DEVELOPER List all owners: ARGUS DEVELOPMENT

AGENT (if any): TIERRA WEST LLC

PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE

FAX: _____

858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: APPROVAL FOR AMENDING PRELIMINARY PLAT & FINAL PLAT APPROVAL & EXTENSION OF SIA FOR TWO YEARS

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

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

Lot or Tract No. TR 2 Block: _____ Unit: _____

Subdiv. / Addn. KINSCHERFF & UNPLATTED LAND IN PRESLEY CO. OF NM - (TO BE KNOWN AS WESTERN TRAILS ESTATES)

Current Zoning: SU-1 PRD Proposed zoning: SAME

Zone Atlas page(s): F-11 No. of existing lots: 2 TRS. No. of proposed lots: 123

Total area of site (acres): 21.277 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 5.78

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 1101106123527420308 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BOULEVARD NW

Between: WESTERN TRAILS NW and SAN ANTONIO ARROYO

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-71-124/02DRB-00570/02EPC-00838/02DRB-01793....04AA-00996 - DRB# 1001875

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

SIGNATURE

(Print) Ronald E. Bohannon, P.E.

DATE 9/17/04

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

04DRB - 01454

04DRB - 01455

04DRB - 01456

Action

APP

SIA

FP

CMF

Ad See

S.F.

SC(2)

SC(2)

SC(3)

Fees

\$ 50.00

\$ 50.00

\$ -

\$ 20.00

\$ 75.00

Total

\$ 195.00

Hearing date 10-20-04

Project # **1001875**

Planner signature / date

FORM S(3): SUBDIVISION D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls APPROX 815102 SEE Grading Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED. Pending

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Ronald R. Bohannon, P.E.
Applicant name (print)

Karunkine for Ronald R. Bohannon, P.E.
Applicant signature / date



Form revised 10/03

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

Application case numbers
04DRB- - 01456

Bob [Signature] 9-17-04
Planner signature / date

Project # 1001875

FORM S(2): SUBDIVISION D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

Ronald R. Bohannon P.E.
 Applicant name (print)
9/17/04
 Applicant signature / date



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

Application case numbers
 04DRB - 01454
 04DRB - 01455

[Signature] 9-17-04
 Planner signature / date
Project # 1001875

Form revised 10/03

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 10-5-04 To 10-20-04.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Kline (Applicant or Agent), 9.17.04 (Date)

I issued 3 signs for this application, 9-17-04 (Date), Bobbie Lovel (Staff Member)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form Supplemental form

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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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, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: ARGUS DEVELOPMENT PHONE: 889.3061

ADDRESS: 6300 RIVERSIDE PLAZA LANE NW STE 200 FAX: 837.1061

CITY: ABQ STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: DEVELOPER List all owners: ARGUS DEVELOPMENT

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: _____ 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: APPROVAL FOR AMENDING PRELIMINARY PLAT & FINAL PLAT APPROVAL & EXTENSION OF SIA FOR TWO YEARS

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

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

Lot or Tract No. TR 2 Block: _____ Unit: _____

Subdiv. / Addn. KINSCHERFF & UNPLATTED LAND IN PRESLEY CO. OF NM (TO BE KNOWN AS WESTERN TRAILS ESTATES)

Current Zoning: SU-1 PRD Proposed zoning: SAME

Zone Atlas page(s): F-11 No. of existing lots: 2 TRS. No. of proposed lots: 123

Total area of site (acres): 21.277 Density if applicable (dwellings per gross acre) _____ dwellings per net acre: 5.78

Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 1101106123527420308 MRCGD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COOBS BOULEVARD NW

Between: WESTERN TRAILS NW and SAN ANTONIO ARROYO

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Z-71-124/02DRB-00570/02EPC-00838/02DRB-01793....04AA-00996 - DRB#-1001875

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

SIGNATURE _____ DATE 9/17/04

(Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04DRB</u> - <u>01454</u> (APP)</p> <p><u>04DRB</u> - <u>01455</u> (SIA)</p> <p><u>04DRB</u> - <u>01456</u> (FP)</p> <p>_____ - _____ (CMF)</p> <p>_____ - _____ (Ad See)</p>	<p>Action</p> <p>S.F.</p> <p>Fees</p> <p><u>SC(2)</u> \$ <u>50.00</u></p> <p><u>SC(2)</u> \$ <u>50.00</u></p> <p><u>SC(3)</u> \$ <u>0</u></p> <p>\$ <u>20.00</u></p> <p>\$ <u>75.00</u></p> <p>Total</p> <p>\$ <u>195.00</u></p>
---	--	--

Hearing date 10-13-04

Planner signature / date

Project # 1001875

FORM S(3): SUBDIVISION D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
 Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls *APPEND B 11/10/02 SEE Grading Plan*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- N/A* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *Perdina*

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Ronald R. Bohannon, P.E.
 Applicant name (print)

Karen Kline for Ronald R. Bohannon, P.E.
 Applicant signature / date



Form revised 10/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB- - 01456

[Signature] 9-17-04
 Planner signature / date

Project # 1001875

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

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 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
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- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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- Fee (see schedule)

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Ronald R. Bohannon P.E.
Applicant name (print)
9/17/04
Applicant signature / date



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

Application case numbers
 04 DRB - 01454
 04 DRB - 01455

[Signature] 9-17-04
Planner signature / date
Project # 1001875

Form revised 10/03

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 17, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Amend Preliminary Plat, Approve Final Plat, and Extend the Subdivision
Improvement Agreement for Two Years
Tract 2, Kinscherff & Unplatted Land in Presley Co. of NM – to be known as
Western Trails Estates
DRB# 1001875
Zone Atlas Page F-11**

Dear Ms. Matson:

Tierra West LLC, on behalf of Argus Development requests the approval of the Preliminary Plat being amended, approval of the Final Plat, and Extension of the Subdivision Improvement Agreement for Two Years on the above referenced project. The site is located on Coors Boulevard NW between Western Trails NW and the San Antonio Arroyo. The Preliminary Plat was approved for an extension by DRB on October 22, 2003. We submitted an Administrative Amendment to change the lots in the subdivision from 131 lots to 123 lots. The adjoining property owners on the west side of the property had originally stated that they would grant easements to allow a retaining wall to be built on the west property line. These property owners have refused to grant the necessary easements and consequently we are losing 8 lots to accommodate a different retaining wall design. This reduces the density of the site and the impact to the surrounding area. Planning approved the Amendment on September 15, 2004.

We are now requesting the change to the Preliminary Plat and also Final Plat approval. The grading plan is being provided to also indicate the height of the retaining walls, which have already been approved by EPC on August 15, 2002 prior to the wall moratorium. The walls have been permitted and are being built at this time. The SIA's are in place and the infrastructure is being built at the present time, but will expire on October 13, 2004, so we request the approval of a Two year extension of the Subdivision Improvement Agreement. If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

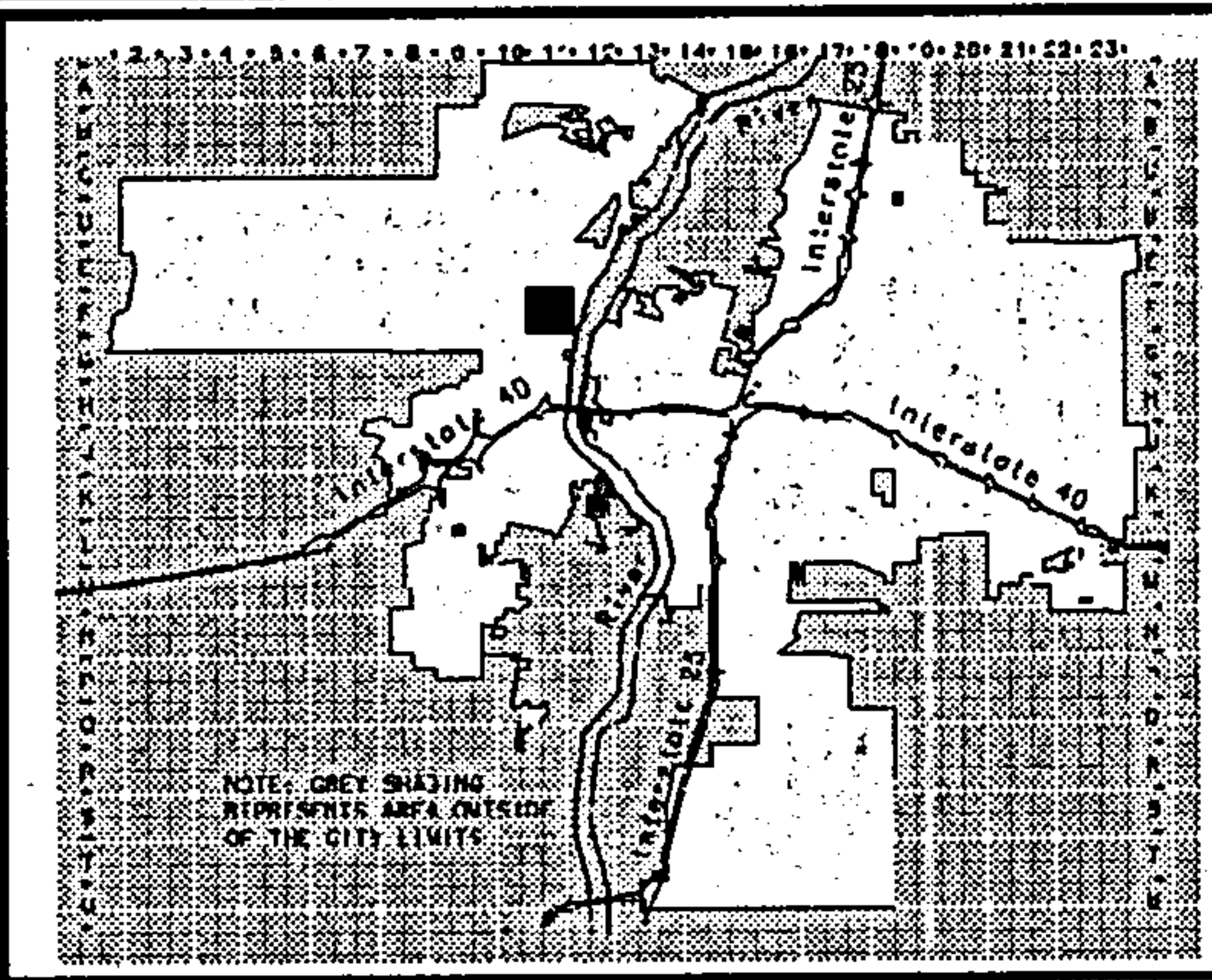
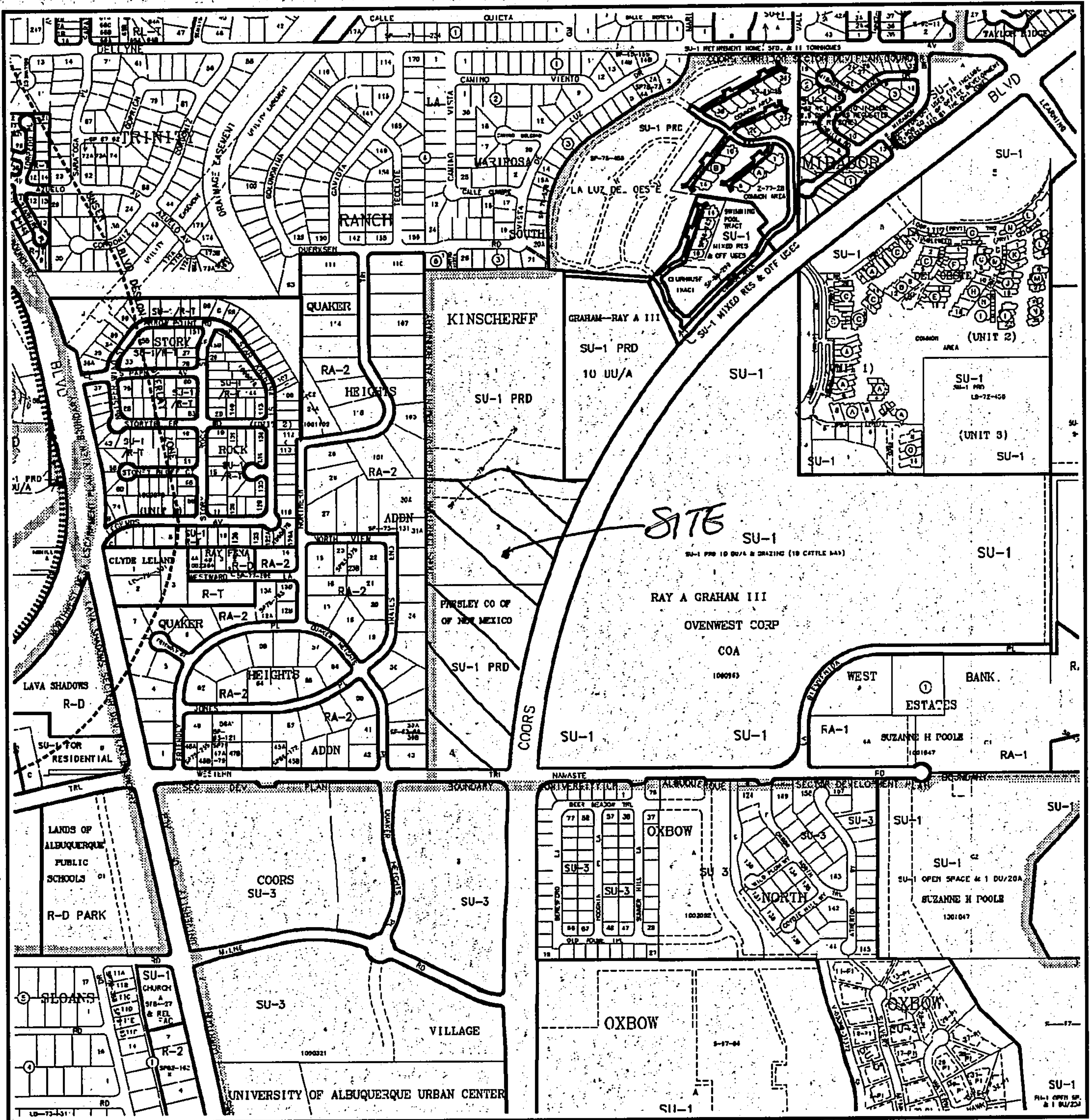
Sincerely,


Ronald R. Bohannan, P.E.

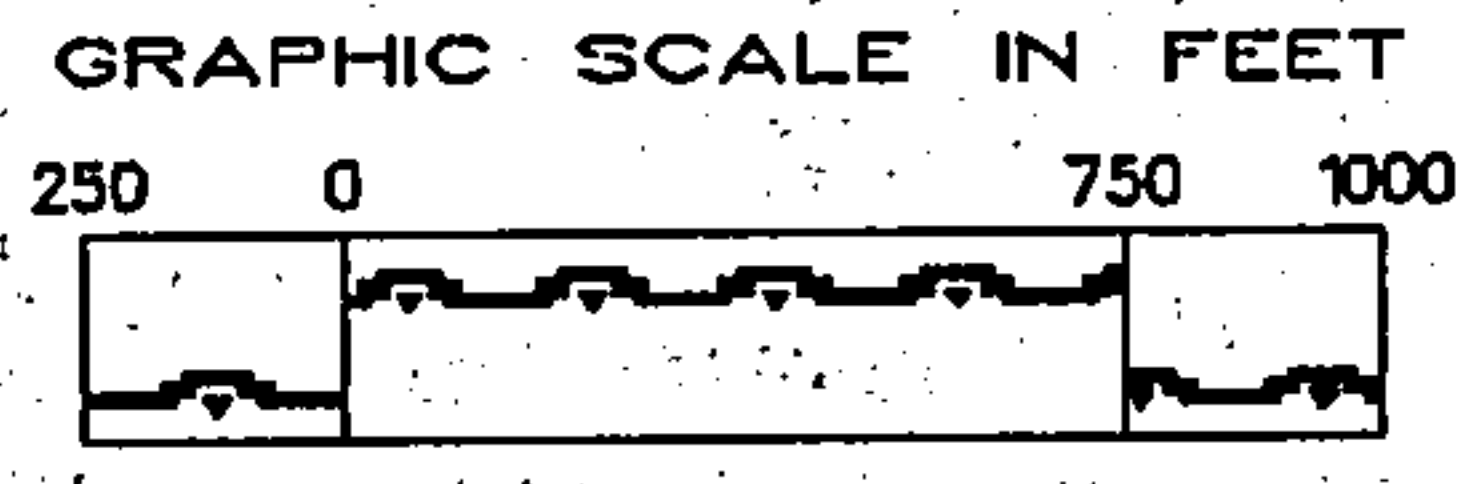
Enclosure/s

cc: Ben Spencer
Steven Kells, La Luz Del Sol N.A.
Ray Graham, La Luz Del Sol N.A.
Matthew Baca, Quaker Heights N.A.
Agapita Hopkins, Quaker Heights N.A.
Don Mac Cornack, Taylor Ranch N.A.
Eddie Costello, Taylor Ranch N.A.
Shari Lewis, Ladera Heights N.A.

JN: 21112
RRB/kk



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

F-11-Z

Map Amended through July 31, 2003

TIERRA WEST, LLC

2111 ← Drainage

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 7, 2004

Mr. Bradley Bingham, PE
Sr. Engineer, Planning Dept.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

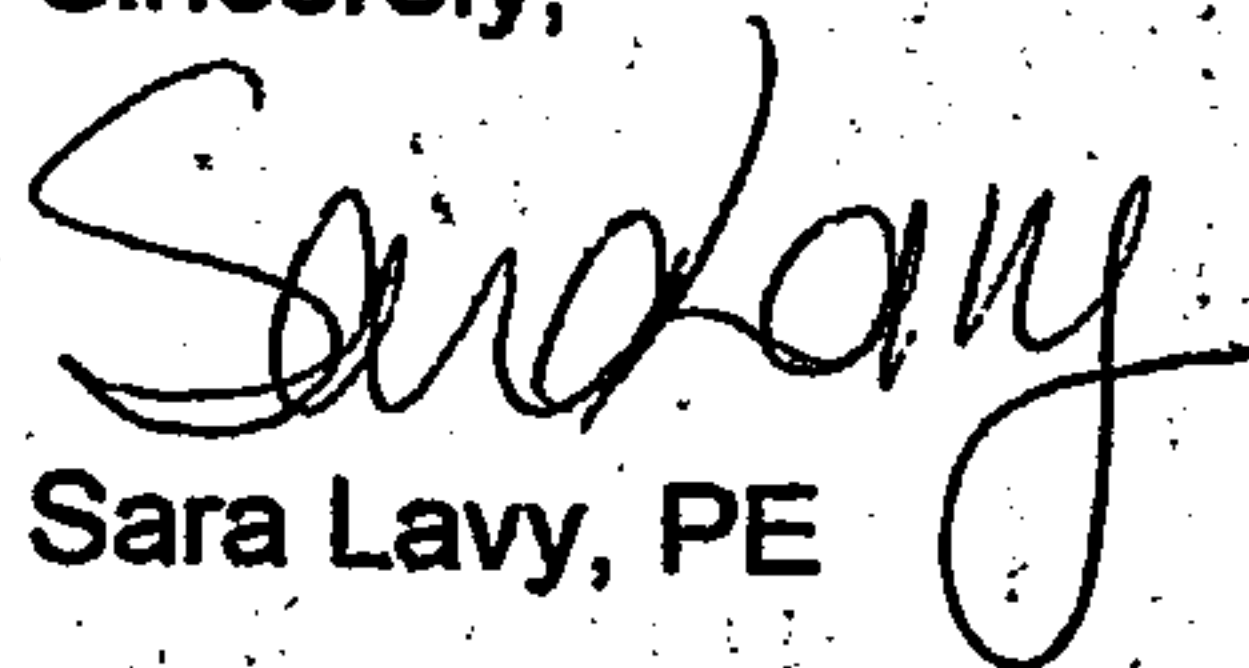
RE: Western Trails Estates (F11/D12)

Dear Mr. Bingham:

Tierra West LLC is resubmitting the Grading and Drainage Plan for your review. The new Grading and Drainage Plan shows a new lot layout on the west side of the site and a new retaining wall location. The adjoining property owners on the west side of the property had originally stated that they would grant easements to allow a retaining wall to be built on the west property line. These property owners have refused to grant the necessary easements and consequently we are losing 8 lots to accommodate a different retaining wall location. The retaining wall heights have not been changed, but the wall has been moved east to allow the wall to be constructed without impacting the existing properties. The drainage patterns and flows remain unchanged.

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

Sincerely,


Sara Lavy, PE

Enclosure/s

cc: Ben Spencer
Lynn Mazur, AMAFCA

JN: 21112
scl

2112
SIA

No. Of Lots 130
Nearest Major Streets WESTERN TRAILS NW

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 18th day of May, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and WESTERN TRAILS LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: A LIMITED LIABILITY COMPANY, whose address is 6300 RIVERSIDE PLAZA LANE NW STE 200, ALBUQUERQUE, NM 87120 and whose telephone number is (505)889-3061, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

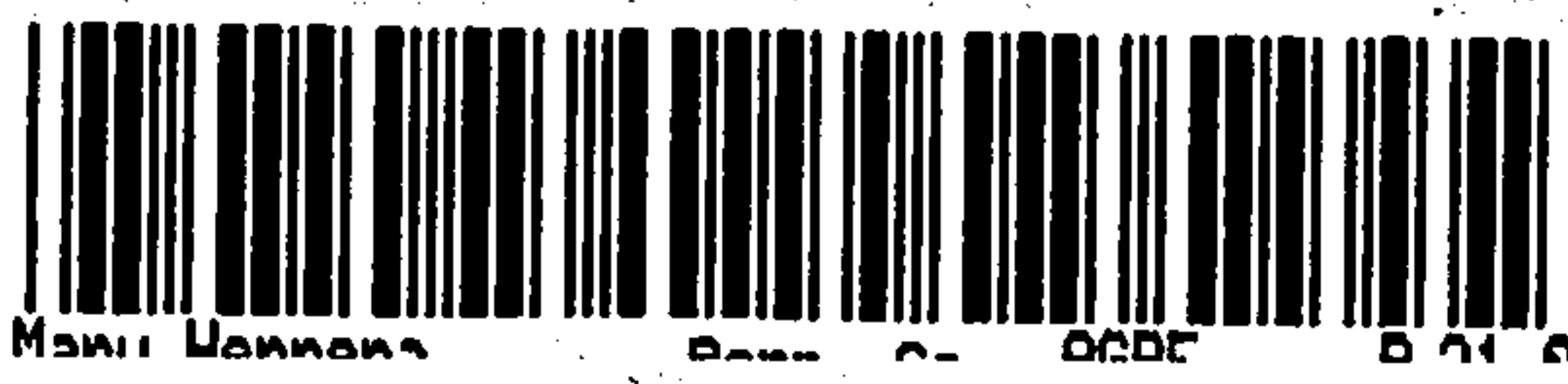
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] TRACT 2, KINSCHERFF LANDS AND UNPLATTED LAND IN PRELEY CO. OF NM, recorded on JANUARY 25, 1978 in the records of the Bernalillo County Clerk at Book B14, Folio 44 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] WESTERN TRAILS LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as WESTERN TRAILS ESTATE describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13TH day of OCTOBER, 2004 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7005.81.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion



2004068833
8882324
Page: 1 of 12
05/20/2004 01:13P

2112
SIA

FIGURE 13
PUBLIC IMPROVEMENTS AGREEMENT
(Procedure C - Modified)

AGREEMENT TO CONSTRUCT
PUBLIC IMPROVEMENTS BY CITY CONTRACT

THIS AGREEMENT is made this 18th day of May, 2004, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and WESTERN TRAILS LLC ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation", "general partnership" "joint venture", "individual", etc.]: A LIMITED LIABILITY COMPANY whose address is 6300 RIVERSIDE PLAZA LANE NW STE 200, ALBUQUERQUE, NM 87120 and whose telephone number is (505)889-3061, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer owns certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] TRACT 2, KINSCHERFF LANDS AND UNPLATTED LAND IN PRELEY CO. OF NM ("Developer's Property"). The Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner:] WESTERN TRAILS LLC ("Owner").

The developer of the property is seeking [describe: "preliminary/final plat", "site development plan", etc.] PRELIMINARY PLAT approval. The City and the property developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

Developer's Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developers.

Therefore, the City and the Developer agree:

2. Improvements. The City agrees to install and complete the following public improvements, identified as City Project No.: 7005.81 ******("Improvements").

3. Developer's Estimated Cost. The Developer's share has been determined to be FIFTEEN THOUSAND SIX HUNDRED THIRTY-FOUR dollars and 08 cents (\$15,634.08) ("Developer's Share"), as detailed in the City-approved estimate which is attached as Exhibit A. The estimate includes City fees and contingencies and is the only amount developer will be required to contribute for this project.

4. Payment. All payments will be made only in the following form: cash, certified check, cashier's check or other form of payment approved by the City.

******Curb & gutter on 2 portions of Coors that do not have right decel lanes.



OFFICIAL NOTICE

11/14/02
Incoming /
cc: Ben Spitzer

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-14-02

8. Project # 1001875
02DRB-01493 Major-Preliminary Plat Approval
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] [DEFERRED FROM 11/6/02] (F-11)

At the November 13, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 11/13/02 and approval of the grading plan engineer stamp dated 10/28/02 the preliminary plat was approved with the following condition of final plat:

CONDITION:

1. The storm drain easement on the northerly cul-de-sac must be shown.

The temporary deferral of construction of sidewalk was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

Project # 1001875
02DRB-01507 Minor-SiteDev Plan Subd/EPC
02DRB-01508 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST, LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND in PRESLEY CO. OF NM, **WESTERN TRAILS SUBDIVISION**, zoned SU-1 special use zone, PRD, located on the west side of COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495 TDSW, Z-71-124] [Debbie Stover, EPC Case Planner] [DEFERRED FROM 11/6/02] (F-11)

At the November 13, 2002, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Planning. The site plan for building permit was approved with final sign off delegated to Planning.

If you wish to appeal this decision, you must do so by November 28, 2002 in the manner described below.



**OFFICIAL NOTICE
PAGE TWO**

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Roger Green
Acting, DRB Chair

Cc: Argus Development, 6300 Riverside Plaza Ln NW, Suite 200, 87120
Tierra West LLC, 8509 Jefferson NE, 87113
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



10/2/02
Incoming
006
cc: Ben Spitzer

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

Date: August 16, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001875**
02EPC-00837 SDP - Subdivision
02EPC-00838 SDP - Building Permit

Argus Development
6300 Riverside Plaza Lane, NW
Ste. 200
Albuquerque, NM 87120

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Lot(s) U, Tract(s) 2, **Kinscherff Subdivision & Unplatted Land in Presley Co. of NM**, zoned SU-1/PRD, located on COORS BLVD. NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO, containing approximately 22 acre(s). (F-11) Deborah Stover, Staff Planner

On August 15, 2002 the Environmental Planning Commission voted to approve Project 1001875 / 02EPC-00837, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision for an approximately 21.62-acre site located on Coors Boulevard NW between Western Trails and the San Antonio Arroyo.
2. The applicant is proposing to replat the site into 131 single-family residential tracts and local streets.
3. This submittal meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.
4. The subject site is located in the Established Urban Area of the *Comprehensive Plan*. The proposed use is consistent with the property's Established Urban designation which allows a full range of urban uses (Policy a).
5. The site development plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment with a design which is appropriate to the plan area (Policy 1).
6. The submittal complies with the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services (Policy 3.12).
7. The lot size areas of the proposed subdivision should respect the existing neighborhood character. The site plan for subdivision should be revised to reflect staff's recommendation for minimum lot areas of 6,000sf for Lots 60 through 69 with a minimum lot width of 60-feet to ensure the proposed development's compatibility with existing neighborhood conditions (Comprehensive Plan, Established Urban Area, Policy d).

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

Page 2

8. The *West Side Strategic Plan* requires that in considering approval of subdivisions for residential development, the City Planning Department will consider whether local public schools have sufficient capacity to support the increased number of homes. In this case, APS states that schools in this area are at capacity and projected to further increase substantially. In addition, all planned additions to existing facilities are contingent on taxpayer approval (*WSSP*, Policy 2.5). As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.
9. This submittal will be adequate with some changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
2. The site plan for subdivision shall be revised to show minimum lot areas of 6,000 sf. for the area containing lots 60 through 69 along the western edge of the site, with a minimum lot width of 60-feet.
3. The dedication of a 25' public trail easement on the drainage easement for the future secondary trail along the south side of the San Antonio Arroyo is required and shall be shown on the site development plan for subdivision, as proposed in the Trail and Bikeways Facility Plan.

On August 15, 2002, the Environmental Planning Commission voted to approve Project 1001875 / 02EPC-00838, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for an approximately 21.62-acre site located on Coors Boulevard NW between Western Trails and the San Antonio Arroyo.
2. The applicant is proposing to develop the site with 131 single-family homes.
3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment and by ensuring that new development shall respect existing neighborhood, environmental, and social conditions and resources (Established Urban Area, Policy d). In addition, it proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design which is appropriate to the plan area (Established Urban Area, Policy e).
4. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services (Policy 3.12).

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

Page 3

5. With some minor changes and additions, this request meets the conditions for approval.
6. The project is located on the north/south bank of the San Antonio Arroyo and is subject to the *Facilities Plan for Arroyos*.
7. The developer and the neighborhood have worked closely together in establishing elevations and building heights which are somewhat considerate of the views of those neighbors.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
2. The perimeter wall along Coors shall be offset, indented or curved every 90-feet in order to comply with the intent of the Design Standards and the EPC's previous requirements on other similar sites. The perimeter wall along the arroyo to the north shall be off-set, indented or curved at five relatively evenly spaced locations.
3. All trees (ash and Honey locust) proposed along Coors Boulevard, Western Trails and the arroyo to the north shall be substituted with vitex, three-leaf sumac, New Mexico olive and Mexican elder. Minimum caliper size for all trees shall be 2-inches at the time of planting. Street trees shall be planted singularly or in small groupings, with concern for enhancing, not blocking views to the east.
4. **Architecture**
 - a. Notes on the design guidelines shall ensure that the building's mass is broken up by vertical and horizontal offsets to create interest in the building form and reduce the appearance of a garage-scape.
 - b. Varied setbacks and elevations shall be used with every third house varying from the next. Alternatively, the living space of every elevation shall be brought forward so that it is no more than 10-feet from the front of the garage.
 - c. Bumpouts with two trees of the species recommended (vitex, three-leaf sumac, New Mexico olive and Mexican elder) shall be planted as shown on the sketch submitted by the agent and shall be shown on the site development plan for building permit as well as the landscape plan.
 - d. Garage doors shall match the exterior wall color of the house and shall have a row of windows along the top.
 - e. Elevations where the main entry door is on the side of the house shall not be allowed.
5. The 10' asphalt trail in lieu of a 6' concrete sidewalk, along Coors Blvd., will require DRB review and approval to ensure compliance with DPM standards.
6. All colors and materials of building elements shall be included on the site plan.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

Page 4

7. Transportation Development Services Conditions:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, 6' sidewalk and/or provisions for a 10' asphalt trail along Coors and Western trail that have not already been provided for.
- b. Developer is responsible for one quarter of the cost for the future traffic signal at Coors and Western trail.
- c. Should the access point of Bridgeport Rd. with Coors Blvd. be approved, per the Coors Corridor Plan, the Developer is responsible for a right turn deceleration lane on Coors Blvd. The deceleration lane shall meet DPM requirements.
- d. Site Plan shall comply and be designed per DPM Standards.
- e. A Traffic Analysis is required, for the intersections of Western Trail and Coors and the proposed intersection of Bridgeport and Coors, to demonstrate that the operation of the intersections meet acceptable level of service, queuing requirements, geometry requirements and compliance with the Coors Corridor Plan. *If is not submitted prior to the EPC hearing, this request shall be subject to deferral until such time that information is received and analyzed.*
- f. The utility plan must be modified to conform to availability correspondence of April 11.
- g. An approved drainage report is required prior to Site Plan signoff by City Engineer & AMAFCA.
- h. Re-platting should be concurrent action.
- i. Approval should be conditioned on the dedication of rights-of-way for Coors Boulevard, a principal arterial, 78-foot minimum from the street centerline.
- j. Access to/from Bridgeport Road to Coors Boulevard will need to be developed in conformance with the Coors Corridor Plan (see recommendation on page 30).
- k. If left turn access in or out of the site is proposed at McFarland Drive and Western Trails, the applicant shall demonstrate to the satisfaction of the City Engineer, that the access will not have an adverse affect on traffic operations at the signalized intersection of Coors Boulevard and Western Trails.
- l. Dedication of an additional 6 feet of right-of-way along Western Trails, as required by the City Engineer provide for on-street bicycle lanes.
- m. Access coordination and possible TIA required. Contact Mr. Mir Amiri at 841-2771.

8. Lots 11-13, 60-68, 84-86 and 99-125 will be restricted to single-story houses.

9. No roof-mounted mechanical equipment.

10. Shall comply with the Night Sky Ordinance.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 30, 2002 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.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001875 / 02EPC-00837 and 02EPC-00838

August 16, 2002

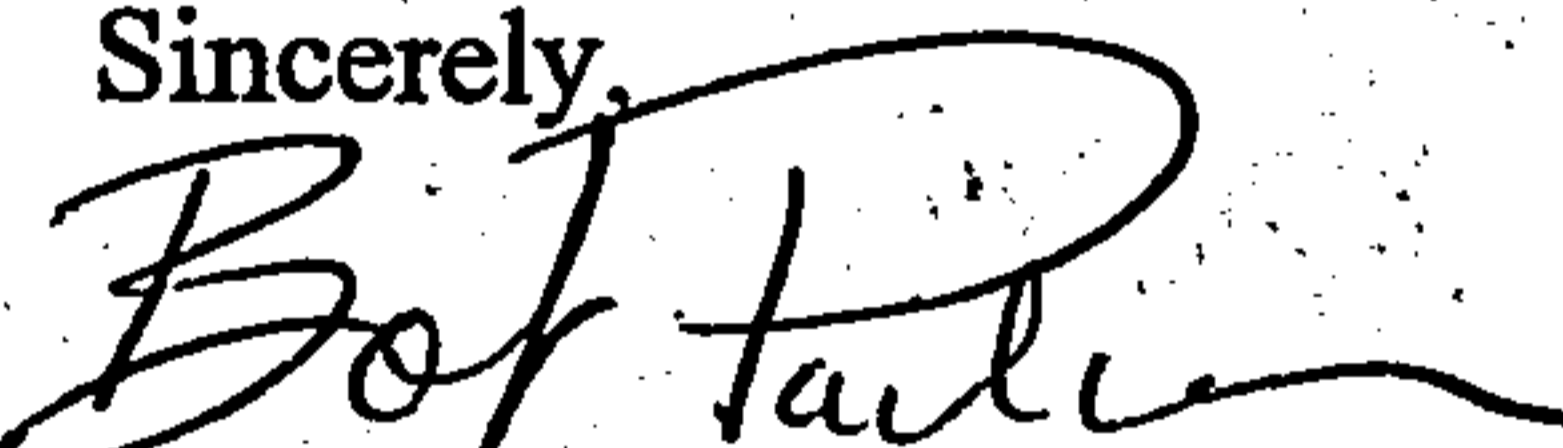
Page 5

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).

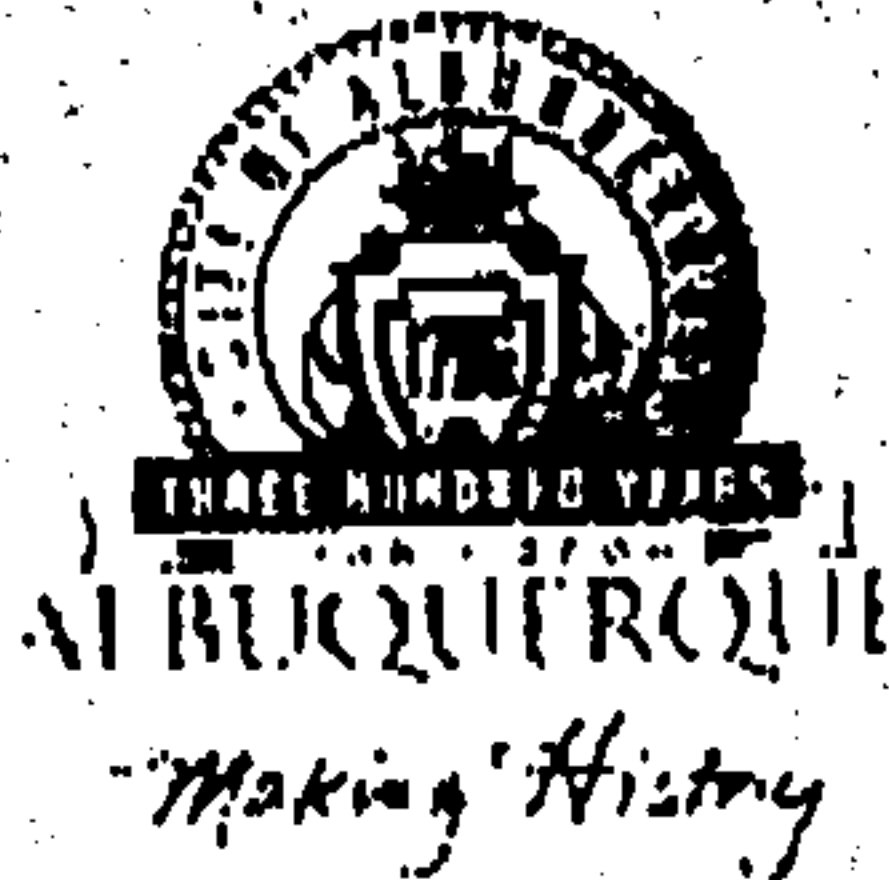
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


FOR Victor J. Chavez
Planning Director

VJC/DS/nat

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Bennett King, La Luz Landowners Assoc., 10 Arco NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Court NW, Albuquerque, NM 87120
Shari Lewis, Ladera Heights N.A., P.O. Box 66328, Albuquerque, NM 87193
Tina Prescott, Ladera Heights N.A., P.O. Box 66328, Albuquerque, NM 87193
Matthew Baca, Quaker Heights N.A., 5125 Northern Trail NW, Albuquerque, NM 87120
Nielonie Matthews, Quaker Heights N.A., 3301 Coors Road NW, #R300, Albuquerque, NM 87120
Ceil van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120
April Holladay, 4736 Trails End NW, Albuquerque, NM 87120
Sam Herrera, 4610 Quaker Heights NW, Albuquerque, NM 87120
Albert Teupall, 4620 Quaker Place NW, Albuquerque, NM 87120
Ernie Mascaneras, 4706 Trails End NW, Albuquerque, NM 87120
Eloy Marquez, 5801 Northview NW, Albuquerque, NM 87120
Beulah Woodfin, 5004 Northern Trail NW, Albuquerque, NM 87120



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: September 16, 2004

TO CONTACT NAME: Karen Kline
 COMPANY/AGENCY: Zierra West LLC
 ADDRESS/ZIP: 8509 Jefferson 87113
 PHONE/FAX #: 858-3100 ext 220 Fax 858-1118

Thank you for your inquiry of 9/16/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tr 2, Kinscherry + Unplatted land in Presley Co 3
NM located along Coors Blvd. NW + Between Western Trail + San Antonio
Arroyo
 zone map page(s) F-11

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

La Luz Del Sol NA (R)

Neighborhood Association

Contacts: Steven Kells
35 Mill Rd. NW 87120
899-8746

Ray Graham
One Wind NW 87120
898-5600

Quaker Heights NA (R)

Neighborhood Association

Contacts: Matthew Bacon
5125 Northern Trail NW 87120
352-9428

Agapita Hopkins
5117 Northern Trail NW 87120
839-4316

See reverse side for additional Neighborhood Association Information: YES NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Judith J. Gung
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

Additional Neighborhood Association Information

Jaylor Ranch NA (R)
Neighborhood Association

Contacts: Don Mac Cormack
5300 Hattiesburg NW 87120
897-1593

Eddie Costello
1111 Alameda NW Ste J 87114
362-6700

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Ladera Heights NA
Neighborhood Association

Contacts: Shari Lewis
P.O. Box 66328 87193
301-5996

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

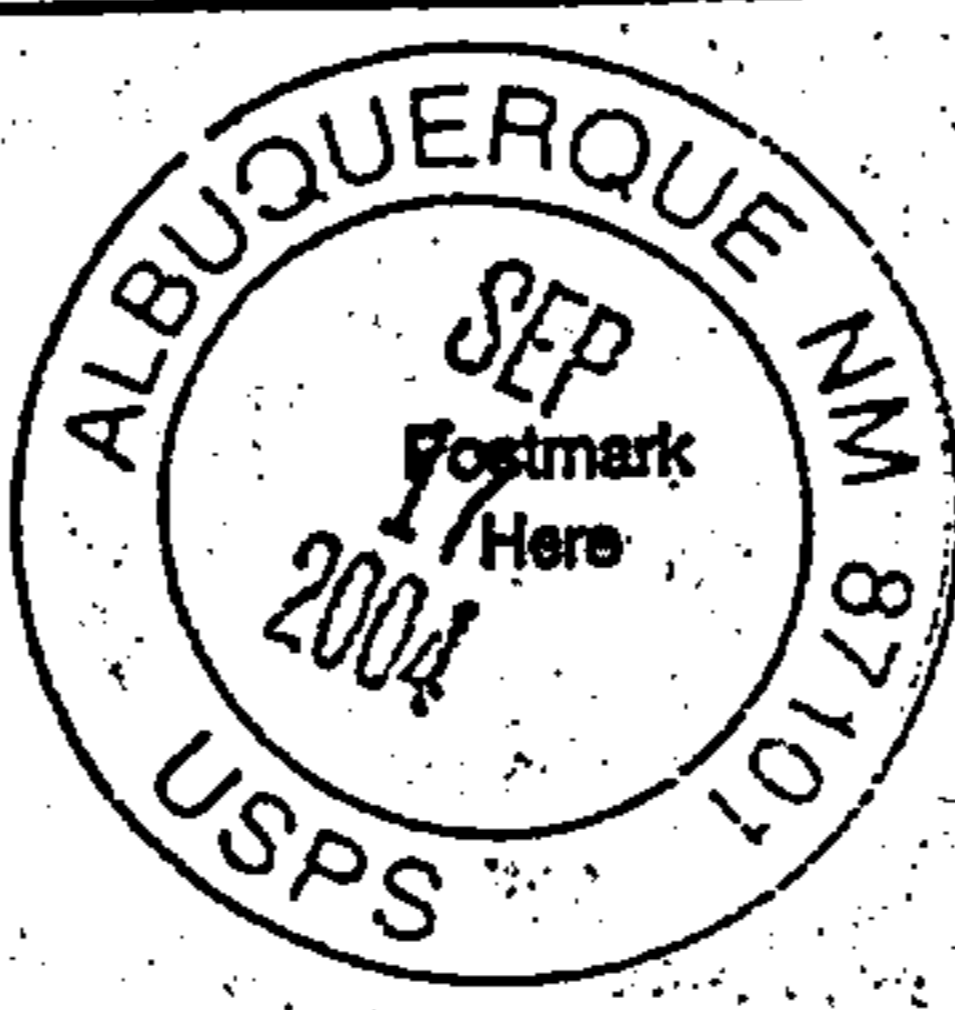
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.


(Below this line for DNC use only)

Date of Inquiry: 9/16/04 Time Entered: 10:02 ONC Rep. Initials: Jm

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE


Postage	\$ 3.13	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	-	
Total Postage & Fees	\$ 7.18	

Sent To 
 Street, Apt or PO No. RAY GRAHAM
 City, State LA LUZ DEL SOL N.A.
 ONE WIND NW
 ALBUQUERQUE NM 87120
 PS Form 3800, April 2002 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

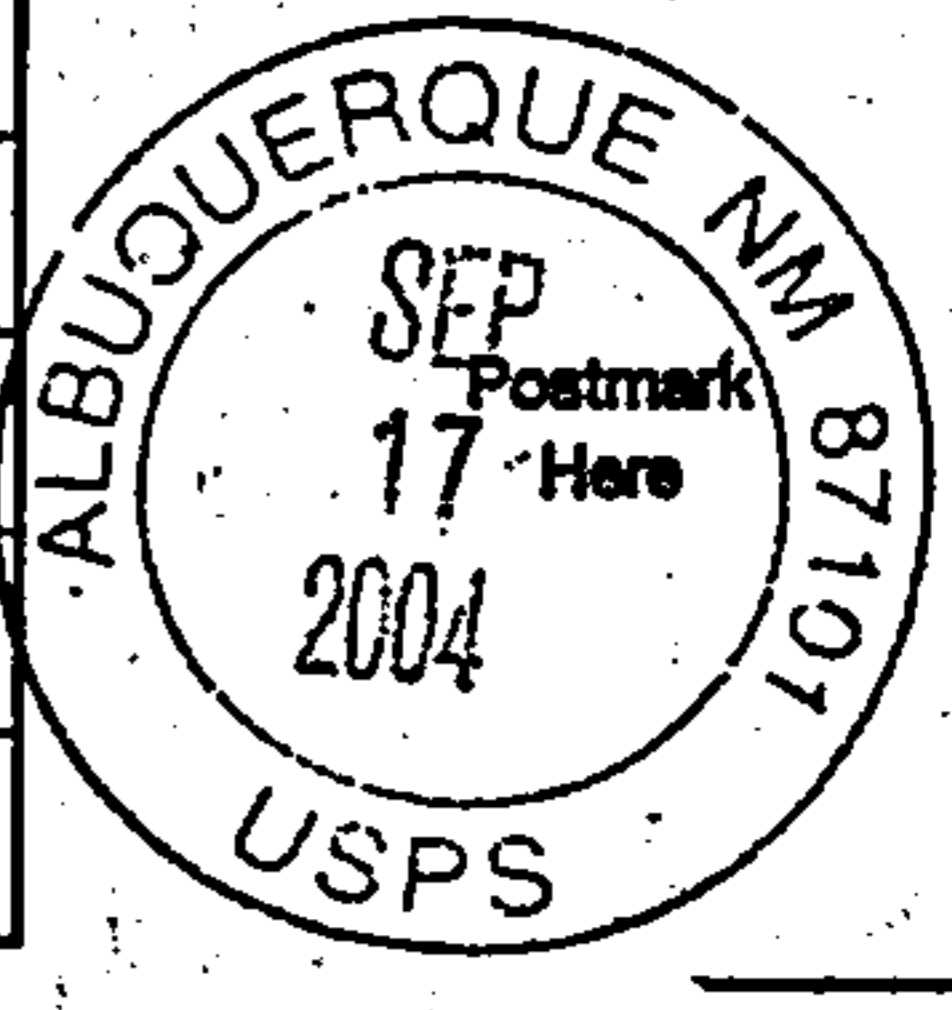
Postage	\$ 3.13	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	-	
Total Postage & Fees	\$ 7.18	


Sent To 
 Street, Apt or PO No. SHARI LEWIS
 City, State LADERA HEIGHTS N.A.
 PO BOX 66328
 ALBUQUERQUE NM 87193
 PS Form 3800, April 2002 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

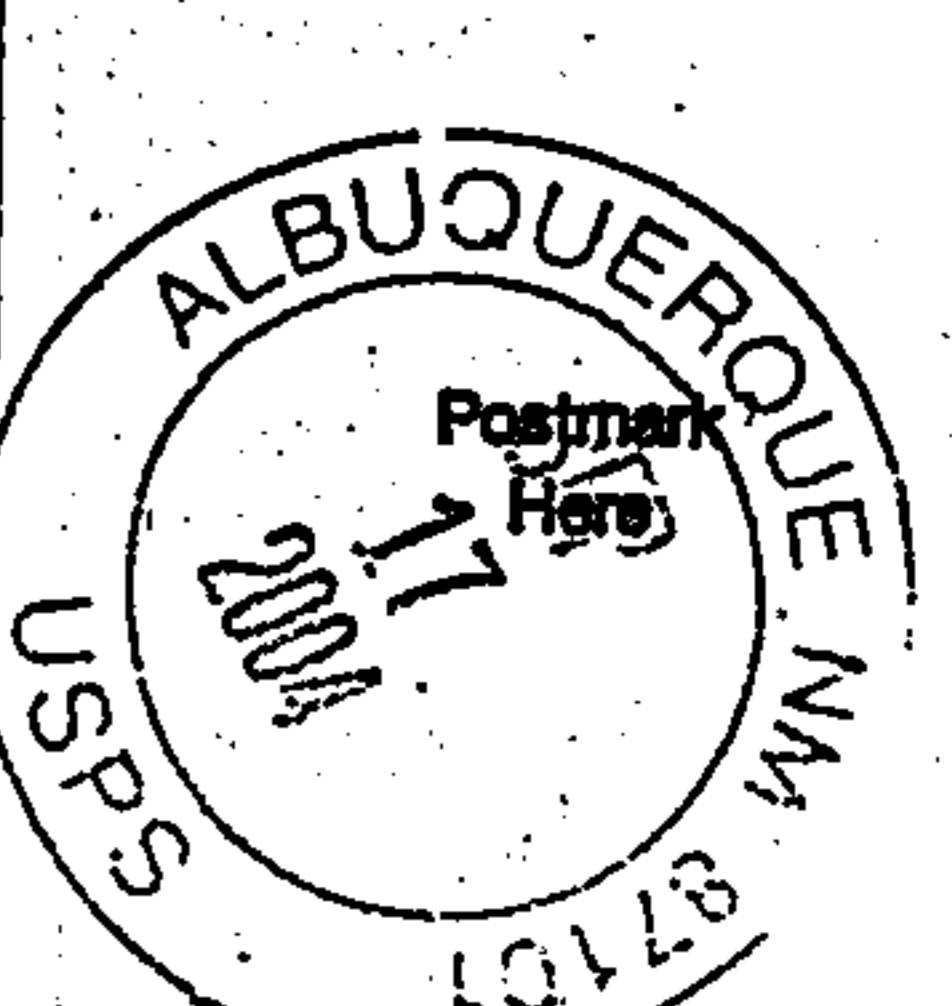
OFFICIAL USE


Postage	\$ 3.13	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	-	
Total Postage & Fees	\$ 7.18	

Sent 
 Street or PO No. AGAPITA HOPKINS
 City, State QUAKER HEIGHTS N.A.
 5117 NORTHERN TRAIL NW
 ALBUQUERQUE NM 87120
 PS Form 3800, April 2002 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 3.13	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	-	
Total Postage & Fees	\$ 7.18	

Sent 
 Street or PO No. STEVEN KELLS
 City, State LA LUZ DEL SOL N.A.
 35 MILL ROAD NW
 ALBUQUERQUE NM 87120
 PS Form 3800, April 2002 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7002 0860 0002 3202 2413
 7002 0860 0002 3202 2369

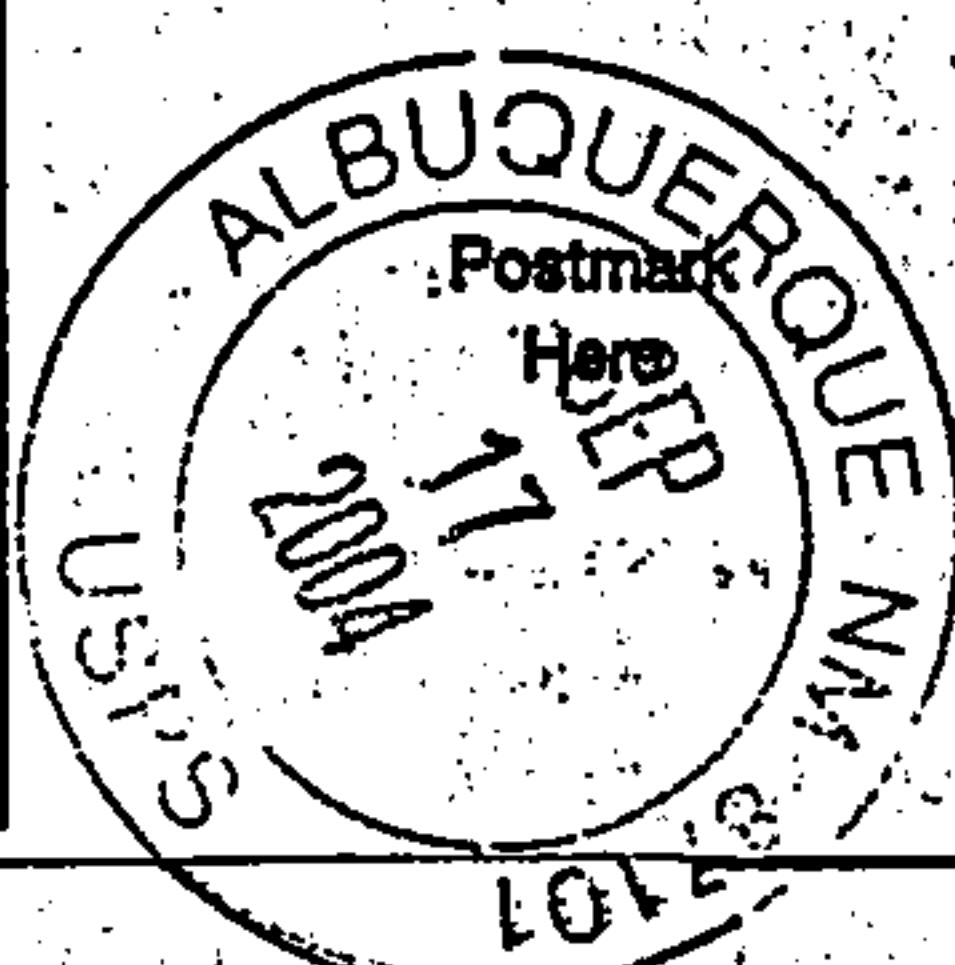
7002 0860 0002 3202 2369
 7002 0860 0002 3202 2552


7002 0860 0000 3202 2376

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 3.13
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 7.18



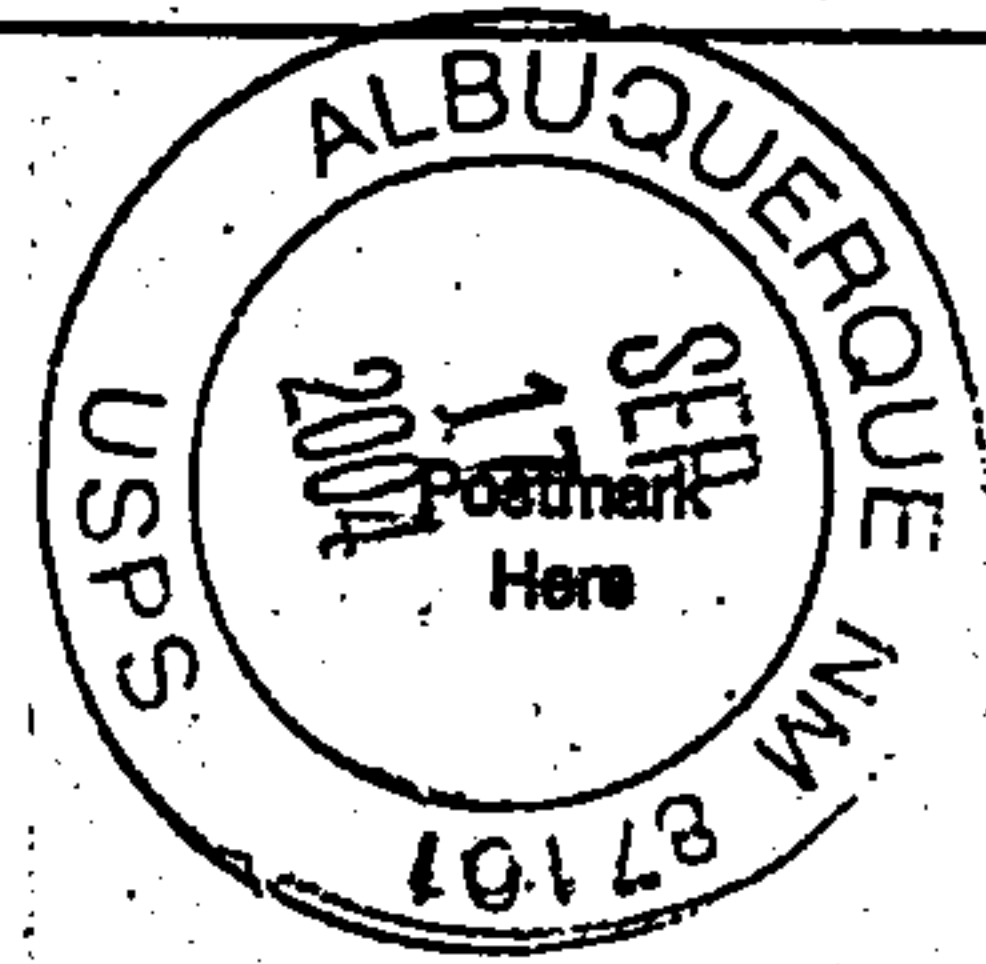
Sent To 
 Street, A or PO B MATTHEW BACA
 City, State ALBUQUERQUE NM 87120
 PS Form 3800, April 2002 See Reverse for Instructions


7002 0860 0000 3202 2390

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 3.13
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 7.18



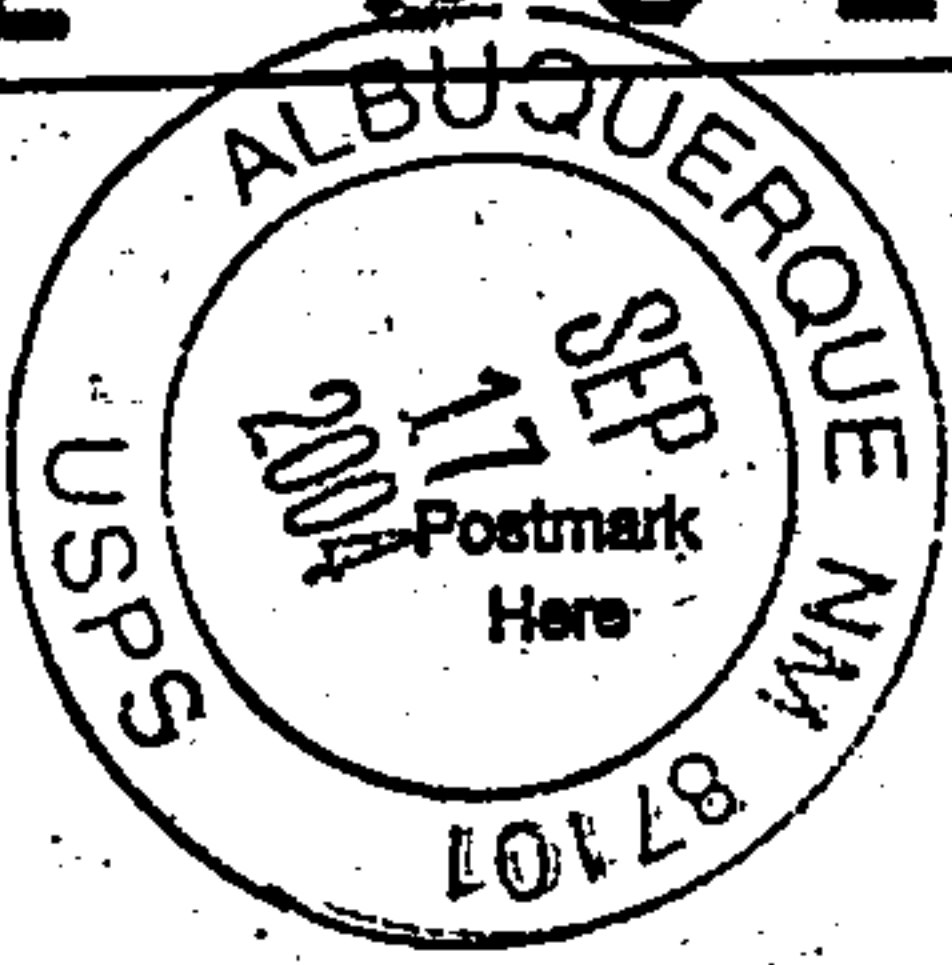
Sent To 
 Street, A or PO B DON MAC CORNACK
 City, State ALBUQUERQUE NM 87120
 PS Form 3800, April 2002 See Reverse for Instructions


7002 0860 0000 3202 2406

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 3.13
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 7.18



Sent To 
 Street, A or PO B EDDIE COSTELLO
 City, State ALBUQUERQUE NM 87114
 PS Form 3800, April 2002 See Reverse for Instructions

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME

ARCUS Dev.

AGENT

Tienna West

ADDRESS

8509 Jefferson NE

PROJECT & APP #

1001875/04DRB01454, 01455

PROJECT NAME

Western Trails Estates

*****DUPLICATE***
City of Albuquerque
Treasury Division
9/17/2004 12:56PM
RECEIPT# 00029257 WSH# 008 TRANSH# 0034
ACCOUNT# 441018 Fund 0110
Activity# 4971000 TRSDMM
Trans Amt \$195.00
J24 Misc \$75.00
CK \$195.00
CHANGE \$0.00**

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 100.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 195.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

9/17/2004
RECEIPT# 00029257
Account 441018
Activity 3424000
Trans Amt \$195.00
J24 Misc

City of Albuquerque
Treasury Division
1759
85-677/1070
*****DUPLICATE*****
DATE: 9/17/2004 12:56PM
City of Albuquerque
Treasury Division
\$ 195.00
RECEIPT# 00029256 WSH# 008 LOC# ANN# 0034
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$195.00
J24 Misc \$100.00
Donna J Bohannon
FOR # 2112 DRB Submittal
20181311
001759 107006677

Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 9.28.04 To 10.13.04

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Tara Kline 9.17.04
(Applicant or Agent) (Date)

I issued 3 signs for this application, 9-17-04, Bethie Lovel
(Date) (Staff Member)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 9, 2005

*Scanned &
dated
1/27/07*

1. **Project # 1001875**
05DRB-01607 Major-One Year SIA

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11)

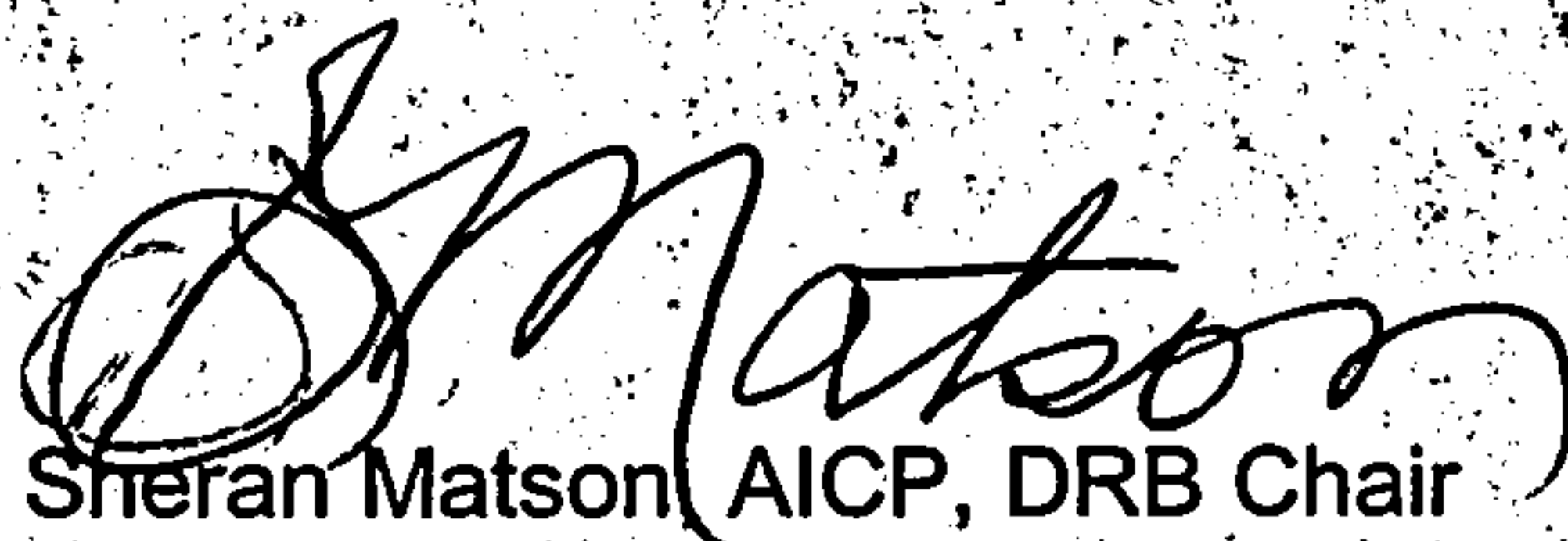
At the November 9, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 28, 2005 (due to the City observed Thanksgiving holiday) in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson NE, 87113
Argus Development, P.O. Box 66180, 87193
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

** **
** **
** **

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001875 AGENDA#: 1 DATE: 11.9.05

1. Name: Jon Niski Address: Tierra West 8509 Jefferson Zip: 87113

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____