

CENTEX HOMES

5120 Masthead NE
Albuquerque, NM 87109
Phone: 505-761-9606
Fax: 505-761-9850

August 16, 2004

Sheran Matson
City of Albuquerque
Planning Manager
Development & Building Services Division
P.O. Box 1293, 600 2nd Street NW
Albuquerque, NM 87103

Dear Ms. Matson,

This letter is to inform the City of Albuquerque that Centex Homes wishes to cancel its approved Subdivision Perimeter Wall plan for:

Heritage At The Trails, Unit 1, #1003354 approved 6/2/2004 &
Reserve At The Trails, #1003403 approved 6/2/2004

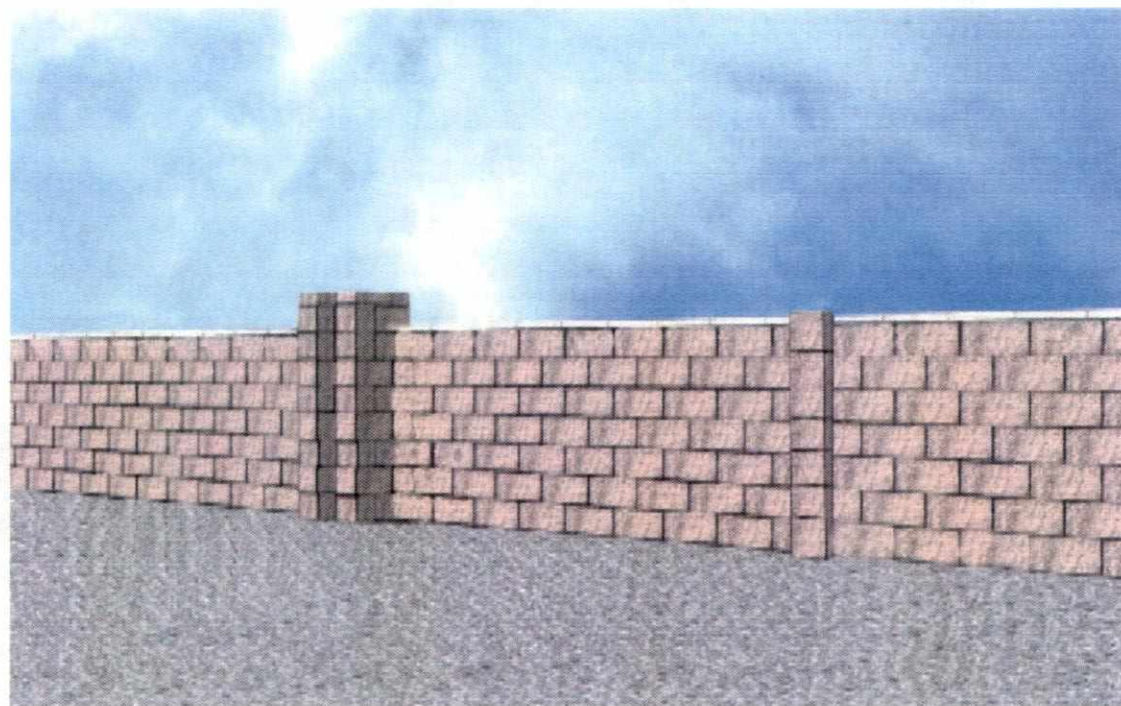
Centex Homes hereby gives Longford Homes of New Mexico permission to submit a new Subdivision Perimeter Wall plan to replace those mentioned above on behalf of Centex Homes

Please note that all other items will remain as they were previously submitted.

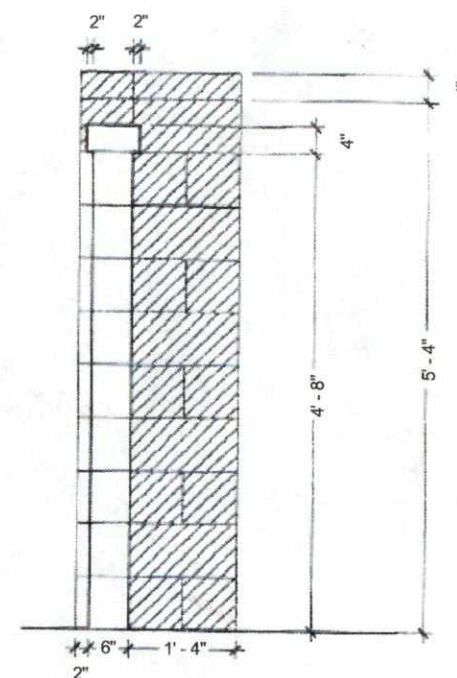
Yours truly,



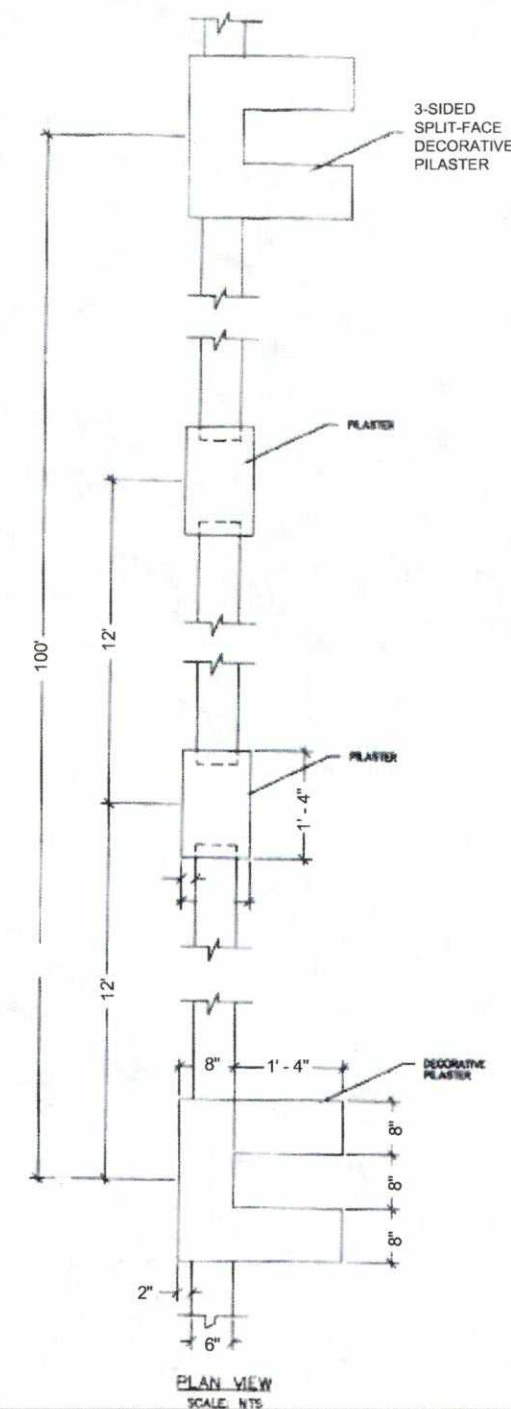
Norm Gregory
Land Development Manager
Centex Homes
5120 Masthead NE
Albuquerque, NM 87109



PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS

8x8x16 CMU
Coral Splitface
on every face

4" CREAM SPLIT-FACE WALL CAP

4" CORAL SPLIT-FACE WALL CAP

Perimeter Wall Approved

DRB Chair

8/17/04

Date _____

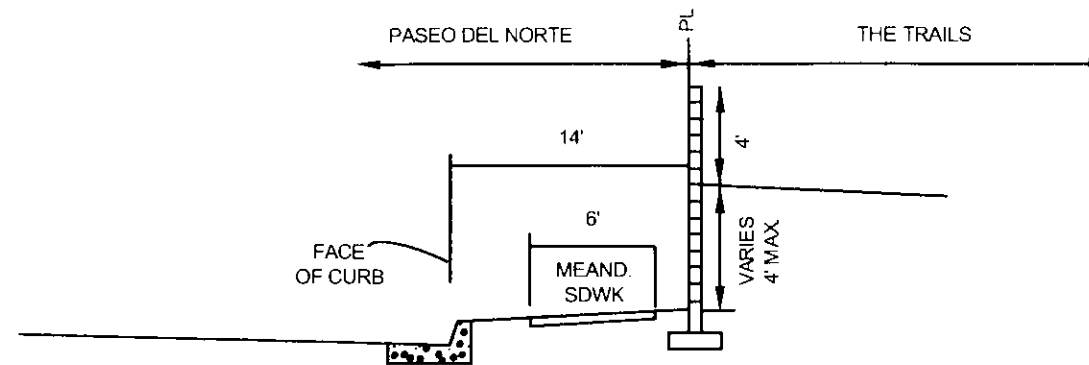
6x8x16 CMU
Coral Splitface
facing Rainbow
Blvd.

RAINBOW BOULEVARD ELEVATION

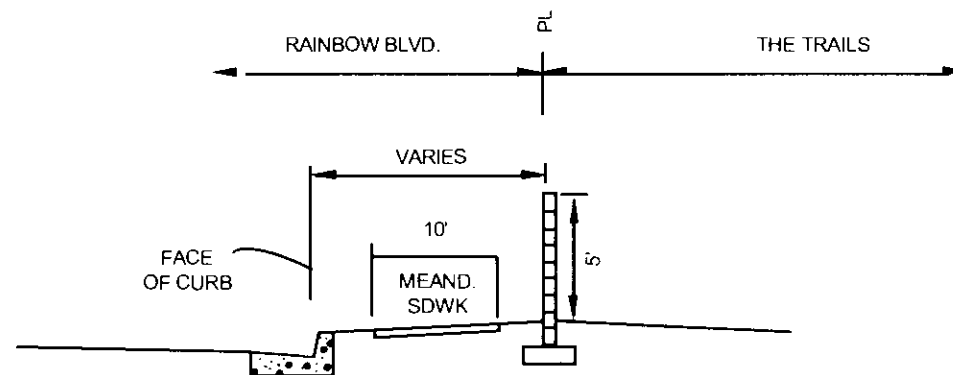
BACK ELEVATION

		THE TRAILS: MASTER PLANNED COMMUNITY		
		TYPICAL WALL EXHIBIT		
	REVISIONS	NO.	DATE	REMARKS
	DESIGN			DATE: JULY 2004
DRAWN	PROJECT NO. N/A		SHEET NO. 1	
CHECK				

REVISIONS	NO.	DATE	REMARKS	
DESIGN			DATE JULY 2004	
DRAWN		PROJECT NO. N/A	SHEET NO.	
CHECK			1	



SECTION A2-A2
SINGLE WALL NTS



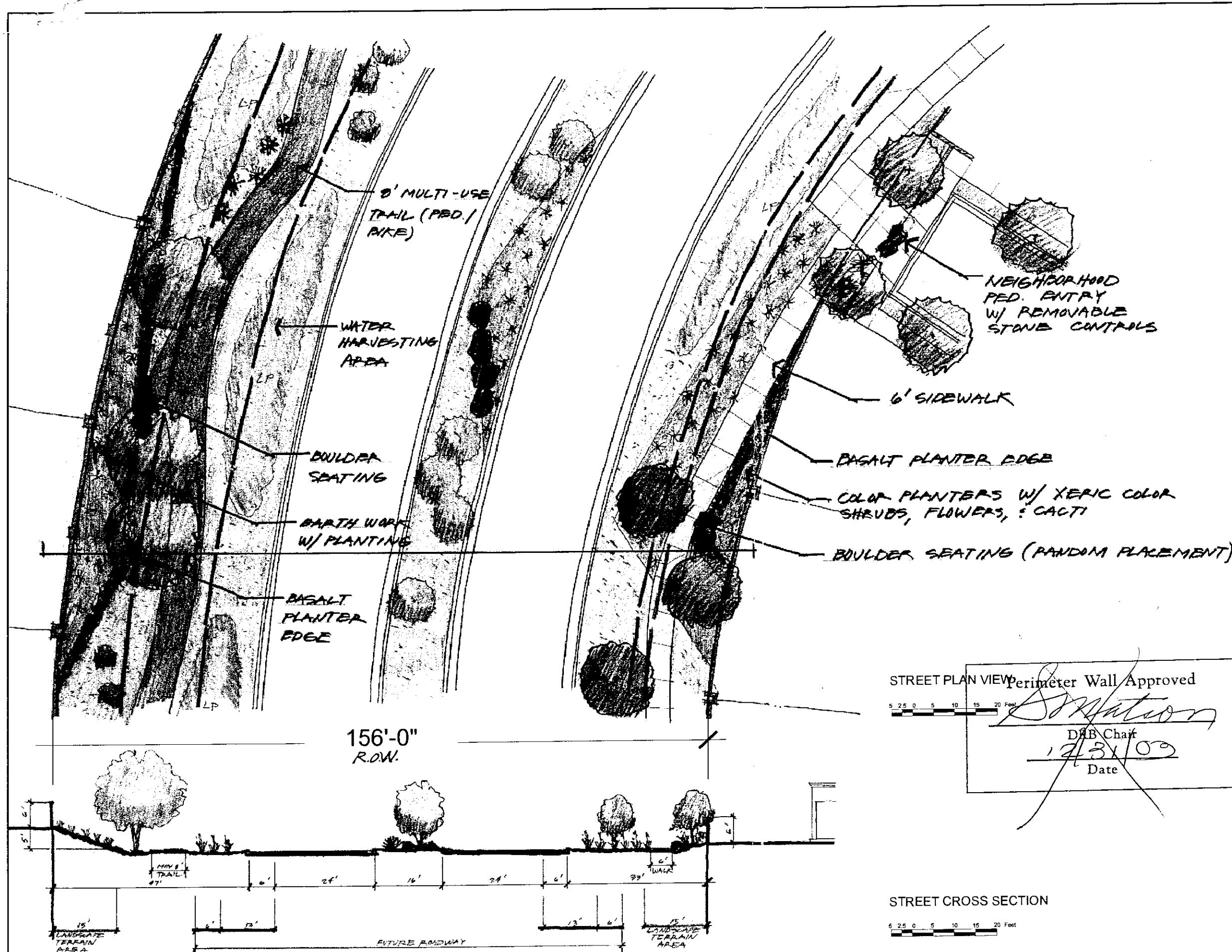
SECTION A3-A3
SINGLE WALL NTS

THE TRAILS: MASTER PLANNED COMMUNITY			
PERIMETER WALL SECTION			
REVISIONS	NO.	DATE	REMARKS
DESIGN			DATE: JULY 2004
DRAWN		PROJECT NO.	SHEET NO.
CHECK		N/A	1

The Trails

SUBDIVISION PERIMETER
WALL SUBMITTAL

TYPICAL PLAN AND SECTION



THE TRAILS LLC.
LAND DEVELOPER

DENISH - KLINE & ASSOCIATES
PLANNING CONSULTANTS

DESIGNWORKSHOP
LAND PLANNING / LANDSCAPE ARCHITECTURE

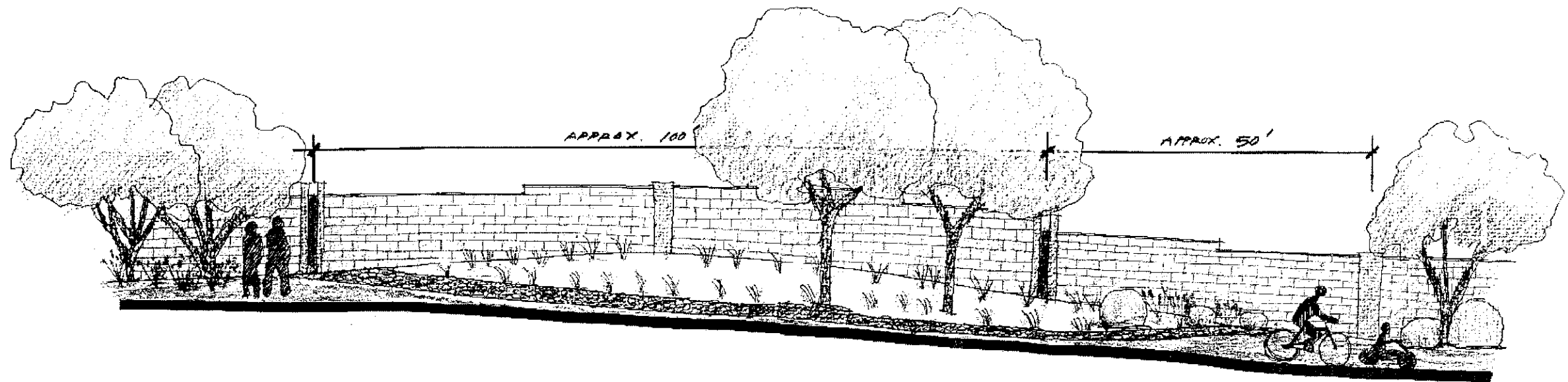
BOHANNAN HUSTON
CIVIL ENGINEERING

Site Location
South of Paseo del Norte/Rainbow Boulevard

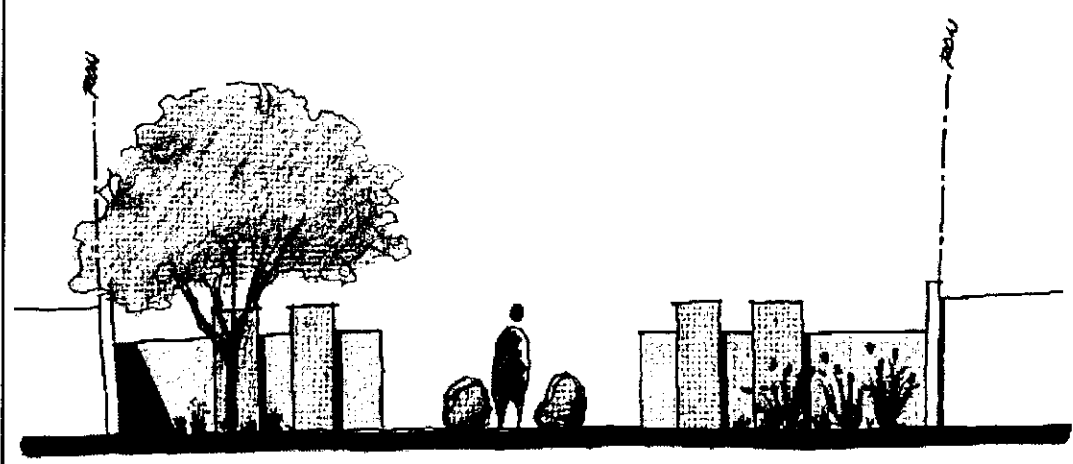
C.O.A. Project Number

DATE
OCT. 06, 2003

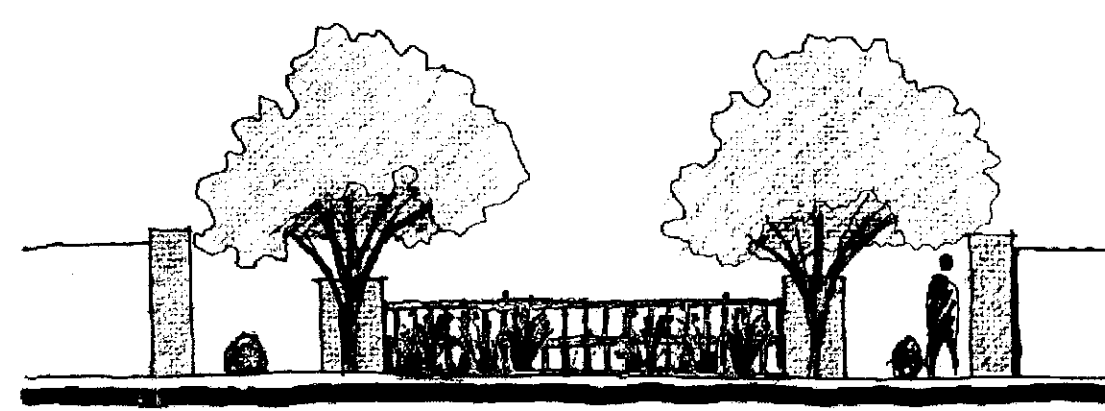
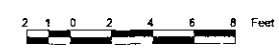
PAGE
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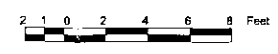
RAINBOW BOULEVARD - WEST EDGE
CONCEPTUAL LANDSCAPE AND WALL DESIGN
(NTS)



PEDESTRIAN OPENING ELEVATION alternative A



PEDESTRIAN OPENING ELEVATION alternative B



THE TRAILS LLC.
LAND DEVELOPER

DENISH - KLINE & ASSOCIATES
PLANNING CONSULTANTS

DESIGNWORKSHOP
LAND PLANNING / LANDSCAPE ARCHITECTURE

BOHANNAN HUSTON
CIVIL ENGINEERING

Site Location
South of Paseo del Norte/Rainbow Boulevard

C.O.A. Project Number

Subdivision Perimeter Wall Submittal
Conceptual Plant List
October 6, 2003

The following is the conceptual plant list for the **The Trails Subdivision Perimeter Wall Submittal**. The applicant may make minor adjustments or additions to the plant materials with other similar low water use plant materials. The plants listed are in accordance with City of Albuquerque landscape and pollen control ordinances.

Trees:

<i>Botanical name</i>	<i>Common name</i>	<i>Water Use</i>	<i>Pollen</i>
<i>Chilopsis linearis</i>	Desert Willow	Low	Low
<i>Forestiera neomexicana</i>	New Mexico Privet	Medium	Low
<i>Gledistia tricanthos inermis</i>	Honeylocust	Medium	Low
<i>Populus aluminata</i>	Lanceleaf Cottonwood (cottonless)	High	Allowed species
<i>Robina neomexicana</i>	New Mexico Locust	(only in water harvesting areas) Medium	Low

Shrubs:

<i>Botanical name</i>	<i>Common name</i>	<i>Water Use</i>	<i>Pollen</i>
<i>Artemesia frigida</i>	Fringed Sage	Low	Low
<i>Buddleia species</i>	Butterfly Bush	Low/Medium	Low
<i>Cercocarpus ledifolius</i>	Curl-leaf Mountain Mahogany	Low	Low
<i>Chrysothamnus 'Dwarf Blue'</i>	Dwarf Rubber Rabbitbrush	Low	Low
<i>Ballugia paradoxa</i>	Apache Plume	Low	Low
<i>Hesperaloe parviflora</i>	Red Flowering Aloe	Low	Low
<i>Opuntia imbricate</i>	Cholla	Low	Low
<i>Opuntia species</i>	Prickly Pear	Low	Low
<i>Rhus trilobata</i>	Three Leaf Sumac	Low	Low
<i>Santolina virens</i>	Green Santolina	Low	Low
<i>Yucca baccata</i>	Banana Yucca	Low	Low
<i>Yucca glauca</i>	Small Soapweed	Low	Low

Ornamental Grasses: (non-turf)

<i>Botanical name</i>	<i>Common name</i>	<i>Water Use</i>	<i>Pollen</i>
<i>Calamagrostis 'Karl Forester'</i>	Feather Reed Grass	Medium	Low
<i>Helictotrichon sempervirens</i>	Blue Avena Grass	Medium	Low
<i>Miscanthus s. 'Morning Light'</i>	Morning Light Maiden Grass	Medium	Low
<i>Oryzopsis hymenoides</i>	Indian Rice Grass	Low	Low
<i>Stipa tenuissima</i>	Mexican Feather Grass	Low	Low

Perennials

<i>Botanical name</i>	<i>Common name</i>	<i>Water Use</i>	<i>Pollen</i>
<i>Castilleja integra</i>	Indian Paintbrush	Low	Low
<i>Delosperma nubigeum</i>	Yellow Hardy Iceplant	Low	Low
<i>Gaillardia x grandiflora</i>	Gaillardia	Medium	Low
<i>Guara lindheimeri</i>	Guara	Medium	Low
<i>Lymanoxys acaulis</i>	Angelita Daisy	Low	Low
<i>Datura meteloditis</i>	Sacred Datura	Low	Low
<i>Nepeta fasseni</i>	Catmint	Low	Low
<i>Strabilis multiflora</i>	Western Four-O'clock	Low	Low
<i>Oenothera caespitosa</i>	New Mexican Evening Primrose	Low	Low
<i>Penstemon species</i>	Penstemon	Low	Low
<i>Libidula columnifera</i>	Prairie Coneflower	Low	Low
<i>Verbena rigida</i>	Sandpaper Verbena	Low	Low
<i>Zinnia mandiflora</i>	Desert Zinnia	Low	Low

Irrigation System

A separate water meter will be provided for The Trails public landscaped areas. The irrigation systems will be automated low flow drip systems.

Water Harvesting

Shallow water harvesting area where natural rainfall can be collected to support plant growth will be designed where appropriate. These landscape zones will be 3-6 inches deep and will be finished with cobble, gravel or other appropriate mulches.

Tree Placement

Tree planted in the adjacent landscape to the subdivision perimeter walls will be placed to avoid conflicts with utilities. Water and sewer utilities are typically located within the road bed and the dry utilities typically between the back of roadway curb and the edge of the right-of-way. It is anticipated that utility lines will be located in the typical locations and all electrical lines are planned to be buried within The Trails development. The utility and the landscape plans will be coordinated to avoid planting over the utility lines. Final coordination and design between the landscape and utility lines will be submitted during the Design Review Committee plan review.

Wall Colors and Materials

The Trails subdivision perimeter wall colors and materials will be consistent with the requirements of the Northwest Mesa Escarpment Plan. The primary wall colors will be in the tans and brown tones. The wall will be integrally colored concrete masonry material. the wall piers and wall runs shall be differentiated in blocks style or color .

Landscape Maintenance

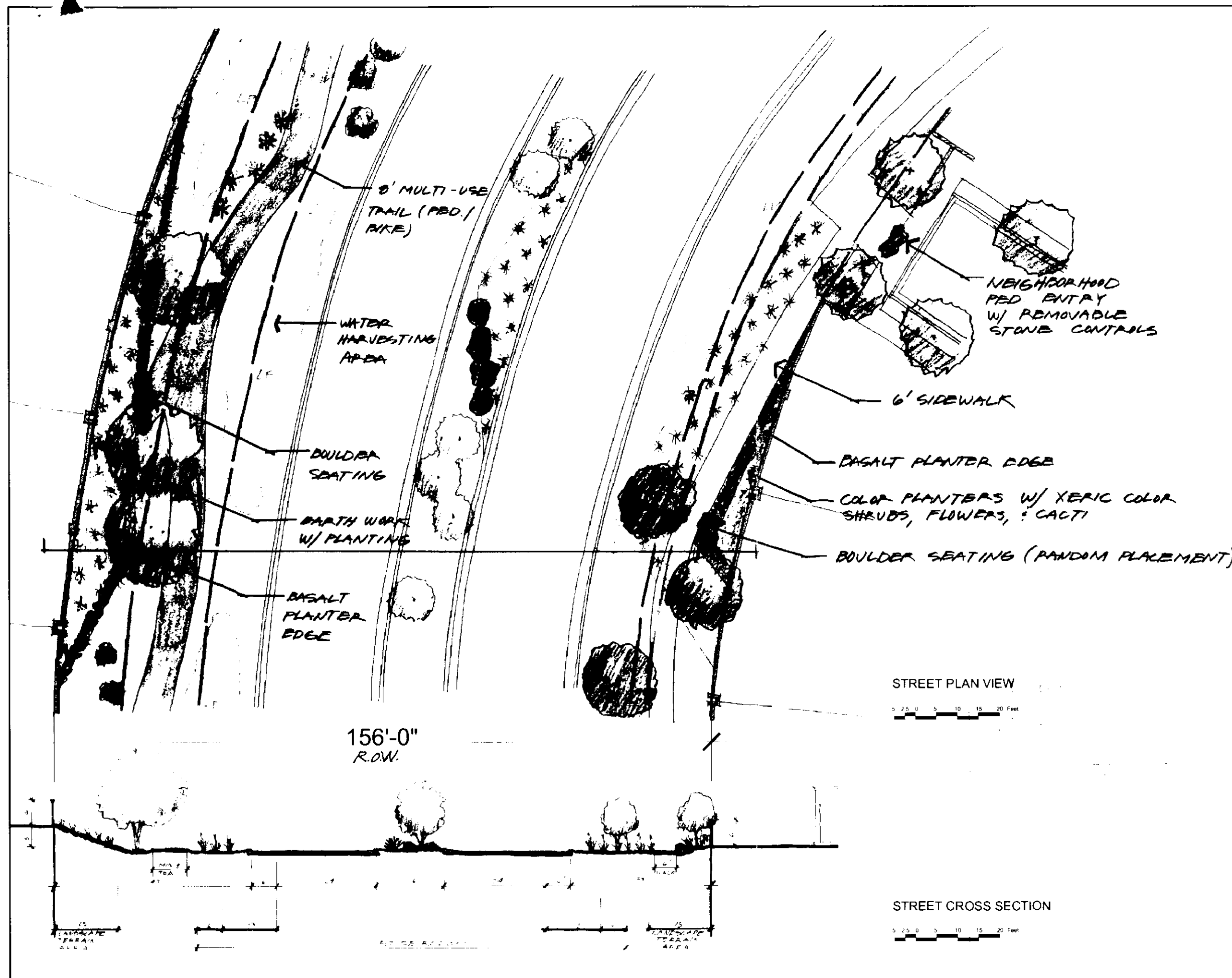
The Trails developer will maintain the public landscaped areas until such time as the maintenance responsibility is transferred to a community homeowners association ~~or other similar community entity.~~

ML 12-31-03

The Trails

SUBDIVISION PERIMETER
WALL SUBMITTAL

TYPICAL PLAN AND SECTION



THE TRAILS LLC.

THE TRAILS LLC.

LAND DEVELOPER

DENISH - KLINE & ASSOCIATES
PLANNING CONSULTANTS

DESIGNWORKSHOP
LAND PLANNING / LANDSCAPE ARCHITECTURE

BOHANNAN HUSTON
CIVIL ENGINEERING

Site Location
South of Paseo del Norte/Rainbow Boulevard

C.O.A. Project Number
The Trails #1002928

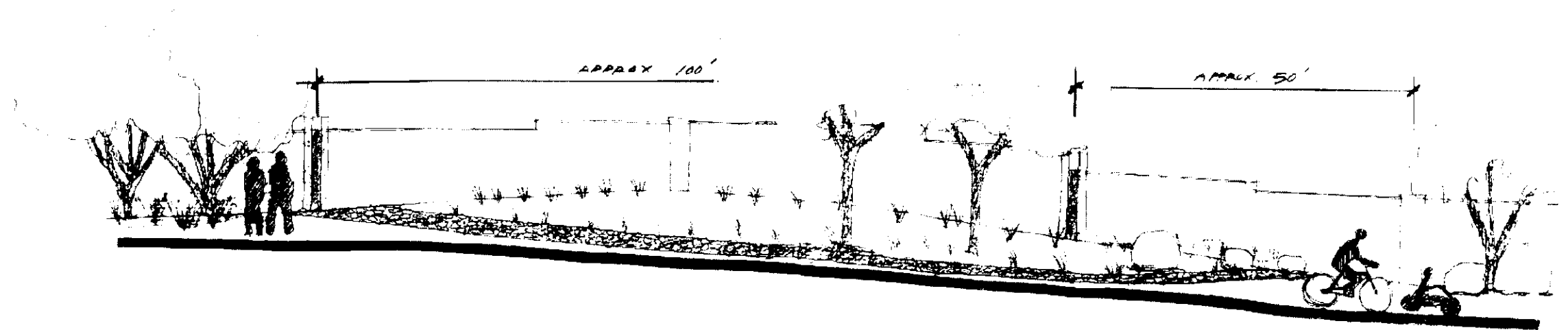
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OCT. 06. 2003

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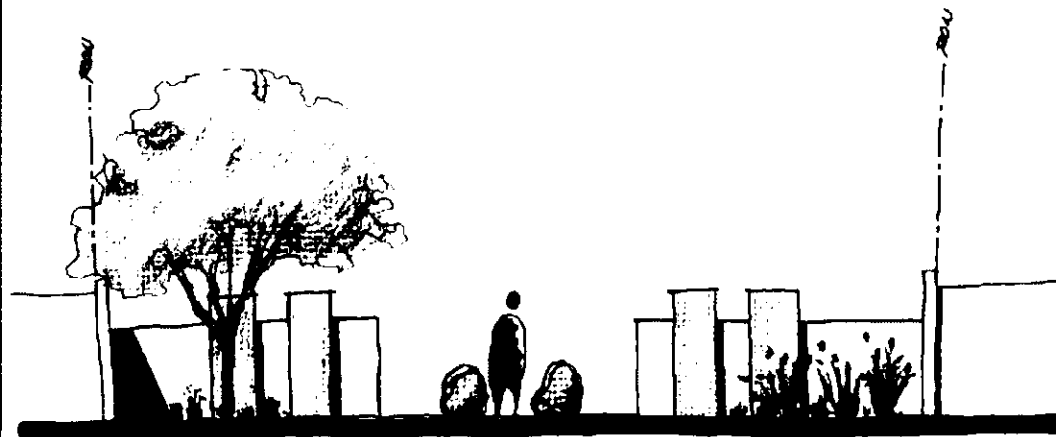
The Trails

SUBDIVISION PERIMETER WALL SUBMITTAL

ELEVATIONS



RAINBOW BOULEVARD - WEST EDGE
CONCEPTUAL LANDSCAPE AND WALL DESIGN
(NTS)



PEDESTRIAN OPENING ELEVATION alternative A

2 4 6 8 Feet



PEDESTRIAN OPENING ELEVATION alternative B

2 4 6 8 Feet

THE TRAILS LLC.

LAND DEVELOPER

DENISH - KLINE & ASSOCIATES
PLANNING CONSULTANTS

DESIGNWORKSHOP
LAND PLANNING / LANDSCAPE ARCHITECTURE

BOHANNAN HUSTON
CIVIL ENGINEERING

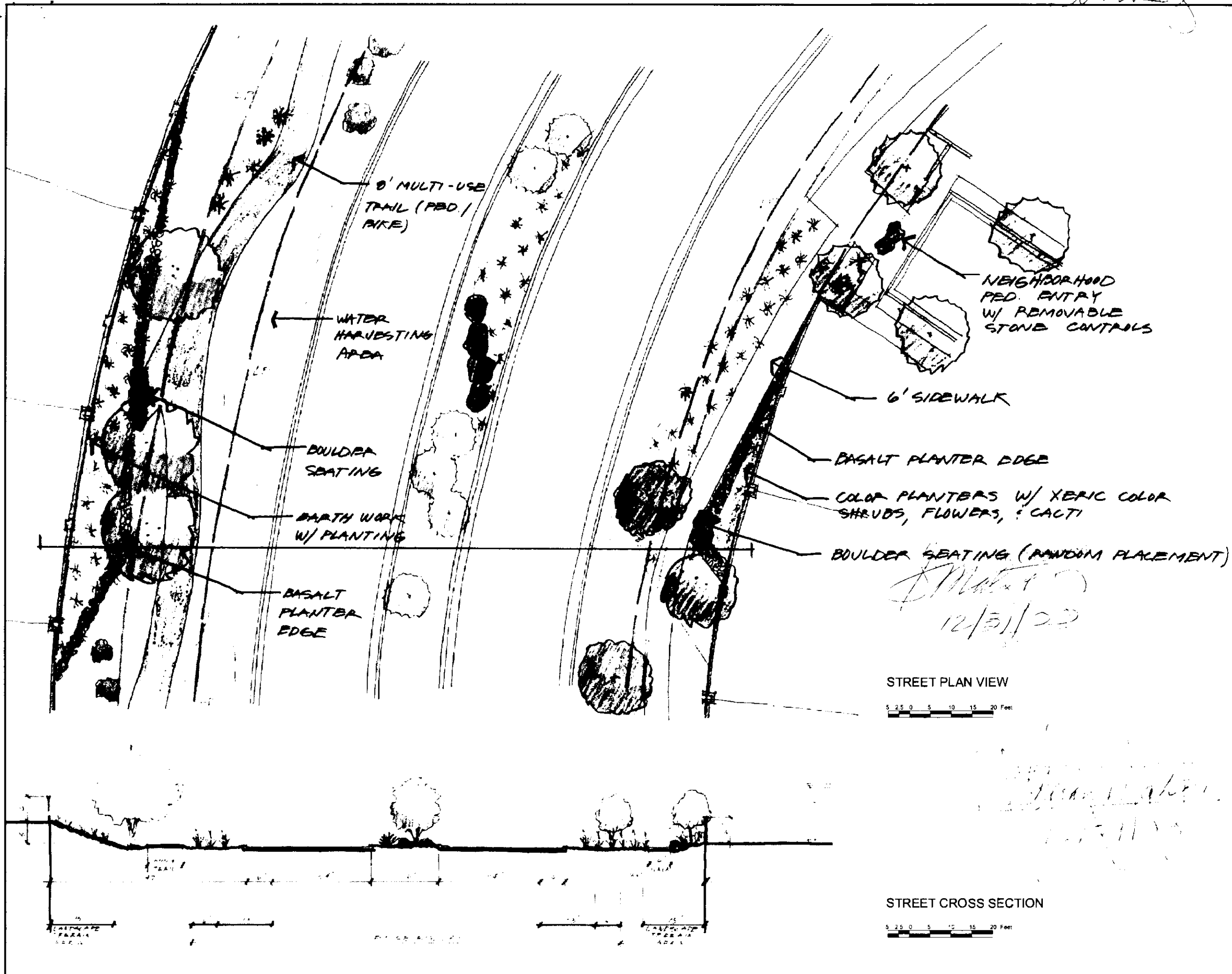
Site Location
South of Paseo del Norte/Rainbow Boulevard

C.O.A. Project Number
The Trails #1002928

The Trails

SUBDIVISION PERIMETER
WALL SUBMITTAL

TYPICAL PLAN AND SECTION



Antia Felt
THE TRAILS LLC.
LAND DEVELOPER

DENISH - KLINE & ASSOCIATES
PLANNING CONSULTANTS

DESIGNWORKSHOP
LAND PLANNING / LANDSCAPE ARCHITECTURE

BOHANNAN HUSTON
CIVIL ENGINEERING

Site Location
South of Paseo del Norte/Rainbow Boulevard

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The Trails #1002928

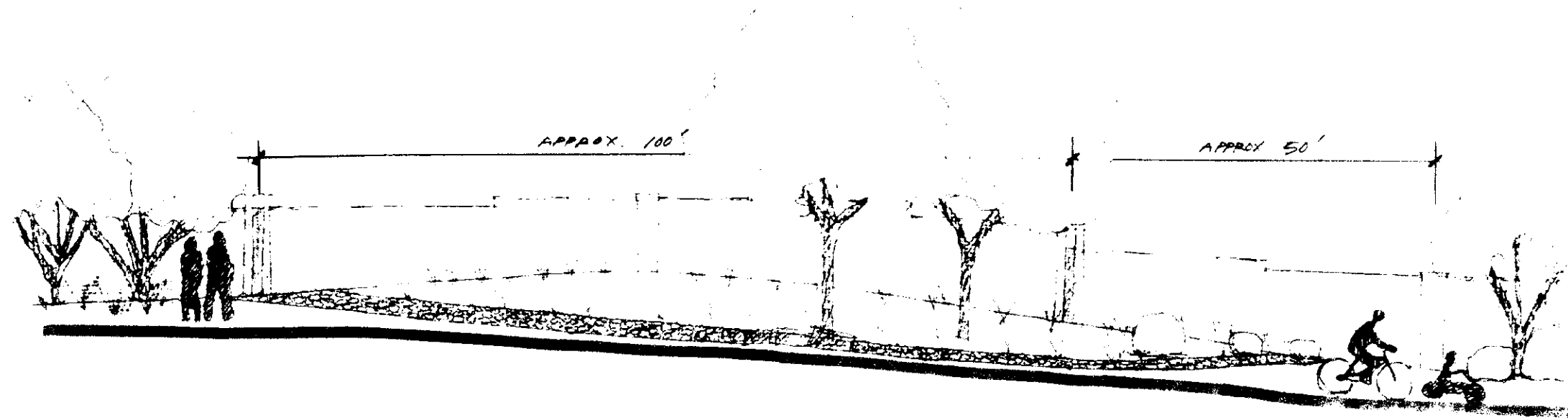
DATE
OCT. 06, 2003

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The Trails

SUBDIVISION PERIMETER WALL SUBMITTAL

ELEVATIONS



RAINBOW BOULEVARD - WEST EDGE
CONCEPTUAL LANDSCAPE AND WALL DESIGN
(NTS)



PEDESTRIAN OPENING ELEVATION alternative A

0 2 4 6 8 Feet



PEDESTRIAN OPENING ELEVATION alternative B

0 2 4 6 8 Feet

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LAND DEVELOPER

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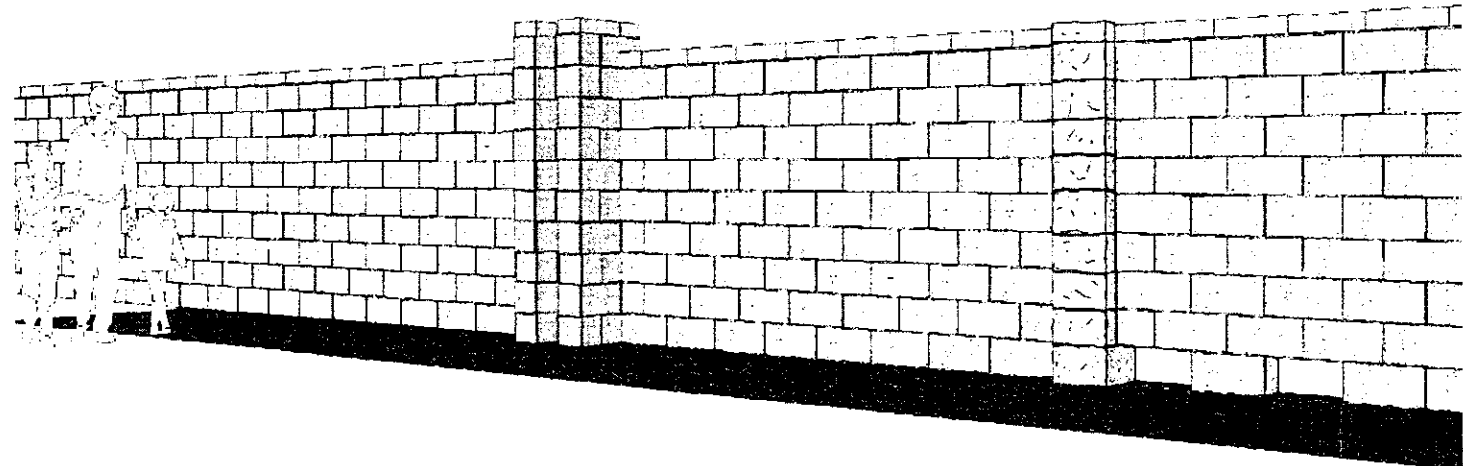
BOHANNAN HUSTON
CIVIL ENGINEERING

Site Location
South of Paseo del Norte/Rainbow Boulevard

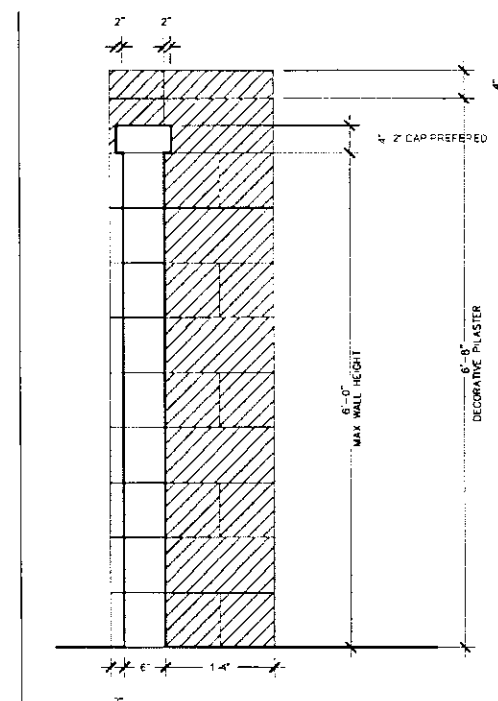
C.O.A. Project Number
The Trails #1002928

DATE
OCT. 06, 2003

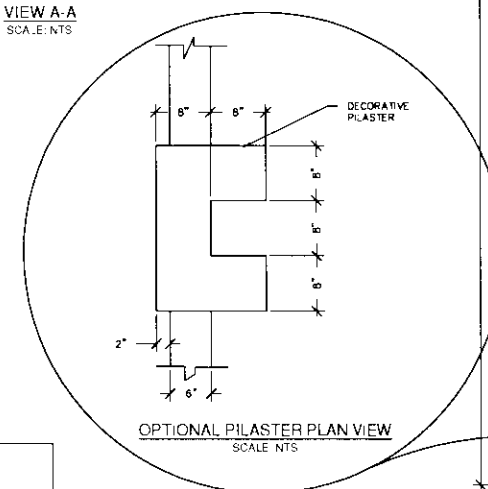
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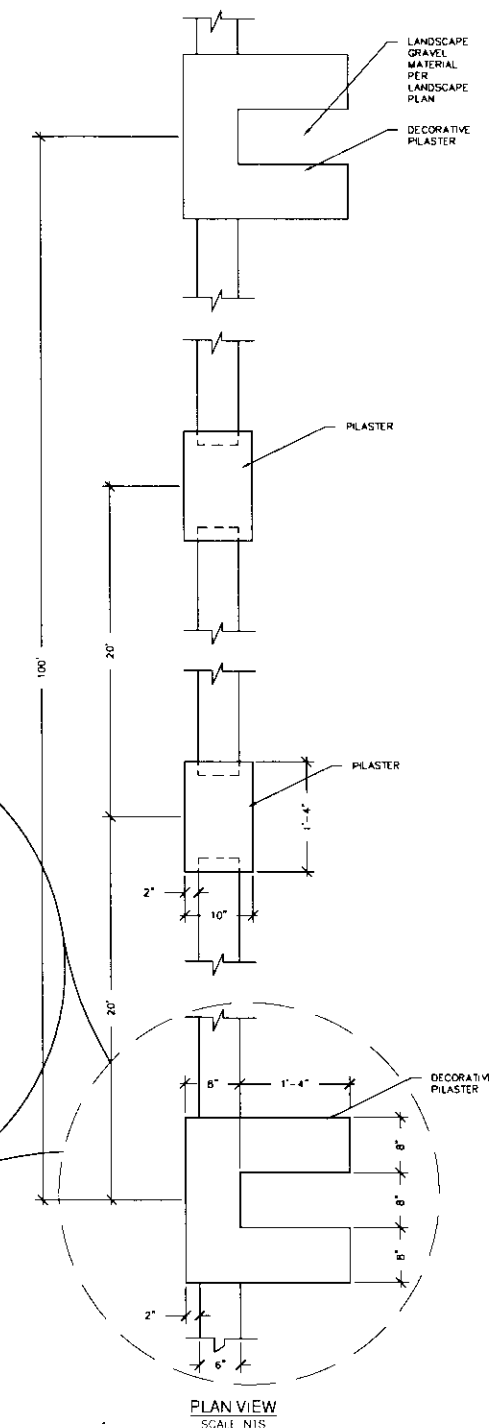
PERSPECTIVE WALL RENDERING
SCALE NTS



WALL CROSS SECTION
VIEW A-A
SCALE NTS



OPTIONAL PILASTER PLAN VIEW
SCALE NTS

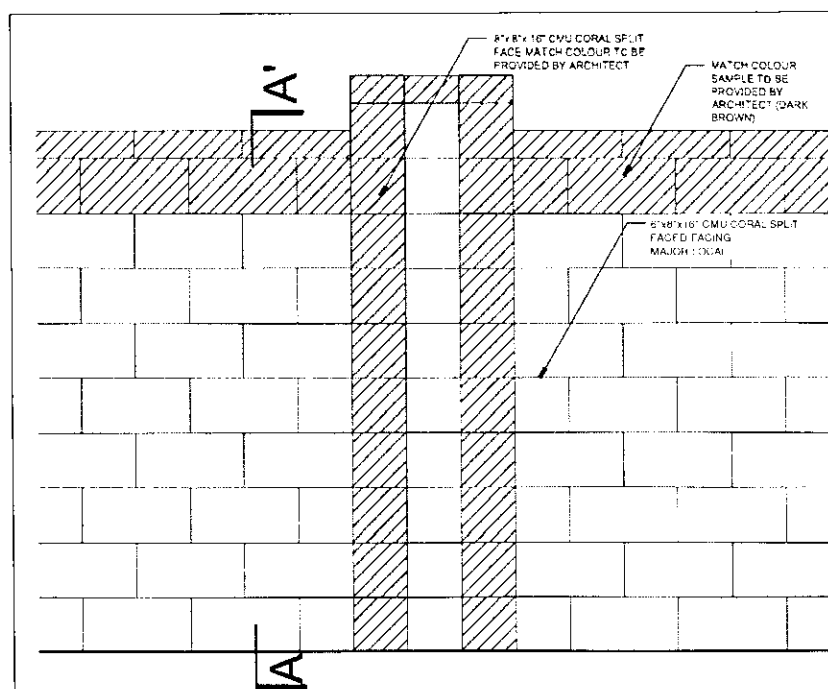


PLAN VIEW
SCALE NTS

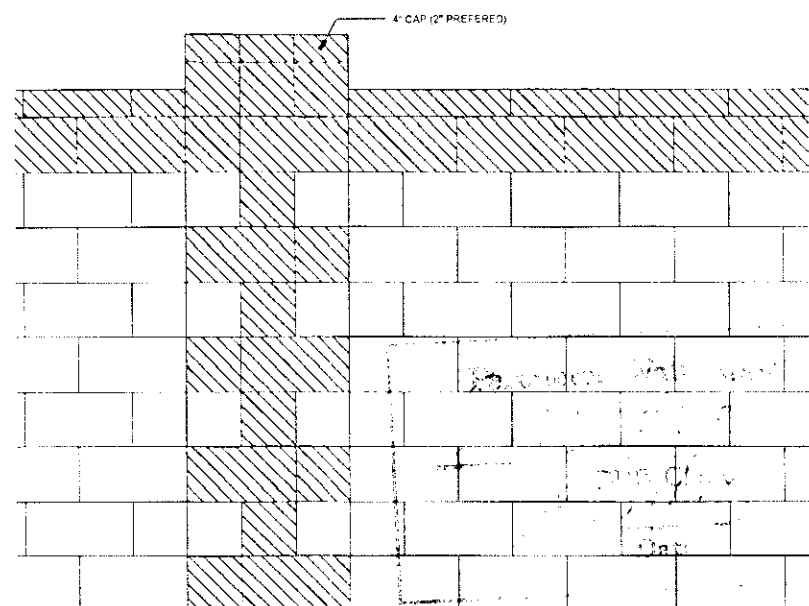
DRB # _____

NEAREST INTERSECTION:
WOODMONT AVE. /
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z



WALL ELEVATION
SCALE NTS



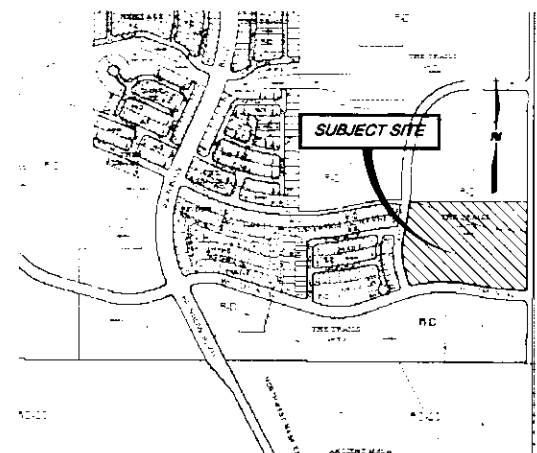
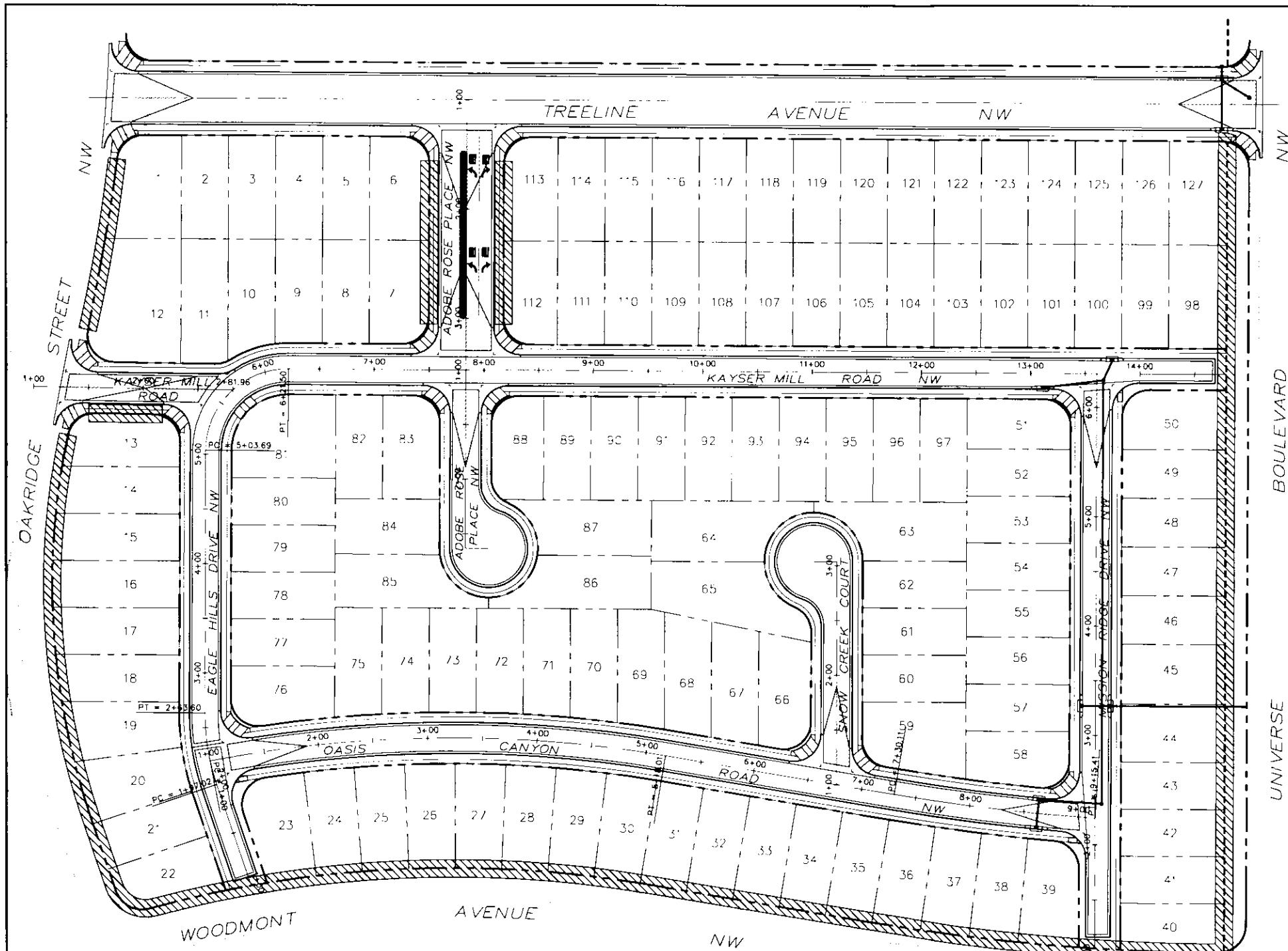
**WILSON
& COMPANY**

2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

TAOS AT THE TRAILS
UNIT 2

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. 0760000100	DATE MARCH 2007	
DRAWN	RM	PROJECT NO.	SHEET NO.	
CHECK	SJS	N/A	1 OF 2	



VICINITY MAP
 ZONE ATLAS PAGE
 C-9-Z

LOCATION OF PERIMETER WALL

DRB # _____
 NEAREST INTERSECTION:
 WOODMONT AVE /
 OAKRIDGE STREET



WILSON & COMPANY
 2600 THE AMERICAN ROAD SE
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 898-8021

TAOS AT THE TRAILS
 UNIT 2

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. 0760000100	DATE MARCH 2007	
DRAWN	RM	PROJECT NO.	SHEET NO.	
CHECK	SJS	N/A	2 OF 2	