



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. (Scott Steffen) PHONE: 505.823.1000
 ADDRESS: Courtyard 1, 7500 Jefferson St NE FAX: 505.798.7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com
 APPLICANT: RCS Trails Tract 1, LLC (Brian Mulqueen) PHONE: 303.533.1615
 ADDRESS: 371 Centennial Parkway Suite 200 FAX: _____
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: bmulqueen@realcapitalsolutions.com
 Proprietary interest in site: Owner List all owners: RCS Trails Tract 1, LLC

DESCRIPTION OF REQUEST: Amended Infrastructure List for Taos II at the Trails

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

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

Lot or Tract No. Tract 1/unplatted Lands of Manuel R. Pili Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
SU-2 Volcano Trails Res Dev (VTRD)
 Existing Zoning: _____ Proposed zoning: SU-2 VTRD MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906437149610104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002962 16DRB-70243, 16DRB-70244

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 109 Total site area (acres): 17.39
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte Blvd
 Between: Oakridge Street and Rainbow Blvd
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Scott J Steffen DATE 12/13/16
 (Print Name) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Project # _____

Staff signature & Date _____

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

SCOTT J STEFFEN
 Applicant name (print)
Scott J Steffen 12/13/16
 Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____ - _____
- Case #s assigned _____ - _____ - _____
- Related #s listed _____ - _____ - _____

 Planner signature / date

 Project #

December 13, 2016

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Taos II at the Trails (DRB 1002962) – Amended Infrastructure List

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) amended preliminary plat review and comment are copies of the following information:

- Six (6) copies of the Proposed Amended Infrastructure List
- Six (6) copies of the Original DRB approved Infrastructure List
- Zone Atlas map with the entire property clearly outlined
- Letter briefly describing, explaining, and justifying the request

The amended infrastructure list is being presented to the Development Review Board for the purpose of obtaining City review and approval. The original infrastructure list was approved on October 19, 2016.

The infrastructure list amendment includes the following items:

- Adding an asterisk that notes that the sidewalks for Hearthstone Road and Sandia Sunset Street are to be built per the approved Sidewalk Exhibit. The asterisk was inadvertently left of the original infrastructure list and has caused some confusion during the DRC review process. There is no change required to the Sidewalk Exhibit.
- Removal of the 12" sanitary sewer improvements in Tombstone Road and Woodmont Avenue. The ABCWUA has stated that the improvements are not required based on a more detailed modeling analysis of the existing sanitary sewer system.

Engineering ▲

Spatial Data ▲

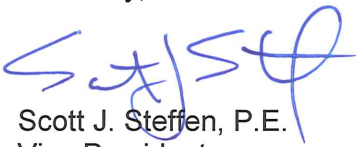
Advanced Technologies ▲

Mr. Jack Cloud, DRB Chair
City of Albuquerque
December 13, 2016
Page 2

- Moving the Paseo del Norte improvements to a separate infrastructure list. The Paseo del Norte improvements will not be constructed with the Taos II work order, but deferred until a complete construction project for Paseo del Norte across the Trails frontage is required. DRC and the City Engineer have indicated that having the Paseo del Norte improvements on a separate infrastructure list will simplify the closeout process for the Taos II work order and the long term SIA/FG process for the Paseo del Norte improvements.

We request that this item be scheduled for the December 21, 2016 DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning

Enclosures

cc: Hugh Floyd, RESPEC

Figure 12

INFRASTRUCTURE LIST

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

**TAOS II AT THE TRAILS
(REPLAT OF TRACT 1 AT THE TRAILS UNIT 2 AND UNPLATTED LANDS OF MANUEL PILI)**

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 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
PUBLIC ROADWAY IMPROVEMENTS									
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HEARTHSTONE ROAD	WEST SUBDIVISION BOUNDARY	WARM STONE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDIA SUNSET STREET	HEARTHSTONE ROAD	DESERT SANDS ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WARM STONE STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SILVER MESA STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	DESERT SANDS ROAD	WEST STUB STREET (END)	SANDIA SUNSET STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES *	DESERT SANDS ROAD	SANDIA SUNSET STREET	SILVER MESA STREET	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDES *	DESERT SANDS ROAD	SILVER MESA STREET	EAST STUB STREET (END)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES *	RED STONE ROAD	WARM STONE STREET	EAST SUBDIVISION BOUNDARY	/	/	/
		24' EOA-EOA	RESIDENTIAL PAVING W/ AC CURB	TRACT 2 PUBLIC ACCESS EASEMENT	RED STONE ROAD	OAKRIDGE STREET	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT F	EDISON ROAD HERITAGE SUBDIVISION	DESERT SANDS ROAD	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT F	DESERT SANDS ROAD	PASEO DEL NORTE	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT OS-3	RED STONE ROAD	EXISTING AC TRAIL	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT
** DEFERRED OR C-MODIFIED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	24" DIA	RCP W/ MH & INLETS	RED STONE ROAD	EAST OF WARM STONE STREET	POND F-5	/	/	/
<input type="text"/>	<input type="text"/>	24" DIA	RCP W/ MH & INLETS	RED STONE ROAD	EAST OF SILVER MESA STREET	POND F-5	/	/	/
<input type="text"/>	<input type="text"/>	6.3 AC-FT	POND D W/AGREEMENT AND COVENANT	TRACT OS-3			/	/	/
<input type="text"/>	<input type="text"/>	2.6 AC-FT	POND F5 W/AGREEMENT AND COVENANT	TRACT OS-3			/	/	/
<input type="text"/>	<input type="text"/>		MODIFY POND F INLET AND OUTLET PER SEPTEMBER 2016 AMENDED TRAILS, UNITS 1-3 DMP	POND F	NORTH OF TREE LINE AVENUE		/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HEARTHSTONE ROAD	WEST SUBDIVISION BOUNDARY	WARM STONE STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDIA SUNSET STREET	HEARTHSTONE ROAD	DESERT SANDS ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WARM STONE STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SILVER MESA STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
<input type="text"/>	<input type="text"/>	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT SANDS ROAD	WEST STUB STREET (END)	SANDIA SUNSET STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT SANDS ROAD	SANDIA SUNSET STREET	EAST SUBDIVISION BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RED STONE ROAD	WARM STONE STREET	EAST SUBDIVISION BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT 2 PUBLIC EASEMENT	RED STONE ROAD	OAKRIDGE STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OAKRIDGE STREET	TRACT 2 PUBLIC EASEMENT	TIJERAS CREEK ROAD	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HEARTHSTONE ROAD	LOT 10	WARM STONE STREET	/ / /
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDIA SUNSET STREET	HEARTHSTONE ROAD	LOTS 20/40	/ / /
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WARM STONE STREET	RED STONE ROAD	LOTS 59/60	/ / /
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SILVER MESA STREET	RED STONE ROAD	DESERT SANDS ROAD	/ / /
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DESERT SANDS ROAD	WEST STUB STREET (END)	EAST STUB STREET (END)	/ / /
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RED STONE ROAD	WARM STONE STREET	EAST SUBDIVISION BOUNDARY	/ / /
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT OS-3 PUBLIC SEWER EASEMENT	SIERRA AT THE TRAILS STUB	RED STONE ROAD	/ / /

/	/	/
/	/	/
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/	/	/
/	/	/
/	/	/



AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	12/13/2016	_____		_____	
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.	_____	_____		_____	
FIRM:	_____	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	_____	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	_____	_____		_____	
					DATE



DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: December 13, 2016
 Date Site Plan for Bldgr _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

**TAOS II AT THE TRAILS
 (REPLAT OF TRACT 1 AT THE TRAILS UNIT 2 AND UNPLATTED LANDS OF MANUEL PILI)**

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		31' F-EOA**	ARTERIAL PAVING W/ PCC CURB & GUTTER, PCC 6" WIDE SIDEWALK ON SOUTH SIDE	PASEO DEL NORTE	WEST SUBDIVISION BOUNDARY	EAST SUBDIVISION BOUNDARY	/	/	/

** DEFERRED OR C-MODIFIED

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	12/13/2016	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TAOS II AT THE TRAILS
 (REPLAT OF TRACT 1 AT THE TRAILS UNIT 2 AND UNPLATTED LANDS OF MANUEL PILI)

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEARTHSTONE ROAD	WEST SUBDIVISION BOUNDARY	WARM STONE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	SANDIA SUNSET STREET	HEARTHSTONE ROAD	DESERT SANDS ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WARM STONE STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SILVER MESA STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	DESERT SANDS ROAD	WEST STUB STREET (END)	SANDIA SUNSET STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES *	DESERT SANDS ROAD	SANDIA SUNSET STREET	SILVER MESA STREET	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDES *	DESERT SANDS ROAD	SILVER MESA STREET	EAST STUB STREET (END)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES *	RED STONE ROAD	WARM STONE STREET	EAST SUBDIVISION BOUNDARY	/	/	/
		24' EOA-EOA	RESIDENTIAL PAVING W/ AC CURB	TRACT 2 PUBLIC ACCESS EASEMENT	RED STONE ROAD	OAKRIDGE STREET	/	/	/
		31' F-EOA**	ARTERIAL PAVING W/ PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON SOUTH SIDE *	PASEO DEL NORTE	WEST SUBDIVISION BOUNDARY	EAST SUBDIVISION BOUNDARY	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT F	EDISON ROAD HERITAGE SUBDIVISION	DESERT SANDS ROAD	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT F	DESERT SANDS ROAD	PASEO DEL NORTE	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT OS-3	RED STONE ROAD	EXISTING AC TRAIL	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT
 ** DEFERRED OR C-MODIFIED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		24" DIA	RCP W/ MH & INLETS	RED STONE ROAD	EAST OF WARM STONE STREET	POND F-5	/	/	/
		24" DIA	RCP W/ MH & INLETS	RED STONE ROAD	EAST OF SILVER MESA STREET	POND F-5	/	/	/
		6.3 AC-FT	POND D W/AGREEMENT AND COVENANT	TRACT OS-3			/	/	/
		2.6 AC-FT	POND F5 W/AGREEMENT AND COVENANT	TRACT OS-3			/	/	/
			MODIFY POND F INLET AND OUTLET PER SEPTEMBER 2016 AMENDED TRAILS, UNITS 1-3 DMP	POND F	NORTH OF TREE LINE AVENUE		/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									

PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HEARTHSTONE ROAD	WEST SUBDIVISION BOUNDARY	WARM STONE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDIA SUNSET STREET	HEARTHSTONE ROAD	DESERT SANDS ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WARM STONE STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SILVER MESA STREET	RED STONE ROAD	DESERT SANDS ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT SANDS ROAD	WEST STUB STREET (END)	SANDIA SUNSET STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT SANDS ROAD	SANDIA SUNSET STREET	EAST SUBDIVISION BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RED STONE ROAD	WARM STONE STREET	EAST SUBDIVISION BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT 2 PUBLIC EASEMENT	RED STONE ROAD	OAKRIDGE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OAKRIDGE STREET	TRACT 2 PUBLIC EASEMENT	TJERAS CREEK ROAD	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

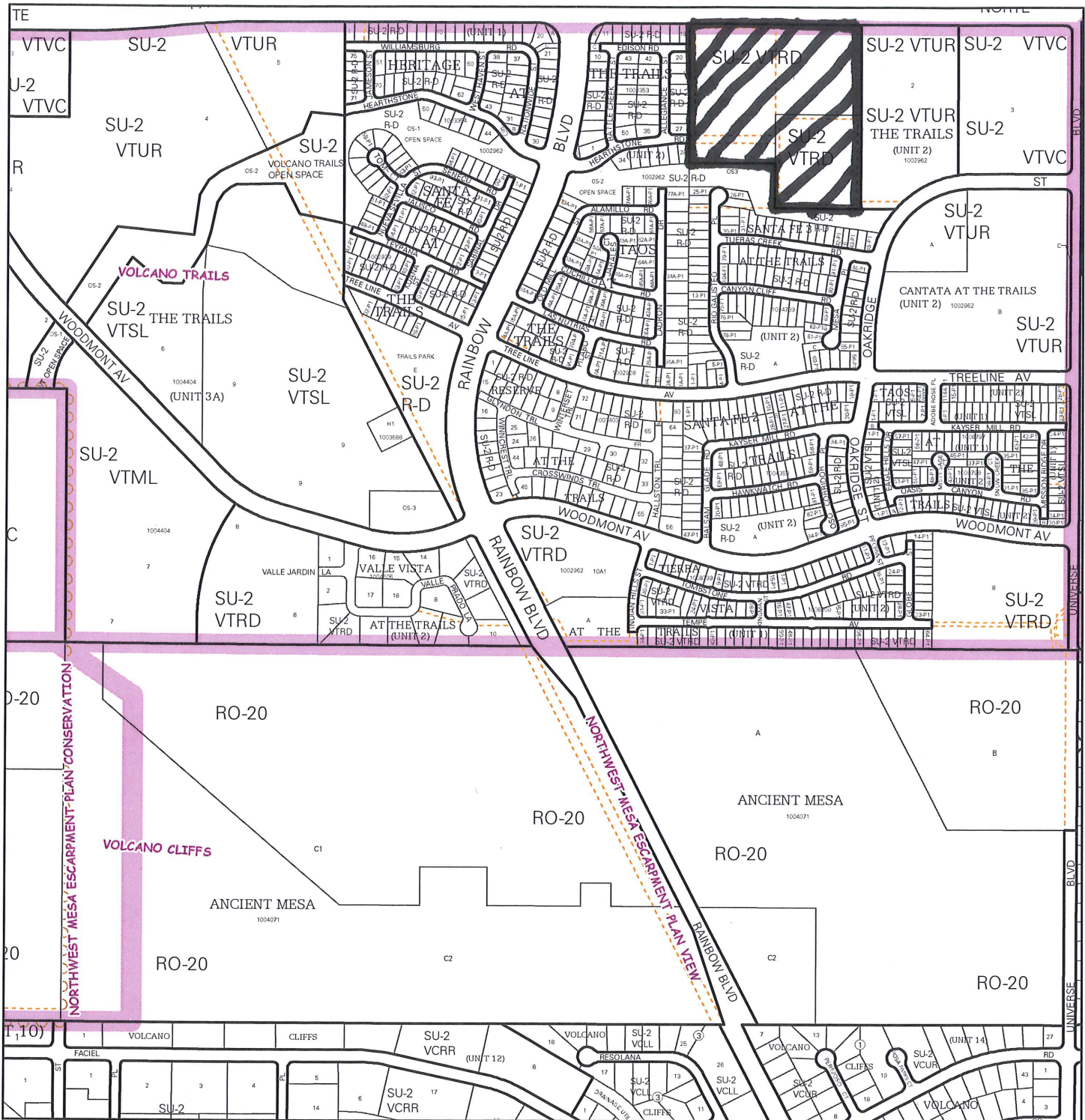
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HEARTHSTONE ROAD	LOT 10	WARM STONE STREET
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDIA SUNSET STREET	HEARTHSTONE ROAD	LOTS 20/40
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WARM STONE STREET	RED STONE ROAD	LOTS 59/60
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SILVER MESA STREET	RED STONE ROAD	DESERT SANDS ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DESERT SANDS ROAD	WEST STUB STREET (END)	EAST STUB STREET (END)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RED STONE ROAD	WARM STONE STREET	EAST SUBDIVISION BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT OS-3 PUBLIC SEWER EASEMENT	SIERRA AT THE TRAILS STUB	RED STONE ROAD
12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES REMOVE AND REPLACE EXIST 8" SAS	TOMBSTONE ROAD TIERRA VISTA UNIT 2	PEORIA STREET	GLOBE STREET
12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES REMOVE AND REPLACE EXIST 8" SAS	WOODMONT AVENUE	PEORIA STREET	167' WEST OF PEORIA STREET



AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN PREPARED BY: PRINT NAME	10/19/2016 DATE	<i>Paul Clark</i> DRB CHAIR	10-19-16 DATE	<i>Carol S. Dumont</i> PARKS & GENERAL SERVICES Recreation	10-19-16 DATE
BOHANNAN HUSTON, INC. FIRM		<i>Robert Merrill</i> TRANSPORTATION DEVELOPMENT	10/19/16 DATE		
<i>Scott Steffen</i> SIGNATURE		<i>Kristy Casle</i> ABCWUA	10-19-16 DATE	<i>[Signature]</i> AMAFCA CITY ENGINEER	10-19-16 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE



DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet