

#4

2007-015-3
Complete. Ag
12-6-07



DRB CASE ACTION LOG (PREL/FINAL PLAT)

REVISED 10/08/07

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.: **07DRB-70326**

Project # **1002962**

Project Name: **THE TRAILS UNITS 2**

Agent: **HIGH MESA CONSULTING GROUP**

Phone No.: **345-4250**

Your request was approved on 11/14/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Solar Collector language
AGIS dxf
15 day appeal period.

- 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**



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REVISED 10/08/07

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DRB Application No.: 07DRB-70326

Project # 1002962

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Agent: HIGH MESA CONSULTING GROUP

Phone No.: 345-4250

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CITY ENGINEER / AMAFCA: _____

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 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

2962

DXF Electronic Approval Form

DRB Project Case #: 1002962

Subdivision Name: THE TRAILS UNIT 2 TRACT 10A1

Surveyor: CHARLES G CALA JR

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 11/15/2007

Hard Copy Received: 11/15/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

11.16.2007
Date

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

AGIS Use Only
Copied fc 2962 to agiscov on 11/16/2007 Contact person notified on 11/16/2007

**City Of Albuquerque
PLANNING DEPARTMENT
October 5, 2005
DRB Comments**

Item # 5

Project # 1002962

Application # 05-01507

RE: The Trails Sector Plan/boundaries

The letter mentions County land is included in these proposed boundaries for The Trails Sector Plan. If so, County approval of the sector plan is required. This will add months to the approval process as well.

The Zone Atlas page C-8 included with the application show a small portion of land in Paradise Hills also included in the boundaries of the sector plan.

Planning has no problem with the proposed boundaries of the sector plan as shown on the boundary map submitted with this application.

As far as the contents of the sector plan, Planning has these suggestions in addition to the contents listed in the scoping letter:

- Zoning was not mentioned. This may have been an oversight. Establishment of zoning is an important element. A list of permissive & conditional uses as well as any site plan requirements, lot sizes, densities, setbacks as appropriate assist DRB in interpreting and enforcing the sector plan.
- Site plan design options, especially for commercial sites, are often helpful.
- Subdivision regulations. This is an important element for careful planning of residential subdivisions. Again, this will assist DRB in carrying out the vision for The Trails community.

Page 2, The Trails SDP

- **Community Identity.** What sets The Trails apart from the other communities in Volcano Cliffs? What can businesses and residents boast about to others?
- **Design Regulations and Guidelines for the Paseo del Norte Town Center and RD Development.** Another important element for careful planning and carrying out the vision for this community.
- **Planned Public & Private Parks, Trails & Open Space & Connections.**



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 5, 2005

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: 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.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: - 9:00 A.M. Adjourned: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003573**
05DRB-01379 Major-Amended
Grading Plan Approval. RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as OAKLAND NORTH) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][Deferred from 9/28/05 & 10/5/05] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.

2. **Project # 1003747**
05DRB-01410 Major-Vacation of
Public Easements
3. **Project # 1004404**
05DRB-01364 Major-Bulk Land
Variance
05DRB-01365 Major-Vacation of
Public Easements
05DRB-01367 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL**, zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214, ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

4. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [*Deferred from 9/14/05 & 10/5/05*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1002962**
05DRB-01507 Minor- Sector
Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**

- 6: **Project # 1000081**
05DRB-01512 Minor- Amended
SiteDev Plan Subd
05DRB-01514 Minor- Amended
SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (Russell Brito, EPC Case Planner) (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**
05DRB-01513 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s), the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as KOHL'S DEPARTMENT STORES) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] [Stephanie Shumsky, EPC Case Planner] (C-18) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.

8. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as DWIGHT'S GLASS AND GLAZING) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [Deferref from 9/28/05 & 10/5/05] (C-17) DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1003591**
05DRB-01508 Minor-Extension of
Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of SUNGATE ESTATES, UNIT 2, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

10. Project # 1002461
05DRB-01505 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1**, zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**

11. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [Deferred from 10/5/05] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

12. Project # 1004453
05DRB-01498 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3RD ST SW, between CROMWELL AVE SW and 2ND ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

13. **Project # 1002858**
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as **MESA @ ANDERSON HILLS, UNIT 2**) zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately .21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. **Project # 1003470**
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1**, zoned R-1, located on 81ST STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1003641**
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1ST ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**

16. **Project # 1003801**
05DRB-01179 Minor- Final Plat Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] [David Stallworth, EPC Case Planner] [The Final Plat was Indef Deferred from 7/27/05 for the SIA] (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**

17. **Project # 1003685**
05DRB-01477 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] [Deferred from 9/28/05] (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [Deferred from 9/21/05 & 9/28/05 & 10/5/05] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. Project # 1004456
05DRB-01509 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004458
05DRB-01515 Minor-Sketch Plat or Plan

JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION**, zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 21, 2005. THE DRB MINUTES FOR SEPTEMBER 21, 2005 WERE APPROVED BY THE BOARD.

ADJOURNED: 11:20 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

Project# 1002962
07DRB-70326 VACATION OF PUBLIC EASEMENT

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS UNIT 2**, zoned SU-2 SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9)

At the November 14, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
3. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

07DRB-70327 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

The Preliminary Plat was approved with final sign off delegated to planning for solar collector language, AGIS DXF and for the 15 day appeal period.

OFFICIAL NOTICE OF DECISION

Page 2

If you wish to appeal this decision, you must do so by November 29, 2007 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Sheran Matson, AICP, DRB Chair

Cc: The Church of Jesus Christ of Latter-Day Saints – 830 East Second Avenue
– Mesa, AZ 85204

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE –
Albuquerque, NM 87109

Marilyn Maldonado

~~File~~

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Taylor Ranch Storage (Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract Y-2A-1, Taylor Ranch

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: October 19, 2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 11/14/07
Date Preliminary Plat Expires: 11/14/08
DRB Project No.: 1002776
DRB Application No.: 07DRB-70328

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	Waterline - realignment of existing line	New 20' WL easement	existing easement on south side	existing easement on north side	/	/	/
		6"	Waterline	New 20' WL easement	New 20' WL easm't on west side	existing easement on east side	/	/	/
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							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 2 All water to include fire hydrants, valves, and appurtenances per DPM.
- 3
- 4

AGENT / OWNER

Genevieve Donart

NAME (print)

Isaacson & Arfman, P.A.

FIRM

Genevieve Donart
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/14/07
DRB CHAIR - date

Christina Sandoral 11/14/07
PARKS & GENERAL RECREATION - date

[Signature] 11/14/07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 11/14/07
UTILITY DEVELOPMENT - date

- date

Bradley J. Bigh 11/14/07
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002962 AGENDA# 4 DATE: 11/14/07

1. Name: _____ Address: _____ Zip: _____
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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11). *[Deferred from 11/7/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**

4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2**, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A), (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**

5. **Project# 1002776**
07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

November 14, 2007 9:00 AM

*** MEMBERS:**

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all of a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND SIGNAL AVE NE containing approximately 2.74 acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU2-UR, SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) [Deferred from 10/31/07] **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20 AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

14. **Project# 1004851**
07DRB-70367 EXT OF MAJOR
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**
07DRB-70371 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**
07DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**
07DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING PERMIT
07DRB-70330 EPC/SDP FOR SUBDIVISION
- JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**
13. **Project# 1006922**
07DRB-70351 MINOR - SDP FOR BUILDING PERMIT
- CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**
- 07DRB-70347 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**
9. **Project# 1002421**
07DRB-70366 EPC/ SDP FOR
SUBDIVISION
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU1-PRD/20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10)
[EPC Planner – Anna DiMambro]
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.
10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR
BUILDING PERMIT
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) *[EPC Planner – Anna DiMambro]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**
11. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR
SUBDIVISION
07DRB-70376 MINOR - SDP FOR
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR'S AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT
- GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07]* **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

Project# 1002962

07DRB-70326 VACATION OF PUBLIC EASEMENT
07DRB-70327 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS UNIT 2**, zoned SU-2 SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9)

AMAFCA

No adverse comments.

COG

There are two projects in the 2030 MTP that are adjacent to the subject property.

- o MPO ID # 494.0 is the construction of a new 2 lane facility for Rainbow Bd
- o MPO ID # 531.0 is the widening of Rainbow Bd from 2 to 4 lanes, includes bike lanes and trail.

Both projects are privately funded and so no programming information is available for them.

For informational purposes, Rainbow Bd is classified an urban collector. Woodmont Ave is classified an urban local facility. City may want to consider reviewing the functional classification of roadways in this rapidly-developing area.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to: **NO NEIGHBORHOOD ASSOCIATIONS**

APS

The owner of the above property requests a vacation of public easement and preliminary/ final plat approval for a church site. This will have no adverse impacts on the APS district.

Police Department

No crime prevention or CPTED 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 adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

No adverse comments on plat.

Transportation Development

Vacation exhibit is unclear.

Provide a site sketch defining the sidewalk location.

Parks & Recreation

Defer to Hydrology.

ABCWUA

Outside of Water Authority service area, no comments.

Planning Department

The Certificate of No Effect is in the file.

The solar collector language is missing from the preliminary plat. Please add it.

The plat matches the already approved site plan. Planning has no objection to the vacation of the drainage easement or the plat.

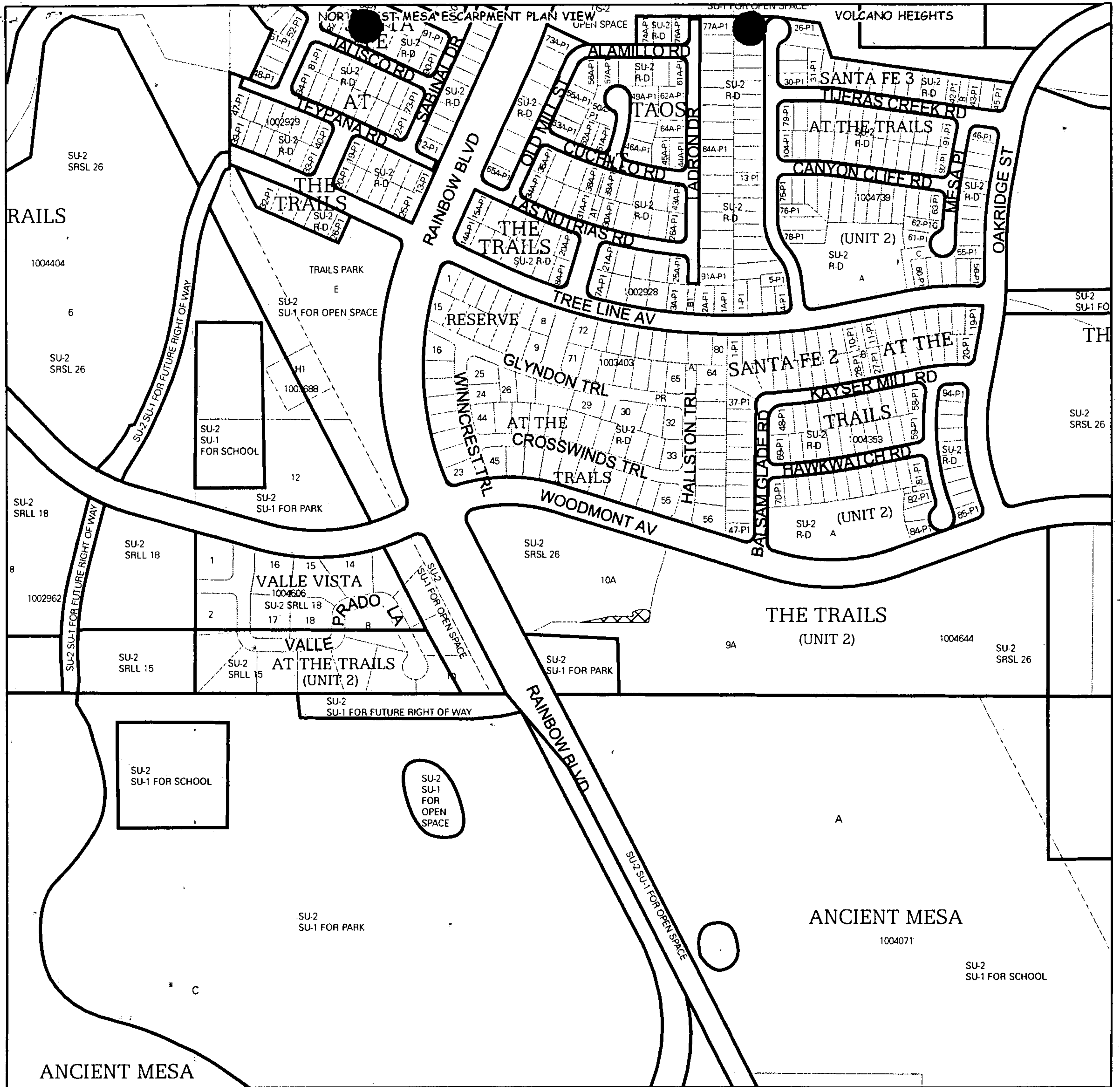
Impact Fee Administrator

No comment on the proposed vacation of public easements. Construction of new non-residential facilities within the proposed subdivision will require payment of Impact Fees. Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the NW Mesa for Drainage, NW Mesa for Roadways, and the Westside for Public Safety:

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

Cc: The Church of Jesus Christ of Latter-Day Saints – 830 East Second Ave – Mesa AZ 85204

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd NE – Albuquerque, NM 87109



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

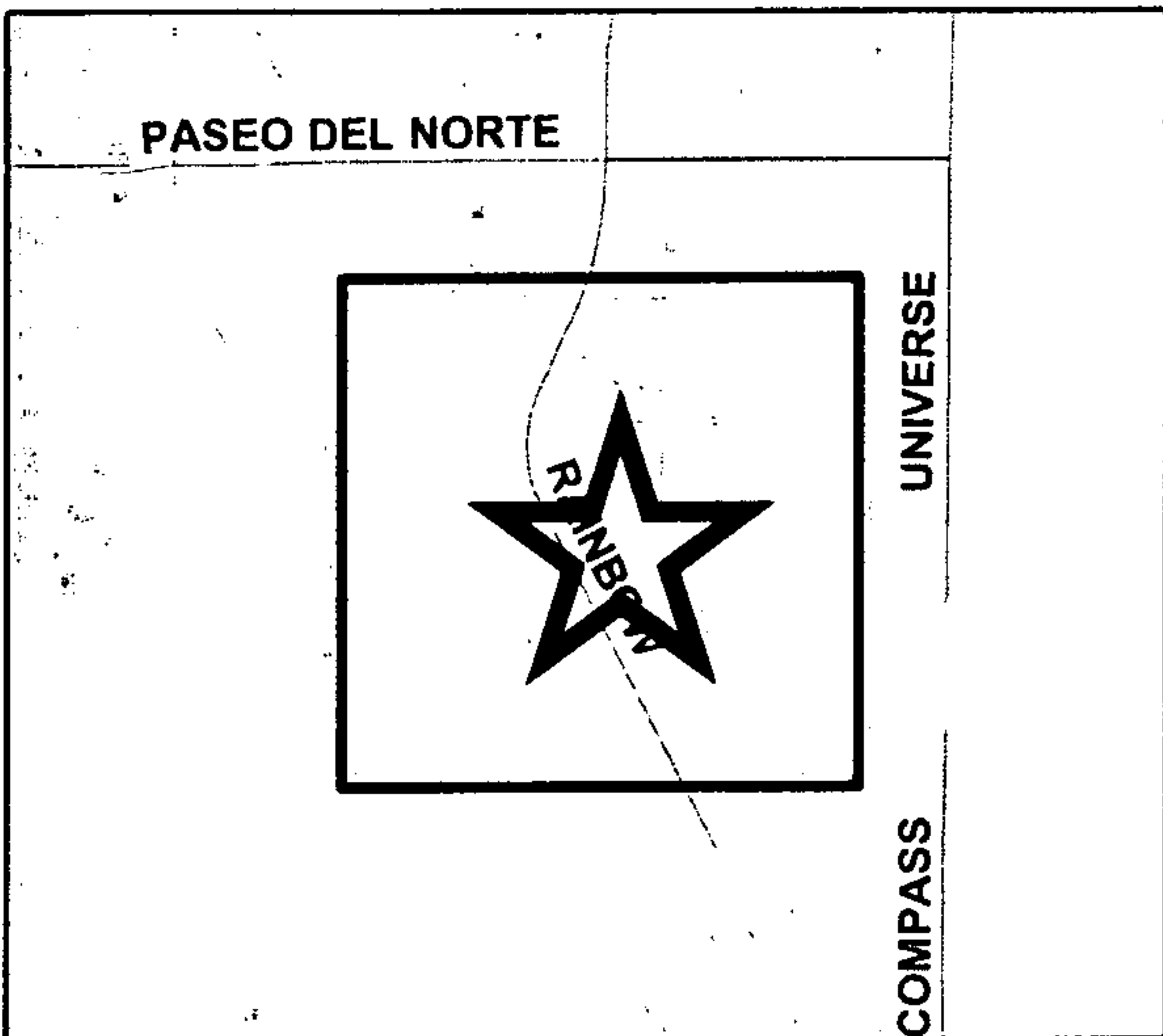
Project Number:
1002962

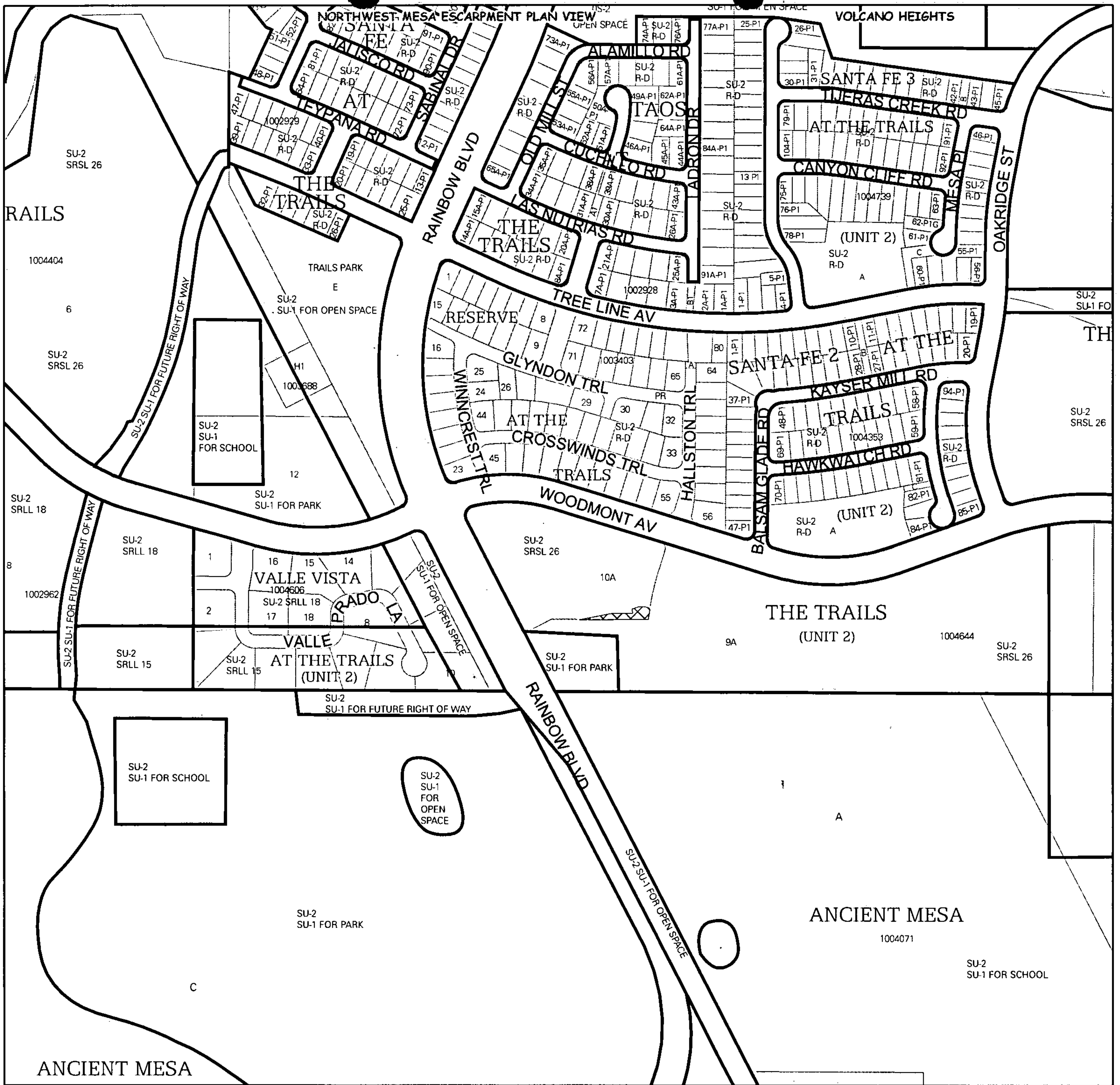
Hearing Date:
November 14, 2007

Zone Map Page:

C-9

Additional Case Numbers:
07DRB-70326





ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

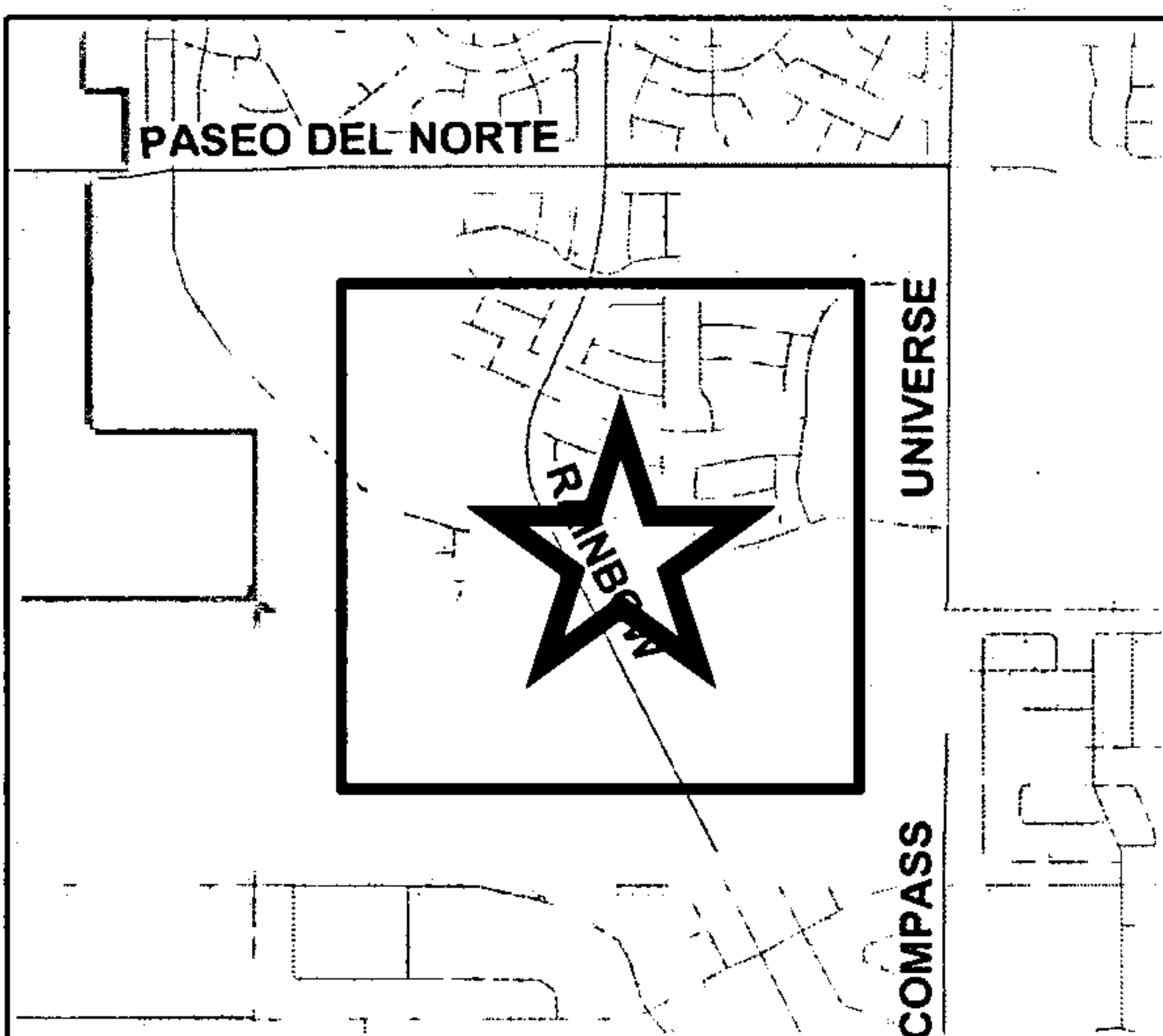
Project Number:
1002962

Hearing Date:
November 14, 2007

Zone Map Page:

C-9

Additional Case Numbers:
07DRB-70326





**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, November 14, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002776

07DRB-70325 VACATION OF PUBLIC EASEMENT

07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN -PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

Project# 1002962

07DRB-70326 VACATION OF PUBLIC EASEMENT

07DRB-70327 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS UNIT 2**, zoned SU-2 SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9)

Project# 1003483

07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2**, zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND AND I-25 containing approximately 2.74 acre(s). (C-18)

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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number 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 29, 2007.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/22/06	The Fault Unit 2 Proj 1002962	Sketch	Comments given

D





IMPACT FEES – # 1002962

Development Review Board 3/22/06 Agenda Item #14
Sketch Plat: Tracts 1-12, The Trails Subdivision, Unit 2

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$4,823 if a permit is obtained prior to December 29, 2006 and \$7,199 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
Planning Department
March 22, 2006
DRB Comments**

ITEM #14

PROJECT # 1002962 APPLICATION # 06-00353

RE: The Trails Subdivision/sketch

This request is in the Westside Strategic Plan area

A condition of all final plat is to verify with APS to confirm the impact the development has on this project.

No comments on the PID infrastructure list.



**Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov**

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1002962 Item No. 14 Zone Atlas C-9

DATE ON AGENDA 3-22-06

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

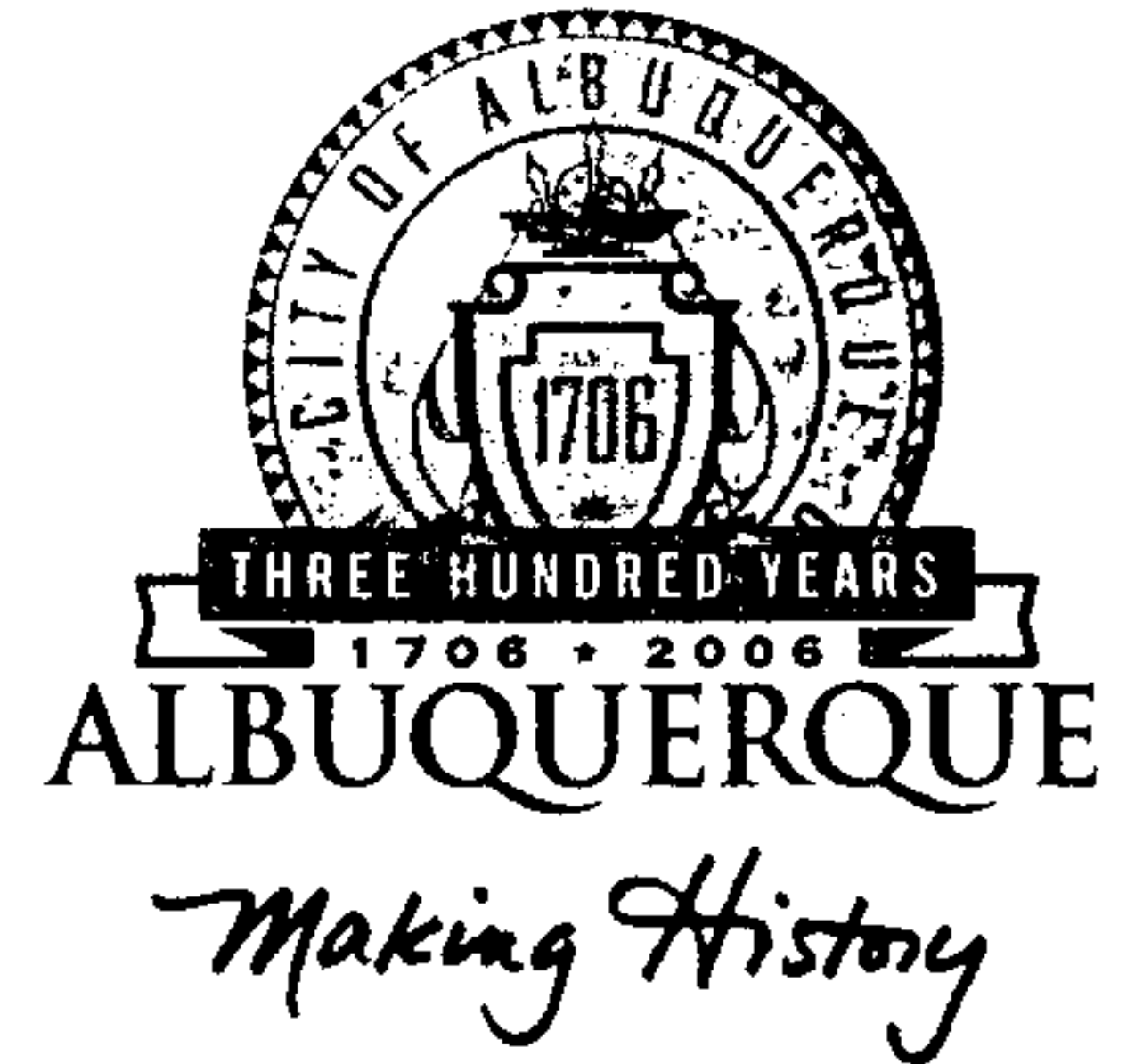
- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Where are the associated signal improvements? PDN, Universe, Rainbow, Oakridge??
- 2) Rainbow needs to be listed per north and south bound lanes. (102' F-F will confuse DRC)
- 3) How many lanes does Woodmont have? Where are the turn bays? (30 + 16 + 30 ??)
- 4) Is Oakridge envisioned to have bike facilities? (median??)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002962

AGENDA ITEM NO: 14

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Additional items are needed on the infrastructure list.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; 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: March 22, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet**

DRB-1004602

Item No. 16

Zone Atlas G-12

DATE ON AGENDA 3/22/06

INFRASTRUCTURE REQUIRED () YES (X) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION

(X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION

() SITE PLAN FOR BUILDING PERMIT

Comments:

1. A new water and sewer account will need to be opened and new separate connections made on the 2nd house prior to Final Plat approval. Tapping Permits will be required through this office.

If you have any questions or comments please call Roger Green at 924-3989.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD.

October 5, 2005

5. Project # 1002962

05DRB-01507 Minor- Sector Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10).

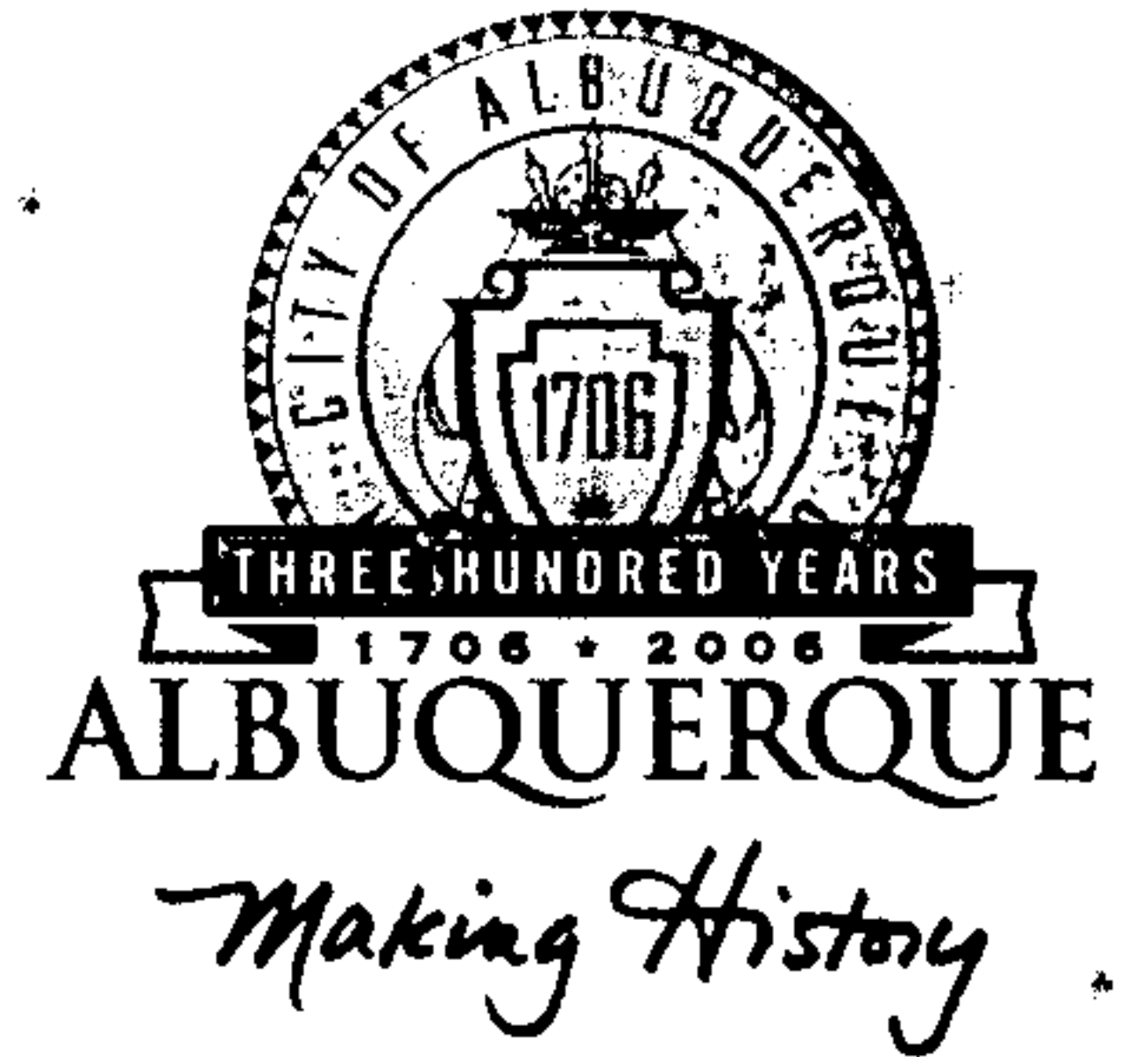
At the October 5, 2005, Development Review Board meeting, the Development Review Board recommended to the Environmental Planning Commission that the boundaries shown on The Trails Proposed Sector Plan Boundaries Map included with the application be approved as the boundaries for the Trails Sector Plan.



Sheran Matson, AICP, DRB Chair

Cc: Longford Homes, 7007 Jefferson St NE, 87109
Consensus Planning, 302 8th St NW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO.: 1002962

AGENDA ITEM NO: 5

SUBJECT:

Sector Dev Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the sector plan boundaries.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: *forward to EPC*

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

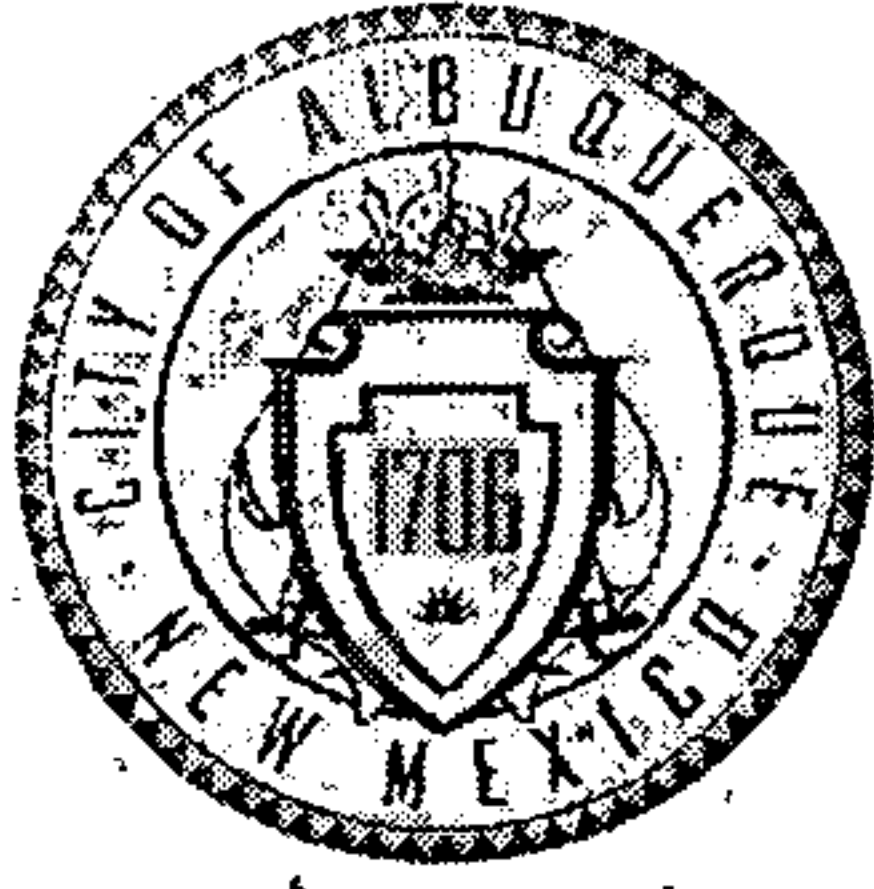
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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 5, 2005



✓

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002962
Application Number: 05DRB-01507

DRB Date: 10/5/2005
Item Number: 5

Subdivision: Longford Trails
Tract 5, Black Ranch,

Zoning: RD

Zone Page: B-08

New Lots (or units) : 0


Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other
Minor- Sector Development Plan, Phase

Parks and Recreation Comments:

Parks have been dedicated per a park dedication agreement.

Open Space should be identified to meet any RD requirements not met on the lot.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1002962

Item No., 5

Zone Atlas B-8/9/10 & C-

8/9/10

DATE ON AGENDA 10-5-05

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

Sector Plan Boundaries

- 1) The boundaries as proposed will require that access to other parcel be determined. Both Unser and Paseo del Norte are limited access facilities and require MTB approval for changes.
- 2) The alignments of Unser and Paseo are also established by the EIS and have been platted from Paradise southward.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

#18



Complete 12/16/04 P2

County Clerk
Project Number

DRB CASE ACTION LOG (SITE PLAN B.P.)

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-01783 (SBP)
Project Name: THE TRAILS SUBDIVISION
Agent: Bohannan Huston Inc.

Project # 1002962
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies of SP BP

- 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.~~
 - Copy of recorded plat for Planning.**

1002962



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 1, 2004

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: 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.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m.

Adjourned: 4:30 p.m.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project # 1003470**
 04DRB-01522 Major-Bulk Land
 Variance
 04DRB-01523 Major-Preliminary Plat
 Approval
 04DRB-01524 Minor-Temp Defer
 SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04 & 12/1/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05**

2. **Project # 1000464**
04DRB-01729 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS.**

3. **Project # 1002315**
04DRB-01723 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002702**
04DRB-01664 Major-Vacation of
Public Easements
04DRB-01686 Minor-Prelim&Final Plat
Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF: 03DRB00886] [*Deferred from 12/1/04*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

5. **Project # 1001445**
04DRB-01681 Major-Bulk Land
Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Deferred from 12/1/04*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01634 Minor-SiteDev Plan
Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01633 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

6. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat
Approval
04DRB-01731 Major-Vacation of
Public Easements
04DRB-01732 Minor-Temp Defer
SDWK

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] [Deferred from 12/1/04] (M-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

7. **Project # 1003039**
04DRB-01675 Major-Preliminary Plat
Approval
04DRB-01676 Major-Vacation of Pub
Right-of-Way
04DRB-01677 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] [Deferred from 12/1/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/2005.**

9. **Project # 1003522**
04DRB-01725 Major-Preliminary Plat
Approval
04DRB-01726 Major-SiteDev Plan
Subd
04DRB-01727 Minor-Subd Design
(DPM) Variance
04DRB-01728 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/3/04 THE PRELIMINARY PLAT WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLANS FOR OPEN SPACE TRACTS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR LOTS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003606**
04DRB-01689 Major-Vacation of Pub
Right-of-Way
04DRB-01690 Major-Preliminary Plat
Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer
SDWK
04DRB-01693 Minor-Vacation of
Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). [Deferred from 12/1/04](J-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

11. **Project # 1003752**
04DRB-01679 Major-Vacation of
Public Easements
- SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
12. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [*Deferred from 12/1/04*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**
13. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat
Approval
04DRB-01568 Minor-Temp Defér
SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [*Deferred from 11/3/04 & 12/1/04*] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

14. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

15. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub
Right-of-Way
04DRB-01655 Major-Preliminary Plat
Approval
04DRB-01656 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT P-1 DESIGNATION ON LOTS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003571**
04DRB-01517 Major-Vacation of
Public Easements
04DRB-01518 Major-Preliminary Plat
Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, EL RANCHO GRANDE 1, UNIT 9B, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/6/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

17. **Project # 1003782**
04DRB-01773 Minor-SiteDev Plan
BldPermit

DORMAN BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 12A, 12B, 13 and 14, JOURNAL CENTER 2, UNIT 2, (to be known as **MASTHEAD POINTE @ JOURNAL CENTER**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE NE containing approximately 4 acre(s). [REF: DRB-95-268] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, COMPACT SPACE LABELING, OFFSITE MITIGATION, ADA RAMPS AT BARTLETT AND MASTHEAD AND PLANNING FOR SCALED VICINITY MAP ON SITE PLAN, SHEET ELEVATION DRAWING OF REFUSE CONTAINER AND ENCLOSURE, REPLAT APPROVED AT DRB.**

18. ~~**Project # 1002962**~~
04DRB-01783 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NMUI request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS SUBDIVISION**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and RAINBOW BLVD NW containing approximately 1 acre(s). [REF: 04EPC00299, 04DRB001322, 04DRB01321, 04DRB01320, 04DRB01319, 04DRB00929, 03DRB01530, 03DRB01529, 03DRB01528, 03DRB01527] [Russell Brito, EPC Case Planner] (C-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

19. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS OFFSITE MITIGATION MEASURES.**

20. **Project # 1000676**
04DRB-01798 Minor-SiteDev Plan
Subd/EPC
04DRB-01800 Minor-SiteDev Plan
BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/1/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

21. **Project # 1002405**
04DRB-01795 Minor-SiteDev Plan
Subd/EPC
04DRB-01797 Minor-SiteDev Plan
BldPermit/EPC

RAINHART ARCHITECT & ASSOCIATES agent(s) for BLAUGRUND LEE ETAL request(s) the above action(s) for all or a portion of Block(s) F1, Tract(s) A28B1, **REDLANDS SHOPPING CENTER**, zoned SU-1, C-1, located on REDLANDS NW, between COORS BLVD NW and 57TH ST NW containing approximately 2 acre(s). [REF: 04DRB01703, 03DRB00879] [Carmen Marrone, EPC Case Planner] (G-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS.**

04DRB-01703 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] [Deferred from 11/10/04] (G-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PANNING FOR PNM SIGNED RELEASE OF EASEMENT.**

22. **Project # 1003791**
04DRB-01799 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 5, **MERIDIAN BUSINESS PARK**, zoned IP industrial park zone, located on MERIDIAN PLACE NW, between SILVER CREEK RD NW and GALLATIN PL NW containing approximately 6 acre(s). [REF: Z-92-57] (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COPY OF FIRE FLOW CALCULATION SHEET. NEED TO VERIFY SYSTEM CAPACITY AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS WIDTH AND MEANDERING SIDEWALKS CITY STANDARD DWG NO. 5 AND OFFSITE MITIGATION FEE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

23. **Project # 1003781**
04DRB-01768 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1001347**
04DRB-01792 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING INC agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) L, **EL RANCHO GRANDE, UNIT 8A**, zoned R-LT, located on EL PATRON RD SW, between DEL REY RD SW and SALIZA DR SW containing approximately 1 acre(s). [REF: 04DRB00057] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

25. **Project # 1000635**
04DRB-01764 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS RD NW and MONTANO RD NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455, 04DRB01698] (E-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

26. **Project # 1003497**
04DRB-01759 Minor-Prelim&Final Plat
Approval

GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3, located on DOMINGO NE, between SAN PEDRO NE and CALIFORNIA NE containing approximately 1 acre(s). [REF: 04DRB00936] (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

27. **Project # 1002632**
04DRB-01761 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO OF NM request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, PARAGON RESOURCES INC, (to be known as **SUNDANCE ESTATES**) zoned RD FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). [REF: 03DRB01306, 03EPC006901, 04DRB00760, 04DRB00761] (B-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR GRANTING OF PUBLIC EASEMENT ON LOT 6 TO CITY OF ALBUQUERQUE, CORRECT SOUTH BOUNDARY TRACT 6, TRACT 1 ACREAGE.**

28. **Project # 1002250**
04DRB-01770 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and VENTANA RD NW containing approximately 7 acre(s). [REF: 04DRB01314] (B-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

29. **Project # 1001222**
04DRB-01772 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NICKOLSON FAMILY LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 3-A-2, **SHELL SUBDIVISION NO. 2**, zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER RD NW containing approximately 2 acre(s). [REF: 03DRB01769, 01DRB00587, 03DRB01769] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OF PRIVATE UTILITY EASEMENT (NOTE 4d) AND CALL OUT NOTE 4d ON THE PLAT AND TRANSPORTATION DEVELOPMENT FOR TIS AND CLOSURE OF DRIVE ONTO COORS (NORTH).**

30. **Project # 1003786**
04DRB-01778 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 64 & 66, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD,C-1, SC, located on WENONAH AVE SE, between SHAFFER CT SE and KAYLYN DR SE containing approximately 1 acre(s). [REF: Z-91-5, Z-70-60-1, DRB-98-45] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

31. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT] (L-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

32. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [Deferred from 11/17/04](C-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

33. **Project # 1003604**
04DRB-01794 Minor-Final Plat
Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [Deferred from 12/1/04] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

34. **Project # 1002506**
04DRB-01791 Minor-Subd Design
(DPM) Variance

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A and 12B, **PARTITION OF BLACK RANCH**, zoned RA-1 residential and agricultural zone, semi-urban area, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC00300, 03EPC00301, 04DRB00217, 04DRB00360] (C-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

35. **Project # 1002856**
04DRB-01793 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, **MEADOWS @ ANDERSON HILLS, UNIT 3B**, zoned R-LT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58,04DRB00230] (P-9) **THE AMENDED INFRASTRUCTURE LIST DATED 12/1/04 AND THE AMENDED GRADING PLAN DATED 9/23/04 WERE APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT (4-7-04).**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

36. **Project # 1002590**
04DRB-01769 Minor-Sketch Plat or Plan
GND, LLC agent(s) for MICHAEL WACHOCKI request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF BRACKSON A COURSON**, zoned R-D, located on 64TH ST NW, between WAYNE NW and CLEGHORN NW containing approximately 4 acre(s). [REF: Z-85-138, DRB-93-389] (G-10) **COMMENTS RECEIVED.**
37. **Project # 1003788**
04DRB-01787 Minor-Sketch Plat or Plan
CARLOS J TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL TRACK ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW. (J-12) **COMMENTS RECEIVED.**
38. **Project # 1003790**
04DRB-01790 Minor-Sketch Plat or Plan
BOHANNAN HUSTON INC request(s) the above action(s) for all or a portion of Tract(s) H1C, **GURULE-FILBERTO**, zoned IP, located on I-25 NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE [REF: ZA-96-97] (B-18) **COMMENTS RECEIVED.**

39. **Project # 1001386**
04DRB-01796 Minor-Sketch Plat or
Plan

BERNARD LOEFFLER agent(s) for EMILIANO SAIZ request(s) the above action(s) for all or a portion of Tract(s) 22B1, **CORONA DEL SOL SUBDIVISION**, zoned SU-1 special use zone, located on SEQUOIA RD NW, between COORS BLVD NW and REDLANDS RD NW containing approximately 6 acre(s). [REF: DRB-94-68, AA-01236, 01109, AA-0300279] (G-11) **COMMENTS RECEIVED.**

40. Approval of the Development Review Board Minutes for November 10 and November 17, 2004.
THE DRB MINUTES FOR NOVEMBER 10 AND NOVEMBER 17, 2004 WERE APPROVED.

ADJOURNED: 4:30 P.M.

#18



DRB CASE ACTION LOG (SITE PLAN B.P.)

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-01783 (SBP)**
Project Name: **THE TRAILS SUBDIVISION**
Agent: Bohannan Huston Inc.

Project # **1002962**
Phone No.: 823-1000

Project Number

1002962

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

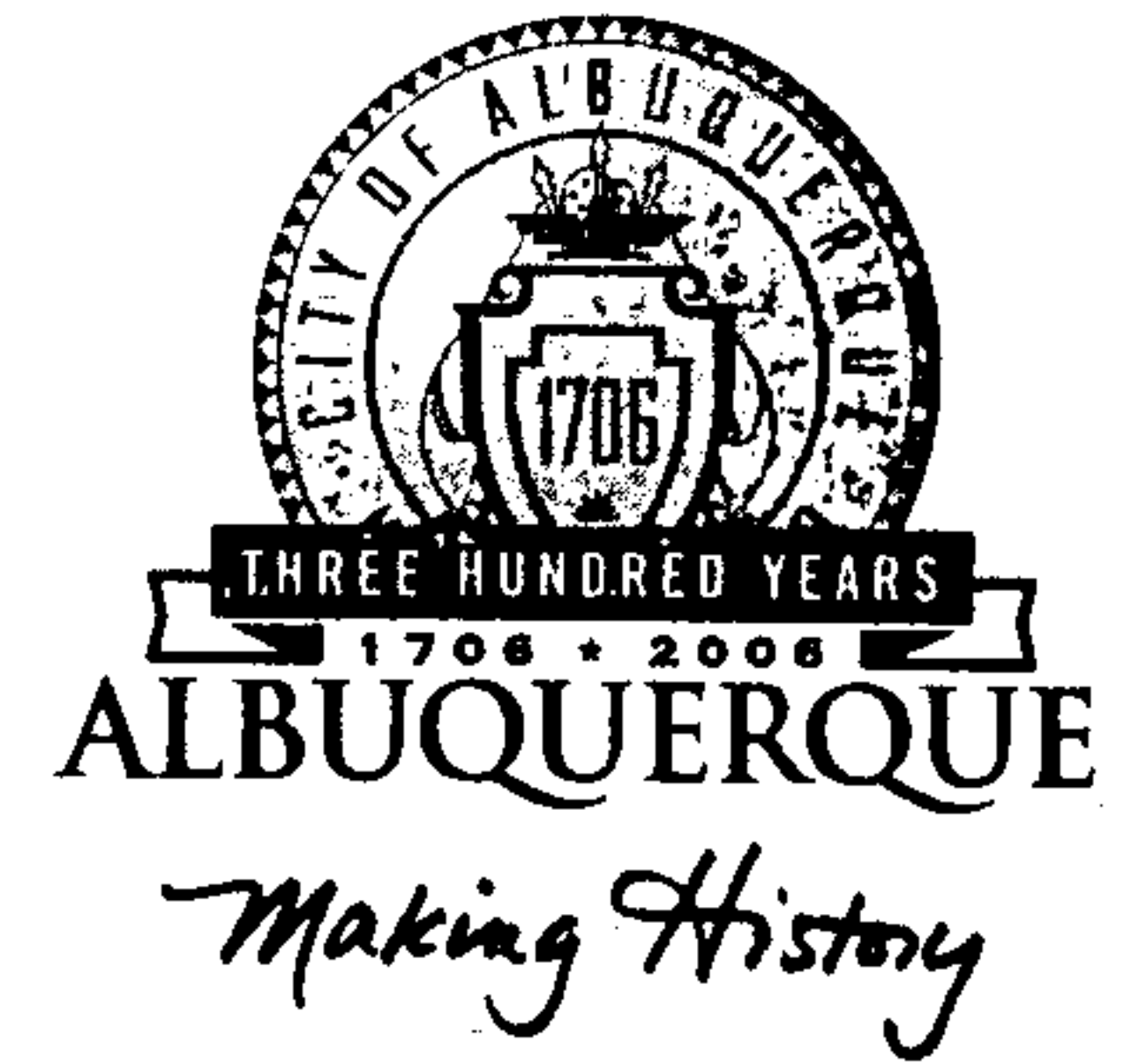
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies of SP BP

- 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.**
- Copy of recorded plat for Planning.**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002962

AGENDA ITEM NO: 18

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 | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: December 1, 2004

MEMO

Date: 30 November 2004
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner *RSB*
RE: Project # 1002962: 04DRB-01783

#18

The submitted site development plan for building permit meets all of the EPC conditions of approval.

2962

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002962 Subdivision Name The trails

Surveyor Tom Klingenhagen Company Bohannon

Contact person _____ Phone # _____ email _____

Barbara A. Romero _____ 11-13-03
Approved *Not Approved Date

DXF RECEIVED 11-13-03 DATE
 HARD-COPY RECEIVED 11-13-03 DATE
 DISCLOSURE STATEMENT

NAD 27 Ground

*Not Approved for one or more of the following reasons:

File Format and naming

- 1) ___ Format is not DXF file in ASCII format
- 2) ___ No hard copy of the final plat submitted
- 3) ___ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) ___ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) ___ Digital submittal does not match final plat
- 10) ___ Parcel lines are not in one separate layer
- 11) ___ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) ___ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 2962 to agiscov on 11-13-03 Client Notified 11 Person



Complete 10-19-04
Replacement Blue Sheet

10/15/04

AS

DRB CASE ACTION LOG (PREL & FINAL)

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.

Margie 33-4548

DRB Application No.: 04DRB-01322 (P&F)

Project #: 1002962

Project Name: THE TRAILS UNIT 2

Agent: Wilson & Company

Phone No.: 898-8021

Project Number

1002962

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOPMENT PLAN), was approved on 9/22/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION:

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): 15 days appeal
of my utilities signatures
P.M. - no signature needed

- 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: 10-18-04
 - 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. OKAY
- Copy of recorded plat for Planning.

P/u 10-19-04

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 14 AND TRACTS OS-3 AND OS-4
THE TRAILS UNIT 2

The plat of TRACTS 1 THRU 14 AND TRACTS OS-3 AND OS-4, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 14, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Book

2004C, page 332.



Mary Herrera

Bern. Co. NOT

R 11.00

2004146565

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Page: 1 of 2

10/18/2004 03:52P

Bk-A85 Pg-6157

OWNER

The Trails, LLC
Longford Group, Inc., its Manager

By: *James R. Baker* 8-24-04

James R. Baker, Division President Date

The Trails Community Association, Inc.

By: *Tracy Murphy* 8-24-04

Tracy Murphy, President Date

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 24th
day of August, 2004, by, James R. Baker, Division
President of The Trails, LLC.

Rebecca J. Monette My commission expires 8/23/2005

Notary Public



OFFICIAL SEAL
REBECCA J. MONETTE
NOTARY PUBLIC-STATE OF NEW MEXICO

STAT OF New Mexico
COUNTY OF Bernalillo SS

My commission expires: 8/23/2005

The foregoing instrument was acknowledged before me this 24th
day of August, 2004, by, Tracy Murphy, President of
The Trails Community Association, Inc.

Rebecca J. Monette My commission expires 8/23/2005

Notary Public



OFFICIAL SEAL
REBECCA J. MONETTE
NOTARY PUBLIC-STATE OF NEW MEXICO



Mary Herrera

Bern. Co. NOT

R 11.00

2004146565
6160062
Page: 2 of 2
10/18/2004 03:52P
BK-A85 Pg-6157

My commission expires: 8/23/2005

RECORD
PLAT CONDITIONS
AND PLAT

9 + 2

7-16
25-5@5
32
47



Replacement Blue Sheet 10/15/04
OS

DRB CASE ACTION LOG (PREL & FINAL)

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-01322 (P&F)
Project Name: THE TRAILS UNIT 2
Agent: Wilson & Company

Project #: 1002962
Phone No.: 898-8021

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOPMENT PLAN), was approved on 9/22/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): 1.5 day appeal
- _____
- _____
- _____

Project Number 1002962



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. OKAY
- Copy of recorded plat for Planning.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 22, 2004

2. **Project # 1002962**

04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval

WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9)

At the September 22, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.
4. NMUI approves the vacation of the blanket wellsite easement with the signing of the final plat.

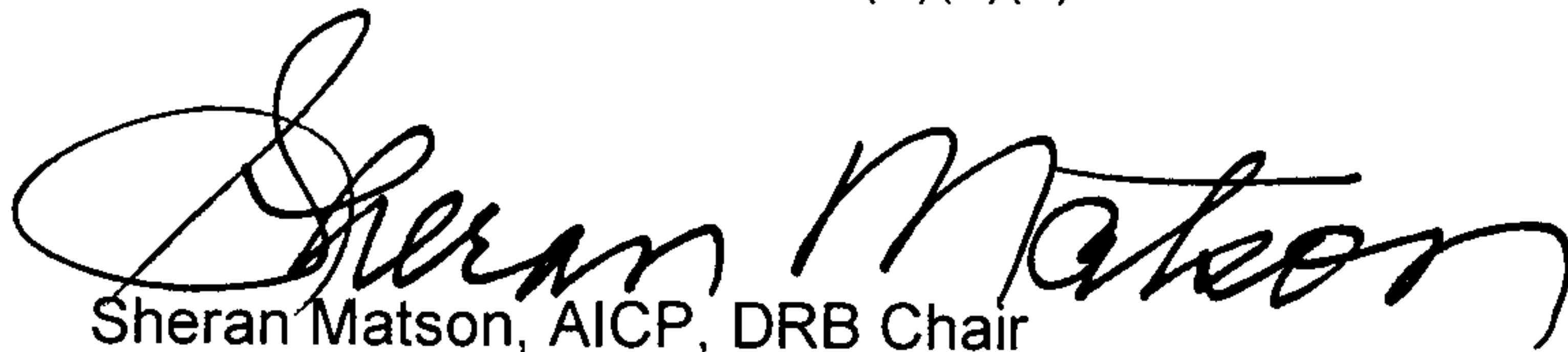
The preliminary and final plat was approved with final plat sign off delegated to Planning for 15-day appeal period and AGIS dxf file.

If you wish to appeal this decision, you must do so by October 7, 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

Cc: The Trails LLC, 7007 Jefferson NE, Suite A, 87109
Wilson & Company, 2600 American Road, Suite 100, Rio Rancho, NM 87124
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002962 AGENDA#: 2 DATE: 9.22.04

1. Name: Russ Hugg Address: 9643 Zip: 87114

2. Name: Steve Salazar Address: VALLEY VIEW NW
Wilson JC Zip: _____

3. Name: Donny Bonoman Address: Wilson JC 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: _____

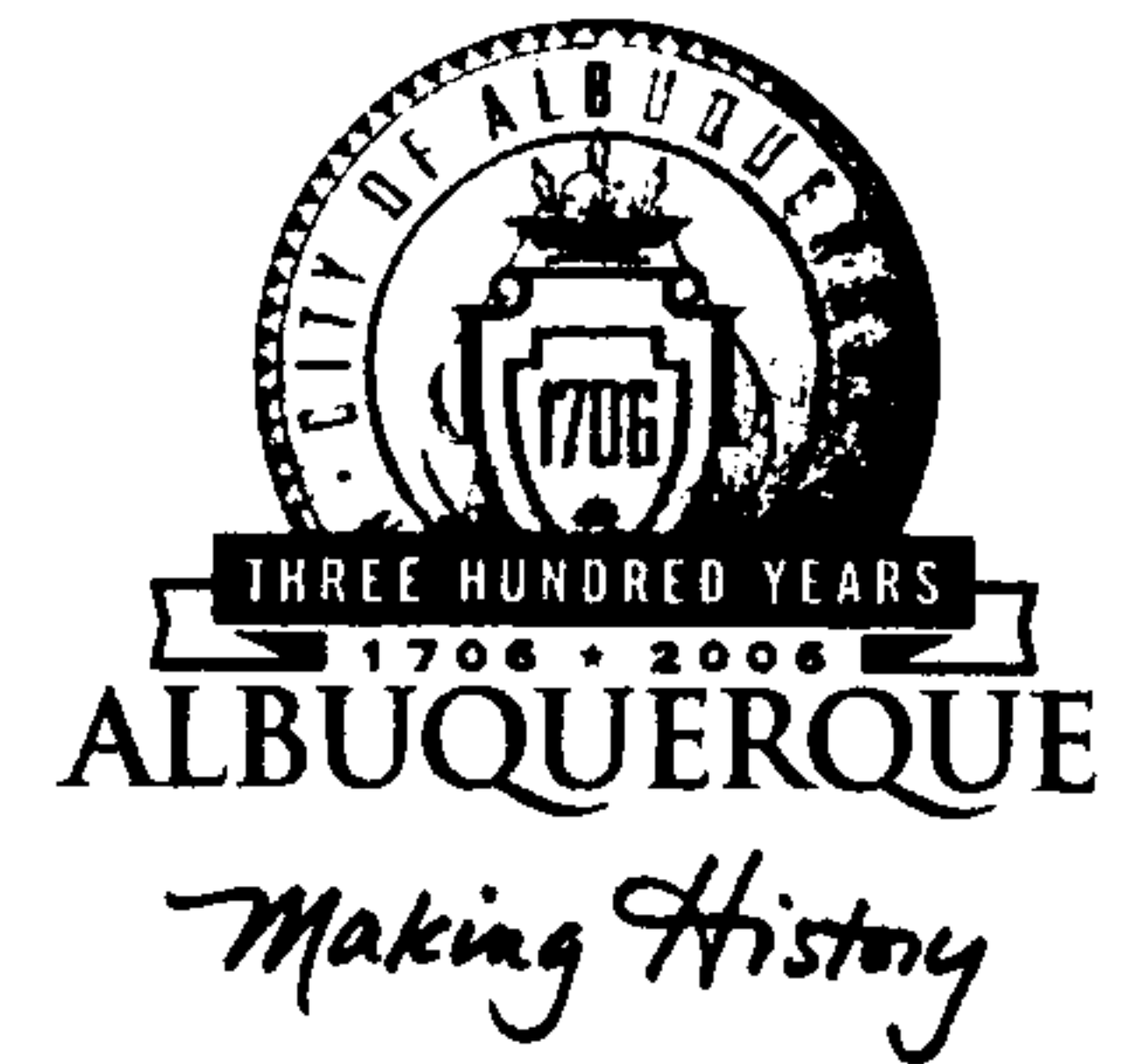
11. Name: _____ Address: _____ Zip: _____

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: 1002962

AGENDA ITEM NO: 2

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 | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the subject request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: September 22, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 22, 2004

Project # 1002962

04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval

WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to any of the requests.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	Letter sent to Ventana Ranch (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
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	

For the final plat please show the existing 20' documented easements along the north boundary.

TRACT-2 filed March 23, 2004 in Book A74 Page 7747, TRACT-3 filed March 23, 2004 in Book A74 Page 7748, TRACT- 4 filed March 23, 2004 in Book A74 Page 7751, TRACT-5 filed March 23, 2004 in Book A74 Page 7749.

For the final plat please show the existing 10' documented easements along the east boundary. The northerly portion filed August 27, 2004 Book A83 Page 1518. The southerly portion filed August 27, 2004 Book A83 Page 1507. The switch gear easement in the southeasterly corner filed August 27, 2004 Book A83 Page 1517.

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 adverse comments.

City Engineer No objection to the vacation request. No objection to a BLV.

Transportation Development

No objection to vacation actions. No objection to bulk land variance. Provide cross sections of Woodmont and Oakridge to support the 98' & 78' dedicated rights-of-way. Provide cross sections of Paseo Del Norte and Universe to support right-of-way dedications. 40' easements need to be granted to the "Not a part of this plat" parcel. Where does the western easement tie into the previously platted subdivision? Tract 1 needs to have easements for access across tract 2 and possibly Tract B. The easement (50') serving tract H thru tract 12 needs to be vacated and moved to the western boundary of tract 12 so that it does not interfere with the intersection of Rainbow and Woodmont. What happened to Treeline Avenue?

Parks & Recreation No objection to any of the requests.

Utilities Development

No objection to Vacation requests with the condition that NMUI approves the vacation of the blanket well site easement with the signing of the final plat. No objection to Bulk Land Variance request. No objection to Preliminary/Final Plat approval with minor corrections.

Planning Department

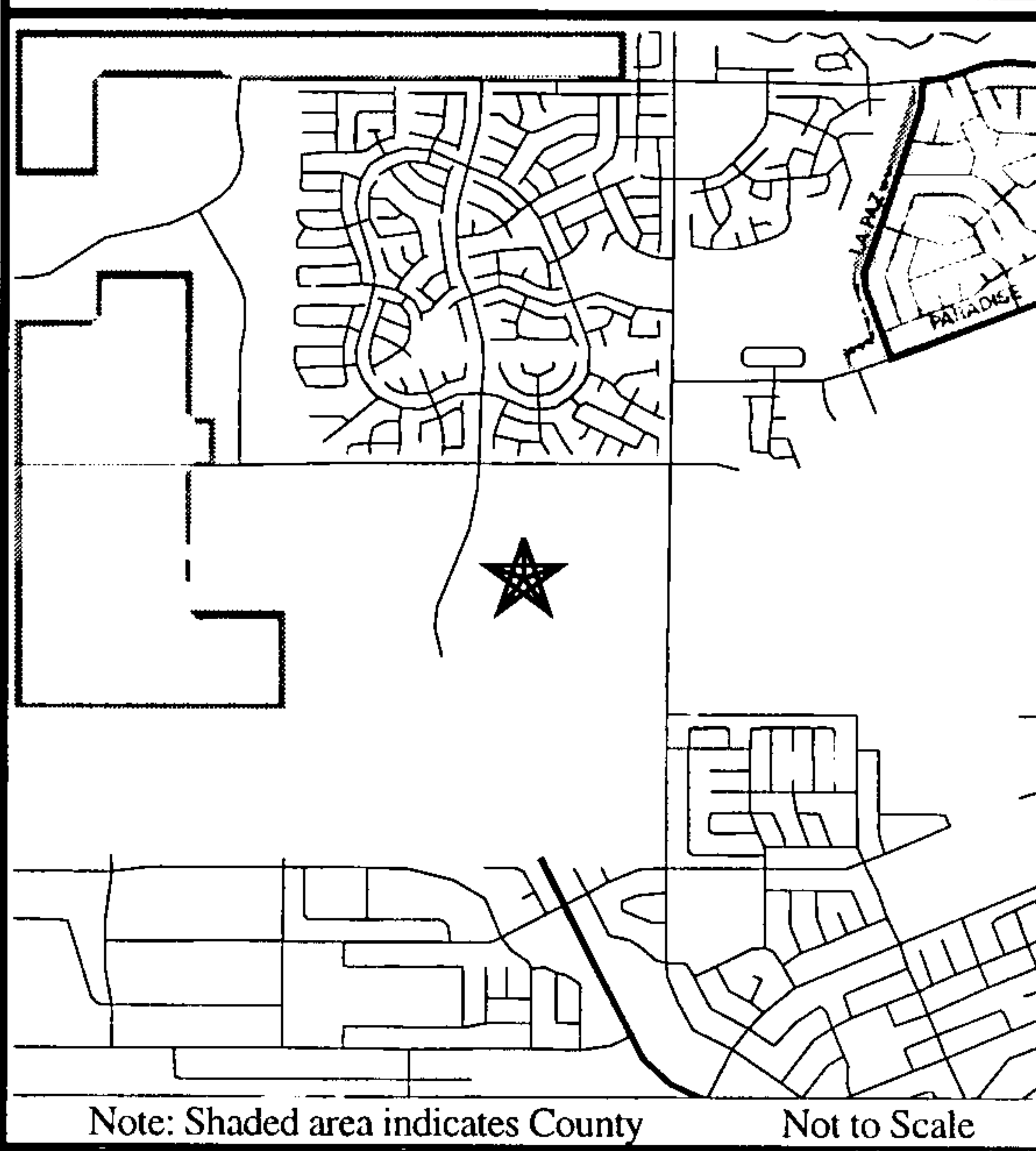
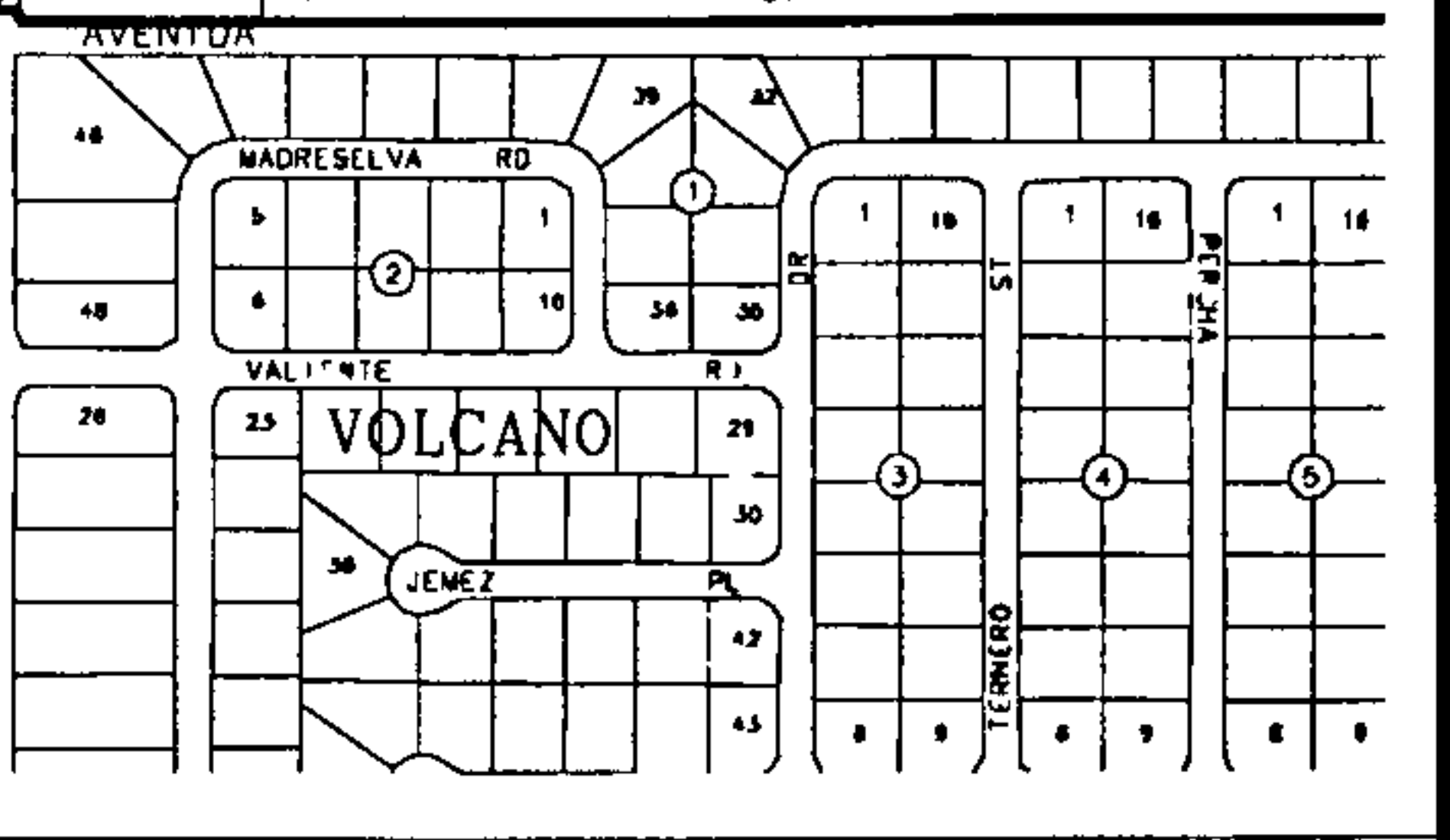
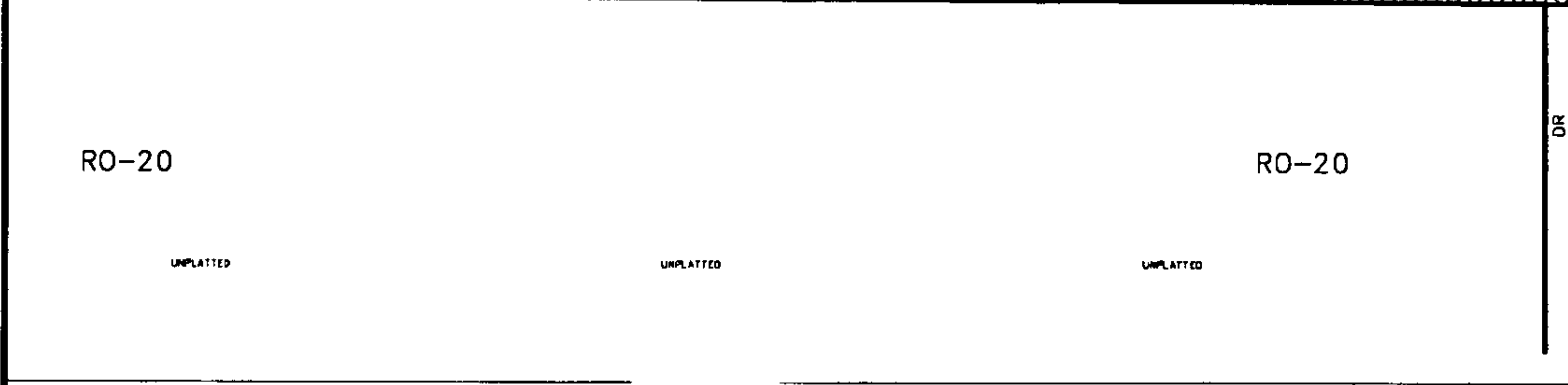
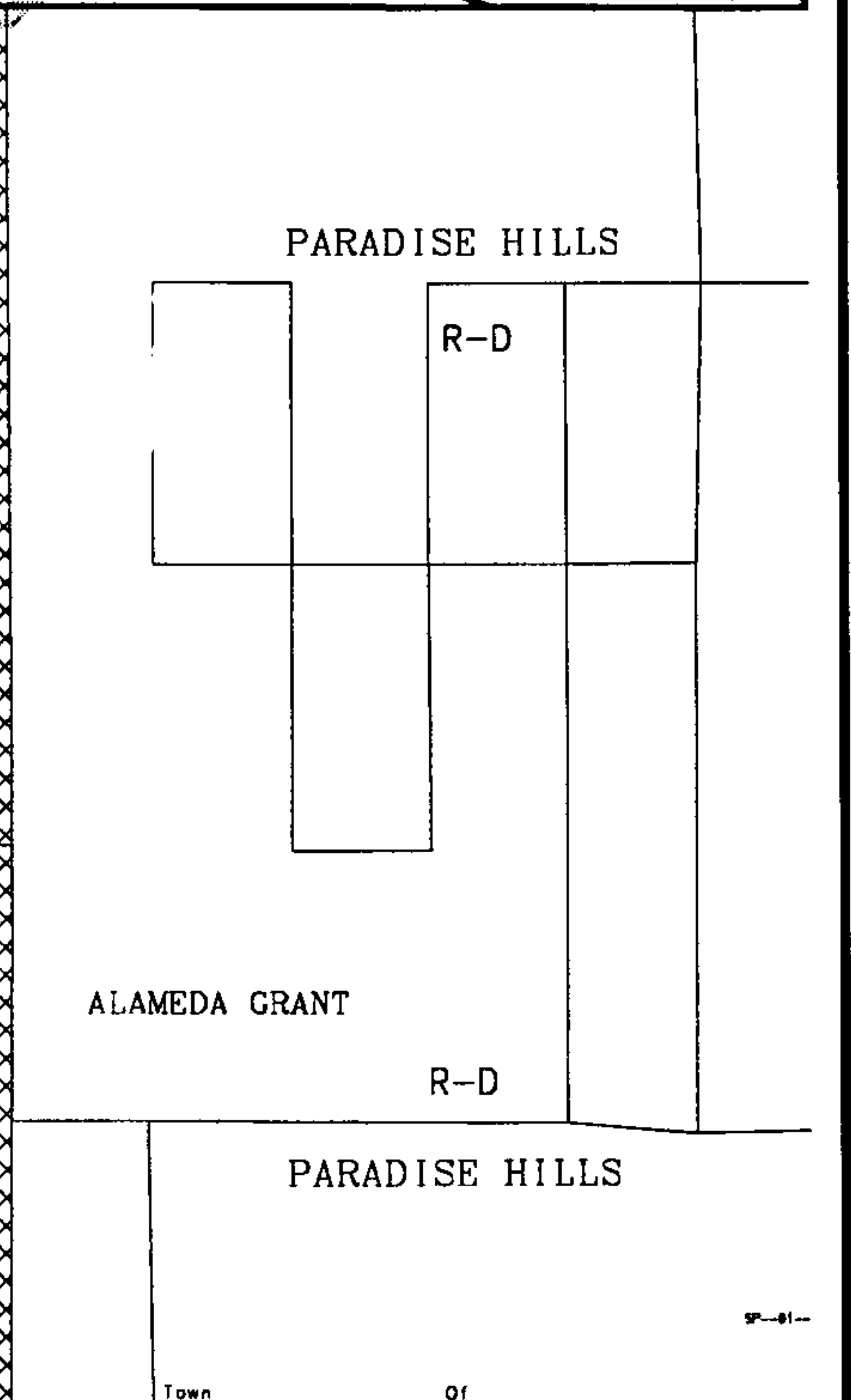
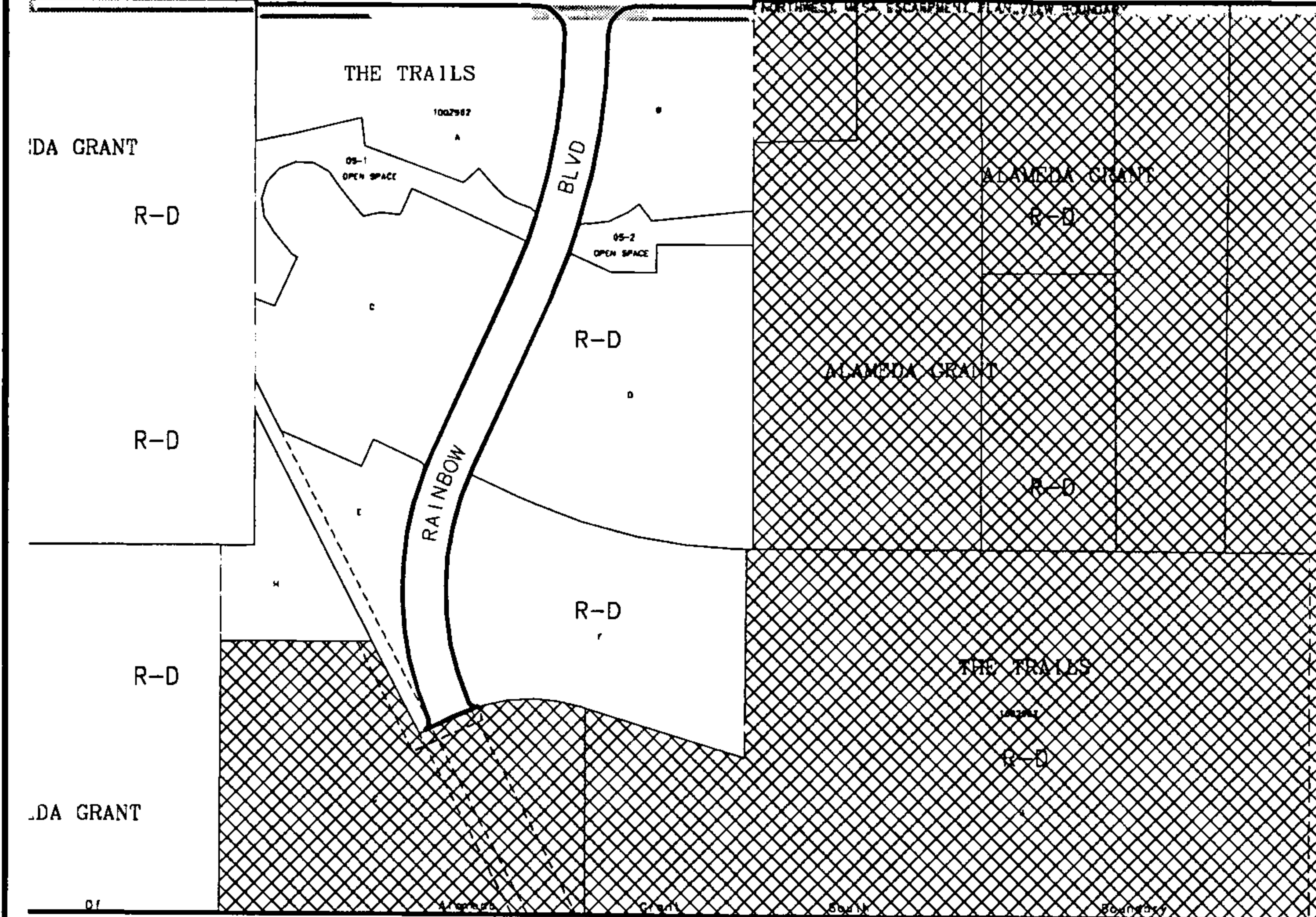
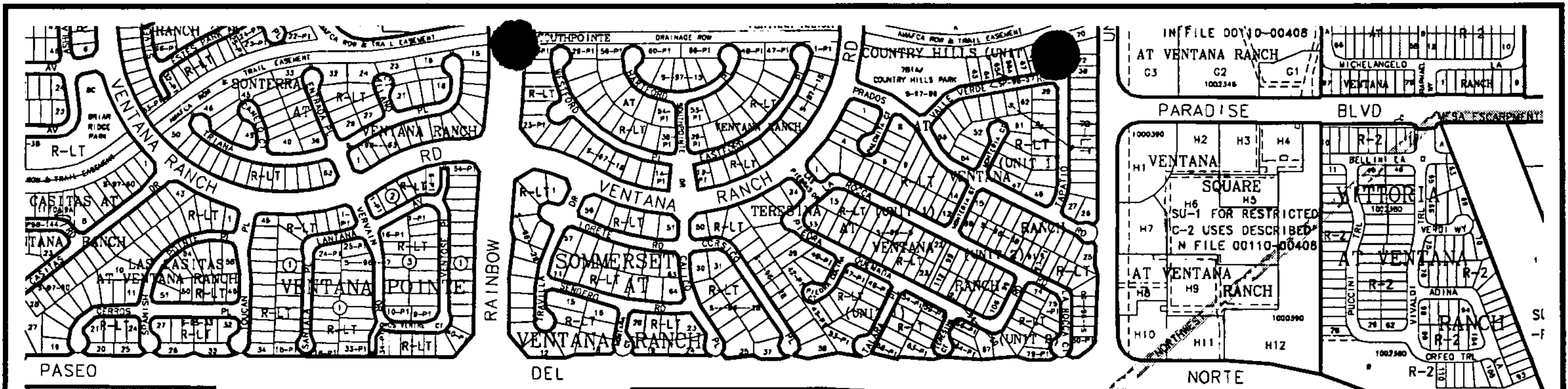
Has Open Space agreed to accept the 2 open space tracts shown on the plat?

When the individual tracts come in for preliminary plat approval, perimeter wall design is required for any walls planned along streets, public open space, parks and trails.

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

cc:The Trails LLC, 7007 Jefferson St NE, Suite #A, 87109

Wilson & Company, Attn: Dan Aguirre, 2600 American Road, Suite #100, Rio Rancho, NM 87124



ZONING MAP



Scale 1"=843'

PROJECT NO. 1002962
HEARING DATE 9-22-04
MAP NO. C-9
ADDITIONAL CASE NUMBER(S) 04DRB-01319 04DRB-01320 04DRB-01321

Note: Shaded area indicates County Not to Scale



**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, September 22, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002250

04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10)

Project # 1002962

04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval

WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9)

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, SEPTEMBER 6, 2004.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
6/23/04	1002962 Trails, Phase <u>II</u>	Sketch	Comments

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB-1002962

Item No. 23

Zone Atlas C-9

DATE ON AGENDA 6-23-04

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- (X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) How does the Universe Moratorium interact with proposed action?
- 2) Why isn't the alignment of Treeline Avenue shown?
- 3) Where is sector plan?
- 4) Widths of roadways need to be shown. (Assuming these will be easements)
- 5) Show ultimate widths of Universe and Paseo.
- 6) How does the "Not a part of" tract take access?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002962

AGENDA ITEM NO: 23

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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

All easements of record must be shown on plat.
It appears you are land-locking the out parcel.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *X*; 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: June 23, 2004

discussed

11/7/03

The Trails

Bill Beltramo called & left me a voice mail at 6:10pm on 11/6/03.

He said the Bulk Land Plat map that was signed by all DRB members (except me)

I did when City Surveyor signed my map.

had no owner signature because the corporation name was wrong & they didn't have time before the DRB meeting to get his signature on corrected map. Also, the Indus ownership was removed after City Surveyor resigned because ~~the DRB~~ & all DRB signed (except me) because Indus did not buy after all.

ones of

City Surveyor's job is to make sure owners sign before he does. He was upset that BTTI changed map after he signed.

Rick said owners want to change tract #s on same plat & change names of

preliminary plats already
approved.

I left ~~mess~~ message for
Rick today telling him
the changes to BLP maps
are not allowed after the
City Announces signs. The
fact that Alder's signature was
on the changed maps is
also upsetting because it appears
he signed it w/out owner's
signature.

I also told him Tract #s on
BLPlats can not be changed
w/out going through DRB. The
same situation applies to
changing preliminary plat names.

Smator

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002962 Subdivision Name The trails

Surveyor Tom Klingenhagen Company Behanna

Contact person _____ Phone # _____ email _____

[Signature] _____ 11-13-03
Approved *Not Approved Date

DXF RECEIVED 11-13-03 DATE
 HARD-COPY RECEIVED 11-13-03 DATE
 DISCLOSURE STATEMENT

NAD 27 Ground

***Not Approved for one or more of the following reasons:**

File Format and naming

- 1) ___ Format is not DXF file in ASCII format
- 2) ___ No hard copy of the final plat submitted
- 3) ___ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) ___ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) ___ Digital submittal does not match final plat
- 10) ___ Parcel lines are not in one separate layer
- 11) ___ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) ___ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 2962 to agiscov on 11-13-03 Client Notified 11 Person



#5

Approved 11/7/03
BOK

DRB CASE ACTION LOG

(SITE PLAN SUBD)

REVISED 3/20/2003

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.: 03-01530 (SPS)
Project Name: TRACT 4, BLACK RANCH
Agent: Bohannon Huston & Denish-Kline

Project # 1002962
EPC Application No.: _____
Phone No.: 823-1000 (BHI)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/22/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

- PLANNING (Last to sign): _____
 - 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.**
 - Copy of final plat AND a DXF File for AGIS is required.**
 - Copy of recorded plat for Planning.**

Project Number

1002962



DRB CASE ACTION LOG

PREL & FINAL

REVISED 3/20/2003

11-20-03
JMM

#5

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.: 03-01528 (P&F)
Project Name: TRACT 4, BLACK RANCH
Agent: Bohannan Huston & Denish-Kline

Project # 1002962
EPC Application No.: _____
Phone No.: 823-1000 (BHI)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/22/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

X

- PLANNING (Last to sign): JMM 11/20/03
- 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.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

~~X~~
~~X~~
~~X~~

11/20/03 Released to BHI

Nina

Project Number 1002962



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-23-2003

- 6. **Project # 1002962**
- 03DRB-01527 Major-Bulk Land Variance
- 03DRB-01528 Minor-Prelim&Final Plat Approval
- 03DRB-01529 Major-Vacation of Public Easements
- 03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9)

At the October 22, 2003, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was approved with final sign off delegated to Planning for AGIS DXF file.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

X
Also
needed
John
Murphy
signature
owner



**OFFICIAL NOTICE OF DECISION
PAGE 2**

4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by November 6, 2003, in the manner described below.

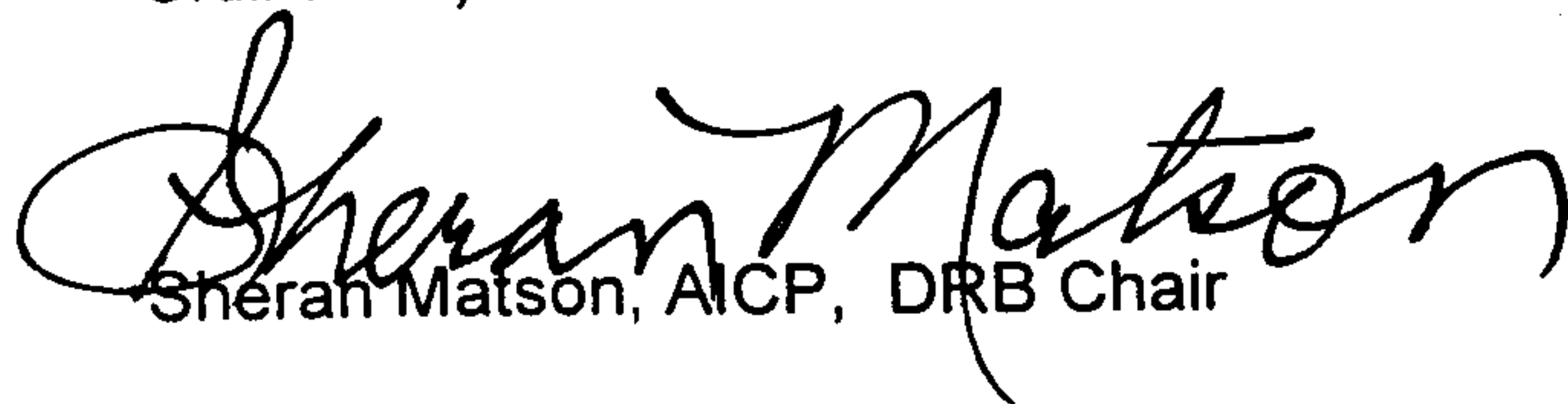
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

Cc: The Trails LLC, 3077 Warm Springs Rd, Las Vegas, NV 89120
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Denish-Kline & Associates, 500 Marquette NW, Suite 350, 87103
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-23-2003

6. Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat Approval
03DRB-01529 Major-Vacation of Public Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9)

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BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was approved with final sign off delegated to Planning for AGIS DXF file.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.



DRB CASE ACTION LOG

PREL & FINAL

REVISED 3/20/2003

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.: **03-01528 (P&F)**
Project Name: **TRACT 4, BLACK RANCH**
Agent: Bohannon Huston & Denish-Kline

Project # **1002962**
EPC Application No.:
Phone No.: 823-1000 (BHI)

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 10/27/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- 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.

Copy of final plat AND a DXF File for AGIS is required.

Copy of recorded plat for Planning.

Project Number

1002962

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002962 AGENDA#: 6 DATE: 10.22.03

1. Name: Rick Buttrick Address: 7500 Jefferson Zip: 87109

2. Name: Nina Leung Address: 7500 Jefferson Zip: 87109

3. Name: Lawrence Klene Address: Densby Klene 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
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002962

AGENDA ITEM NO: 6

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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 10-8-03.

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:

DXF, 15-day

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 22, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 8, 2003

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: 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.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:05 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:20 p.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002855**
03DRB-01511 Major-Vacation of Pub
Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & 981, 02EPC-01676 & 77 (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH TWO ADDITIONAL CONDITIONS.**

3. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat
Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

4. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) **The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [*Deferred from 10/8/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

- 4 5. **Project # 1002962**
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

6. **Project # 1002957**
03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11) **THE VACATION OF THE PUBLIC WATER LINE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR REMOVAL OF VACATION (1) ON SHEETS 2 OF 3 OF THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**

7. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat
Approval
03DRB-01538 Major-Vacation of Pub
Right-of-Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [*Deferred from 10/8/03*] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

8. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub
Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). *[Deferred from 9/24/03 & 10/8/03]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

9. **Project # 1002645**
03DRB-01440 Major-Preliminary Plat
Approval
03DRB-01441 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] *[Deferred from 10/1/03]* (A-9/A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/4/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03]* (F-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN ADEQUATE EASEMENT FOR THE LATERAL SHALL BE PROVIDED AND M.R.G.C.D. SHALL SIGN THE PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENTS AND UTILITY DEVELOPMENT TO ADD PRIVATE SANITARY SEWER EASEMENTS FOR PRIVATE ACCESS AND TO ADD A 30-FOOT PUBLIC WATERLINE EASEMENT TO VACATED OAKLAND.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

13. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). *[Deferred from 10/1/03 & 10/8/03]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

14. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03]* (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/02 THE PRELIMINARY PLAT WAS APPROVED.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03]* [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

15. **Project # 1002197**
03DRB-01648 Minor-SiteDev Plan
BldPermit/EPC
- MOLZEN CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT - WATER UTILITY DIVISION, request(s) the above action(s) for SEC. 28 T11N R2E , **WEST MESA OPEN SPACE**, zoned RO-20, located on ATRISCO NW and 81ST ST NW BETWEEN DOUBLE EAGLE AIRPORT AND I-40 WEST. [CHRIS HYER, EPC CASE PLANNER] (E-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1002455**
03DRB-01654 Minor-SiteDev Plan
Subd/EPC
03DRB-01655 Minor-Sketch Plat or
Plan
- TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J GROUP ADDITION**, zoned SU-1, C-1, located on SAN ANTONIO NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 10/8/03] (E-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

17. **Project # 1001104**
03DRB-00289 Minor- Final Plat
Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISION**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03, the final plat was indefinitely deferred on 4/16/03] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMENDMENTS TO THE SITE PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

18. **Project # 1000162**
03DRB-01636 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for TIM WHITE - DESERT CREEK APARTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **LUECKING PARK COMPLEX**, zoned R-3, located on BRYN MAWR AVE NE, between AMAFCA NORTH DIVERSION and I-25 FRONTAGE ROAD containing approximately 16 acre(s). [REF: 1000162, 01DRB-01697, 00440-00097, 01460-00821, 03DRB-00823] (G-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS TO BOTH LOTS OF ADJOINING PARCEL AND UPDATES AND TO PLANNING FOR PNM ELECTRIC'S SIGNATURE AND FOR A TRAIL EASEMENT ON SOUTH END OF PROPERTY.**

19. **Project # 1000621**
03DRB-01649 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS REVOCABLE TRUST request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on WOODWARD PL NE, between INTERSTATE 25 and LOMAS BLVD NE containing approximately 10 acre(s). [REF: DRB-97-466, 00DRB-00849 SK, 03DRB-01353] (J-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 35-FOOT BY 35-FOOT WATER METER EASEMENT AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1001991**
03DRB-01650 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for GEORGE EK request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) B, **DAVIDSON ADDITION**, zoned R-2, located on CANDELARIA ROAD NW, between 4th ST NW and 7th ST NW containing approximately 1 acre(s). [REF: Listed under Project #1002135 in error. Correct Project # is #1001991, 02ZHE 01209/01210/01211] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1002315**
03DRB-01651 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13-B, **WILDERNESS VILLAGE & WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on CITY OF ALBUQUERQUE OPEN SPACE, containing approximately 34 acre(s). (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COORDINATE WITH FINAL CONSTRUCTION PLANS AND ACCESS LANGUAGE FOR SANITARY SEWER AND PLANNING FOR PERIMETER WALLS SUBMITTAL AND AGIS DXF FILE.**

22. **Project # 1002635**
03DRB-01652 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702 ZMA, 03EPC-00703 SPS, 03EPC-0704 SBP] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

23. **Project # 1002992**
03DRB-01623 Minor-Subd Design
(DPM) Variance

TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

24. **Project # 1003006**
03DRB-01653 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING COMPANY, INC.
agent(s) for RICHARD & NASHAUN GALLEGOS
request(s) the above action(s) for all or a portion of
Lot(s) 17 & 18, Block(s) 3, **BELMONT PLACE**
ADDITION, zoned R-1, located on 5th ST NW,
between BELLROSE AVE NW and GRIEGOS RD
NW containing approximately 1 acre(s). [REF: ZA-93-
227] (G-14) **INDEFINITELY DEFERRED AT THE**
AGENT'S REQUEST.

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLAT THIS WEEK

25. Approval of the Development Review Board Minutes September 24, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:20 P.M.

Buck Plat approved & recorded



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002962

AGENDA ITEM NO: 5

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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV or vacation request.
Cross-lot drainage esmt needed.

RESOLUTION:

10-22-03

APPROVED ____; DENIED ____; DEFERRED X; 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 8, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002962 AGENDA#: 5 DATE: 10.8

1. Name: Paul Bell Address: 750 Jefferson Zip: 87104

2. Name: Lourence Klein Address: L-K Zip: _____

3. Name: John Clark Address: 506 Agate Zip: 87501 Suite 72, 7117

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 REVIEW BOARD

October 8, 2003

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat Approval
03DRB-01529 Major-Vacation of Public Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] (C-9)

AMAFCA	No objection to requested Bulk Land Plat actions
COG	No adverse comment. For information, the Long Range Roadway System designates Rainbow Boulevard as a principal arterial. The Long Range Bikeway System proposes a bike trail along Rainbow.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Ventana Ranch (R) Neighborhood Assn.
APS	
Police Department	No adverse comments.
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 Gas	Approves.
PNM Electric	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

City Engineer

Master drainage study (with engineer's cost estimate) must be approved prior to BLV being granted. No objection to vacation request.

Transportation Development

How will access be provided to Tract 'H' in the ultimate condition. How will dead end of Rainbow work in interim?

Parks & Recreation

Parks accepts the dedication of the park site and open space sites. No objection to the site plan. Defer to Transportation regarding the vacation of right of way.

Utilities Development

No objection to Bulk Land Variance. Plat needs an easement for NMUI well site. Prior to Plat approval, need master Utility Plan to review. No objection to Vacation request.

Planning Department

The City Surveyor must sign the bulk plat before DRB does so. We assume the mylar will have his signature.

The site plan for subdivision should also state that the homes will conform to the maximum building height in the RT zone.

The DPM landscape plan requirement can be met with inclusion of a typical lot showing the landscaping on the site plan sheet.

Please be sure to use the DRB signature block for site plan approval.

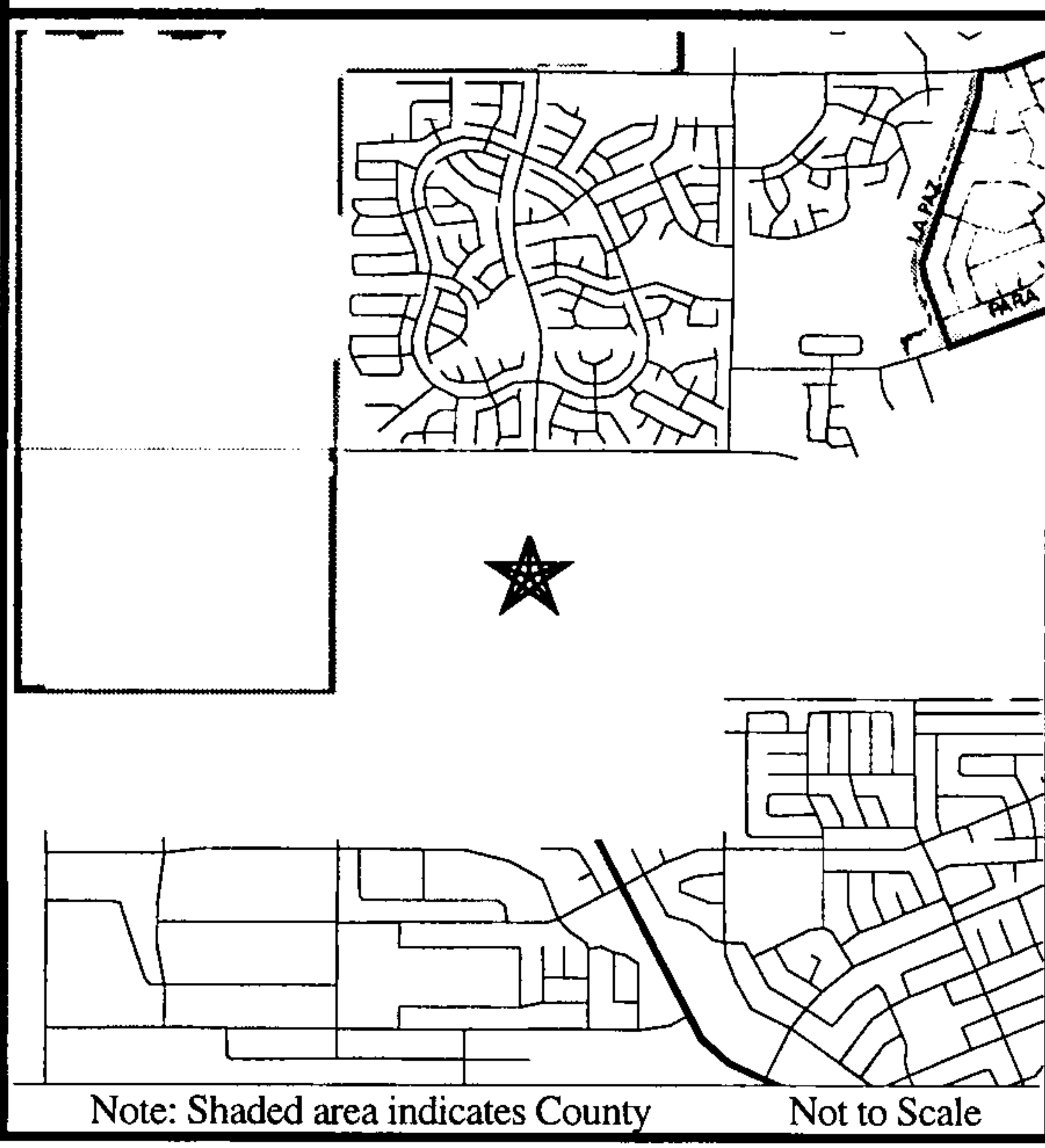
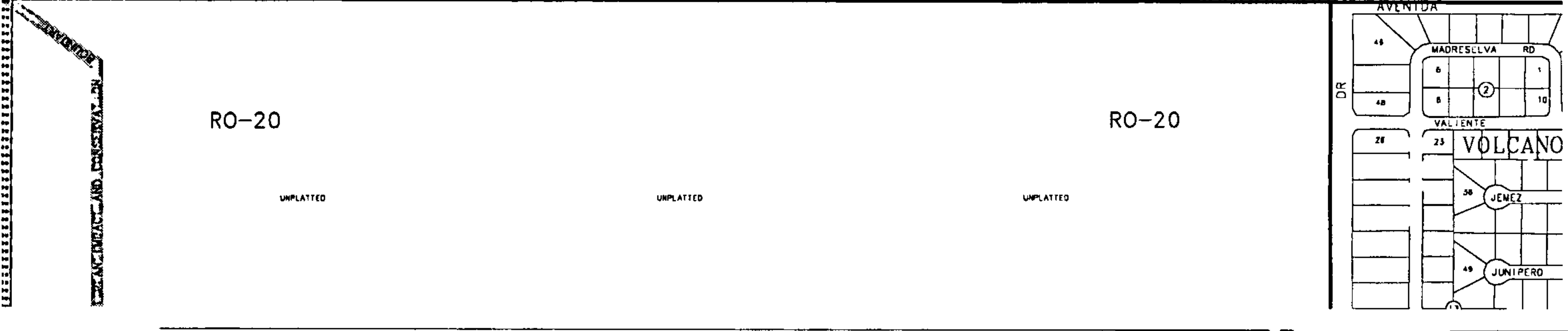
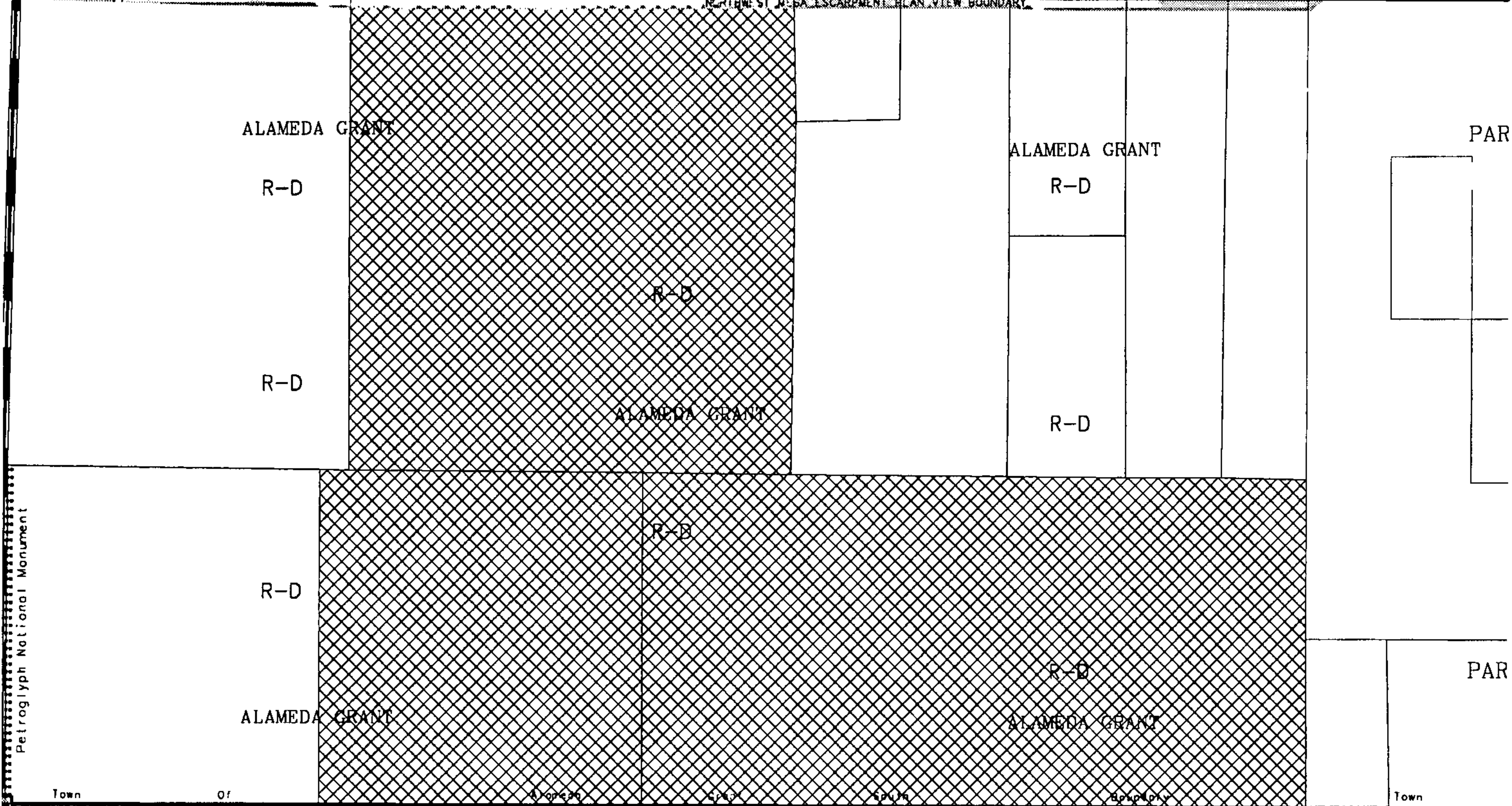
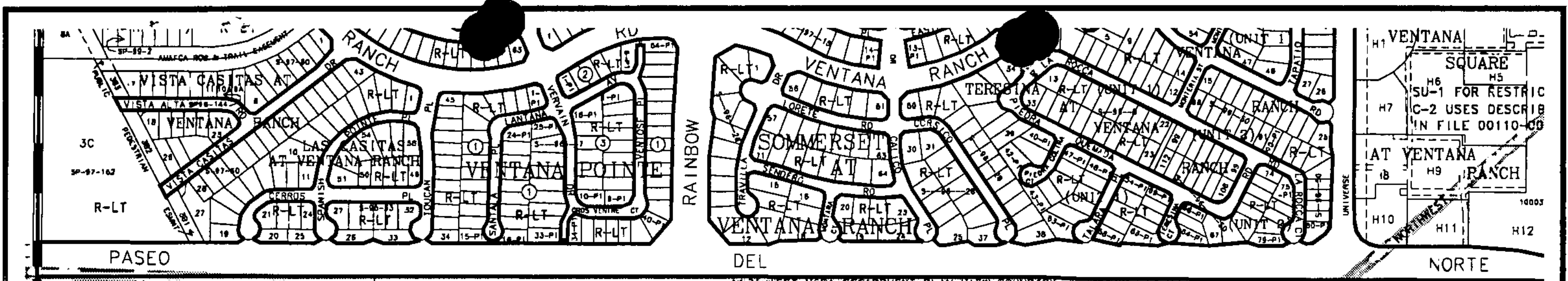
Planning has no objection to any of the requested actions.

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

cc: The Trails LLC, 3077 Warm Springs Rd., Las Vegas, NV 89120

Bohannon Huston Inc., 7500 Jefferson NE, 87109

Denish-Kline & Associates, P.O. Box 2001, 87103



ZONING MAP



Scale 1" = 789'

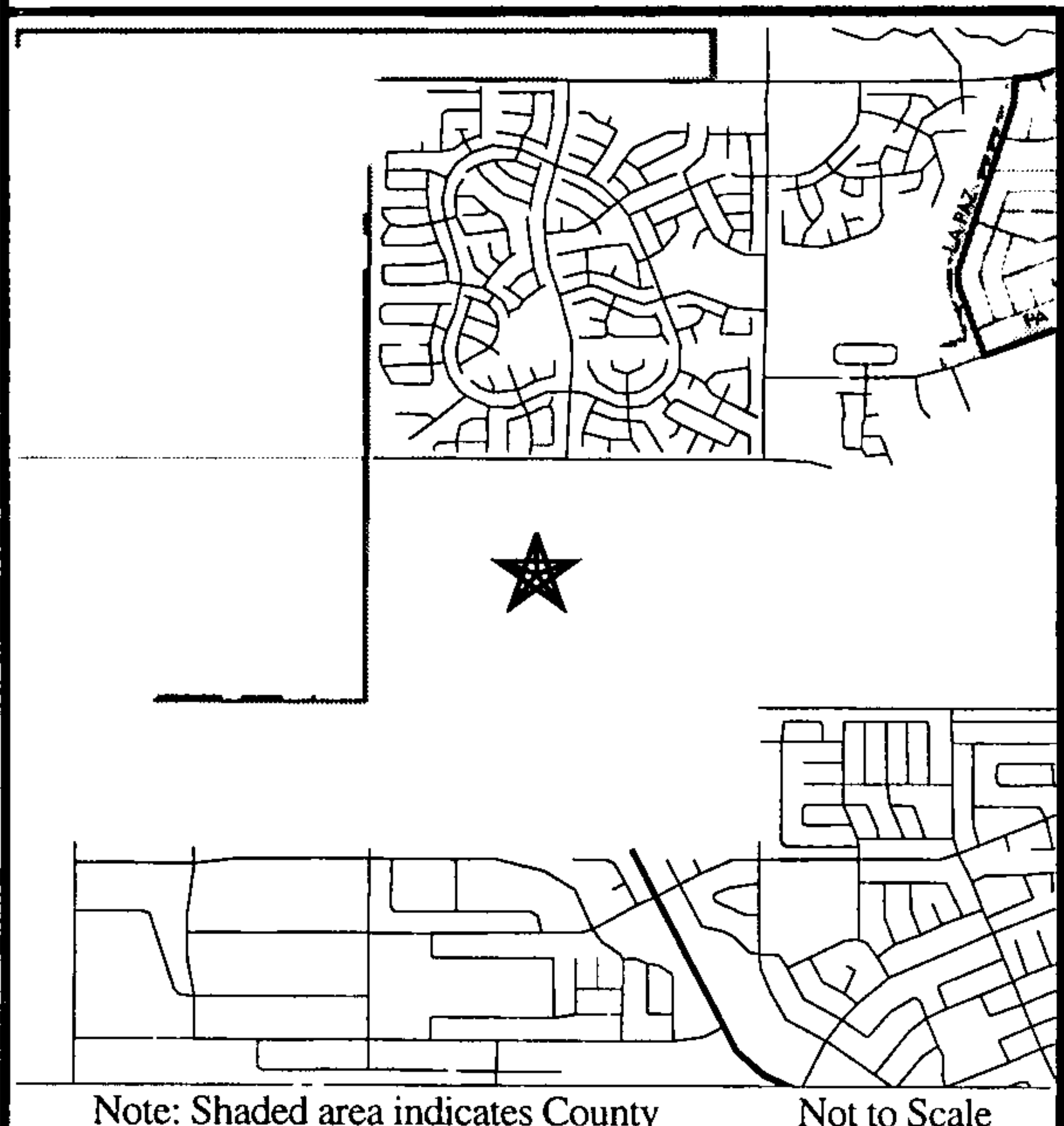
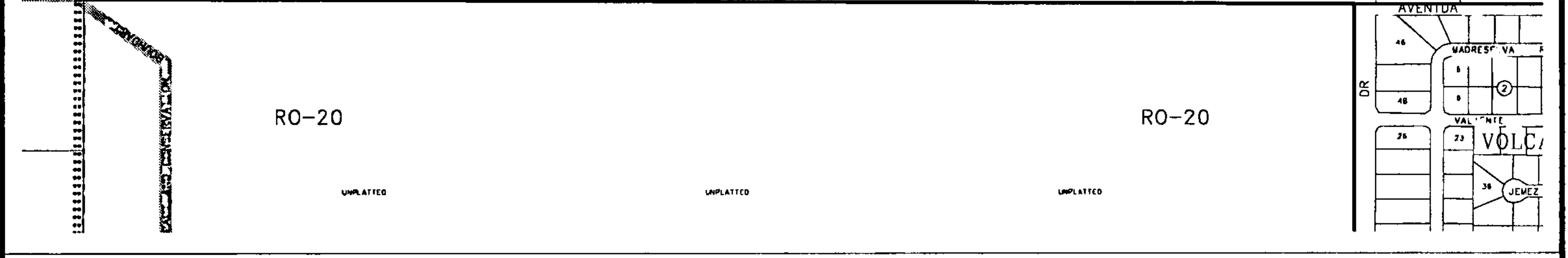
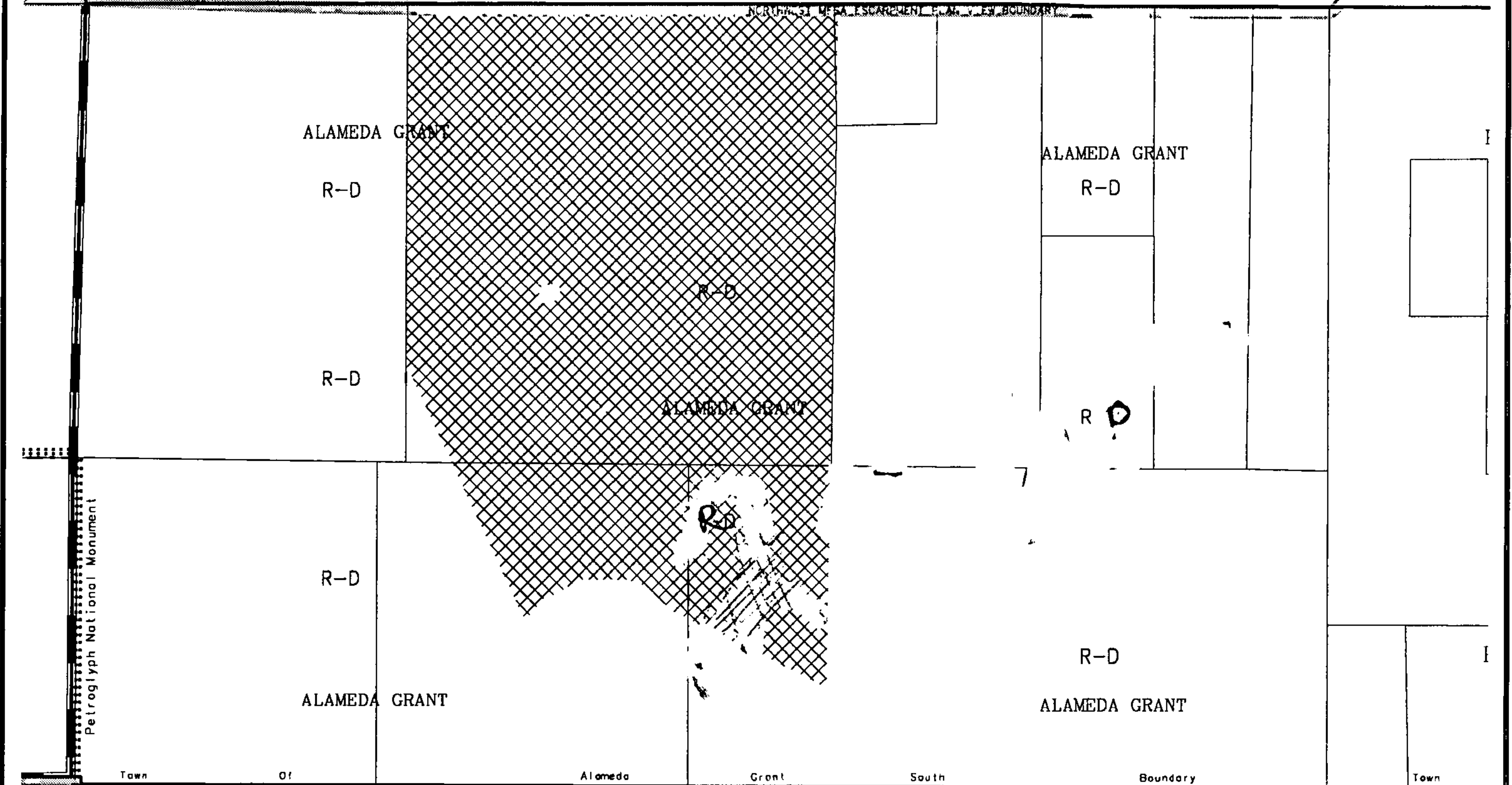
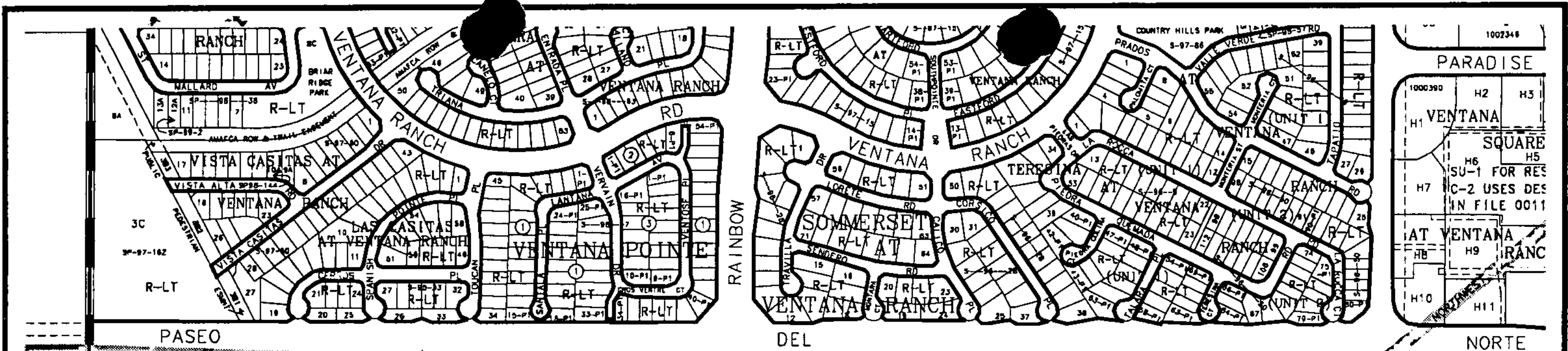
PROJECT NO.
1002962

HEARING DATE
10-8-03


MAP NO.
C-9

ADDITIONAL CASE NUMBER(S)
03DRB-01527
03DRB-01528
03DRB-01529

03DRB-01530



ZONING MAP



Scale 1" = 798'

PROJECT NO.
1002962 ~~1002928~~

HEARING DATE
10-8-03

MAP NO.
G-9

ADDITIONAL CASE NUMBER(S)
03DRB-01530

Note: Shaded area indicates County Not to Scale



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
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Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

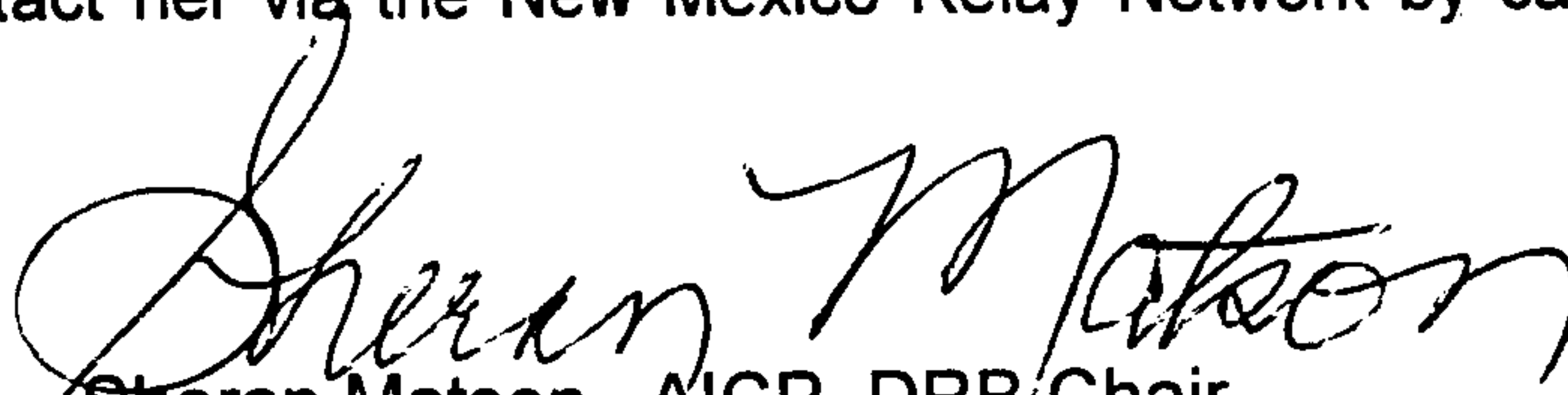
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). (J-8)

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, SEPTEMBER 22, 2003.



**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 8, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000131

03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855

03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928

03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929

03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

SEE PAGE 2



10/8

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] (C-9)

Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

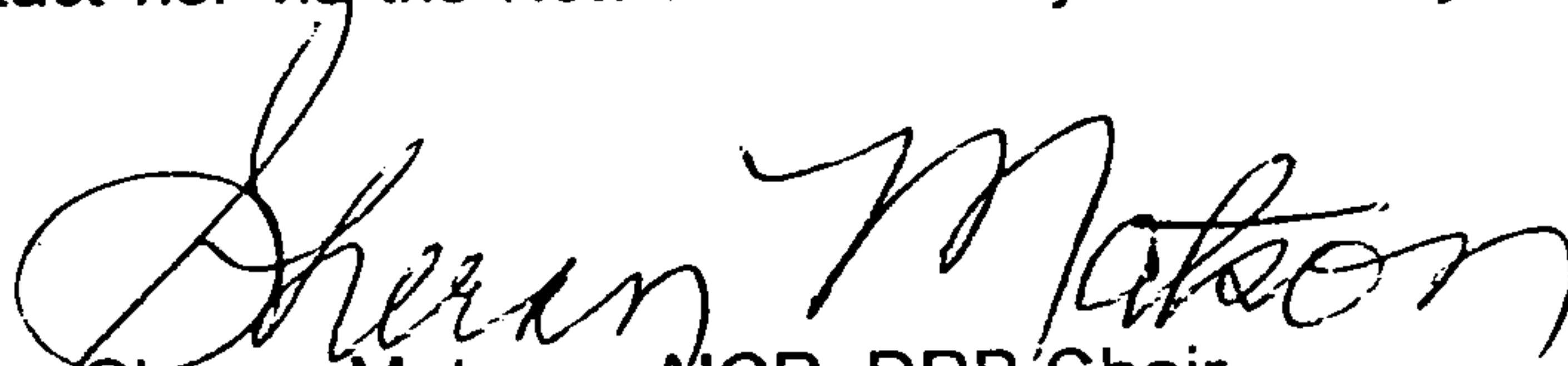
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). (J-8)

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, SEPTEMBER 22, 2003.



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CITY OF ALBUQUERQUE**

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Project # 1000131
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855
03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

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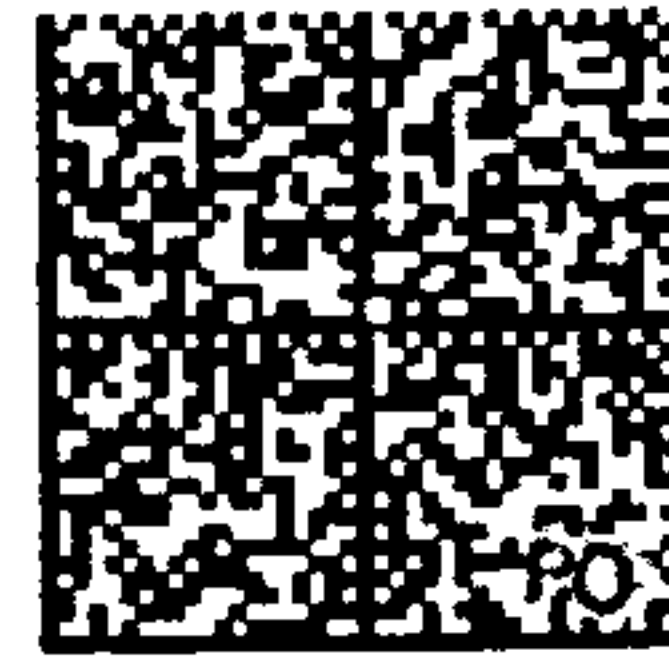
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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SEP 22 2003

MAILED FROM ZIP CODE 87102

101006423022730110

BEDROCK INVESTORS LIMITED
PO BOX 14708
LOS LUNAS NM 87031

- Full Return to Sender
- Insufficient Address
- Moved - old address
- Uncertain Return
- Address Not Known
- No Such Person
- No Such Address
- No Such Post Office
- Box Closed - No Mail
- If possible





10/4

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
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(C-9)

Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

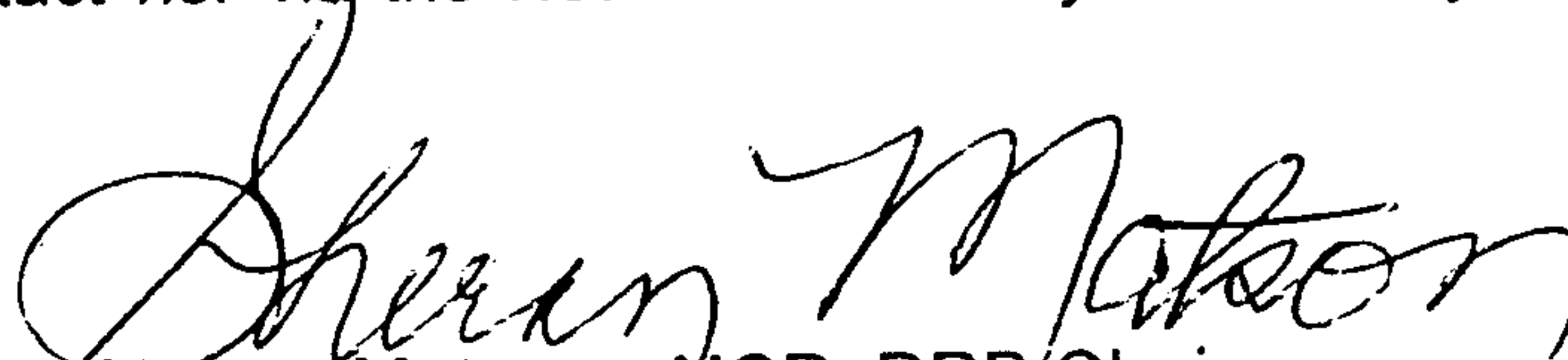
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Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

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Sheran Matson, AICP, DRB Chair
Development Review Board

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Project # 1002928

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03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929

03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

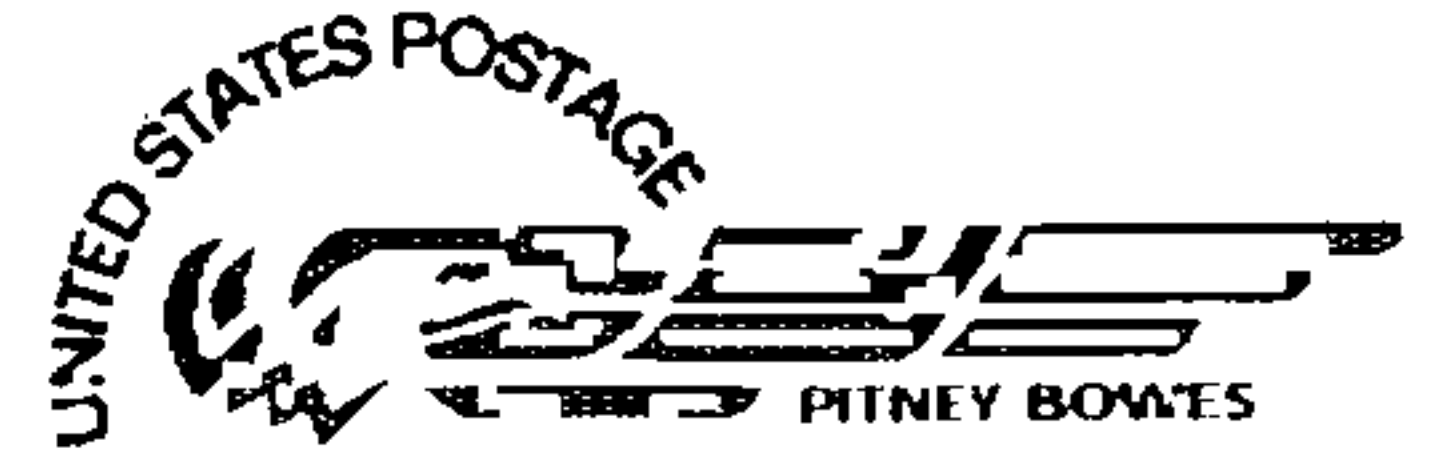
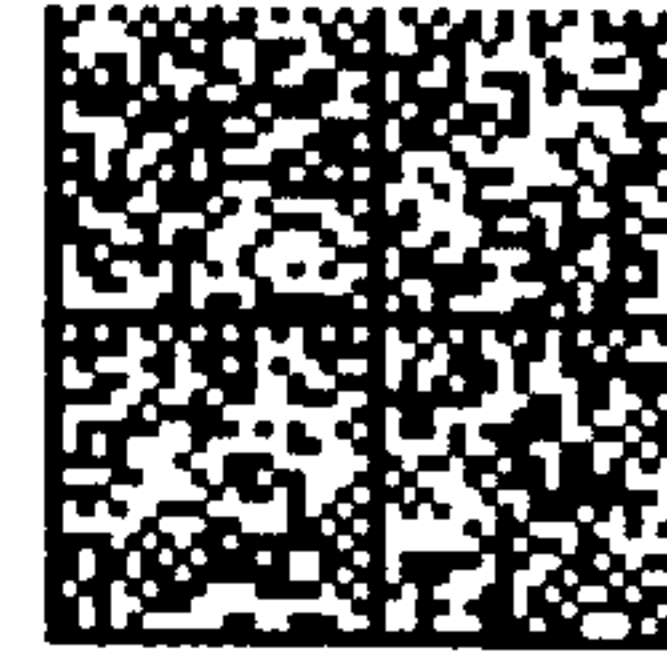
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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MAILED FROM ZIP CODE 87103

100906524702530686

RASOLE VINCENT M
9400 VENTOSE PL NW
ALBUQUERQUE NM 87114

RAS0400 871142003 1602 11 09/25/03
FORWARD TIME EXP RTN TO SEND
RASOLE VINCENT M
1904 E VELVET DR
TEMPE AZ 85284-4718

RETURN TO SENDER

87114+3 29103/1293





10/8

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] (C-9)

Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

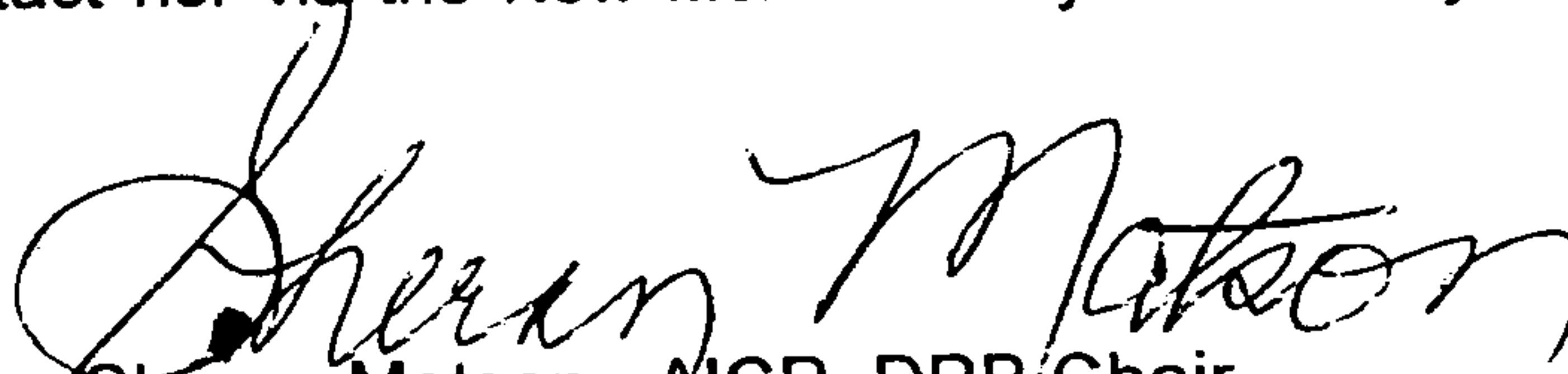
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). (J-8)

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, SEPTEMBER 22, 2003.



**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 8, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000131

03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising; **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855

03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928

03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929

03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

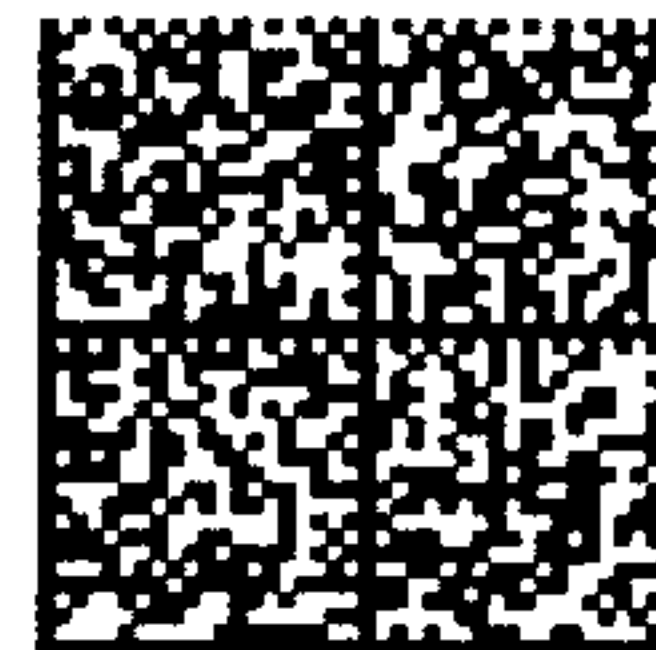
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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SEP 22 2003

MAILED FROM ZIP CODE 87102

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OWNBEY TIMOTHY C & NANCY

7004 SENDERO RD NW

ALBUQUERQUE NM 87114

OWNB004 871142003 1502 11 09/25/03
FORWARD TIME EXP RTN TO SEND
OWNBEY
1929 S CURRY CT
BARTLESVILLE OK 74006-6210

RETURN TO SENDER

87114+3 87103/1293





10/8

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

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Easements
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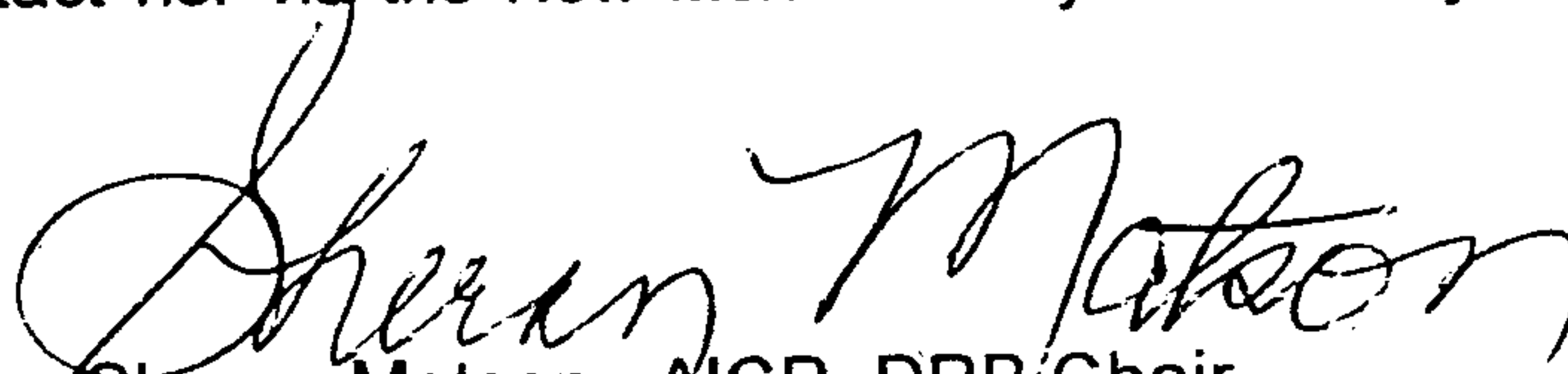
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Project # 1002960

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03DRB-01538 Major-Vacation of Pub Right-of-
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03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
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BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929

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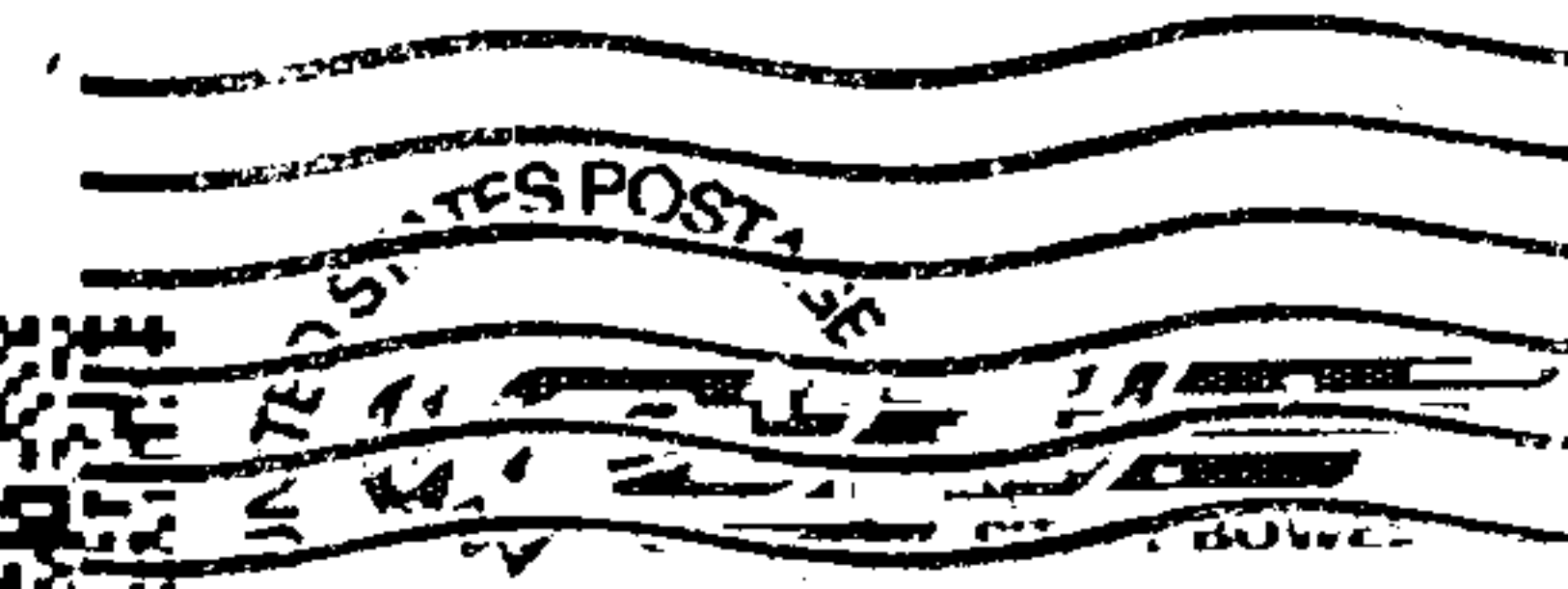
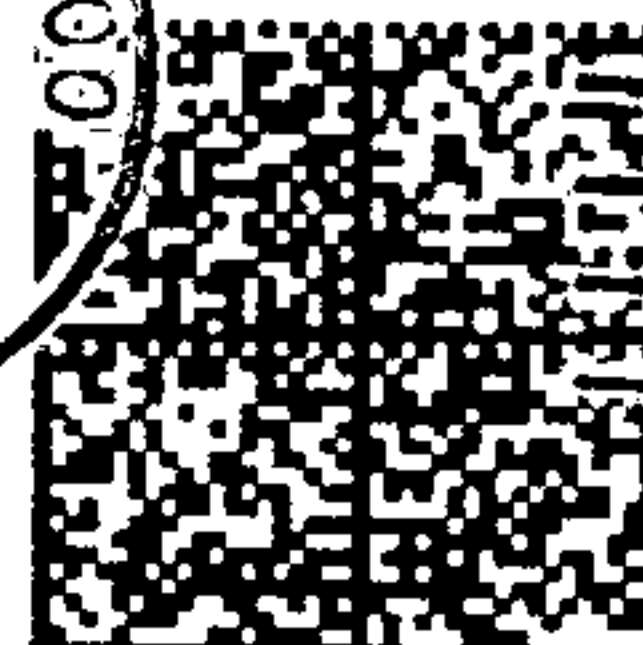
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



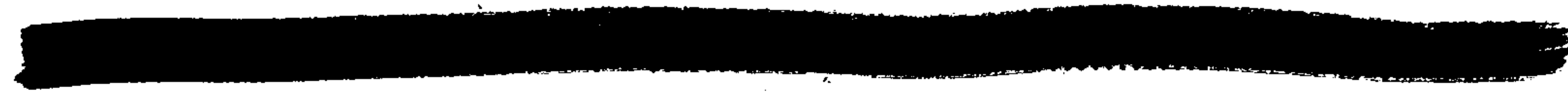
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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: OCT. 8, 2003
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# 1002962
App# 03DRB-01527
App# 03DRB-01528
App# 03DRB-01529
App# 03DRB-01530

Cross Reference and Location: N/A

Applicant: THE TRAIL LLC
Address: 3307 WARM SPRINGS RD
LAS VEGAS, NV 89120

Agent: BOHANNAN HUSTON
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

Special Instructions:

*Denish-Kline & Associates
PO Box 7001
Albuquerque Nm 87103*

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

Date Mailed: Oct. 19, 2003

Signature: Kyle Tsethlikai *KT*

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 / Of 3

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-9	1009064	230-437	203-15	✓ 1010064
		202-248	201-22	✓ mp
		395-243	401-22	✓
		045-249	201-11	✓ mp
		083-430	202-12	✓
		264-105	301-44	✓
		348-355	101-07	✓
		348-403	09	✓
		348-451	05	✓
		348-405	20	✓
		393-500	08	✓
		393-451	11	✓
		393-403	10	✓
		393-355	04	✓
		437-379	12	✓
		437-483	14	✓
		486-429	16	✓ mp
		517-425	18	✓ mp
C-10	1010064	015-358	201-50	✓ mp
				1010064 015-293 201 51 ✓
				050-293 52 ✓
				050-358 53 ✓
				014-229 301 06 ✓
				230-227 10 ✓
				012-154 310 01 ✓
				012-165 02 ✓
				012-178 03 ✓
				022-184 04 ✓
				033-184 05 ✓ mp
				043-184 06 ✓ mp
				042-167 309 09 ✓ mp
				032-167 10 ✓ mp
				032-155 01 ✓
				012-139 302 14 ✓
				1009065 092-015 306 20 ✓
				088-022 21 ✓
				094-022 22 ✓
				100-022 23 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 2 Of 3

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
TB-9	1009065	105-022	306-24	✓ 1009065
		102-015	25	✓ 201-025 304 76 ✓
		122-014	24	✓ 200-020 77 ✓
		117-024	27	✓ 200-015 78 ✓
		123-022	28	✓ 213-015 79 ✓
		129-022	29	✓ 218-016 80 ✓
		134-022	30	✓ 224-016 81 ✓
		139-022	31	✓ 228-016 82 ✓
		146-024	32	✓ 233-016 83 ✓
		139-015	33	✓ 239-016 84 ✓
		160-025	34	✓ 245-020 85 ✓
		160-020	35	✓ 247-025 86 ✓
		160-015	34	✓ 247-031 87 ✓
		172-024	58	✓ 220-029 309 07 ✓
		172-019	59	✓ 230-029 08 ✓
		172-014	60	✓ 273-035 408 09 ✓
		188-015	61	✓ 273-029 10 ✓
		188-020	62	✓ 274-028 11 ✓
		188-025	63	✓ 282-016 12 ✓
				292-019 13 ✓



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3.cabq.gov>
09/16/03 04:19 PM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01009064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100906423043720315 LEGAL: TR O F LA ND IN T11N R2E SEC 16 BEING PORTION OF
TR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RAINBOW SIX
OWNER ADDR: 01815 CENTRAL AV NW
ALBUQUERQUE NM 87104
0100906420226820122 LEGAL: 40 A C PO RT TRACT 4 SE1/4 NW1/4
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: INDUS DEVEL LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120
0100906439526340122 LEGAL: T11N R2E SEC 16 S1/2 NE1/4
LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: SILVERMAN ROSALIE F CEDARBROOK
OWNER ADDR: 08470 LIMEKILN PIKE
WYNCOTE PA 19095
0100906406526920111 LEGAL: POR TRAC T 4 SW1/4 NW1/4
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: INDUS DEVEL LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120
0100906408343020212 LEGAL: T11N R2E SEC 16 W1/2 NW1/4
LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: VOLCANO SIX LIMITED PTN
OWNER ADDR: 01815 CENTRAL AV NW
ALBUQUERQUE NM 87104
0100906426410530144 LEGAL: ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO STATE LAND
OWNER ADDR: 00000
SANTA FE NM 87504
0100906434835510107 LEGAL: SEC 16 T 11N R2E TRACT OF LAND IN SW1/4 NE1/4
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BACA JOSEPH A SR & JOSIE ETAL
OWNER ADDR: 01729 BLACK RIVER CT NE
RIO RANCHO NM 87124
0100906434840310109 LEGAL: NE/4 SW/ 4 NE/4 OF SEC 16 T11N R2E CONT 5.00 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WENZLER FRIEDRICH & PAULINE
OWNER ADDR: 07562 E CORRINE RD
SCOTTSDALE AZ 85260
0100906434845110105 LEGAL: SW/4 NW/ 4 NE/4 OF SEC 16 T11N R2E CONT 5.00 AC

LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE

ALBUQUERQUE NM 87109
0100906434840510120 LEGAL: TR O F LA ND IN SEC 16 T11N R2E CONT 5.0 AC
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: THE ARCHDIOCESE OF SANTA FE
OWNER ADDR: 04000 ST JOSEPH PL NW

ALBUQUERQUE NM 87120
0100906439350010108 LEGAL: POR OF T R 4 WITHIN THE NE1/4 NW1/4 NE1/4 OF
T11N R LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: WENZLER BARBARA
OWNER ADDR: 07562 E CORRINE

SCOTTSDALE AZ 85260
1 R E C O R D S W I T H L A B E L S PAGE
2
0100906439345110111 LEGAL: PORT OF TR 4 WITHIN THE SE1/4 NW1/4 NE1/4 OF
T11N LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: PILI MANUEL R ETUX
OWNER ADDR: 04196 OCEAN AV

BROOKLYN NY 11235
0100906439340310110 LEGAL: SEC 16 T 11N R2E TRACT OF LAND IN THE NE1/4 CONT
5. LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: BACA JOSEPH A SR & JOSIE ETAL
OWNER ADDR: 01729 BLACK RIVER CT NE

RIO RANCHO NM 87124
0100906439335510106 LEGAL: SEC 16 T 11N R2E TRACT OF LAND IN SW1/4 NE1/4
CONT LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: GHATTAS ROBERT & MONIKA & GHAT
OWNER ADDR: 00609 LOMA LINDA PL SE

ALBUQUERQUE NM 87108
0100906443737910112 LEGAL: THE S1/2 OF THE W 4595FT EXC W 4145FT & EXC
1320FT LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: GEIST JOHN B
OWNER ADDR: 01641 3RD AV

NEW YORK NY 10128
0100906443748310114 LEGAL: THE N1/2 OF W 4595FT EXC THE WEST 4145FT & EXC
S 1 LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: GEIST KENNETH L
OWNER ADDR: 00037 WEST TWELFTH ST

NEW YORK NY 10011
0100906448642910116 LEGAL: THE W 50 45FT EXC THE W 4595FT & EXC THE S
1320FT O LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: KELLER LOREN W & ANITA E
OWNER ADDR: 03522 HANNETT NE

ALBUQUERQUE NM 87106
0100906451742510118 LEGAL: PORT OF TR 4 E1/2 NE1/4 T11N R2E SEC 16 CONT
11.40 LAND USE: PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: KELLER LOREN W & ANITA E
OWNER ADDR: 03522 HANNETT NE

ALBUQUERQUE NM 87106

0101006401535820150 LEGAL: A TR OF LAND IN W1/2 NW1/4 SW1/4 NW1/4 IN SEC
 15 T LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: WORD TERRY M ETAL
 OWNER ADDR: 00500 TIJERAS AV NW

ALBUQUERQUE NM 87102

0101006401529320151 LEGAL: A TR OF LAND IN W1/2 SW1/4 SW1/4 NW1/4 IN SEC
 15 T LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: WORD TERRY M ETAL
 OWNER ADDR: 00500 TIJERAS AV NW

ALBUQUERQUE NM 87102

0101006405029320152 LEGAL: A TR OF LAND IN E1/2 SW1/4 SW1/4 NW1/4 IN SEC
 15 T LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: WORD TERRY M ETAL
 OWNER ADDR: 00500 TIJERAS AV NW

ALBUQUERQUE NM 87102

0101006405035820153 LEGAL: A TR OF LAND IN E1/2 NW1/4 SW1/4 NW1/4 IN SEC
 15 T LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: WORD TERRY M ETAL
 OWNER ADDR: 00500 TIJERAS AV NW

ALBUQUERQUE NM 87102

1 R E C O R D S W I T H L A B E L S PAGE
 3

0101006401422930106 LEGAL: TR I N SE C 15 T11N R2E CONT 500AC
 LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: WEISS REGINA C
 OWNER ADDR: 00720 W END AV

NEW YORK NY 10025

0101006423022730110 LEGAL: TRAC T 1 OF SUMMARY PLAT 68.75 ACRE TR & 66.15
 ACRE LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: BEDROCK INVESTORS LIMITED % CE
 OWNER ADDR: 00000

LOS LUNAS NM 87031

0101006401215431001 LEGAL: * 04 8 00 1VOLCANO CLIFFS SUBD UNIT 16
 LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: WOOD CHARLES E & KATHREN D
 OWNER ADDR: 05417 CHAPEL DR NW

ALBUQUERQUE NM 87114

0101006401216531002 LEGAL: * 04 7 00 1VOLCANO CLIFFS SUBD UNIT 16
 LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: MONTGOMERY C DONALD & ROSA B
 OWNER ADDR: 00226 MONTGOMERY LN

EASTSOUND WA 98245

0101006401217831003 LEGAL: * 04 6 00 1VOLCANO CLIFFS SUBD UNIT 16
 LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: VOLCANO CLIFFS INC
 OWNER ADDR: 04112 BLUE RIDGE PL NE

ALBUQUERQUE NM 87111

0101006402218431004 LEGAL: * 04 5 00 1VOLCANO CLIFFS SUBD UNIT 16
 LAND USE:

PROPERTY ADDR: 00000 N/A
 OWNER NAME: SMITH BARBARA J
 OWNER ADDR: 05019 NELSON PL NW

ALBUQUERQUE NM 87114
0101006403318431005 LEGAL: * 04 4 00 1VOLCANO CLIFFS SUBD UNIT 16
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CARRIAGA DAVID E & BEATRICE E
OWNER ADDR: 06452 EDITH BL NE

ALBUQUERQUE NM 87107
0101006404318431006 LEGAL: * 04 3 00 1VOLCANO CLIFFS SUBD UNIT 16
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CARRIAGA DAVID E & BEATRICE E
OWNER ADDR: 06452 EDITH BL NE

ALBUQUERQUE NM 87107
0101006404216730909 LEGAL: * 00 4 00 2VOLCANO CLIFFS SUBD UNIT 16
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SIMUNOVICH EARLEEN G REV TRUST
OWNER ADDR: 16192 W EAGLE RIDGE DR

SURPRISE AZ 85374
0101006403216730910 LEGAL: * 00 5 00 2VOLCANO CLIFFS SUBD UNIT 16
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SIMUNOVICH EARLEEN G REV TRUST
OWNER ADDR: 16192 W EAGLE RIDGE DR

SURPRISE AZ 85374
0101006403215530901 LEGAL: * 00 6 00 2VOLCANO CLIFFS SUBD UNIT 16
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BUTTON ROSEMARY & CORNACCHIA A
OWNER ADDR: 00206 S BURNT MILL RD

VOORHEES NJ 08043
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4
0101006401213930214 LEGAL: * 02 6 01 2VOLCANO CLIFFS SUBD UNIT 16
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GREGORY HAYDEN A
OWNER ADDR: 00000

LEVELLAND TX 79336
0100906509201530620 LEGAL: LT 2 0 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE:
PROPERTY ADDR: 00000 7520 CERROS PL NW
OWNER NAME: HITE RAYMOND L
OWNER ADDR: 07520 CERROS PL NW

ALBUQUERQUE NM 87114
0100906508802230621 LEGAL: LT 2 1 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE:
PROPERTY ADDR: 00000 7516 CERROS PL NW
OWNER NAME: SLADE LEVI W & VALDEZ-SLADE GL
OWNER ADDR: 07512 CERROS PL NW

ALBUQUERQUE NM 87114
0100906509402230622 LEGAL: LT 2 2 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE:
PROPERTY ADDR: 00000 7508 CERROS PL NW
OWNER NAME: BRATLAND KENNETH B & PONCE DE
OWNER ADDR: 00000

APO AE 09603
0100906510002230623 LEGAL: LT 2 3 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE:
PROPERTY ADDR: 00000 7504 CERROS PL NW
OWNER NAME: MORGAN ERIC C & HEATHER M

OWNER ADDR: 07504 CERROS PL NW

ALBUQUERQUE NM 87114
0100906510502230624 LEGAL: LT 2 4 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 7500 CERROS PL NW
OWNER NAME: ECKSTEIN PHILIP L & JUDITH L
OWNER ADDR: 07500 CERROS PL NW

ALBUQUERQUE NM 87114
0100906510201530625 LEGAL: LT 2 5 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 9401 SPANISH POINTE PL N
OWNER NAME: SANCHEZ RUSSELL K
OWNER ADDR: 09401 SPANISH POINTE PL NW

ALBUQUERQUE NM 87114
0100906512201430626 LEGAL: LT 2 6 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 9400 SPANISH POINTE PL N
OWNER NAME: SWANSON MARK ALLEN
OWNER ADDR: 00000

ALBUQUERQUE NM 87193
0100906511702430627 LEGAL: LT 2 7 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 7420 CERROS PL NW
OWNER NAME: TARAZON WILLIAM BRYAN & MELISS
OWNER ADDR: 07420 CERROS PL NW

ALBUQUERQUE NM 87114
0100906512302230628 LEGAL: LT 2 8 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 7416 CERROS PL NW
OWNER NAME: ALLEN-DAVIS ADARYLL & LAURA
OWNER ADDR: 07416 CERROS PL NW

ALBUQUERQUE NM 87114
0100906512902230629 LEGAL: LT 2 9 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 7412 CERROS PL NW
OWNER NAME: SANDOVAL GARY P
OWNER ADDR: 07412 CERROS PL NW

ALBUQUERQUE NM 87114
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0100906513402230630 LEGAL: LT 3 0 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 7408 CERROS PL NW
OWNER NAME: LANGLAND LAYLA L
OWNER ADDR: 07408 CERROS PL NW

ALBUQUERQUE NM 87114
0100906513902230631 LEGAL: LT 3 1 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 7404 CERROS PL NW
OWNER NAME: MARTINEZ RICHARD R & JENNY R
OWNER ADDR: 07404 CERROS PL NW

ALBUQUERQUE NM 87114
0100906514602430632 LEGAL: LT 3 2 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 7400 CERROS PL NW
OWNER NAME: CAMPBELL COLIN M & ELIZABETH A
OWNER ADDR: 07400 CERROS PL NW

ALBUQUERQUE NM 87114
0100906513901530633 LEGAL: LT 3 3 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
(R LAND USE: PROPERTY ADDR: 00000 9401 TOUCAN PL NW

OWNER NAME: MACHA ELOY FRANK & SANDRA
 OWNER ADDR: 09401 TOUCAN PL NW

ALBUQUERQUE NM 87114
 0100906516002530636 LEGAL: LT 3 6 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
 (R LAND USE:
 PROPERTY ADDR: 00000 9408 TOUCAN PL NW
 OWNER NAME: LUCEY JADA LYNN
 OWNER ADDR: 09408 TOUCAN PL NW

ALBUQUERQUE NM 87114
 0100906516002030635 LEGAL: LT 3 5 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
 (R LAND USE:
 PROPERTY ADDR: 00000 9404 TOUCAN PL NW
 OWNER NAME: ARAUJO OSCAR & DINA
 OWNER ADDR: 09404 TOUCAN PL NW

ALBUQUERQUE NM 87114
 0100906516001530634 LEGAL: LT 3 4 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH
 (R LAND USE:
 PROPERTY ADDR: 00000 9400 TOUCAN PL NW
 OWNER NAME: BEXFIELD KAREN LEE
 OWNER ADDR: 09400 TOUCAN PL NW

ALBUQUERQUE NM 87114
 0100906517202430658 LEGAL: LT 1 3-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1320 LAND USE:
 PROPERTY ADDR: 00000 9409 SANTALA PL NW
 OWNER NAME: GRIESER GARY A
 OWNER ADDR: 09409 SANTALA PL NW

ALBUQUERQUE NM 87114
 0100906517201930659 LEGAL: LT 1 4-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1261 LAND USE:
 PROPERTY ADDR: 00000 9405 SANTALA PL NW
 OWNER NAME: CASTILLO ISIDRO & ISELA
 OWNER ADDR: 09405 SANTALA PL NW

ALBUQUERQUE NM 87114
 0100906517201430660 LEGAL: LT 1 5-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1497 LAND USE:
 PROPERTY ADDR: 00000 9401 SANTALA PL NW
 OWNER NAME: MARTINEZ JOHN B & MARGARET G
 OWNER ADDR: 09401 SANTALA PL NW

ALBUQUERQUE NM 87114
 0100906518801530661 LEGAL: LT 1 6-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1437 LAND USE:
 PROPERTY ADDR: 00000 9400 SANTALA PL NW
 OWNER NAME: PADILLA MARIO A
 OWNER ADDR: 09400 SANTALA PL NW

ALBUQUERQUE NM 87114
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ALBUQUERQUE NM 87114
 0100906518802030662 LEGAL: LT 1 7-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1308 LAND USE:
 PROPERTY ADDR: 00000 9404 SANTALA PL NW
 OWNER NAME: GALINDO JESSICA D
 OWNER ADDR: 09404 SANTALA PL NW

ALBUQUERQUE NM 87114
 0100906518802530663 LEGAL: LT 1 8-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1389 LAND USE:
 PROPERTY ADDR: 00000 9408 SANTALA PL NW
 OWNER NAME: GALLEGOS PAUL C & BERNADETTE M
 OWNER ADDR: 09408 SANTALA DR NW

ALBUQUERQUE NM 87114
 0100906520102530676 LEGAL: LT 3 1-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1755 LAND USE:

PROPERTY ADDR: 00000 9409 VERVAIN DR NW
 OWNER NAME: PARSON MARVIN K & DEBRA D
 OWNER ADDR: 09409 VERVAIN DR NW

ALBUQUERQUE NM 87114
 0100906520002030677 LEGAL: LT 3 2-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1536 LAND USE:

PROPERTY ADDR: 00000 9405 VERVAIN DR NW
 OWNER NAME: CORSEY BART W & AURORA C/O BRU
 OWNER ADDR: 09405 VERVAIN DR NW

ALBUQUERQUE NM 87114
 0100906520001530678 LEGAL: LT 3 3-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1939 LAND USE:

PROPERTY ADDR: 00000 9401 VERVAIN DR NW
 OWNER NAME: VALTIERRA ENRIQUE & NORMA Y
 OWNER ADDR: 09401 VERVAIN NW

ALBUQUERQUE NM 87114
 0100906521301530679 LEGAL: LT 3 4-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1461 LAND USE:

PROPERTY ADDR: 00000 7224 GROS VENTRE CT NW
 OWNER NAME: PACHECO KIM L
 OWNER ADDR: 07224 GROS VENTRE CT NW

ALBUQUERQUE NM 87114
 0100906521801630680 LEGAL: LT 3 5-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1214 LAND USE:

PROPERTY ADDR: 00000 7220 GROS VENTRE CT NW
 OWNER NAME: HARPER MINNIE TRUSTEE HARPER R
 OWNER ADDR: 07220 GROS VENTRE CT NW

ALBUQUERQUE NM 87114
 0100906522401630681 LEGAL: LT 3 6-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1205 LAND USE:

PROPERTY ADDR: 00000 7216 GROS VENTRE CT NW
 OWNER NAME: SCHWARTZ JAY D
 OWNER ADDR: 07216 GROS VENTRE CT NW

ALBUQUERQUE NM 87114
 0100906522801630682 LEGAL: LT 3 7-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1205 LAND USE:

PROPERTY ADDR: 00000 7212 GROS VENTRE CT NW
 OWNER NAME: ROMERO NORA & BERG JOHN MICHAEL
 OWNER ADDR: 07212 GROS VENTRE CT NW

ALBUQUERQUE NM 87114
 0100906523301630683 LEGAL: LT 3 8-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1200 LAND USE:

PROPERTY ADDR: 00000 7208 GROS VENTRE CT NW
 OWNER NAME: SONG KEVIN C
 OWNER ADDR: 07208 GROS VENTRE CT NW

ALBUQUERQUE NM 87114
 0100906523901630684 LEGAL: LT 3 9-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1629 LAND USE:

PROPERTY ADDR: 00000 7204 GROS VENTRE CT NW
 OWNER NAME: GOMEZ GEORGE A JR & MARIA D
 OWNER ADDR: 07204 GROS VENTRE CT NW

ALBUQUERQUE NM 87114
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0100906524502030685 LEGAL: LT 4 0-P1 BLK 1 PLAT OF VENTANA POINTE CONT
 0.1602 LAND USE:

PROPERTY ADDR: 00000 7200 GROS VENTRE CT NW
 OWNER NAME: SECRETARY OF VA & DIRECTOR VA
 OWNER ADDR: 00155 VAN GORDON ST

DENVER CO 80225
 0100906524702530686 LEGAL: LT 4 1-P1 BLK 1 PLAT OF VENTANA POINTE CONT

0.1433 LAND USE: PROPERTY ADDR: 00000 9400 VENTOSE PL NW
OWNER NAME: RASOLE VINCENT M
OWNER ADDR: 09400 VENTOSE PL NW

ALBUQUERQUE NM 87114
0100906524703130687 LEGAL: LT 4 2-P1 BLK 1 PLAT OF VENTANA POINTE CONT

0.1185 LAND USE: PROPERTY ADDR: 00000 9404 VENTOSE PL NW
OWNER NAME: BATES JEREMY P & KATHLEEN M
OWNER ADDR: 09404 VENTOSE PL NW

ALBUQUERQUE NM 87114
0100906522002930907 LEGAL: LT 1 0-P1 BLK 3 PLAT OF VENTANA POINTE CONT

0.1723 LAND USE: PROPERTY ADDR: 00000 9416 VERVAIN DR NW
OWNER NAME: RENTERIA PHILLIP M & MARIA J
OWNER ADDR: 09416 VERVAIN DR NW

ALBUQUERQUE NM 87114
0100906523002930908 LEGAL: LOT 9-P1 BLK 3 PLAT OF VENTANA POINTE CONT

0.1723 LAND USE: PROPERTY ADDR: 00000 9401 VENTOSE PL NW
OWNER NAME: PUCKETT M SCOTT & JANICE C
OWNER ADDR: 09401 VENTOSE PL NW

ALBUQUERQUE NM 87114
0100906527303540809 LEGAL: LOT 9 PL AT OF SOMMERSET SUBD AT VENTANA RANCH
(REP LAND USE: PROPERTY ADDR: 00000 9409 TRAVILLA DR NW
OWNER NAME: DURAN DOMINIC & CYNTHIA J
OWNER ADDR: 09409 TRAVILLA DR NW

ALBUQUERQUE NM 87114
0100906527302940810 LEGAL: LT 1 0 PL AT OF SOMMERSET SUBD AT VENTANA RANCH
(REP LAND USE: PROPERTY ADDR: 00000 9405 TRAVILLA DR NW
OWNER NAME: BYUS GREGORY K & ROBIN M
OWNER ADDR: 09405 TRAVILLA DR NW

ALBUQUERQUE NM 87114
0100906527402240811 LEGAL: LT 1 1 PL AT OF SOMMERSET SUBD AT VENTANA RANCH
(REP LAND USE: PROPERTY ADDR: 00000 9403 TRAVILLA DR NW
OWNER NAME: BLOOD FAMILY TRUST
OWNER ADDR: 09403 TRAVILLA DR NW

ALBUQUERQUE NM 87114
0100906528201640812 LEGAL: LT 1 2 PL AT OF SOMMERSET SUBD AT VENTANA RANCH
(REP LAND USE: PROPERTY ADDR: 00000 9401 TRAVILLA DR NW
OWNER NAME: GARCIA ANTONIO I & GERALDINE J
OWNER ADDR: 09401 TRAVILLA RD NW

ALBUQUERQUE NM 87114
0100906529201940813 LEGAL: LT 1 3 PL AT OF SOMMERSET SUBD AT VENTANA RANCH
(REP LAND USE: PROPERTY ADDR: 00000 9400 TRAVILLA DR NW
OWNER NAME: DAY RONALD S & TAMMY
OWNER ADDR: 09400 TRAVILLA DR NW

ALBUQUERQUE NM 87114
0100906529202840814 LEGAL: LT 1 4 PL AT OF SOMMERSET SUBD AT VENTANA RANCH
(REP LAND USE: PROPERTY ADDR: 00000 9404 TRAVILLA DR NW
OWNER NAME: MADIGAN DAVE J & TRACY L
OWNER ADDR: 09404 TRAVILLA DR NW



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 11, 2003

TO CONTACT NAME: Sarah Taylor
COMPANY/AGENCY: Denish & Kline Assoc.
ADDRESS/ZIP: PO BOX 2001 87103
PHONE/FAX #: 842-6461 / 842-4471

Thank you for your inquiry of 9-11-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at a portion of tract 4 Black Ranch

zone map page(s) C-9

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

Ventana Ranch

Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (H) 87114
Bruce Nyberg
6824 Bushfield Rd NW
890-6559 (H) 87114

Neighborhood Association
Contacts: _____

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,

Dalaina Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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: 9-11-03 Time Entered: 8:26 am OCNC Rep. Initials: OC

THE TRAIL LLC
3077 WARM SPRINGS RD
LAS VEGAS NV 89120

LAURA HORTON
Taylor Ranch Neigh. Assoc.
7224 CASCADE RD NW
ALBUQUERQUE NM 87114

100906420226820122

INDUS DEVEL LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

100906426410530144

STATE OF NEW MEXICO STATE LAN
STATE LAND OFFICE
SANTA FE NM 87504

100906434845110105

PARADISE WEST INC
5016 LA FIESTA DR NE
ALBUQUERQUE NM 87109

100906439345110111

PILI MANUEL R ETUX
4196 OCEAN AV
BROOKLYN NY 11235

100906443748310114

GEIST KENNETH L
37 WEST TWELFTH ST
NEW YORK NY 10011

101006401422930106

WEISS REGINA C
720 W END AV
NEW YORK NY 10025

101006401216531002

MONTGOMERY C DONALD & ROSA
226 MONTGOMERY LN
EASTSOUND WA 98245

101006403318431005

CARRIAGA DAVID E & BEATRICE E
6452 EDITH BL NE
ALBUQUERQUE NM 87107

BOHHANAN HUSTON, INC
7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109

BRUCE NYBERG
Taylor Ranch Neigh. Assoc.
6824 BRUSHFIELD RD NW
ALBUQUERQUE NM 87114

100906439526340122

SILVERMAN ROSALIE F CEDARBRO
8470 LIMEKILN PIKE
WYNCOTE PA 19095

100906434835510107

BACA JOSEPH A SR & JOSIE ETAL
1729 BLACK RIVER CT NE
RIO RANCHO NM 87124

100906434840510120

THE ARCHDIOCESE OF SANTA FE
4000 ST JOSEPH PL NW
ALBUQUERQUE NM 87120

100906439335510106

GHATTAS ROBERT & MONIKA &
609 LOMA LINDA PL SE
ALBUQUERQUE NM 87108

100906448642910116

KELLER LOREN W & ANITA E
3522 HANNETT NE
ALBUQUERQUE NM 87106

101006423022730110

BEDROCK INVESTORS LIMITED
PO BOX 14708
LOS LUNAS NM 87031

101006401217831003

VOLCANO CLIFFS INC
4112 BLUE RIDGE PL NE
ALBUQUERQUE NM 87111

101006404216730909

SIMUNOVICH EARLEEN G REV TRUS
16192 W EAGLE RIDGE DR
SURPRISE AZ 85374

DENISH - KLINE & ASSOCIATES
PO BOX 2001
ALBUQUERQUE NM 87103

100906423043720315

RAINBOW SIX
1815 CENTRAL AV NW
ALBUQUERQUE NM 87104

100906408343020212

VOLCANO SIX LIMITED PTN
1815 CENTRAL AV NW
ALBUQUERQUE NM 87104

100906434840310109

WENZLER FRIEDRICH & PAULINE
7562 E CORRINE RD
SCOTTSDALE AZ 85260

100906439350010108

WENZLER BARBARA
7562 E CORRINE
SCOTTSDALE AZ 85260

100906443737910112

GEIST JOHN B
1641 3RD AV
NEW YORK NY 10128

101006401535820150

WORD TERRY M ETAL
500 TIJERAS AV NW
ALBUQUERQUE NM 87102

101006401215431001

WOOD CHARLES E & KATHREN D
5417 CHAPEL DR NW
ALBUQUERQUE NM 87114

101006402218431004

SMITH BARBARA J
5019 NELSON PL NW
ALBUQUERQUE NM 87114

101006403215530901

BUTTON ROSEMARY & CORNACC
206 S BURNT MILL RD
VOORHEES NJ 08043

101006401213930214

GREGORY HAYDEN A
ROUTE 2 BOX 76
LEVELLAND TX 79336

100906509402230622

BRATLAND KENNETH B & PONCE
PSC 103 BOX 3328
APO AE 09603

100906510201530625

SANCHEZ RUSSELL K
9401 SPANISH POINTE PL NW
ALBUQUERQUE NM 87114

100906512302230628

ALLEN-DAVIS ADARYLL & LAURA
7416 CERROS PL NW
ALBUQUERQUE NM 87114

100906513902230631

MARTINEZ RICHARD R & JENNY R
7404 CERROS PL NW
ALBUQUERQUE NM 87114

100906516002530636

LUCEY JADA LYNN
9408 TOUCAN PL NW
ALBUQUERQUE NM 87114

100906517202430658

GRIESER GARY A
9409 SANTALA PL NW
ALBUQUERQUE NM 87114

100906518801530661

PADILLA MARIO A
9400 SANTALA PL NW
ALBUQUERQUE NM 87114

100906520102530676

PARSON MARVIN K & DEBRA D
9409 VERVAIN DR NW
ALBUQUERQUE NM 87114

100906521301530679

PACHECO KIM L
7224 GROS VENTRE CT NW
ALBUQUERQUE NM 87114

100906509201530620

HITE RAYMOND L
7520 CERROS PL NW
ALBUQUERQUE NM 87114

100906510002230623

MORGAN ERIC C & HEATHER M
7504 CERROS PL NW
ALBUQUERQUE NM 87114

100906512201430626

SWANSON MARK ALLEN
PO BOX 67022
ALBUQUERQUE NM 87193

100906512902230629

SANDOVAL GARY P
7412 CERROS PL NW
ALBUQUERQUE NM 87114

100906514602430632

CAMPBELL COLIN M & ELIZABETH
7400 CERROS PL NW
ALBUQUERQUE NM 87114

100906516002030635

ARAUJO OSCAR & DINA
9404 TOUCAN PL NW
ALBUQUERQUE NM 87114

100906517201930659

CASTILLO ISIDRO & ISELA
9405 SANTALA PL NW
ALBUQUERQUE NM 87114

100906518802030662

GALINDO JESSICA D
9404 SANTALA PL NW
ALBUQUERQUE NM 87114

100906520002030677

CORSEY BART W & AURORA C/O BR
9405 VERVAIN DR NW
ALBUQUERQUE NM 87114

100906521801630680

HARPER MINNIE TRUSTEE HARPER
7220 GROS VENTRE CT NW
ALBUQUERQUE NM 87114

100906508802230621

SLADE LEVI W & VALDEZ-SLADE G
7512 CERROS PL NW
ALBUQUERQUE NM 87114

100906510502230624

ECKSTEIN PHILIP L & JUDITH L
7500 CERROS PL NW
ALBUQUERQUE NM 87114

100906511702430627

TARAZON WILLIAM B & MELIS
7420 CERROS PL NW
ALBUQUERQUE NM 87114

100906513402230630

LANGLAND LAYLA L
7408 CERROS PL NW
ALBUQUERQUE NM 87114

100906513901530633

MACHA ELOY FRANK & SANDRA
9401 TOUCAN PL NW
ALBUQUERQUE NM 87114

100906516001530634

BEXFIELD KAREN LEE
9400 TOUCAN PL NW
ALBUQUERQUE NM 87114

100906517201430660

MARTINEZ JOHN B & MARGARET G
9401 SANTALA PL NW
ALBUQUERQUE NM 87114

100906518802530663

GALLEGOS PAUL C & BERNADETTE
9408 SANTALA DR NW
ALBUQUERQUE NM 87114

100906520001530678

VALTIERRA ENRIQUE & NORMA Y
9401 VERVAIN NW
ALBUQUERQUE NM 87114

100906522401630681

SCHWARTZ JAY D
7216 GROS VENTRE CT NW
ALBUQUERQUE NM 87114

100906522801630682

ROMERO NORA & BERG JOHN M
7212 GROS VENTRE CT NW
ALBUQUERQUE NM 87114

100906524502030685

SECRETARY OF VA
C/O DIRECTOR VA
155 VAN GORDON ST
DENVER CO 80225

100906522002930907

RENTERIA PHILLIP M & MARIA J
9416 VERVAIN DR NW
ALBUQUERQUE NM 87114

100906527302940810

BYUS GREGORY K & ROBIN M
9405 TRAVILLA DR NW
ALBUQUERQUE NM 87114

100906529201940813

DAY RONALD S & TAMMY
9400 TRAVILLA DR NW
ALBUQUERQUE NM 87114

100906530603040816

PADILLA LEROY A & ROBERTA V
9409 MONTARA CT NW
ALBUQUERQUE NM 87114

100906532801640819

WAY TIMOTHY R & KELLEY N
9400 MONTARA CT NW
ALBUQUERQUE NM 87114

100906533602340822

OWNBEY TIMOTHY C & NANCY
7004 SENDERO RD NW
ALBUQUERQUE NM 87114

100906523301630683

SONG KEVIN C
7208 GROS VENTRE CT NW
ALBUQUERQUE NM 87114

100906524702530686

RASOLE VINCENT M
9400 VENTOSE PL NW
ALBUQUERQUE NM 87114

100906523002930908

PUCKETT M SCOTT & JANICE C
9401 VENTOSE PL NW
ALBUQUERQUE NM 87114

100906527402240811

BLOOD FAMILY TRUST
9403 TRAVILLA DR NW
ALBUQUERQUE NM 87114

100906529202840814

MADIGAN DAVE J & TRACY L
9404 TRAVILLA DR NW
ALBUQUERQUE NM 87114

100906530502440817

JENKINS WILLIAM D & PATRICIA
9405 MONTARA CT NW
ALBUQUERQUE NM 87114

100906532202540820

ALVAREZ VICTOR & ARLENE
7012 SENDERO RD NW
ALBUQUERQUE NM 87120

100906534402540823

HERNANDEZ RICHARD D JR LAURIA
7000 SENDERO NW
ALBUQUERQUE NM 87120

100906523901630684

GOMEZ GEORGE A JR & MARIA D
7204 GROS VENTRE CT NW
ALBUQUERQUE NM 87114

100906524703130687

BATES JEREMY P & KATHLEEN M
9404 VENTOSE PL NW
ALBUQUERQUE NM 87114

100906527303540809

DURAN DOMINIC & CYNTHIA J
9409 TRAVILLA DR NW
ALBUQUERQUE NM 87114

100906528201640812

GARCIA ANTONIO I & GERALDINE
9401 TRAVILLA RD NW
ALBUQUERQUE NM 87114

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PADILLA ARNOLD A & ELIZABETH
9408 TRAVILLA DR NW
ALBUQUERQUE NM 87114

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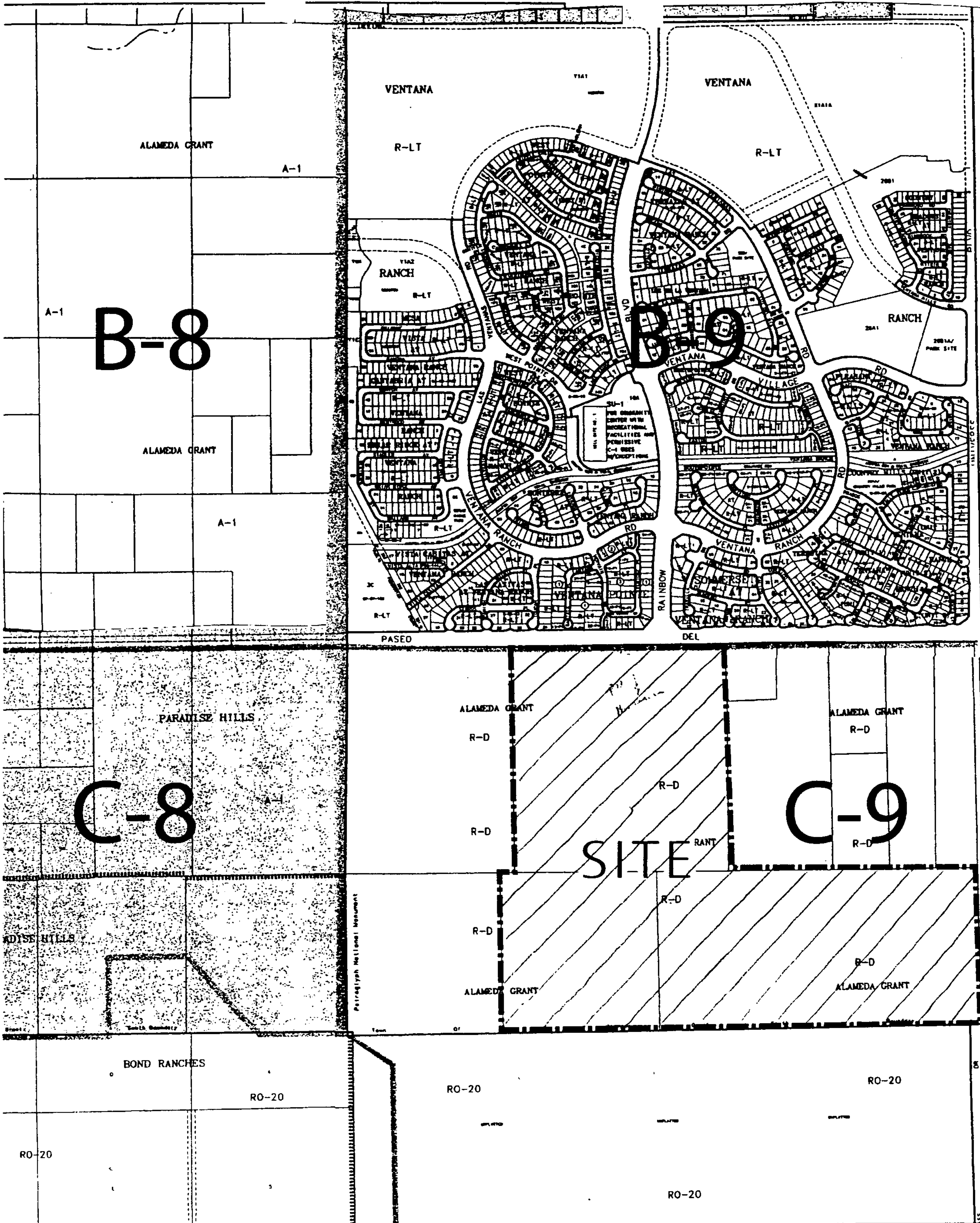
PEARSON JEROME M & PATRICIA J
9401 MONTARA CT NW
ALBUQUERQUE NM 87114

100906532902340821

DUENEZ OSCAR JR & CHERYLANN
7008 SENDERO RD NW
ALBUQUERQUE NM 87114

100906534401640824

PASQUALONI SARA E & FASON GRE
9401 CALICO PL NW
ALBUQUERQUE NM 87114



Proposed Bulk Plat Variance for "The Trails"

DRB#

Ms. Sheran Matson
September 12, 2003
Page 2

attached Site Plan is required (§14.16.2.14.C). This Site Plan also addresses landscaping requirements for all aspects of the proposed Plan. As specified by this section, approval of such a Plan will allow development of the R-D zoned property as permitted and controlled by the R-T zoning regulations.

Thus approval of these submittals will:

- Define a Bulk Land Division for approximately 200 acres of land; vacate an existing roadway easement; grant the right-of-way for Rainbow Boulevard and define areas to be set aside for dedicated parks and undedicated open-space areas
- Establish the Site Plan and Landscaping Plan necessary to allow reliance on the regulations and procedures of the R-T zone for 100 acres of the property; and establish conceptual utility plans
- Establish specific plats for Tracts C and D of the bulk land division (approximately 37 acres in aggregate) along with infrastructure lists for these areas

Please note that the Site Plan submittal probably contains significantly more information than might be included in a typical R-D Site Plan request. This is in anticipation of the future Sector Development Plan submittal and the developer's desire to ensure that Phase I sets a precedent for development throughout the entire project.

We request that these matters be scheduled on the Board's agenda for September 24, 2003. Once again, I want to thank the members of the Board for their guidance in this matter. Should you have any questions or require further information please do hesitate to contact me.

Sincerely yours,



Lawrence Kline AICP

cc: John Murtagh, Longford Group
Frank Beck, Longford Group
Mark Ruhlman, Longford Homes
Kevin Daggett, Longford Homes
Faith Okuma, Design Workshop, Inc.
Ric Beltramo, Bohannon Huston, Inc



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] (C-9)

Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

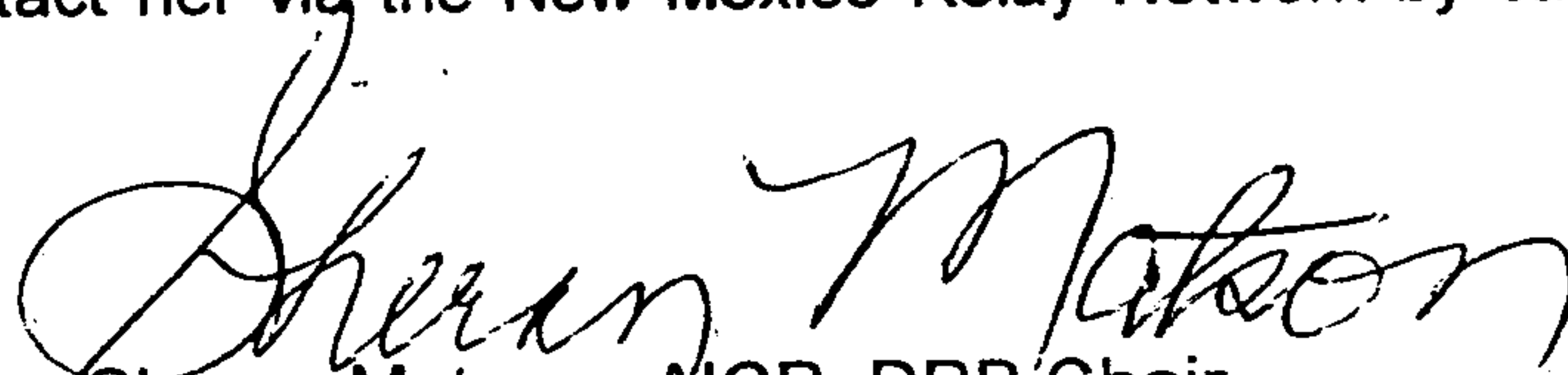
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Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

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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, SEPTEMBER 22, 2003.



**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 8, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000131

03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855

03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928

03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929

03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

SEE PAGE 2

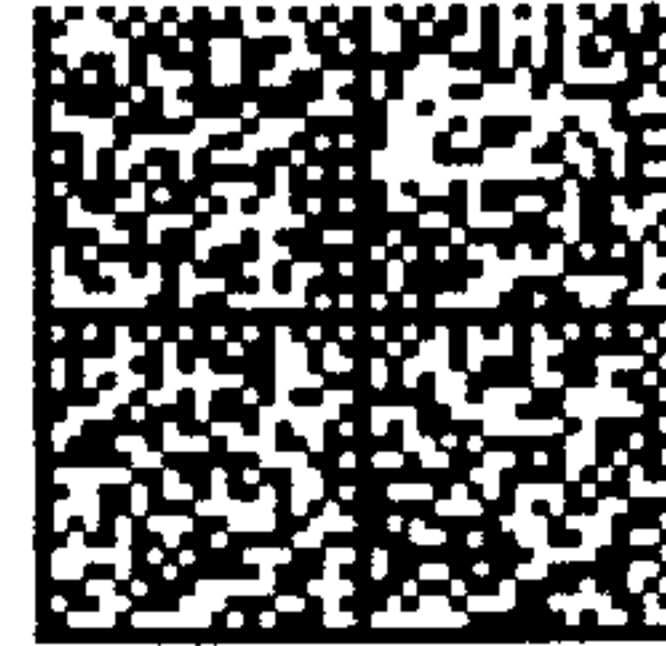


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
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(C-9)

Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

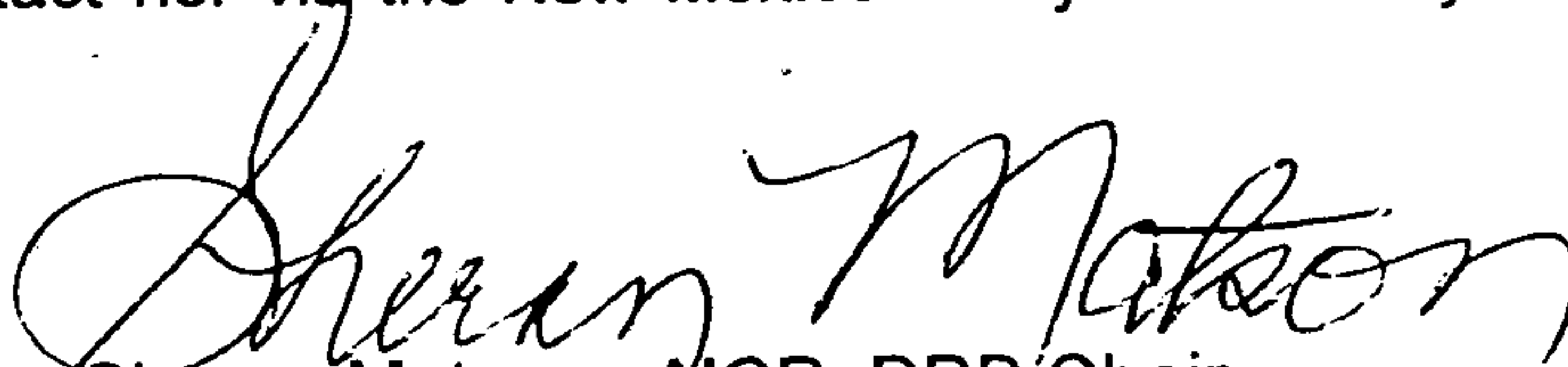
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(D-11)

Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
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03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

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Sheran Matson, AICP, DRB Chair
Development Review Board

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Project # 1002928

03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

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Project # 1002929

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03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

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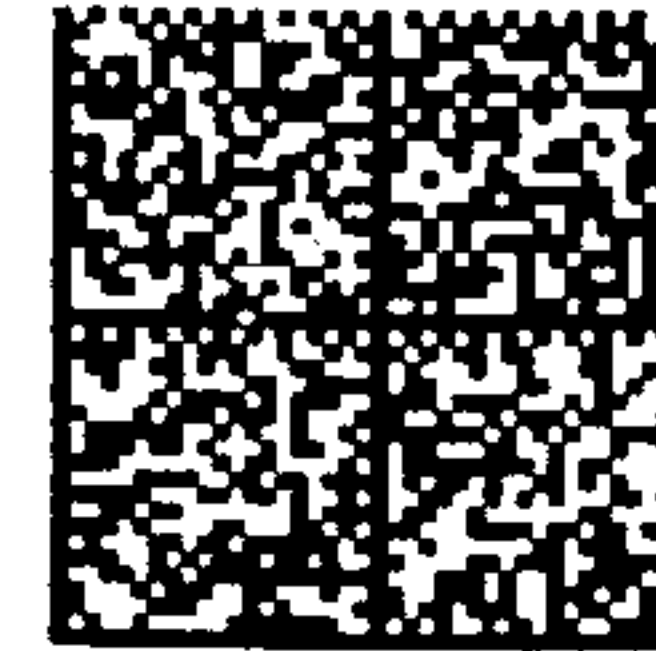
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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PARSON MARVIN K & DEBRA D

9409 VERVAIN DR NW

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

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Project # 1002960

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03DRB-01538 Major-Vacation of Pub Right-of-
Way
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Easements
03DRB-01540 Minor-Temp Defer SDWK
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Project # 1002928

03DRB-01532 Major-Preliminary Plat Approval
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03DRB-01536 Minor-Sidewalk Waiver

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Project # 1002929

03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

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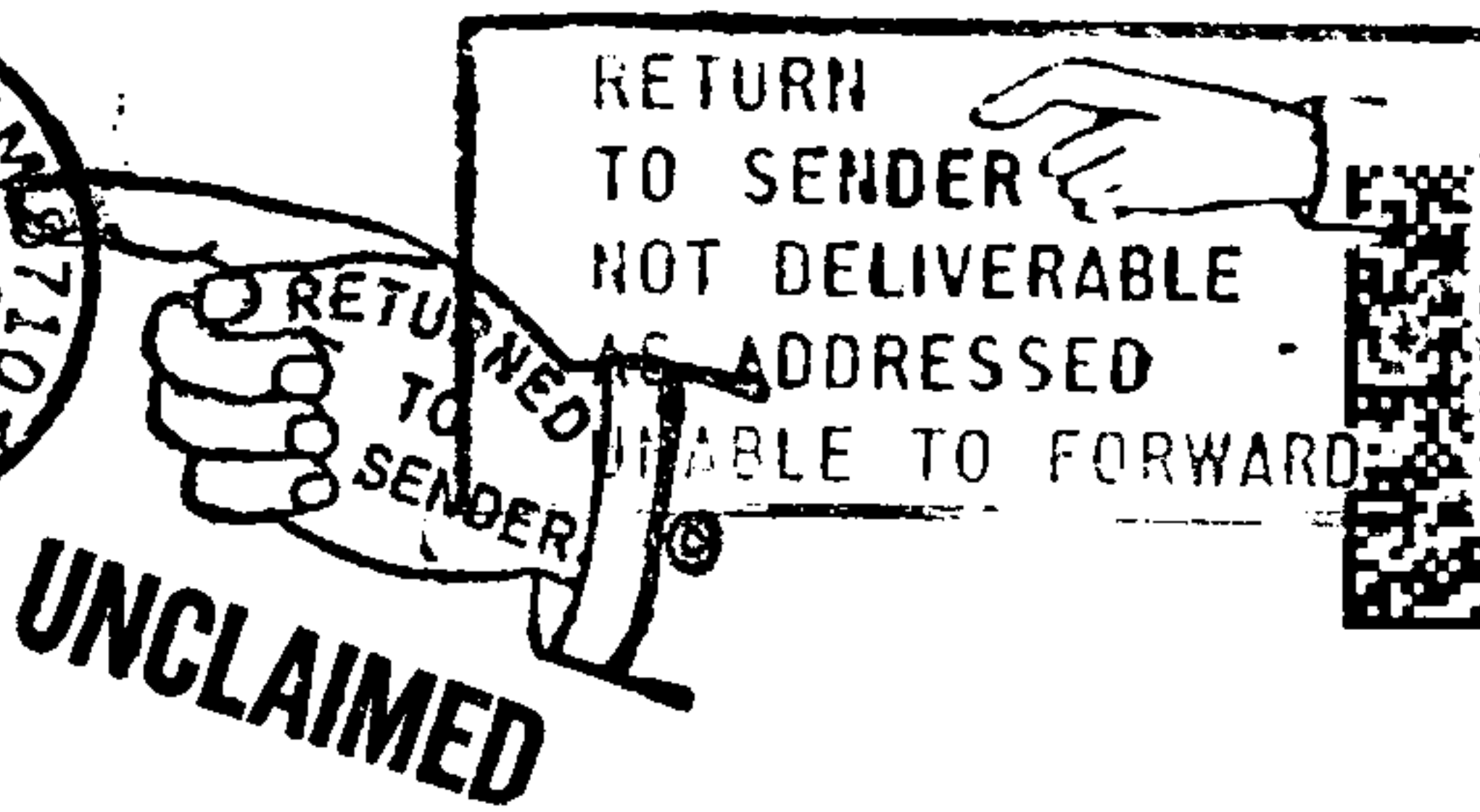
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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CORSEY BART W & AURORA C/O BR
9405 VERVAIN DR NW
ALBUQUERQUE NM 87114

87114+3 03/1293



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

Meeting Date: SEPTEMBER 22, 2004
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# 1002962
App# 04DRB-01319
App# 04DRB-01320
App# 04DRB-01321
App# 04DRB-01322

Cross Reference and Location:

Applicant: THE TRAILS, LLC
Address: 7007 JEFFERSON ST. NE, STE# A
ALBUQUERQUE NM 87109

Agent: WILSON & COMPANY
ATTN: DAN AGUIRRE
Address: 2600 AMERICAN RD., STE# 100
RIO RANCHO NM 87124

Special Instructions:

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

Date Mailed: SEPTEMBER 3, 2004

Signature: KYLE TSEHLIKAI

RECORDS WITH LABELS

PAGE 1

101006501702830612	LEGAL: TR H -10 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUAR PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LAND USE: LP NE ALBUQUERQUE NM	87122
100906537302840835	LEGAL: LT 3 5 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 CORSICO OWNER NAME: BYERS GERALD M & JACKIE P OWNER ADDR: 09415 CORSICO	LAND USE: PL NW ALBUQUERQUE NM	87114
100906539302740840	LEGAL: LT 4 0 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 CORSICO OWNER NAME: BRANCH STEPHEN F & SUSAN C OWNER ADDR: 09408 CORSICO	LAND USE: PL NW ALBUQUERQUE NM	87114
100906541802740868	LEGAL: LT 5 1-P1 PLAT OF TERESINA SUBD UNIT 1 AT VENTANA R. PROPERTY ADDR: 00000 TALARA OWNER NAME: GALLO RAYMOND D & KAREN E OWNER ADDR: 09409 TALARA	LAND USE: PL NW ALBUQUERQUE NM	87114
100906532202540820	LEGAL: LT 2 0 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 SENDERO OWNER NAME: ALVAREZ VICTOR & ARLENE OWNER ADDR: 07012 SENDERO	LAND USE: RD NW ALBUQUERQUE NM	87120
100906534402540823	LEGAL: LT 2 3 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 SENDERO OWNER NAME: HERNANDEZ RICHARD D JR OWNER ADDR: 07000 SENDERO	LAND USE: NW ALBUQUERQUE NM	87120
100906532902340821	LEGAL: LT 2 1 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 SENDERO OWNER NAME: DUJENEZ OSCAR JR & CHERYLANN OWNER ADDR: 07008 SENDERO	LAND USE: RD NW ALBUQUERQUE NM	87114
100906550002640718	LEGAL: LT 7 6-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE PROPERTY ADDR: 00000 LA ROCCA OWNER NAME: MARSHALL CRAIG B OWNER ADDR: 09511 LA ROCCA	LAND USE: CT NW ALBUQUERQUE NM	87114
100906533602340822	LEGAL: LT 2 2 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 SENDERO OWNER NAME: JOHNSON JERRY W & GLORIA A OWNER ADDR: 07004 SENDERO	LAND USE: RD NW ALBUQUERQUE NM	87114
100906543502440873	LEGAL: LT 5 6-P1 PLAT OF TERESINA SUBD UNIT 1 AT VENTANA R. PROPERTY ADDR: 00000 TALARA OWNER NAME: WHITE DANNY J & RUYBAL A STEPH OWNER ADDR: 09408 TALARA	LAND USE: PL NW ALBUQUERQUE NM	87114
100906536302340826	LEGAL: LT 2 6 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 CALICO OWNER NAME: WILBUR ROBERT H & BEATRICE M OWNER ADDR: 09404 CALICO	LAND USE: PL NW ALBUQUERQUE NM	87114

RECORDS WITH LABELS

PAGE 2

100906548702440712	LEGAL: LT 7 0 PL AT OF TERESINA SUBDIVISION UNIT 2 AT VENTA PROPERTY ADDR: 00000 PIEDRA QUEMADA OWNER NAME: HARSH GENE AND SHIRLY M OWNER ADDR: 06616 PIEDRA QUEMADA	LAND USE: RD NW ALBUQUERQUE NM	87114
100906530502440817	LEGAL: LT 1 7 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 MONTARA OWNER NAME: GINSBERG KAREN A & LLOYD S OWNER ADDR: 09405 MONTARA	LAND USE: CT NW ALBUQUERQUE NM	87114
100906537702240836	LEGAL: LT 3 6 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 CORSICO OWNER NAME: VAN PATTEN DAVID RICHARD OWNER ADDR: 09409 CORSICO	LAND USE: PL NW ALBUQUERQUE NM	87114
100906541302340869	LEGAL: LT 5 2-P1 PLAT OF TERESINA SUBD UNIT 1 AT VENTANA R PROPERTY ADDR: 00000 TALARA OWNER NAME: DURAN LAWRENCE A & EVELYN OWNER ADDR: 09405 TALARA	LAND USE: PL NW ALBUQUERQUE NM	87114
100906546402540708	LEGAL: LT 6 6-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE PROPERTY ADDR: 00000 TERESINA OWNER NAME: PELOWITZ JASON P & DIANA J OWNER ADDR: 09408 TERESINA	LAND USE: NW ALBUQUERQUE NM	87114
100906539602240839	LEGAL: LT 3 9 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 CORSICO OWNER NAME: HREZIK STEPHEN J OWNER ADDR: 09404 CORSICO	LAND USE: PL NW ALBUQUERQUE NM	87114
100906544702340703	LEGAL: LT 6 1-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE PROPERTY ADDR: 00000 TERESINA OWNER NAME: CASAU MARK A & MARY OWNER ADDR: 09409 TERESINA	LAND USE: CT NW ALBUQUERQUE NM	87114
100906549702240719	LEGAL: LT 7 7-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE PROPERTY ADDR: 00000 LA ROCCA OWNER NAME: MILLER ALAN PATRICK & VICKI L OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87193
100906541001740870	LEGAL: LT 5 3-P1 PLAT OF TERESINA SUBD UNIT 1 AT VENTANA R PROPERTY ADDR: 00000 TALARA OWNER NAME: MITCHELL ARETHA J & HERMAN M OWNER ADDR: 09401 TALARA	LAND USE: PL NW ALBUQUERQUE NM	87114
100906543302040872	LEGAL: LT 5 7-P1 PLAT OF TERESINA SUBD UNIT 1 AT VENTANA R. PROPERTY ADDR: 00000 TALARA OWNER NAME: MARTINEZ JOHN R OWNER ADDR: 09404 TALARA	LAND USE: PL NW ALBUQUERQUE NM	87114
100906551402340723	LEGAL: LT 8 1-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE PROPERTY ADDR: 00000 LA ROCCA OWNER NAME: MATHEWS WILLIAM D & LORI L OWNER ADDR: 09504 LA ROCCA	LAND USE: CT NW ALBUQUERQUE NM	87114

RECORDS WITH LABELS

PAGE 3

100906548502040711	LEGAL: LT 6 9 PL AT OF TERESINA SUBDIVISION UNIT 2 AT VENTA LAND USE: PROPERTY ADDR: 00000 PIEDRA QUEMADA OWNER NAME: VALDEZ MELISSA A OWNER ADDR: 06620 PIEDRA QUEMADA	NW ALBUQUERQUE NM	87114
100906546302040707	LEGAL: LT 6 5-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE: PROPERTY ADDR: 00000 TERESINA OWNER NAME: LEASAK RICHARD J OWNER ADDR: 09404 TERESINA	CT NW ALBUQUERQUE NM	87114
100906547201740709	LEGAL: LT 6 7 PL AT OF TERESINA SUBDIVISION UNIT 2 AT VENTA LAND USE: PROPERTY ADDR: 00000 PIEDRA QUEMADA OWNER NAME: SALAZAR SAMUEL A & PATRICIA D OWNER ADDR: 06704 PIEDRA QUEMADA	RD NW ALBUQUERQUE NM	87114
100906536601640825	LEGAL: LT 2 5 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 CALICO OWNER NAME: PRUDENTIAL RESIDENTIAL SERVICE OWNER ADDR: 00200 SUMMIT LAKE	DR VALHALLA NY	10595
100906544501940704	LEGAL: LT 6 2-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE: PROPERTY ADDR: 00000 TERESINA OWNER NAME: BEAUFEAUX DAVID F OWNER ADDR: 09405 TERESINA	CT NW ALBUQUERQUE NM	87114
100906549401840720	LEGAL: LT 7 8-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE: PROPERTY ADDR: 00000 LA ROCCA OWNER NAME: MILLER MICHAEL K & PATRICIA D OWNER ADDR: 09505 LA ROCCA	CT NW ALBUQUERQUE NM	87114
100906530301640818	LEGAL: LT 1 8 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 MONTARA OWNER NAME: PEARSON JEROME M & PATRICIA J OWNER ADDR: 09401 MONTARA	CT NW ALBUQUERQUE NM	87114
100906547901640710	LEGAL: LT 6 8 PL AT OF TERESINA SUBDIVISION UNIT 2 AT VENTA LAND USE: PROPERTY ADDR: 00000 PIEDRA QUEMADA OWNER NAME: BURTON MICHAEL OWNER ADDR: 06700 PIEDRA QUEMADA	RD NW ALBUQUERQUE NM	87114
100906534401640824	LEGAL: LT 2 4 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 CALICO OWNER NAME: PASQUALONI SARA E & OWNER ADDR: 09401 CALICO	PL NW ALBUQUERQUE NM	87114
100906540001640838	LEGAL: LT 3 8 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 CORSICO OWNER NAME: FIND ERIC & ANGELICA OWNER ADDR: 09400 CORSICO	PL NW ALBUQUERQUE NM	87114
100906532801640819	LEGAL: LT 1 9 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 MONTARA OWNER NAME: WAY TIMOTHY R & KELLEY N OWNER ADDR: 09400 MONTARA	CT NW ALBUQUERQUE NM	87114

RECORDS WITH LABELS

PAGE 4

100906537901540837	LEGAL: LT 3 7 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 CORSICO OWNER NAME: PEDRONCELLI ROBERT & ANNA OWNER ADDR: 09401 CORSICO	PL NW ALBUQUERQUE NM	87114
100906546301440706	LEGAL: LT 6 4-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE: PROPERTY ADDR: 00000 TERESINA OWNER NAME: MORTGAGE ELECTRONIC REGISTRATI OWNER ADDR: 03415 VISION	DR COLUMBUS OH	43219
100906551301640722	LEGAL: LT 8 0-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE: PROPERTY ADDR: 00000 LA ROCCA OWNER NAME: SLOAN HARRY W III OWNER ADDR: 09500 LA ROCCA	CT NW ALBUQUERQUE NM	87114
100906543001540871	LEGAL: LT 5 8-P1 PLAT OF TERESINA SUBD UNIT 1 AT VENTANA R LAND USE: PROPERTY ADDR: 00000 TALARA OWNER NAME: OAKERSON THOMAS F LISA A OWNER ADDR: 09400 TALARA	PL NW ALBUQUERQUE NM	87114
100906544301440705	LEGAL: LT 6 3-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE: PROPERTY ADDR: 00000 TERESINA OWNER NAME: SECRETARY OF VETERANS AFFAIRS OWNER ADDR: 00500 GOLD	AV SW ALBUQUERQUE NM	87102
100906549401340721	LEGAL: LT 7 9-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE: PROPERTY ADDR: 00000 LA ROCCA OWNER NAME: HOWARD THOMAS M JR OWNER ADDR: 09501 LA ROCCA	CT NW ALBUQUERQUE NM	87114
100906434840510120	LEGAL: TR 0 F LA ND IN SEC 16 T11N R2E CONT 5.0 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: THE ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPH	PL NW ALBUQUERQUE NM	87120
100906439350010108	LEGAL: POR OF T R 4 WITHIN THE NE1/4 NW1/4 NE1/4 OF T11N R LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: DANZER JOSEPH H & ELIZABETH C OWNER ADDR: 04813 GLENWOOD HILLS	DR NE ALBUQUERQUE NM	87111
100906443748310114	LEGAL: THE N1/2 OF W 4595FT EXC THE WEST 4145FT & EXC S 1 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: NEW RIVER HOMES INC OWNER ADDR: 05124 E PARADISE	LN SCOTTSDALE AZ	85254
100906448642910116	LEGAL: THE W 50 45FT EXC THE W 4595FT & EXC THE S 1320FT 0 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: KELLER LOREN W & ANITA E TRUST OWNER ADDR: 03522 HANNETT	NE ALBUQUERQUE NM	87106
100906451742510118	LEGAL: PORT OF TR 4 E1/2 NE1/4 T11N R2E SEC 16 CONT 11.40 LAND USE: PROPERTY ADDR: 00000 UNKNOWN OWNER NAME: KELLER LOREN W & ANITA E TRUST OWNER ADDR: 03522 HANNETT	NE ALBUQUERQUE NM	87106

101006401549220138 LEGAL: TR 0 F LA ND IN SEC 15 T11N R2E IN W NW NW NW CONT 5 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: DOUGHTY DANIEL H & CHRISTINE L
 OWNER ADDR: 00139 BIG HORN RIDGE RD NE ALBUQUERQUE NM 87122
 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906434845110105 LEGAL: SW/4 NW/ 4 NE/4 OF SEC 16 T11N R2E CONT 5.00 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PARADISE WEST INC
 OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

100906439345110111 LEGAL: PORT OF TR 4 WITHIN THE SE1/4 NW1/4 NE1/4 OF T11N LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PILI MANUEL R ETUX
 OWNER ADDR: 04196 OCEAN AV BROOKLYN NY 11235

101006401542620139 LEGAL: TR 0 F LA ND IN SEC 15 T11N R2E IN W SW NW NW CONT 5 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BLUEWATER NORTH LLC
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191
 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906443737910112 LEGAL: THE S1/2 OF THE W 4595FT EXC W 4145FT & EXC 1320FT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: NEW RIVER HOMES INC
 OWNER ADDR: 05124 E PARADISE LN SCOTTSDALE AZ 85254

100906434840310109 LEGAL: NE/4 SW/ 4 NE/4 OF SEC 16 T11N R2E CONT 5.00 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WENZLER FRIEDRICH & PAULINE
 OWNER ADDR: 07562 E CORRINE RD SCOTTSDALE AZ 85260

100906439340310110 LEGAL: SEC 16 T 11N R2E TRACT OF LAND IN THE NE1/4 CONT 5. LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BACA JOSEPH A SR & JOSIE ETAL
 OWNER ADDR: 01729 BLACK RIVER CT NE RIO RANCHO NM 87124

101006401535820150 LEGAL: A TR OF LAND IN W1/2 NW1/4 SW1/4 NW1/4 IN SEC 15 T LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WORD TERRY M ETAL
 OWNER ADDR: 00500 TIJERAS AV NW ALBUQUERQUE NM 87102
 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906434835510107 LEGAL: SEC 16 T 11N R2E TRACT OF LAND IN SW1/4 NE1/4 CONT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BACA JOSEPH A SR & JOSIE ETAL
 OWNER ADDR: 01729 BLACK RIVER CT NE RIO RANCHO NM 87124

100906439335510106 LEGAL: SEC 16 T 11N R2E TRACT OF LAND IN SW1/4 NE1/4 CONT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GHATTAS ROBERT & MONIKA &
 OWNER ADDR: 00609 LOMA LINDA PL SE ALBUQUERQUE NM 87108

*** THIS UPC CODE HAS NO MASTER RECORD ON FILE
 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906406526920111 LEGAL: POR TRAC T 4 SW1/4 NW1/4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: INDUS DEVEL LTD CO
 OWNER ADDR: 08224 CALLE PRIMERA NW ALBUQUERQUE NM 87120
 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

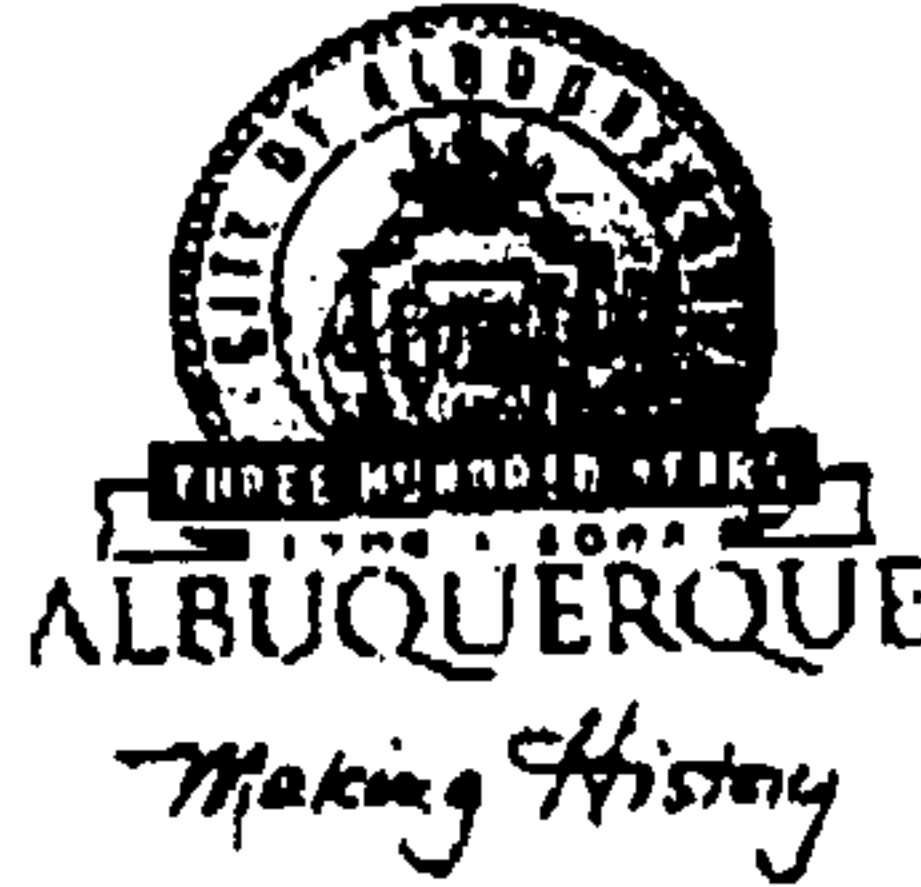
101006401529320151 LEGAL: A TR OF LAND IN W1/2 SW1/4 SW1/4 NW1/4 IN SEC 15 T LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BLUEWATER NORTH
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191
 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006401422930106 LEGAL: TR I N SE C 15 T11N R2E CONT 500AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BLUEWATER NORTH LLC C/D RJ SCH
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

100906426410530144 LEGAL: ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: STATE OF NEW MEXICO
 OWNER ADDR: 00000 SANTA FE NM 87504

101006402218431004 LEGAL: 045 001V VOLCANO CLIFFS SUBD UNIT 16 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SMITH BARBARA J
 OWNER ADDR: 00750 LONGHORN SE RIO RANCHO NM 87124

101006401217831003 LEGAL: 046 001V VOLCANO CLIFFS SUBD UNIT 16 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VOLCANO CLIFFS INC
 OWNER ADDR: 04112 BLUE RIDGE PL NE ALBUQUERQUE NM 87111



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: August 17, 2004

TO CONTACT NAME: Margo Dandrich
 COMPANY/AGENCY: SURU TEK, INC
 ADDRESS/ZIP: 5643 Paradise Blvd. NW 87114
 PHONE/FAX #: 897-3364 / 897-3377

Thank you for your inquiry of 8/17/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 2A thru 2L and Tracts 05-3 and 05-4, The Trails Unit 2, City of Alb; Bernalillo Co, NM, (Being a replat of Tracts G and J, The Trails and zone map page(s) C-9-2 unplatted deed parcels)

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

Ventana Ranch NA (TR)

Neighborhood Association

Contacts: Laura Horton
7224 Cascade Rd NW 87114
898-8103

Bruce Nyberg
6824 Boushfield Rd NW 87114
890-6559

Neighborhood Association

Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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 V. King
 OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

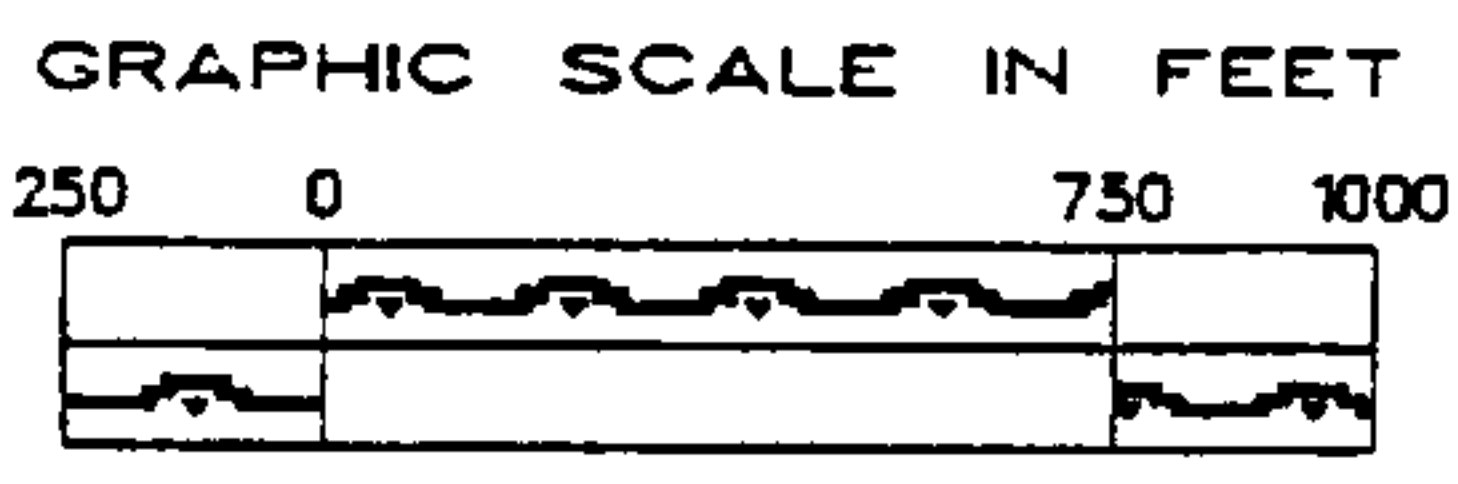
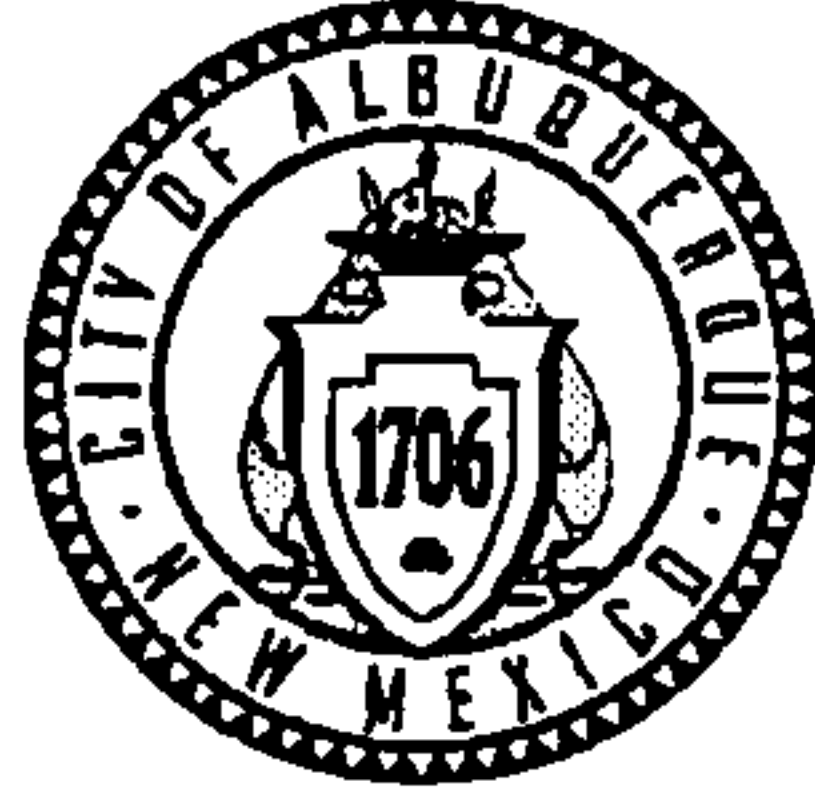
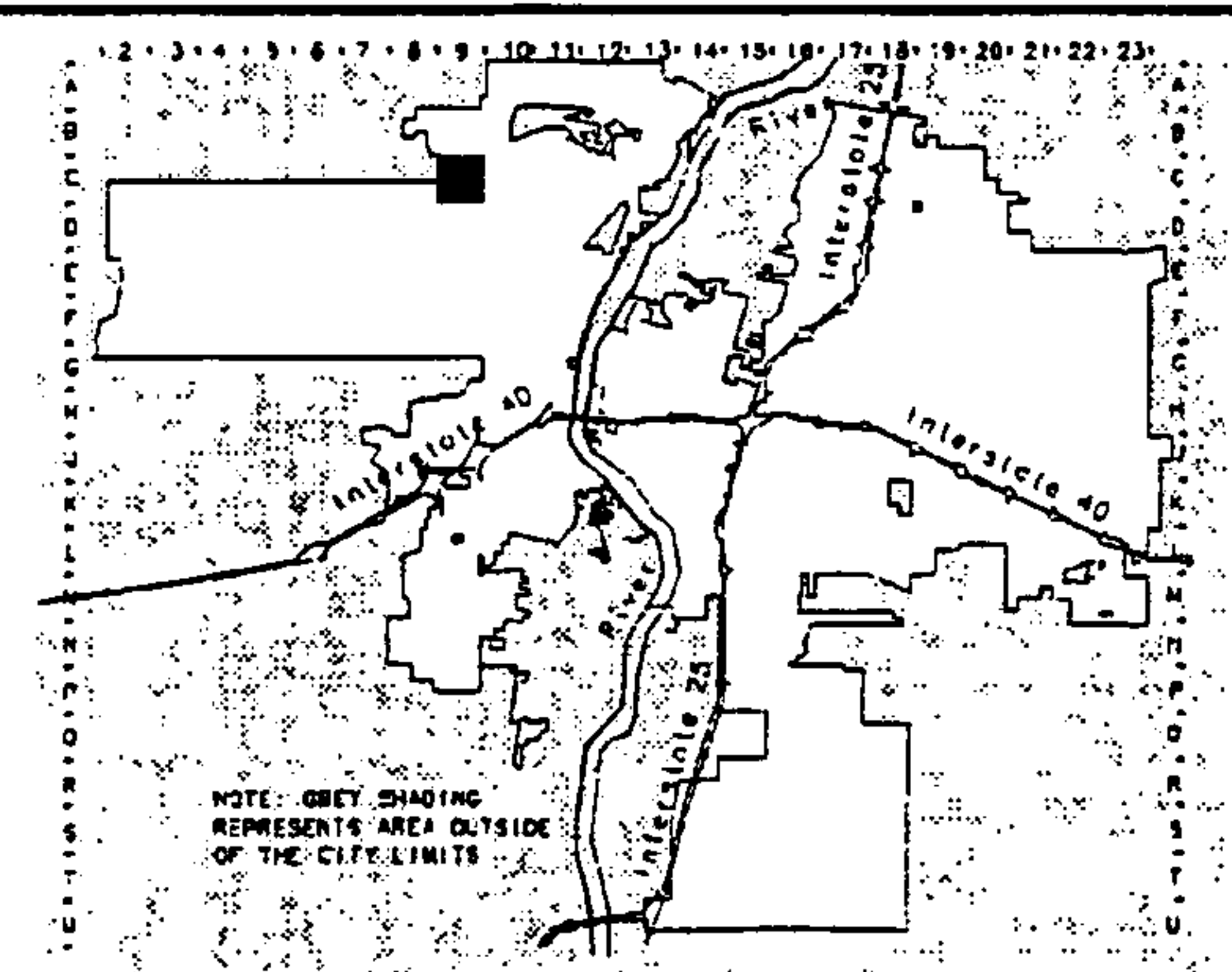
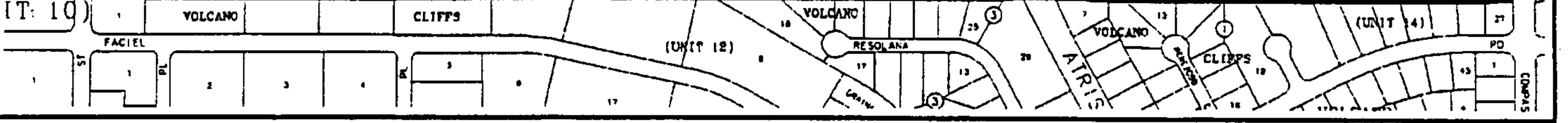
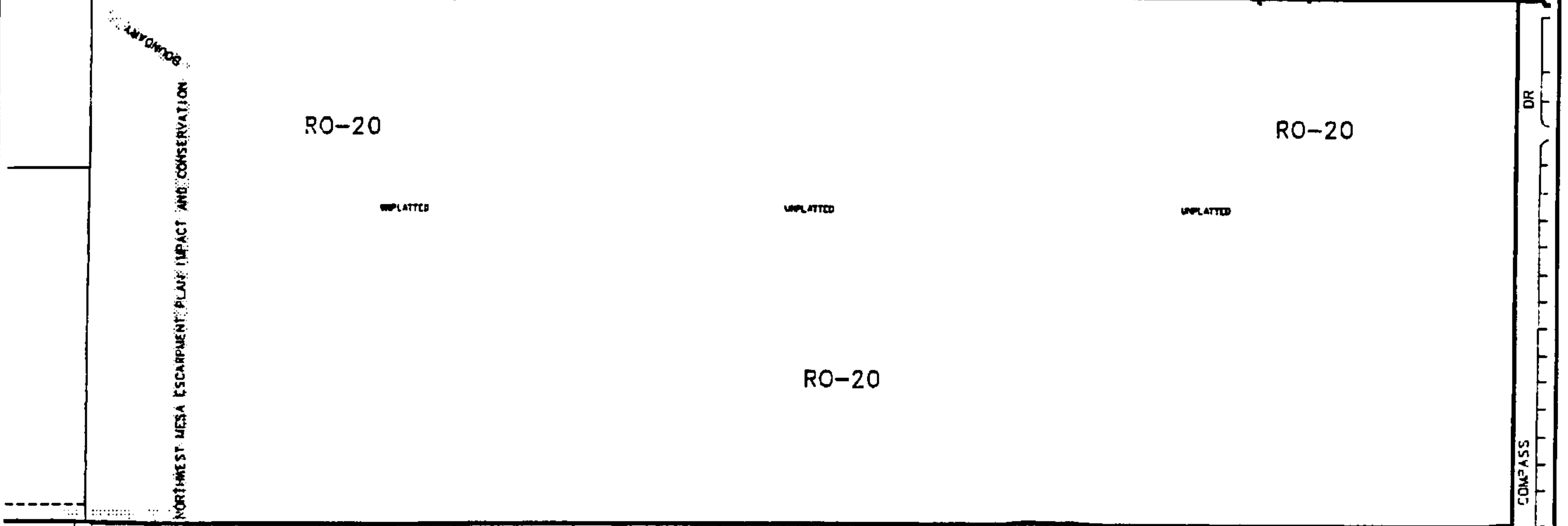
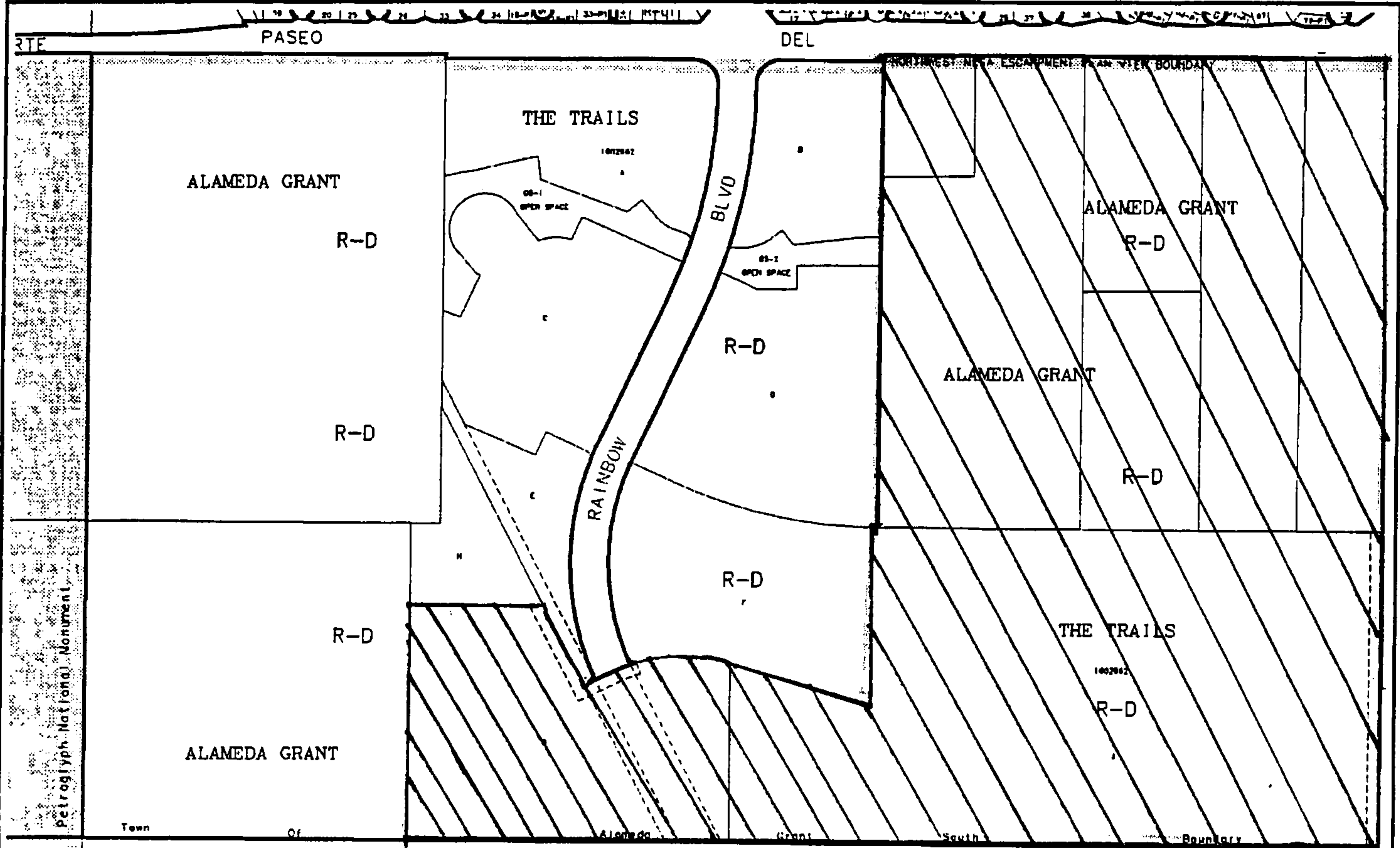
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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 ONC use only)

Date of Inquiry: 8/17/04 Time Entered: 9:25 ONC Rep. Initials: JH/B



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
C-9-Z
 Map Amended through May 04, 2004

August 23, 2004

Mr. Dan Aguirre
Wilson & Company
2600 American Road NE, Suite 100
Rio Rancho, New Mexico 87124

Dear Dan:

By this letter, I hereby authorize you to act as agent on behalf of The Trails, LLC, for the purpose of re-platting the Bulk Land Plat of The Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,



James Baker, Division President
The Trails, LLC
Longford Group, Inc, its Manager
7707 Jefferson NE, Suite A
Albuquerque, New Mexico 87109

9/20 10-6



**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, November 14, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002776

07DRB-70325 VACATION OF PUBLIC EASEMENT

07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

Project# 1002962

07DRB-70326 VACATION OF PUBLIC EASEMENT

07DRB-70327 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS UNIT 2**, zoned SU-2 SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9)

Project# 1003483

07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2**, zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND I-25 containing approximately 2.74 acre(s). (C-18)

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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number 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 29, 2007.

CITY OF ALBUQUERQUE

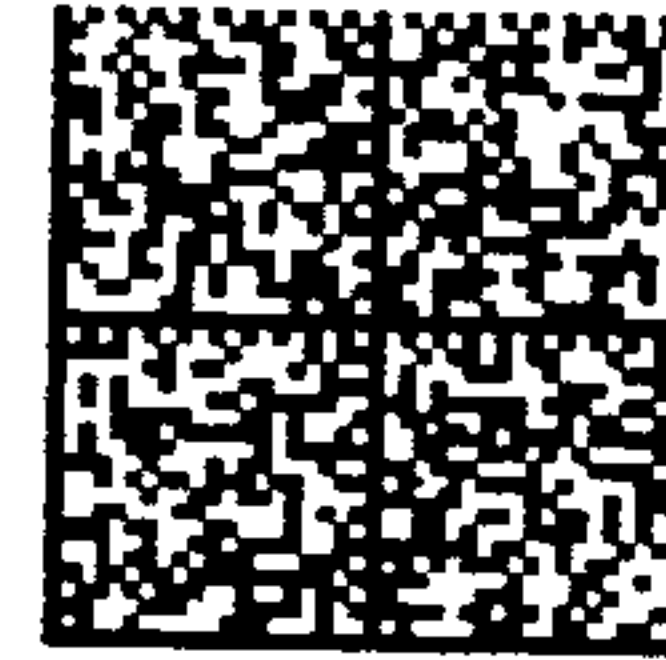


Planning Department

 **VACANT**

DRB

Or Current Resident
INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120



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MAILED FROM ZIP CODE 87102

P O Box 1293 Albuquerque New Mexico 87103

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**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, September 22, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002250

04DRB-01314 Major-Preliminary Plat
Approval
04DRB-01315 Major-Vacation of Public
Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10)

Project # 1002962

04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub
Right-of-Way
04DRB-01321 Major-Vacation of Public
Easements
04DRB-01322 Minor-Prelim&Final Plat
Approval

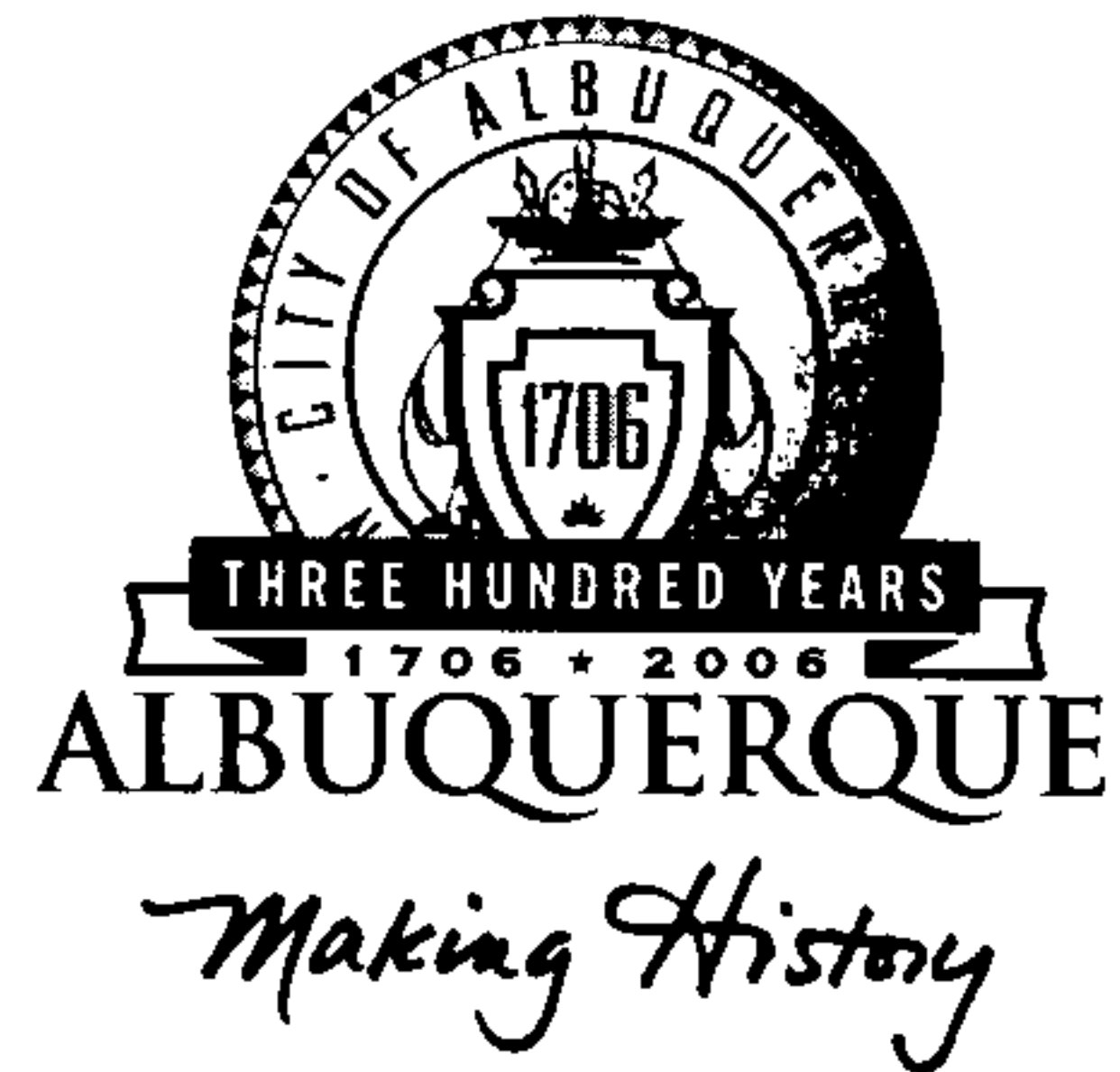
WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9)

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, SEPTEMBER 6, 2004.

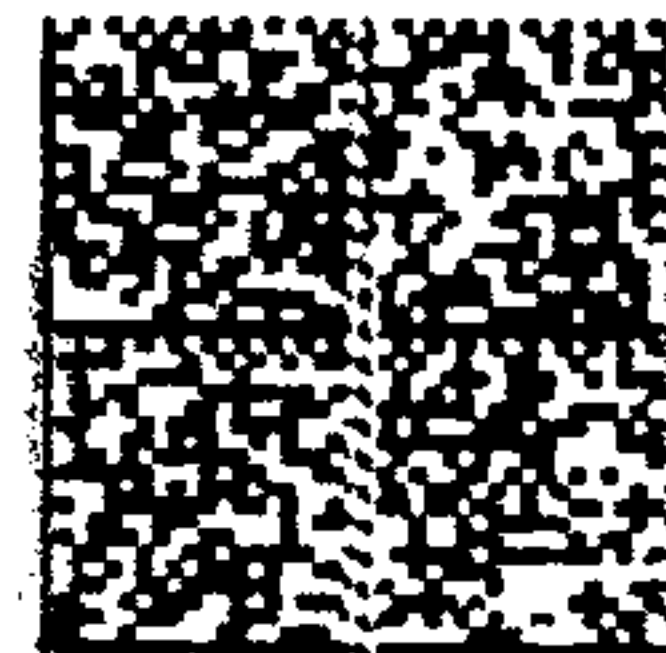
CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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

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Project # 1002962

04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval

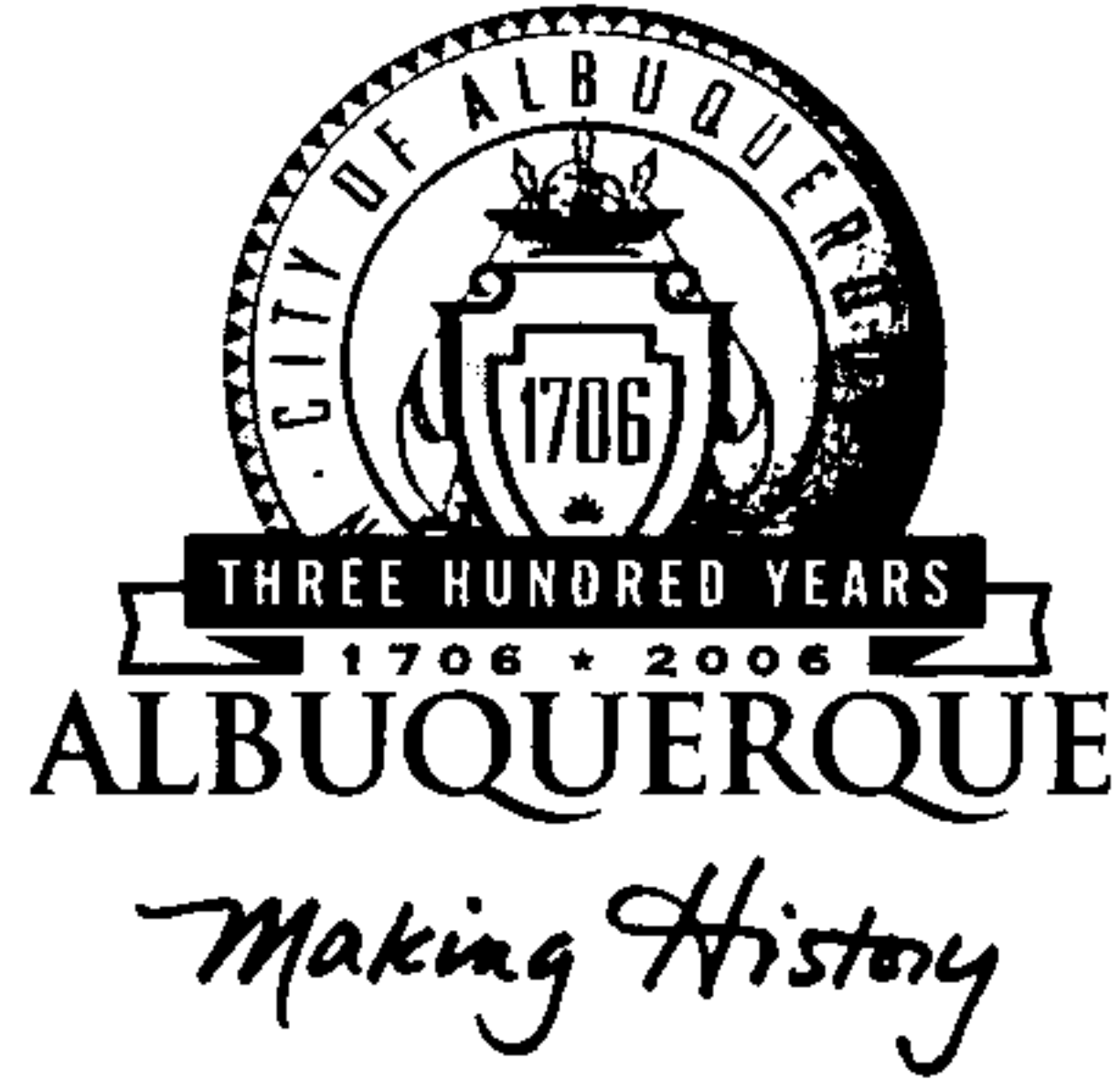
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except 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, SEPTEMBER 6, 2004.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

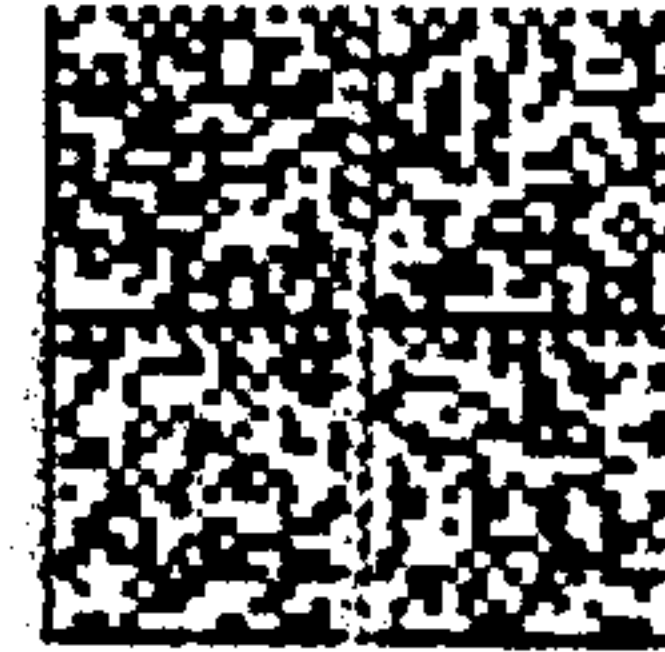
Albuquerque, NM 87103

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 ALBUQUERQUE

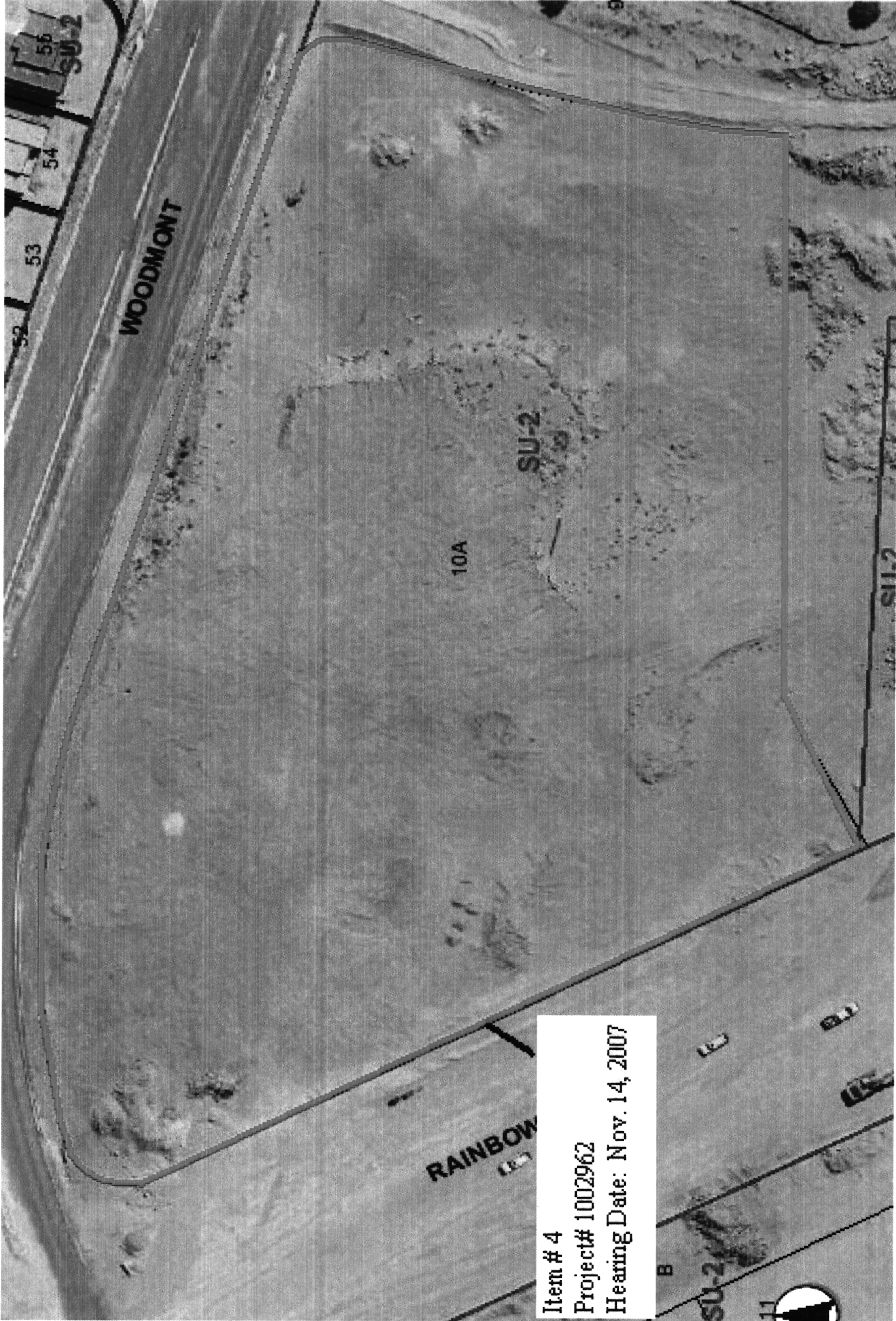
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Item # 4
Project# 1002962
Hearing Date: Nov. 14, 2007

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2007.015.3

December 6, 2007

Mr. Colton Taylor
Project Manager
Church of Jesus Christ of Latter-Day Saints
830 East 2nd Avenue
Mesa, Arizona 85204

Via Regular Mail

Re: Plat of Tract 10-A-1, The Trails, Unit 2
DRB Project No. 1002962

Dear Mr. Colton:

Transmitted herewith are the following items relating to the subject platting action:

- Two copies of the Recorded Plat
- Copy of the "Blue Sheet"

This concludes our efforts for this phase of the project. If you have questions regarding this information, or if we can be of further assistance on this project, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP


Debie LeBlanc Trujillo

DLT
Enclosures

Xc: Flora D. Wright, The Church of Jesus Christ of Latter-Day Saints Real Estate Service Division - Utah (two copies of Recorded Plat) w/enc. *Via Regular Mail*

Josh Hilton, J.S. Rogers Architects (one copy of Recorded Plat) w/enc. *Via Regular Mail*

Andrew Garcia, City of Albuquerque Planning Department (one copy of Recorded Plat and "Blue Sheet") w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens



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)

- ZONING**
- Annexation & Zone Establishment
 - Sector Plan (Phase I, II, III)
 - Amendment to Sector, Area, Facility or Comprehensive Plan
 - Zone Change
 - Text Amendment
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

Supplemental form **S**

Supplemental form **V**

Supplemental form **P**

Supplemental form **L**

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: The Church of Jesus Christ of Latter-Day Saints PHONE: 480-844-7793
 ADDRESS: 830 East Second Avenue FAX: 480-834-4087
 CITY: Mesa STATE AZ ZIP 85204 E-MAIL: _____
 Proprietary interest in site: Owners
 AGENT (if any): High Mesa Consulting Group PHONE: 505-345-4250
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@highmesacg.com

DESCRIPTION OF REQUEST: Vacation Request of Public Drainage Easement and Preliminary / Final Plat Approval -- To be Known as Tract 10-A-1, The Trails, Unit 2

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. Tract 10-A Block: _____ Unit: 2
 Subdiv. / Addn. The Trails, Unit 2
 Current Zoning: SU-2 SRSL 26 Proposed zoning: n/a
 Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): +/- 5.1021 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 100906426924440101 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Woodmont Avenue, NW and Rainbow Boulevard, NW
 Between: Paseo Del Norte and Universe Boulevard NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Project No. 1002962, 05EPC-01692, 05EPC-01746

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

SIGNATURE Debie LeBlanc Trujillo DATE October 19, 2007
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 70326</u>	<u>VPE</u>		<u>\$ 345.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>07 DRB - 70327</u>	<u>BP</u>		<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>APU</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 655.00</u>

Hearing date November 14, 2007

[Signature]
 Planner signature / date

Project # 1002962

2007.015.3

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
- (Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon 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.

HIGH MESA CONSULTING GROUP
 DEBIE LEBLANC TRUJILLO
 Debie LeBlanc Trujillo
 Applicant name (print)
 Applicant signature / date
 10-19-07



Form revised 4/07

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

Application case numbers
 07DRR - -70526
 - - -
 - - -

10/19/07
 Planner signature / date
 Project # 1002962

2007.015.3

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
 - 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 SEE SITE DEV. PLAN
 - 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 05-EPC - D 746
 - 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) FINANCIAL GUARANTEED WITH SITE DEV. PLAN
 - DXF file and hard copy of final plat data for AGIS is required. DSEPC-01746

- 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.

HIGH MESA CONSULTING GROUP
 DEBIE LEBLANC TRUJILLO
 Applicant name (print)
 Debie LeBlanc Trujillo
 Applicant signature / date
 10-19-07



Form revised October 2007

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

Application case numbers
~~70327~~ - ~~70327~~
 07DRB - 70327

Y... 10/19/07
 Planner signature / date
 Project # 1002962

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.75 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign 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 a 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 October 30, 2007 To November 14, 2007

5. REMOVAL

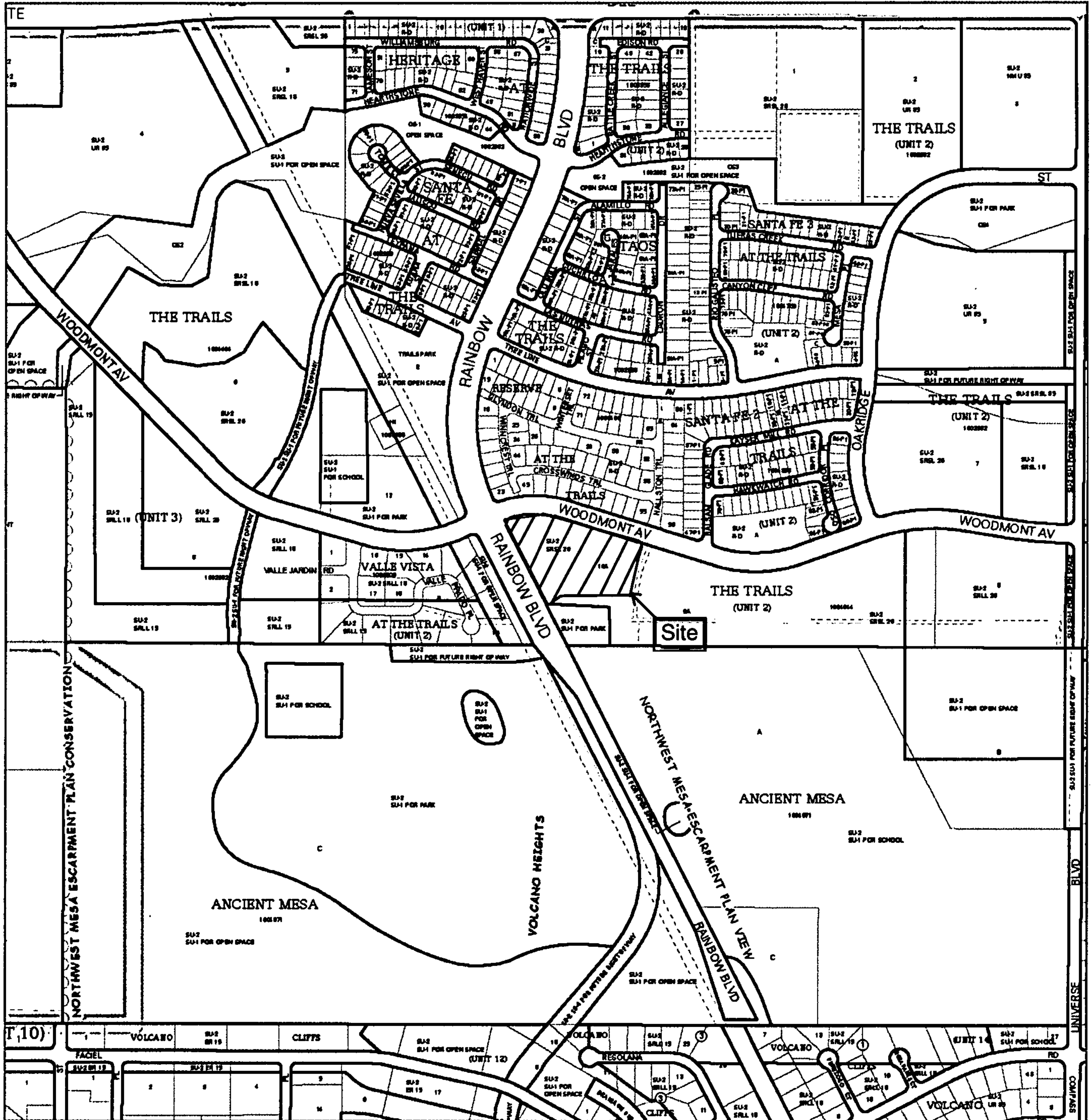
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Albino Blanchard 10-19-07
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/19/07 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002962



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

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2007.015.3

October 19, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Vacation of Public Drainage Easement along with Preliminary / Final Plat Approval
To Be Known as Tract 10-A-1, The Trails, Unit 2
LDS Ventaña Meetinghouse

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with the related fees
- Twenty Four (24) copies of the Vacation Request and Preliminary Plat
- One reduced 8 ½ x 11 copy of Vacation Request and Preliminary Plat
- Twenty Four (24) copies of the plat that created the Drainage Easement
- City of Albuquerque Zone Atlas C-9 with site indicated
- Office of the Community & Neighborhood Coordination request, **No Recognized Neighborhood Associations**
- Certificate of No Effect from the Superintendent, Open Space Division
- Copy of Recorded Public Waterline Easement with New Mexico Utility Inc.

On behalf of our clients, The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, we are requesting the vacation of a portion of a Public Drainage Easement along with Preliminary / Final Plat Approval. We will be granting a Public Sidewalk Easement and a Public Utility Easement. This project has been heard at the Environmental Planning Commission (Project No. 1002962, 05EPC-01692 and 05EPC-01746) and there is an approved Site Development Plan associated with said project numbers.

We look forward to providing a detailed presentation to the DRB during the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

Page 2
Sheran Matson
October 19, 2007

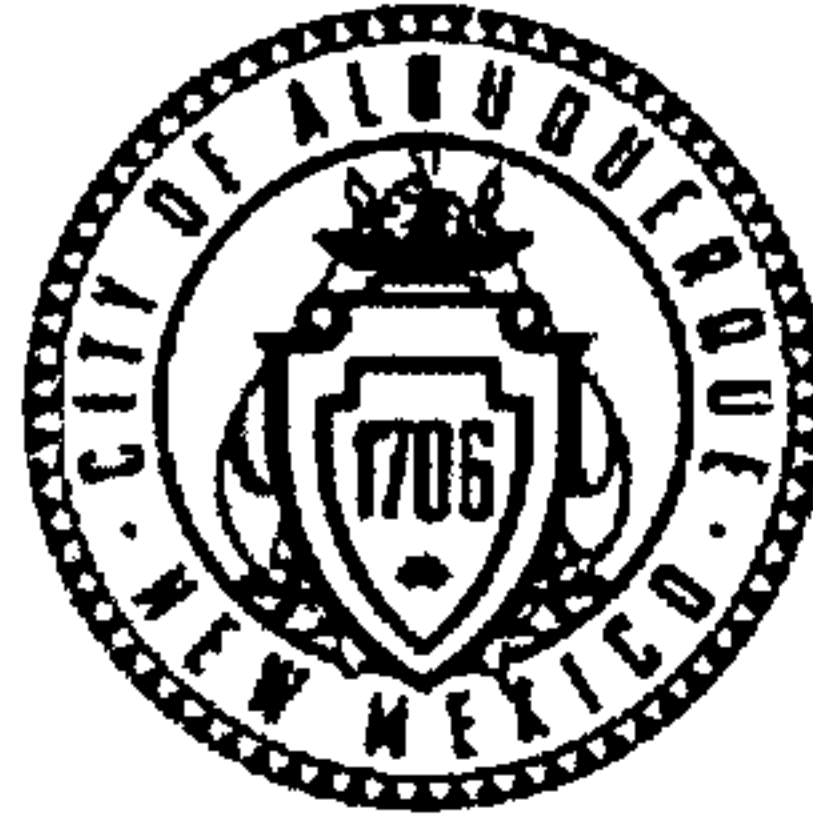
Sincerely,

HIGH MESA CONSULTING GROUP


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Taylor Colton, Project Manager, Church of Jesus Christ of Latter-Day Saints w/enc.
Josh Hilton, J.S. Rogers Architects w/enc.



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 10, 2007

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 10, 2007:**

Contact Name: DEBIE LeBLANC TRUJILLO

Company or Agency: HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@highmesacg.com

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT A, THE TRAILS, UNIT 2, LOCATED ON THE SOUTHEAST CORNER OF WOODMONT AVENUE NW AND RAINBOW BOULEVARD NW** zone map **C-9-10**.

Our records indicate that as of October 10, 2007, there were no Recognized Neighborhood Associations in this area.

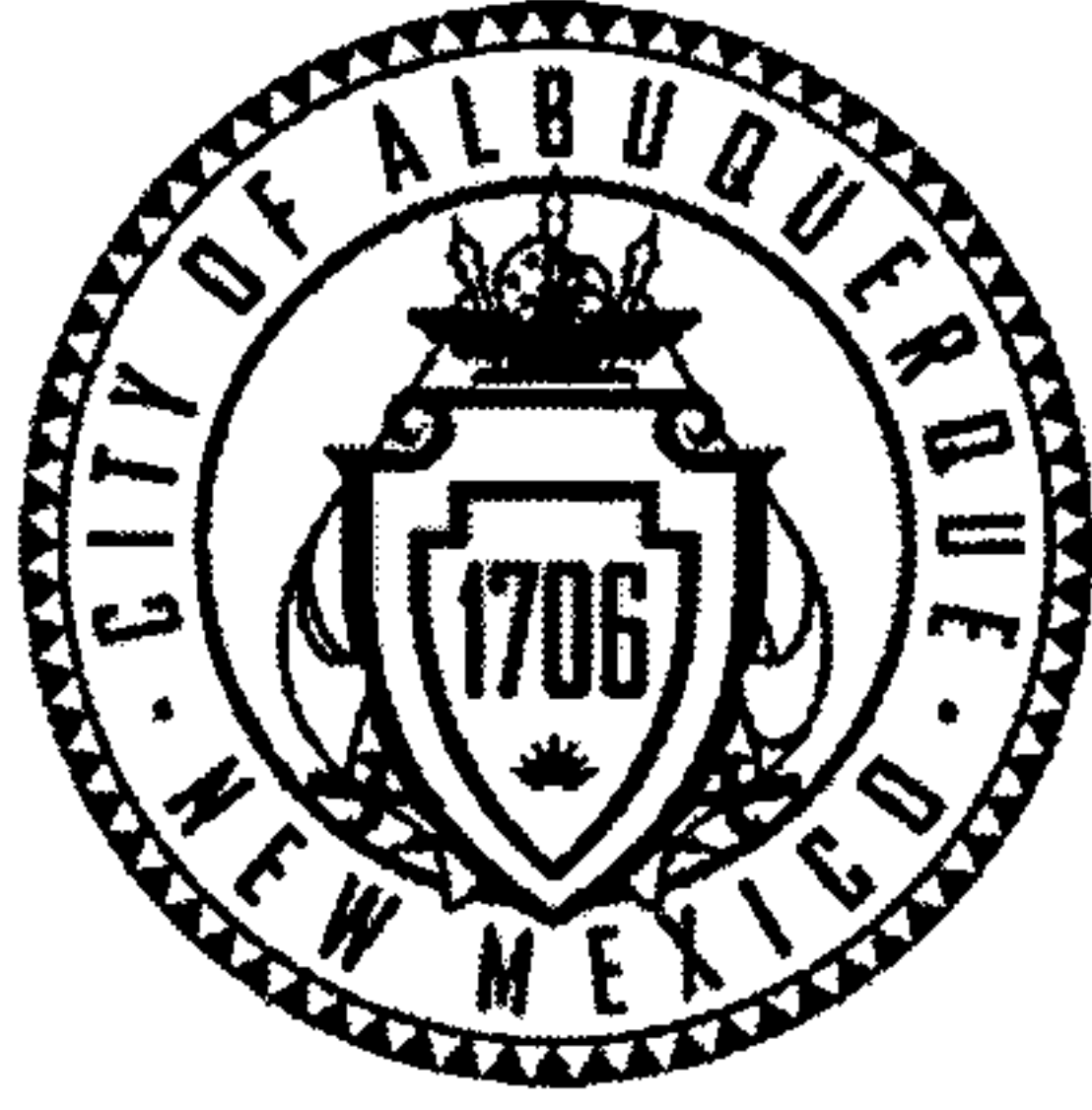
If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/23/07)



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 18, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: High Mesa Consulting Group

Applicant: Church of Jesus Christ of Latter-Day Saints

Legal Description: Lot 10A, The Trails Unit 2

Acreage: 5.05 acres

Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Phase I Environmental Assessment, Southeast Corner of Rainbow Blvd and Woodmont Rd Albuquerque New Mexico. by SLR International Corp, Draper UT (Sept. 2005).

Soils Investigation and Geotechnical Evaluation. by Grandin Testing Lab (November 2005).

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 4B(2)—extensive previous land disturbance).***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



EASEMENT

CORP 587-1196

This grant of Easement, between Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole ("Grantor"), whose address is 50 East North Temple Street, Salt Lake City, Utah 84150, and NEW MEXICO UTILITIES, INC., a New Mexico Corporation, ("NMUI"), whose address is 4700 Irving Blvd., N.W., Suite 201, Albuquerque, New Mexico 87114, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at Tract 10A, The Trails, Unit 2, SE corner of Rainbow and Woodmont NW – LDS Ventana Meetinghouse in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to NMUI a permanent easement ("Easement") in, over, upon and across the Property for Public Waterline. The Easement is more particularly described in the attached Exhibit "A".

The grant of Easement includes the right of NMUI to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if NMUI determines they interfere with the appropriate use of the Easement. If the lines need to be excavated for maintenance, NMUI will restore the work area to its original condition at no cost to the grantor. This grant prohibits the erection or placement of any structures within the Easement area without NMUI's prior written consent. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute running with the land for the benefit of NMUI and its successors and assigns until terminated.

5. Form Not Changed. Grantor agrees that changes to this form are not binding upon NMUI unless initialed by the Grantor and approved and signed by an officer of NMUI in writing on this form.

NEW MEXICO UTILITIES, INC.

GRANTOR Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole

By: Bob L. Gay

By: Terry F. Rudd
TERRY F. RUDD

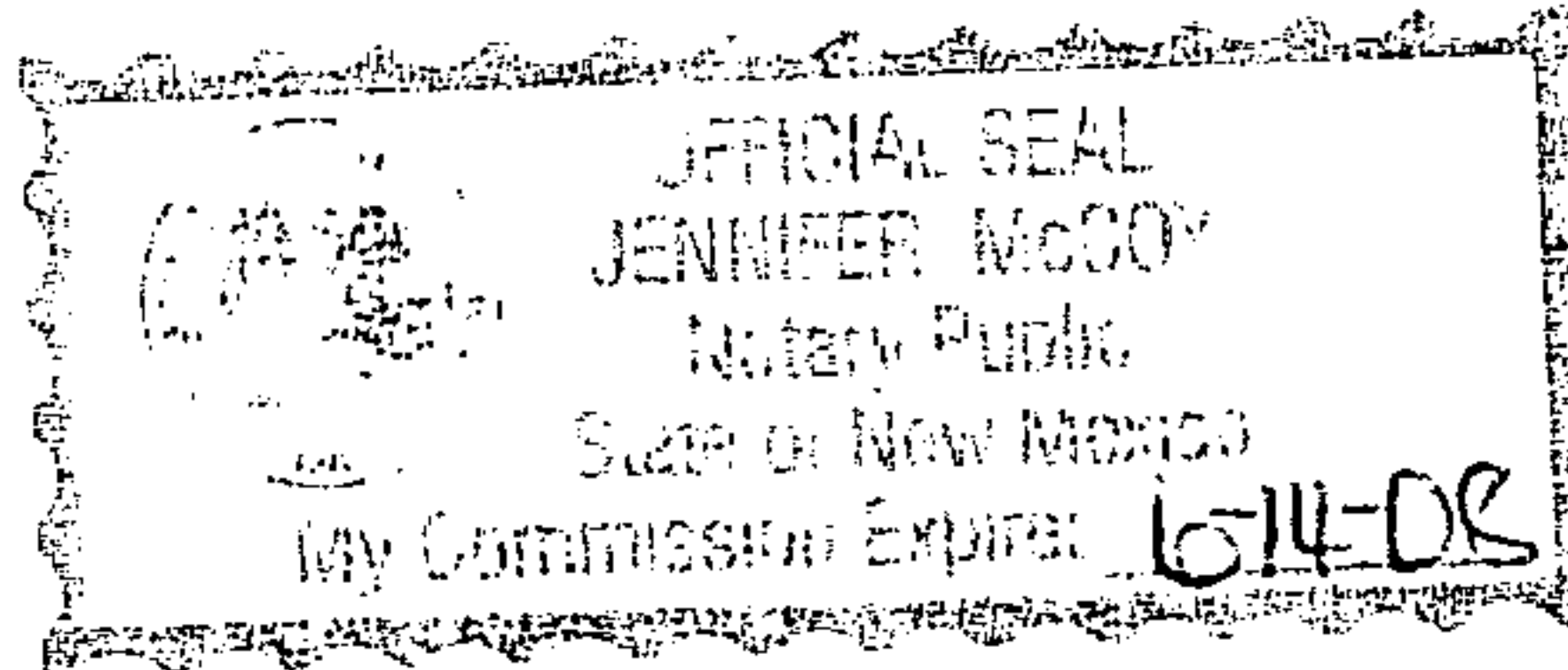
[Signature]
Title: Vice President
Dated: 10-5-07

[Signature]
It's: Authorized Agent
Dated: OCT 1, 2007

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

This instrument was acknowledged before me on Oct. 05 2007, by Bob L. Gay, Vice President of NEW MEXICO UTILITIES, INC., a New Mexico Corporation.

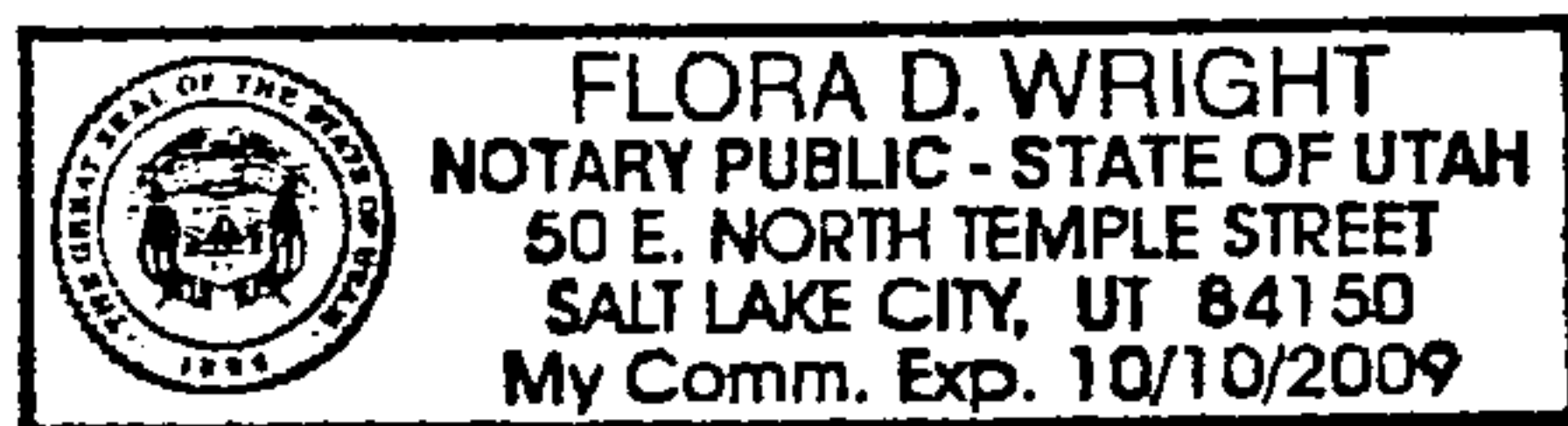
Jennifer McCoy
Notary Public
My Commission expires:
6-14-2008



STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this day of Oct 1, 2007, personally appeared before me TERRY F. RUDD, personally known to me to be an Authorized Agent of Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Flora D. Wright
Notary Public
Residing at: Salt Lake City, Utah
My commission expires: OCT 10, 2009

EXHIBIT 'A'
PUBLIC WATERLINE EASEMENT SURVEY

EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract 10-A, The Trails, Unit 2, as the same is shown and designated on the plat of said Tract 10-A, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 07, 2006, Book 2006C, Page 75 and being more particularly described as follows:

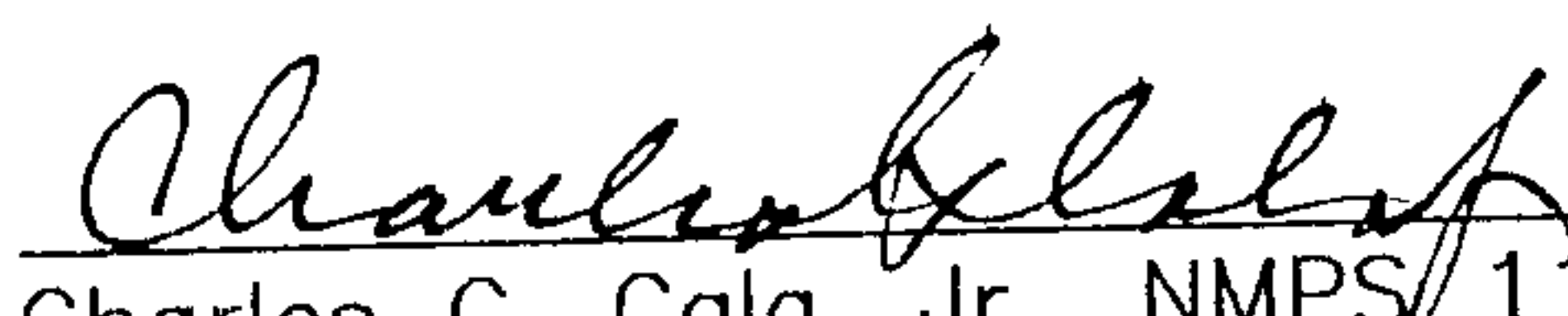
Beginning at the easternmost point of the easement herein described, being a point on the east property line of said Tract 10-A, also being a point on the west property line of Tract 9-A, of said plat of The Trails, Unit 2 whence an eastern property corner of said Tract 10-A bears N 17°56'39" E a distance of 16.33 feet; thence along the arc of a curve to the left with DELTA = 01°02'30", R = 825.00 feet and L = 15.00 feet (Chord Bearing = S 16°51'23" W, Chord Length = 15.00 feet) along the east property line of said Tract 10-A to the southeastern corner of the easement herein described; thence N 72°48'33" W a distance of 100.66 feet; thence S 63°04'27" W a distance of 321.90 feet; thence S 18°10'15" W a distance of 23.90 feet to the southernmost corner of the easement herein described; thence N 71°49'45" W a distance of 15.00 feet; thence N 18°10'15" E a distance of 30.10 feet; thence N 63°04'27" E a distance of 334.17 feet; thence S 72°48'33" E a distance of 106.65 feet to the point of beginning and containing 0.1579 acres more or less.

Notes:

1. A Boundary Survey was conducted in August, 2006. This Easement Survey was performed in August, 2007. Property corners were found as indicated.
2. Site located within projected Section 16, Township 11 North, Range 2 East, N.M.P.M. (Alameda Grant).
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Union".
5. Purpose of this survey is to describe the new public waterline easement being granted to New Mexico Utilities Inc.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this easement survey and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.


Charles G. Cala, Jr., NMPS 11184



08-28-2007
Date

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 8710
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.co

JOB NO. 2007 015 3 EASE1

EXHIBIT 'A'

PUBLIC WATERLINE EASEMENT SURVEY

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 17°11'35" W	71.18'
(L1)	S 17°11'27" W	71.18'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	35.00'	63.27'	55.00'	N 24°30'53" E	103°34'06"
(C1)	35.00'	63.27'	55.00'	N 24°30'46" E	103°34'08"
C2	530.00'	285.78'	282.33'	S 88°15'22" E	30°53'40"
(C2)	530.00'	285.78'	282.33'	S 88°15'22" E	30°53'38"
C3	25.00'	39.27'	35.36'	S 27°48'25" E	90°00'00"
(C3)	25.00'	39.27'	35.35'	S 27°48'32" E	90°00'00"
C4	825.00'	184.27'	183.89'	S 12°06'45" W	12°47'51"
(C4)	825.00'	184.07'	183.69'	S 11°57'23" W	12°47'02"

EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E1	N 72°48'33" W	100.66'
E2	S 63°04'27" W	321.90'
E3	S 18°10'15" W	23.90'
E4	N 71°49'45" W	15.00'
E5	N 18°10'15" E	30.10'
E6	N 63°04'27" E	334.17'
E7	S 72°48'33" E	106.65'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	825.00'	15.00'	S 16°51'23" W	15.00'	01°02'30"
T1	825.00'	16.33'	N 17°56'39" E	16.33'	01°08'02"

KEYED NOTES

EASEMENTS

① 20' NEW MEXICO UTILITIES, INC. PUBLIC SANITARY SEWER GRANTED BY PLAT 2004C-332 (OFFSITE)

② CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2006C-75

EASEMENT TO BE VACATED BY SEPARATE PLATTING ACTION

③ PORTION OF CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2006C-75, LOCATED ON TRACT 10-A, VACATED BY SEPARATE PLATTING ACTION

EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

④ CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY SEPARATE PLATTING ACTION

⑤ PUBLIC UTILITY EASEMENT GRANTED BY SEPARATE PLATTING ACTION

MONUMENTS

Ⓐ FOUND #5 REBAR W/CAP STAMPED "LS 9750", TAGGED W/WASHER STAMPED "NMPS 11184"

Ⓑ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

Ⓒ NOT FOUND

HIGH MESA Consulting Group

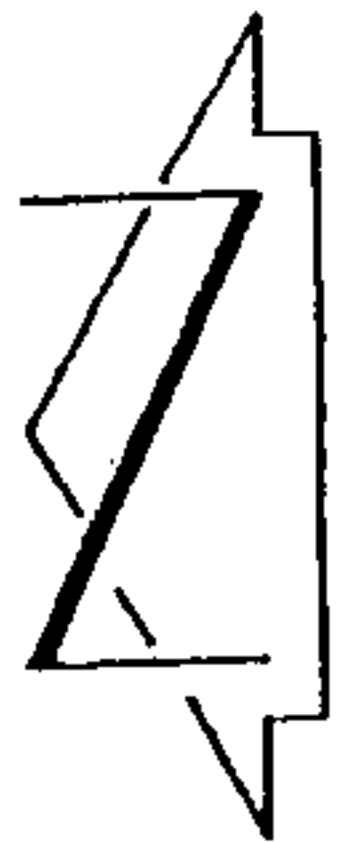
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 8710
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.co

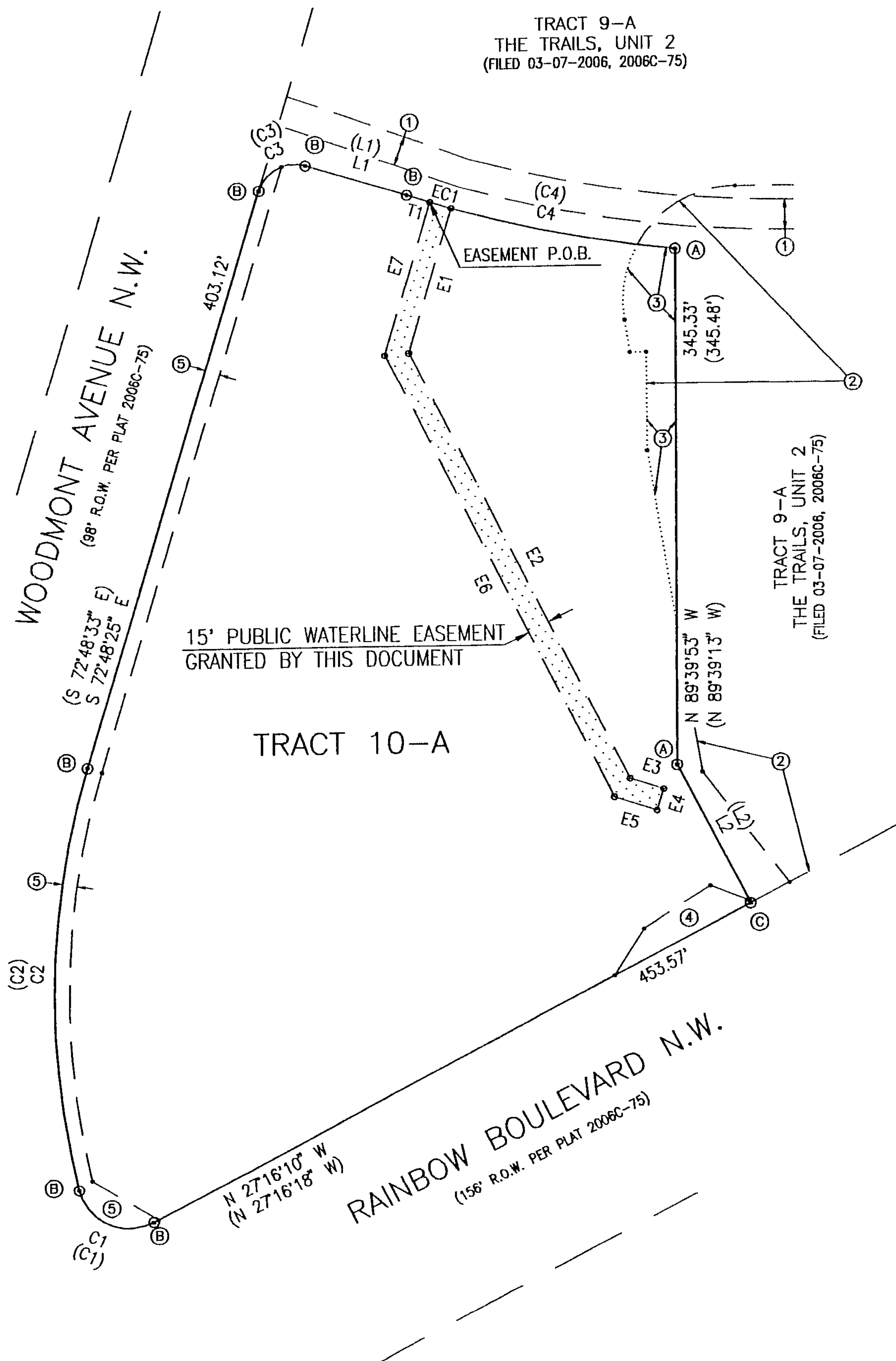
JOB NO. 2007.015.3 EASE1

EXHIBIT 'A'

PUBLIC WATERLINE EASEMENT SURVEY



SCALE: 1" = 100'



TRACT 9-A
THE TRAILS, UNIT 2
(FILED 03-07-2006, 2006C-75)

TRACT 9-A
THE TRAILS, UNIT 2
(FILED 03-07-2006, 2006C-75)

TRACT 10-A

15' PUBLIC WATERLINE EASEMENT
GRANTED BY THIS DOCUMENT

WOODMONT AVENUE N.W.
(98' R.O.W. PER PLAT 2006C-75)

RAINBOW BOULEVARD N.W.
(156' R.O.W. PER PLAT 2006C-75)

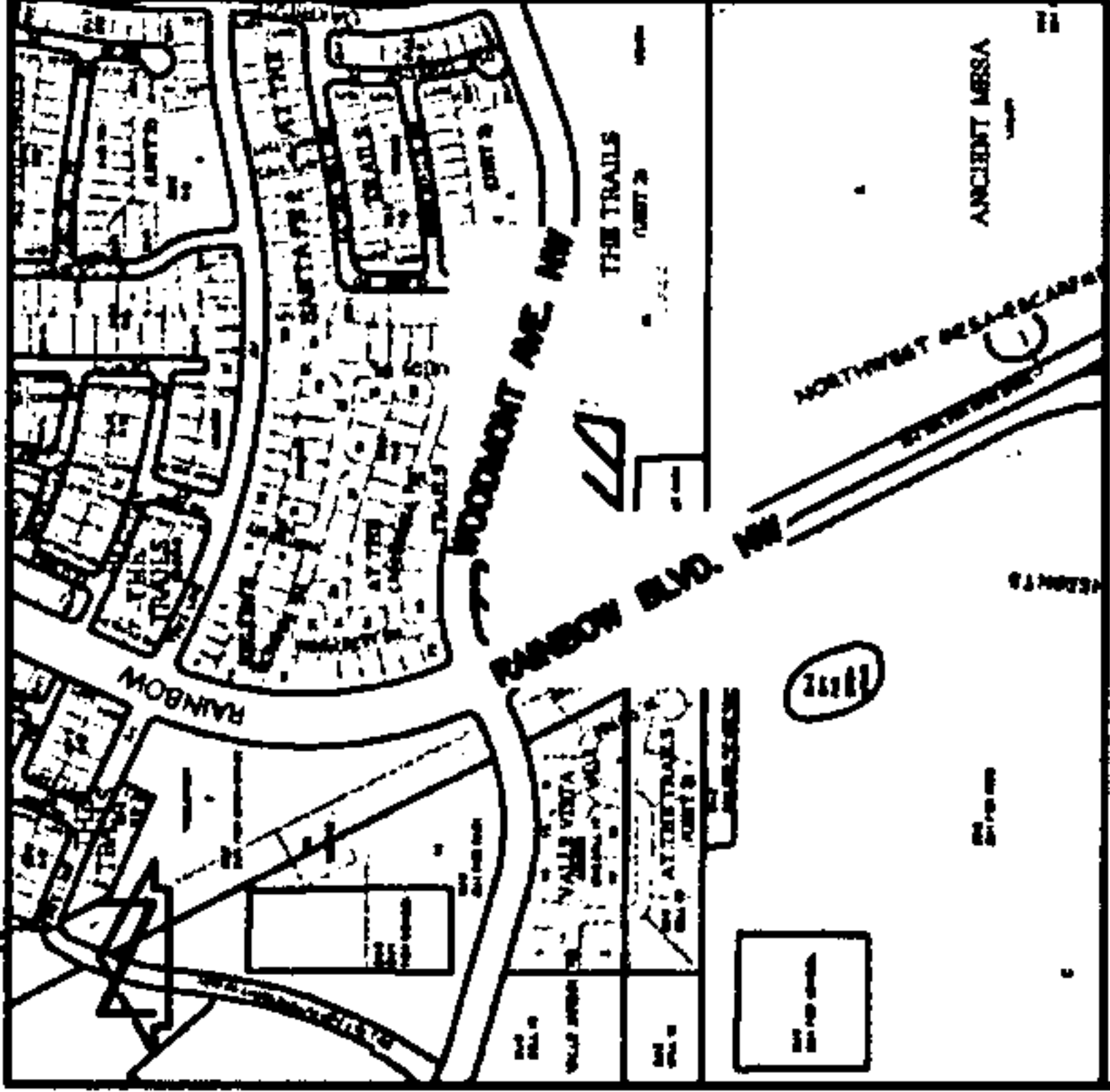
HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.co

JOB NO. 2007.015.3.EASE1

SP #2007350987



VICINITY MAP
SCALE 1" = 750'
C-9

TRACT 10-A-1, THE TRAILS, UNIT 2

VACATION REQUEST AND PLAT OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS
BY: _____
BY: _____
BY: _____

COUNTY CLERK FILING DATA

DESCRIPTION
Tract 10-A, The Trails, Unit 2, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 07, 2004, Book 2006C, Page 75.

DEDICATION AND FREE CONSENT
The subdivision herein is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, herein.

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole
By: _____, its Authorized Agent
Date _____

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On this _____ day of _____, 20____, personally appeared before me _____, presently known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, and that the seal impressed on the said instrument is the true and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Notary Public
Residing at: Salt Lake City, Utah
My commission expires: _____

- DNS PROJECT NUMBER _____ DATE _____
- APPLICATION NUMBER _____ DATE _____
- APPROVALS: _____ DATE _____
- DNS CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- ABOQUA _____ DATE _____
- CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- AMA/FCA _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- N/A _____ DATE _____
- REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- P.U.M. ELECTRIC SERVICES _____ DATE _____
- QUEST TELECOMMUNICATIONS _____ DATE _____
- P.U.M. GAS SERVICES _____ DATE _____
- COMCAST CABLE VISION OF NEW MEXICO, INC. _____ DATE _____

SURVEYORS CERTIFICATION

I, Charles G. Cain, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by the owner, utility companies, or other parties possessing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.



Charles G. Cain, Jr., N.M.P.S. 11184
Date _____



4810-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87107
PHONE: 808.346.4288 • FAX: 808.346.4284 • www.highmesaeng.com
JOB #2007-0143 PLAT

VACATION REQUEST AND PLAT OF
TRACT 10-A-1, THE TRAILS, UNIT 2
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2007

COUNTY CLERK FILING DATA

Notes:

- A boundary survey was performed in August, 2006. Boundary survey verified in March, 2007. Property corners were found or set as indicated.
- All distances are ground distances.
- Site located within projected Section 16, Township 11 North, Range 2 East, N.M.P.M. (Alameda Grant).
- Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Unist" using NAD 83 coordinates.
- Record bearings and distances are shown in parenthesis.
- No public street mileage was created by this plat.
- The purpose of this plat is to:
 - Grant the necessary public utility and City of Albuquerque sidewalk easements as shown.
 - Vacate that portion of a City of Albuquerque public drainage easement on Tract 10-A as shown.
- The following documents and instruments were used for the performance and preparation of this survey:
 - Bulk Land Plat of The Trails, Unit 2, filed 03-07-2006, Book 2006C, Page 75, Records of Bernalillo County, New Mexico.
 - Bulk Land Plat of The Trails, Unit 2, filed 10-18-2004, Book 2004C, Page 332, Records of Bernalillo County, New Mexico.
 - Bulk Land Plat of Ancient Mesa, filed 02-02-2006, Book 2006C, Page 40, Records of Bernalillo County, New Mexico.
 - Warranty Deed, filed 07-25-2006, Book A121, Page 520, Dec. #2006110631, Records of Bernalillo County, New Mexico.
 - Policy of Title Insurance Policy Number A 75-2717633 prepared by Lawyers Title Insurance Corporation dated July 25, 2006.
 - Boundary and Topographic Survey prepared by this firm, certified 08-25-2006 (unrecorded).
- The property surveyed hereon is subject to Notice of Subdivision Plat Conditions in document filed 10-18-2004, Book A85, Page 6157, Dec. #2004146563, Records of Bernalillo County, New Mexico; also referenced on the Bulk Land Plat of The Trails, Unit 2 filed 10-18-2004, Book 2004C, Page 332.
- The property surveyed hereon is subject to Reservations for Gas and Utility Easements contained in the Warranty Deed filed November 19, 1998, Book D 513, Pages 186-183, Records of Bernalillo County, New Mexico.
- The property surveyed hereon is subject to Affidavit for Utility Agreements in document filed 12-04-1998, Book 66-32, Pages 1147-1152, Dec. #98130372, Records of Bernalillo County, New Mexico.
- The property surveyed hereon is subject to Community Charter for the Trails in document filed 02-19-2004, Book A73, Page 1137, Dec. #2004021200, Records of Bernalillo County, New Mexico.
- The property surveyed hereon is subject to Water and Wastewater Agreement in document filed 10-21-2005, Book A105, Page 6188, Dec. #2005156624, Records of Bernalillo County, New Mexico.
- The property surveyed hereon is subject to Amendment to Rules of Community Charter in document filed 04-18-2006, Book A115, Page 4246, Dec. #2006054417, Records of Bernalillo County, New Mexico.
- The property surveyed hereon is subject to Notice of Subdivision Plat Conditions in document filed 03-07-2006, Book A113, Page 2633, Dec. #2006032747, Records of Bernalillo County, New Mexico; also referenced on the Bulk Land Plat of The Trails, Unit 2 filed 03-07-2006, Book 2006C, Page 75.
- The property surveyed hereon is subject to Streetscape Gift and Free Work Agreement in document filed 01-21-2006, Book A91, Page 217, Dec. #2005010244, Records of Bernalillo County, New Mexico.
- The property surveyed hereon is subject to Subdivision Improvement Agreement in document filed 08-13-2004, Book A82, Page 4563, Dec. #2004114891, Records of Bernalillo County, New Mexico.
- Gross subdivision acreage = 5.1021 acres.
- Current Zoning on site is SU-2 SRSL 26, based upon review of the City of Albuquerque Zone Atlas.

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 17°11'39" W	71.18'
(L1)	S 17°11'37" W	71.18'
L2	S 82°43'07" W	106.00'
(L2)	S 82°43'42" W	106.00'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	36.00'	63.27'	55.00'	N 24°30'53" E	103°34'08"
(C1)	36.00'	63.27'	55.00'	N 24°30'46" E	103°34'08"
C2	630.00'	285.78'	282.33'	S 88°15'22" E	305°3'40"
(C2)	630.00'	285.78'	282.33'	S 88°15'22" E	305°3'38"
C3	25.00'	38.27'	35.36'	S 27°48'25" E	90°00'00"
(C3)	25.00'	38.27'	35.36'	S 27°48'32" E	90°00'00"
C4	825.00'	184.27'	183.89'	S 12°08'45" W	124°7'51"
(C4)	825.00'	184.07'	183.89'	S 11°57'23" W	124°7'02"

EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E1	N 84°32'30" E	84.80'
E2	N 89°42'54" E	217.89'
E3	S 90°00'00" E	67.00'
E4	N 00°00'00" E	16.89'
E5	N 80°42'54" E	21.79'
E6	N 27°18'10" W	103.29'
E7	S 57°41'17" E	37.14'
E8	S 37°59'04" E	82.87'
E9	S 21°13'07" W	27.89'
E10	S 82°43'07" W	2.18'
E11	N 72°48'25" W	423.12'
E12	S 31°19'33" W	82.15'
E13	N 27°18'10" W	3.79'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	76.00'	132.14'	S 48°28'25" E	116.12'	89°37'19"
EC2	25.00'	23.18'	S 48°14'31" E	22.38'	83°02'46"
EC3	825.00'	276.84'	N 88°02'51" W	273.38'	302°05'02"

KEYED NOTES

EASEMENTS

- 20' NEW MEXICO UTILITIES, INC. PUBLIC SANITARY SEWER GRANTED BY PLAT 2004C-332 (OFFSITE)
- CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2006C-75

EASEMENT TO BE VACATED BY THIS REQUEST

- PORTION OF CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2006C-75, LOCATED ON TRACT 10-A, TO BE VACATED BY THIS REQUEST

NEW EASEMENTS

- CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT
- PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

- NEW MEXICO UTILITIES INC. PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED _____, 2007, BOOK _____, PAGE _____, DOCUMENT NO. _____

MONUMENTS

- FOUND #5 REBAR W/CAP STAMPED "LS 8750", TAGGED W/WASHER STAMPED "NMP5 11184"
- SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

HIGH MESA Consulting Group

FOUNDED BY MEMBERS AND ASSOCIATES, INC.
 4016-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 806.346.4290 • FAX: 806.346.4264 • www.highmesacg.com
 JOB #2007.018.3 PLAT

SP #2007350987

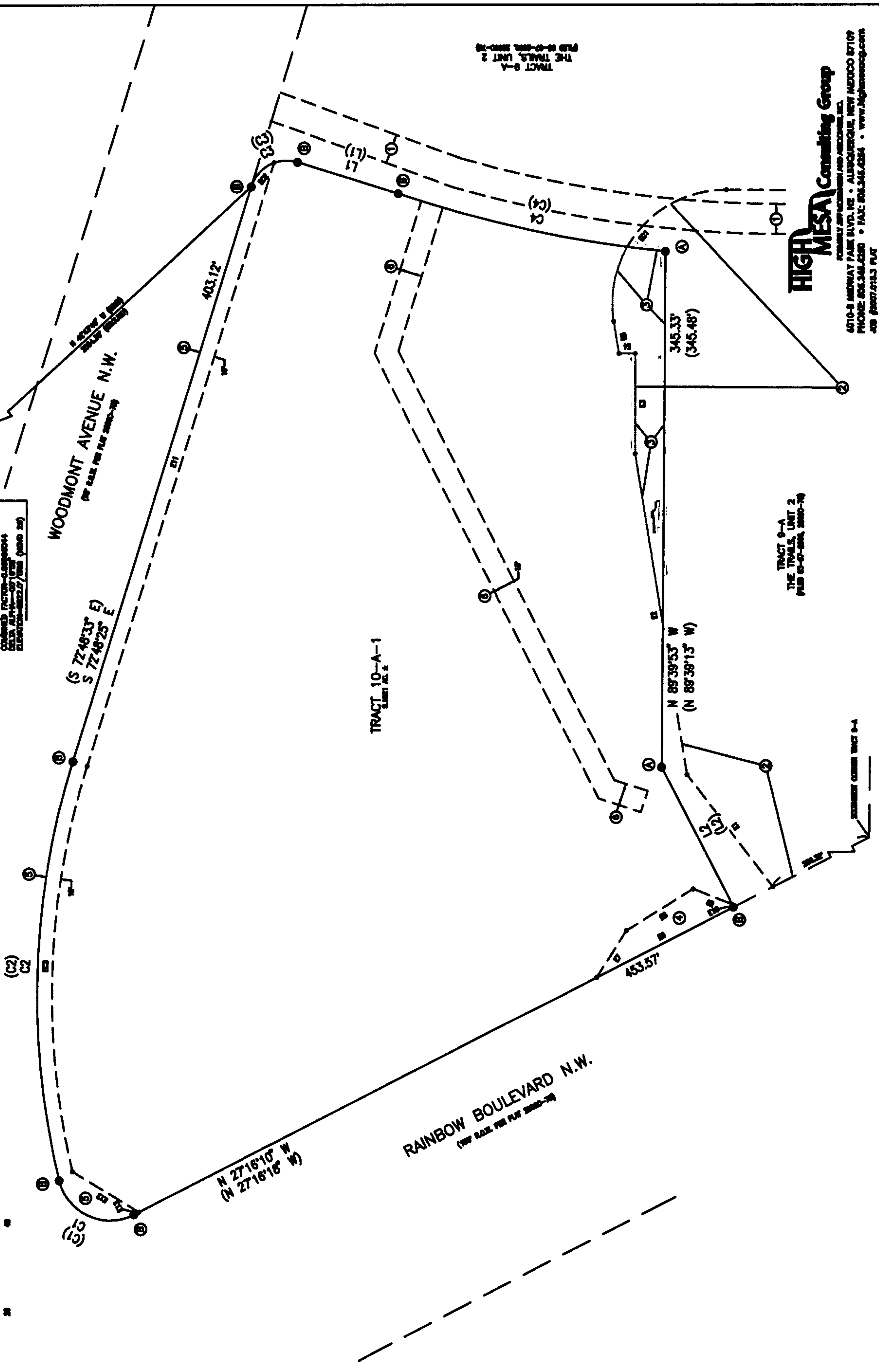


TRACT 10-A-1, THE TRAILS, UNIT 2

VACATION REQUEST AND PLAT OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007

NEW MEXICO CENTRAL ZONE-140 1127
SUNNYVALE, N.M. 87027
7-1-2007
COMBINED FACTORS-CLASSIFICATION
DELTA ALPHA-07/07
ELEVATION-4023.27/1100 (HIND 24)

COUNTY CLERK FILING DATA



HIGH MESA Consulting Group
CONSULTING, APPRAISING AND ACCOUNTING, INC.
6010-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.346.4200 • FAX: 505.346.4254 • www.highmesa.com
JOB #007.011.3 PLAT

Comments on
Sketch of Station
Plan 5-11-07

PROJECT NO: 1002962 APPLICATION NO:

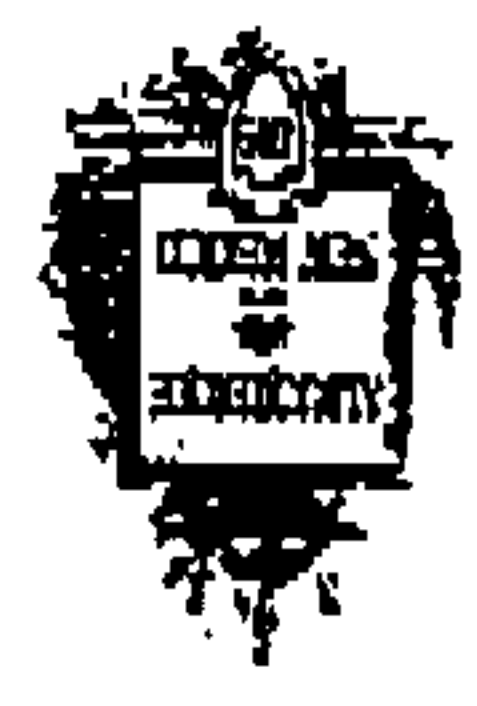
PHONE NUMBER: 924-3880 FAX # 924-3864

SENT BY: Sheran Matson, DRB Chair DATE: 10/30/07

FAX NUMBER: 345-4254 # PAGES 2

TO: *Helio*

DEVELOPMENT REVIEW BOARD
FAX FORM



DATE, TIME	10/30 09:08
FAX NO./NAME	93454254
DURATION	00:00:38
PAGE(S)	02
RESULT	OK
MODE	STANDARD
	ECM

TIME : 10/30/2007 09:09
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BR0L6J570919

TRANSMISSION VERIFICATION REPORT



**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, November 14, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002776

07DRB-70325 VACATION OF PUBLIC
EASEMENT

07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

The agent reported that the perimeter wall design was approved via the site plan at EPC.

No objection to the vacation request.

Planning has no objection to the preliminary plat approval. A comparison to the EPC approved site plans will be made when the site plans are submitted.

However, because the site is over 5 acres, compliance with the City's Archaeological Ordinance is required prior to approval of the preliminary plat.

Project# 1002962

07DRB-70326 VACATION OF PUBLIC
EASEMENT

07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS UNIT 2**, zoned SU-2 SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9)

The Certificate of No Effect is in the file.

The solar collector language is missing from the preliminary plat. Please add it.

The plat matches the already approved site plan. Planning has no objection to the vacation of the drainage easement or the plat.

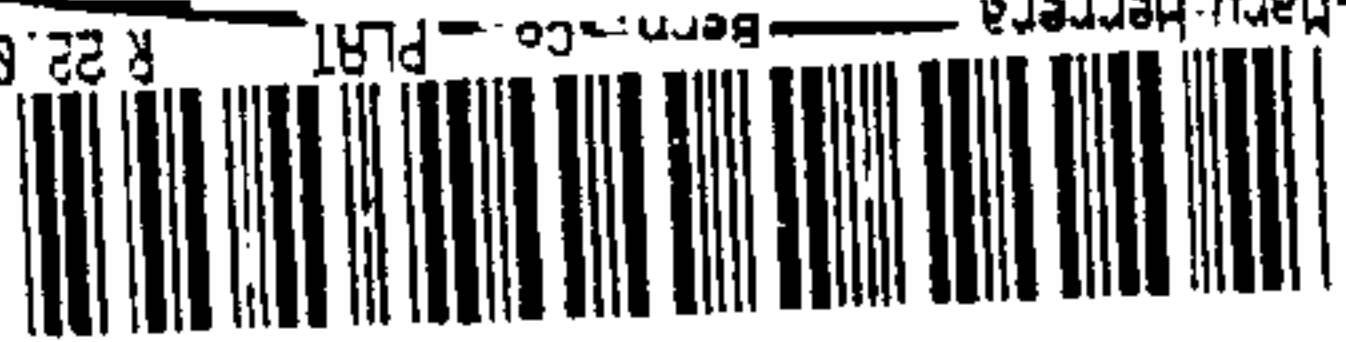
BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
WITHIN

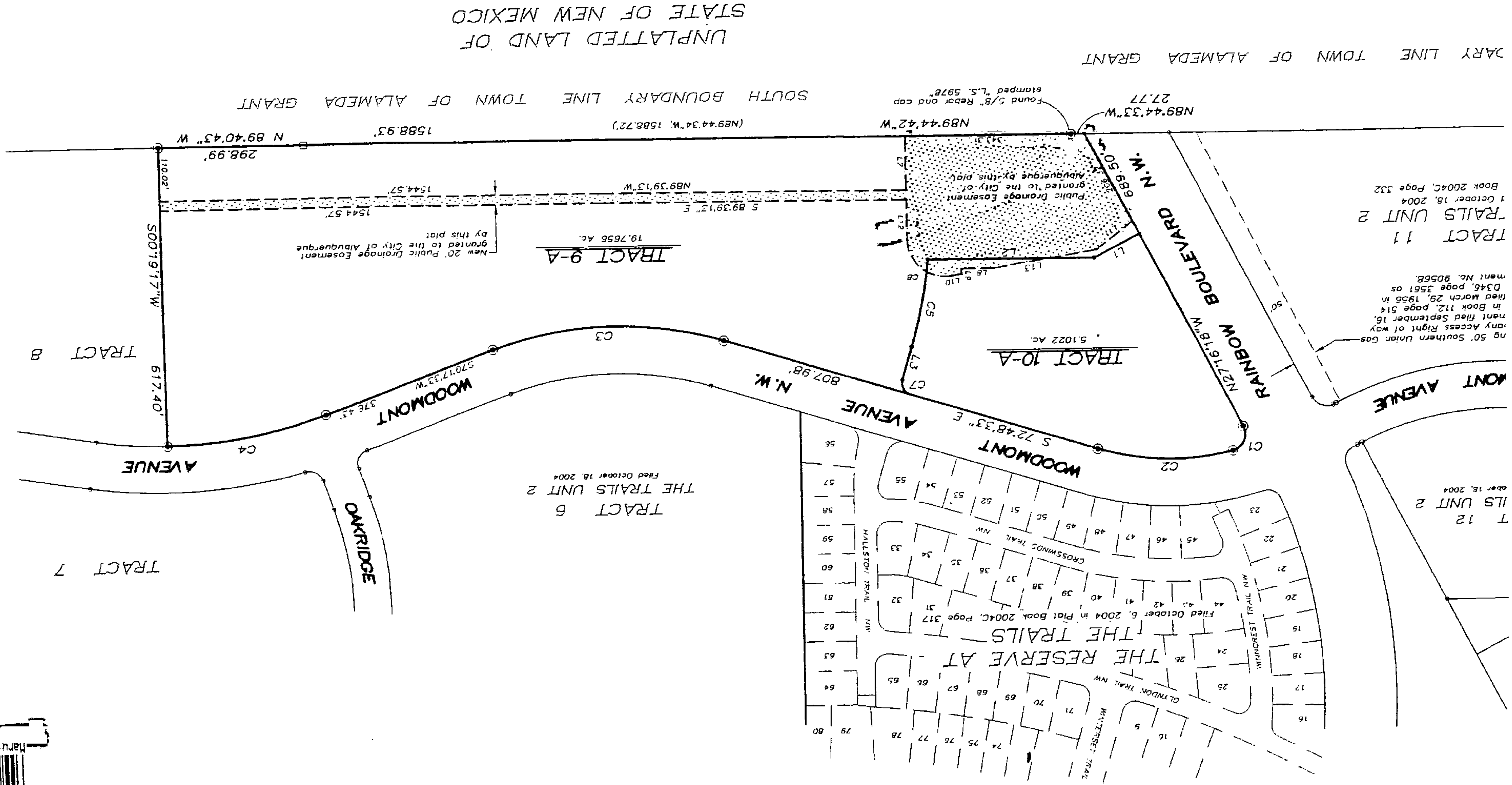
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE

DECEMBER, 2005

2888832746
Page: 4 of 4
63/87/2888 12:35P
BX-2888C Pg-75
Berna-co PLAT R 22.88
Harru-Herrera



VACATION
EXHIBIT B
Date 11/14/04



UNPLATTED LAND OF
STATE OF NEW MEXICO

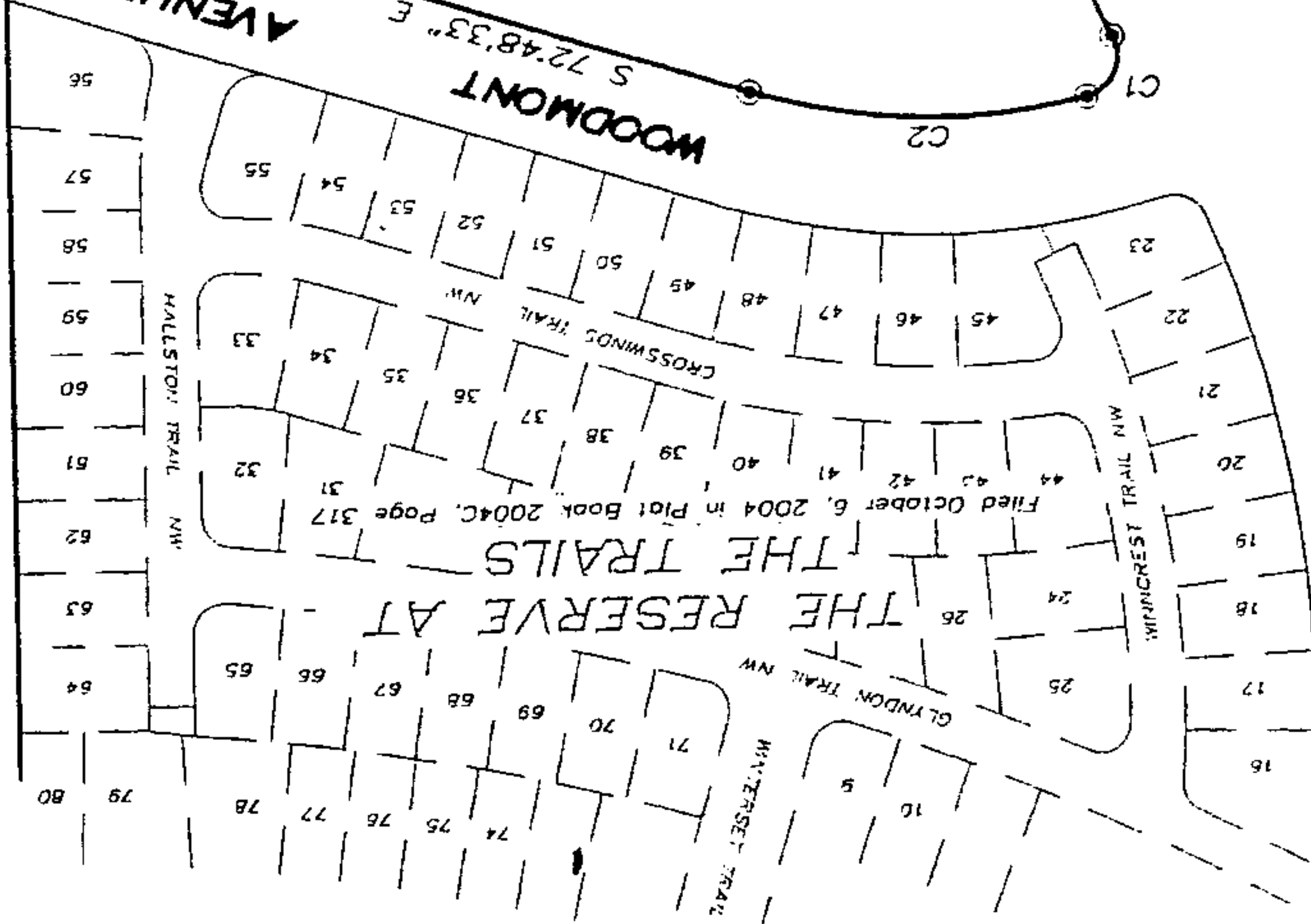
SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

DARY LINE TOWN OF ALAMEDA GRANT

TRACT 11
TRACTS UNIT 2
October 18, 2004
Book 2004C, Page 332
ng 50' Southern Union Gas
Entry Access Right of Way
Filed September 16,
in Book 112, page 514
Filed March 29, 1956 in
D346, page 3561 as
ment No. 90568.

TRACTS UNIT 2
over 18, 2004

THE RESERVE AT
THE TRAILS



TRACT 6
THE TRAILS UNIT 2
Filed October 18, 2004

TRACT 9-A
19.7656 Ac.
New 20' Public Drainage Easement
granted to the City of Albuquerque
by this plat
5 89°39'12"E
1544.57'
1544.57'

TRACT 10-A
5.1022 Ac.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

X Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

___ 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)

APPEAL / PROTEST of... **A**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 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: The Trails, LLC Attn: Rick Beltramo, PE PHONE: (505)761-9911

ADDRESS: 7007 Jefferson Street NE Ste. A FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rbeltramo@longfordgroup.com

Proprietary interest in site: Owner List all owners: The Trails, LLC

AGENT (if any): Steve Salazar, PE – Wilson and Company PHONE: (505) 348-4000

ADDRESS: 2600 The American Rd. Suite 100 FAX: (505) 898-8501

CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: sjsalazar@wilsonco.com

DESCRIPTION OF REQUEST: Request for DRB recommendations to Listing of Infrastructure for The Trails Public Improvement District (P.I.D.)

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

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

Lot or Tract No. Tracts 1 – 12 of The Trails Unit II Bulk Land Plat Block: N/A Unit:

Subdiv. / Addn. The Trails Unit II Bulk Land Plat

Current Zoning: RD Proposed zoning: No Change

Zone Atlas page(s): C 9 Z No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): 189.65 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 10090643712921010 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW

Between: Paseo Del Norte NW and Woodmont Ave. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB #1002962, DRC# 73008

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

SIGNATURE [Signature] DATE 3/14/06

(Print) Steve J. Salazar, PE Applicant ___ Agent X

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00353</u>	<u>SK</u>		\$ <u>-0-</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input 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				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>3.22.06</u>			Total \$ <u>-0-</u>
	<u>3/14/06</u>			
	Planner signature / date			
		Project #		<u>1002962</u>

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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
- 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)
- 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
- Copy of recorded SIA
- 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.

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.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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.

DANIEL S. AGUIRRE
Applicant name (print)

[Signature]
Applicant signature / date



Form revised 8/04, 1/05 & 10/05

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

Application case numbers
 06 PRB- _____ -00353
 _____ - _____
 _____ - _____

Claudia Senora 3/14/06
 Planner signature / date
Project # 1002962



**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

14 March 2006

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *The Trails Unit II Infrastructure List for P.I.D.*
WCEA Project #X4218008

Dear Sheran:

Wilson & Company, Inc. is submitting a Listing of Infrastructure for the Trails Unit II infrastructure project. We are requesting the Development Review Board (DRB) to review the infrastructure list and provide comments if necessary for the application of a Public Improvement District (P.I.D.) within the Trails Development. The proposed subdivision is in the City of Albuquerque, located on the West Side at the Trails Master planned communities. This is located in the general vicinity of Paseo Del Norte and Rainbow Blvd.

Attached is the General Listing of Required Infrastructure for The Trails Public Improvement District, and 6 copies of a drawing showing the proposed infrastructure.

If you have any questions concerning this proposed project, please contact me at (505) 348-4178.

We will plan to attend the DRB Sketch Plat meeting 8 days from today's submittal.

WILSON & COMPANY

Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs

Listing of Infrastructure for the Trails Unit II, Public Improvement District (P.I.D.)

The Trails Unit II Bulk Land Plat

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

General Listing of Required Infrastructure for The Trails Public Improvement District

Size	Type of Improvement	Location	From	To
PAVING				
Minor Arterial 1/2 Section (30' F-F)	Minor Arterial Paving w/ C&G, median 6' Sidewalk Single Side	Universe Blvd.	Paseo Del Norte	Southern PL Trails Unit II Bulk Land Plat
Major Arterial Full Section (102' F-F)	Major Arterial Paving w/ C&G, median 6' Sidewalk both sides	Rainbow Blvd.	Woodmont Ave.	Southern Bdy. Of The Trails Unit II
Collector Full Section (60' F-F)	Collector Paving w/ C&G, median 6' Sidewalk both sides	Woodmont Ave.	Western Bdy. Of The Trails Unit II	Universe Blvd.
Major Local Full Section (36' F-F)	Major Local Paving w/ C&G, median 6' Sidewalk both sides	Oakridge St.	Woodmont Ave.	Universe Blvd.
LANDSCAPING				
	Neighborhood Park Landscaping	The Trails Unit II		

Size	Type of Improvement	Location	From	To
DRAINAGE				
3.55 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond E)	Tract 11 of The Trails Unit II		
24"-42" Dia.	RCP w/ MH & Inlets	Woodmont Ave / Rainbow Blvd.	Pond E, Trails Unit II	Pond H, Trails Unit II
2.77 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond H)	Tract 9B of The Trails Unit II		
24"-54" Dia.	RCP w/ MH & Inlets	SD Easement Tract 9b, Tract 8	Pond H, Trails Unit II	Universe SD
6.16 Ac-ft	Permanent Detention Pond w/ Agreement and Covenant (Pond D)	Tract 1 of The Trails Unit II		
24"-30" Dia.	RCP w/ MH & Inlets	SD Easement Tract 4	Pond D, Trails Unit II	Pond F, Trails Unit II
9.12 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond F)	Tract 4 of The Trails Unit II		
24"-60" Dia.	RCP w/ MH & Inlets	SD Easement Tract 6	Pond F, Trails Unit II	Pond G, Trails Unit II
8.53 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond G)	Tract 6 of The Trails Unit II		
24"-48" Dia.	RCP w/ MH & Inlets	Woodmont Ave.	Pond G, Trails Unit II	Pond K, Trails Unit II
2.05 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond J)	SD Easement East of Universe Blvd.		
24"-54" Dia.	RCP w/ MH & Inlets	Universe Blvd.	Paseo Del Norte	Southern Bdy. Trails Unit II
2.17 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond K)	SD Easement East of Universe Blvd.		
48"-72" Dia.	Universe Storm Drain System w/ Agreement and Covenant (Pond K)	Universe Blvd.	Southern Bdy. of Trails Unit II	Boca Negra Dam

NOTES

1

2


3


AGENT / OWNER

Steve J. Salazar, PE
NAME (print)

Wilson & Co., 2600 The American Rd., 87124

FIRM

 3/14/06
SIGNATURE - date

AS-BUILT INFORMATION CONTRACTOR: ACS BRASS TABLET STAMPED "2-B10 1980" DRAWN BY: [] CHECKED BY: [] DATE: []		SURVEY INFORMATION FIELD NOTES: [] DATE: [] BY: [] NO.: []		ENGINEER'S SEAL 		REVISIONS & ARCHITECTS DESIGNED BY: DMD DATE: JAN 05 DRAWN BY: DMD DATE: JAN 05 CHECKED BY: SJS DATE: JAN 05	
MICRO-FILM INFORMATION MICROFILMED BY: [] DATE: [] ORIGINAL FILED BY: [] DATE: [] ORIGINAL FILED BY: [] DATE: [] ORIGINAL FILED BY: [] DATE: [] ORIGINAL FILED BY: [] DATE: []		FIELD NOTES DATE: [] BY: [] NO.: []		REVISIONS & ARCHITECTS WILSON & COMPANY, ENGINEERS & ARCHITECTS DESIGNED BY: DMD DATE: JAN 05 DRAWN BY: DMD DATE: JAN 05 CHECKED BY: SJS DATE: JAN 05		REMARKS NO. [] DATE [] BY []	

LEGEND

NEW	EXISTING

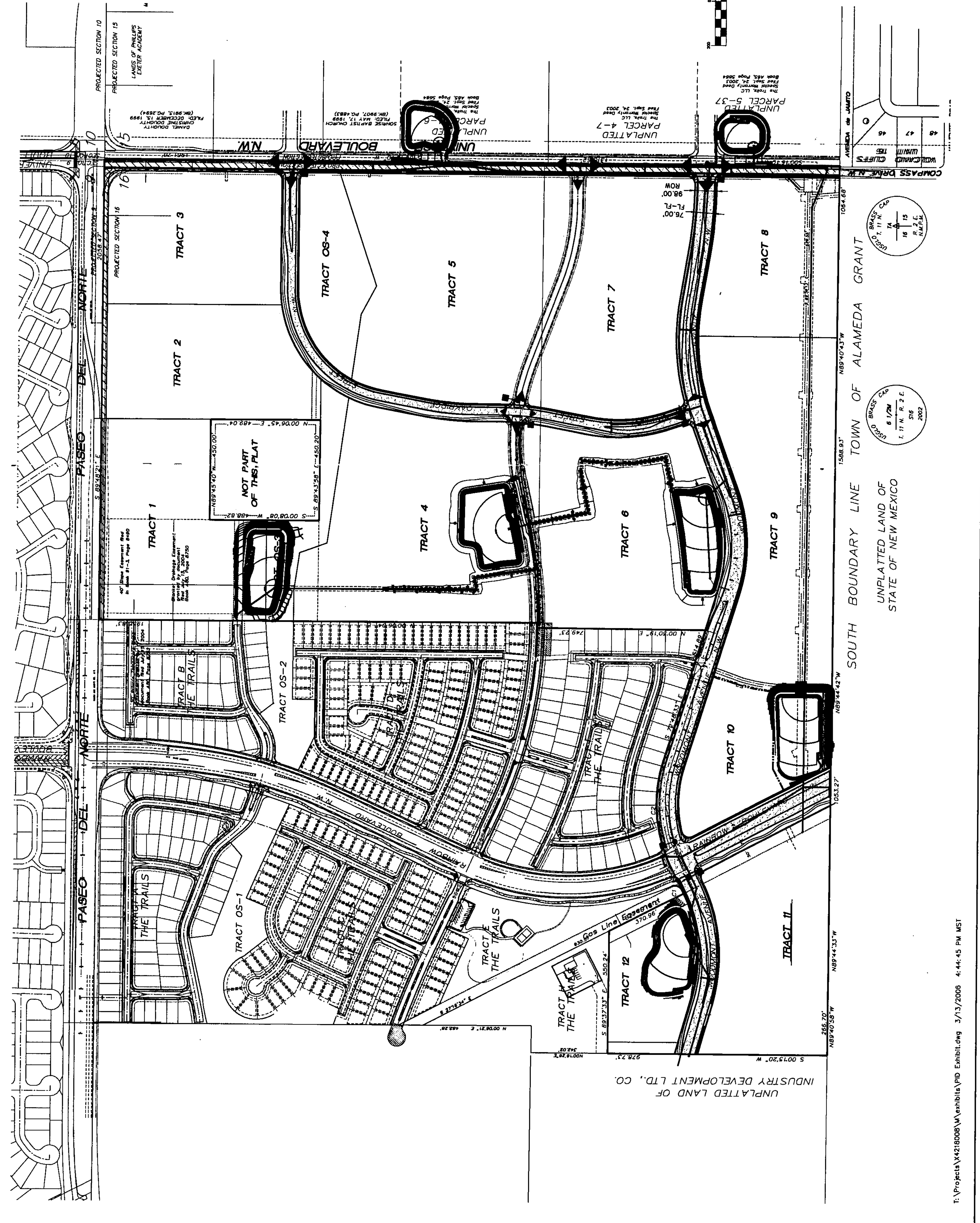
WILSON & COMPANY
 2600 THE AMERICAN ROAD S.E.
 SUITE 100
 RIO RANCHO, NEW MEXICO
 (505) 866-8021

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP
 THE TRAILS UNIT II
 P.I.D. EXHIBIT

Design Review Committee: []
 City Engineer Approval: []

City Project No. **730084** Zone Map No. **C-9-Z**

Sheet **1** of **1**



City of Albuquerque



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)

STORM DRAINAGE

___ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

___ Annexation
 ___ County Submittal
 ___ EPC Submittal
 ___ Zone Map Amendment (Establish or Change Zoning)
 P Sector Plan (Phase I, II, III)
 ___ Amendment to Sector, Area, Facility or Comprehensive Plan
 ___ Text Amendment (Zoning Code/Sub Regs)
 ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 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: Longford Homes PHONE: (505) 761-9911
 ADDRESS: 7007 Jefferson St. NE, Suite A FAX: (505) 761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cpeconsensusplanning.com
 Proprietary interest in site: Owner of some of the property. List all owners: See Attached
 AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cpeconsensusplanning.com

DESCRIPTION OF REQUEST: Phase I Sector Plan - Approval of Sector Plan Boundaries

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. See Attached Block: _____ Unit: _____
 Subdiv. / Addn. LONGFORD TRAILS
 Current Zoning: RD Proposed zoning: Zoning To be determined
 Zone Atlas page(s): B8, B9, B10, C8, C9, C10 No. of existing lots: NA No. of proposed lots: NA
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No _____, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N
 UPC No. See Attached MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte ROW
 Between: County Land and State Land

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project # 1004353 Project # 1002962 03 DRB-01530

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

SIGNATURE James H. Strosier DATE Sept 27, 2005
 (Print) James H. Strosier, AICP ___ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01507</u>	<u>Sector Plan Phase I</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____		\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	<u>CMF</u>	\$ _____
<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>10.5.05</u>			Total \$ <u>20.00</u>

Sandy Sandley 09/27/05

Project # 1002962

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS, STREET NAME CHANGES

ANNEXATION

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
- Petition for Annexation Form and necessary attachments
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied).
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- Letter of authorization from the property owner if application is submitted by an agent
- BCC Notice of Decision for City Submittals
- 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
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

- SECTOR DEVELOPMENT PLAN PHASE I – DRB CONCEPTUAL PLAN REVIEW (Unadvertised)**
- SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)**
- SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)**

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB *Boundary*)
- Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval - public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
- Fee for EPC final review and approval only (see schedule)
- Any original and/or related file numbers are listed on the cover application

Refer to the schedules for the dates, times and places of D.R.B. Unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP (ESTABLISHMENT OF ZONING OR ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- 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 NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- Letter of authorization from the property owner if application is submitted by an agent
- 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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- 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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter briefly describing, explaining, and justifying the request
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

STREET NAME CHANGE

24 copies of the request are required

- Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- 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.

James K Strozic, AICP
Applicant name (print)
[Signature] 9/27/05
Applicant signature / date



Form revised SEPT 05

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

Application case numbers
OSDRB - 01507

Sandy Handley 09/27/05
Planner signature / date
Project # 1002962



September 27, 2005

Ms. Sheran Matson, Director
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Matson:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to justify our request for Phase I Sector Plan boundary approval and seek Planning Department concurrence over our intent to prepare a sector plan for The Trails area in Northwest Albuquerque. The proposed boundaries of the sector plan include approximately 556 acres. The purpose of the sector plan will be to address development issues in a organized manner. Land use and infrastructure planning is especially critical in the area given the amount of growth that is projected for the area. We would like to obtain Planning Department's concurrence over our proposed sector plan boundaries, level of detail, and proposed scope of work.

The momentum for preparing the sector plan increased after last February's design charrette for the Volcano Heights area. This charrette identified several design parameters for the area. Our intent is to prepare a traditional sector development plan containing a mix of residential densities served by areas of commercial development consistent with the Volcano Heights Concept Plan.

At this stage, we are seeking approval of our boundaries by the DRB. After approval, we intend to begin preparing the Sector Plan document including land uses zoning, infrastructure plans, and design guidelines. The attached graphic outlines the proposed Trails sector plan boundaries. The boundaries have been determine in a way to provide for the greatest efficiency, while avoiding those properties whose owners do not want to participate in the process.

Currently, the Longford Group is meeting with property owners within the proposed Sector Plan boundaries to inform them of the upcoming sector plan project. An ownership map will also be prepared and presented at the DRB Hearing. We would like you and your staff to provide us with an opinion on these boundaries before going before the EPC.

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

Any design guidelines prepared as part of the sector plan are intended to implement design parameters decided upon at the charrette, along with the Northwest Mesa Escarpment Plan and the West Side Strategic Plan. Please let us know what your thoughts and opinions are regarding this proposed sector



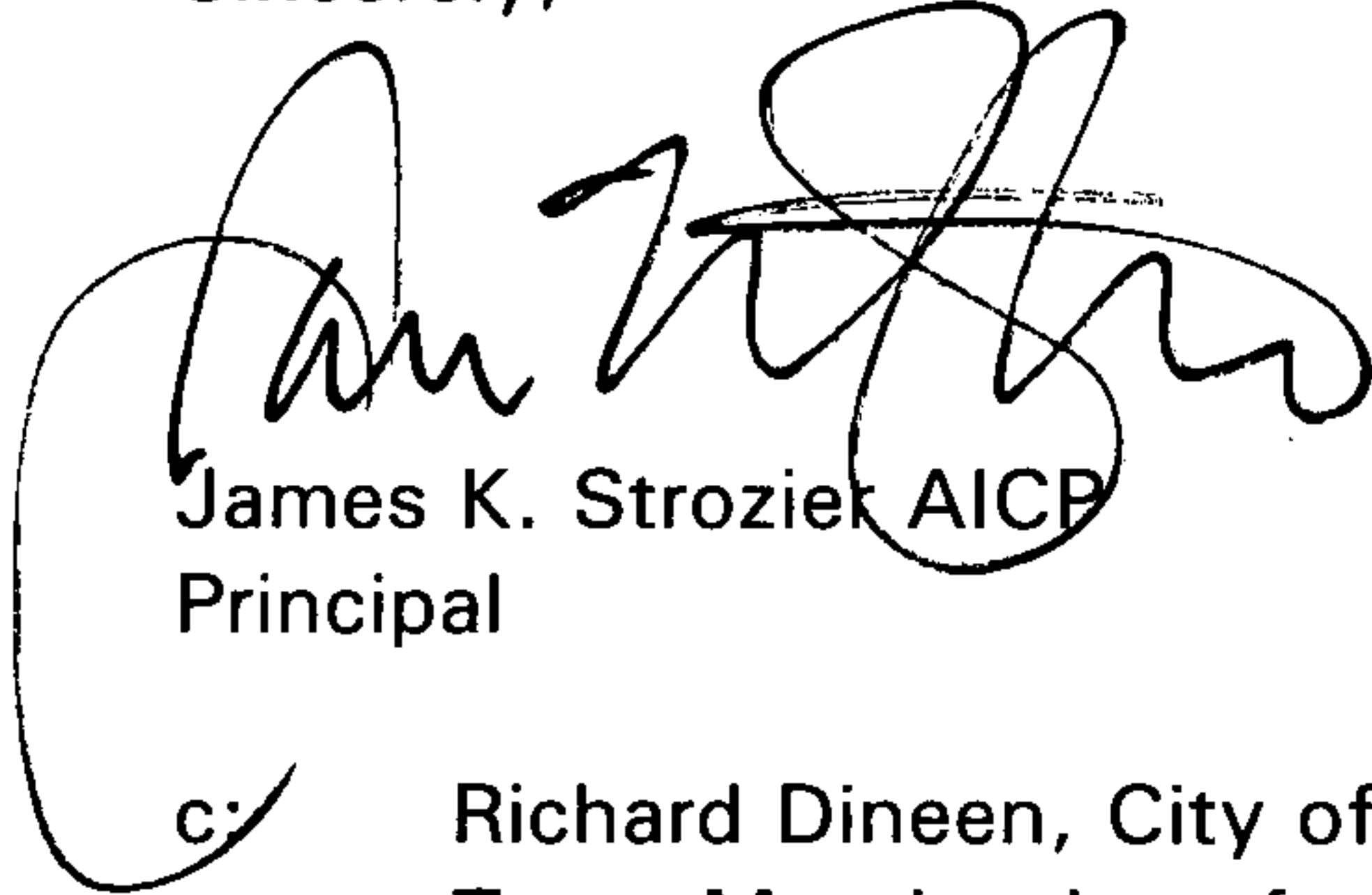
PLANNING

CONSENSUS

plan. Once we obtain your opinions, we would like to proceed with a study session with the DRB to discuss boundaries and planning issues.

Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



James K. Strozick AICP
Principal

c: Richard Dineen, City of Albuquerque Planning Department
Tracy Murphy, Longford Group LLC



M E E T I N G M I N U T E S

Project Longford Trails Sector Development Plan **Date** July 15, 2005

Subject DRB Scoping and Boundary Meeting

Meeting Date/Time July 28, 2005/8:00 AM (meeting with City staff)

Location Plaza del Sol Building

Attendance Russell Brito, City of Albuquerque
Bob Paulsen, City of Albuquerque
Joel Wooldridge, City of Albuquerque
Jack Bayse, City of Albuquerque
Stephanie Winklepleck, City of Albuquerque
John Murtagh, Longford Homes
Tracy Murphy, Longford Homes
Steve Salazar, PE, Wilson & Company
Jim Strozier, AICP, Consensus Planning
John Valdez, AICP, Consensus Planning

SUMMARY

The purpose of this meeting was to obtain City comment in a PRT-like setting regarding the proposed Trails Sector Plan that will be prepared by Longford Homes and its agents. The following issues were discussed with City staff.

Previous Volcano Heights Design Charette

While this sector plan has been proposed for some time, the design charette for Volcano Heights identified several issues that will be addressed by this proposed Longford Sector Plan. A series of sector plans will be prepared for this area and this proposed Trails sector plan will be a private sector driven process.

Proposed Sector Plan Boundaries

The boundaries will include Paseo del Norte right-of-way on the north and east, (meaning that the property east of Universe will be included) County land to the west, and Avenida de Jamito right-of-way to the south. The proposed boundaries do not include the land owned by the "Bedrock" group.

RD Based Plan vs. Traditional Plan

One issue that Longford Homes and its agents will need to address is whether this plan will be an R-D based plan or traditional plan. The R-D is a blanket zone that does allow other types of R-3 and C-1 uses. The C-2 zone is needed for package liquor sales. The R-D sector plan goes to EPC and does not go to Council. The traditional sector plan allows a flexibility of several other uses. Staff advised that the planning team will need to determine which route we want to pursue.

To fully develop the Paseo del Norte Town Center in this location, we C-1 uses as allowed by a R-D Sector Plan may not allow the intensity of uses needed to make the Town Center viable. As a result, a traditional sector plan may be better. There could be an opportunity for a hybrid, in which R-D is the dominant zoning with areas of SU zoning at appropriate locations. Staff would accommodate this if City Council was comfortable with this hybrid zoning. We must keep in mind that the City of Albuquerque Staff will have to administer the Sector Plan once completed.

It appears that everything outside of the Town Center would be appropriate for C-1 and R-D development. We are, however, more than likely headed toward a traditional sector plan.

Environmentally Sensitive Land Use

Staff encouraged the proposed Sector Plan to include environmentally sensitive land use and design.

Next Steps

- Boundary and scope will need to be approved by DRB;
- We need to decide as to what level we are going to plan for drainage, transportation, and utilities;
- We need to decide what we are going to propose for the area east of Universe;
- We need to set up conversations with surrounding and affected property owners (Ransom, Ruiz, Briggs, Rabadi);
- Decide what we do with the Bedrock people – do we plan our boundaries around them or include them in the process?
- Because of the history of the area, the City might support a boundary that goes around them; and
- We need to determine the type of sector plan we will prepare. A traditional sector plan will have the flexibility to address the town center issue but must go to Council, which adds about six months to the process.

City of Albuquerque

Planning Staff Concurrence:

Date: 26 Sept '05

Trails Sector Plan and Proposed Scope and Level of Detail
DRB Submittal
September 27, 2005

Sector Plan Process per DPM

The following level of detail provides the applicants outline for pursuing the Trails Sector Development Plan. This document outlines our proposed process and level of detail for the Sector Plan.

PART I

1. Pre-application discussion with DRB

- A. Applicant proposes boundaries, location, size, and general concept of SDP area
- B. DRB provides instructions for submittal of Advisory Meeting material instructions
- C. DRB approves proposed boundaries of Sector Plan area

2. Submittal of Advisory Material to Development and Building Services one week before the next Development Review Board meeting. Application material includes:

- Application form;
- Existing conditions draft maps;
- Vicinity map showing location of sector development plan in relation to the metro area and comprehensive plan designations;
- Land use and transportation map showing existing land use and relationship to the LRMSP;
- Soils and slopes survey showing slopes greater than 9%
- Drainage map including vicinity map showing off-site drainage, upstream sources, and downstream constraints;
- Utilities map showing water and sewer lines and facilities;
- Environmental Conditions map showing unique features;
- Copies of sketch maps and narratives responding to each of the following items:
 - Conceptual drainage;
 - Land use;
 - Street network;
- Demonstration of conformance to the Comprehensive Plan
- Demonstration of conformance to other area and relevant plans;
- Development standards that guide development;
- Identification of transit service in the area and whether or not it addresses opportunity for new transit service;
- Address whether development will generate a traffic volume which exceeds the existing and planned capacity of the street system external to the planning area, as defined by the Long Range Major Street Plan;
- Identify whether the area is programmed for public facilities. Identify whether the area is proposed for the following services;
 - Water;

- Sanitary Sewer;
 - Storm Drainage;
 - Crossing Structures;
 - Streets/Pedestrian Walks/Bikeways;
 - Parks;
 - Electricity;
 - Natural Gas;
 - Telephone;
 - Transit;
 - Cable television;
- Proximity to public open space and public access to open space from plan area if adjacent;
 - Mitigation of flood hazards, geological hazards or unfavorable soil conditions;

3. Erect signs on property 15 days prior to DRB hearing.

4. Development Review Board Meeting – meeting begins the process of establishing the exact requirements for the Sector Plan. Outcome of the meeting will be revisions to advisory material prior to EPC hearing.

5. EPC Submittal and hearing; Purpose of the EPC Hearing include:

- Boundaries for Sector Plan established;
- Level of detail is established;
- EPC produces Notice of Decision;
- Applicant is authorized to begin final Sector Development Plan.

PART II – Final Sector Plan

1. Applicant prepares Sector Plan based on EPC's Notice of Decision

2. Submit application for Final Sector Development Plan

3. DRB Meeting – looks for compliance with the EPC's letter of advice. If approved to move forward, applicant notifies Development and Building Services if we need to be on agenda.

4. Erect signs

5. EPC Hearing

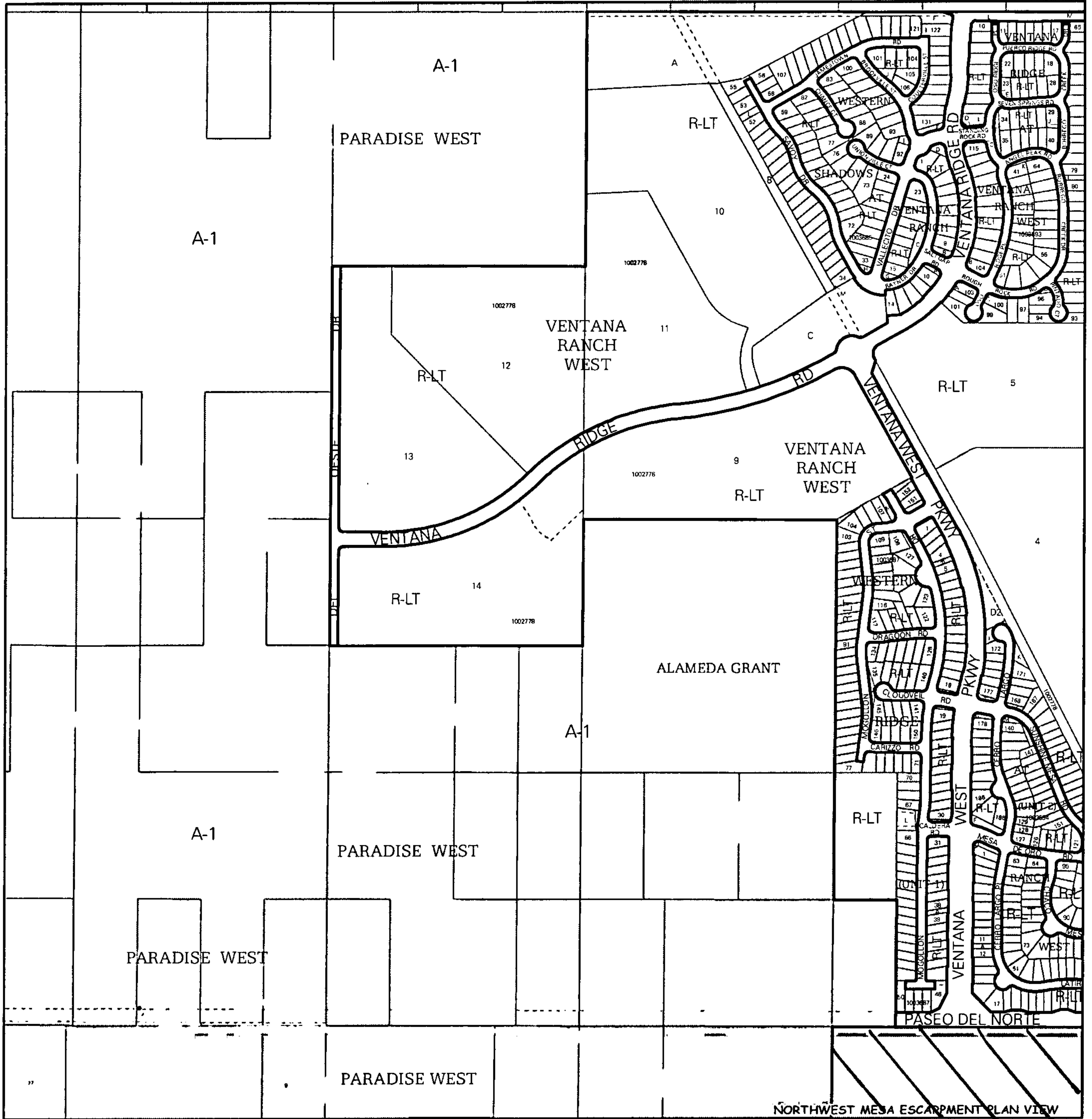
6. City Council Hearing – City Council approval is mandatory for;
 Adoption of a sector plan in a SU-2 area
 Adoption of a sector plan in a SU-3 area
 If revisions are proposed to the Long Range Major Street Plan

7. DRB Signatures

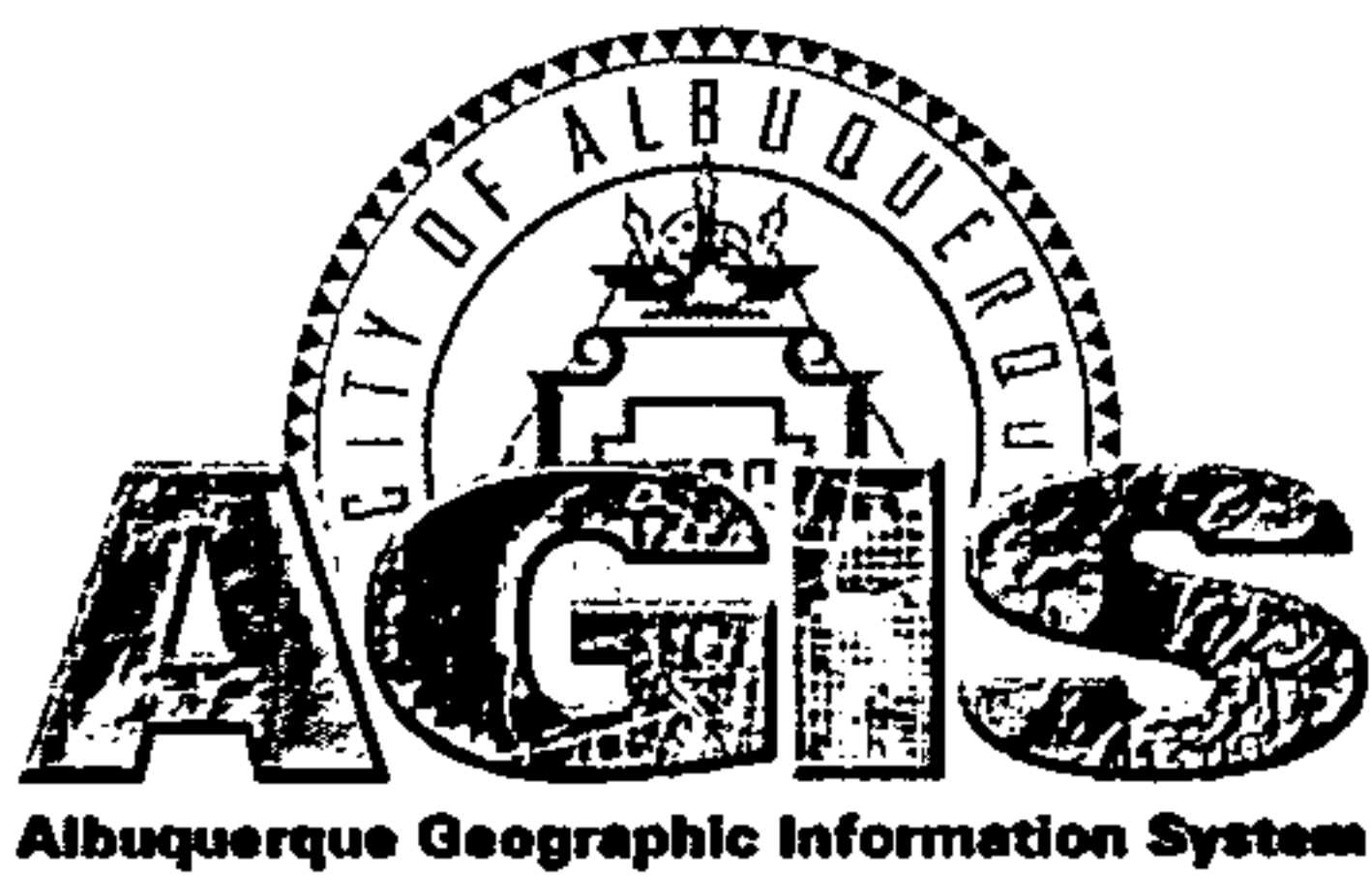
Sector Plan Guidelines

At a minimum, the Sector Plan should address the following:

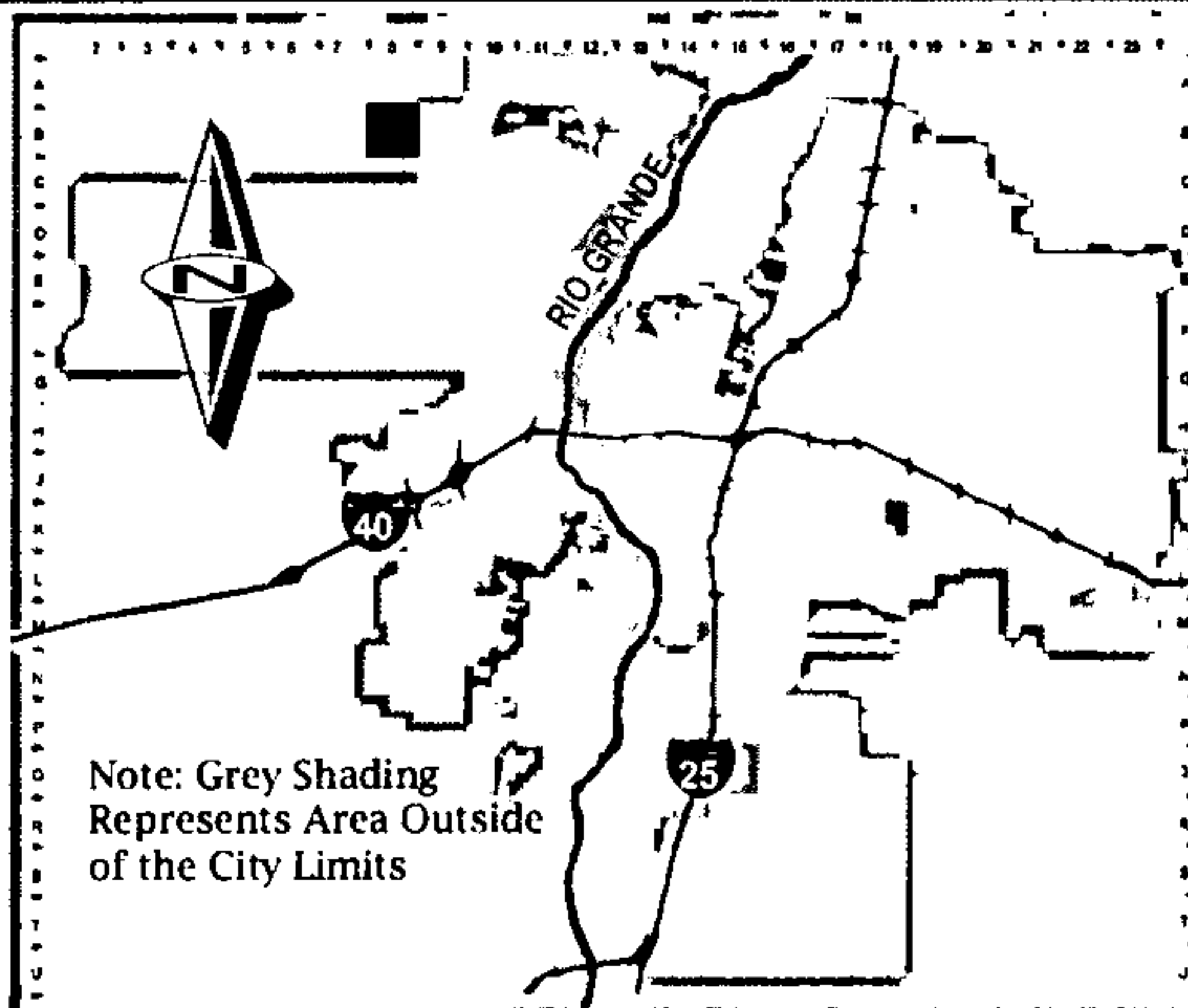
- Planning Framework;
- Land Use;
- Transportation;
- Environmental Conditions;
- Drainage and flood control information;
- Utilities
- Additional elements as decided by the City



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



Map amended through: 9/2/2005

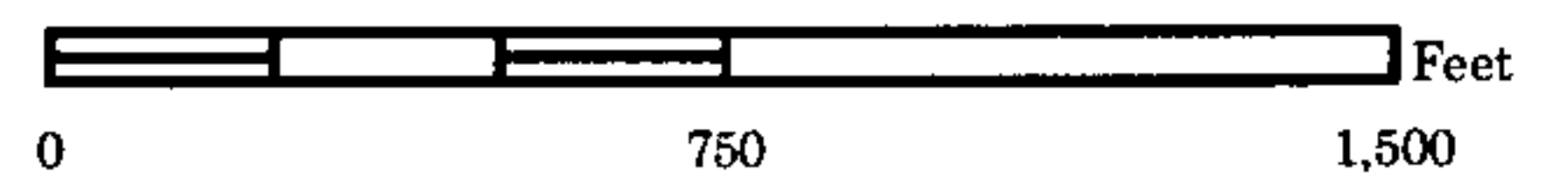


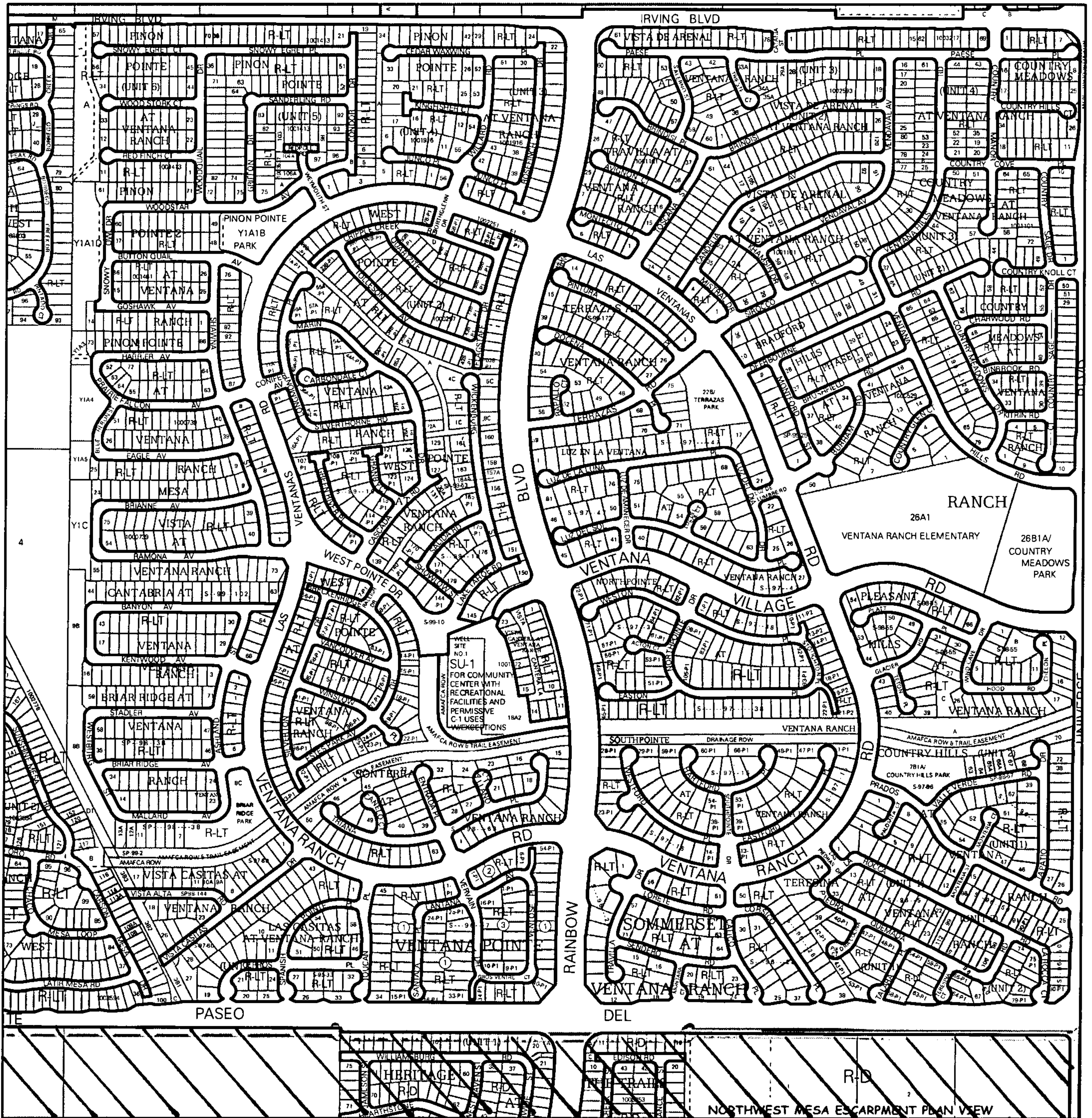
Zone Atlas Page:

B-08-Z

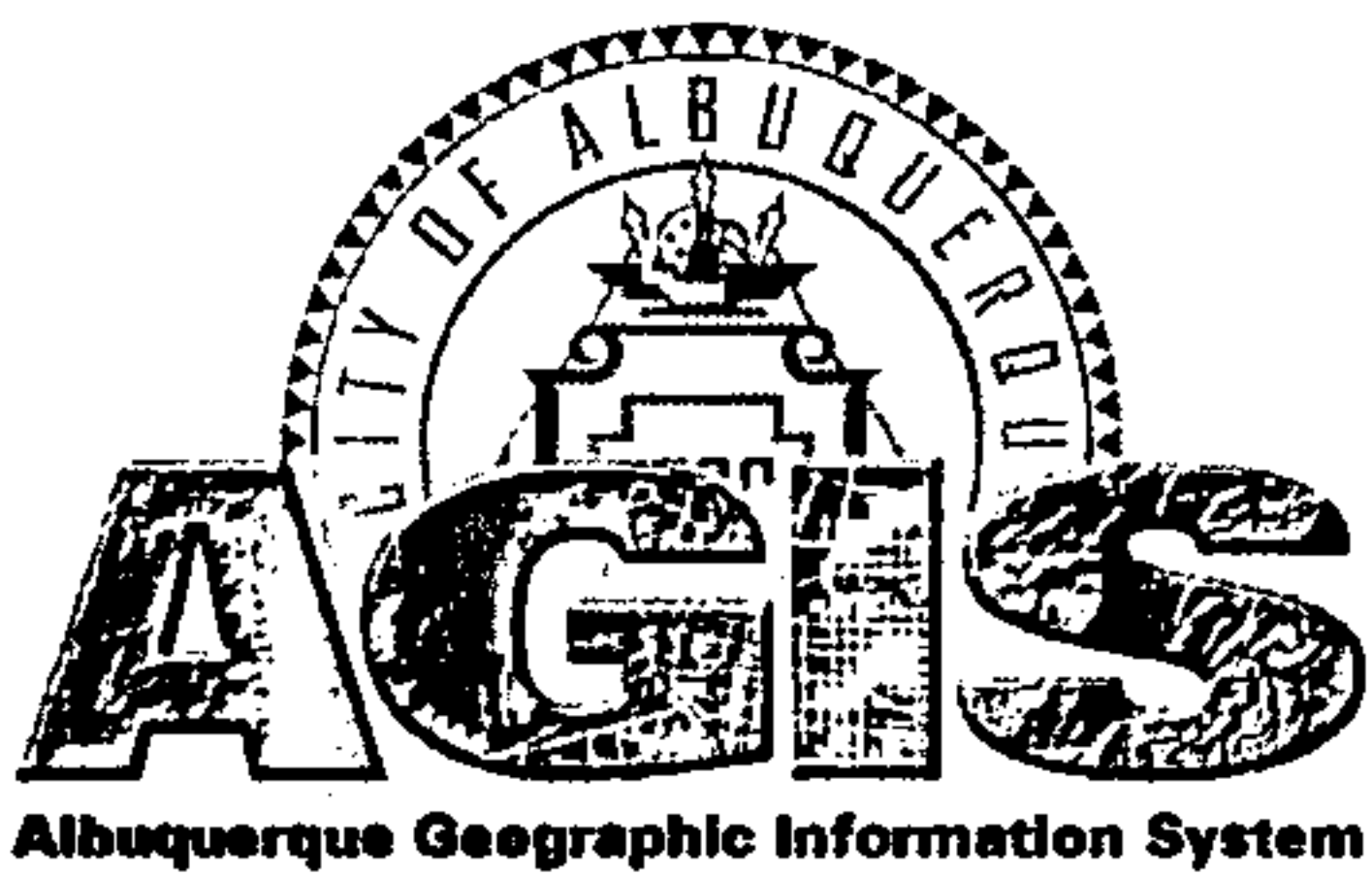
Selected Symbols

- 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

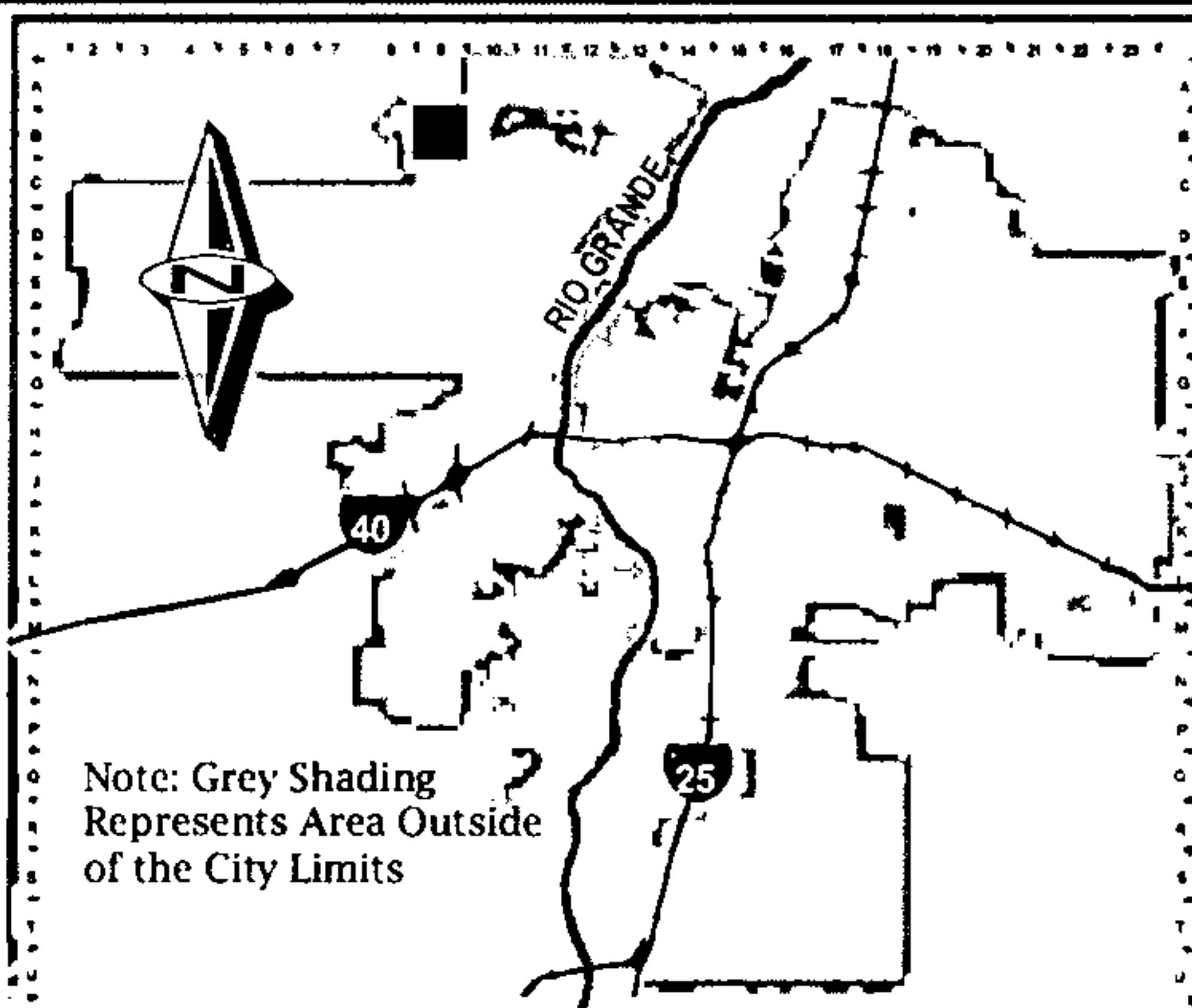




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2005

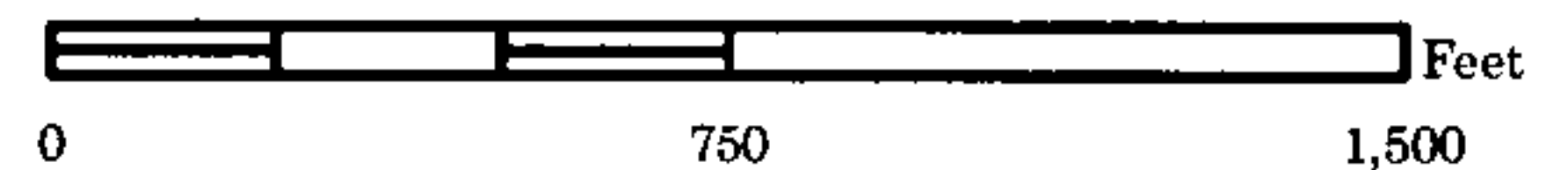


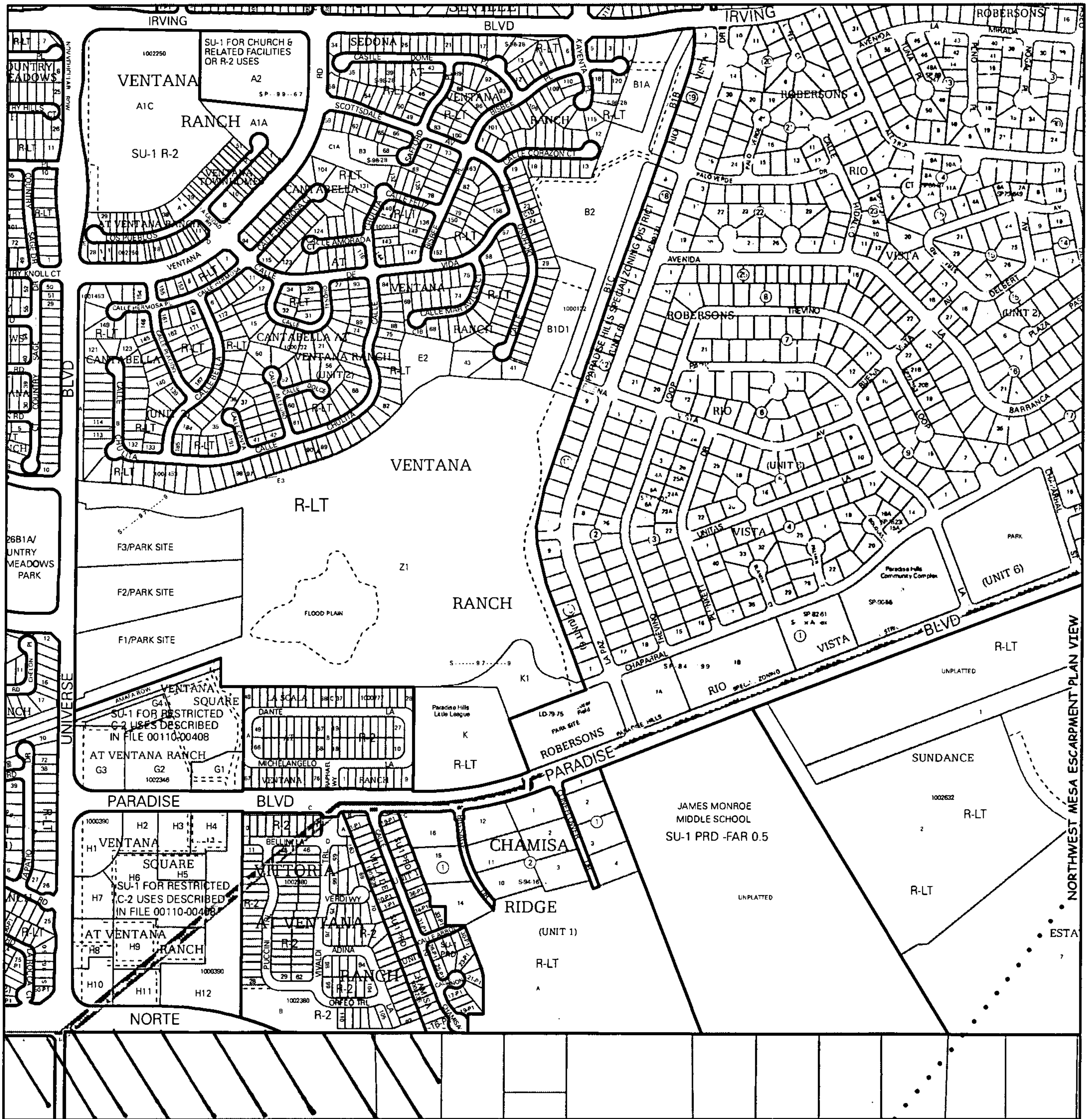
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B-09-Z

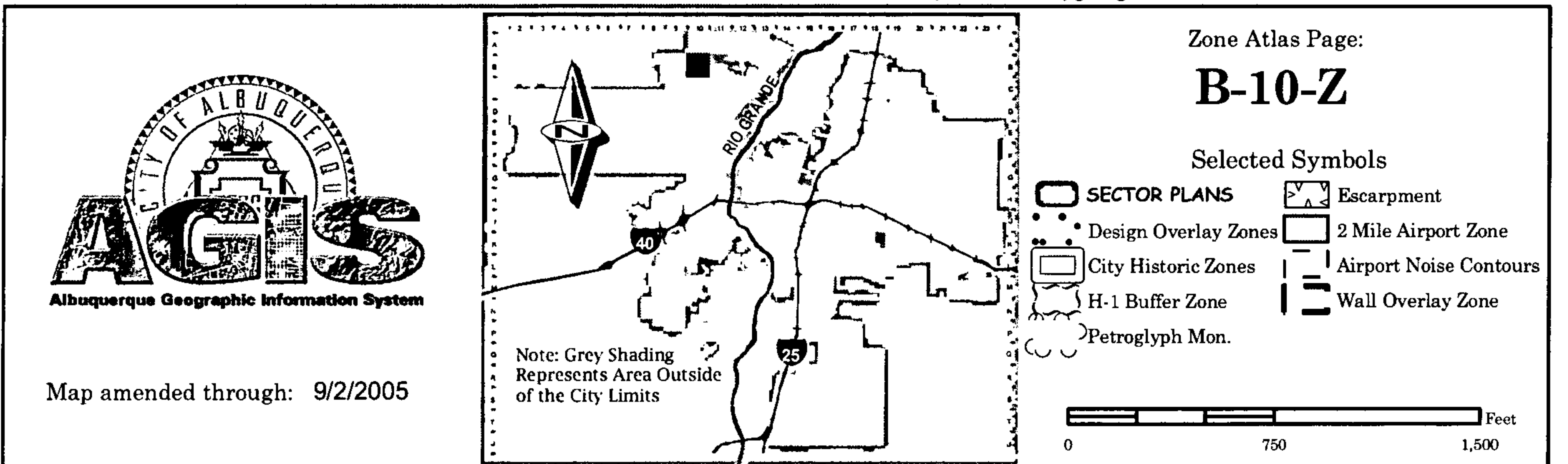
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
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- Escarpment
- 2 Mile Airport Zone
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- Wall Overlay Zone

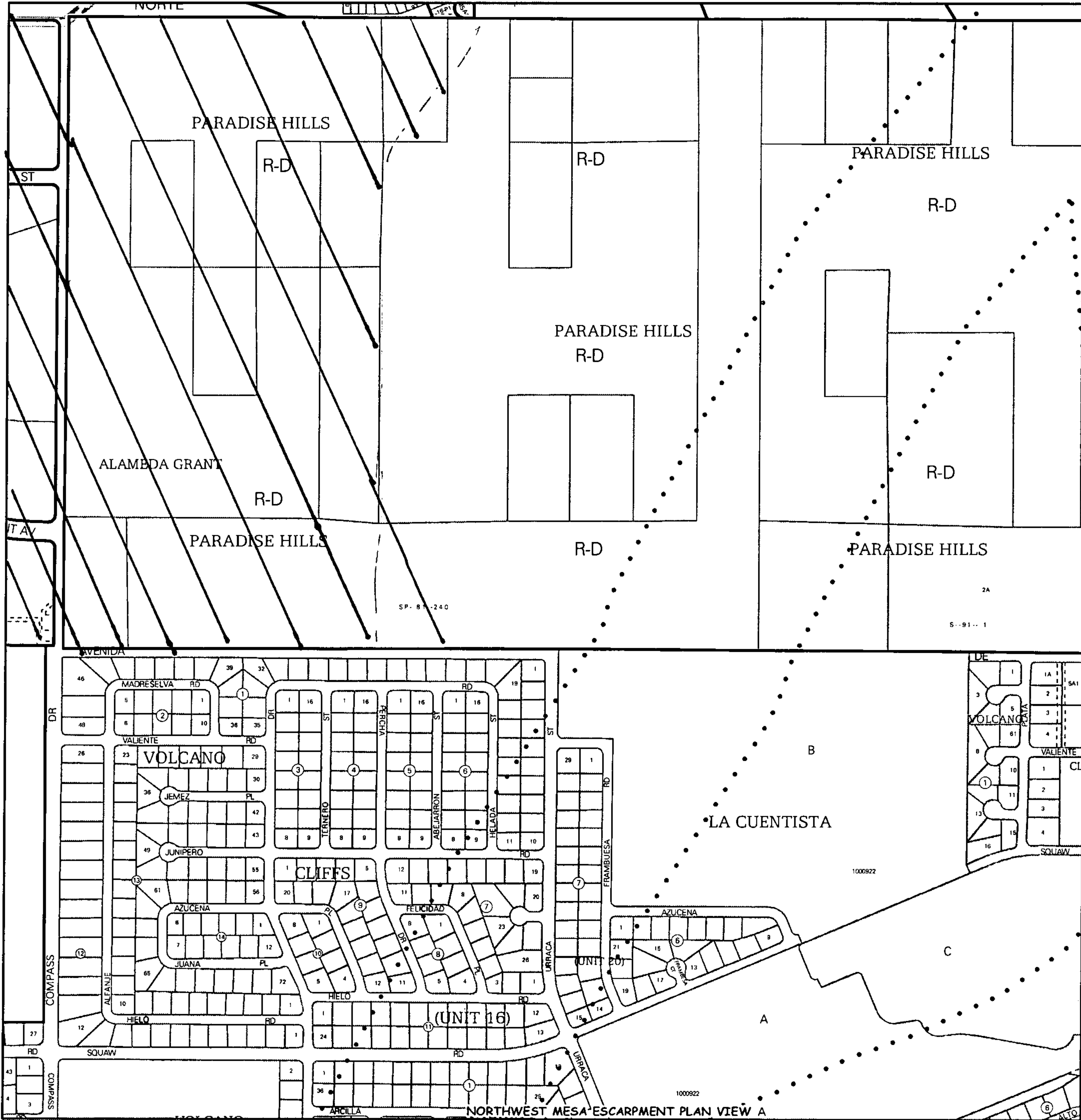




For more current information and more details visit: <http://www.cabq.gov/gis>



Approximate



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

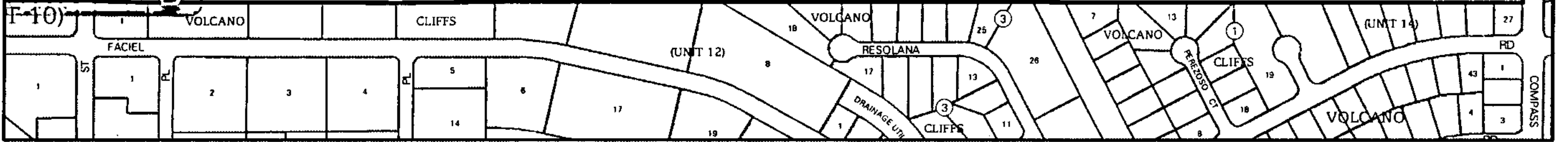
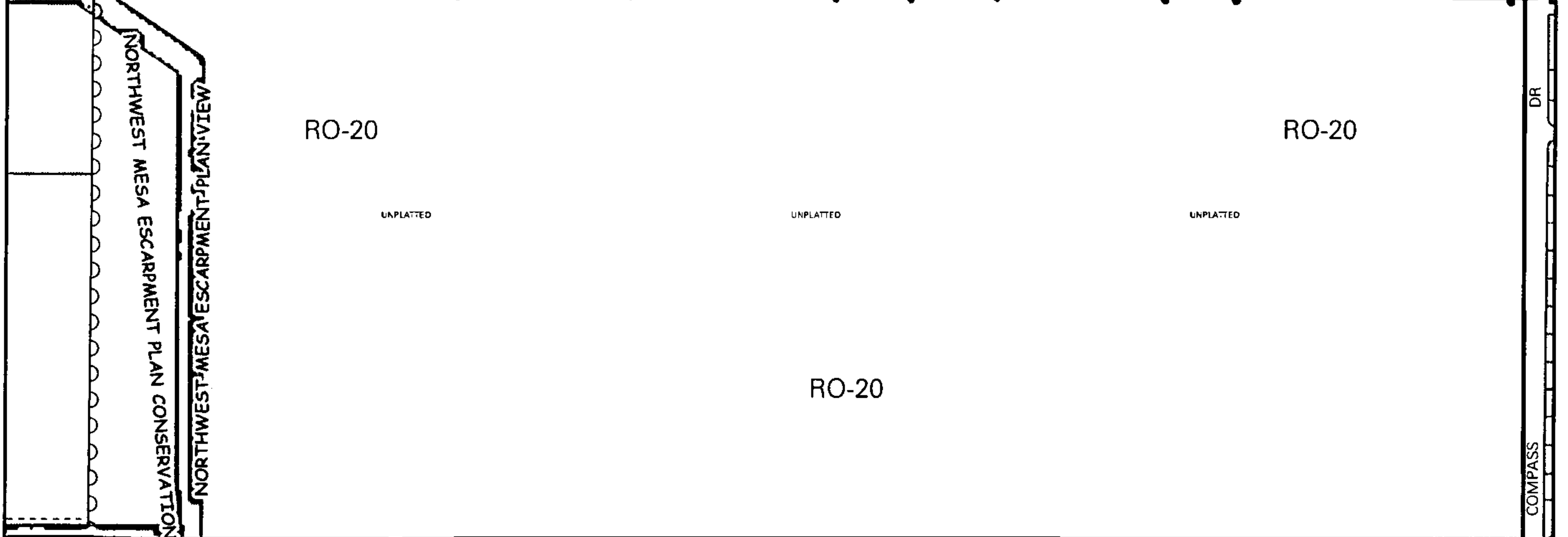
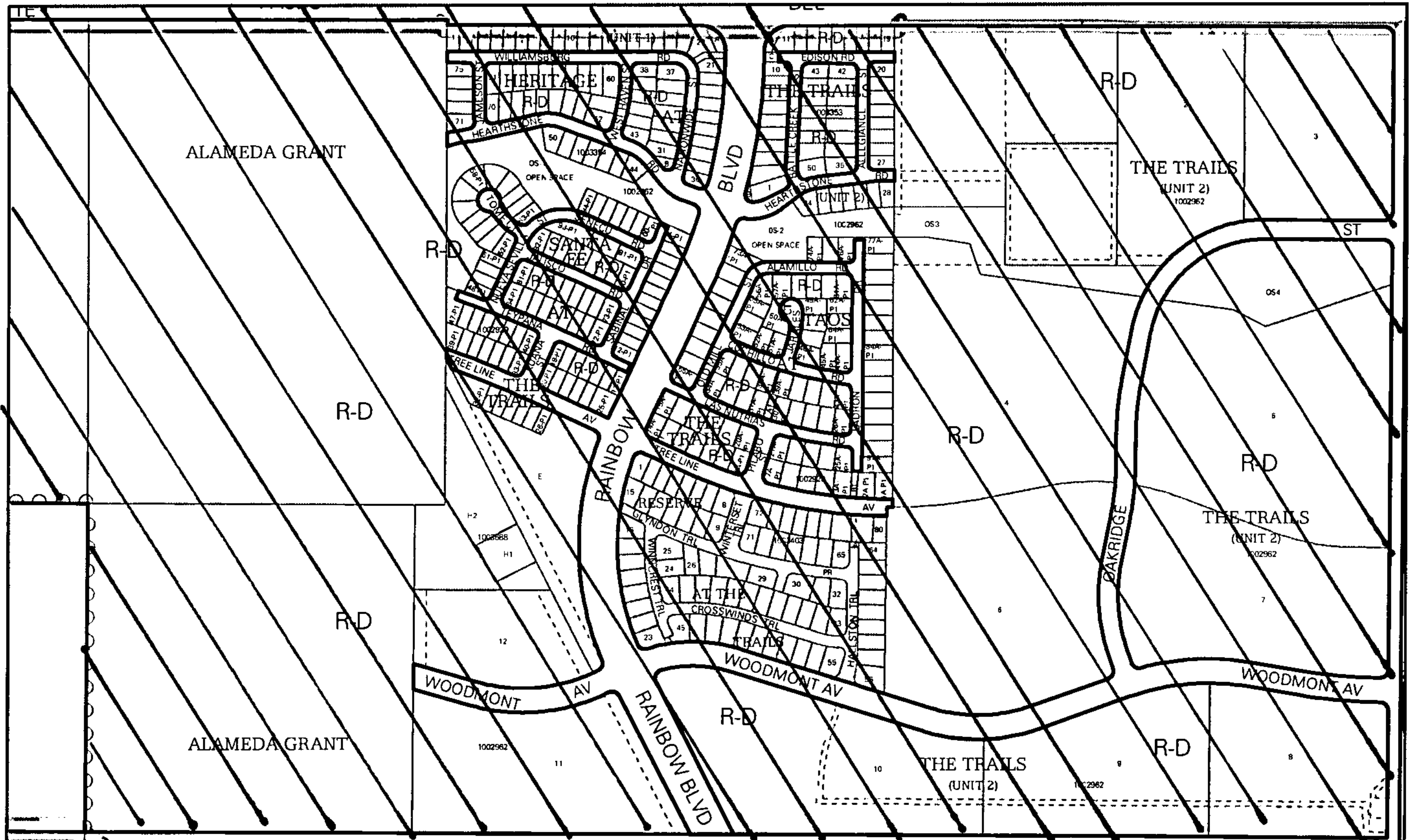
Zone Atlas Page:
C-10-Z

Selected Symbols

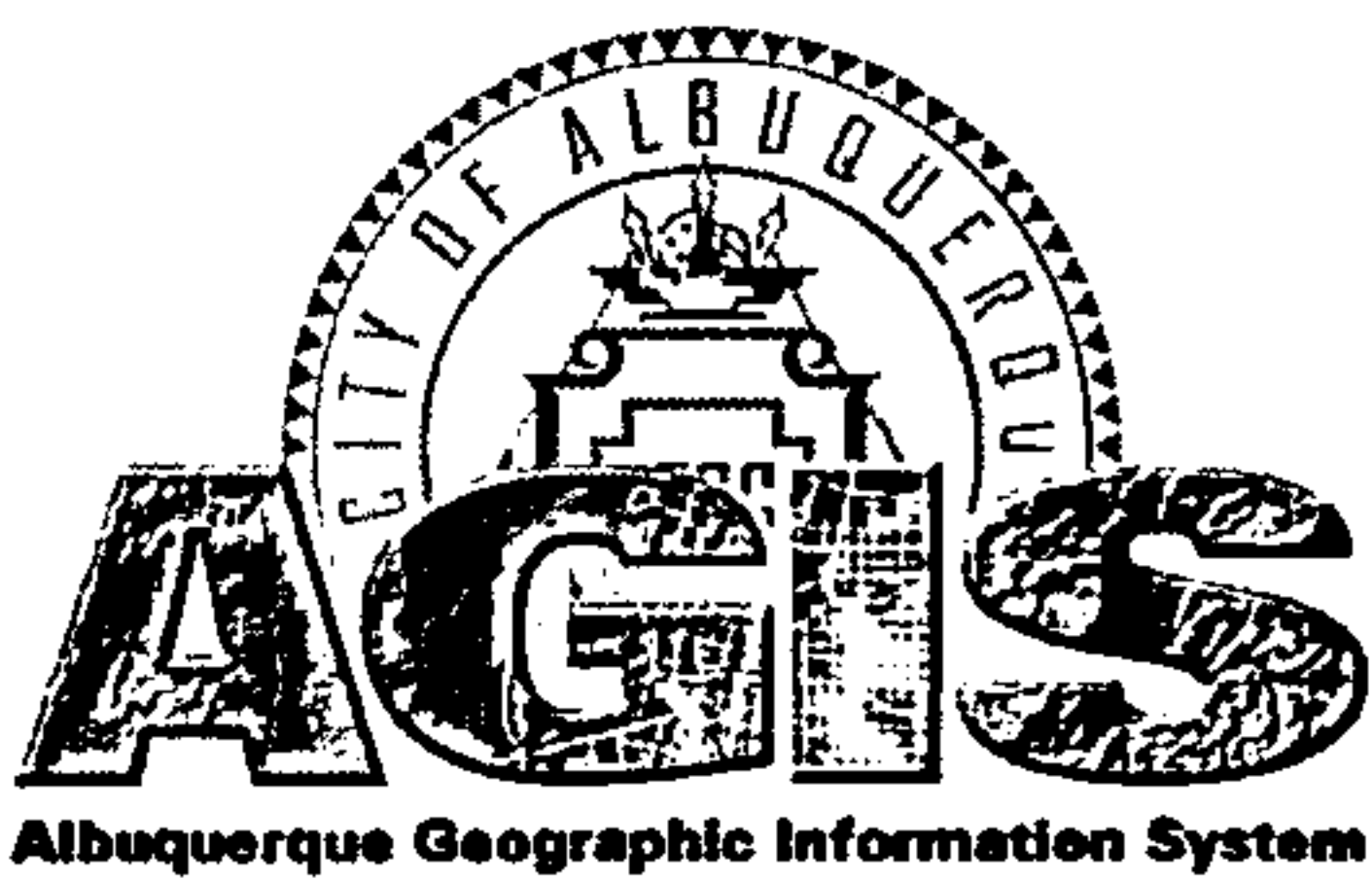
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

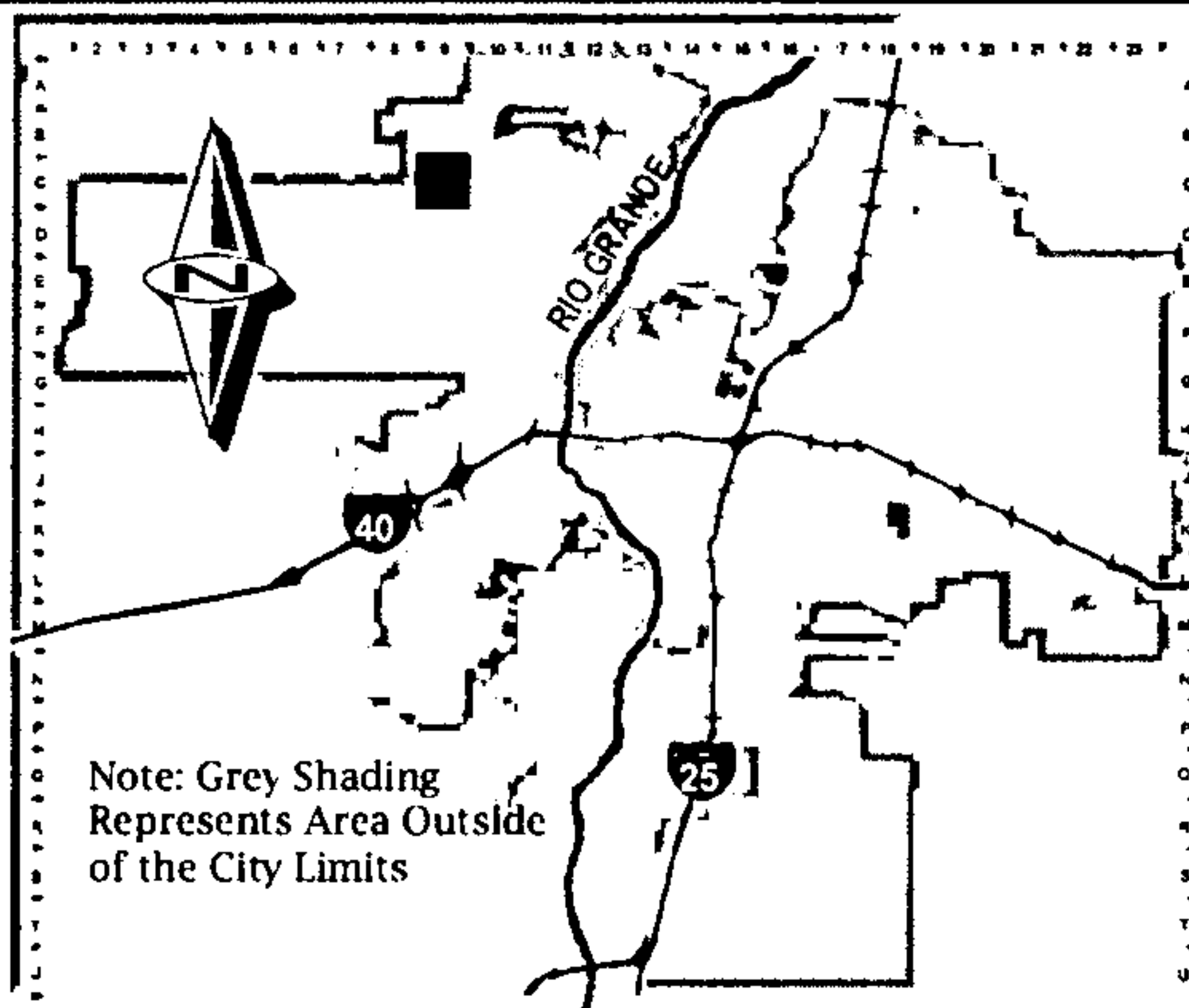
Map amended through: 9/2/2005



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



Map amended through: 9/2/2005

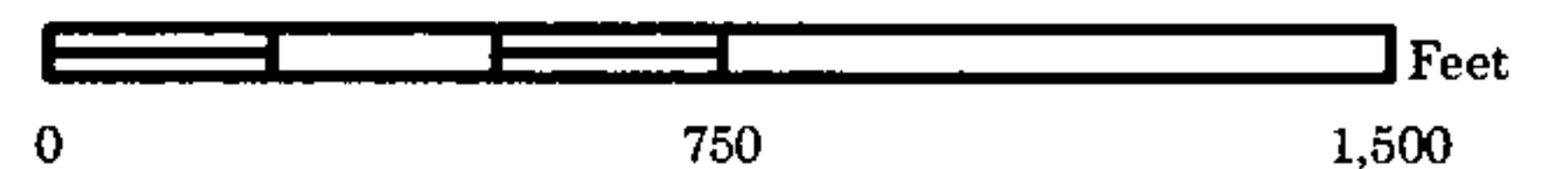


Zone Atlas Page:

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



**Trails Sector Plan Proposed Boundaries
DRB Submittal
September 27,2005**

UPC/Legal Descriptions/Owner Ship

The following UPC numbers and legal descriptions correspond to the properties found within the Sector Plan boundaries. The UPC numbers and legal descriptions are written as they appear on the City of Albuquerque GIS website.

Owners

- Longford Group LLC
- Bluewater North LLC
- Ranson Trustees
- Paul Crowley
- Archdiocese of Santa Fe
- Daniel Doughty
- Felix Rabadi

UPC and Legal Descriptions

100806446443110124

POR OF TR 5 BLACK RANCH NE1/4 NE1/4 SEC 17 T .8900 AC

100906408343020212

T11N R2E SEC 16 W1/2 NW1/4

100906406526920111

POR TRACT 4 SW1/4 NW1/4

100906418244621334

P1 PLAT FOR SANTA FE AT THE TRAILS CO

100906437149310104

TR 1 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906439345110111

PORT OF TR 4 WITHIN THE SE1/4 NW1/4 NE1/4 OF 6 CONT 5.0 AC M L

100906437638010102

TR 4 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906437129210101

TR 6 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906418322330201

TR 11 BULK LAND PLAT OF THE TRAILS UNIT 2 BE TRACTS G & J THE TR

100906448029510201

TR 7 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906430322640101

TR 10 BULK LAND PLAT OF THE TRAILS UNIT 2 BE TRACTS G & J THE TR

100906441422640102

TR 9 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906449722640103

TR 8 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906448736510202

TR 5 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906419133320218

TR E BULK PLAT OF THE TRAILS A REPLAT OF A P 4 BLACK RANCH CONT

100906417530720220

TR H-1 TRACTS H-1 AND H-2 THE TRAILS BEING A T H THE TRAILS CONT

100906416232520219

TR H-2 TRACTS H-1 AND H-2 THE TRAILS BEING A T H THE TRAILS CONT

100906417127720221

TR 12 BULK LAND PLAT OF THE TRAILS UNIT 2 BE TRACTS G & J THE TR

100906444647910105

TR 2 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906450248510106

TR 3 BULK LAND PLAT OF THE TRAILS UNIT 2 BEI TRACTS G & J THE TRA

100906448742110203

TR OS-4 BULK LAND PLAT OF THE TRAILS UNIT 2

101006401549220138

TR OF LAND IN SEC 15 T11N R2E IN W NW NW NW

101006401535820150

A TR OF LAND IN W1/2 NW1/4 SW1 /4 NW1/4 IN SE O NT 5.0 AC M/L KA P

101006401542620139

TR OF LAND IN SEC 15 T11N R2E IN W SW NW NW

101006405042620118

TR IN E1/2 SW1/4 NW1/4 NW1/4 C ONT 5.00 AC SE

101006408329320111

W/2 SE1/4 SW/4 NW/4 T11N R2E S EC 15 CONT 5.0 1 7,800 SF M/L

101006408335820116

TR SITUATE IN W1/2 OF NW OF SW OF NW1/4 CONT

101006411845020156

TR OF LAND IN SEC 15 T11N R2E NLY POR E SE N

101006411841820120

TR OF LAND IN SEC 15 T11N R2E IN S POR OF E/ 4 CONT 3.00 AC M/L

101006414845020157

NLY POR W SW NE NW SEC 15 T11N R2E CONT 2.00

101006414841820121

SLY POR W SW NE NW SEC 15 T11N R2E CONT 3.00

101006401529320151

A TR OF LAND IN W1/2 SW1/4 SW1 /4 NW1/4 IN SE O NT 5.0 AC M/L KA P

101006414936220117

W/2 NW/4 SE/4 NW/4 SEC 15 T11N R2E AKA TR 47 -

101006411735820114

T11N R2E SEC 15 POR TR 3 BEING E NE SW NW CO

101006401542620139

TR OF LAND IN SEC 15 T11N R2E IN W SW NW NW

101006408329320111

W/2 SE1/4 SW/4 NW/4 T11N R2E S EC 15 CONT 5.0 1 7,800 SF M/L

101006411729320112

T11N R2E SEC 15 POR OF TR 3 BE ING E SE SW NW

101006408329320111

W/2 SE1/4 SW/4 NW/4 T11N R2E S EC 15 CONT 5.0 1 7,800 SF M/L

101006411735820114

T11N R2E SEC 15 POR TR 3 BEING E NE SW NW CO

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

PAID RECEIPT

APPLICANT NAME LONGFORD HOMES
AGENT CONSENSUS PLANNING
ADDRESS 302 8th ST. NW
PROJECT & APP # 1002962/05DRB01507
PROJECT NAME LONGFORD TRAILS

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

9/27/2005 9:44AM LOC: ANNX
RECEIPT# 00046620 WS# 008 TRANS# 0005
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$20.00
J24 Misc
VI \$20.00
CHANGE \$0.00



<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" 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>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</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</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>
---	--	---	---------------------------------

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: <u>NMUI</u>	PHONE: <u>898-2661</u>
ADDRESS: <u>4700 IRVING BLVD. NW</u>	FAX: _____
CITY: <u>ALBUQUERQUE</u>	E-MAIL: _____
STATE: <u>NM</u>	ZIP: <u>87114</u>
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u>	E-MAIL: _____
STATE: <u>NM</u>	ZIP: <u>87109</u>

DESCRIPTION OF REQUEST: DRB FINAL SIGN-OFF FOR EPC APPROVED S.D.P. FOR BUILDING PERMIT

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. TRACT H Block: _____ Unit: _____

Subdiv. / Addn. THE TRAILS SUBDIVISION

Current Zoning: RD Proposed zoning: _____

Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 0.75 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BLVD. NW

Between: PASEO DEL NORTE BLVD. NW and RAINBOW BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): EPC# 1002962/04EPC-00299

Russell Britts Epc Case Planner

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

SIGNATURE Paul Wymer DATE 11/16/04

(Print) PAUL WYMER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01783</u>	<u>SBP</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> GIS copy has been sent				\$ _____
<input 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>12-1-04</u>			Total \$ <u>20.00</u>

Paul Wymer 11-19-04
Planner signature / date

Project # 1002962

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

20\$ fee?

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

 Applicant name (print) *Rene M. Jimenez*
 Applicant signature / date *11/16/04*

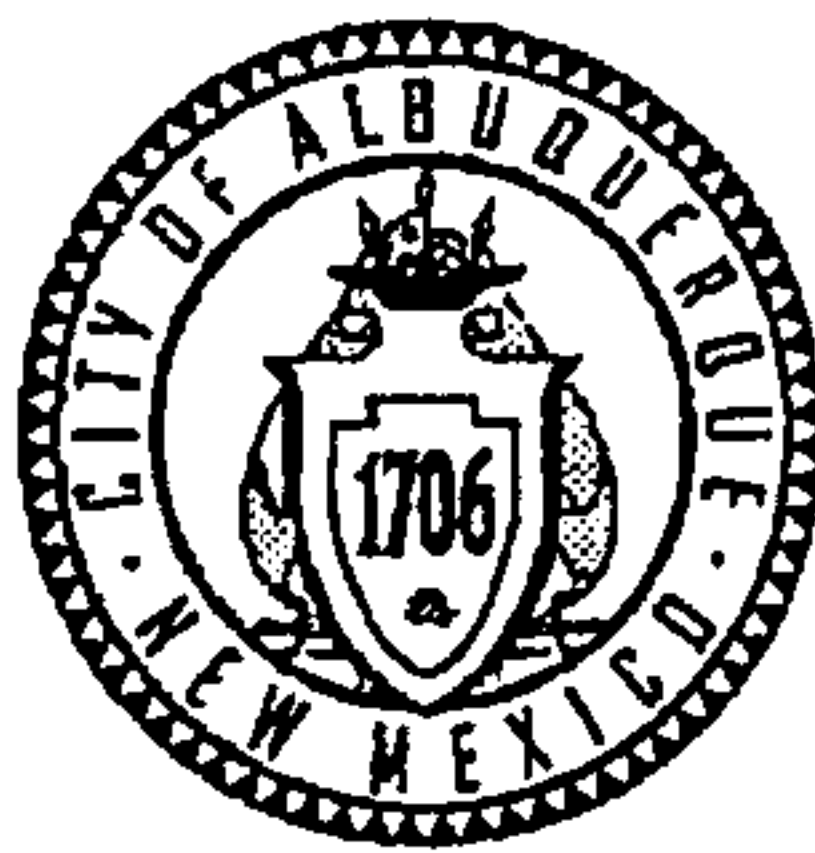
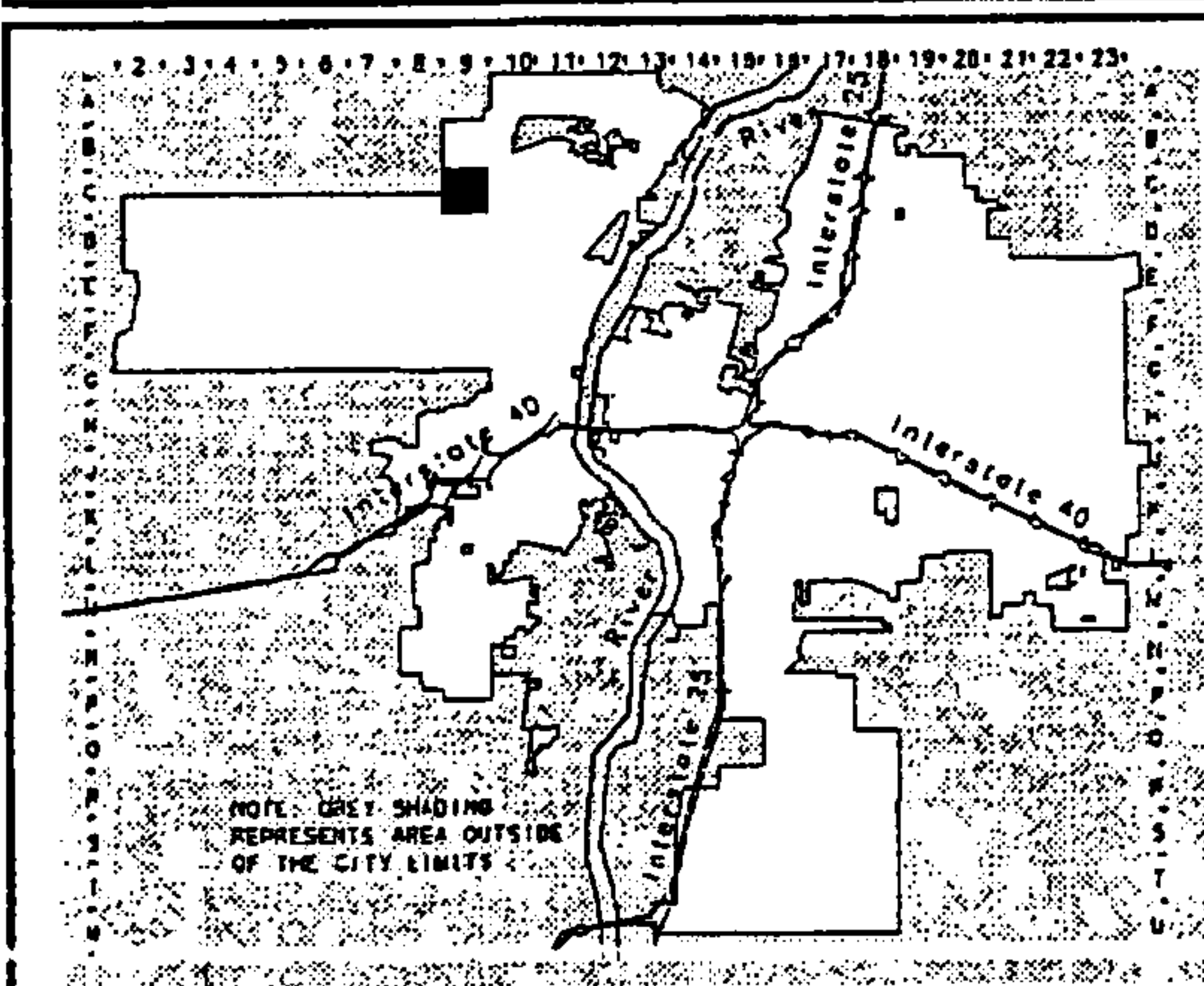
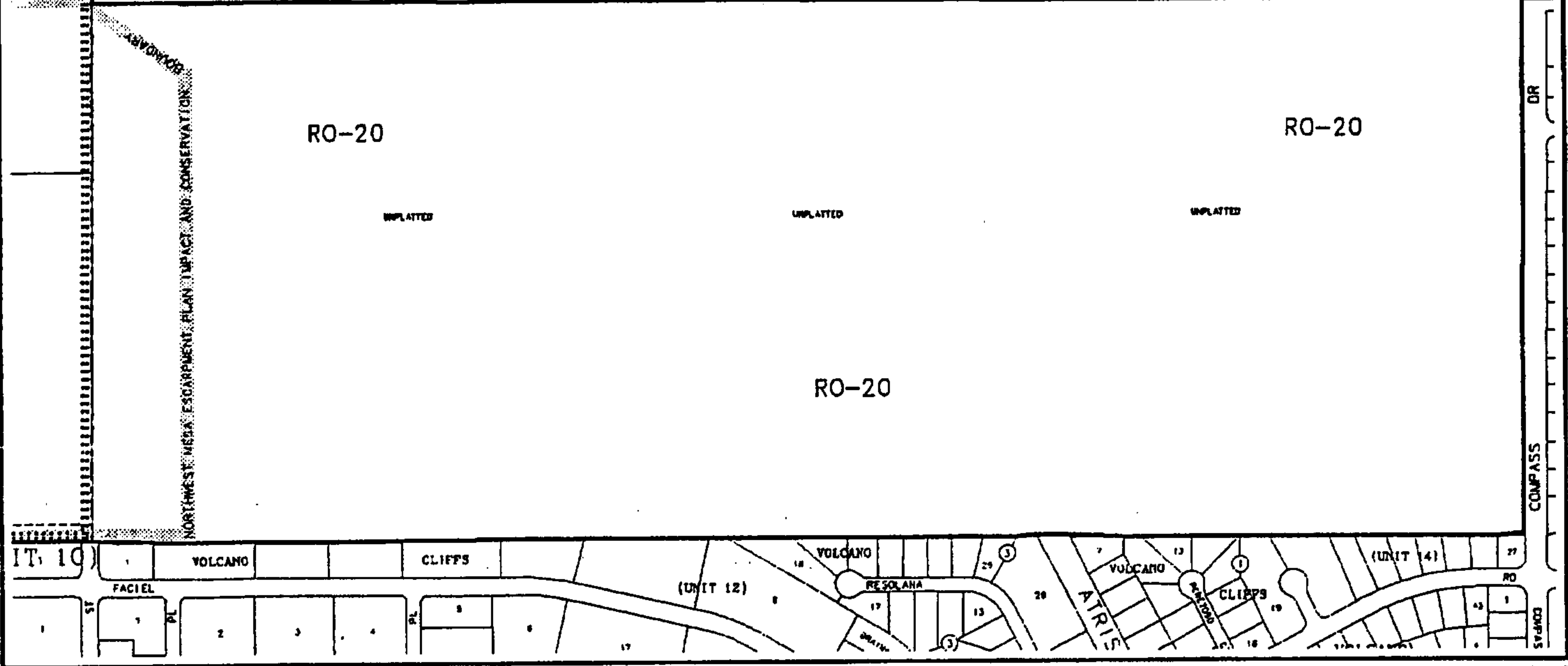
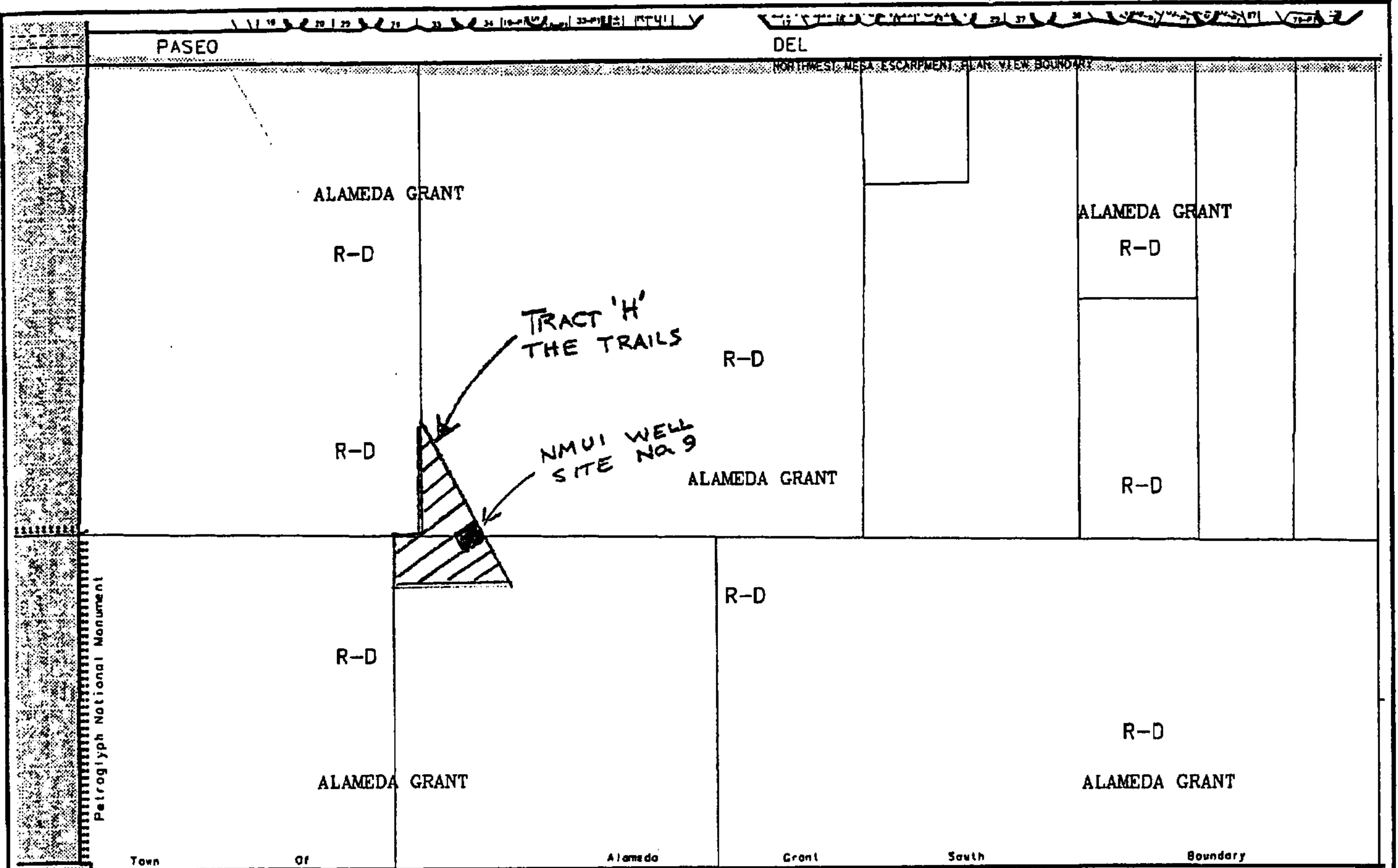


Form revised October 2004

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

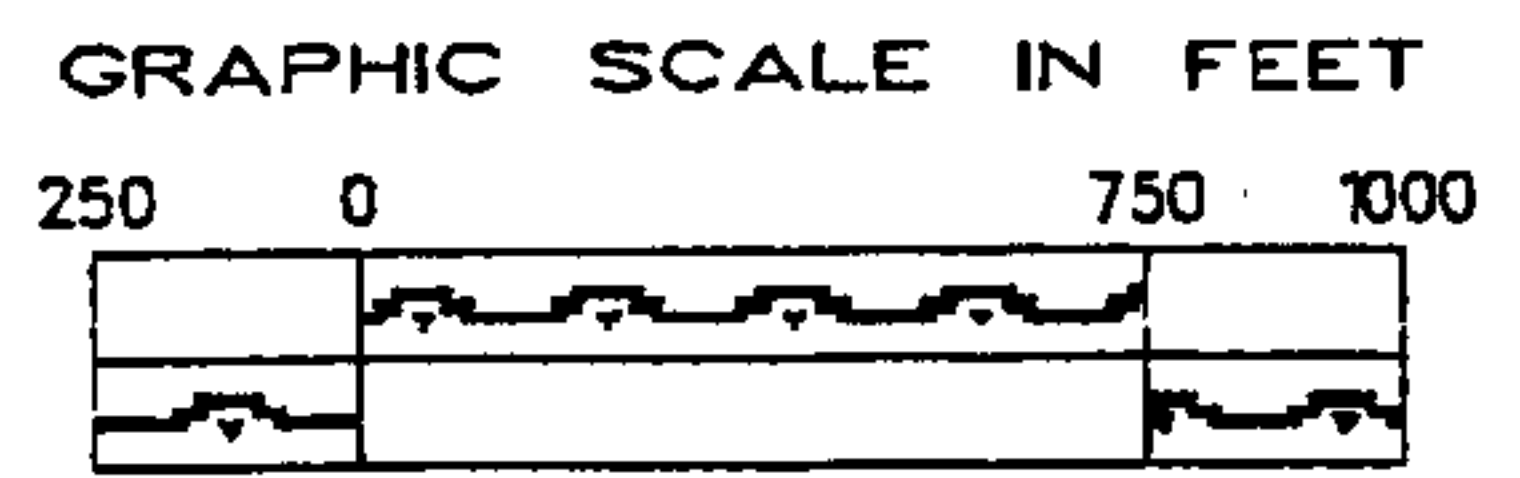
Application case numbers
04 DRPs - 01783

[Signature] *11-19-04*
 Planner signature / date
Project # 1002976



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

C-9-Z

Map Amended through September 02, 2003

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 15, 2004

Ms. Sharon Matson
Planning Manager, DRB Chairperson
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: Final Sign-off for EPC: Site Development Plan for Building Permit for Tract H, The Trails Subdivision;
04EPC-00299

Dear Sharon,

The purpose of this letter is to provide you with a written description of modifications made to the subject Site Development Plan for Building Permit as required by condition 1 of the Official Notification of Decision from the EPC. The following numbered items correspond to the conditions as listed in the notification.

1. This letter will provide the required information.
2. A re-plat of Tract H has been submitted by Surv-Tek, Inc. under separate submittal.
3. Sheet 3 of 5 has been modified to increase the wall height to 6'. Openings have been added to allow for surveillance of the site.
4. Sheet 3 of 5 has been modified to incorporate additional trees around the perimeter of the site.
5. Sheet 3 of 5 has been modified to incorporate additional landscaping buffering around the perimeter of the site.
6. Sheet 5 of 5 has been modified to note that the mechanical louvers and dampers will be tan in color. Sheets 5a and 5b have been added to depict the building elevations with the addition. These sheets also include notations regarding mechanical louver and damper colors.
7. Sheet 5 of 5 has been modified to show all identification and warning signage proposed for the facility. Sheets 5a and 5b have been added to depict the building elevations with the addition. These sheets also include signage.

With the above modifications, we believe the project is now in conformance with the findings and conditions of the EPC. Please review this submittal and place this item on the next available DRB agenda.

Sincerely,



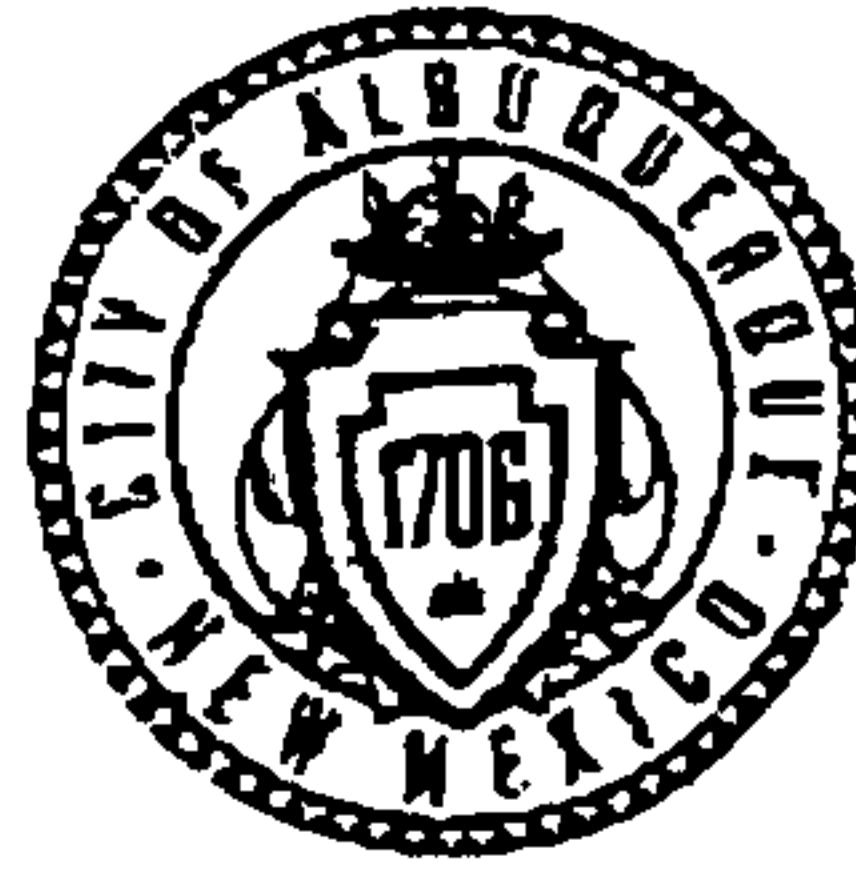
Paul M. Wymer, AIA
Project Manager
Community Development and Planning

cc: Bob Gay, NMUI
Richard Hall, BHI
Jim Thomte, BHI

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

Date: April 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002962*
04EPC-00299 EPC Site Development Plan-
Building Permit

The Trails, LLC
3077 Warm Springs Rd.
Las Vegas, NV 89120

LEGAL DESCRIPTION: for all or a portion of Tract H, **The Trails Subdivision**, zoned RD, located on RAINBOW BLVD. NW, between PASEO DEL NORTE NW and RAINBOW BLVD. NW, containing approximately 1 acre.
(C-9) Russell Brito, Staff Planner

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1002962/04EPC 00299, a site development plan for building permit, for an approximately 0.75-acre portion of Tract H, The Trails Subdivision, zoned R-D, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 0.75-acre site located west of the proposed alignment of Rainbow Boulevard NW and south of Paseo del Norte.
2. The applicant is proposing to develop a privately owned well site to provide water service to customers within the New Mexico Utilities Inc. Franchise Service area.
3. The submittal portrays a use that is permissive in the underlying R-D zone. The Zoning Code gives the Environmental Planning Commission authority to review and approve site development plans for building permit for public utility structures in the R-D zone (§14-16-2-14 and §14-16-2-6 (A)(8)).
4. The submittal furthers the applicable goals and policies of the *Comprehensive Plan* by facilitating development which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment (Established Urban Goal).

OFFICIAL NOTICE OF DECISION
PROJECT #1002962
APRIL 15, 2004
PAGE 2 OF 3

5. The submittal will help to maintain a dependable, quality supply of water for the urbanized area's needs, provide for development and management of public services in accordance with other land use planning policies, and support efficient water management and use (*Comprehensive Plan Water Quality, Service Provision and Water Management Goals*).
6. The submittal furthers the applicable policies of the *West Side Strategic Plan* by facilitating a master planned development that will lead to acquisition of necessary rights-of-way, and by providing water service in a location contiguous to a currently served area (Policies 3.70, 3.71 and 9.4).
7. The submittal complies with the design policies of the *Northwest Mesa Escarpment Plan* by proposing wall, building and roof colors that blend with the natural colors of the mesa, and heights that do not exceed 26 feet (Policies 20 and 21).
8. There is no known opposition to this request.
9. The submittal will be adequate with some changes and additions as outlined in the Conditions of Approval.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site shall be replatted to create definite lot lines for this proposed well site within Tract H.
3. The perimeter wall height shall be increased to six feet. Openings in the wall are appropriate to allow for surveillance of the site from outside of the wall.
4. Additional trees shall be placed along all of the edges of the site to create a complete "wall" of buffer trees, especially along the west perimeter wall where the landscaping plan shows immediate adjacency to residential lots. These additional trees can be either within or outside of the proposed perimeter walls.
5. A six-foot wide landscaping buffer with shrubs, trees and 75% coverage by living groundcover shall be placed around the exterior of the walls to create an interface with the proposed park and residential development, unless a replat creates lot lines that correspond to the perimeter wall. If the replat creates lot lines that correspond to the perimeter wall, then all buffer trees shall be located within the wall.

OFFICIAL NOTICE OF DECISION
PROJECT #1002962
APRIL 15, 2004
PAGE 3 OF 3

6. The mechanical louvers and dampers on the buildings shall be painted tan.
7. Any identification or warning signage shall be shown on the submittal prior to final sign-off at the DRB.


IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 30, 2004 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.

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 Richard Dineen
Planning Director

RD/RB/ac

cc: Denish + Kline Assoc. Inc., P.O. Box 2001, Albuquerque, NM 87103
Bob Gay, 4700 Irving Blvd. NW, Albuquerque, NM 87114

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

PAID RECEIPT

APPLICANT NAME NM 41
AGENT Bohannon Huston
ADDRESS 7500 Jefferson NE
PROJECT & APP # 1002962/04 DRB 01783
PROJECT NAME The Trails Subd

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

11/19/2004 10:16AM LOC: ANN
X
RECEIPT# 00032199 WSH 008 TRANS# 0019
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

SUBDIVISION

Major Subdivision Plat

Minor Subdivision Plat

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

Special Exception **E**

APPEAL / PROTEST of... **A**

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

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: THE TRAILS, LLC PHONE: 505-761-9911

ADDRESS: 7007 JEFFERSON NE, SUITE A FAX: 761-9922

CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): WILSON & CO. ATT: DAN AGUIRRE PHONE: 505-898-8021

ADDRESS: 2600 AMERICAN ROAD, SUITE 100 FAX: 898-8501

CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS, BULK LAND VARIANCE, PRELIMINARY AND FINAL PLAT APPROVAL

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

Lot or Tract No. SEE ATTACHED LEGAL DESC. Block: _____ Unit: _____

Subdiv. / Addn. " " " "

Current Zoning: RD Proposed zoning: SAME

Zone Atlas page(s): C-9-2 No. of existing lots: _____ No. of proposed lots: 14

Total area of site (acres): 189.65 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. _____ MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE NW

Between: UNIVERSE BLVD NW and RAINBOW BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): PROJECT # 1002962 04 DRB-00929 SK 03DRB-01528

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6-23-04

SIGNATURE [Signature] DATE 8-27-04

(Print) Dan Aguirre _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2000

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB -01319</u>	<u>BLV</u>	<input checked="" type="checkbox"/>	<u>\$ 145.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB -01320</u>	<u>VRW</u>	<input checked="" type="checkbox"/>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>04DRB -01321</u>	<u>VPE</u>		<u>\$ 45.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>04DRB -01322</u>	<u>P&E</u>		<u>\$ 125.00</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>CNF&MGMT.FEE</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill		<u>AD-PLAT.FEE</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Sept. 22, '04</u>			<u>\$ 1710.00</u>

[Signature] 8/27/04
Planner signature / date

Project # 1002962

Route Trails 1-14 Tracts OS - 3 + OS-4
The Trails Unit 2

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- ___ 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 **3** copies
- ___ 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.**

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.
- ALL VACANT* ___ 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* ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter* ___ Letter briefly describing, explaining, and justifying the request
- Original Mylar* ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's* ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure* ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee* ___ Fee (see schedule)
- Any original* ___ Any original and/or related file numbers are listed on the cover application
- Infrastructure list* ___ 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.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
 - ___ 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.

Dan Aguirre
Applicant name (print)
Dan Aguirre
Applicant signature / date
8-28-04



Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
040PB - 01322

Podbert *8/28/04*
Planner signature / date

Project # 1002962

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) **\$3004**
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through 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 variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through 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 deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon 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.

Don Aguirre
 Applicant name (print)
Don Aguirre
 Applicant signature / date
 8-28-04



Form revised 4/03 and October 2003

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

Application case numbers	
04DRB -	-01319
04DRB -	-01320
04DRB -	-01321

PA [Signature] 8/27/04
 Planner signature / date
Project # 1002962

SURV TEK, INC.

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

August 26, 2004

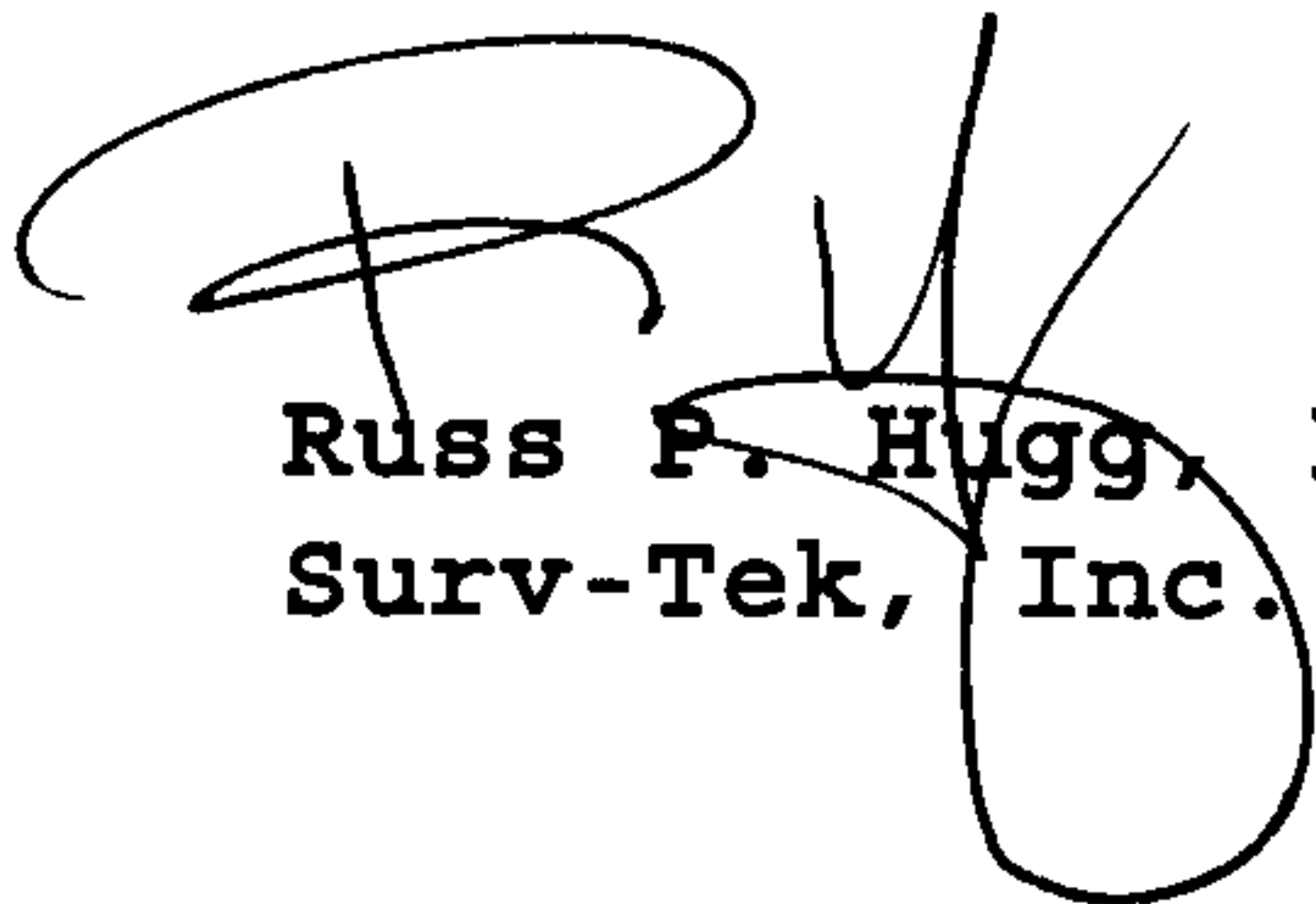
Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

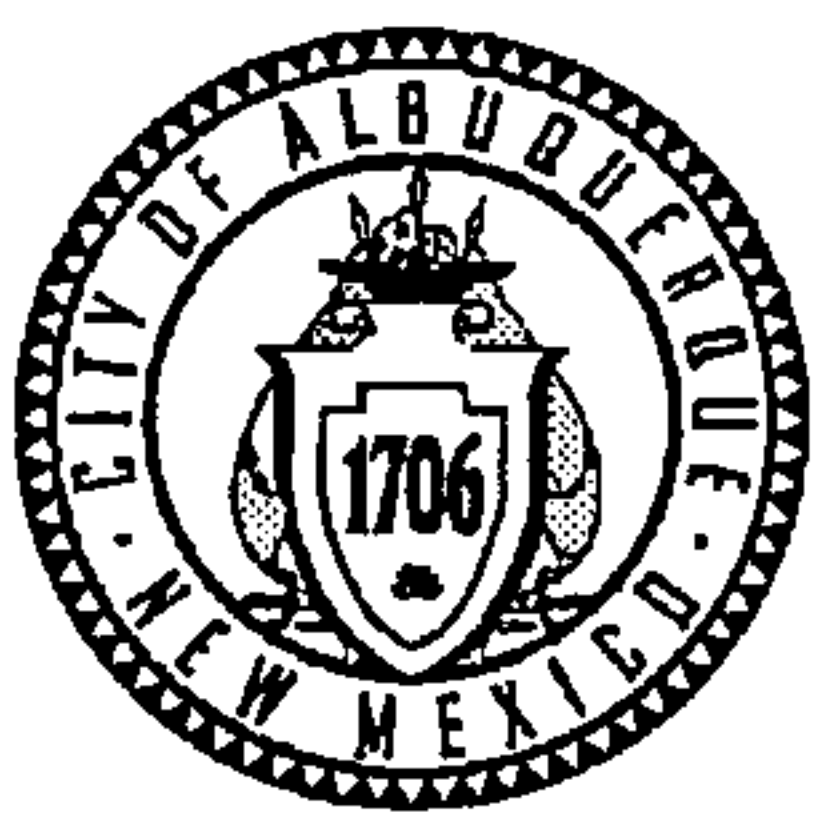
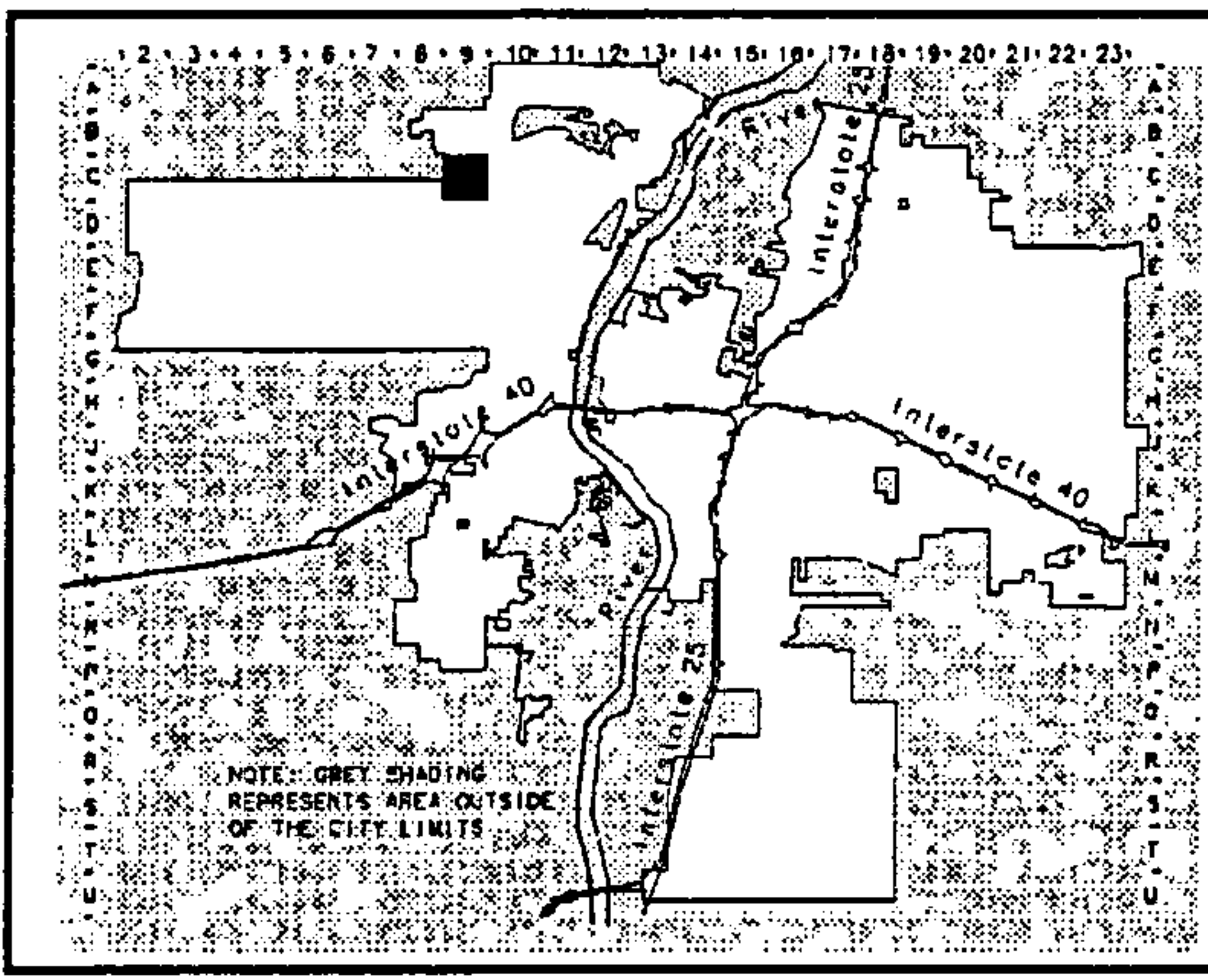
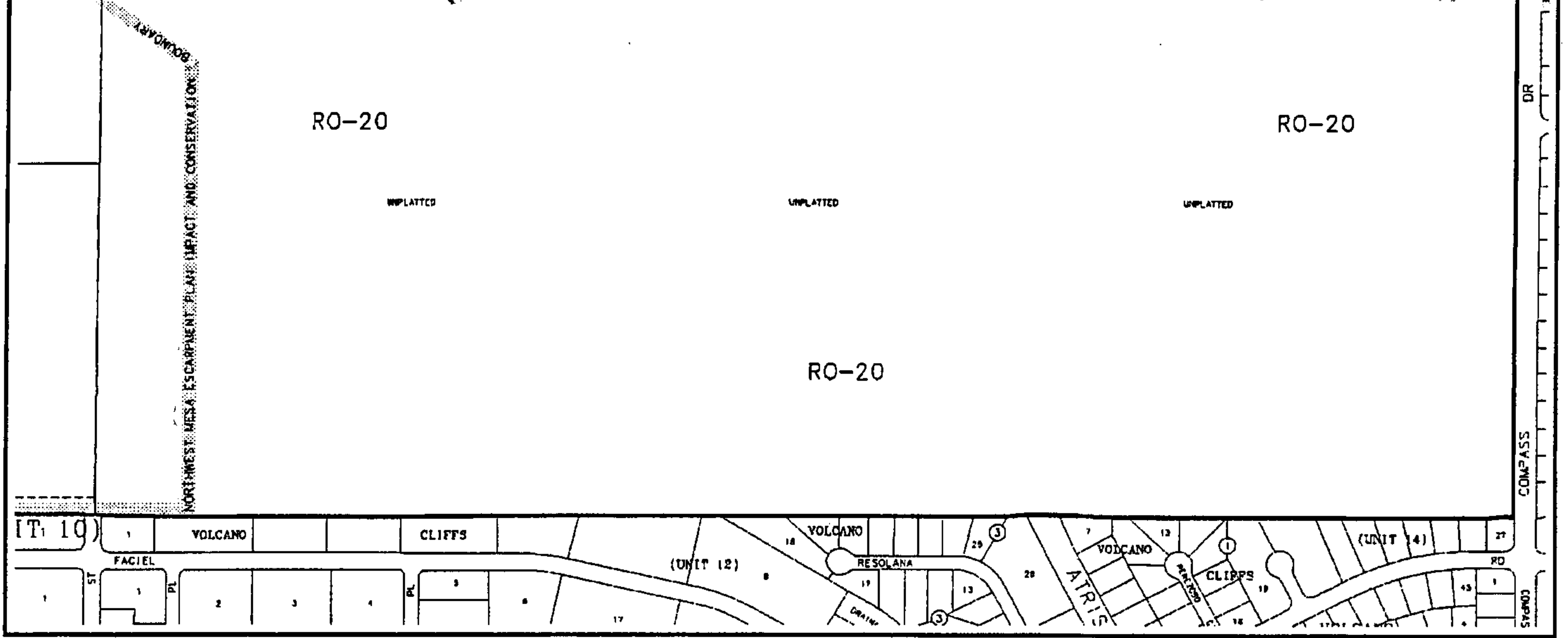
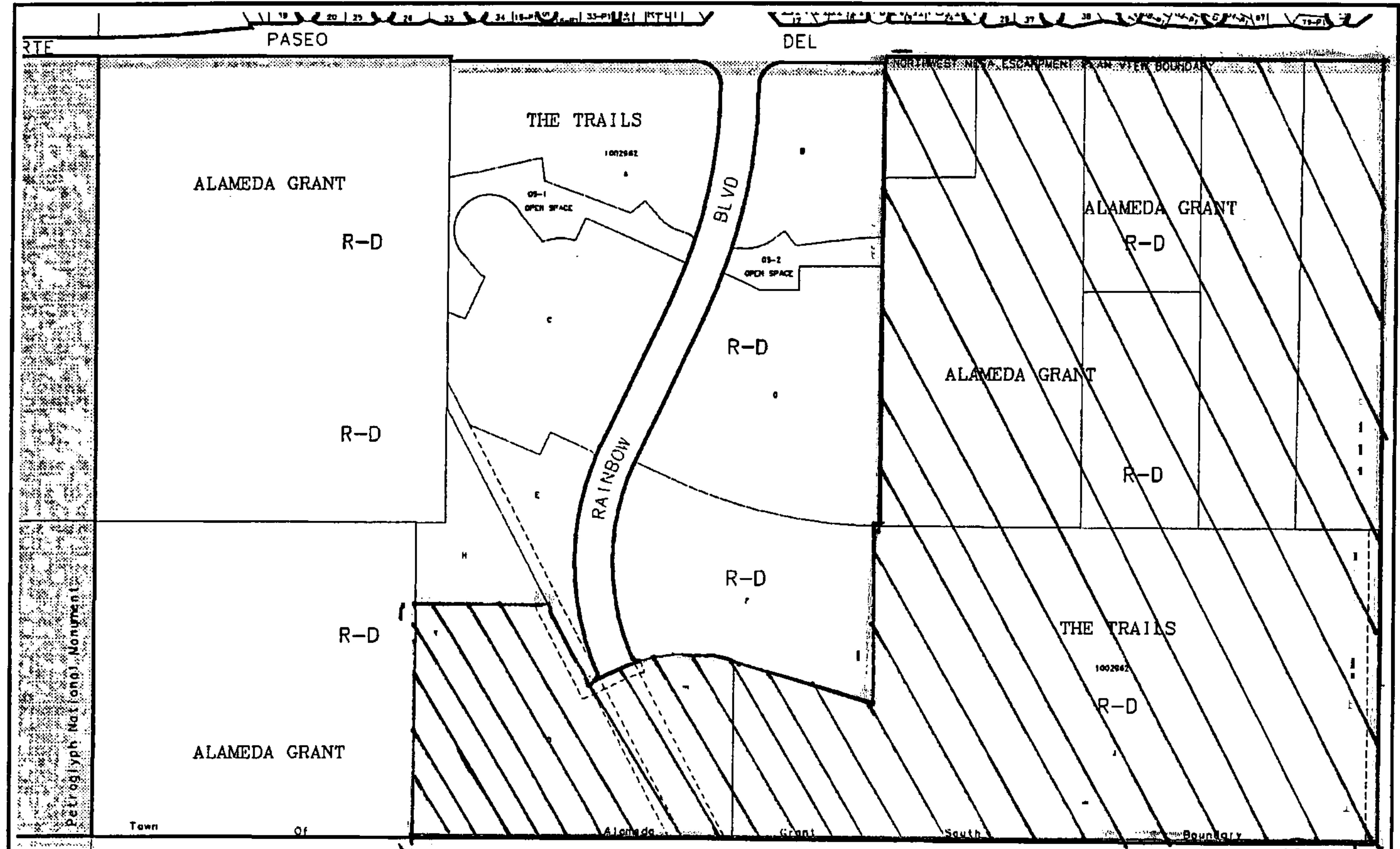
RE: Bulk land Plat of Tracts 1 thru 14 and Tracts OS-3 and OS-4,
The Trails Unit 2, City of Albuquerque, Bernalillo County, New
Mexico (C-9-Z).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: a) Vacation of existing Public Roadway and Utility easements; b) Bulk Land variance and Preliminary and Final Plat approval to create 14 bulk land tracts, dedicate additional street right of ways and grant new public utility easements.

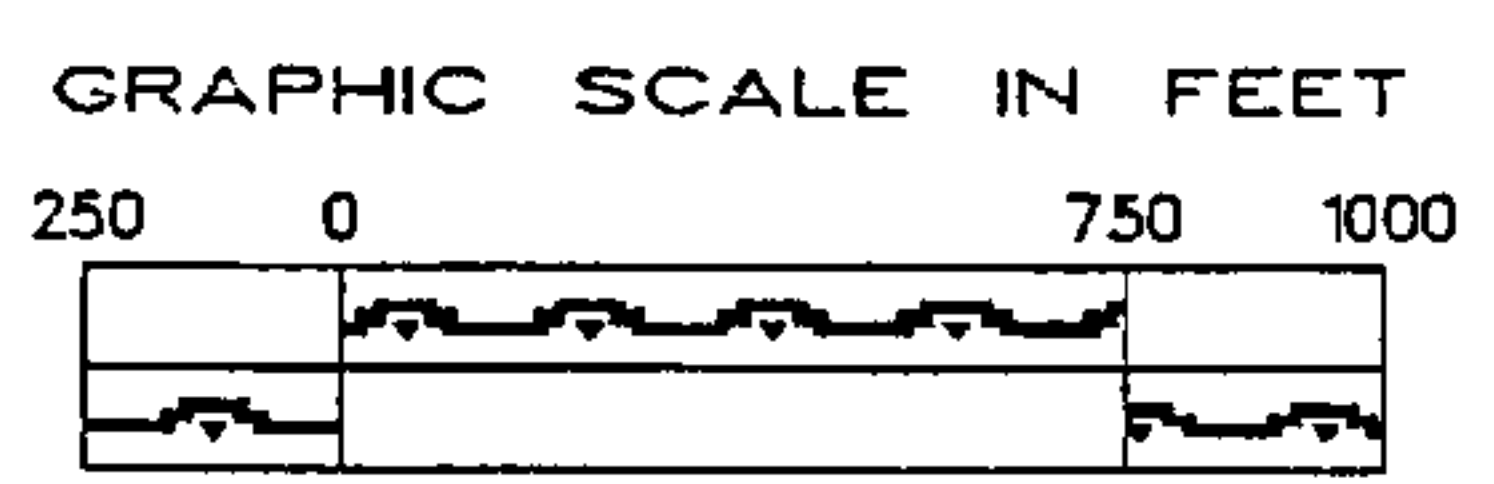
Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page
C-9-Z
 Map Amended through May 04, 2004

August 23, 2004

Mr. Dan Aguirre
Wilson & Company
2600 American Road NE, Suite 100
Rio Rancho, New Mexico 87124

Dear Dan:

By this letter, I hereby authorize you to act as agent on behalf of The Trails, LLC, for the purpose of re-platting the Bulk Land Plat of The Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James Baker", with a long horizontal flourish extending to the right.

James Baker, Division President
The Trails, LLC
Longford Group, Inc, its Manager
7707 Jefferson NE, Suite A
Albuquerque, New Mexico 87109



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: August 27, 2004

TO CONTACT NAME: Margo Dudrick
 COMPANY/AGENCY: Sunco 2, LLC, Inc.
 ADDRESS/ZIP: 5243 Paradise Blvd NW 87114
 PHONE/FAX #: 897-3366 fax 897-3377

Thank you for your inquiry of August 26, 2004 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Trails Unit 2, Tracts 1 thru 14 and Tracts 05-3 and 05-4, Bernalillo County, Alb. NM
 zone map page(s) C-9-2

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

Ventana Ranch (TR)

Neighborhood Association
 Contact Laura Horton
7224 Cascade Rd NW 87114
898-8103

Bruce Nyberg
6824 Brushfield Rd NW 87114
890-6559

Neighborhood Association
 Contact: _____

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,

Juan V. Burgos
 OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/04)

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 ONC use only)

Date of Inquiry: 8/27/04 Time Entered: 10:43 ONC Rep. Initials: JL

SURV TEK, INC.

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

August 28, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ventana Ranch N.A.
6824 Brushfield Rd. N.W.
Albuquerque 87114

Attention: Bruce Hyberg

Re: Tracts 1 thru 14 and Tracts OS-3 AND OS-4, THE TRAILS UNIT 2, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page C-9-Z)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for a) Vacation of existing Public Roadway and Utility easements; b) Bulk Land variance and Preliminary and Final Plat approval to create 14 bulk land tracts, dedicate additional street right of ways and grant new public utility easements.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Sol Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

SURV TEK, INC.

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

August 28, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ventana Ranch N.A.
7224 Cascada Rd N.W.
Albuquerque 87114

Attention: Laura Horton

Re: Tracts 1 thru 14 and Tracts OS-3 AND OS-4, THE TRAILS UNIT 2, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page C-9-Z)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for a) Vacation of existing Public Roadway and Utility easements; b) Bulk Land variance and Preliminary and Final Plat approval to create 14 bulk land tracts, dedicate additional street right of ways and grant new public utility easements.

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If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

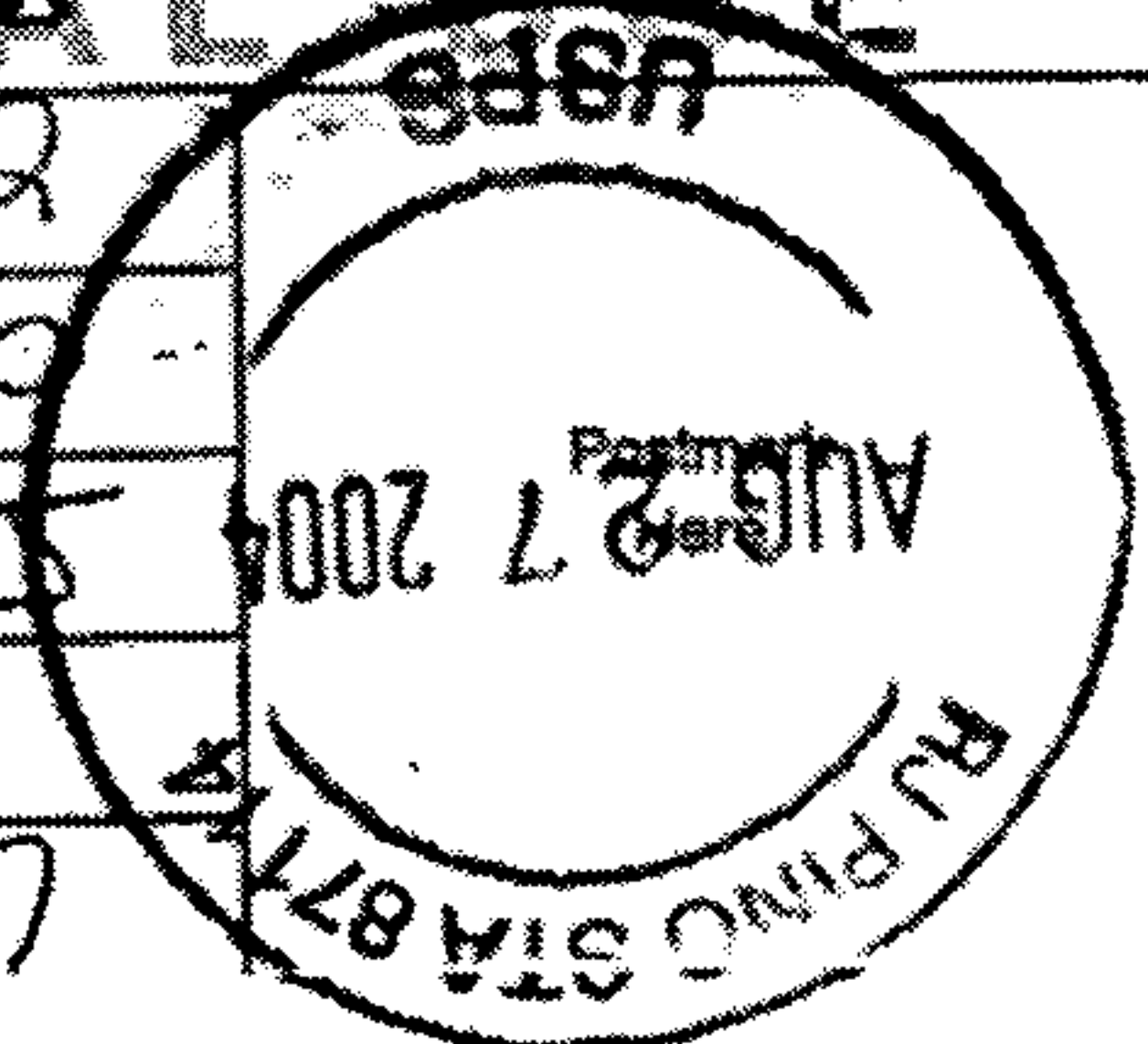
7003 2260 0005 8321 9189

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57



Sent To: Laura Horton
 Street, Apt. or PO Box #: Ventana Ranch, N.A.
 City, State: 7224 Cascada Rd NW
 Albuquerque, NM 87114

PS Form 38

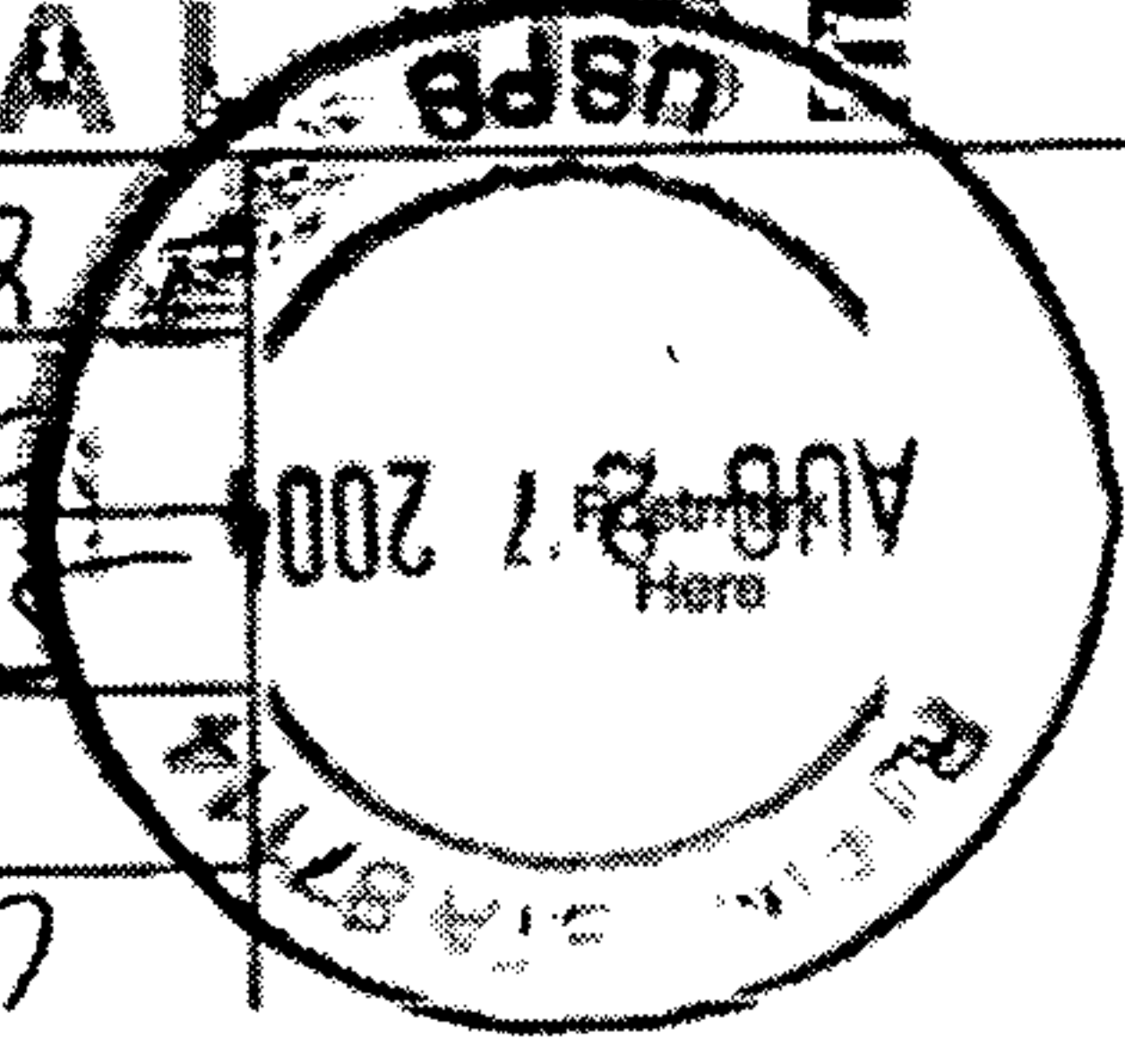
7003 2260 0005 8321 9189

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57



Sent To: Bruce Hyberg
 Street, Apt. or PO Box #: Ventana Ranch, N.A.
 City, State: 6824 Brushfield Rd NW
 Albuquerque, NM 87114

PS Form

ctions

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 14 AND TRACTS OS-3 AND OS-4
THE TRAILS UNIT 2

The plat of TRACTS 1 THRU 14 AND TRACTS OS-3 AND OS-4, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 14, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2004 in Book _____, page _____.

OWNER

The Trails, LLC
Longford Group, Inc., its Manager

By: *James R. Baker* 8-24-04

James R. Baker, Division President Date

The Trails Community Association, Inc.

By: *Tracy Murphy* 8-24-04

Tracy Murphy, President Date

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 24th
day of August, 2004, by, James R. Baker, Division
President of The Trails, LLC.

Rebecca J. Monette

My commission expires 8/23/2005

Notary Public



OFFICIAL SEAL
REBECCA J. MONETTE
NOTARY PUBLIC-STATE OF NEW MEXICO

STAT OF New Mexico
COUNTY OF Bernalillo SS

My commission expires: 8/23/2005

The foregoing instrument was acknowledged before me this 24th
day of August, 2004, by, Tracy Murphy, President of
The Trails Community Association, Inc.

Rebecca J. Monette

My commission expires 8/23/2005

Notary Public



OFFICIAL SEAL
REBECCA J. MONETTE
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 8/23/2005

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

PAID RECEIPT

APPLICANT NAME The TRAILS, LLC
 AGENT WILSON & CO,
 ADDRESS 2600 AMERICAN Rd, STE 100 87124
RIO RANCHO, NM
 PROJECT & APP # 1002962 04DRB-01319-01322
 PROJECT NAME THE TRAILS, UNIT 2

\$ 20 441032/3424000 Conflict Management Fee
 \$ 165 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75 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
 \$ 1710⁰⁰ TOTAL AMOUNT DUE

DUPLICATE
 City of Albuquerque
 Treasury Division

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

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK

SURV-TEK, Inc.
 Consulting Surveyors
 5649 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

Activity 4983000
 Trans Amt 1,710.00
 J24 Misc

PAY TO THE ORDER OF City of Albuquerque
TRSEJA
1710.00

MEMO

8/27/2004 11:24AM LOC: ANNX
 RECEIPT# 00028505 WSH 006 TRANSH 0014

Activity 4983000
 Trans Amt 1,710.00
 J24 Misc

50621
 8-28-04
 Thank You

DUPLICATE
 City of Albuquerque
 Treasury Division

8/27/2004 11:24AM LOC: ANNX
 RECEIPT# 00028504 WSH 006 TRANSH 0014
 Account 441032 Fund 01
 Activity 3424000 TRSEJA
 Trans Amt 1,710.00
 J24 Misc

AUTHORIZED SIGNATURE

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.50 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign 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 a 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 Sept. 7th 04 To Sept. 22nd 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

8-28-04
(Date)

I issued 3 signs for this application, 8/27/04, [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002902

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

04/23/2009 Issued By: E08375

Permit Number: 2009 070 158 **Category Code 910**

Application Number: 09DRB-70158, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: UNIVERSE BLVD BETWEEN TREE LINE AVE AND OAKLAND ST

Project Number: 1002962

Applicant

Longford Homes
Rick Beltramo
7007 Jefferson St Ne Suite A
Albuquerque NM 87109

rbeltramo@longfordhomes.com

Agent / Contact

Longford Homes
Rick Beltramo
7007 Jefferson St Ne Suite A
Albuquerque NM 87109

rbeltramo@longfordhomes.com

Application Fees

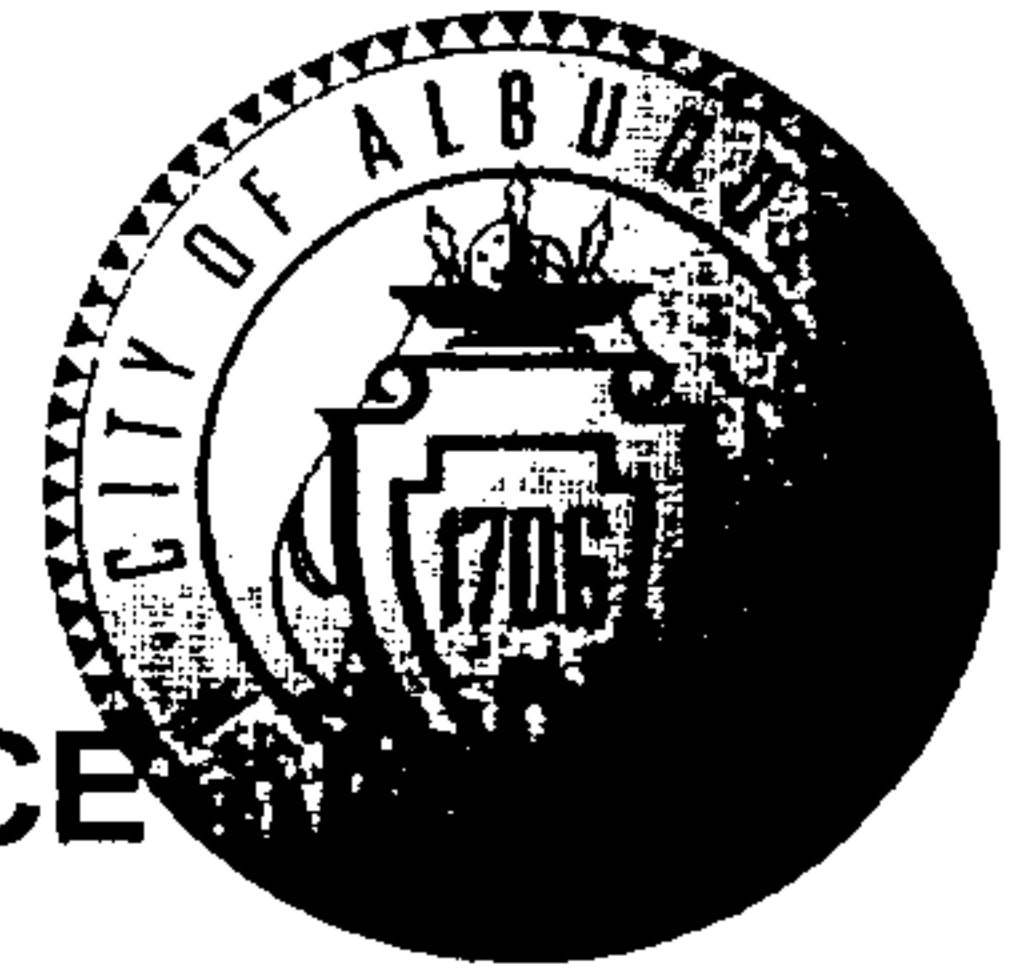
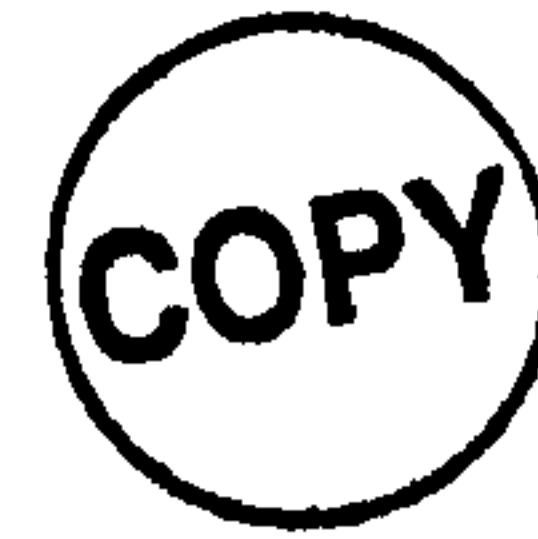
441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

4/23/2009 4:08PM LOC: ANNX
WSH 007 TRANS# 0051
RECEIPT# 00114120-00114120
PERMIT# 2009070158 TRSCXG
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You

CITY OF ALBUQUERQUE



March 2, 2009

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Richard A. Wilson,
Church of Jesus Christ of LDS
830 East 2nd Avenue
Mesa, Arizona 85204-1103

RE: LDS Ventana Ward Meeting House
Project Number: 738485

Dear Mr. Wilson:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City project number 738485. The work was completed pursuant to the required public infrastructure listed in the Subdivision Improvements Agreement (SIA) Procedure B, between The Church of Jesus Christ of LDS and the City of Albuquerque executed on September 26, 2007.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be released. Any performance/warranty bond and the indemnity and hold harmless provisions of the SIA in favor of the City shall remain in effect. The contractor's warranty period will begin March 2, 2009 and is effective for a period of one (1) year.

Please be advised this Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the Bernalillo County Clerk's office.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3996.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Richard Dourte, P.E.
City Engineer
Development & Building Services
Planning Department

by 3/9/09

cc: High Mesa Consulting Group (e-mail)
Salls Brothers Construction (e-mail)
Vincent Paul, DMD Maps & Records (e-mail)
Barbara A. Romero, DMD Street Maintenance (e-mail)
Paul Baca, DMD Street Maintenance (e-mail)
David Rodriguez, Maps & Records (e-mail)
Martin Sanchez, Maps & Records (e-mail)
SIA File, City Project Number 738485

85 13582

NEW MEXICO TITLE CO. 45, 231

THIS CONTRACT, made in triplicate, this 12th day of February, 19 85
 by and between ARNOLD KESTEN and BEATRICE KESTEN, his wife, and SEYMOUR A. KESTEN and CHARLOTTE KESTEN, his wife, and SAMUEL KAPLAN and ELEANOR KAPLAN, his wife, and ROBERT SCHEINMAN, as Executor of the Estate of Louis B. Scheinman, Deceased, parties of the first part hereinafter called the Owner, and JOSEPH A. BACA, SR. and JOSIE R. BACA, his wife, as joint tenants, as to an undivided 20% interest, and as Tenants in Common with RAYMOND R. BACA and LEAH A. WALLACE, his wife, as joint tenants, as to an undivided 20% interest, and as Tenants in Common with MICHAEL S. BACA, a single man, as to an undivided 20% interest, and as Tenants in Common with ANTHONY J. BACA and CECILIA M. BACA, his wife, as joint tenants, as to an undivided 20% interest, whose address is 5024 Martin Place, N.W., Albuquerque, New Mexico, 87114, parties of the second part hereinafter called the Purchaser.

WITNESSETH:

1. That the said Owner, in consideration of the covenants and agreements on the part of the said Purchaser, hereinafter contained, agrees to sell and convey unto the said Purchaser the following real estate situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE.

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 FILED FOR RECORD

1985 FEB 22 AM 10:30
 DOLORES C. WALLER
 CO. CLERK & RECORDER
 DEPUTY

2. The Owner undertakes and agrees, upon full performance of the conditions, covenants and agreements to be performed by the said Purchaser, to make, execute and deliver to said Purchaser, a good and sufficient warranty deed for the above real estate.

3. In consideration of the premises, the said Purchaser agrees to buy said real estate and to pay said Owner therefor the sum of FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100-----Dollars (\$ 42,500.00) lawful money of the United States of America, which sum is to be paid as follows, to-wit: EIGHT THOUSAND AND NO/100-----Dollars (\$ 8,000.00-----), cash in hand paid, the receipt of which is hereby acknowledged, and the balance of \$ 34,500.00-----shall be payable as follows, to-wit:

\$34,500.00, the amount of this Real Estate Contract, which Purchasers agree to pay in annual installments of \$5,615.00 each, or more at their option, including interest on the unpaid principal balance at the rate of 10% per annum, commencing February 12, 1986, with like annual installments due and payable on the 12th day of February of each successive year thereafter with the entire remaining balance of principal together with all accrued interest being due and payable on or before February 12, 1995. Interest shall commence February 12, 1985.

The parties hereto agree to divide equally all servicing charges and disbursement fees charged by the Escrow Agent named herein.

Escrow Agent is instructed to remit the sum of \$1,482.19, including sales tax, from the first two annual installments due hereunder, to Little-Brown & Co., Inc., 1414 San Pedro, N.E., Albuquerque, New Mexico, 87110, as and for payment in full of earned real estate brokerage commission, plus 10% interest per annum on the unpaid commission balance.

If not otherwise specified the above-mentioned payments shall continue until the full purchase price and interest on deferred payments shall have been fully paid. All of said unpaid balance of the purchase price shall bear interest at the rate of ten per centum (10%) per annum from date, payable as provided above.

Further, it is agreed that if this Real Estate Contract is placed by the Owner in the hands of an attorney upon default by the Purchaser in the payment of any monies due hereunder for the purpose of mailing of written demand, pursuant to the termination provision of Paragraph 8 hereof, the Purchaser shall pay, in addition to the payment of all other sums required hereunder, the sum of \$50.00 to cover the costs, expenses, and fees involved in such action.

4. Said Purchaser agrees to keep the buildings upon said real estate insured against the hazards covered by fire and extended coverage insurance in an insurance company satisfactory to said Owner in the sum of \$ n/a, for the benefit of said Owner as his interest may appear, and deliver said insurance policy to said Owner.

5. Said Owner undertakes and agrees to pay all taxes up to and including ~~xxxxxx~~ February 12, 1985, together with all other liens and charges now against said real estate, except as herein stated, and said Purchaser agrees to assess said real estate for taxation to himself for the year 19 85 and, thereafter, pay all taxes and assessments and make all street improvements of every kind and nature whatsoever that may hereafter be levied or ordered by lawful authority and which would in the event of failure so to do create a charge against the said real estate. All taxes, assessments, liens, and other charges against said real estate have been prorated to the date hereof, and the Purchaser has assumed the payment of the same for the current year.

6. Said Purchaser undertakes and agrees to assume any paying lien now assessed against said property and agrees to pay all installments of principal and interest thereon from and after date hereof.

The parties hereto agree that contrary to Paragraph 11 hereof, which is specifically deleted, Purchasers may assign their interest in this Real Estate Contract without the express written consent of Owners, however shall not be released of any liability hereunder. 564

7. Should the said Purchaser fail so to keep the said buildings insured; so to assess said property; so to pay said taxes and assessments; so to make said street improvements or so to pay said paving installments, the said Owner shall have the right to insure the buildings, assess the property, pay the taxes and pay the paving lien installments with whatever costs and legal percentages there may be added thereto, and any amounts so paid, with interest at eight per cent per annum from date of payment until repaid shall be included in the unpaid balance of this contract and shall be repaid by the said Purchaser.

8. It is mutually agreed that time is the essence of this contract. Should the Purchaser fail to make any of the said payments at the respective times herein specified, or fail or refuse to repay any sums advanced by the Owner under the provisions of the foregoing paragraph, or fail or refuse to pay said taxes, assessments or other charges against said real estate and continue in default for sixty (60) days after written demand for such payments, or payment of taxes or payments of assessments or other charges against said real estate, or repayment of sums advanced under provisions of the foregoing paragraph has been mailed to the Purchaser addressed to at 3024 Martin Place, N.W. Albuquerque, New Mexico 87114

then the Owner may, at his option, either declare the whole amount remaining unpaid to be then due, and proceed to enforce the payment of the same; or he may terminate this contract and retain all sums theretofore paid hereunder as rental to that date for the use of said premises, and all rights of the Purchaser in the premises herein described shall thereupon cease and terminate and they shall thereafter be deemed a tenant holding over after the expiration of their term without permission. An affidavit made by said Owner or his agent showing such default and forfeiture and recorded in the County Clerk's office shall be conclusive proof, in favor of any subsequent bona fide purchaser or encumbrancer for value, of such default and forfeiture; and the Purchaser hereby irrevocably authorizes the Owner or his agent to thus declare and record such default and forfeiture, and agrees to be bound by such declarations as their free act and deed.

9. Said Purchaser shall be entitled to take possession of said real estate and retain possession thereof until this contract shall be terminated by the exercise by the Owner of the option above provided, or until the delivery by the hereinafter-named escrow agent back to the Owner of all the papers held in escrow herewith, but the legal title to said real estate shall remain in said Owner until this contract has been fully performed upon the part of the Purchaser and deed executed and delivered as hereinbefore specified.

10. It is understood and agreed upon the completion of all the stipulations and agreements herein contained, said Owner will, at the time of delivery of Warranty Deed, also deliver to said Purchaser, abstract of title or title insurance, showing said real estate to be of good and merchantable title on the date of the delivery of the Warranty Deed. It is further understood and agreed, however, that in the event the said Purchaser should cause any entries to be made upon the County Records which would affect the title to the above-described land and which would put the Owner to an extra expense in having his title abstracted or insured, then the said Purchaser shall pay to said Owner any and all sums of said extra expense.

It is further understood and agreed that no assignment of this contract shall be valid unless the same be endorsed hereon and countersigned by the Owner.

12. It is mutually understood and agreed that all the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns, respectively, of the parties to this contract.

13. It is understood and agreed that, coincident herewith, the Owner has executed a good and sufficient warranty deed conveying the above-described premises to the Purchaser, which said deed, together with a copy hereof, shall be placed in escrow with

Southwest Escrow who is hereby designated and appointed Escrow Agent, to be delivered by the Escrow Agent to the Purchaser upon full compliance on his part with all the conditions of this contract. In consideration of that fact the said Purchaser executes, coincident herewith, a special warranty deed reconveying the above-described premises to the Owner, which said special warranty deed shall also be placed in escrow herewith to be delivered by the Escrow Agent to the Owner in the event that the said Purchaser defaults as hereinabove set forth, and remains in default for a period of sixty (60) days after written demand for payment as provided for in Paragraph 8.

14. For the purpose of carrying out the terms of this contract, the following letter is directed to the Escrow Agent, to-wit:

ESCROW LETTER

To SOUTHWEST ESCROW 1213 San Pedro N.E. Albuquerque, New Mexico 87110 Owners named herein

In re the sale under contract by Purchasers named herein

to of the property hereinabove described, we hand you herewith the following papers to be placed in escrow, to-wit:

- 1. Original copy of this Real Estate Contract Owners' mailing address: P. O. Box 844 Monticello, New York 12701
2. Warranty Deed
3. Special Warranty Deed

We also hereby appoint you Escrow Agent hereunder, and direct you as such Escrow Agent to collect the payments provided for in the above contract and place the money so collected to the credit of herein and Owners as they may direct.

Upon full compliance with the terms of said contract on the part of the Purchaser, you are directed to deliver all the above-mentioned papers to said Purchaser. In the event that the said Purchaser should default as set forth in the foregoing contract, and so remain in default for a period of sixty (60) days after written demand for payment as provided for in Paragraph 8 of the foregoing contract, you are directed to deliver all the above-mentioned papers to said Owner.

Further, the Escrow Agent is hereby instructed by the parties hereto that after each and every written demand is mailed to the Purchaser, pursuant to Paragraphs 3 and 8, and a copy hereof is furnished to the Escrow Agent, not to accept less than the full amount of the sums due hereunder, as specified in such written demand, including the said additional \$50.00.

Title Insurance is being issued to Purchasers at this time, in conjunction with the execution of this Contract and Owners shall be put to no further expense for proof of title, contrary to paragraph ten (10) above.

IN WITNESS WHEREOF the said parties have hereunto signed and sealed this contract in their own proper persons the day and year first above written. Albuquerque, N. M., 19 85

We hereby accept the appointment and designation of Escrow Agent herein and acknowledge receipt of the above-mentioned papers.

Signatures and seals of Arnold Kesten, Beatrice Kesten, Seymour A. Kesten, Charlotte Kesten, and Eleanor Kaplan.

ROBERT SCHIFFMAN, as Escrow Agent

Joseph A. Baca Sr. (SEAL) Josie R. Baca (SEAL)
 JOSEPH A. BACA, SR. JOSIE R. BACA
Raymond R. Baca (SEAL) Leah A. Wallace (SEAL)
 RAYMOND R. BACA LEAH A. WALLACE
Anthony J. Baca (SEAL) Cecilia M. Baca (SEAL)
 ANTHONY J. BACA CECILIA M. BACA
Michael S. Baca (SEAL)
 MICHAEL S. BACA

STATE OF NEW YORK)
)
 COUNTY OF SULLIVAN) SS.

The foregoing instrument was acknowledged before me this 5th day of February, 1985, by Arnold Kesten and Beatrice Kesten, his wife, ~~Arnold Kesten and Beatrice Kesten, his wife, and Samuel Kaplan and Eleanor Kaplan, his wife, and Robert Scheinman, as Executor of the Estate of Louis B. Scheinman, Deceased.~~ and Samuel Kaplan and Eleanor Kaplan, his wife, and Robert Scheinman, as Executor of the Estate of Louis B. Scheinman, Deceased.

SEYMOUR A. KESTEN
 Notary Public, State of New York
 (SEAL) My Commission Expires 86
 My Commission Expires March 20, 1987

Arnold Kesten
 Notary Public

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

The foregoing instrument was acknowledged before me this 13th day of February, 1985, by Joseph A. Baca, Sr. and Josie R. Baca, his wife, and Anthony J. Baca and Cecilia M. Baca, his wife, and Michael S. Baca, a single man.



OFFICIAL SEAL
 CAROLE HALFORD
 NOTARY PUBLIC NEW MEXICO
 My Commission Expires 5-7-88

Carole Halford
 Notary Public

STATE OF MARYLAND)
)
 COUNTY OF MONTGOMERY) SS.

The foregoing instrument was acknowledged before me this 9 day of February, 1985, by Raymond R. Baca and Leah A. Wallace, his wife.

(SEAL)
 My Commission Expires:
July 1, 1986

Robert J. Bord
 Notary Public

STATE OF NEW YORK)
)
 COUNTY OF SULLIVAN) SS.

The foregoing instrument was acknowledged before me this 5th day of February, 1985, by Seymour A. Kesten and Charlotte Kesten, his wife.

(SEAL)
 My Commission Expires:

Joan M. McKenley
 Notary Public

JOAN M. MCKENLEY
 Notary Public, State of New York
 Sullivan County Clerk's No. 408
 My Commission Expires March 20, 1985

EXHIBIT "A"

PARCEL ONE:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N.M.P.M., more particularly described as follows, to-wit:

BEGINNING at a point on the South boundary of said Alameda Grant, which point is common to the Northeast corner of Section 17 and the Northwest corner of Section 16, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico; thence N. $00^{\circ} 02' 00''$ E., a distance of 3,265.10 feet to a point; thence N. $89^{\circ} 55' 30''$ E., a distance of 3,245.00 feet to a point; thence S. $00^{\circ} 02' 00''$ W., a distance of 1,466.86 feet to the TRUE POINT OF BEGINNING and the Northwest corner of the parcel herein described; thence S. $00^{\circ} 02' 00''$, a distance of 488.955 feet; thence S. $89^{\circ} 53' 00''$ E., a distance of 450.00 feet; thence N. $00^{\circ} 02' 00''$ E., a distance of 489.32 feet; thence N. $89^{\circ} 55' 48''$ W., a distance of 450.00 feet to the TRUE POINT OF BEGINNING, containing 5.053 acres, more or less, including any gas, oil or mineral rights now owned by Grantor.

PARCEL TWO:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N.M.P.M., more particularly described as follows, to-wit:

BEGINNING at a point on the South boundary of said Alameda Grant, which point is common to the Northeast corner of Section 17 and the Northwest corner of Section 16, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico; running thence N. $00^{\circ} 02' 00''$ E., a distance of 3,265.10 feet to a point; thence N. $89^{\circ} 55' 30''$ E., a distance of 3,695.00 feet; thence S. $00^{\circ} 02' 00''$ W., a distance of 978.64 feet to the TRUE POINT OF BEGINNING of the parcel herein described; thence S. $00^{\circ} 02' 00''$ W., a distance of 489.32 feet; thence S. $89^{\circ} 55' 48''$ E., a distance of 450.00 feet; thence N. $00^{\circ} 02' 00''$ E., a distance of 489.70 feet; thence S. $89^{\circ} 58' 39''$ W., a distance of 450.00 feet to the TRUE POINT OF BEGINNING, containing 5.056 acres, more or less.

NOTE:

Parcels One and Two RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20.00 feet of said property unto Grantor and all persons claiming under it and unto the general public for road purposes, and reserving said easements unto Grantor and all persons claiming under it for the placement, maintenance and operation of public utilities.

SUBJECT TO reservations, restrictions and easements of record.

SUBJECT TO the taxes for the year 1985 and subsequent years thereafter.

Warranty Deed - 30 d. 22nd St. New York N.Y. 10021

WARRANTY DEED

40270

535

HORIZON CORPORATION, a Delaware Corporation

to IRVING CRIST, a single man

for consideration paid, grant...

the following described real estate in

Bernalillo

County, New Mexico:

The West 5045.0 feet, except the West 4595.0 feet and except the South 1320.0 feet of Tract 4, situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, as shown on the "Survey of a Portion of the BLACK RANCH" by C. H. Cole, dated October, 1959, said Tract being more particularly described as follows, to-wit:

Beginning at the Southwest Corner of said Tract, a point common with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, on the South Boundary of the Alameda Grant a U.S.L.O. Marker in place; THENCE S89°53'E, a distance of 5296.9 feet along the South Boundary line of the Alameda Grant to the Southeast Corner of said Tract; THENCE N0°02'E, a distance of 3282.6 feet to the Northeast Corner; THENCE S89°55'30"W, a distance of 5296.9 feet to the Northwest Corner; THENCE S0°02'W, a distance of 3265.1 feet to the Southwest Corner and Point-of-Beginning-of-said Tract;

containing 20.0 acres, more or less; -RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for utility purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, covenants, restrictions, reservations, easements, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, established and/or existing roads, and Patent Reservations of record in the Office of the County Clerk, Bernalillo County, New Mexico.

with warranty covenants.

WITNESS OUR HAND AND SEAL this 19 day of May 19 69

HORIZON CORPORATION, Delaware Corporation

By Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA) COUNTY OF PIMA)

On this 19 day of May 19 69, before me appeared HELEN M. KETTELHUT to me personally known, who, being by me duly sworn did say that she is the Assistant Secretary of HORIZON CORPORATION, and the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires June 2, 1970

Marion J. Zinter Notary Public

536



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

JUN 19 1969

At 10:54 a.m. Recorded in Vol. 2862
of records of said County Folio 535-536

Lucy J. ... Clerk & Recorder
_____ Deputy Clerk

Survey Book 20 of 22nd Ed. New York N.Y. 1891

WARRANTY DEED

10272 ✓

539

HORIZON CORPORATION, a Delaware

for consideration paid, grant

to KENNETH L. GEIST, a single man

the following described real estate in Bernalillo County, New Mexico:

The North Half of the West 4595.0 feet, except the West 4145.0 feet and except the South 1320.0 feet of Tract 4, situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, as shown on the "Survey of a Portion of the BLACK RANCH" by C. H. Cole, dated October, 1959, said Tract being more particularly described as follows, to-wit:

Beginning at the Southwest Corner of said Tract, a point common with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, on the South Boundary of the Alameda Grant, a U.S.L.O. Marker in place;
THENCE S89°53'E, a distance of 5296.9 feet along the South Boundary Line of the Alameda Grant to the Southeast Corner of said Tract;
THENCE S0°02'E, a distance of 3282.6 feet to the Northeast Corner;
THENCE S89°55'30"W, a distance of 5296.0 feet to the Northwest Corner;
THENCE S0°02'W, a distance of 3265.1 feet to the Southwest Corner and Point of Beginning of said Tract;

containing 10.0 acres, more or less; -RESERVING-HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for utility purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, covenants, restrictions, reservations, easements, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, established and/or existing roads, and Patent Reservations of record in the Office of the County Clerk, Bernalillo County, New Mexico.

with warranty covenants.

WITNESS OUR HAND AND SEAL this 19 day of May, 1969

HORIZON CORPORATION,
a Delaware Corporation

By Helen M. Kettelhut
Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA)
COUNTY OF PIMA)

On this 19 day of May, 1969, before me appeared HELEN M. KETTELHUT to me personally known, who, being by me duly sworn did say that she is the Assistant Secretary of HORIZON CORPORATION and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: June 8, 1970

Marion J. Denton
Notary Public

CONFIDENTIAL
COMMON WEALTH OF STATE

540



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUN 19 1969
At 10:55 o'clock A.M. Recorded in Vol. 0.862
of records of said County Folio 539-540
Lucy Jaramilla Clerk & Recorder
Deputy Clerk

WARRANTY DEED

40271 ✓

HORIZON CORPORATION, a Delaware Corporation

537

JOHN E. GEIST, a single man for consideration paid, grant

the following described real estate in Bernalillo County, New Mexico:

The South Half of the West 4595.0 feet, except the West 4145.0 feet and except the South 1320.0 feet of Tract 4, situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, as shown on the "Survey of a Portion of the BLACK RANCH" by C. H. Cole, dated October, 1959, said Tract being more particularly described as follows, to-wit:

Beginning at the Southwest Corner of said Tract, a point common with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, on the South Boundary of the Alameda Grant, a U.S.L.O. Marker in place; THENCE S89°53'E, a distance of 5296.9 feet along the South Boundary Line of the Alameda Grant to the Southeast Corner of said Tract; THENCE N0°02'E, a distance of 3282.6 feet to the Northeast Corner; THENCE S89°55'30"W, a distance of 5296.9 feet to the Northwest Corner; THENCE S0°02'W, a distance of 3265.1 feet to the Southwest Corner and Point of Beginning of said Tract;

containing 10.0 acres, more or less; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for utility purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, covenants, restrictions, reservations, easements, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, established and/or existing roads, and Patent Reservations of record in the Office of the County Clerk, Bernalillo County, New Mexico.

with warranty covenants.

WITNESS OUR HAND AND SEAL this 19 day of May 19 69

HORIZON CORPORATION, a Delaware Corporation

By Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA) COUNTY OF PIMA)

On this 19 day of May 19 69, before me appeared HELEN M. KETTELHUT, to me personally known, who, being by me duly sworn did say that she is the Assistant Secretary of HORIZON CORPORATION and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: June 8, 1970

Marion J. Denton Notary Public

1969

538



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

JUN 19 1969
At 10:50 clock A. m. Recorded in Vol. 862
of records of said County Folio 537-538

[Signature] Clerk & Recorder
Deputy Clerk

80 82163

Warranty Deed

THE U. S. TRUST COMPANY, an Arizona corporation

796

for consideration paid, grant to FRIEDRICH WENZLER, a single man, and PAULINE WENZLER, a widow, as joint tenants with right of survivorship; whose address is: 256 Hollywood Avenue, Hillside, New Jersey 07205

the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, more particularly described as follows, to-wit:

Beginning at a point on the south boundary of said Alameda Grant, which point is common to the northeast corner of Section 17 and the northwest corner of Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico;

THENCE N0°02'E a distance of 3,265.1 feet to a point;

THENCE N89°55'30"E a distance of 3,245.0 feet;

THENCE S0°02'W a distance of 977.91 feet to the northwest corner and the TRUE POINT OF BEGINNING of the parcel herein described;

THENCE S0°02'W a distance of 488.955 feet to the southwest corner;

THENCE N89°55'48"E a distance of 450.0 feet to the southeast corner;

THENCE N0°02'E a distance of 489.32 feet to the northeast corner;

THENCE S89°58'39"W a distance of 450.0 feet to the TRUE POINT OF BEGINNING; containing 5.0 acres, more or less; including any gas, oil or mineral rights now owned by Grantor.

RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20.0 feet of said property unto Grantor and all persons claiming under it and unto the general public for road purposes, and reserving said easement unto Grantor and all persons claiming under it for the placement, maintenance and operation of public utilities.

SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, reservations, building restrictions, zoning regulations and patent reservations of record in the Office of the Clerk of Bernalillo County, New Mexico.

with warranty covenants.

WITNESS my hand and seal this 13th day of October, 1980.

(Seal) THE U. S. TRUST COMPANY (Seal)

(Seal) By: Diane L. Hendricksen (Seal)
Diane L. Hendricksen, Assistant Secretary

Acknowledgment for Natural Persons

STATE OF _____
COUNTY OF _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____

by _____
(Name or Names of Person or Persons Acknowledging.)

My commission expires:
(Seal)

Notary Public

Acknowledgment for Corporation

STATE OF ARIZONA
COUNTY OF PIMA ss.

The foregoing instrument was acknowledged before me this 13th day of October, 1980, by Diane L. Hendricksen

Assistant Secretary of THE U. S. TRUST COMPANY
(Title of Officer) (Name of Corporation Acknowledging)

an Arizona corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires 10/11/81

(Seal)

Arthur G. Notcher
Notary Public

256 Hollywood Ave. Hillside New Jersey 07205

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1980 OCT 13 10:06 AM

CLERK OF COUNTY

Warranty Deed

80 99164

707

THE U. S. TRUST COMPANY, an Arizona corporation

for consideration paid, grant to FRIEDRICH WENZLER, a single man, and PAULINE WENZLER, a widow, as joint tenants with right of survivorship; whose address is: 256 Hollywood Avenue, Hillside, New Jersey 07205 the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, more particularly described as follows, to-wit:

Beginning at a point on the south boundary of said Alameda Grant, which point is common to the northeast corner of Section 17 and the northwest corner of Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico; THENCE N0°02'E a distance of 3,265.1 feet to a point; THENCE N89°55'30"E a distance of 3,695.0 feet to the northwest corner and the TRUE POINT OF BEGINNING of the parcel herein described; THENCE S0°02'W a distance of 489.32 feet to the southwest corner; THENCE N89°58'20"E a distance of 450.0 feet to the southeast corner; THENCE N0°02'E a distance of 489.70 feet to the northeast corner; THENCE S89°55'30"W a distance of 450.0 feet to the POINT OF BEGINNING, containing 5.0 acres, more or less; including any gas, oil or mineral rights now owned by Grantor. RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20.0 feet of said property unto Grantor and all persons claiming under it and unto the general public for road purposes, and reserving said easement unto Grantor and all persons claiming under it for the placement, maintenance and operation of public utilities. SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, reservations, building restrictions, zoning regulations and patent reservations of record in the Office of the Clerk of Bernalillo County, New Mexico.

This Deed is issued to correct the marital status of the Grantees in the Warranty Deed dated September 29, 1980, recorded October 6, 1980, in Book D-129-A, page 398, records of Bernalillo County, New Mexico.

with warranty covenants.

WITNESS my hand and seal this 13th day of October 19 80.

(Seal) THE U. S. TRUST COMPANY (Seal)

(Seal) By: Diane L. Hendricksen (Seal) Diane L. Hendricksen, Assistant Secretary

Acknowledgment for Natural Persons

STATE OF _____) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____

by _____
(Name or Names of Person or Persons Acknowledging.)

My commission expires: (Seal)

Notary Public

Acknowledgment for Corporation

STATE OF ARIZONA) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 13th day of October 1980

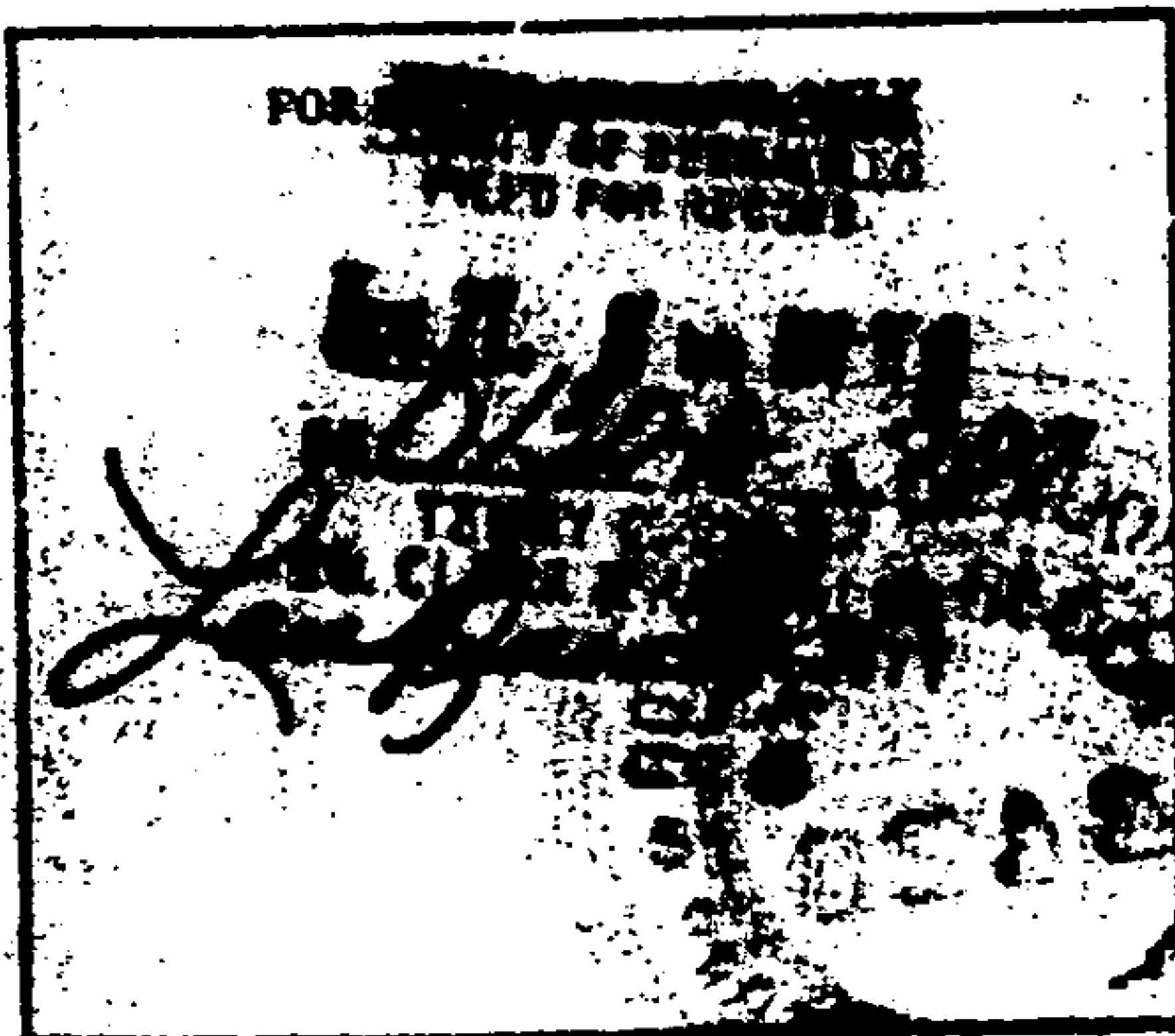
by Diane L. Hendricksen
(Name of Officer)

Assistant Secretary of THE U. S. TRUST COMPANY
(Title of Officer) (Name of Corporation Acknowledging)

an Arizona corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires 10/11/81

(Seal) Catherine D. Pletcher
Notary Public



256 Hollywood Avenue Hillside New Jersey 07205

Warranty Deed

83 7285

611

THE U. S. TRUST COMPANY, an Arizona corporation

for consideration (paid) grant to

HORIZON CORPORATION, a Delaware corporation

whose address is: P. O. Box 27324, Tucson, Arizona 85726

the following described real estate in Bernalillo County, New Mexico

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, New Mexico Principal Meridian, more particularly described as follows: Beginning at a point on the south boundary of said Alameda Grant which is a point common to the northeast corner of Section 17 and the northwest corner of Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico;

THENCE North 0°02' East a distance of 3,265.10 feet to a point;

THENCE North 89°55'30" East a distance of 3,245.0 feet;

THENCE South 0°02' West a distance of 488.955 feet to the TRUE POINT OF BEGINNING and northwest corner of the parcel herein described;

THENCE South 0°02' West a distance of 488.955 feet to the southwest corner;

THENCE North 89°58'39" East a distance of 450.0 feet to the southeast corner;

THENCE North 0°02' East a distance of 489.32 feet to the northeast corner;

THENCE South 89°58'20" West a distance of 450.0 feet to the POINT OF BEGINNING, containing 5.0 acres, more or less.

RESERVING, HOWEVER, an appurtenant easement over the north, south, east and west 20.0 feet of said property unto Grantor and all persons claiming under it and unto the general public for road purposes, and reserving said easement unto Grantor and all persons claiming under it for the placement, maintenance and operation of public utilities.

with warranty covenants.

WITNESS _____ hand _____ and seal _____ this 26th day of January 1983.

THE U. S. TRUST COMPANY

an Arizona corporation

(Seal) _____ (Seal)

(Seal) By: Richard R. Lovinger (Seal)

Richard R. Lovinger
Vice President

Acknowledgment for Natural Persons

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19____
by _____

My commission expires: _____
(Seal)

Notary Public

Acknowledgment for Corporation

STATE (of) ARIZONA

COUNTY OF PIMA

The foregoing instrument was acknowledged before me this 26th day of January 1983.

by Richard R. Lovinger
Vice President of The U.S. Trust Co.

an ARIZONA Corporation, on behalf of said corporation.

My commission expires: 10/20/83

(Seal) James K. Hendry
Notary Public

Notary Public for PIMA County of Bernalillo
This instrument was filed for record on
FEB 7 1983
[Signature]
Notary Public

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p>SUBDIVISION S</p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p>___ Vacation V</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</p> <p>___ ...for Subdivision Purposes</p> <p>___ ...for Building Permit</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</p> <p>___ Annexation</p> <p>___ County Submittal</p> <p>___ EPC Submittal</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Sub Regs)</p> <p>APPEAL / PROTEST of... A</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</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: Longford Homes of New Mexico, Inc. PHONE: 505-761-9911

ADDRESS: 7007 Jefferson Blvd., NE, Suite A FAX: 505-761-9922

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): Wilson & Company, Inc. Attn: Chris Medina PHONE: 505-348-4132

ADDRESS: 4900 Lang Avenue, NE FAX: 505-348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cmedina@wilsonco.com

DESCRIPTION OF REQUEST: Review proposed bulk land plat for Trails Phase II

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

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

Lot or Tract No. See attachment Block: _____ Unit: _____

Subdiv. / Addn. See attachment

Current Zoning: RD Proposed zoning: Same

Zone Atlas page(s): C-9-Z No. of existing lots: 14 No. of proposed lots: 14

Total area of site (acres): 189.65 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. See attachment MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte

Between: Universe Boulevard, NW and Rainbow Boulevard, NW

CASE HISTORY:

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

Project #1002962

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

SIGNATURE Christopher A. Medina DATE 6/15/04

(Print) Christopher A. Medina _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

<p><input checked="" 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 checked="" 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 - 00929</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>6-23-04</u></p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total \$ <u>0</u></p>
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Chris Duran 6-15-04 Planner signature / date

Project # 1002962

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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
- 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.**

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.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - 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.

Christopher A. Medina
Applicant name (print)

Christopher A. Medina 6/15/04
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04DRB - 00929

Les D'Arcaux 6-15-04
 Planner signature / date

Project # 1002962

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

June 15, 2004

**City of Albuquerque
Development Review Board**

Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: Request for Sketch Plat Review
Proposed Bulk Land Tracts

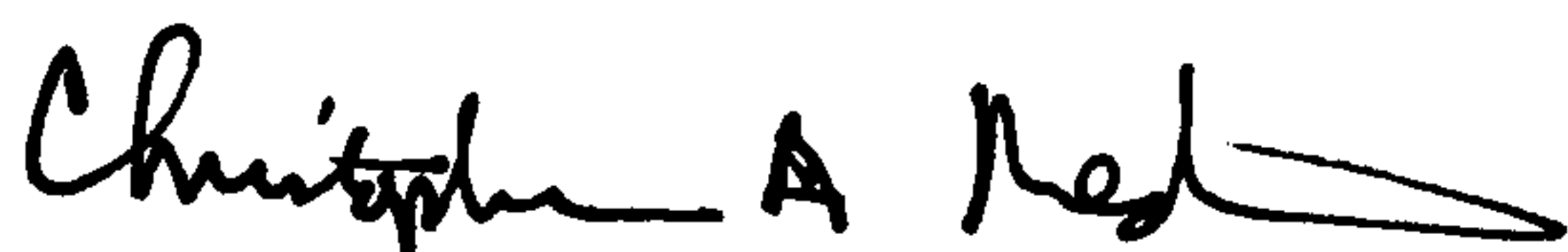
To Whom It May Concern:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, acting as the agent on behalf of Longford Homes of New Mexico, Inc. requests a Sketch Plat review and comment of the proposed Bulk Land Plat of 12 existing un-platted tracts and 2 platted tracts G and J of the Plat of The Trails. The related DRB numbers for this case are as follows: Project #1002962

The area in question is located on Zone atlas page C-9-Z, south of Paseo Del Norte and bounded on the west by Rainbow Blvd., and on the east by Universe Blvd. This proposed platting action would create 14 bulk land tracts and dedicate public road right-of-way to the City of Albuquerque. By the creation of this bulk land plat a portion of Universe Blvd. and Rainbow Blvd. will be dedicated to the City along with other roadways.

If you have any questions concerning this project, please contact me at (505) 348-4132.

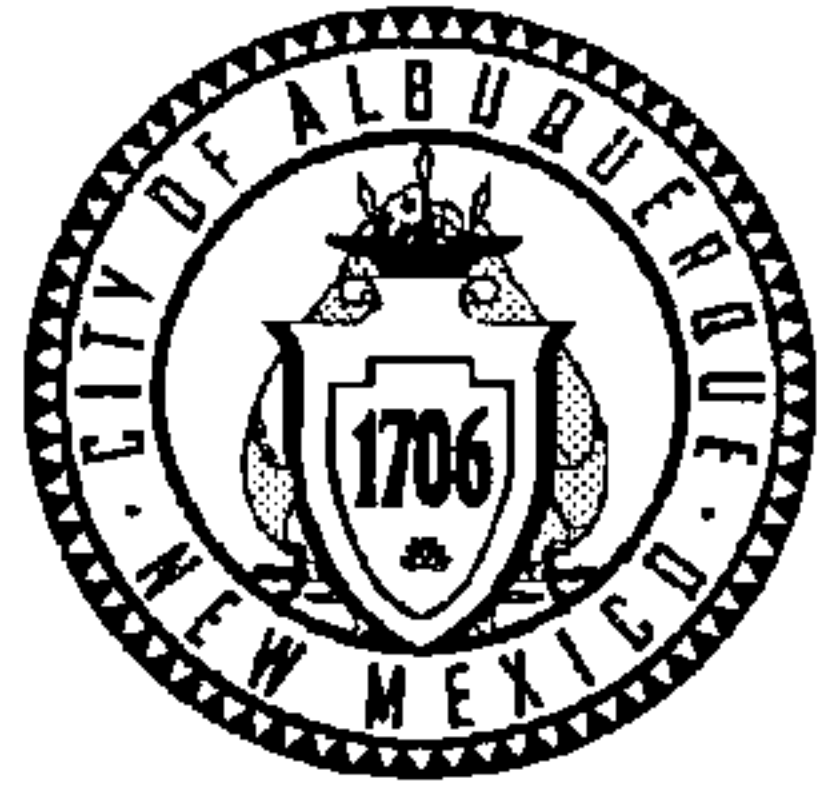
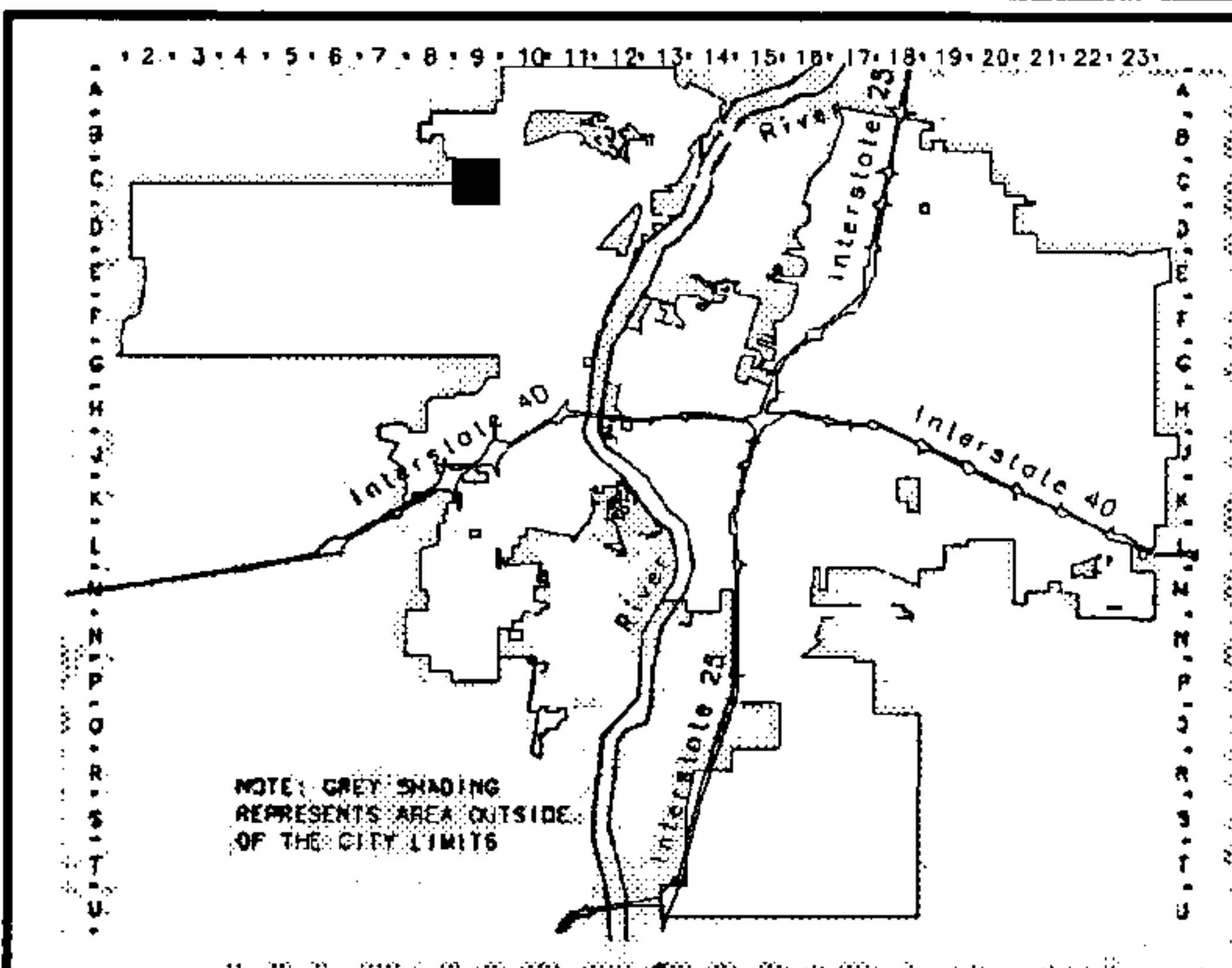
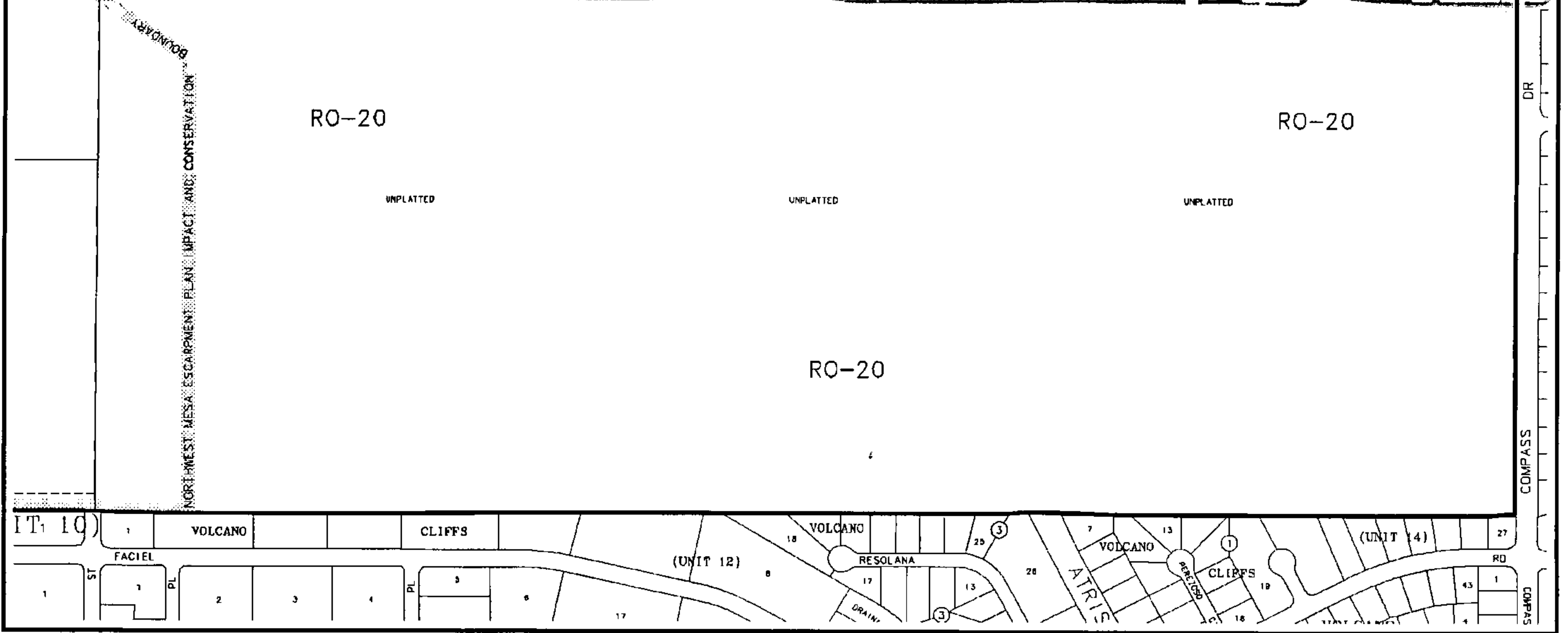
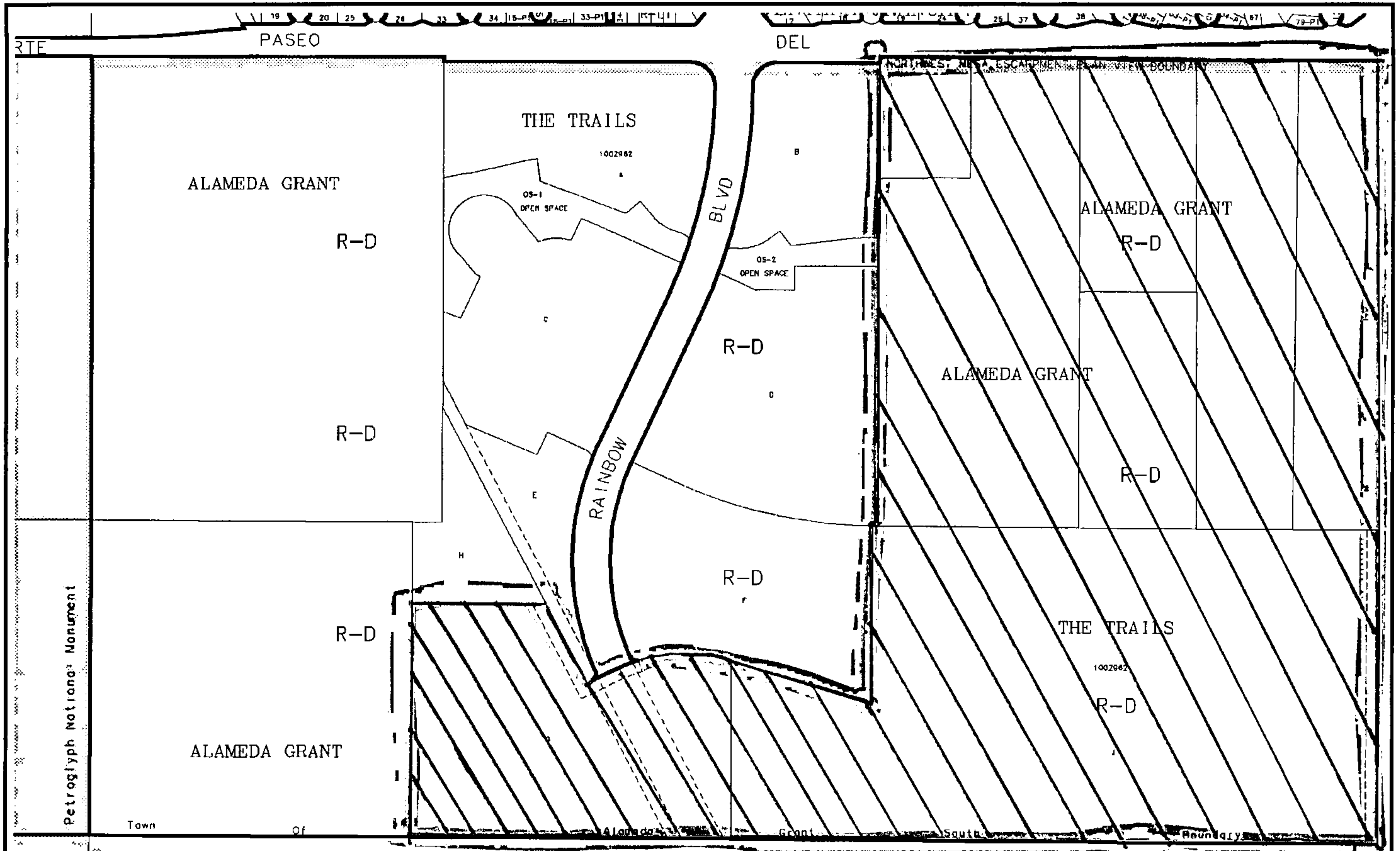
WILSON & COMPANY



Christopher A. Medina, PLS
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X4218008





Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
C-9-Z
 Map Amended through May 04, 2004

Attachment

Legal Description:

Tracts G & J of the Bulk Land Plat of The Trails filed 12/15/2003 in bk 2003C, pg 375 and a Portion of Tract 4 Black Ranch Town of Alameda Grant within the Northeast Quarter (NE ¼) of Projected Section 16 T. 11 N., R. 2 E., N.M.P.M

UPC #'s

100906439345110111
100906434840510120
100906443748310114
100906443737910112
100906448642910116
100906451742510118
100906439526340122
100906420226820122

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p>SUBDIVISION S</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation V</p> <p><input checked="" type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</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) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</p> <p><input type="checkbox"/> Annexation</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/Subdivision Regulations)</p> <p>APPEAL / PROTEST of... A</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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: THE TRAILS LLC PHONE: 702-454-5300

ADDRESS: 3077 WARM SPRINGS RD FAX: 702-454-5019

CITY: LAS VEGAS STATE NV ZIP 89120 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC./DENISH-KLINE & ASSOCIATES PHONE: 823-1000/842-6461

ADDRESS: 7500 JEFFERSON STREET NE FAX: 798-7988/842-6471

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: BULK LAND VARIANCE / PRELIMINARY FINAL PLAT APPROVAL
VACATION OF ROAD EASEMENT

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. A PORTION OF TRACT 4 BLACK RANCH Block: _____ Unit: _____

Subdiv. / Addn. _____

Current Zoning: R-D Proposed zoning: _____

Zone Atlas page(s): C-9 No. of existing lots: 3 No. of proposed lots: 10

Total area of site (acres): 99.09 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. 100906423043720315 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BLVD. NW

Between: PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1002928-1002929 03DRB-01432SK; 03DRB-01429 SK

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 8-26-03

SIGNATURE [Signature] DATE 09/12/03

(Print) LAWRENCE KLINE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<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 checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input 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>	<table border="0" style="width: 100%;"> <tr> <th style="text-align: left;">Application case numbers</th> <th style="text-align: left;">Action</th> <th style="text-align: left;">S.F.</th> <th style="text-align: left;">Fees</th> </tr> <tr> <td><u>03DRB - 01527</u></td> <td><u>BLV</u></td> <td><u>✓</u></td> <td><u>\$ 145</u></td> </tr> <tr> <td><u>03DRB - 01528</u></td> <td><u>P&FP</u></td> <td><u>S(B)</u></td> <td><u>\$ 845.00</u></td> </tr> <tr> <td><u>03DRB - 01529</u></td> <td><u>VPEM</u></td> <td><u>✓</u></td> <td><u>\$ 45</u></td> </tr> <tr> <td>-</td> <td><u>NOTIFICATION FEE</u></td> <td>-</td> <td><u>\$ 75.00</u></td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td><u>\$</u></td> </tr> <tr> <td colspan="3">Hearing date <u>Oct. 8th 03</u></td> <td>Total <u>\$110.00</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>03DRB - 01527</u>	<u>BLV</u>	<u>✓</u>	<u>\$ 145</u>	<u>03DRB - 01528</u>	<u>P&FP</u>	<u>S(B)</u>	<u>\$ 845.00</u>	<u>03DRB - 01529</u>	<u>VPEM</u>	<u>✓</u>	<u>\$ 45</u>	-	<u>NOTIFICATION FEE</u>	-	<u>\$ 75.00</u>	-	-	-	<u>\$</u>	Hearing date <u>Oct. 8th 03</u>			Total <u>\$110.00</u>	<p>Planner signature / date <u>[Signature] 9/12/03</u></p> <p>Project # <u>1002928 2962</u></p>
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-	-	-	<u>\$</u>																											
Hearing date <u>Oct. 8th 03</u>			Total <u>\$110.00</u>																											

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) \$450
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through 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 variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through 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 deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon 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.

LAWRENCE KLINE

[Signature]

Applicant name (print)

09/12/03

Applicant signature / date



.pdf Form revised Sept. 2001

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

Application case numbers
 (BLV) 03DRB-01527
 (VPE) 03DRB-01529

[Signature] 9/12/03
 Planner signature / date

Project # 1002928
 2962

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.
 - ___ 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.**

- 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) *\$84500*
 - 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.

LAWRENCE KLINE
[Signature]
Applicant name (print)
09/12/03
Applicant signature / date



Form revised MARCH 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB-01528

[Signature] 9/12/03
Planner signature / date
Project # 1002928
2962



DENISH + KLINE ASSOCIATES

September 12, 2003

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

HAND-DELIVERED

re: Request for Approval of a Bulk Land Division, a Site Plan For Subdivision
Pursuant to the Requirements of the R-D Zone, and Two Preliminary/Final Plats

Dear Ms. Matson:

I write on behalf of our client, The Trails LLC, to request the above actions be considered with reference to lands located in the southwest and southeast quadrants of the intersection of Rainbow Boulevard and Paseo Del Norte NW.. The property is further described on the attached map and lies within Zone Atlas Maps C-8 and C-9.

First let me thank you and the other members of the Board for your guidance in the preparation of these applications. Today we are submitting four separate applications (attached):

- A Preliminary and Final Bulk Land Division for approximately 200 acres of land, including the vacation of a roadway easement;
- A Site Plan consistent with Section 14.16. 2.14 of the Comprehensive Zoning Code (the R-D) zone for 100 acres of the Bulk Land Division
- A Preliminary and Final Plat for Tract C of the Bulk Land Division; and,
- A Preliminary and Final Plat for Tract D of the Bulk Land Division

The materials necessary to the development of a Parks Agreement have been separately submitted to the Parks Department; a Traffic Mitigation Agreement has been agreed to verbally, but has not yet been submitted. Importantly, these applications are prefatory to the submittal of a request for approval of a Sector Development Plan for a multi-phase project.

In accordance with the provisions of the R-D zone, the applicant wishes to proceed with platting and development within Phase 1 of the larger project. Because the proposed lot sizes for portions of this Phase I development are smaller than those permitted by §14.16.2.14.A, submittal of the

Ms. Sheran Matson
September 12, 2003
Page 2

attached Site Plan is required (§14.16.2.14.C). This Site Plan also addresses landscaping requirements for all aspects of the proposed Plan. As specified by this section, approval of such a Plan will allow development of the R-D zoned property as permitted and controlled by the R-T zoning regulations.


Thus approval of these submittals will:

- Define a Bulk Land Division for approximately 200 acres of land; vacate an existing roadway easement; grant the right-of-way for Rainbow Boulevard and define areas to be set aside for dedicated parks and undedicated open-space areas
- Establish the Site Plan and Landscaping Plan necessary to allow reliance on the regulations and procedures of the R-T zone for 100 acres of the property; and establish conceptual utility plans
- Establish specific plats for Tracts C and D of the bulk land division (approximately 37 acres in aggregate) along with infrastructure lists for these areas

Please note that the Site Plan submittal probably contains significantly more information than might be included in a typical R-D Site Plan request. This is in anticipation of the future Sector Development Plan submittal and the developer's desire to ensure that Phase I sets a precedent for development throughout the entire project.

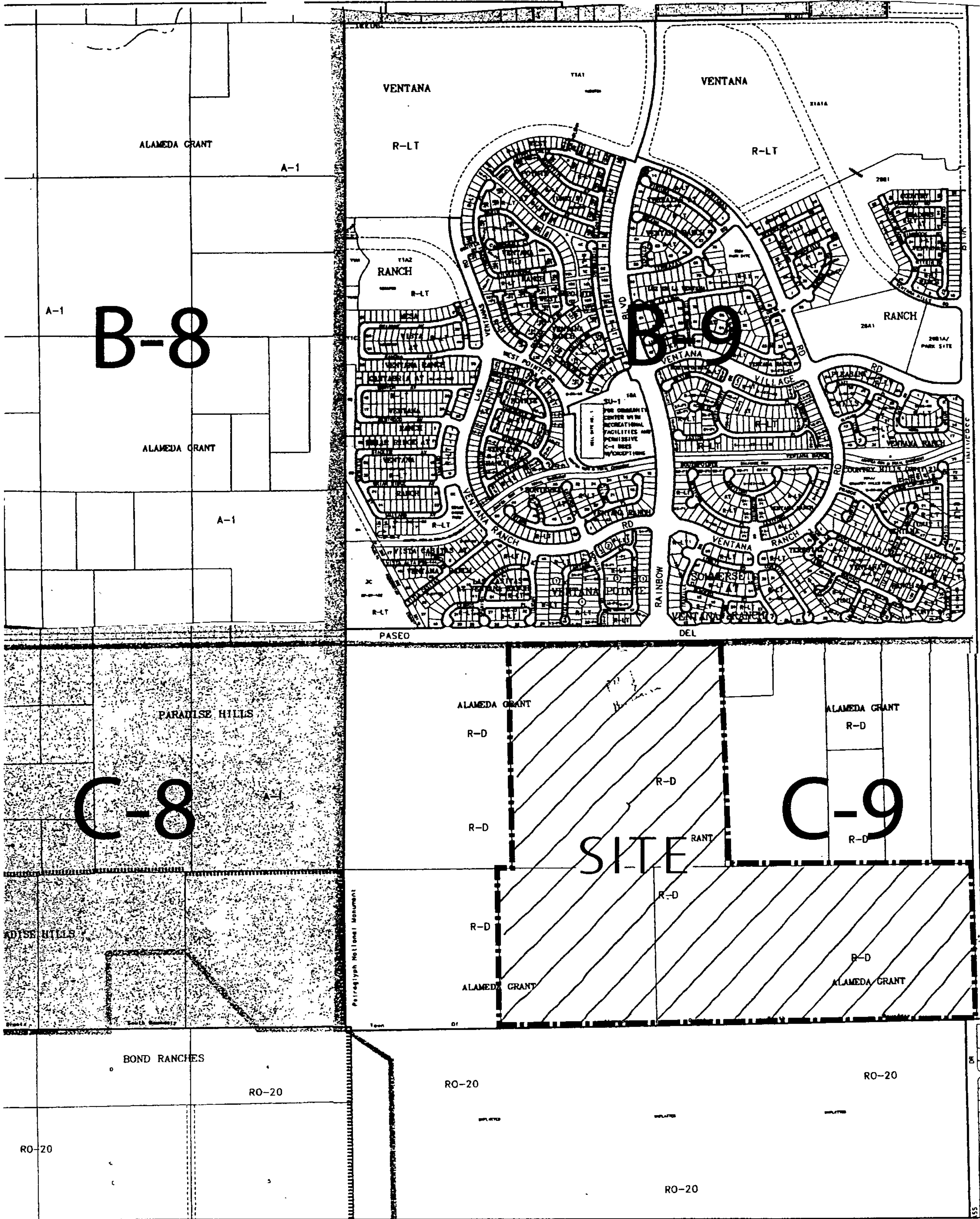
We request that these matters be scheduled on the Board's agenda for September 24, 2003. Once again, I want to thank the members of the Board for their guidance in this matter. Should you have any questions or require further information please do hesitate to contact me.

Sincerely yours,



Lawrence Kline AICP

cc: John Murtagh, Longford Group
Frank Beck, Longford Group
Mark Ruhlman, Longford Homes
Kevin Daggett, Longford Homes
Faith Okuma, Design Workshop, Inc.
Ric Beltramo, Bohannon Huston, Inc



Proposed Bulk Plat Variance for "The Trails"

DRB#



DENISH + KLINE ASSOCIATES

September 12, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Bulk Land Variance and Preliminary/Final Plat Approval
A Portion of Tract 4 Black Ranch

Dear Ms. Matson:

Attached are the following materials:

- Application for Development Review including required supplemental information
- Twenty-Four (24) copies of the Bulk Land Plat
- Affidavit from the Office of Neighborhood Coordination
- Zone Atlas Map showing the location of the property.

We would be pleased if you would place this item on the DRB Agenda to be heard on September 24, 2003. If you should require anything in the interim, please don't hesitate to contact me.

Sincerely yours,

Lawrence Kline AICP

Cc: Frank Beck, Longford Group
Rick Beltramo, Bohannon Huston, Inc.
Kevin Daggett, Longford Homes
Faith Okuma, Design Workshop



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 11, 2003

TO CONTACT NAME: Sarah Sawyer
COMPANY/AGENCY: Denish & Kline Assoc.
ADDRESS/ZIP: PO Box 2001 87103
PHONE/FAX #: 842-6461 | 842-4471

Thank you for your inquiry of 9-11-03 (Date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at a portion of tract 4 Black Ranch

zone map page(s) C-9

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

Ventana Ranch

Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (N) 87114
Bruce Nyberg
6824 Bushfield Rd NW
890-6559 (N) 87114

Neighborhood Association
Contacts: _____

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,

Dalaina Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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: 9-11-03 Time Entered: 8:26 am OCNC Rep. Initials: OC



DENISH + KLINE ASSOCIATES

September 3, 2003

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque NM 87114

Dear Mr. Nyberg:

I write on behalf of our client The Trails LLC to inform you that we have today made application to the City of Albuquerque for various entitlements related to a 100 acre piece of land on either side of Rainbow Boulevard immediately south of Paseo Del Norte. These entitlements include a bulk land division, two preliminary plats, and a Site Development Plan in accordance with the requirements of the R-D zone. The latter is the first part of the larger master plan that we discussed with you at the neighborhood meeting at Paradise Hills Community Center earlier this summer.

We expect these matters to be placed on the Development Review Board's agenda for their meeting on September 24.

If you have any questions, please feel free to call.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'L. Kline', written over a large, stylized circular flourish.

Lawrence Kline AICP

cc: Ms. Laura Horton
Mr. Victor Chavez PE
Mr. Sanford Fish AICP
Mr. Frank Beck



DENISH + KLINE ASSOCIATES

September 3, 2003

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascade Road NW
Albuquerque NM 87114

Dear Ms. Horton:

I write on behalf of our client The Trails LLC to inform you that we have today made application to the City of Albuquerque for various entitlements related to a 100 acre piece of land on either side of Rainbow Boulevard immediately south of Paseo Del Norte. These entitlements include a bulk land division, two preliminary plats, and a Site Development Plan in accordance with the requirements of the R-D zone. The latter is the first part of the larger master plan that we discussed with you at the neighborhood meeting at Paradise Hills Community Center earlier this summer.

We expect these matters to be placed on the Development Review Board's agenda for their meeting on September 24.

If you have any questions, please feel free to call.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'L. Kline', is written over the typed name.

Lawrence Kline AICP

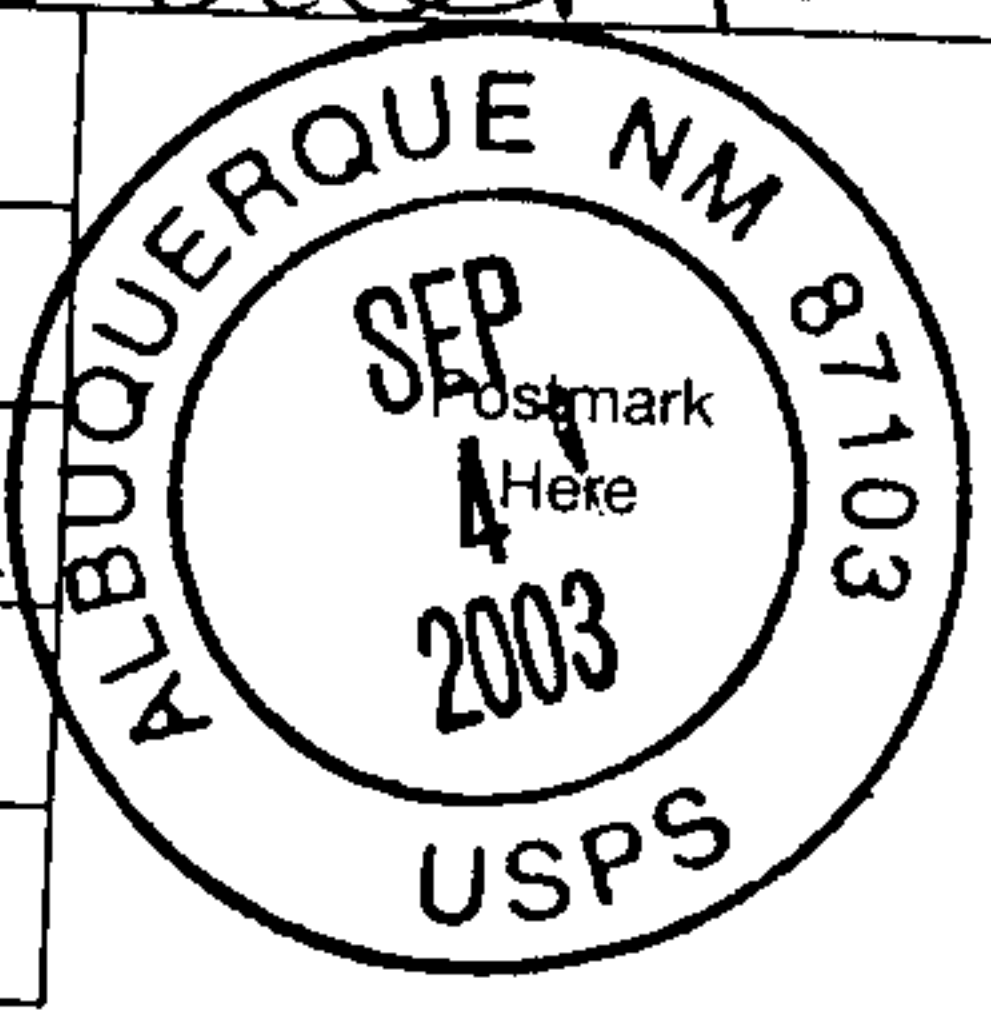
cc: Mr. Bruce Nyberg
Mr. Victor Chavez PE
Mr. Sanford Fish AICP
Mr. Frank Beck

7002 1000 0005 6773 6255

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

Laura Horton USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



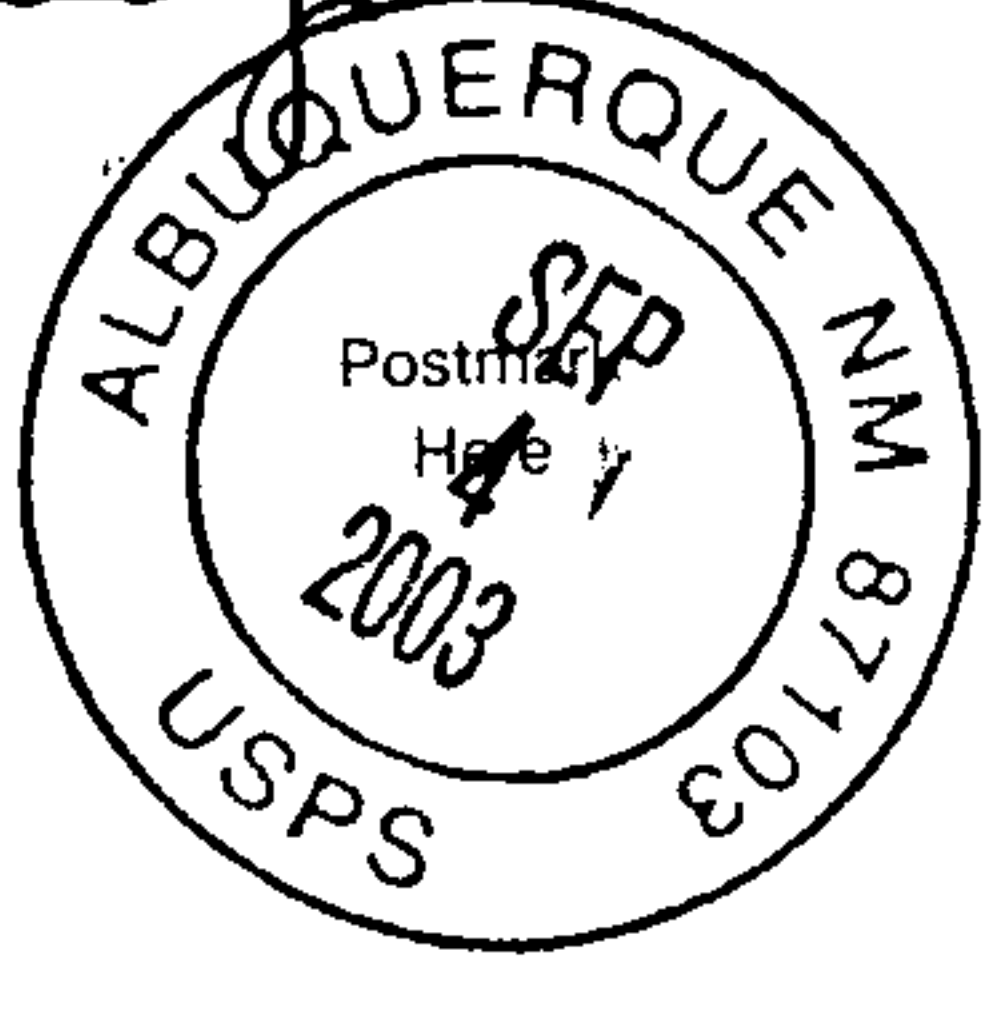
Sent To *Laura Horton*
 Street, Apt. No., or PO Box No. *7224 Cascade RD NW*
 City, State, ZIP+4 *Albuquerque NM 87114*

9559 6229 6773 6538

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

Bruce Nyberg USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To *Bruce Nyberg*
 Street, Apt. No., or PO Box No. *6824 Brushfield RD NW*
 City, State, ZIP+4 *Albuquerque, NM 87114*

Return to Robert Botta, 444, 1st Hill Road NE, Albuquerque

Silverman

WARRANTY DEED

HORIZON-ALBUQUERQUE PROPERTIES CORP., for consideration paid, grants

to MORRIS J. WRONKUR the following described real

estate in Bernalillo County, New Mexico:

A tract of land situated within the Alameda Grant, Township 14 North, Range 2 East, N. M. P. M., more particularly described as:

The East 2886.9 feet of the South 1320.0 feet of Tract 4, a metes and bounds description of which is attached hereto as Appendix "A", in that portion of the property known as the BLACK Ranch, Alameda Grant, Bernalillo County, New Mexico, being 80.0 acres more or less;

SUBJECT TO:

1. Easements, if any, for gas line, telephone, telegraph and electric lines.
2. Any and all easements contained in owner's policy title insurance issued grantor by Lawyers Title Insurance Company.
3. Easements and rights of way disclosed on the ground.
4. Mineral reservations in prior instruments of record, it being understood that grantor is conveying all mineral reservations owned by grantor.
5. First deed of trust which grantor herein shall keep in good standing. Grantor shall make all payments of principal and interest required by the note secured by said first deed of trust as the same become due and on or before the date when grantee shall pay in full the balance of the purchase price for the above real estate evidenced by a note secured by a second deed of trust, grantor shall cause the first deed of trust above mentioned to be released as to the property conveyed hereby. All payments on the note secured by said first deed of trust are required to be made to First National Bank in Albuquerque.
6. Right of grantor, its successors and assigns, to a fifty-foot right of way for such width as may be approved by the appropriate authorities for a public road adjacent to section lines for Ingreth and Corbin between Highway 448 and other land of grantor, it being understood that also grantee shall have a right of way adjacent to or along section lines between the

147

Highway 44B over other lands of grantor and

B: Taxes for 1960 and subsequent years

with warranty covenants.

HORDEON-ALBUQUERQUE PROPERTIES CORP

By: *[Signature]*
Joseph Timan, President

ATTEST:

[Signature]
Asst. Secretary

STATE OF ARIZONA

COUNTY OF PIMA

[Signature] The foregoing instrument was acknowledged before me on this _____ day of _____, 1960, by Joseph Timan, President of Hordeon-Albuquerque Properties Corp., a Delaware corporation, and *[Signature]*

My commission expires _____

Warranty Deed agreed to as to form

Morris Winokur

BLACK RANCH - Tract 4

Beginning at the Southwest Corner of said tract, a point on the South Boundary Line of the Alameda Grant, and being a common corner with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, NMPM, A U.S.L.O. marker in place,

Thence S89°53'E, 6296.90 feet along the South Boundary line of the Alameda Grant to the Southeast Corner of said tract,

Thence N00°02'E, 2282.50 feet to the Northeast Corner,

Thence S89°53'30"W, 6296.90 feet to the Northwest Corner,

Thence S00°01'W, 3265.10 feet to the Southwest Corner and Point of Beginning.

CONTAINS: 398.10 Acres, more or less.

Clifton H. Cole
New Mexico Registered Professional
Engineer and Land Surveyor No. 601

October 31, 1956

APPENDIX "A"

State of New Mexico
County of Bernalillo,) ss.
This instrument was filed for record on

MAY 19 1980
At 10:00 a.m. Recorded in Vol. 543
of records of said County Folio 143
Cliff & Recorder
Deputy Clerk

Index

63/11

WARRANTY DEED

HORIZON-ALBUQUERQUE PROPERTIES CORP., for consideration paid, grants

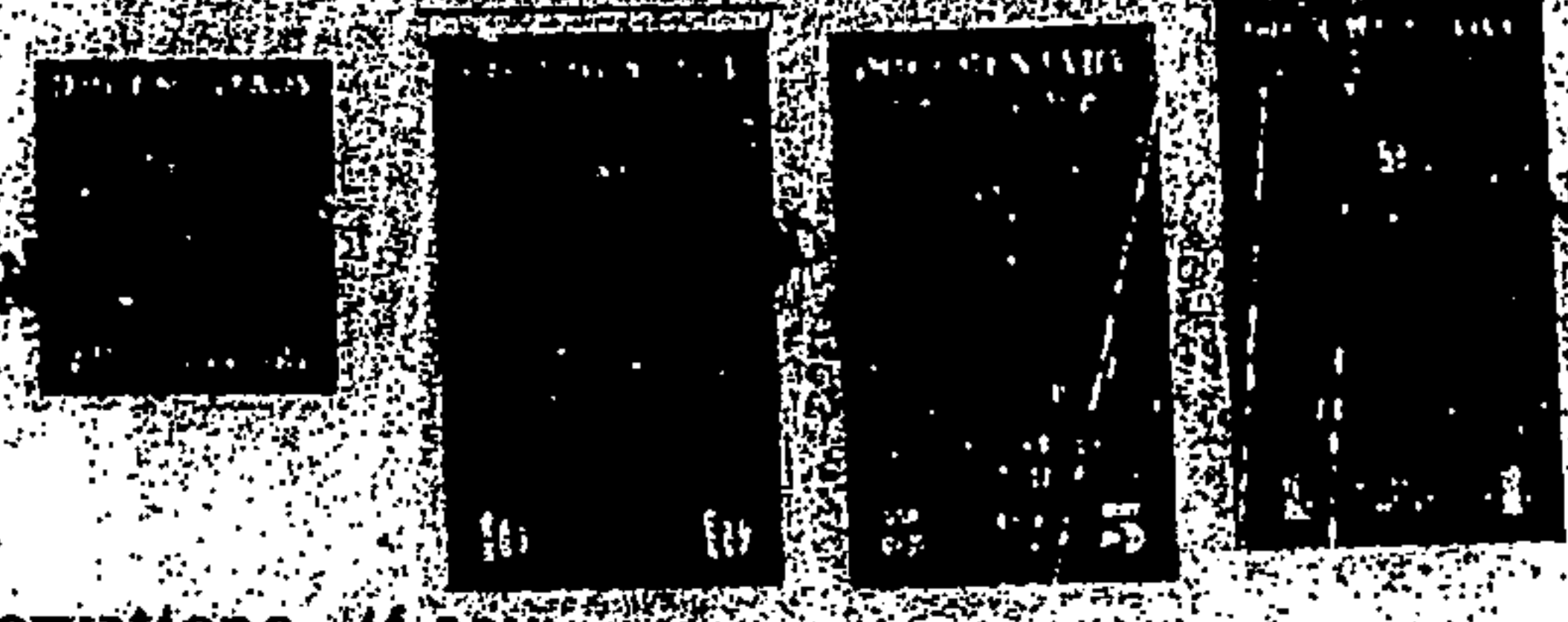
to JOAN K. BUCK the following described real

APR 18 2011

estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N. M. P. M., more particularly described as:

The West 1320.0 feet of the South 1320.0 feet of Tract A, a metes and bounds description of which is attached hereto as Appendix "A", in that portion of the property known as the Black Ranch, Alameda Grant, Bernalillo County, New Mexico, being 40.0 acres more or less;



SUBJECT TO:

- 1: Patent Reservations, if any;
- 2: Easements, if any, for gas line, telephone, telegraph and electric lines;
- 3: Any and all exceptions contained in owner's policy title insurance issued grantor by Lawyers' Title Insurance Company;
- 4: Easements and rights of way disclosed on the ground;
- 5: Mineral reservations in prior instruments of record, it being understood that grantor is conveying all mineral reservations owned by grantor;
- 6: First deed of trust which grantor herein shall keep in good standing. Grantor shall make all payments of principal and interest required by the note secured by said first deed of trust as the same become due and on or before the date when grantee shall pay in full the balance of the purchase price for the above real estate evidenced by a note secured by a second deed of trust, grantor shall cause the first deed of trust above mentioned to be released as to the property conveyed hereby. All payments on the note secured by said first deed of trust are required to be made to First National Bank in Albuquerque.
- 7: Right of grantor, its successors and assigns, to a fifty-foot right of way (or such width as may be approved by the appropriate authorities for a public road) adjacent to section lines for ingress and egress between Highway 448 and other land of grantor, it being understood that also grantee shall have a right of way adjacent to or along section lines between the

APR 18 1960

between the above described land and said Highway 448 over other lands of grantor, and

8: Taxes for 1960 and subsequent years; 1960 taxes to be prorated as of May 4, 1960.

with warranty covenants.

HORIZON-ALBUQUERQUE PROPERTIES CORP.

By: Joseph Timan
Joseph Timan, President

ATTEST:

[Signature]
Ass't. Secretary

STATE OF ARIZONA)

COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 3rd day of April, 1960, by Joseph Timan, President of Horizon-
Albuquerque Properties Corp., a Delaware corporation, on behalf of the said corporation.

[Signature]
Notary Public

My commission expires: My Commission Expires Oct. 29, 1961

Warranty Deed agreed as to form:

[Signature]
Joan K. Buck

BLACK RANCH Tract 4

18 200

Beginning at the Southwest Corner of said tract, a point on the South Boundary line of the Alameda Grant, and being a common corner with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N R2E NMPM, a U.S. L.O. marker in place,

Thence S89°53' E, 5296.90 feet along the South Boundary line of the Alameda Grant to the Southeast Corner of said tract,

Thence N 0°02' E, 3282.60 feet to the Northeast Corner,

Thence S89°55' 30" W, 5296.90 feet to the Northwest Corner,

Thence S 0°02' W, 3265.10 feet to the Southwest Corner and Point of Beginning.

CONTAINS: 398.10 Acres, more or less.

Clifton H. Cole
New Mexico Registered Professional
Engineer and Land Surveyor No. 601

October 31, 1959

APPENDIX "A"

State of New Mexico }
County of Bernalillo, } ss
This instrument was filed for record on

MAY 9 - 1960
At ... o'clock /m. Recorded In Vol. 540
of records of said County Folio 277
[Signature] Clerk & Recorder
ty Clerk

5-9-60

WARRANTY DEED

HORIZON-ALBUQUERQUE PROPERTIES CORP., for consideration paid, grants

to JOAN K. BUCK the following described real

estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N. M. P. M., more particularly described as:

The West 2640.0 feet of the South 1320.0 feet of Tract 4, a metes and bounds description of which is attached hereto as Appendix "A", except the West 1320.0 feet thereof, in that portion of the property known as the Black Ranch, Alameda Grant, Bernalillo County, New Mexico, being 40.0 acres more or less;

SUBJECT TO:

- 1: Patent Reservations, if any;
- 2: Easements, if any, for gas line, telephone, telegraph and electric lines;
- 3: Any and all exceptions contained in owner's policy title insurance issued grantor by Lawyers' Title Insurance Company;
- 4: Easements and rights of way disclosed on the ground;
- 5: Mineral reservations in prior instruments of record, it being understood that grantor is conveying all mineral reservations owned by grantor;
- 6: First deed of trust which grantor herein shall keep in good standing. Grantor shall make all payments of principal and interest required by the note secured by said first deed of trust as the same become due and on or before the date when grantee shall pay in full the balance of the purchase price for the above real estate evidenced by a note secured by a second deed of trust, grantor shall cause the first deed of trust above mentioned to be released as to the property conveyed hereby. All payments on the note secured by said first deed of trust are required to be made to First National Bank in Albuquerque.
- 7: Right of grantor, its successors and assigns, to a fifty-foot right of way (or such width as may be approved by the appropriate authorities for a public road) adjacent to section lines for ingress and egress between Highway 448 and other land of grantor, it being understood that also grantee shall have a right of way adjacent to or along section lines between the

between the above described land and said Highway 448 over the land of grantor; and

8: Taxes for 1960 and subsequent years; 1960 taxes to be prepaid in full

with warranty covenants.

HORIZON-ALBUQUERQUE PROPERTIES CORP.

By: Joseph Timan
Joseph Timan, President

ATTEST:
D. B. [Signature]
Ass't. Secretary

STATE OF ARIZONA

COUNTY OF PIMA

The foregoing instrument was acknowledged before me this 3rd day of April, 1960, by Joseph Timan, President of Horizon-
Albuquerque Properties Corp., a Delaware corporation, on behalf of the said
corporation.

[Signature]
Notary Public

My commission expires: My Commission Expires Oct. 25, 1961

Warranty Deed agreed as to form:

Joan K. Buck
Joan K. Buck

BLACK RANCH - Tract 4

18 200

Beginning at the Southwest Corner of said tract, a point on the South Boundary line of the Alameda Grant, and being a common corner with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, NMPM, A U.S.L.O. marker in place,

Thence S89°53'E, 5296.90 feet along the South Boundary line of the Alameda Grant to the Southeast Corner of said tract,

Thence N 0°02'E, 3282.60 feet to the Northeast Corner,

Thence S89°55'30"W, 5296.90 feet to the Northwest Corner,

Thence S 0°02'W, 3265.10 feet to the Southwest Corner and Point of Beginning.

CONTAINS: 398.10 Acres, more or less.

Clifton H. Cole
New Mexico Registered Professional
Engineer and Land Surveyor No. 601

October 31, 1959

APPENDIX "A"

State of New Mexico }
County of Bernalillo, } SS
This instrument was filed for record on

MAY 9 - 1960
At ... o'clock ... m. Recorded in Vol. 541
of records of said County Folio 281
Ray J. ... Clerk & Recorder
Deputy Clerk

5-9-60

Phattas 80

97009721 WARRANTY DEED 2887

BENJAMIN COHEN and HYMAN WEINER joined by their wives SYLVIA COHEN and HANNAH WEINER, for consideration paid, grant to RAINBOW SIX, a New Mexico Limited Partnership

whose address is the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N.M.P.M., more particularly described as: The west 3245.0 feet, except the west 1445.0 feet and except the south 1320.0 feet of the following described tract of land: Black Ranch, Tract 4, beginning at the southwest corner of said tract, a point on the south boundary line of the Alameda Grant, and being a common corner with the northeast corner of Section 17 and the northwest corner of Section 16, T 11 N., R 2 E., N.M.P.M., a U.S.L.O. marker in place, thence south 89 deg. 53' east, 5296.90 feet along the south boundary line of the Alameda Grant to the southeast corner of said Tract, thence north 0 deg. 2' east, 3282.60 feet to the northeast corner, thence south 89 deg. 55' 30" west, 5296.90 feet to the northwest corner, thence south 0 deg 02' west, 3265.10 feet to the southwest corner and point of beginning. ALSO DESCRIBED AS FOLLOWS: BEGINNING at the Southwest corner of said tract, whence the section corner common to Sections 17 and 16, T11N, R2E, N.M.P.M. bears first N 89 deg 53' 00" W., 1445.00 feet; thence S 00 deg. 02' 00" W., 1320.00 feet distant; thence, N. 00 deg. 02' 00" E., 1949.85 feet to the Northwest corner; thence S. 89 deg. 55' 36" E., 1800.00 feet to the Northeast corner; thence S. 00 deg. 02' 00" W., 1955.82 feet to the Southeast corner; thence N. 89 deg. 53' 00" W., 1800.00 feet to the point of beginning, and containing 80.6955 acres, more or less.

SUBJECT TO reservations, restrictions and easements of record and taxes for the year 1986 and subsequent years.

STATE OF NEW MEXICO COUNTY OF BERNALILLO 1986 JUN 25 11:11:01 AM 1986 JUN 25 11:11:01 AM

DMOULLON

with warranty covenants. WITNESS OUR hand and seal, this 25 day of December, 1986

Benjamin Cohen (Seal) Sylvia Cohen (Seal) Hyman Weiner (Seal) Hannah Weiner (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Clark ss. The foregoing instrument was acknowledged before me this 2nd day of December, 1986, by BENJAMIN COHEN and SYLVIA COHEN.

My commission expires MARTHA S. CASPER Notary Public, State of Nevada

STATE OF New York) COUNTY OF Kings) ss.

The foregoing instrument was acknowledged before me this 4 day of December, 1986, by Hyman Weiner and Hannah Weiner.

Susan A. O'Brien Notary Public SUSAN A. O'BRIEN Notary Public, State of New York No. 21-4713135 Qualified in Kings County Commission Expires 12-24-1989

My Commission Expires: (SEAL)

#12

WARRANTY DEED

HORIZON-ALBUQUERQUE PROPERTIES CORP., for consideration paid, grants
ARNOLD KESTEN and BENJAMIN COHEN
to as to an undivided half interest each _____ the following described real
estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township
11 North, Range 2 East, N.M.P.M., more particularly
described as:

The West 3245.0 feet of Tract 4, a metes and bounds description of
which is attached hereto as Appendix "A", except the West 1445.0
feet thereof and except the South 1320.0 feet thereof, in that portion
of the property known as the Black Ranch, Alameda Grant, Bernalillo
County, New Mexico, being 80.0 acres more or less;

SUBJECT TO:



- 1. Eminent Reservations, if any;
- 2. Easements, if any, for gas line, telephone, telegraph and electric lines;
- 3. Any and all exceptions contained in owner's policy title insurance issued under by Lawyers' Title Insurance Company;
- 4. Easements and rights of way disclosed on the ground;
- 5. Mineral reservations in prior instruments of record, it being understood that grantor is reserving all mineral reservations owned by grantor;



6. First deed of trust which grantor herein shall keep in good standing. Grantor shall make all payments of principal and interest required by the note secured by said first deed of trust as the same become due and on or before the date when grantee shall pay in full the balance of the purchase price for the above real estate evidenced by a note secured by a second deed of trust, grantor shall cause the first deed of trust above mentioned to be released as to the property conveyed hereby. All payments on the note secured by said first deed of trust are required to be made to First National Bank in Albuquerque.

7. Right of grantor, its successors and assigns, to a fifty-foot right of way for such width as may be approved by the appropriate authorities for a public road adjacent to section lines for margins and egress between Highway 448 and other land of grantor, it being understood that also grantee shall have a right of way adjacent to or along section lines between the

between the above described land and said Highway 448 over other lands of grantor; and

8: Taxes for 1960 and subsequent years.

with warranty covenants.

HORIZON-ALBUQUERQUE PROPERTIES CORP.

By: Joseph Timan
Joseph Timan, President

ATTEST:
[Signature]
Asst. Secretary

STATE OF ARIZONA)

COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 5th day of June, 1960, by Joseph Timan, President of Horizon-Albuquerque Properties Corp., a Delaware corporation, on behalf of the said corporation.

[Signature]
Notary Public

My commission expires: _____

Warranty Deed agreed as to form:

[Signature]

[Signature]
Benjamin Cohen

BLACK RANCH - Tract 4

Beginning at the Southwest Corner of said tract, a point on the South Boundary line of the Alameda Grant, and being a common corner with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, NMPM, A U.S.L.O. marker in place,

Thence S89°53'E, 5296.90 feet along the South Boundary line of the Alameda Grant to the Southeast Corner of said tract,

Thence N 0°02'E, 3282.60 feet to the Northeast Corner,

Thence S89°55'30"W, 5296.90 feet to the Northwest Corner,

Thence S 0°02'W, 3255.10 feet to the Southwest Corner and Point of Beginning.

CONTAINS: 398.10 Acres, more or less.

Clifton H. Cole
New Mexico Registered Professional
Engineer and Land Surveyor No. 601

October 1, 1959

APPENDIX "A"

State of New Mexico }
County of Bernalillo, } SS
This instrument was filed for record on

2:21 AUG 29 1960
At _____ o'clock P.M. Recorded in Vol. _____
of records of said County Folio _____

Clerk & Recorder

Deputy Clerk

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

THE TRAILS, LLC

AGENT

BOHANNAN HUSTON / DENISH / KLINE ASSOC.

ADDRESS

7500 JEFFERSON ST. NE. 87109

PROJECT NO.

100 2428 2962

APPLICATION NO.

03DRB-01527-01529

\$ 1035⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 1110⁰⁰ Total amount due

+ 25⁰⁰ ZONATLAS C.D

441019-4911000

\$1135⁰⁰

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

The Trails, LLC

3077 E. Warm Springs Road
Las Vegas, NV 89120

Bank of America, N.A.

C/O Nv Commercial Loan Processing

P.O. Box 98600

Las Vegas, NV 89101

94-72

1224

Date

Sep 3, 2003

Check Number

55-00000061

Amount

\$915.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Black Mountain Ranch, LLC

7301 Jefferson Blvd. NE

Suite G & H

Albuquerque, NM 87109

DUPLICATE

Bank of America, N.A.

C/O Nv Commercial Loan Processing

P.O. Box 98600

Las Vegas, NV 89101

94-72

1224

Date

09 Aug 27, 2003

Check Number

55-00000056

Amount

\$220.00

Void after 120 Days

City of Albuquerque
Treasury Division

Pay

Two Hundred Twenty Dollars 00 Cents

To
The
Order
Of

City of Albuquerque

PO Box 1313

Albuquerque, NM 87103

Fund 0110

TRSE JA

1,135.00

\$1,035.00

Per

Jennifer L. ...

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME The Trails

AGENT Denish Kline

ADDRESS _____

PROJECT NO. 1002962

APPLICATION NO. _____

- \$ 110.- 441006 / 4983000 (DRB Cases)
- \$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
- \$ _____ 441018 / 4971000 (Notification)

\$ 110.- Total amount due

#1002962

DK
DENISH, KLINE ASSOCIATES, INC.
500 MARQUETTE NW, STE. 350 PO BOX 2001
ALBUQUERQUE, NEW MEXICO 87103

03DRB - 01527
01528
01529
01530

BANK OF AMERICA
01101 NM
95-32-1070

10750

PAY ONE HUNDRED TEN AND 00/100 DOLLARS*****

TO THE ORDER OF: CITY OF ALBUQUERQUE

DATE: 10/14/03 AMOUNT: \$110.00

DUPLICATE
City Of Albuquerque
Treasury Division

9:54AM LOC: ANX
RECEIPT# 00014101 MCH 004 TRANCH 0010

010750 107000327 000109676080

Account	441006	Fund	0110
Activity	4983000		TRSEJA
Trans Amt		\$110.00	
J24 Misc			\$110.00
CK		10/28/02	\$110.00
CHANGE			\$0.00

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.50 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign 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 a 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.

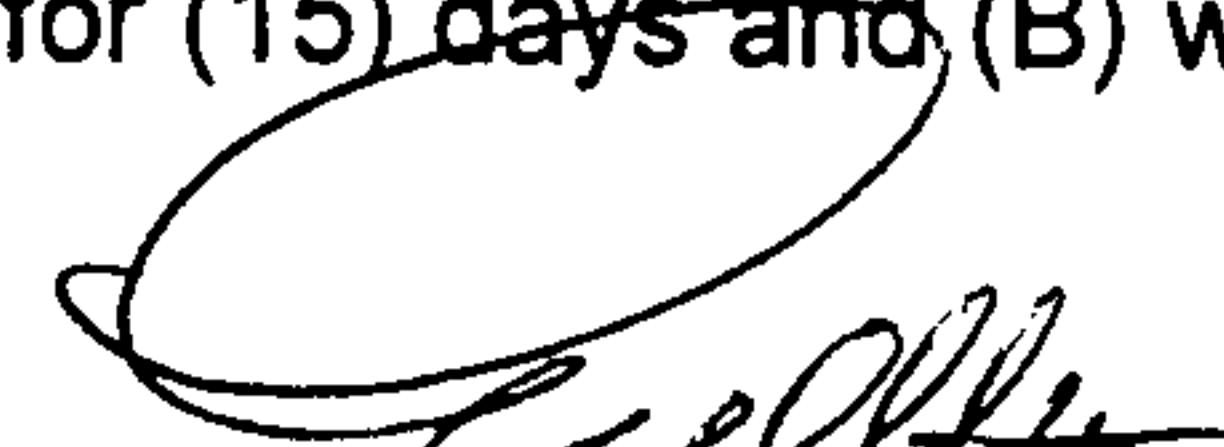
4. TIME

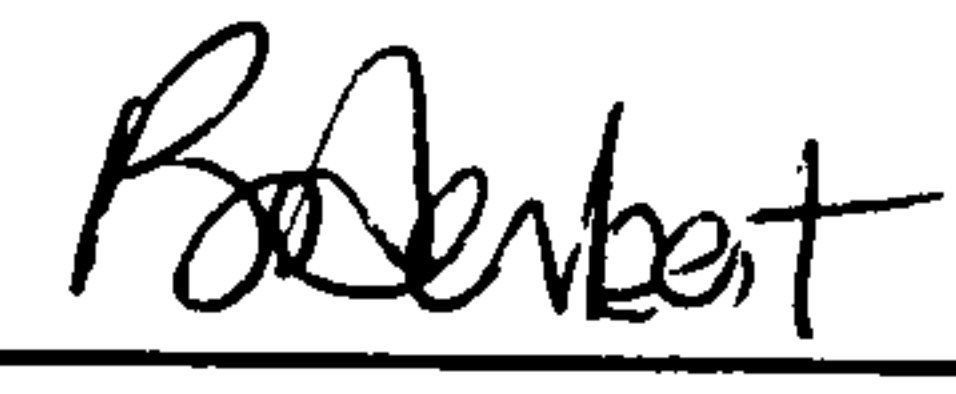
Signs must be posted from Sept. 23, '03 To October 8th '03

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 LAWRENCE KLUMR 09/12/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 9-12-03,  9/12/03
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002928
2962



#5

DRB CASE ACTION LOG

(SITE PLAN SUBD)

REVISED 3/20/2003

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.: **03-01530 (SPS)**
Project Name: **TRACT 4, BLACK RANCH**
Agent: **Bohannan Huston & Denish-Kline**

Project # **1002962**
EPC Application No.:
Phone No.: **823-1000 (BHI)**

Your request for **(SDP for SUB)**, **(SDP for BP)**, **(FINAL PLATS)**, **(MASTER DEVELOP. PLAN)**, was approved on 10/22/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- 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.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number

1002962

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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: THE TRAILS LLC PHONE: 702-454-5300
 ADDRESS: 3077 WARM SPRINGS RD FAX: 702-454-5019
 CITY: LAS VEGAS STATE NV ZIP 89120 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC./DENISH-KLINE & ASSOCIATES PHONE: 823-1000/842-6461
 ADDRESS: 7500 JEFFERSON STREET NE FAX: 798-7988/842-6471
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION

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. A PORTION OF TRACT 4 BLACK RANCH Block: _____ Unit: _____
 Subdiv. / Addn. _____
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): C-9 No. of existing lots: 3 No. of proposed lots: 8
 Total area of site (acres): 99.09 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. 100906423043720315 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BLVD. NW
 Between: PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW AKA THE TRAILS.

CASE HISTORY:

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

1002928-1002929 03DRB-01432SK; 03DRB-01429 SK

Check off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 8-26-03

SIGNATURE [Signature] DATE 09/12/03
 (Print) LAWRENCE KLINE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB-01530</u>	<u>SDPS</u>	<u>P2</u>	\$ <u>385.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>Notice</u>	_____	\$ <u>75.-</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Oct 8 2003</u>	_____	_____	\$ <u>460.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>9/12/03</u>	_____	_____	
	Planner signature / date <u>[Signature]</u>	Project # <u>100 2928</u>		

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB *OR SAM*
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures *OR*
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

LAWRENCE KLINE



Applicant name (print)

09/12/03

Applicant signature / date



Form revised September 2001

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

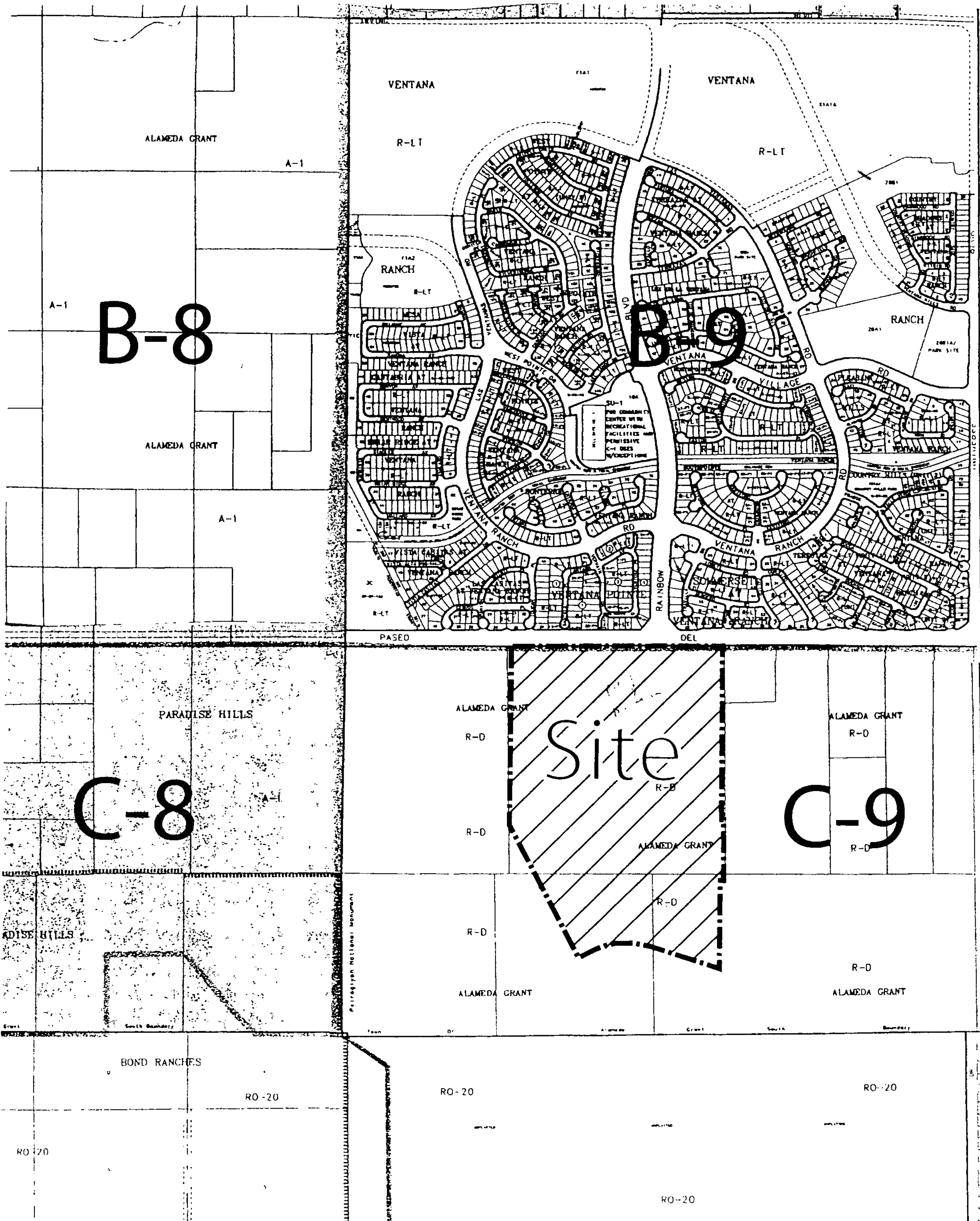
Application case numbers

03DRB - 01530

JM 9/12/03
Planner signature / date

Project #

1002928



Proposed Site Plan for Subdivision for "The Trails"

DRB#



DENISH + KLINE ASSOCIATES

September 12, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Site and Landscaping Plans
"The Trails"; a portion of Tract 4 of Black Ranch

Dear Ms. Matson:

Attached are the following materials:

- Applications for DRB Review including required supplemental information
- Zone Atlas Map showing the location of the property
- Six (6) copies of the proposed Site Plan
- Affidavit from the Office of Neighborhood Coordination

We would be pleased if you would place this item on the DRB Agenda to be heard on September 24, 2003.
If you should require anything in the interim, please don't hesitate to contact me.

Sincerely yours,

Lawrence Kline AICP

Cc: Frank Beck, Longford Group
Rick Beltramo, Bohannon Houston, Inc.
Kevin Daggett, Longford Homes
Faith Okuma, Design Workshop



DENISH + KLINE ASSOCIATES

September 12, 2003

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

HAND-DELIVERED

re: Request for Approval of a Bulk Land Division, a Site Plan For Subdivision
Pursuant to the Requirements of the R-D Zone, and Two Preliminary/Final Plats

Dear Ms. Matson:

I write on behalf of our client, The Trails LLC, to request the above actions be considered with reference to lands located in the southwest and southeast quadrants of the intersection of Rainbow Boulevard and Paseo Del Norte NW.. The property is further described on the attached map and lies within Zone Atlas Maps C-8 and C-9.

First let me thank you and the other members of the Board for your guidance in the preparation of these applications. Today we are submitting four separate applications (attached):

- A Preliminary and Final Bulk Land Division for approximately 200 acres of land, including the vacation of a roadway easement;
- A Site Plan consistent with Section 14.16. 2.14 of the Comprehensive Zoning Code (the R-D) zone for 100 acres of the Bulk Land Division
- A Preliminary and Final Plat for Tract C of the Bulk Land Division; and,
- A Preliminary and Final Plat for Tract D of the Bulk Land Division

The materials necessary to the development of a Parks Agreement have been separately submitted to the Parks Department; a Traffic Mitigation Agreement has been agreed to verbally, but has not yet been submitted. Importantly, these applications are prefatory to the submittal of a request for approval of a Sector Development Plan for a multi-phase project.

In accordance with the provisions of the R-D zone, the applicant wishes to proceed with platting and development within Phase 1 of the larger project. Because the proposed lot sizes for portions of this Phase I development are smaller than those permitted by §14.16.2.14.A, submittal of the

Ms. Sheran Matson
September 12, 2003
Page 2

attached Site Plan is required (§14.16.2.14.C). This Site Plan also addresses landscaping requirements for all aspects of the proposed Plan. As specified by this section, approval of such a Plan will allow development of the R-D zoned property as permitted and controlled by the R-T zoning regulations.

Thus approval of these submittals will:

- Define a Bulk Land Division for approximately 200 acres of land; vacate an existing roadway easement; grant the right-of-way for Rainbow Boulevard and define areas to be set aside for dedicated parks and undedicated open-space areas
- Establish the Site Plan and Landscaping Plan necessary to allow reliance on the regulations and procedures of the R-T zone for 100 acres of the property; and establish conceptual utility plans
- Establish specific plats for Tracts C and D of the bulk land division (approximately 37 acres in aggregate) along with infrastructure lists for these areas

Please note that the Site Plan submittal probably contains significantly more information than might be included in a typical R-D Site Plan request. This is in anticipation of the future Sector Development Plan submittal and the developer's desire to ensure that Phase I sets a precedent for development throughout the entire project.

We request that these matters be scheduled on the Board's agenda for September 24, 2003. Once again, I want to thank the members of the Board for their guidance in this matter. Should you have any questions or require further information please do hesitate to contact me.

Sincerely yours,



Lawrence Kline AICP

cc: John Murtagh, Longford Group
Frank Beck, Longford Group
Mark Ruhlman, Longford Homes
Kevin Daggett, Longford Homes
Faith Okuma, Design Workshop, Inc.
Ric Beltramo, Bohannon Huston, Inc

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: THE TRAILS LLC Date of request: 09/12/03 Zone atlas page(s): C-9

CURRENT: Zoning ~~100 A~~ R.D Legal Description - Lot or Tract # _____ Block # _____
Parcel Size (acres / sq.ft.) 100 ACRES Subdivision Name TRACT 4 BLACK RANCH

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan [] Site Development Plan: Building Permit []
Comp. Plan [] Zone Change [] a) Subdivision [] Access Permit []
Amendment [] Conditional Use [] b) Build'g Purposes [] Other []
c) Amendment []

PROPOSED DEVELOPMENT:

No construction / development []
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - ± 400
Building Size - _____ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] KLINE Date 09/12/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: BLACK MTN. RANCH TIS

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 9-12-03
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED 11/10/03 [Signature] 9-12-03
- FINALIZED 1/1/04 TRAFFIC ENGINEER DATE

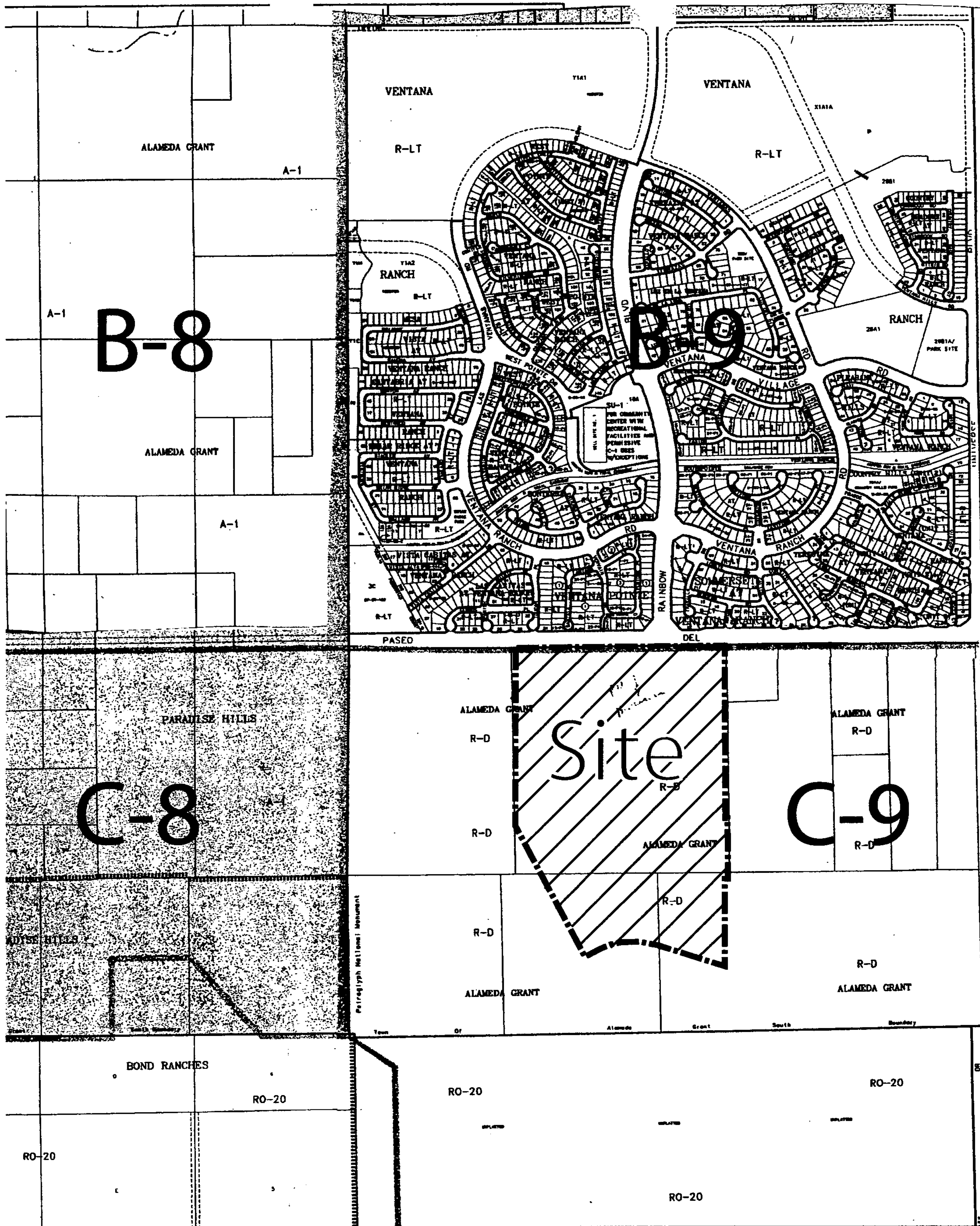
August 26th, 2003

To whom it may concern,

This letter authorizes representatives of Bohannon Huston Inc. and/or Denish-Kline and Associates to act as agent for The Trails, LLC on matters associated with the Site Plan for Subdivision, Preliminary and/or Final Plat(s), Bulk Land Variance Plat, Annexation, and/or Sector Development Plan requests associated with The Trails Development.

Sincerely,

Name *Robert Shatter*
Title *general Partner*
Notary



Proposed Site Plan for Subdivision for "The Trails"

DRB#



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 4, 2003

TO CONTACT NAME: Sarah Jayles
 COMPANY/AGENCY: Denish + Kline Assoc
 ADDRESS/ZIP: PO BOX 3001 87103
 PHONE/FAX #: 842-6461 / 842-6471

Thank you for your inquiry of 9-4-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at a portion of tract 4, Black Ranch

zone map page(s) C-9

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

Ventana Ranch

Neighborhood Association
 Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (W) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (W) 87114

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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,

Dalaina G. Carmena
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



DENISH + KLINE ASSOCIATES

September 3, 2003

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque NM 87114

Dear Mr. Nyberg:

I write on behalf of our client The Trails LLC to inform you that we have today made application to the City of Albuquerque for various entitlements related to a 100 acre piece of land on either side of Rainbow Boulevard immediately south of Paseo Del Norte. These entitlements include a bulk land division, two preliminary plats, and a Site Development Plan in accordance with the requirements of the R-D zone. The latter is the first part of the larger master plan that we discussed with you at the neighborhood meeting at Paradise Hills Community Center earlier this summer.

We expect these matters to be placed on the Development Review Board's agenda for their meeting on September 24.

If you have any questions, please feel free to call.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'L. Kline', written over a large, stylized circular flourish.

Lawrence Kline AICP

cc: Ms. Laura Horton
Mr. Victor Chavez PE
Mr. Sanford Fish AICP
Mr. Frank Beck



DENISH + KLINE ASSOCIATES

September 3, 2003

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascade Road NW
Albuquerque NM 87114

Dear Ms. Horton:

I write on behalf of our client The Trails LLC to inform you that we have today made application to the City of Albuquerque for various entitlements related to a 100 acre piece of land on either side of Rainbow Boulevard immediately south of Paseo Del Norte. These entitlements include a bulk land division, two preliminary plats, and a Site Development Plan in accordance with the requirements of the R-D zone. The latter is the first part of the larger master plan that we discussed with you at the neighborhood meeting at Paradise Hills Community Center earlier this summer.

We expect these matters to be placed on the Development Review Board's agenda for their meeting on September 24.

If you have any questions, please feel free to call.

Sincerely yours,

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Lawrence Kline AICP

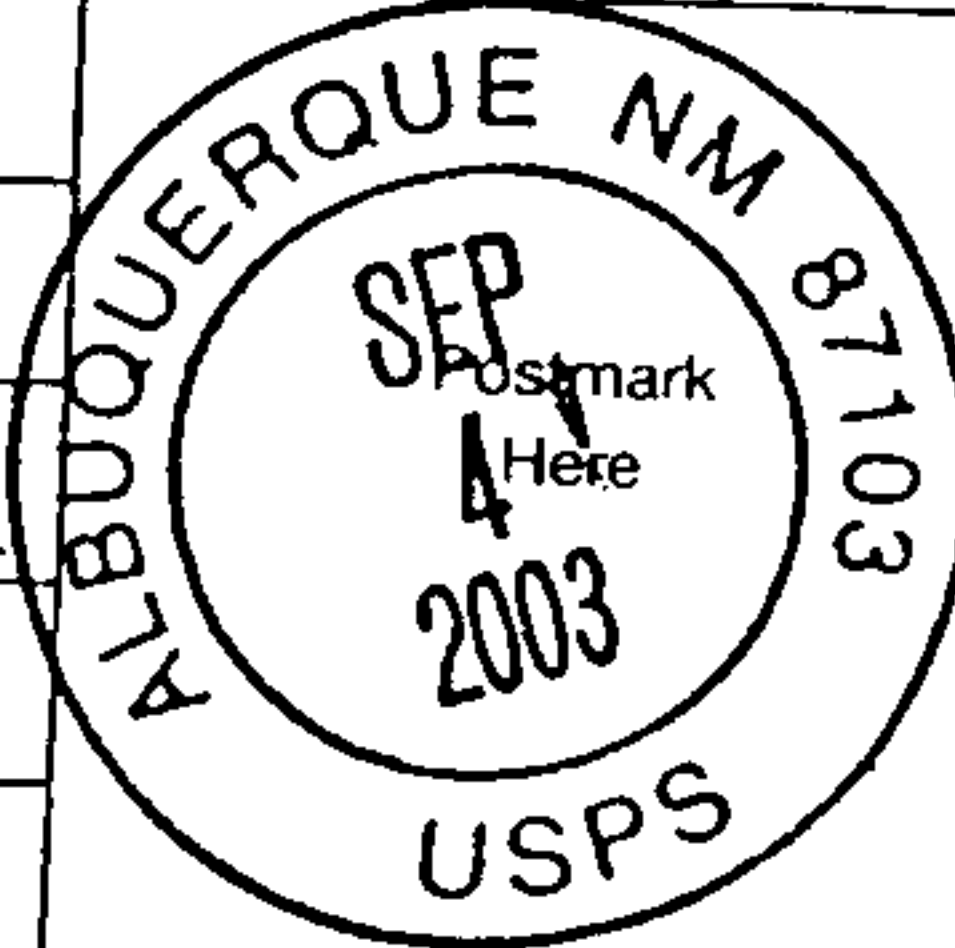
cc: Mr. Bruce Nyberg
Mr. Victor Chavez PE
Mr. Sanford Fish AICP
Mr. Frank Beck

7002 1000 0005 6255
9229 6273 6255
7002 1000 0001 2002

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

Laura Horton

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Laura Horton
Street, Apt. No.,
or PO Box No. 7224 Cascade RD NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, April 2002

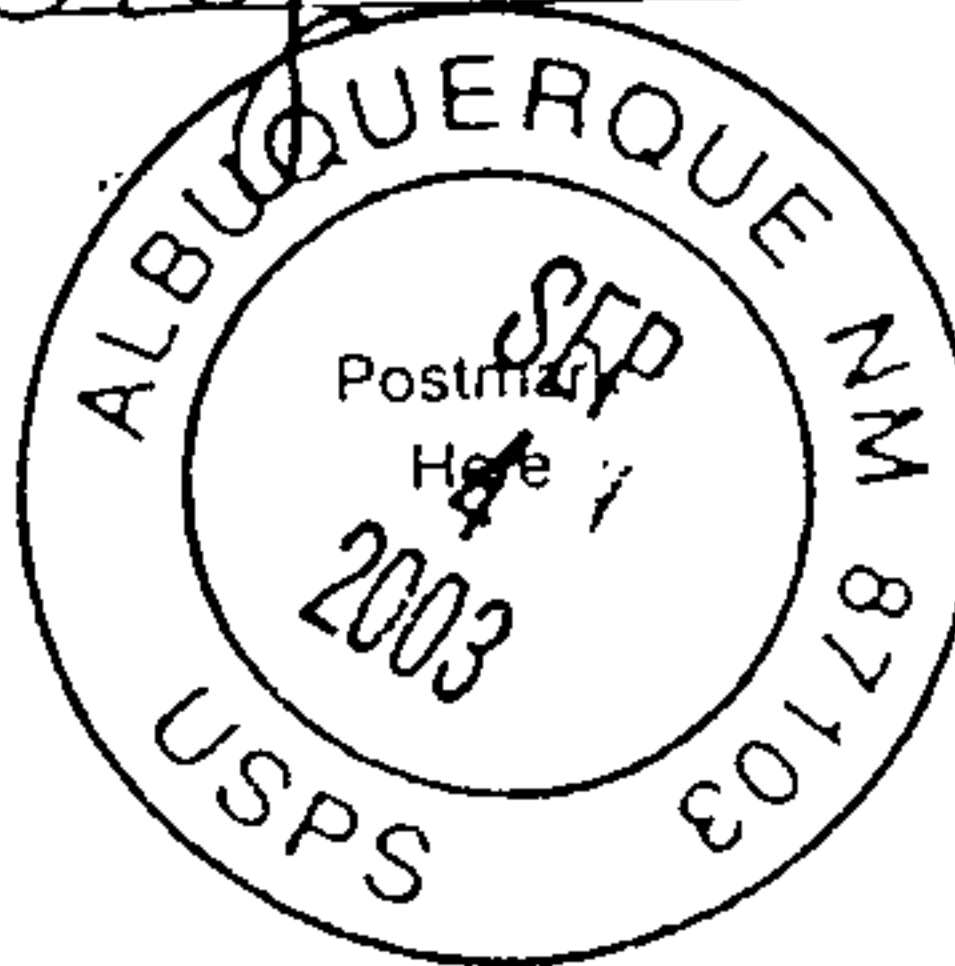
See Reverse for Instructions

9259 6273 6255
7002 1000 0005 6255
9259 6273 6255
7002 1000 0001 2002

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

Bruce Nyberg

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Bruce Nyberg
Street, Apt. No.,
or PO Box No. 6824 Brushfield RD NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, April 2002

See Reverse for Instructions

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

THE TRAILS

AGENT

DK

ADDRESS

PROJECT NO.

100 2928

APPLICATION NO.

\$ 385.- 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75.- 441018 / 4971000 (Notification)

\$ 460.- Total amount due



HERBERT M. DENISH 500 Marquette, N.W. Suite 350
AND ASSOCIATES, INC. Post Office Box 2001
URBAN CONSULTANTS Albuquerque, New Mexico 87103

BANK OF AMERICA
01101-NM
95-32-1070

10721

PAY FOUR HUNDRED SIXTY AND 00/100

DUPLICATE

City Of Albuquerque
CITY OF ALBUQUERQUE

DATE

AMOUNT

SEPTEMBER 12 2003 \$460.00

City of Albuquerque
Treasury Division

TO THE
ORDER
OF:

09/12/2003

11:23AM

LOC: ANN

09/12/2003

LOC: ANN

RECEIPT# 000100100720000000032700010967608002702 WEN 006 TRANS# 0017

Activity 4971000

TRSEJA

Trans Amt
counterreceipt doc

\$460.00

\$75.00

\$460.00

OK
CHANGE

\$0.00

Activity 4983000

TRSEJA

Trans Amt
J24 Misc

\$440.00
10/28/02

\$385.00

Thank You

Security Features Included. Details on back.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 17, 2003 Comments**

ITEM # 16

PROJECT # 1002928

APPLICATION # 03DRB-01483

RE: Tract 4, BLACK RANCH/ Sketch Plats

Applicant is required to submit a site development plan for subdivision to develop the property in Tract D in higher density than R1 allows.

Design elevations & cross sections of perimeter walls with materials & colors shown should be included as part of SDP for subdivision submittal.

Other comments are reserved for sketch plat discussion at DRB.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

2962

DRB-1002928

Item No. 16

Zone Atlas C-9

DATE ON AGENDA 9-17-03

INFRASTRUCTURE REQUIRED (?) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION AMENDM.
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Rainbow should terminate at the property boundary.
<input type="checkbox"/>	Note that there is no direct access to Paseo-del-Norte.

- Rainbow should terminate at the property boundary.
- Note that there is no direct access to Paseo-del-Norte.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: ¹⁰⁰²⁹⁶² ~~1002928~~

AGENDA ITEM NO: 16

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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure costs may preclude a BLV.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X *discussed*; 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: September 17, 2003



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

2962
Project Number: 1002928
Application Number: 03DRB-01483

DRB Date: 9/17/03
Item Number: 16

Subdivision: The Trails
Tract 4, A Portion of (Tr. 4), Black Ranch

Zoning: RD

Zone Page: C-9

New Lots (or units) : 0

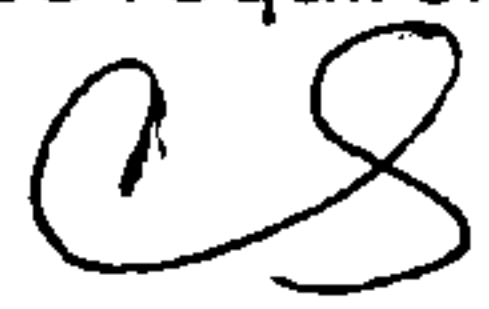
Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other
Sketch plat for Bulk Land

Parks and Recreation Comments:

Parks is in the process of developing a dedication agreement for the Park site identified in the Bulk Plat.

The Open Space land will need to be in an adopted sector plan to be accepted to meet the Detached Open Space requirement.

Signed: 
Christina Sandoval, (PRD)

Phone: 768-5328

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

S

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

Sketch

SITE DEVELOPMENT PLAN

P

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

L

ZONING & PLANNING

Supplemental form

Z

- Annexation
- 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/Subdivision Regulations)

APPEAL / PROTEST of...

A

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 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: THE TRAILS LLC PHONE: 702-454-5300
 ADDRESS: 3077 WARM SPRINGS RD FAX: 702-454-5019
 CITY: LAS VEGAS STATE NV ZIP 89120 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC/DENISH-KLINE & ASSOCIATES PHONE: 823-1000/842-6461
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988/842-6471
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT FOR BULK ~~PLAT~~ Land Variance

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. A PORTION OF TRACT 4 BLACK RANCH Block: _____ Unit: _____
 Subdiv. / Addn. BLACK RANCH
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): C-9 No. of existing lots: _____ No. of proposed lots: 11
 Total area of site (acres): 201.0163 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. 100906423043720315 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BLVD. NW
 Between: PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW

CASE HISTORY:

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

1002928-1002929 03DRB-01429 SK

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 8-26-03

SIGNATURE Stephanie Stratten DATE 9-4-03
 (Print) LAWRENCE KLINE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01483</u>	<u>Sketch</u>	<u>S(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> E.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date Sept. 17th '03

Robert 9/5/03
 Planner signature / date

Project # 1002962

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.
 - VACANT** 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.
 - 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.**

- 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.

LAWRENCE KLINE

Applicant name (print)

for Stephanie Shotton 9-4-03

Applicant signature / date



Form revised MARCH 2003

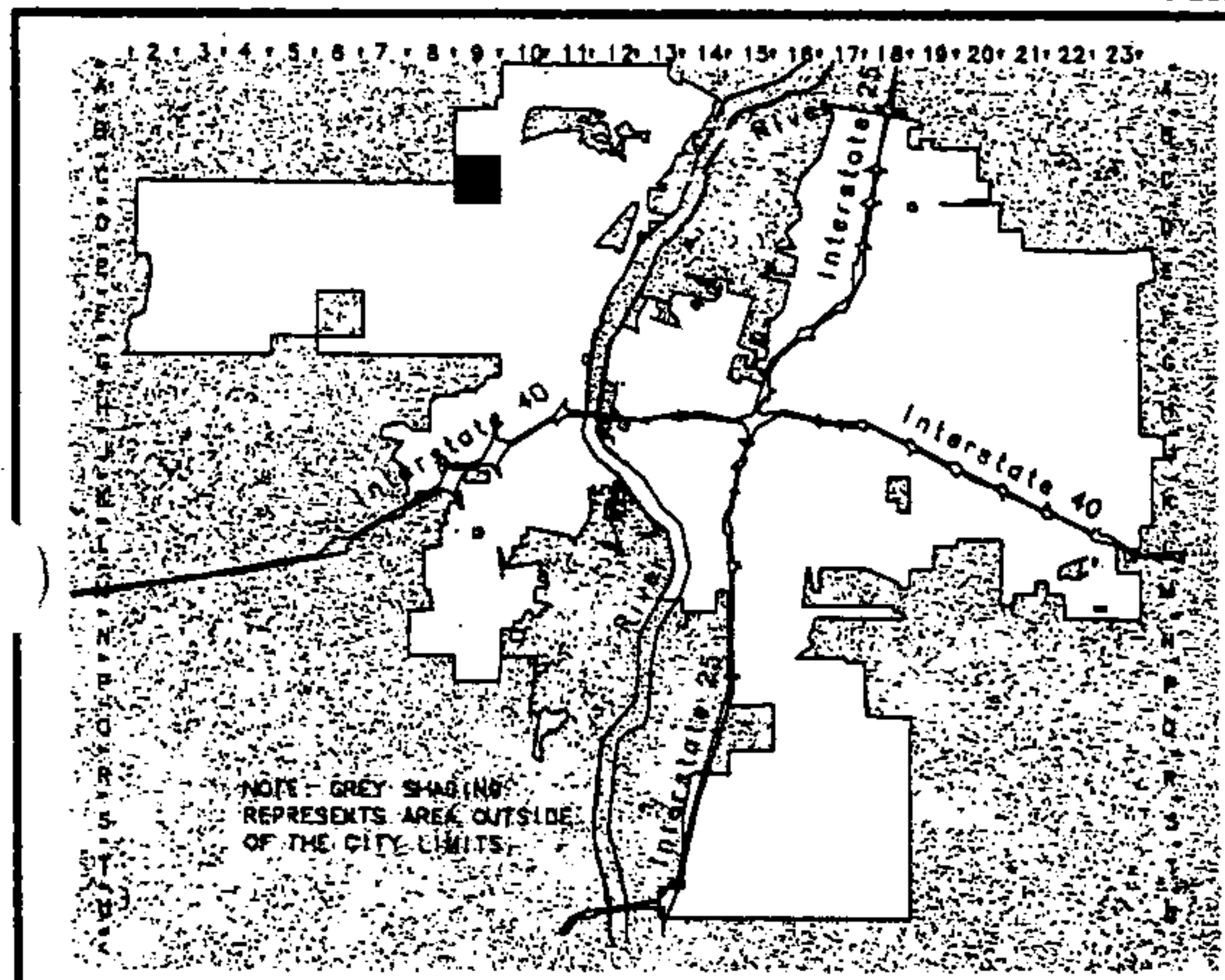
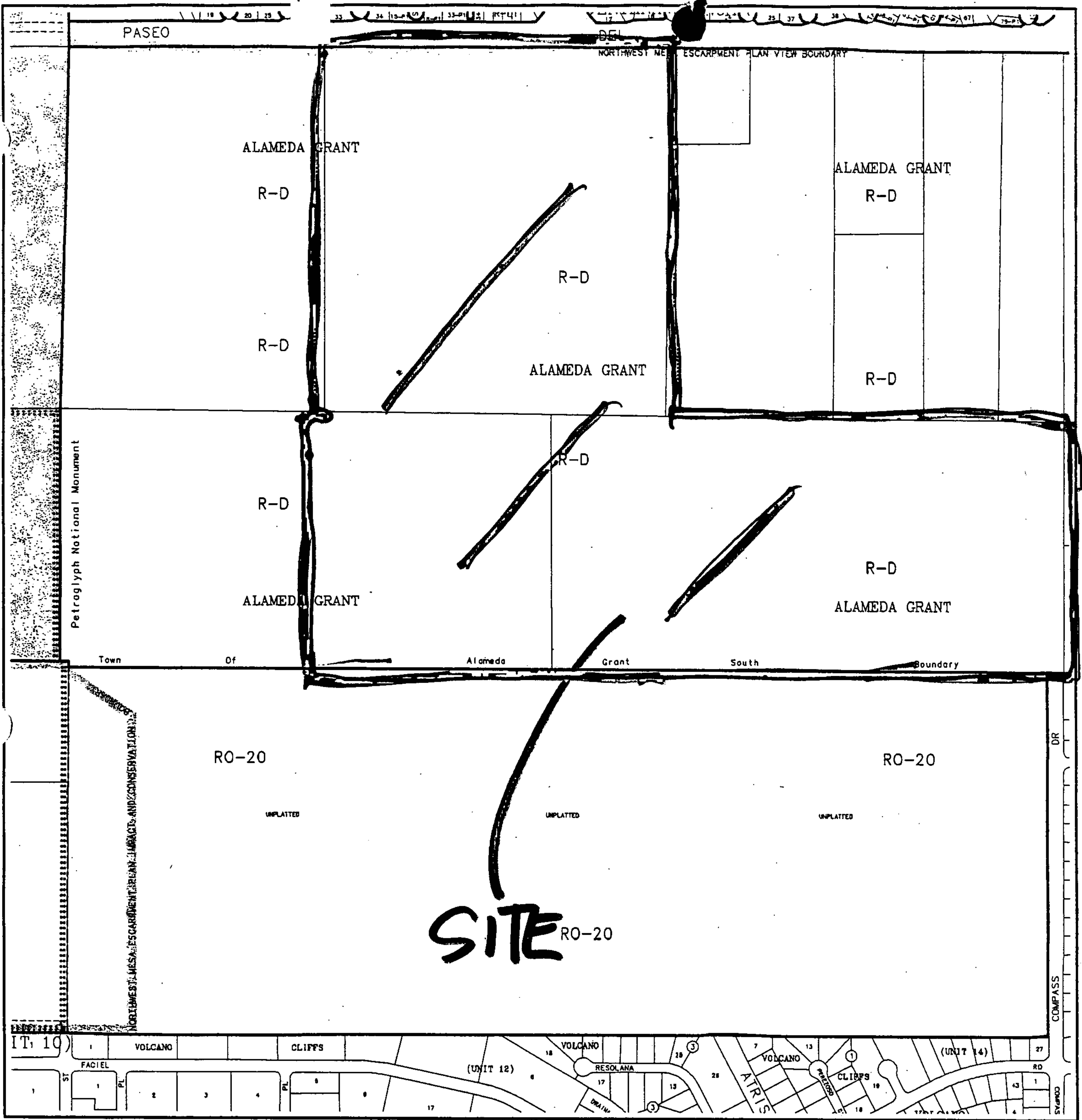
- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | 03DRB- -01483 |
| <input checked="" type="checkbox"/> Case #s assigned | ----- |
| <input checked="" type="checkbox"/> Related #s listed | ----- |

Robert West 9/5/03

Planner signature / date

Project # 1002928

2962



CITY OF
 Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
C-9-Z
 Map Amended through January 21, 2003

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 4, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Bulk Plat of The Trails (a replat of a Portion of Tract 4 Black Ranch)

Dear Sheran

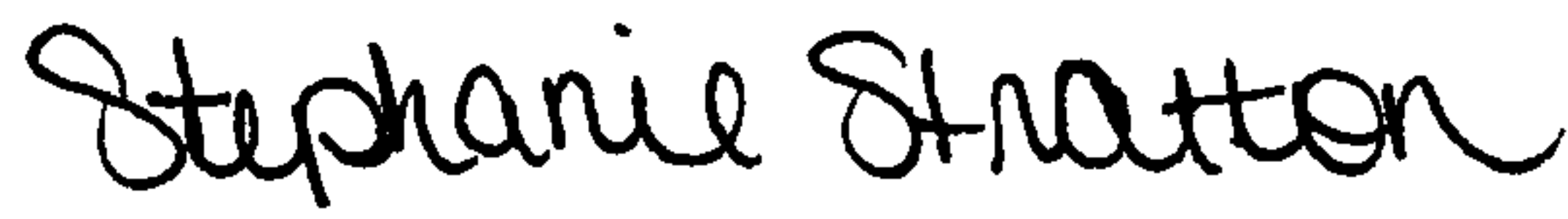
Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Applications
- Six (6) copies of Bulk Plat
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. The Trails is a 400 acre Master Plan which is located at the corner of Universe Boulevard and Paseo Del Norte Boulevard Northwest, which is being developed by Longford Homes. We are creating a Sector Plan, Site Plan for Phase 1 and a Bulk Plat to create Phase 1. The beginning of the subdivision will start with Phase 1 creating Tracts C & D. These two sketch plats will begin the review process for the subdivision.

Please place this item on the DRB Agenda to be heard on September 17, 2003.

Sincerely,

for 

Rick Beltramo, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲