

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 4, 2014
DRB Comments

ITEM # 11

PROJECT # 1002962

APPLICATION # 14-70186


RE: Tract 1, The Trails Unit 2

The graphic scale needs to be corrected to reflect drawn scale. Additional access is needed to conform with the access criteria of the DPM.

Rights of way need to align with existing streets to the west, and access to Tract 2 to the east needs to be addressed.


A vehicular turnaround is needed for the end of Heathstone Road extension.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

4. **Project# 1001118**
13DRB-70545 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

TIERRA WEST, LLC agents for UNION DEVELOPMENT CORPORATION request the referenced/ above action for Tract 4A2, **RENAISSANCE CENTER III** zoned SU-1/ IP Purposes, located on the southwest corner of RENAISSANCE BLVD NE and CULTURE DR NE containing approximately 1.4455 acres. (F-16)[Deferred from 6/5/13 at the agent's request.]
DEFERRED TO 6/19/13 AT THE AGENT'S REQUEST.

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

5. **Project# 1000551**
13DRB-70571 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA) 

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY, INC request(s) the above action(s) for all or a portion of Lot(s) A2A2, **PARK SQUARE ADDITION** zoned SU-3/PLANNED DEV-MOTEL, located on AMERICAS PARKWAY BETWEEN INDIAN SCHOOL AND INTERSTATE 40 (J-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1009685**
13DRB-70573 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for COMCAST OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 16-A-1, **RENAISSANCE CENTER II** zoned M-2, located on MONTBELL LOOP NE BETWEEN MONTANO RD NE AND JOAN HILL PLACE NE containing approximately 6.3534 acre(s). (F-15101506148211340803) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WATER AND SEWER ACCOUNT ESTABLISHMENT, MAINTENANCE AND BENEFICIARY INDICATION AND AGIS DXF.**

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

7. **Project# 1002962**
13DRB-70576 SKETCH PLAT REVIEW
AND COMMENT 

EASTERLING CONSULTANTS LLC agent(s) for RCS-TAOS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, **THE TRAILS UNIT 2** zoned SU-2/VTRD, located on PASEO DEL NORTE AND RAINBOW (C-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

8. **Project# 1005070**
13DRB-70575 SKETCH PLAT REVIEW
AND COMMENT

EASTERLING CONSULTANTS LLC agent(s) for RCS - TAOS LLC request(s) the above action(s) for all or a portion of Lot 8 **THE TRAILS UNIT 2**, zoned SU-2 VTRD, located on UNIVERSE BLVD BETWEEN WOODMONT AVE AND UNIVERSE BLVD (C-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 12, 2013
DRB Comments**

ITEM # 7

PROJECT # 1002962

APPLICATION # 13-70576

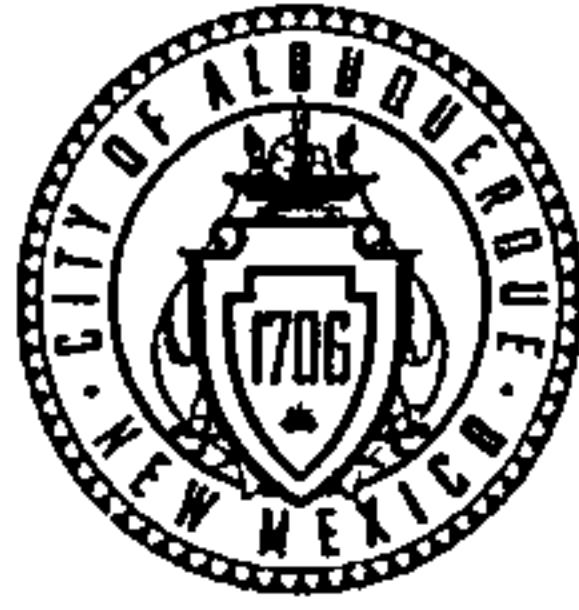
RE: Lot 1, The Trails Unit 2

This site is within the Volcano Trails Sector Development Plan – refer to sector plan for development regulations.

Proposed streets need to align/ transition with existing streets in Heritage at the Trails. These connections need to be made, but it appears additional access points will also be required because of the total number of lots (106) using a single access (Hearthstone).

Describe the intent for the crosshatched area. Describe alternative layouts that have been considered (e.g. more longitudinal blocks like Heritage vs. latitudinal blocks); proposed block length on north side appears to be almost 50% longer than DPM design length of 600 feet.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 10, 2013

Project# 1002962

13DRB-70479 MAJOR – 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

GALWAY CONSTRUCTION INC agents for RCS-CARTATA RESIDENCES, LLC request the referenced/ above action(s) for all **CANTATA AT THE TRAILS, UNIT 2** zoned SU-2/VTUR, located on the west side of UNIVERSE BLVD NW between OAKRIDGE ST NW and TREELINE AVE NW containing approximately 17.0483 acres. (C-9)

At the April 10, 2013 Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved through August 10, 2014.

If you wish to appeal this decision, you must do so by April 25, 2013, 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).

Richard Dourte, Acting DRB Chair

Cc: GALWAY CONSTRUCTION INC
Marilyn Maldonado
file



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

Project# 1002962

13DRB-70479 MAJOR – 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

GALWAY CONSTRUCTION INC agents for RCS-CARTATA RESIDENCES, LLC request the referenced/ above action(s) for all **CANTATA AT THE TRAILS, UNIT 2** zoned SU-2/VTUR, located on the west side of UNIVERSE BLVD NW between OAKRIDGE ST NW and TREELINE AVE NW containing approximately 17.0483 acres. (C-9)

AMAFCA No comments.																				
COG No comments provided																				
TRANSIT No comments provided																				
ZONING ENFORCEMENT																				
NEIGHBORHOOD COORDINATION Affected NA/HOA: Volcano Trails NA																				
<p>APS Cantata at the Trails Unit 2, is located on the west side of Universe Blvd NW between Oakridge St NW and Treeline Ave NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of single family homes. This will impact Ventana Ranch Elementary School, James Monroe Middle School and Cibola High School. Currently, Ventana Ranch Elementary School is exceeding capacity, James Monroe is nearing capacity, and Cibola High School currently has excess capacity.</p> <table border="1"> <thead> <tr> <th>Loc No</th> <th>School</th> <th>2012-13 40th Day</th> <th>2012-13 Capacity</th> <th>Space Available</th> </tr> </thead> <tbody> <tr> <td>264</td> <td>Ventana Ranch ES</td> <td>777</td> <td>730</td> <td>-47</td> </tr> <tr> <td>492</td> <td>James Monroe MS</td> <td>976</td> <td>1015</td> <td>39</td> </tr> <tr> <td>580</td> <td>Cibola HS</td> <td>1822</td> <td>2100</td> <td>278</td> </tr> </tbody> </table> <p>To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <ul style="list-style-type: none"> • Provide new capacity (long term solution) <ul style="list-style-type: none"> ○ Construct new schools or additions ○ Add portables ○ Use of non-classroom spaces for temporary classrooms ○ Lease facilities ○ Use other public facilities • Improve facility efficiency (short term solution) <ul style="list-style-type: none"> ○ Schedule Changes <ul style="list-style-type: none"> ▪ Double sessions 	Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available	264	Ventana Ranch ES	777	730	-47	492	James Monroe MS	976	1015	39	580	Cibola HS	1822	2100	278
Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available																
264	Ventana Ranch ES	777	730	-47																
492	James Monroe MS	976	1015	39																
580	Cibola HS	1822	2100	278																

<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ Multi-track year-round ○ Other <ul style="list-style-type: none"> ▪ Float teachers (flex schedule) • Shift students to Schools with Capacity (short term solution) <ul style="list-style-type: none"> ○ Boundary Adjustments / Busing ○ Grade reconfiguration • Combination of above strategies <p>All planned additions to existing educational facilities are contingent upon taxpayer approval.</p>
<p>POLICE DEPARTMENT This project is in the Northwest Area Command. - No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time.</p>
<p>FIRE DEPARTMENT No Comments</p>
<p>PNM ELECTRIC & NMGCO No comments provided</p>
<p>COMCAST No comments provided</p>
<p>CENTURYLINK No comments provided</p>
<p>ENVIRONMENTAL HEALTH No comments provided</p>
<p>M.R.G.C.D No comments provided</p>
<p>OPEN SPACE DIVISION No comments provided</p>
<p>CITY ENGINEER</p>
<p>TRANSPORTATION DEVELOPMENT</p>
<p>PARKS AND RECREATION No comments.</p>
<p>ABCWUA</p>
<p>PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.</p>

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 18, 2015
DRB Comments

ITEM # 8

PROJECT # 1002962

APPLICATION # 15-70090

RE: Tract 1, The Trails Unit 2 & Pili Tract

Proposed Unit 1 will require completion of access to Oakridge St, and a turnaround will be needed for the easternmost N/S street to conform with access criteria of the DPM.

Refer to the Volcano Trails Sector Plan for design requirements; site plan will need to specifically address the Open Space requirements of the R-D zone.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

PROJECT #

1002962

March 18. 2015

SK



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: RCS Trails Tract 1, LLC (Brian Paul) PHONE: (303) 533-1615
 ADDRESS: 371 Centennial Parkway Suite 200 FAX: _____
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com
 Proprietary interest in site: Owner List all owners: RCS Trails Tract 1, LLC

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. Tract 1/Unplatted Lands of Manuel R. Pili Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: SU-2 Volcano Trails Residential Developing (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906437149310104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002962 13DRB-70576, 14DRB-70186

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 74 Total area of site (acres): 17.39

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Boulevard
 Between: Oakridge Street and Rainbow Boulevard

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

SIGNATURE Scott Steffen DATE 3/3/15
 (Print) SCOTT STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB 70090</u>	<u>SP</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 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>March 18, 2015</u>			Total \$ <u>0</u>

3-3-15 Project # 1002962
 Planner signature / date

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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

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

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

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

Amended preliminary plat approval expires after one year

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

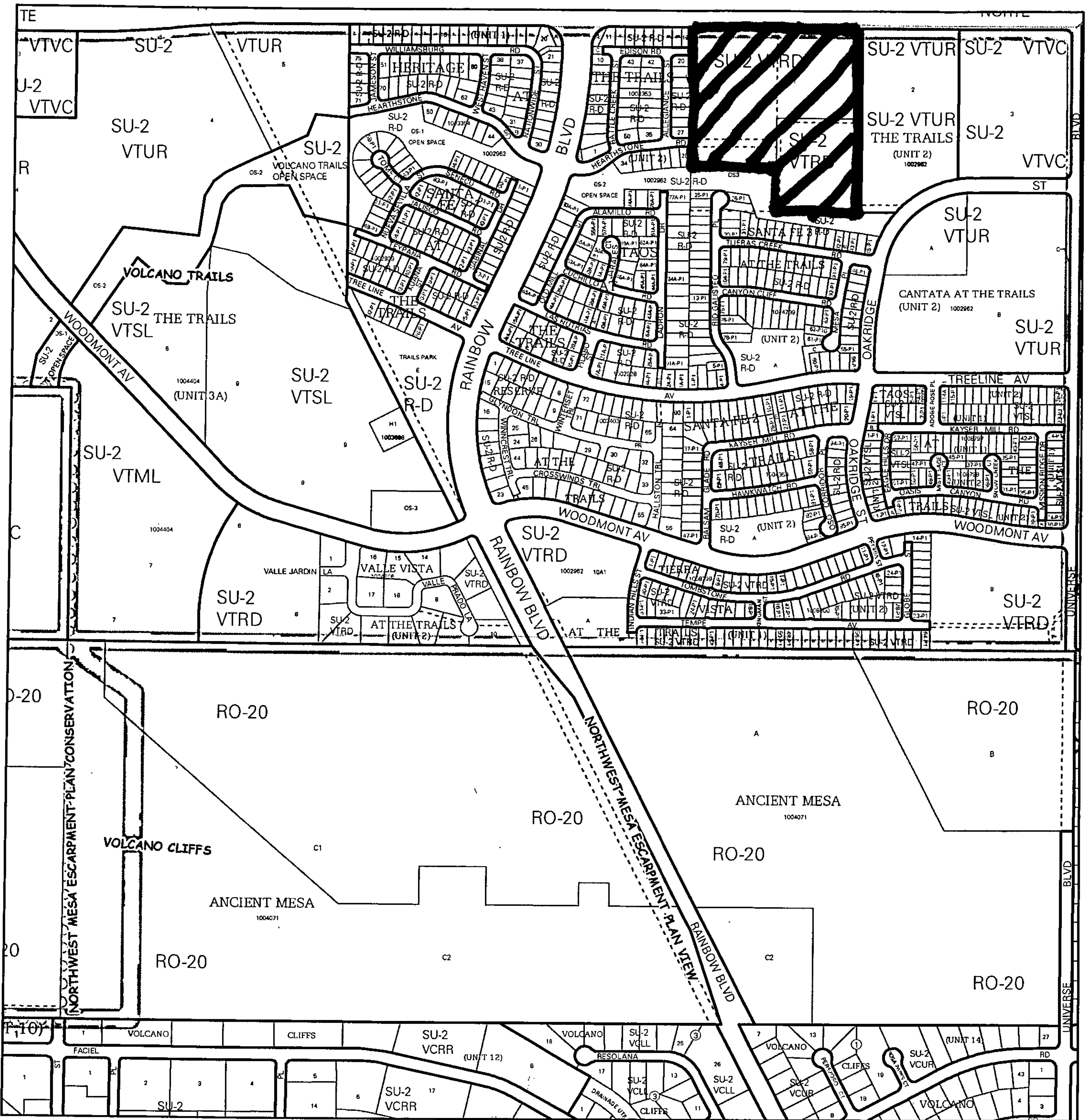
SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 3/3/15
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15-DRB-70090

[Signature] 3-3-15
Planner signature / date
Project # 1002912



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

Feet
750 1,500

March 3, 2015

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch Plat Review and Comment for at the Tract 1 at the Trails Unit 2/Unplatted Lands of Manuel R. Pili

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

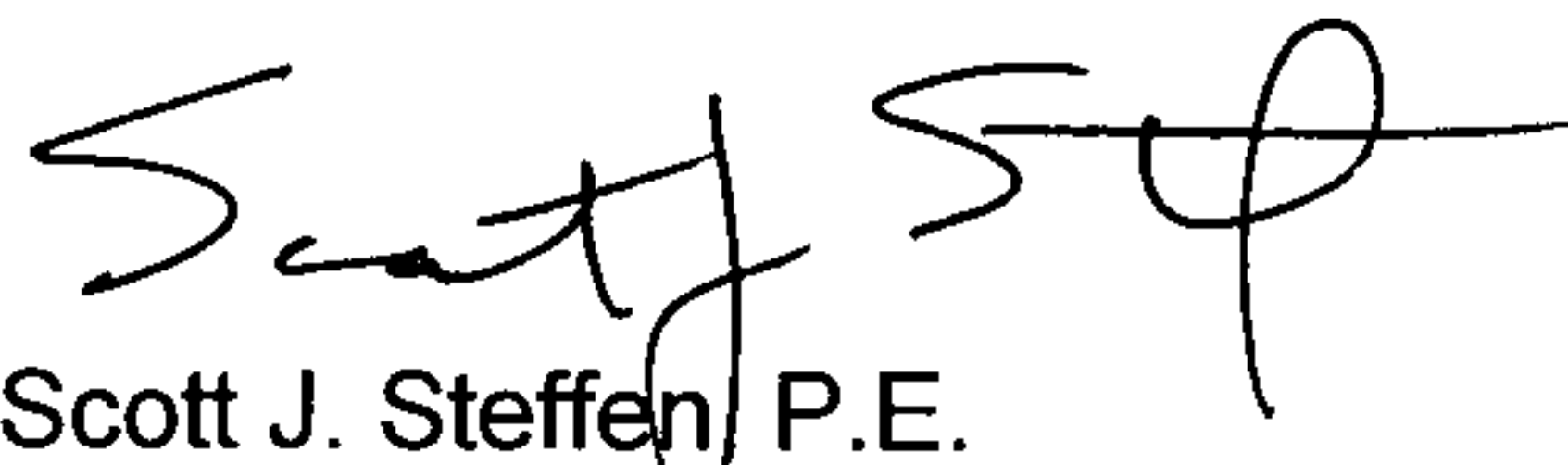
This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. A sketch plat was previously reviewed at the June 12, 2013 DRB hearing and June 4, 2014. The major difference between this sketch plat and the previous sketch plats is the inclusion of the 5 acre "Pili Tract" in the proposed development. The proposed development is a subdivision of Tract 1 at the Trails Unit 2 and the Unplatted Lands of Manuel R Pili, consisting of 74 single family residential lots to be developed in two phases. The site is located south of Paseo del Norte and east of Rainbow Boulevard and can be accessed from Hearthstone Road, through the Heritage at the Trails Subdivision Unit 2 and from Oakridge Street via an existing 40' private access easement across Tract 2 at the Trails Unit 2. The lands are currently zoned SU-2, Volcano Trails Residential Developing (VTRD).

It is our understanding that a Site Plan for Subdivision, along with preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, and a public easement vacation request at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter has been previously requested.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on March 11, 2015.

Sincerely,



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

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: RCS Trails Tract 1, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway Suite 200 FAX: _____

CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com

Proprietary interest in site: Owner List all owners: RCS Trails Tract 1, LLC

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. Tract 1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: The Trails Unit 2

Existing Zoning: SU-2 Volcano Trails Residential Developing (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906437149310104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002962 13DRB-70576

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 72 Total area of site (acres): 12.34

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Boulevard

Between: Oakridge Street and Rainbow Boulevard

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

SIGNATURE Scott Steffen DATE 5/27/14

(Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 - DRB - 70186</u>	<u>SP</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 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>June 4, 2014</u>				Total \$ <u>0</u>

5-27-14
Planner signature / date

Project # 1002962

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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- 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**
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- Amended preliminary plat approval expires after one year**

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

Scott J. Steffen
Applicant name (print)
Scott J. Steffen 5/27/14
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 - DRB - 70186

[Signature] 5-27-14
Planner signature / date
Project # 1002962



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: RCS Trails Tract 1, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway Suite 200 FAX: _____

CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com

Proprietary interest in site: Owner List all owners: RCS Trails Tract 1, LLC

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. Tract 1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: The Trails Unit 2

Existing Zoning: SU-2 Volcano Trails Residential Developing (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906437149310104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002962 13DRB-70576

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 72 Total area of site (acres): 12.34

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Boulevard

Between: Oakridge Street and Rainbow Boulevard

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

SIGNATURE Scott Steffen DATE 5/27/14

(Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 - DRB - 70186</u>	<u>SP</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 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>June 4, 2014</u>			Total \$ <u>0</u>

5-27-14
Planner signature / date

Project # 1002962

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

SCOTT J. STEFFEN
Applicant name (print)
Scott Steffen 5/27/14
Applicant signature / date

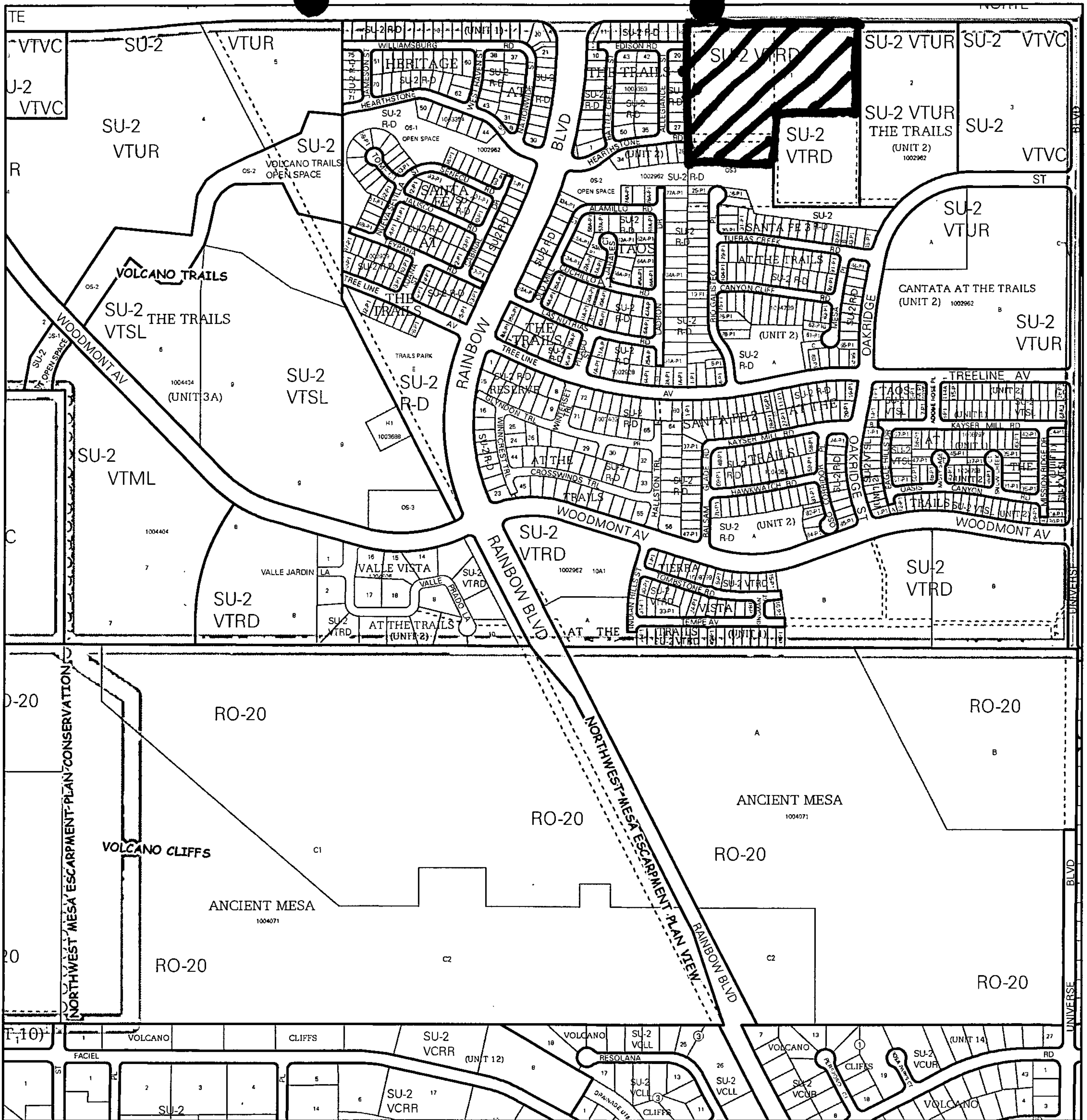


Form revised October 2007

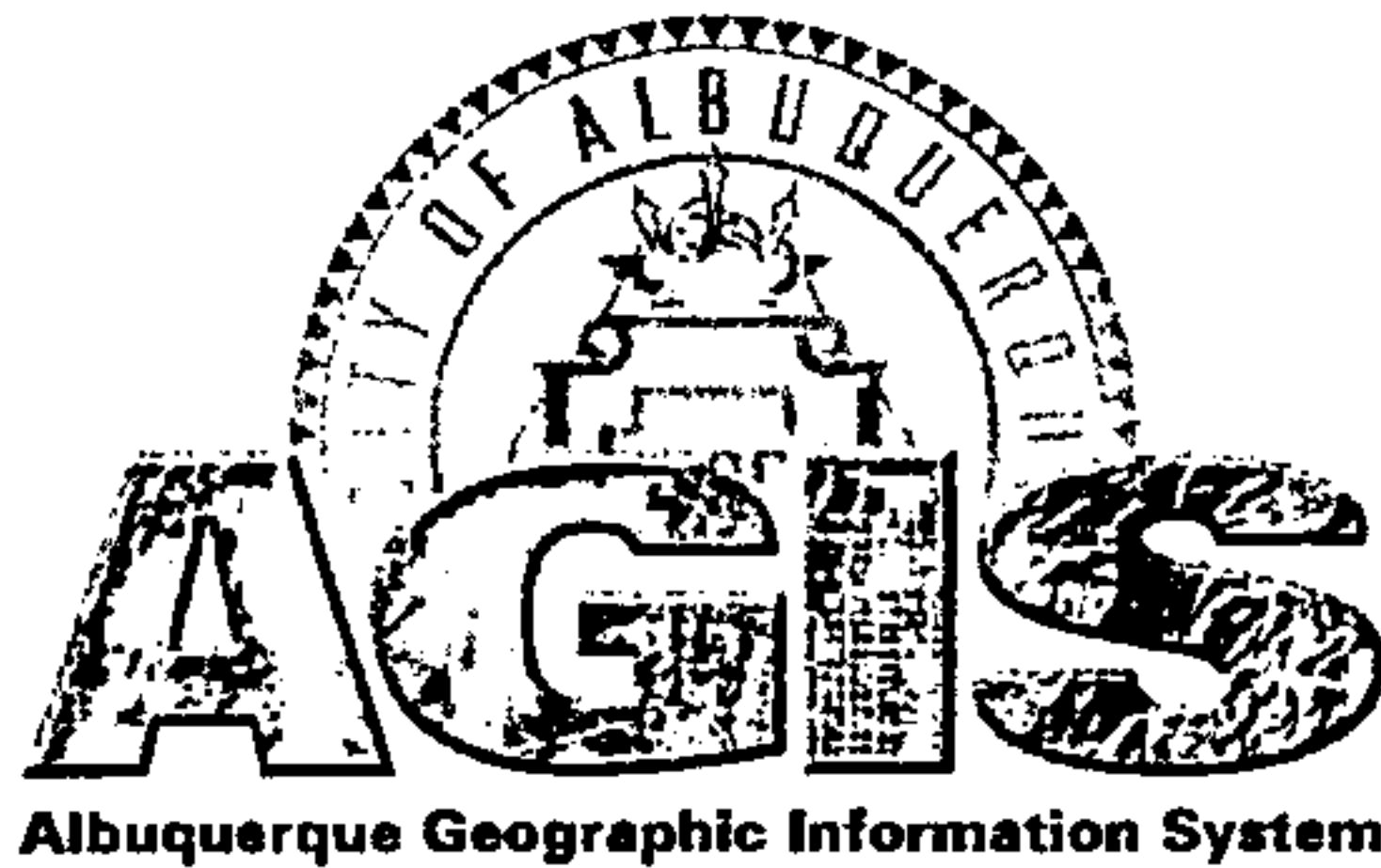
- Checklists complete
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- Case #s assigned
- Related #s listed

Application case numbers
14 - DRB - 70186

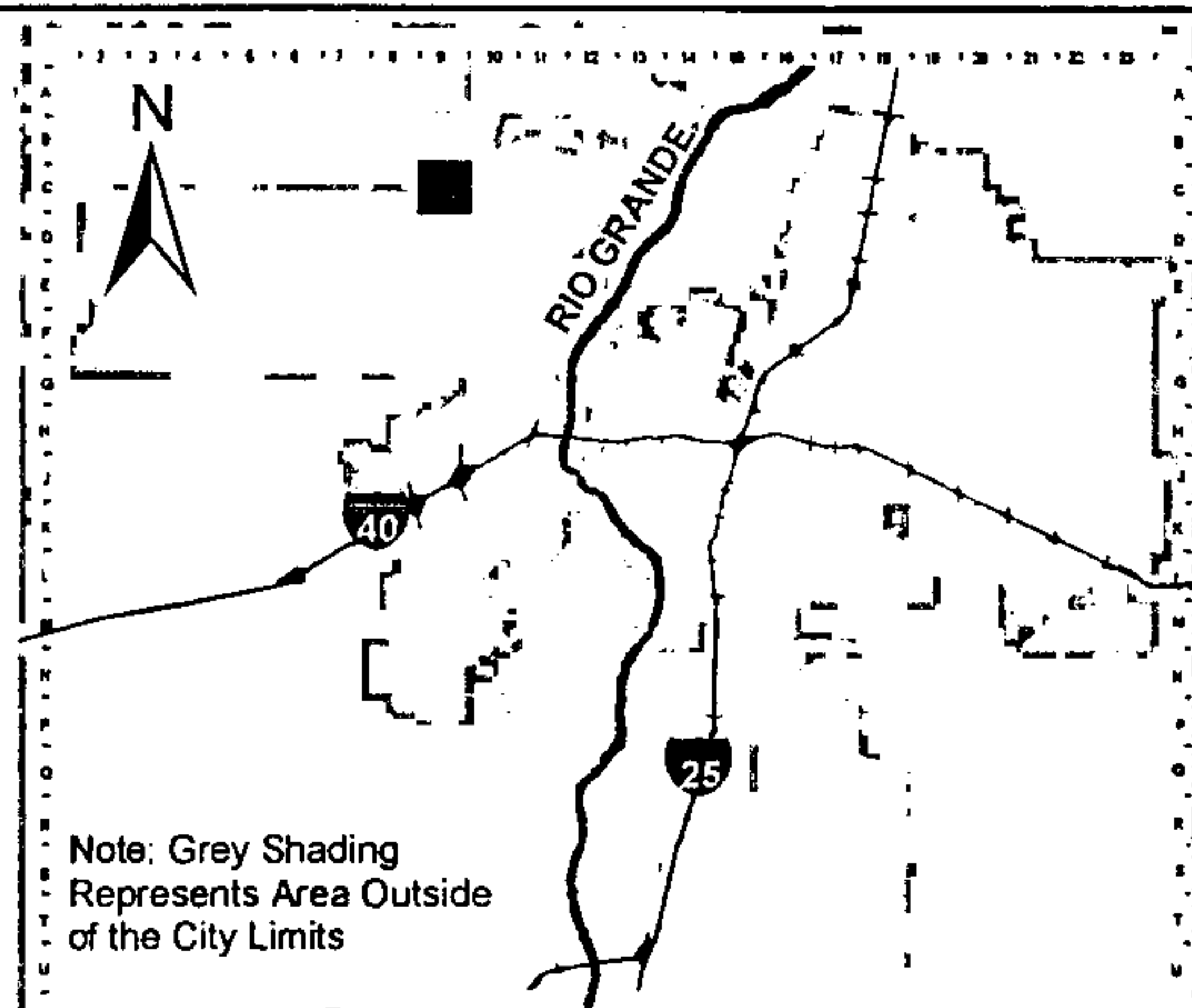
[Signature] 5-27-14
Planner signature / date
Project # 1002962



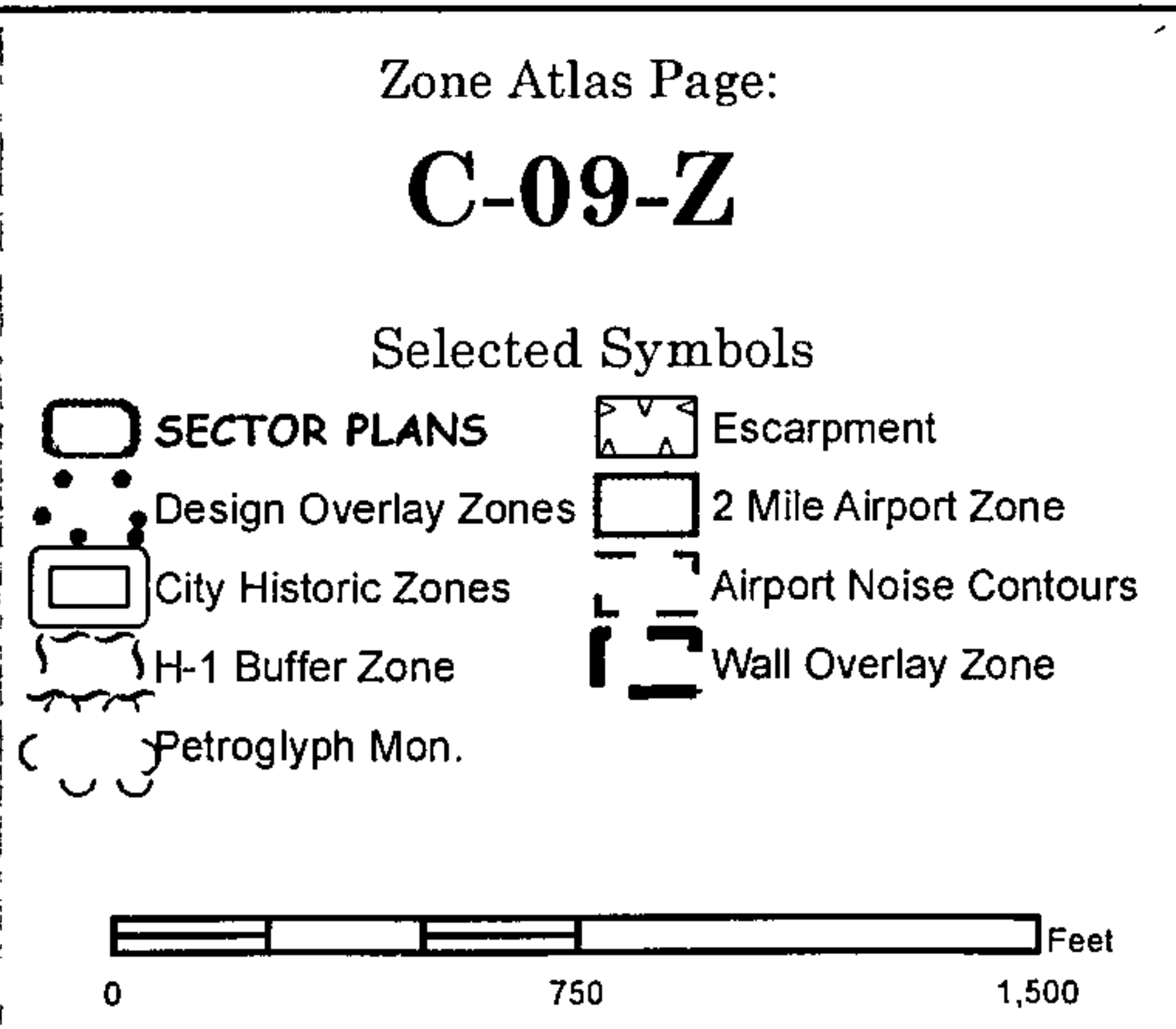
For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 6/7/2013



Note: Grey Shading Represents Area Outside of the City Limits



Bohannon Huston

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

May 27, 2014

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch Plat Review and Comment for at the Tract 1 at the Trails Unit 2

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

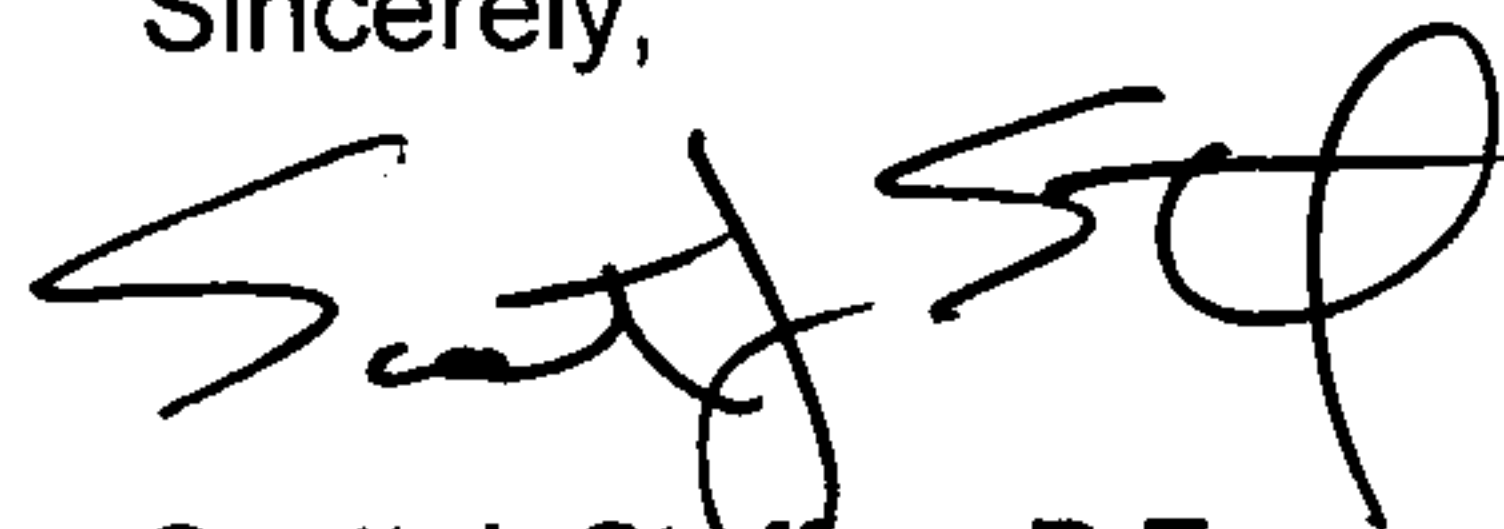
This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. A sketch plat was previously reviewed at the June 12, 2013 DRB hearing. Proposed is a subdivision of Tract 1 at the Trails Unit 2 consisting of 72 single family residential lots to be developed in a single phase. The site is located south of Paseo del Norte and east of Rainbow Boulevard and can be accessed from Hearthstone Road, through the Heritage at the Trails Subdivision Unit 2. The land is currently zoned SU-2, Volcano Trails Residential Developing (VTRD).

It is our understanding that a Site Plan for Subdivision, along with preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, and a public easement vacation request at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter has been previously requested.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on June 4, 2014.

Sincerely,



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

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Current DRC Project No. _____

Date Submitted: August 20, 2012

Date Site Plan Approved: 6/27/07

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1002962

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
CANTATA AT THE TRAILS

Following is a summary of PUBLIC and PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		30' F-EOP	(1) ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST ONLY MEDIAN CURB & GUTTER	UNIVERSE BLVD.	OAKRIDGE STREET	TREELINE AVENUE	/	/	/
		6' WIDE	PCC SIDEWALK ON EAST SIDE	UNIVERSE BLVD.	OAKRIDGE STREET	TREELINE AVENUE	/	/	/
		24' F-EOP	(2) ARTERIAL PAVING W/ PCC CURB & GUTTER ON WEST SIDE ONLY	OAKRIDGE STREET	TREELINE AVENUE	UNIVERSE BLVD.	/	/	/
		6' WIDE	PCC SIDEWALK ON WEST SIDE	OAKRIDGE STREET	TREELINE AVENUE	UNIVERSE BLVD.	/	/	/
		34' F-EOP	(3) ARTERIAL PAVING W/ PCC CURB & GUTTER ON NORTH SIDE ONLY	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		6' WIDE	PCC SIDEWALK ON NORTH SIDE	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		30' F-F	DRIVEWAY CUT	OAKRIDGE STREET	CANATA STREET		/	/	/
		11' WIDE	MODIFY MEDIAN FOR LEFT TURN	OAKRIDGE STREET	OAKRIDGE STREET	CANATA STREET	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS (NMU)									
		8" DIA	(3) WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		8" DIA	WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S	SONATA STREET	200' EAST OF CANTATA	WEST TERMINUS	/	/	/
		8" DIA	WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S	PUBLIC WTR AND SAS EASEMENTS (w/in PRIVATE ALLEYS)	TREELINE AVENUE	OAKRIDGE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS (NMU)									
		8" DIA	(3) SANITARY SEWER W/ MH's	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		8" DIA	SANITARY SEWER W/ MH's	SONATA STREET	200' EAST OF CANTATA	WEST TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ MH's	PUBLIC WTR AND SAS EASEMENTS (w/in PRIVATE ALLEYS)	TREELINE AVENUE	OAKRIDGE STREET	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-36"	(3) STORM DRAIN PIPE W/ MH's	TREELINE AVENUE	CANTATA STREET	UNIVERSE BLVD.	/	/	/
		24"-54"	STORM DRAIN PIPE W/ MH's	UNIVERSE BLVD.	OAKRIDGE STREET	POND K	/	/	/
		30"-36"	STORM DRAIN PIPE W/ MH's	UNIVERSE BLVD.	POND K	3700' SOUTH OF THE TRAILS SOUTHERN STORM DRAIN MANHOLE IN UNIVERSE BLVD	/	/	/

- (1) UNIVERSE BLVD. IMPROVEMENTS CONSTRUCTED WITH CPN 730084
- (2) OAKRIDGE STREET IMPROVEMENTS CONSTRUCTED WITH CPN 730084
- (3) TREELINE AVE. IMPROVEMENTS CONSTRUCTED WITH CPN 730087

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME

[Signature]
DRB CHAIR
8-22-12
DATE

Carl S. Dumont 8-22-12
PARKS & GENERAL SERVICES Recreation DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature]
TRANSPORTATION DEVELOPMENT
08-22-12
DATE

AMAFCA
DATE

Scott Steffen 8/22/12
SIGNATURE DATE

Allan Porter 08/22/12
UTILITY DEVELOPMENT DATE

Centia A. Chiu 8-22-12
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time]

NEW MEXICO UTILITIES INC. DATE DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Figure 12

INFRASTRUCTURE LIST

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TO SUBDIVISION IMPROVEMENTS AGREEMENT
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		6' WIDE	PCC SIDEWALK ON EAST SIDE	UNIVERSE BLVD.	OAKRIDGE STREET	TREELINE AVENUE	/	/	/
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		34' F-EOP	(3) ARTERIAL PAVING W/ PCC CURB & GUTTER ON NORTH SIDE ONLY	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		4' WIDE	PCC SIDEWALK ON NORTH SIDE	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		30' F-F	DRIVEWAY CUT	OAKRIDGE STREET	CANATA STREET		/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME _____ DRB CHAIR _____ DATE _____ PARKS & GENERAL SERVICES _____ DATE _____

BOHANNAN HUSTON INC.
FIRM: _____ TRANSPORTATION DEVELOPMENT _____ DATE _____ AMAFCA _____ DATE _____

SIGNATURE _____ DATE _____ UTILITY DEVELOPMENT _____ DATE _____ CITY ENGINEER _____ DATE _____

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
[] _____ NEW MEXICO UTILITIES INC. _____ DATE _____



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

June 4. 2014

SK



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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- Amendment to Sector, Area, Facility or Comprehensive Plan
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ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: RCS - Cantata Residences I, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway, Suite 200 FAX: () 761-9922

CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Infrastructure List amendment

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

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

Lot or Tract No. Tract B Block: _____ Unit: _____

Subdiv/Addn/TBKA: Cantata at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906448738310202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

1002962 07DRB-00613, 1002962 12DRB-70251

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 17.05

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line Avenue

Between: Oakridge Street and Universe Boulevard

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

SIGNATURE Scott J Steffen DATE 5/20/14

(Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70171</u>	<u>APP</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>LMF</u>	_____	\$ <u>20.00</u>
<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 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>May 28, 2014</u>			Total \$ <u>70.00</u>

Raf
Planner signature / date 5-20-14

Project # 1002962

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"
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 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
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- 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**
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 - ___ Design elevations & cross sections of perimeter walls **3 copies**
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 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
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 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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Paul M. Wymer
Applicant name (print)
[Signature] 5/20/14
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--------|
| Application case numbers | |
| 14DRB-_____ | -70171 |
| _____ | _____ |
| _____ | _____ |

Form revised **October 2007**
[Signature] 5-20-14
Planner signature / date
Project # 1002962



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

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1002962 07DRB-00613, 1002962 12DRB-70251

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SIGNATURE Scott Steffen DATE 5/20/14

(Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

- All checklists are complete
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- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

14DRB-70171

Action

APP
LMF

S.F.

Fees

\$ 50.00

\$ 20.00

\$

\$

\$

Total

\$ 70.00

Hearing date May 28, 2014

Rafz

5-20-14
Planner signature / date

Project # 1002962

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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.

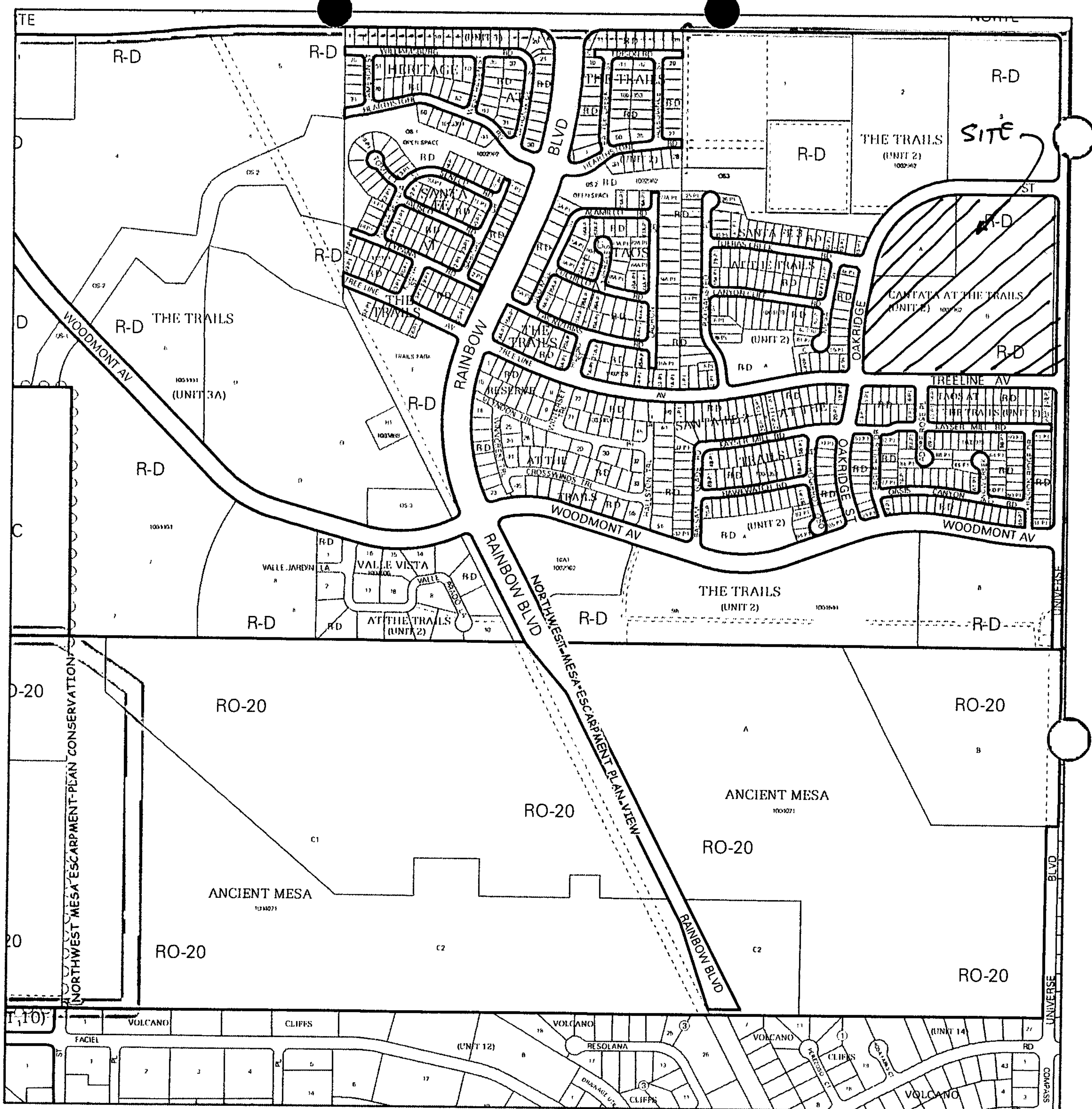
Paul M. Wymer
 Applicant name (print)
[Signature] 5/20/14
 Applicant signature / date



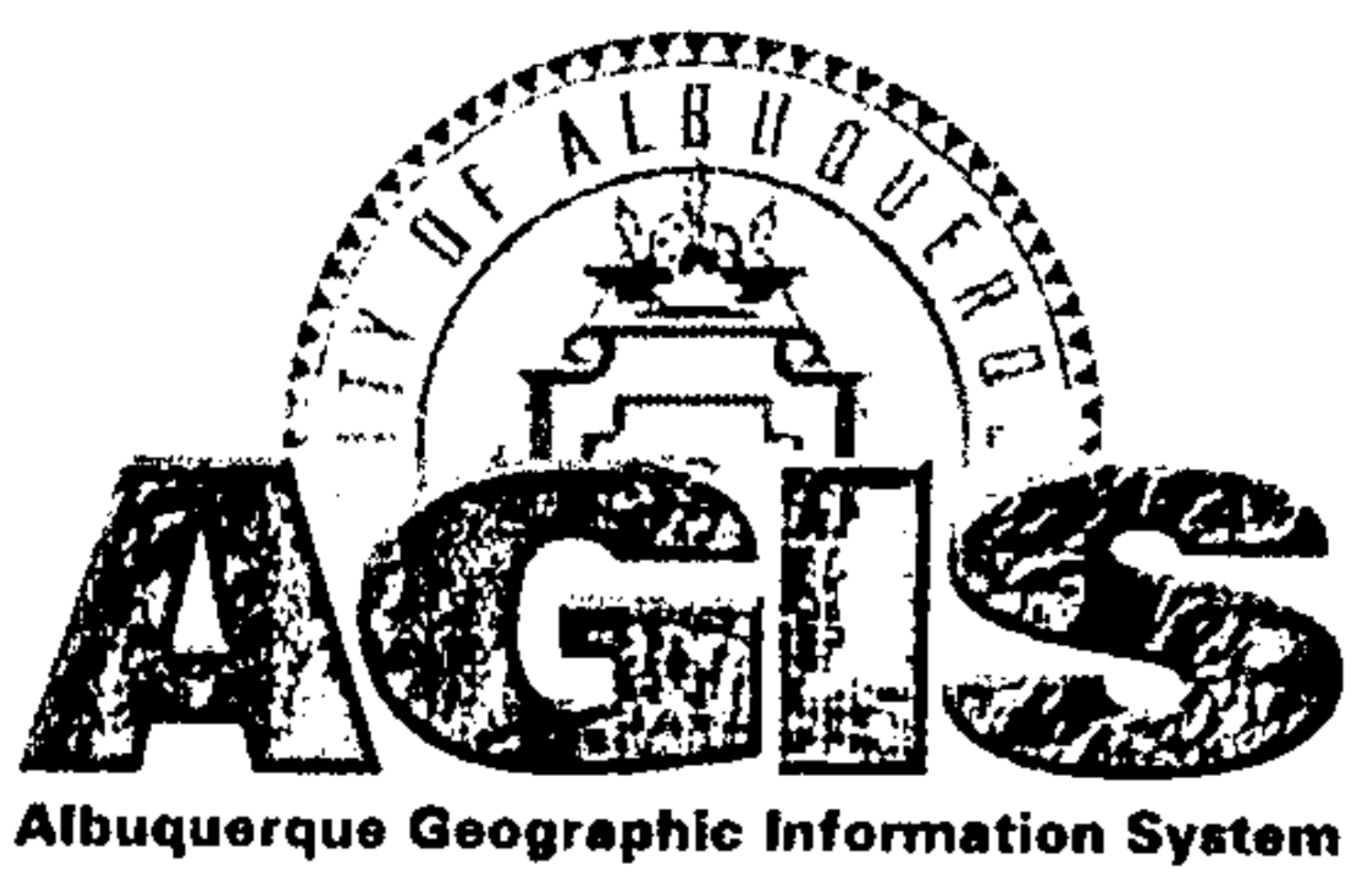
Form revised **October 2007**
[Signature] 5-20-14
 Planner signature / date

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	4 DRB - 70171
<input checked="" type="checkbox"/> Case #s assigned	- - -
<input checked="" type="checkbox"/> Related #s listed	- - -

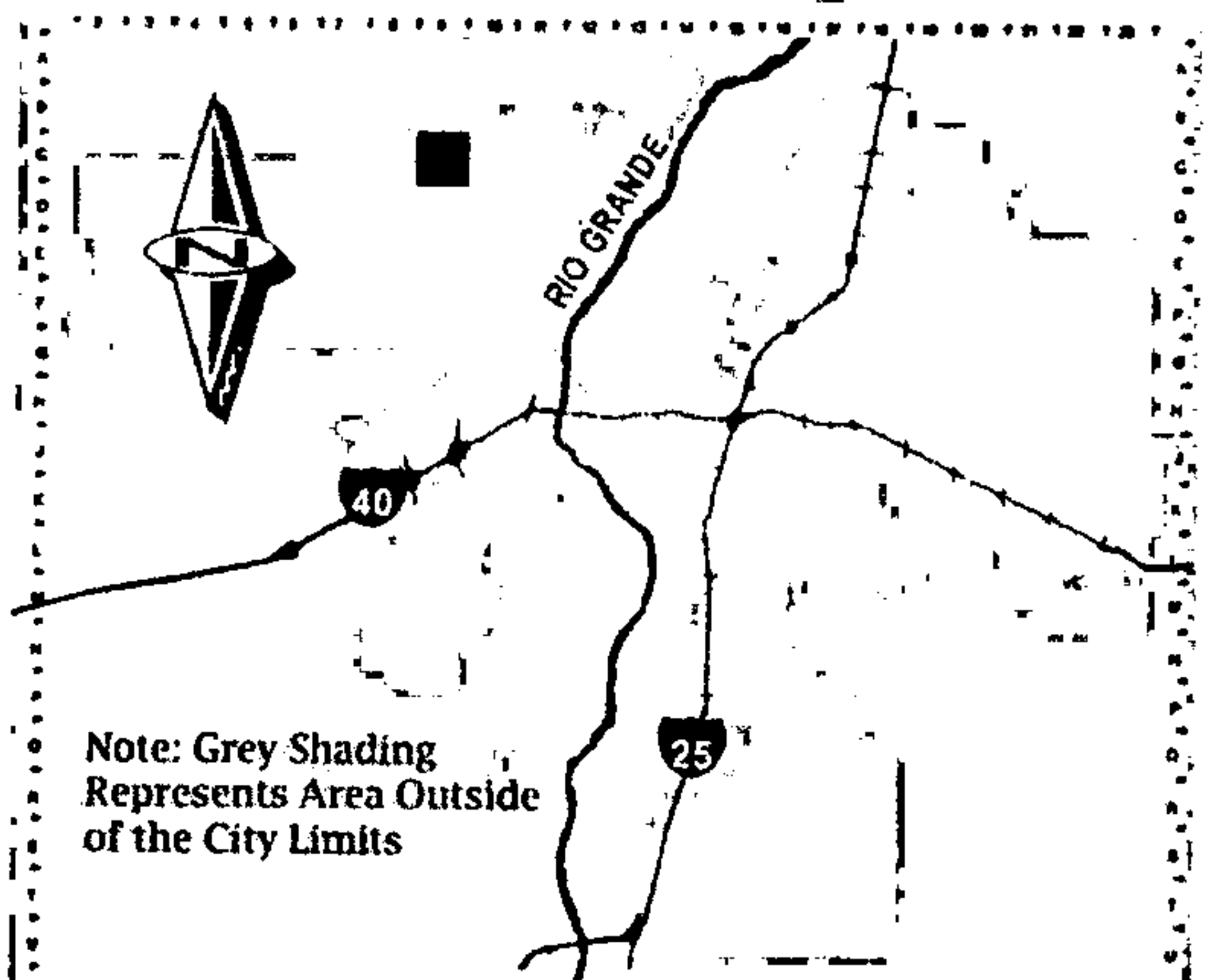
Project # 1002962



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



Map amended through: 1/24/2011

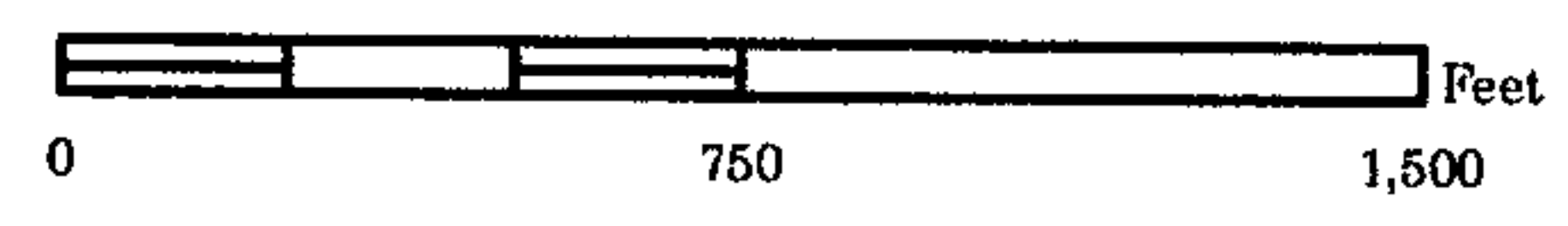


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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



May 20, 2014

Mr. Jack Cloud
Planning Department
600 2nd St. NW, 2nd Floor
Albuquerque, NM 87102

Re: Infrastructure List Amendment: Cantata at the Trails (DRB#1002962)

Dear Jack:

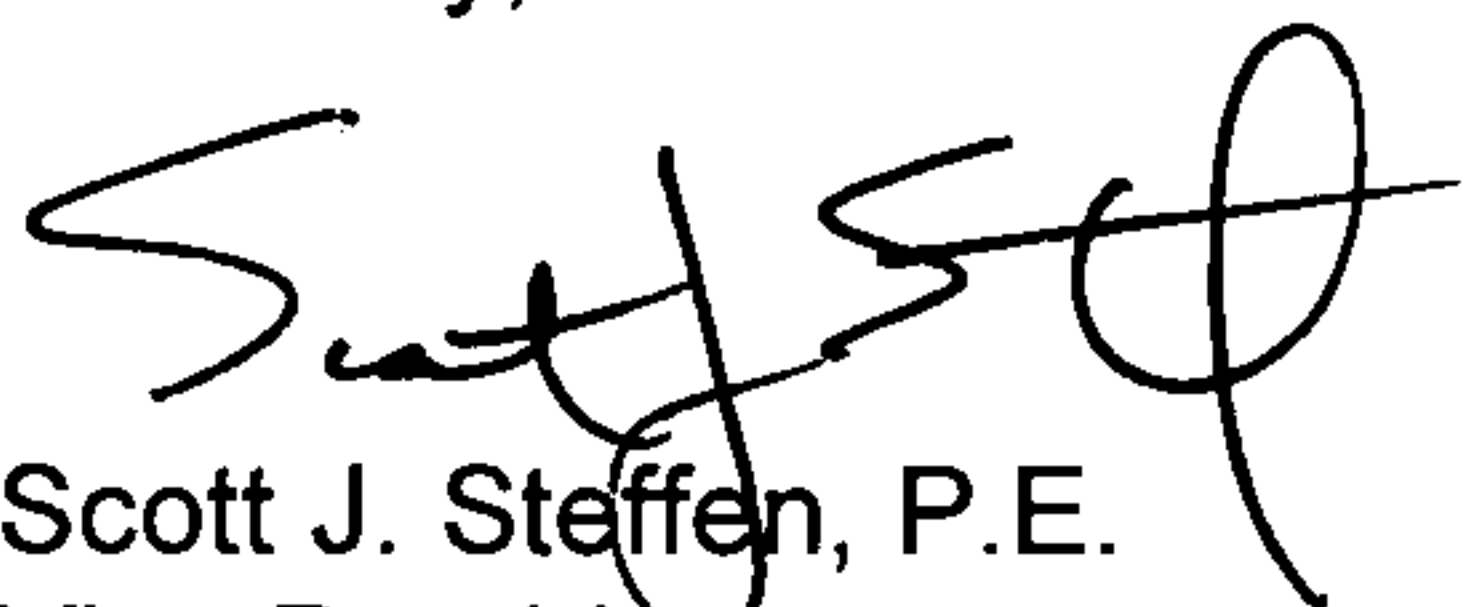
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- 6 Copies of the Original DRB Approved Infrastructure List
- 6 Copies of the Amended Infrastructure List
- 6 Copies of the approved Site Plan (AA approval dated 6/22/2001)
- Application for Development Review
- Zone Atlas map
- Submittal Fees

We are requesting an Amendment to the DRB approved Infrastructure List for Cantata at the Trails. The reason for the Amendment is to change the sidewalk width for the north side of Tree Line Avenue from 6' to 4' to match the DRB approved Site Plan.

Please place this item on the DRB Agenda to be heard on May 28, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

Enclosures

cc: Brian Paul, RCS
Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

May 28. 2014

APP

PROJECT

1002962

App #

Action

Date

13-70576

SK

6-12-13



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action (Sketch Plat)			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Easterling Consultants LLC PHONE: 505-821-6646
 ADDRESS: 3613 NM 528 NW, Suite E-2 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: hfloyd@ecengr.com

APPLICANT: RCS-Taos LLC PHONE: 303-466-2500
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: n/a
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: eroshon@RealCapitalSolutions.com
 Proprietary interest in site: Developer List all owners: RCS-Taos, LLC - Developer, DR Horton - Owne

DESCRIPTION OF REQUEST: Sketch Plat (The Trails Unit 2, Tract 1)

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

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

Lot or Tract No. (See attached) 1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: SU-2-VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: 100906437149310104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1002962

CASE INFORMATION:

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

SIGNATURE [Signature] DATE June 4, 2013
 (Print Name) Hugh W. Floyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70576</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
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<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>June 12, 2013</u>			Total \$ <u>0</u>

[Signature] 6-4-13
 Staff signature & Date

Project # 1002962

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Hugh Floyd
Applicant name (print)
[Signature]
Applicant signature / date



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Application case numbers
13 - DRB - 70576

Form revised **October 2007**

[Signature] 10-4-13
Planner signature / date
Project # 1002962



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<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Easterling Consultants LLC PHONE: 505-821-6646
 ADDRESS: 3613 NM 528 NW, Suite E-2 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: hfloyd@ecengr.com

APPLICANT: RCS-Taos LLC PHONE: 303-466-2500
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: n/a
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: eroshon@RealCapitalSolutions.com
 Proprietary interest in site: Developer List all owners: RCS-Taos, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Sketch Plat (The Trails Unit 2, Tract 1)

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

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

Lot or Tract No. (See attached) 1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: SU-2-VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: 100906437149310104

CASE HISTORY:

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

CASE INFORMATION:

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

SIGNATURE [Signature] DATE June 4, 2013
 (Print Name) Hugh W. Floyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>130RB - 70576</u>	<u>SP</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>June 12, 2013</u>			Total \$ <u>0</u>

[Signature] 6-4-13 Project # 1002962
 Staff signature & Date

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Hugh Floyd
Applicant name (print)
[Signature]
Applicant signature / date



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

Application case numbers
13 - DRB - 70576

Form revised **October 2007**

[Signature] 10-4-13
Planner signature / date
Project # 1002962

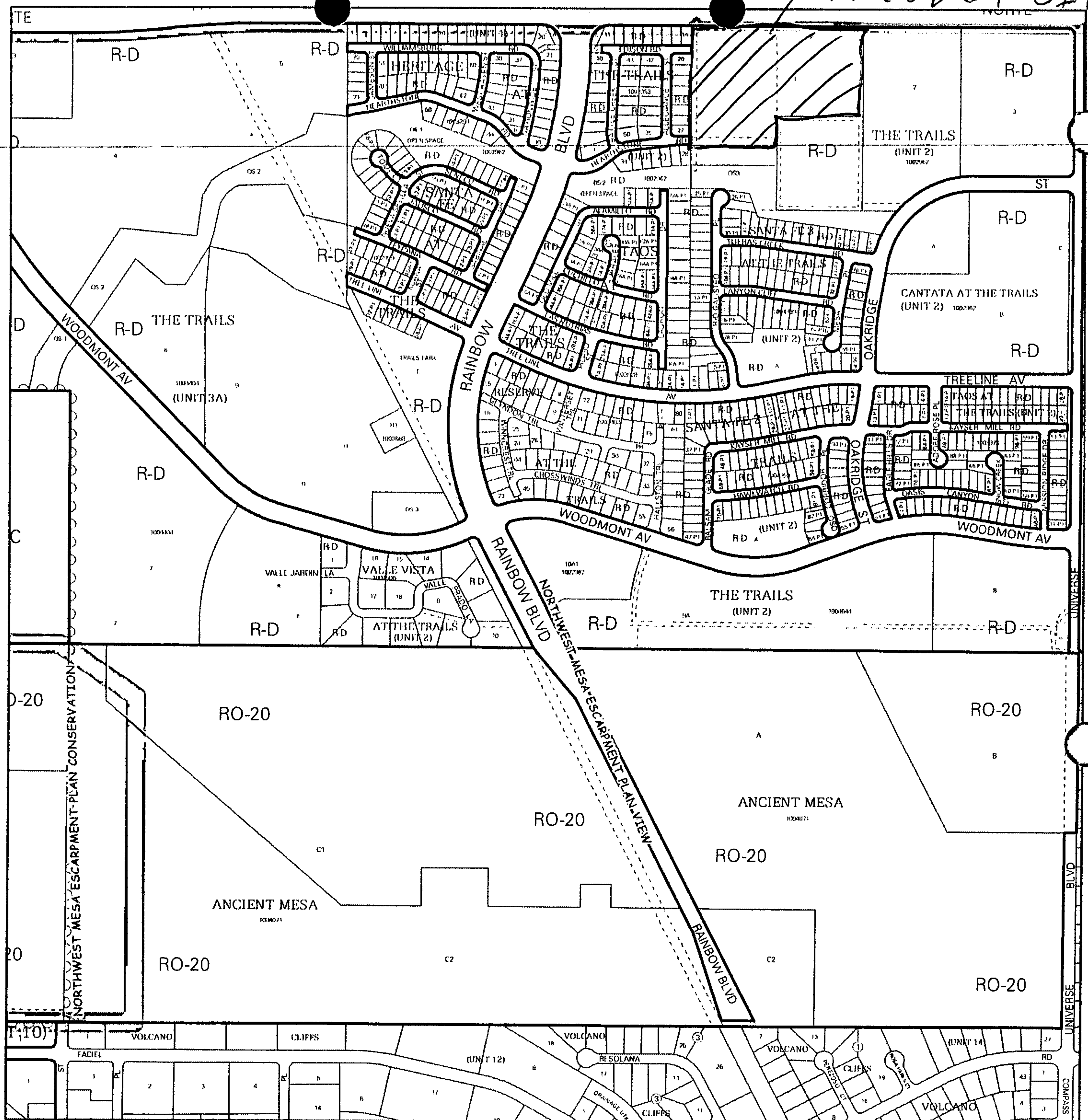
Tract 1

Bulk Land Plat of the Trails Unit 2 (Being a replat of Tracts G and J, the Trails and Unplatted deed Parcels)

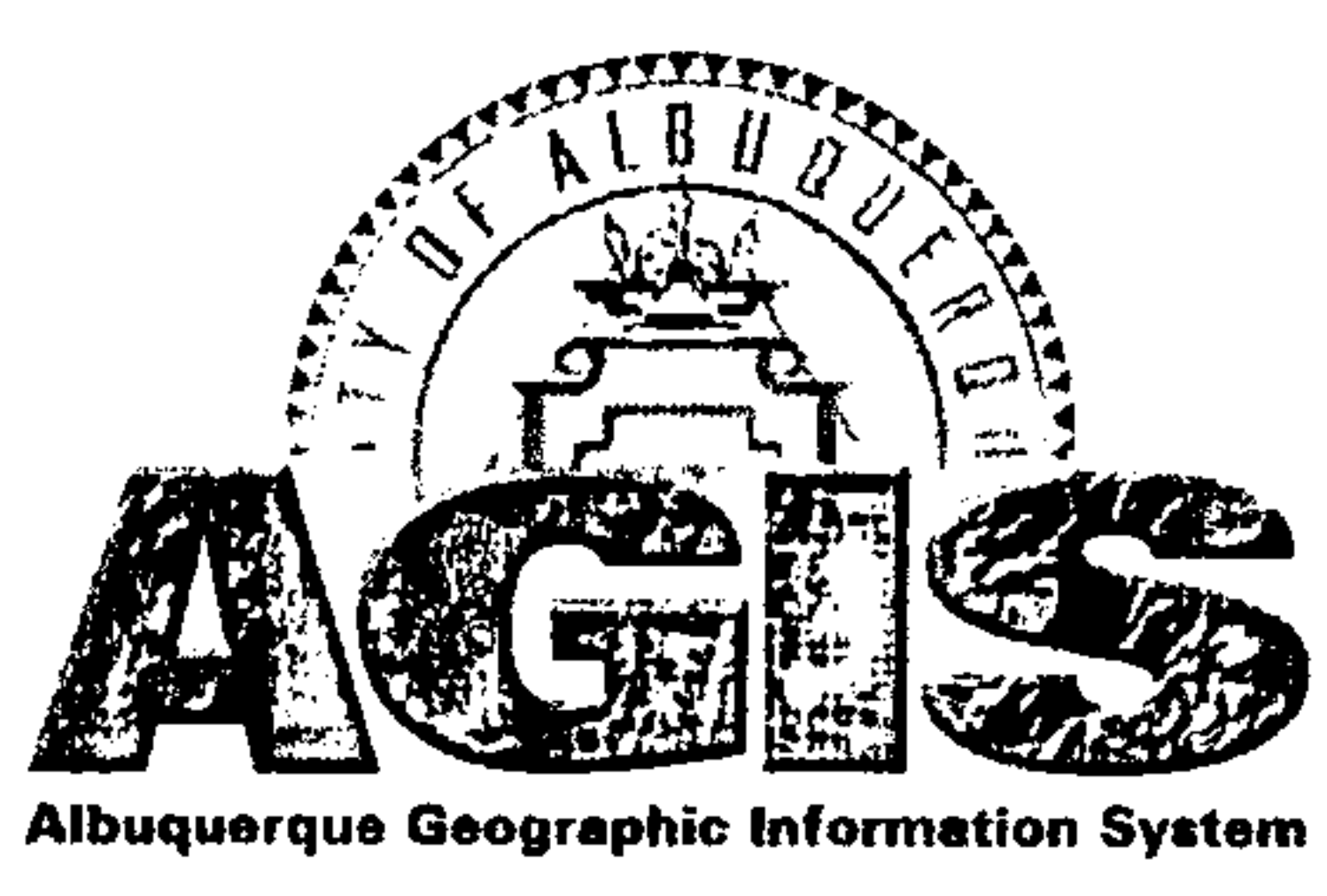
Within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East

New Mexico Principal Meridian
City of Albuquerque, Bernalillo County, New Mexico

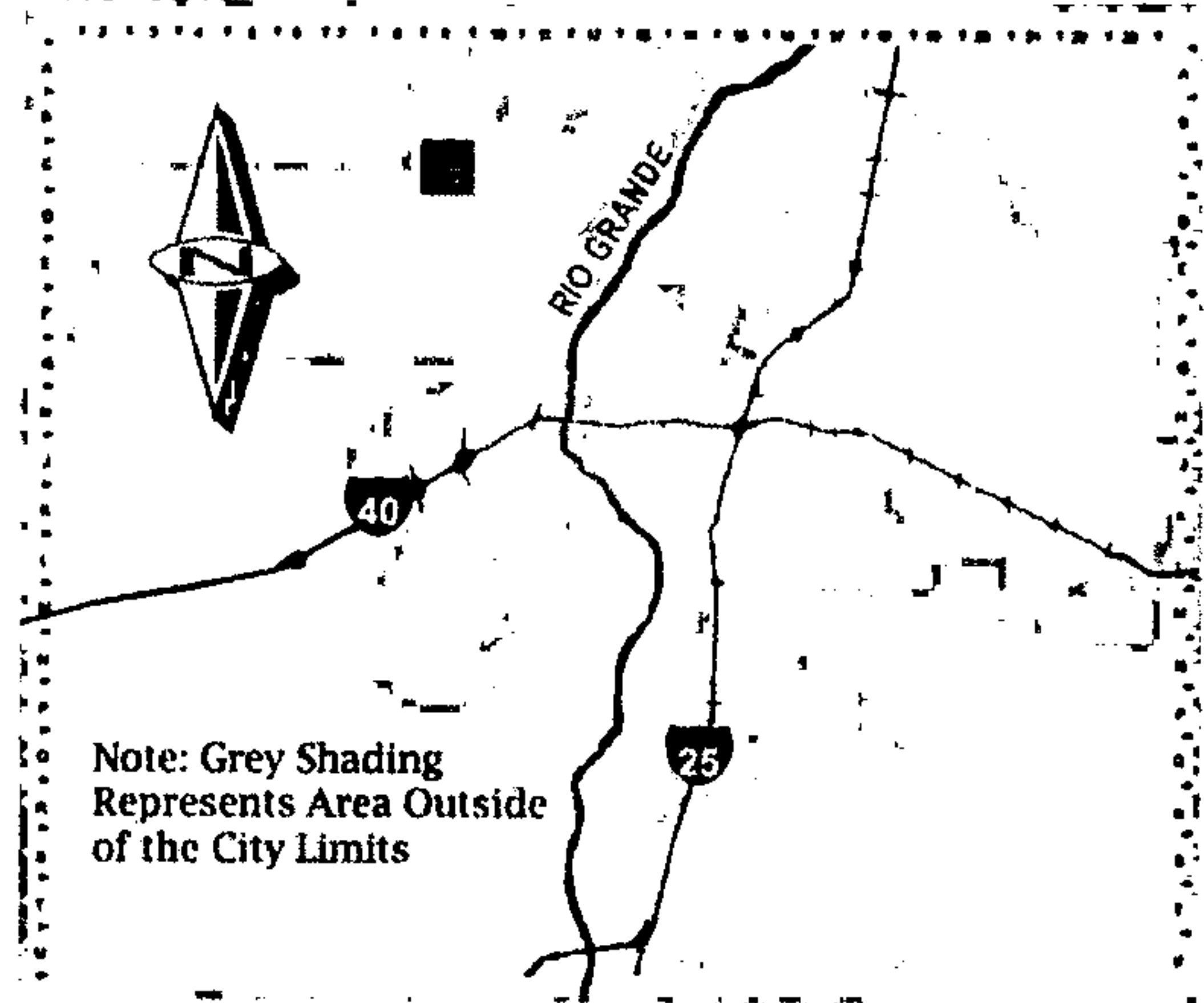
PROJECT SITE



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



Map amended through: 1/24/2011



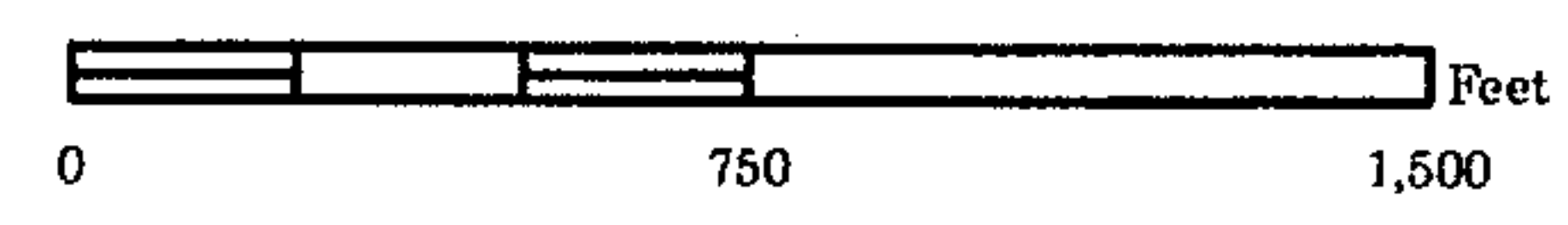
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

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



Easterling Consultants LLC

3613 NM 528 NW, Suite E-2
Albuquerque, NM 87114

Office (505) 821-6646
Fax (505) 897-2965

June 4, 2013

City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Re: Tract 1, Taos at the Trails, Unit 2

Easterling Consultants, agent for RCS – Taos, LLC (RCS) is requesting a Sketch Plat hearing to review the conceptual lot layout for Tract 8. Enclosed please find a preliminary layout for Tract 1, The Trails Unit 2. This tract will be developed as a single family residential subdivision with approximately 56 lots. There is a storm water surge pond that is located along the southern property line. As part of this development, we will be proposind a modification to that pond allowing for the southern 7 lots as shown. A Request for Water and Sewer Availability is being submitted concurrently with this application.

Sincerely,



Hugh W. Floyd, PE
Project Engineer

Enclosures

June 12. 2013

Current DRC Project No. _____

Date Submitted: August 20, 2012

Date Site Plan Approved: 6/27/07

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1002962

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 CANTATA AT THE TRAILS

Following is a summary of PUBLIC and PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		30' F-EOP	(1) ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST ONLY MEDIAN CURB & GUTTER	UNIVERSE BLVD.	OAKRIDGE STREET	TREELINE AVENUE	/	/	/
		6' WIDE	PCC SIDEWALK ON EAST SIDE	UNIVERSE BLVD.	OAKRIDGE STREET	TREELINE AVENUE	/	/	/
		24' F-EOP	(2) ARTERIAL PAVING W/ PCC CURB & GUTTER ON WEST SIDE ONLY	OAKRIDGE STREET	TREELINE AVENUE	UNIVERSE BLVD.	/	/	/
		6' WIDE	PCC SIDEWALK ON WEST SIDE	OAKRIDGE STREET	TREELINE AVENUE	UNIVERSE BLVD.	/	/	/
		34' F-EOP	(3) ARTERIAL PAVING W/ PCC CURB & GUTTER ON NORTH SIDE ONLY	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		6' WIDE	PCC SIDEWALK ON NORTH SIDE	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		30' F-F	DRIVEWAY CUT	OAKRIDGE STREET	CANATA STREET		/	/	/
		11' WIDE	MODIFY MEDIAN FOR LEFT TURN	OAKRIDGE STREET	OAKRIDGE STREET	CANATA STREET	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS (NMUI)									
		8" DIA	(3) WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		8" DIA	WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S	SONATA STREET	200' EAST OF CANTATA	WEST TERMINUS	/	/	/
		8" DIA	WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S	PUBLIC WTR AND SAS EASEMENTS (w/in PRIVATE ALLEYS)	TREELINE AVENUE	OAKRIDGE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS (NMUI)									
		8" DIA	(3) SANITARY SEWER W/ MH's	TREELINE AVENUE	OAKRIDGE STREET	UNIVERSE BLVD.	/	/	/
		8" DIA	SANITARY SEWER W/ MH's	SONATA STREET	200' EAST OF CANTATA	WEST TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ MH's	PUBLIC WTR AND SAS EASEMENTS (w/in PRIVATE ALLEYS)	TREELINE AVENUE	OAKRIDGE STREET	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-36"	(3) STORM DRAIN PIPE W/ MH's	TREELINE AVENUE	CANTATA STREET	UNIVERSE BLVD.	/	/	/
		24"-54"	STORM DRAIN PIPE W/ MH's	UNIVERSE BLVD.	OAKRIDGE STREET	POND K	/	/	/
		30"-36"	STORM DRAIN PIPE W/ MH's	UNIVERSE BLVD.	POND K	3700' SOUTH OF THE TRAILS SOUTHERN STORM DRAIN MANHOLE IN UNIVERSE BLVD	/	/	/

- (1) UNIVERSE BLVD. IMPROVEMENTS CONSTRUCTED WITH CPN 730084
- (2) OAKRIDGE STREET IMPROVEMENTS CONSTRUCTED WITH CPN 730084
- (3) TREELINE AVE. IMPROVEMENTS CONSTRUCTED WITH CPN 730087

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME

[Signature]
DRB CHAIR
8-22-12
DATE

Carl S. Dumont
PARKS & GENERAL SERVICES *Recreation*
8-22-12
DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature]
TRANSPORTATION DEVELOPMENT
08-22-12
DATE

AMAFCA
DATE

[Signature] 8/22/12
SIGNATURE DATE

Allen Porter
UTILITY DEVELOPMENT
08/22/12
DATE

Curto A. Chan
CITY ENGINEER
8-22-12
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time]

NEW MEXICO UTILITIES INC.
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- 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)
- 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:

Professional/Agent (if any): RICK BELTRAMO - GALWAY PHONE: 761-9911
 ADDRESS: 6330 RIVERSIDE PLAZA LANE #160, NW FAX: 761-9922
 CITY: ALB. STATE NM ZIP 87120 E-MAIL: rbeltramo@GCINM.COM

APPLICANT: RCS-CANTATA RESIDENCES, LLC PHONE: (303)801-8904
 ADDRESS: 371 CENTENNIAL PARKWAY, SUITE 200 FAX: (303)466-3008
 CITY: LOUISVILLE STATE CO ZIP 80027 E-MAIL: bpaul@realcapitolsolutions.com

Proprietary interest in site: OWNER List all owners: RCS-CANTATA RESIDENCES, LLC

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT

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

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

Lot or Tract No. TRACT B Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: CANTATA AT THE TRAILS, UNIT 2
 Existing Zoning: SU2 UR Proposed zoning: SAME
 Zone Atlas page(s): C-9 UPC Code: 100906448733310202 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Proj # 1002962, 07DRB-00613, 11DRB-70107

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 17.0483

LOCATION OF PROPERTY BY STREETS: On or Near: UNIVERSE BLVD.
 Between: TREE LINE N/E. and OAKLAND ST.

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

SIGNATURE [Signature] DATE 3/14/13
 (Print) RICK BELTRAMO Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB-70479</u>	<u>ESIA</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADU</u>		\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>April 16, 2013</u>			Total \$ <u>145.00</u>
	<u>3-15-13</u>			
	Planner signature / date	Project # <u>1002962</u>		

Form revised 4/07

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS 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.

Erick Belmont
 Applicant name (print)
[Signature] 3/14/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70479

[Signature] 3-15-13
 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.

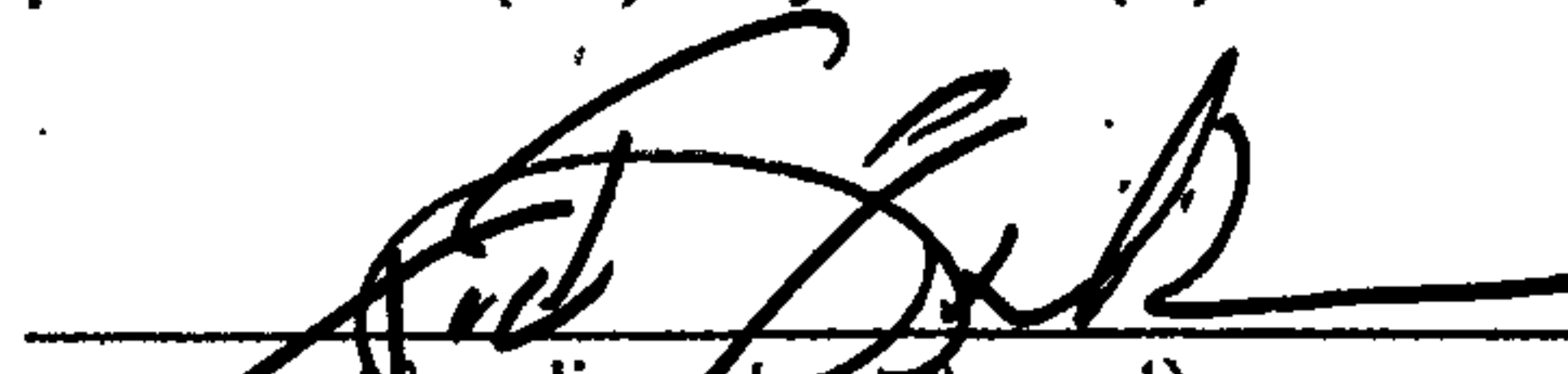
4. TIME

Signs must be posted from March 26, 2013 to April 10, 2013

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.




(Applicant or Agent)

3/14/13

(Date)

I issued 2 signs for this application, 3-15-13

(Date)



(Staff Member)

DRB PROJECT NUMBER: 1002962



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Western Albuquerque Land Holdings, LLC PHONE: (602) 427-4064
 ADDRESS: c/o Garrett Development Corporation
6991 East Camelback Road, Suite B-297 FAX: _____
 CITY: Scottsdale STATE AZ ZIP 85251 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Approval of Vacation of Public Easement

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

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

Lot or Tract No. Tracts B & J, The Crossing and Tract R Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Stormcloud (tbka Stormcloud Subdivision Units 4 & 5)
 Existing Zoning: SU-2/R-LT Proposed zoning: Same MRGCD Map No NA
 Zone Atlas page(s): H-9 UPC Code: 1009059131190315 06 100905919825731507
1009059055138321 61

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 06DRB-01234;
06DRB-01235; 06DRB-01236; 06DRB-01045; 06DRB-01398; 09DRB-70371; 09DRB-70394; 10DRB-70258; 11DRB-70163
CASE INFORMATION: 12DRB-70043; 12DRB-70044; 12DRB-70045; 12DRB-70046; 12DRB-70047; 12DRB-70277; 13DRB-70438

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 241 Total site area (acres): 55.2416
 LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd. NW
 Between: West of Unser Blvd. NW and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 06/22/2011

SIGNATURE Asa Nilsson-Weber DATE 3-15-13
 (Print Name) Asa Nilsson-Weber Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB-70478</u>	<u>VPE</u>		\$ <u>225.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>320.00</u>

Hearing date April 10, 2013

Project # 1005029

3-15-13
 Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) 24 copies
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements.
 ___ 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)** Five
 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) 6 copies
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 ___ 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)** 24 copies
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")
 ___ 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) 6 copies
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
 ___ 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) 6 copies
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
 ___ Scale drawing showing the easement to be vacated (8.5" by 11")
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation
 ___ 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.

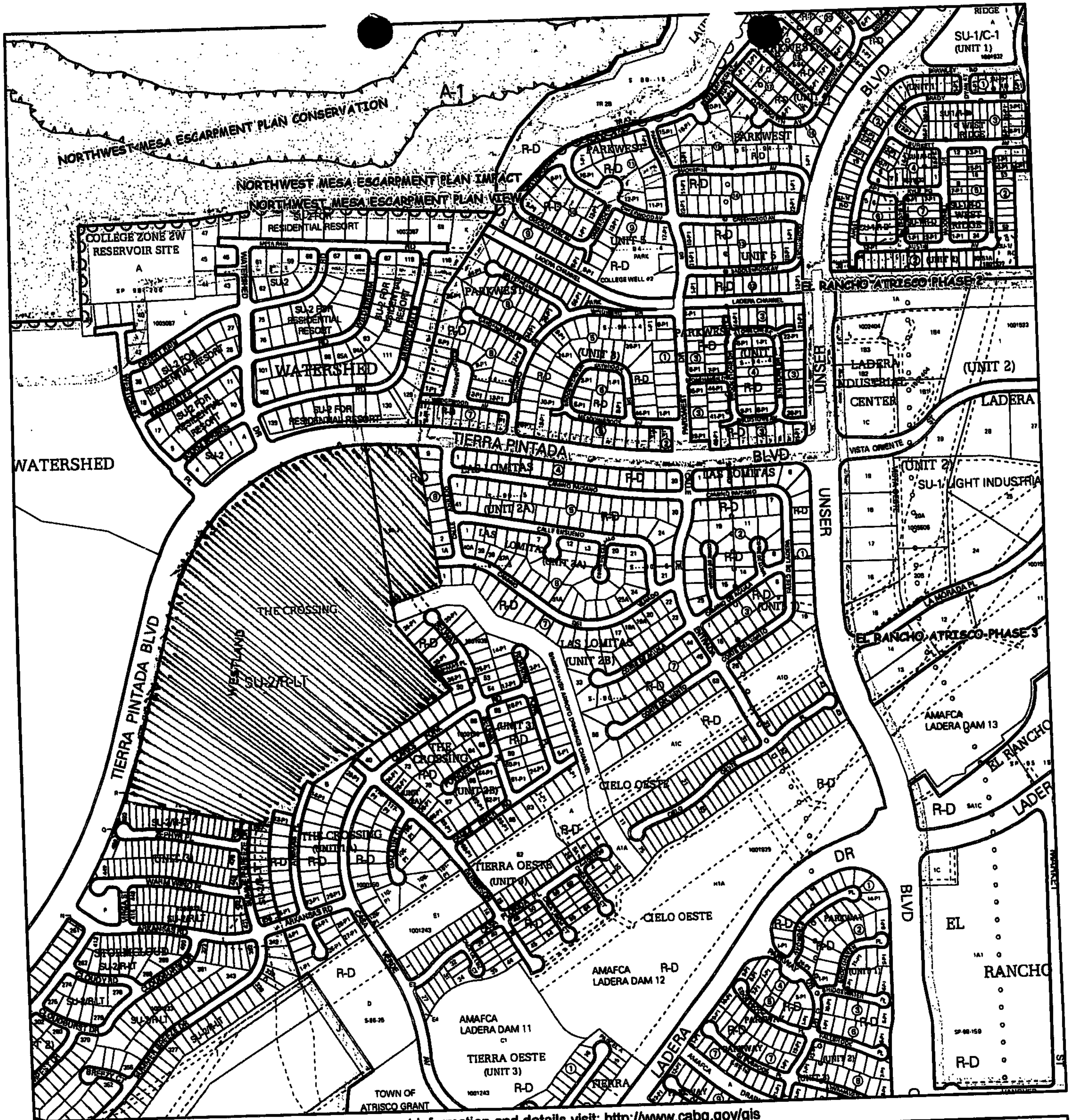
Asa Nilsson-Weber
 Applicant name (print)

 Applicant signature / date 3-15-13



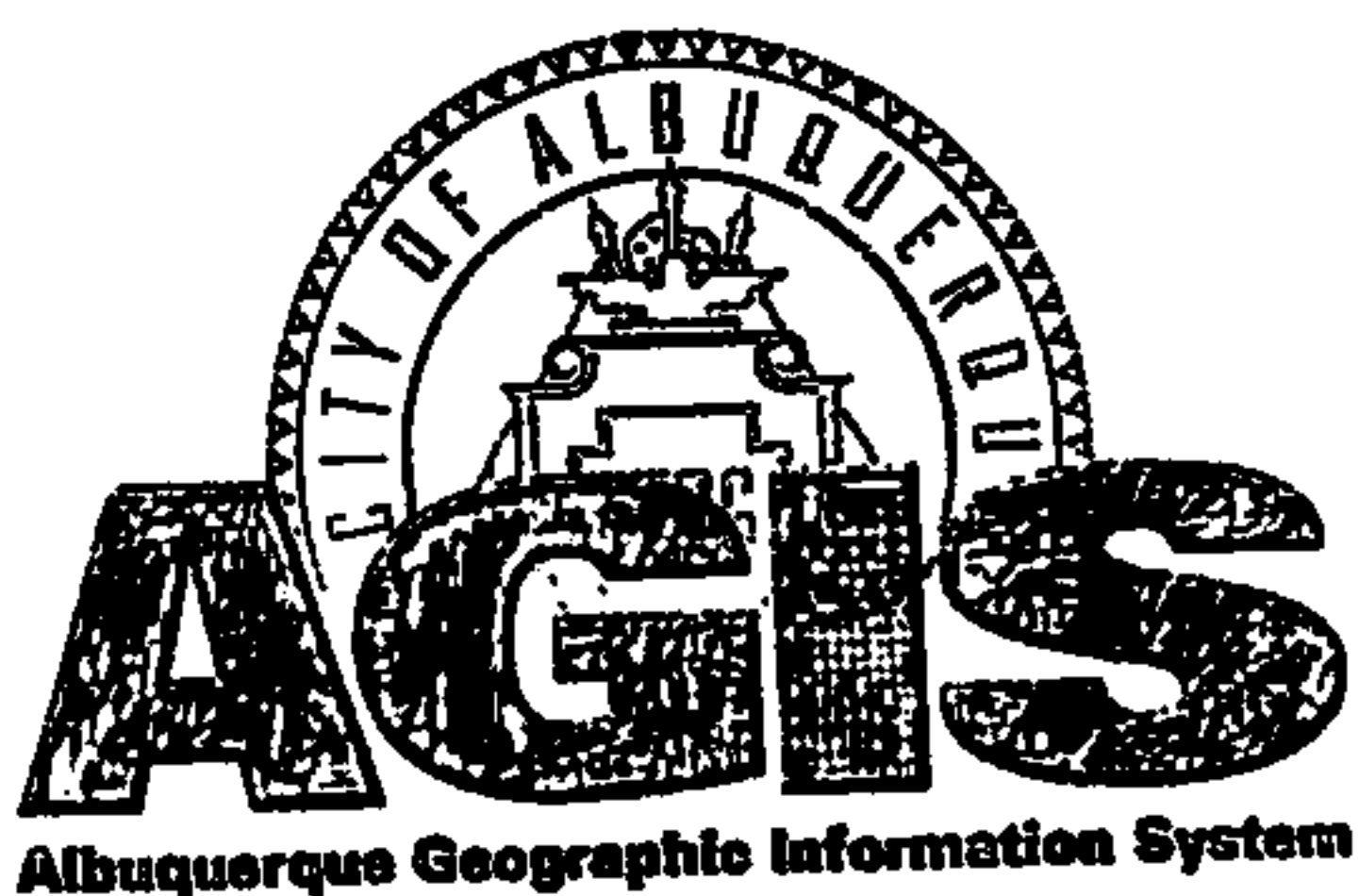
Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 13 - DRB - 701178


 Planner signature / date 3-15-13
 Project # 1005029



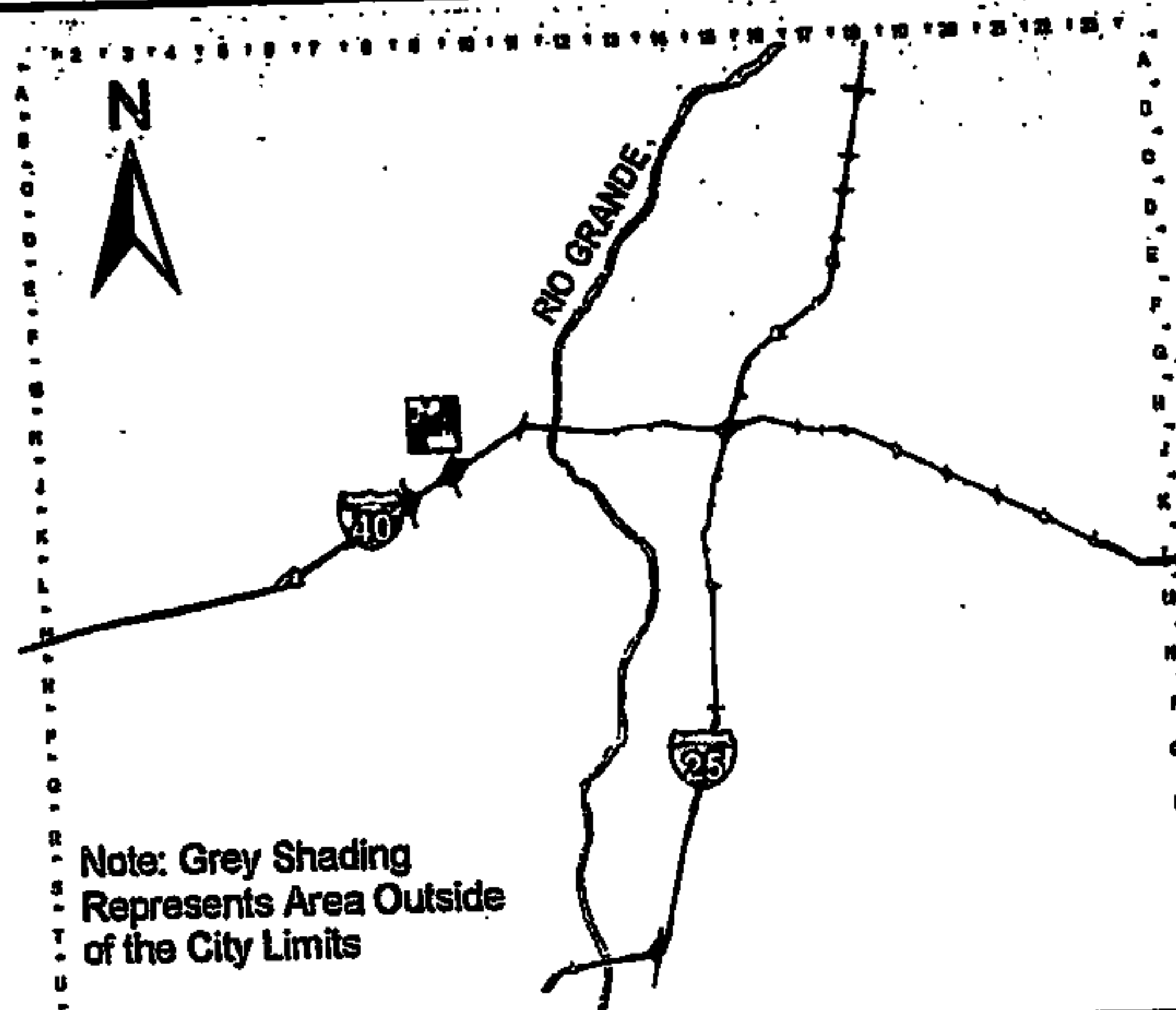
For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 4/2/2012



Note: Grey Shading
Represents Area Outside
of the City Limits

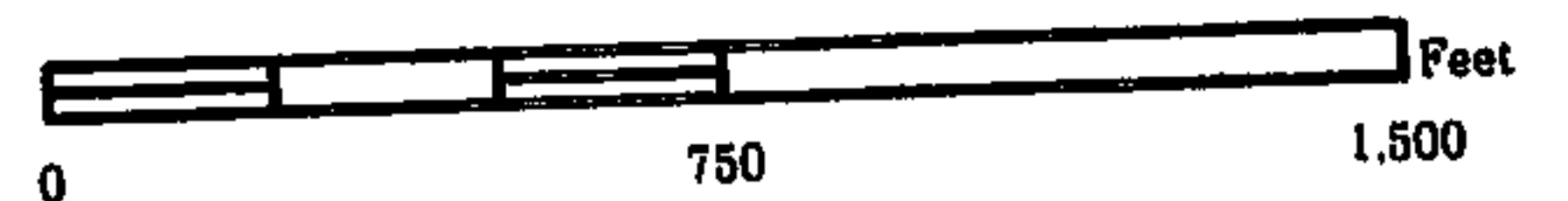


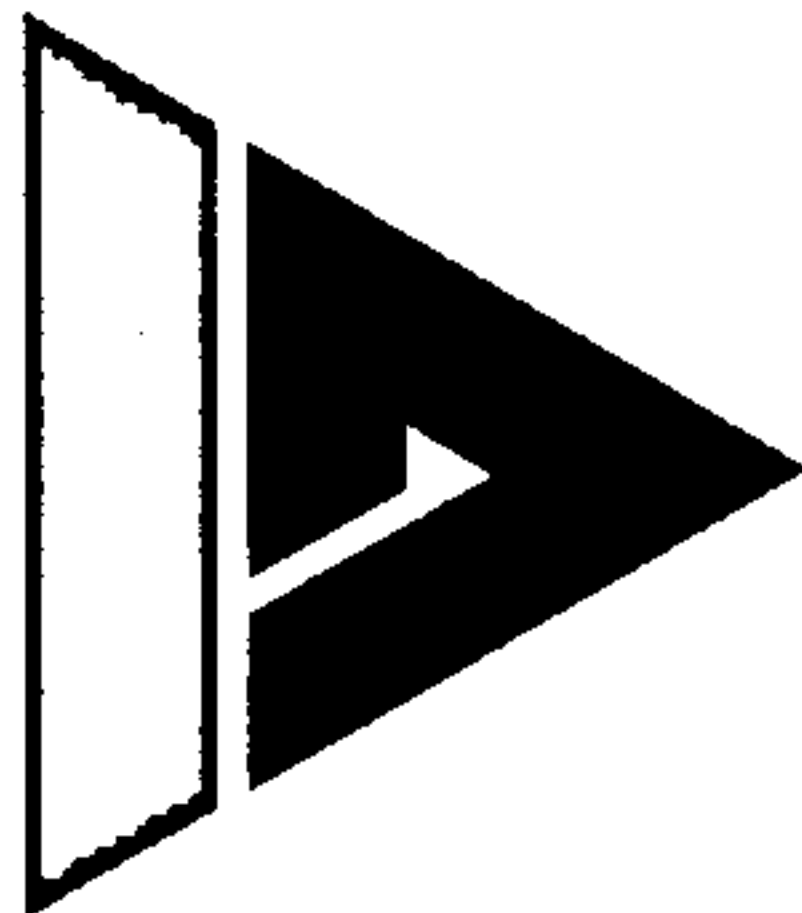
Zone Atlas Page:

H-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.





Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

March 15, 2013

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

**RE: Stormcloud Subdivisions, Units 4 & 5
(Existing Legal: Tracts B & J, The Crossings and Tract R, Stormcloud Unit 3)
Zone Atlas Map: H-9
DRB Project No. 1005029**

Dear Mr. Cloud:

Isaacson & Arfman, acting as agents for the Owner of the above referenced site, is submitting a request for vacation of easements for the referenced project.

The site is located east and south of Tierra Pintada Blvd, NW and west of Unser Blvd, NW—see attached zone atlas map. Mirehaven Arroyo separates the two units with Unit 5 on the north side and Unit 4 on the south side.

This vacation request was approved at DRB last year but approval expires April 18, 2013. Though the final plat for Unit 5 is in the process of being prepared, the current easement vacation approval may expire prior to plat being filed.

The request includes vacation of temporary drainage easements, a temporary roadway easement, portion of a waterline easement and a public utility easement as shown on the attached Easement Vacation Exhibit. New easements will be granted where applicable.

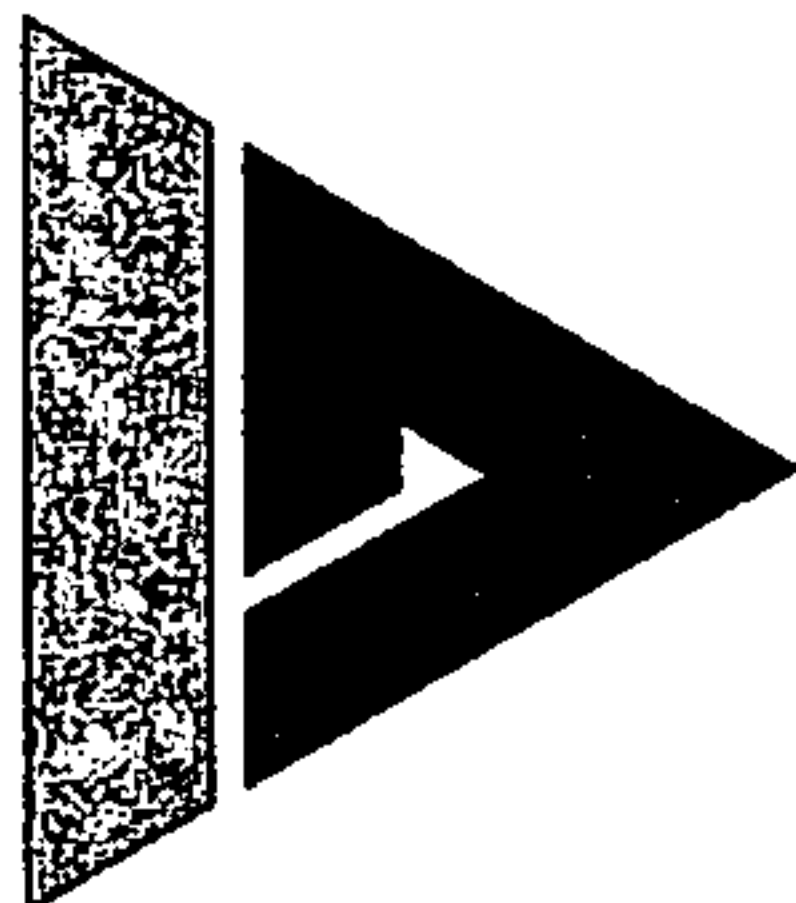
Please call me at 268-8828 if you have questions regarding this submittal. Thank you.

Sincerely,

ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, P.E.

Attachments



Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE

March 14, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 8914

Mr. Mario Gonzalez
Las Lomas Neighborhood Association
8104 Corte Del Viento NW
Albuquerque, NM 87120

**RE: Stormcloud Subdivision Units 4 & 5
(DRB Project No. 1005029)**

Dear: Mr. Gonzales:

As the consulting engineers for the above referenced site located east of Tierra Pintada (see attached zone map), we are writing this letter to inform the Las Lomas Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for easement vacations.

The site will be developed in two units with a total of 241 single-family residential lots with the Mirehaven Arroyo separating the two units. Unit 4 is located south of the arroyo and has 154 lots, and Unit 5 is located north of the arroyo and has 87 lots. The easements requested to be vacated are temporary drainage easements, a waterline easement, a temporary turnaround easement, and a public utility easement.

The hearing date will take place in approximately 4 weeks. Please check the City DRB agenda for hearing date on the following web site:

<http://www.cabq.gov/planning/boards-and-commissions/development-review-board/agendas-actions/>

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Asa Nilsson-Weber, PE
Attachment

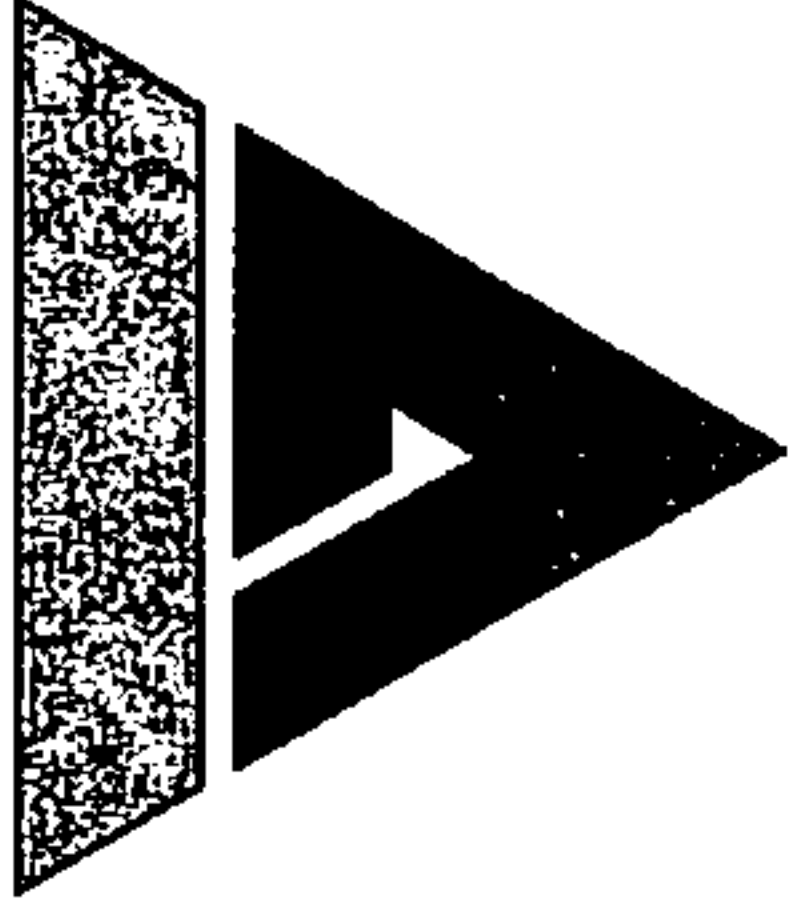
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Certified Fee	\$ 3.10
Return Receipt Fee (Endorsement Required)	\$ 2.55
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 6.52

Postmark Here: ALBUQUERQUE NM 87120 MAR 14 2013 HIGHLAND STATION USPS

Sent To	Mario Gonzalez
Street, Apt. No.; or PO Box No.	Las Lomas Neighborhood Assoc.
City, State, ZIP+4	8104 Corte Del Viento NW Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE

March 14, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 8921

Mr. David Skowran
Las Lomas Neighborhood Association
8116 Corte De Aguila NW
Albuquerque, NM 87120

**RE: Stormcloud Subdivision Units 4 & 5
(DRB Project No. 1005029)**

Dear: Mr. Skowran:

As the consulting engineers for the above referenced site located east of Tierra Pintada (see attached zone map), we are writing this letter to inform the Las Lomas Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for easement vacations.

The site will be developed in two units with a total of 241 single-family residential lots with the Mirehaven Arroyo separating the two units. Unit 4 is located south of the arroyo and has 154 lots, and Unit 5 is located north of the arroyo and has 87 lots. The easements requested to be vacated are temporary drainage easements, a waterline easement, a temporary turnaround easement, and a public utility easement.

The hearing date will take place in approximately 4 weeks. Please check the City DRB agenda for hearing date on the following web site:

<http://www.cabq.gov/planning/boards-and-commissions/development-review-board/agendas-actions/>

Please call me at 268-8828 if you have questions on this action. Thank you.

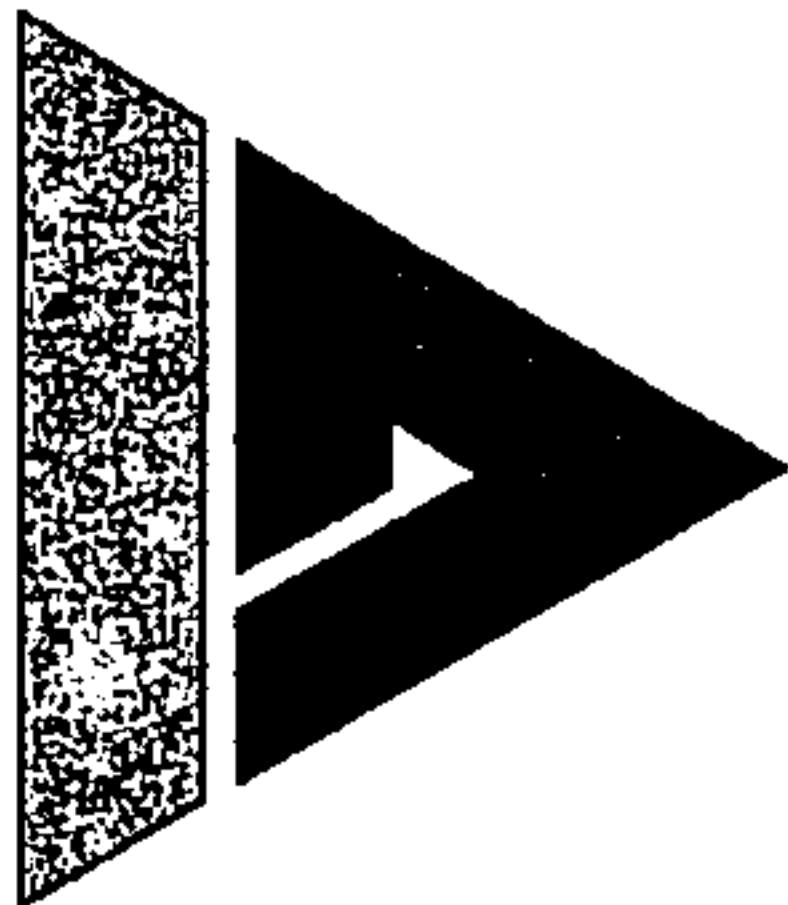
Sincerely,
ISAACSON & ARFMAN, P.A.

Asa Nilsson-Weber, PE
Attachment

7005 1160 0001 1329 8921

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Return Receipt Fee (Endorsement Required)	\$ 0.55
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 6.11
Postmark Here: 03/14/2013	
Sent To	David Skowran
Street, Apt. No.; or PO Box No.	Las Lomas Neighborhood Assoc.
City, State, ZIP+4	8116 Corte De Aguila NW Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE

March 14, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 8938

Mr. Thomas Borst
Tres Volcanes Neighborhood Association
1908 Selway Place NW
Albuquerque, NM 87120

**RE: Stormcloud Subdivision Units 4 & 5
(DRB Project No. 1005029)**

Dear: Mr. Borst:

As the consulting engineers for the above referenced site located east of Tierra Pintada (see attached zone map), we are writing this letter to inform the Tres Volcanes Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for easement vacations.

The site will be developed in two units with a total of 241 single-family residential lots with the Mirehaven Arroyo separating the two units. Unit 4 is located south of the arroyo and has 154 lots, and Unit 5 is located north of the arroyo and has 87 lots. The easements requested to be vacated are temporary drainage easements, a waterline easement, a temporary turnaround easement, and a public utility easement.

The hearing date will take place in approximately 4 weeks. Please check the City DRB agenda for hearing date on the following web site:

<http://www.cabq.gov/planning/boards-and-commissions/development-review-board/agendas-actions/>

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Asa Nilsson-Weber, PE
Attachment

128 Monroe St. N.E. • Albuquerque, NM 87108 • (505) 268-8828

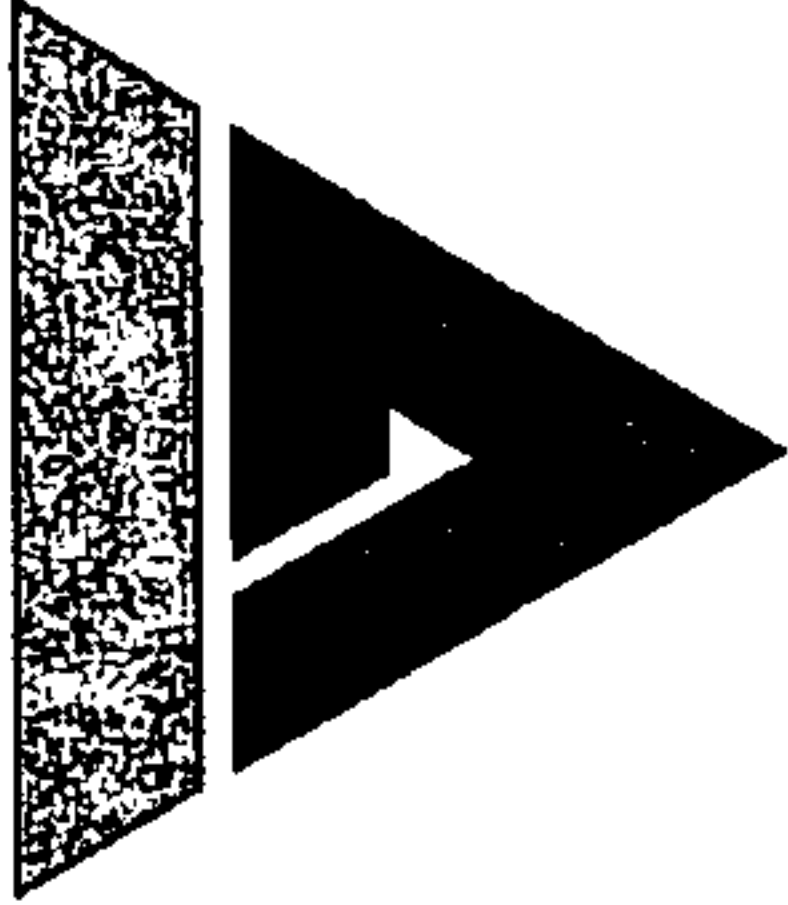
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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

ALBUQUERQUE NM 87120
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Postmark Here
MAR 14 2013
ALBUQUERQUE NM 87108-9998
03/14/2013

Sent To	Thomas Borst
Street, Apt. No., or PO Box No.	Tres Volcanes Neighborhood Assoc 1908 Selway Place NW
City, State, ZIP	Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfinan, PE • Asa Nilsson-Weber, PE

March 14, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 8945

Mr. Arthur Retberg
Tres Volcanes Neighborhood Association
9732 Summer Shower Place NW
Albuquerque, NM 87120

**RE: Stormcloud Subdivision Units 4 & 5
(DRB Project No. 1005029)**

Dear: Mr. Retberg:

As the consulting engineers for the above referenced site located east of Tierra Pintada (see attached zone map), we are writing this letter to inform the Tres Volcanes Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for easement vacations.

The site will be developed in two units with a total of 241 single-family residential lots with the Mirehaven Arroyo separating the two units. Unit 4 is located south of the arroyo and has 154 lots, and Unit 5 is located north of the arroyo and has 87 lots. The easements requested to be vacated are temporary drainage easements, a waterline easement, a temporary turnaround easement, and a public utility easement.

The hearing date will take place in approximately 4 weeks. Please check the City DRB agenda for hearing date on the following web site:

<http://www.cabq.gov/planning/boards-and-commissions/development-review-board/agendas-actions/>

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Asa Nilsson-Weber, PE
Attachment

7005 1160 0001 1329 8945

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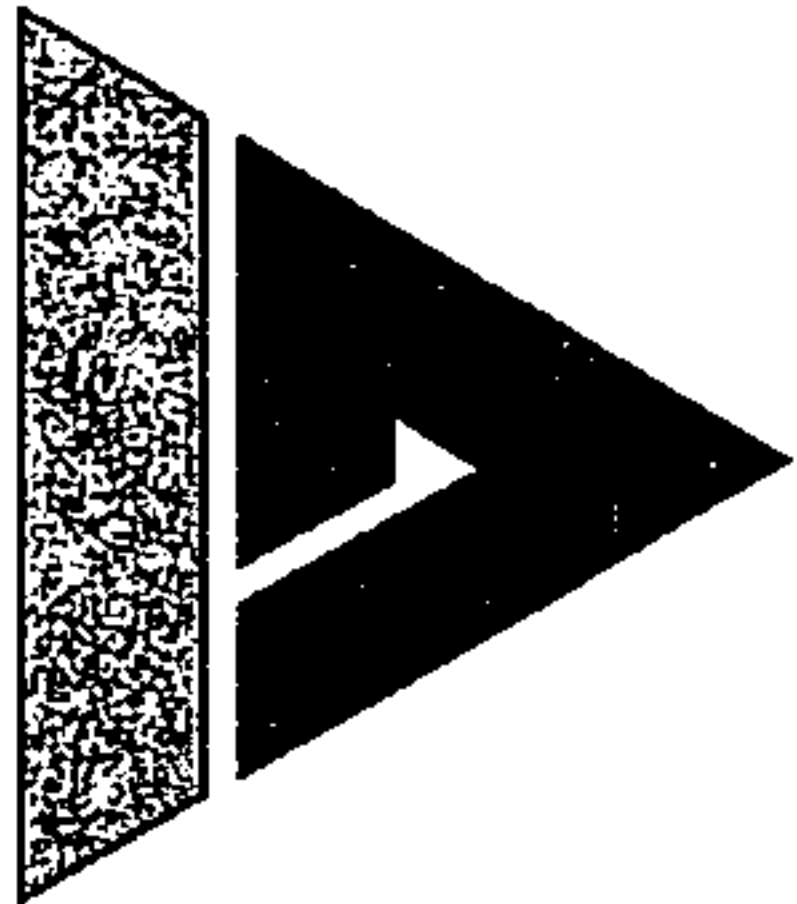
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Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

Sent To: Arthur Retberg
Street, Apt. No.; or PO Box No.: Tres Volcanes Neighborhood Assoc
9732 Summer Shower Place NW
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfinan, PE • Asa Nilsson-Weber, PE

March 14, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 8952

Mr. Paul S. Price
Villages of Parkwest Neighborhood Association
8300 Creekwood Avenue NW
Albuquerque, NM 87120

**RE: Stormcloud Subdivision Units 4 & 5
(DRB Project No. 1005029)**

Dear: Mr. Price:

As the consulting engineers for the above referenced site located east of Tierra Pintada (see attached zone map), we are writing this letter to inform the Villages of Parkwest Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for easement vacations.

The site will be developed in two units with a total of 241 single-family residential lots with the Mirehaven Arroyo separating the two units. Unit 4 is located south of the arroyo and has 154 lots, and Unit 5 is located north of the arroyo and has 87 lots. The easements requested to be vacated are temporary drainage easements, a waterline easement, a temporary turnaround easement, and a public utility easement.

The hearing date will take place in approximately 4 weeks. Please check the City DRB agenda for hearing date on the following web site:

<http://www.cabq.gov/planning/boards-and-commissions/development-review-board/agendas-actions/>

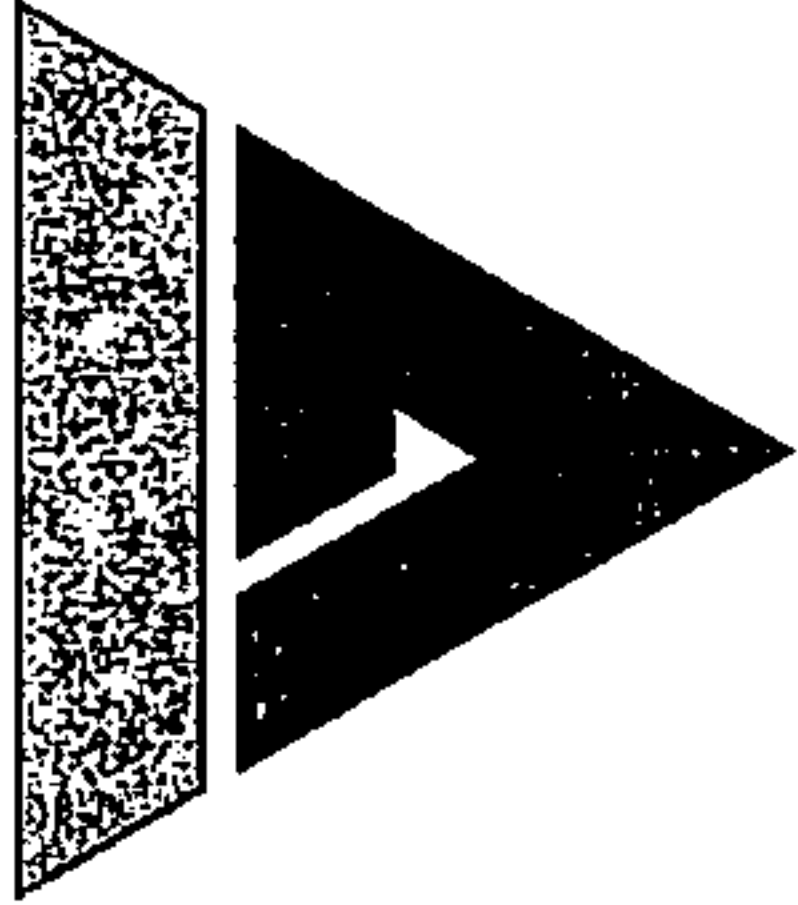
Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Asa Nilsson-Weber, PE
Attachment

7005 1160 0001 1329 8952

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Return Receipt Fee (Endorsement Required)	\$ 2.55	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 2.55	
Sent To: Paul S. Price		
Street, Apt. No.; or PO Box No.: Villages of Parkwest N.A.		
City, State, ZIP+4: 8300 Creekwood Ave. NW		
Albuquerque, NM 87120		
PS Form 3800, June 2002		
See Reverse for Instructions		



Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfinan, PE • Asa Nilsson-Weber, PE

March 14, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 8969

Mr. Bob Fraser
Villages of Parkwest Neighborhood Association
8204 Meadowbrook Avenue NW
Albuquerque, NM 87120

**RE: Stormcloud Subdivision Units 4 & 5
(DRB Project No. 1005029)**

Dear: Mr. Fraser:

As the consulting engineers for the above referenced site located east of Tierra Pintada (see attached zone map), we are writing this letter to inform the Villages of Parkwest Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for easement vacations.

The site will be developed in two units with a total of 241 single-family residential lots with the Mirehaven Arroyo separating the two units. Unit 4 is located south of the arroyo and has 154 lots, and Unit 5 is located north of the arroyo and has 87 lots. The easements requested to be vacated are temporary drainage easements, a waterline easement, a temporary turnaround easement, and a public utility easement.

The hearing date will take place in approximately 4 weeks. Please check the City DRB agenda for hearing date on the following web site:

<http://www.cabq.gov/planning/boards-and-commissions/development-review-board/agendas-actions/>

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Asa Nilsson-Weber, PE
Attachment

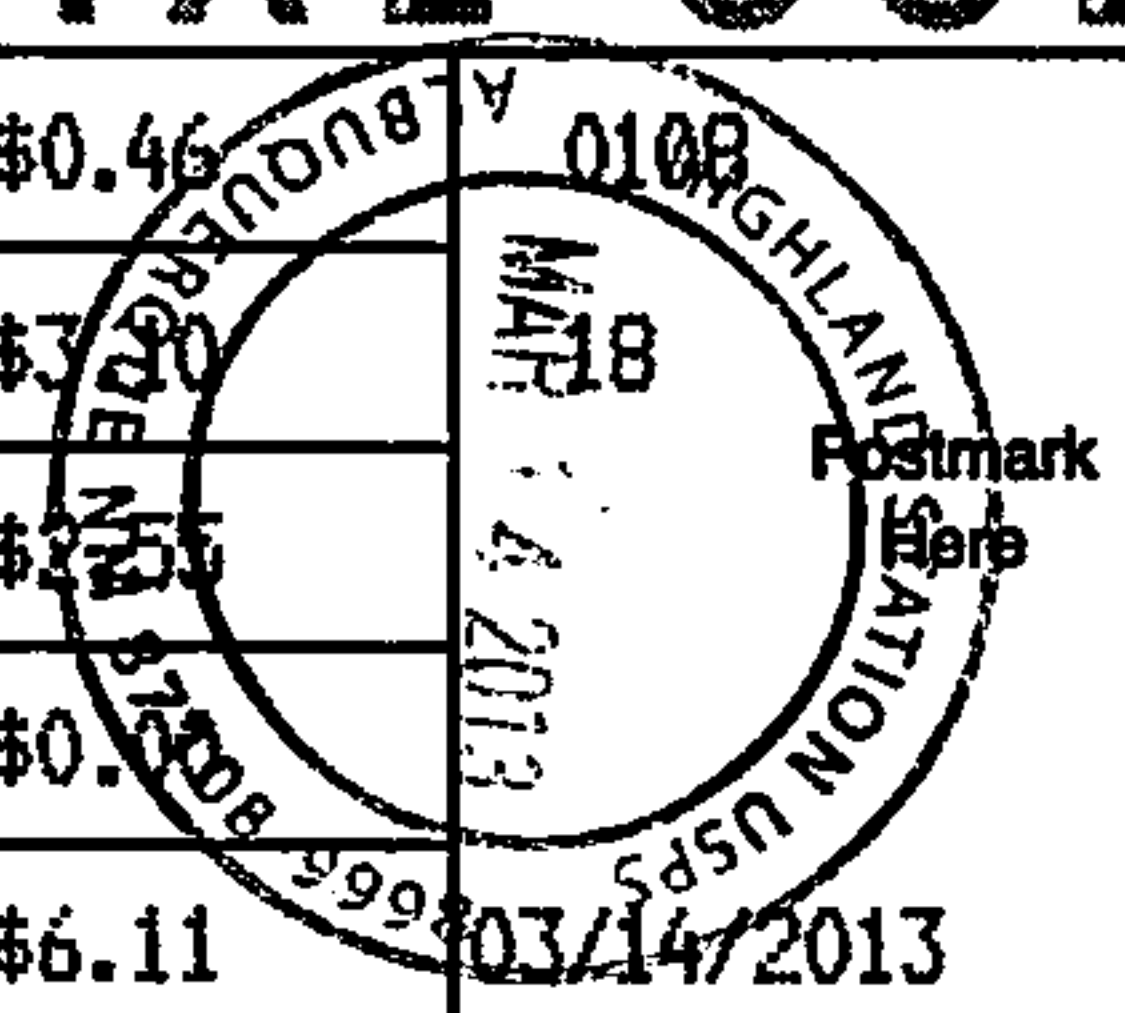
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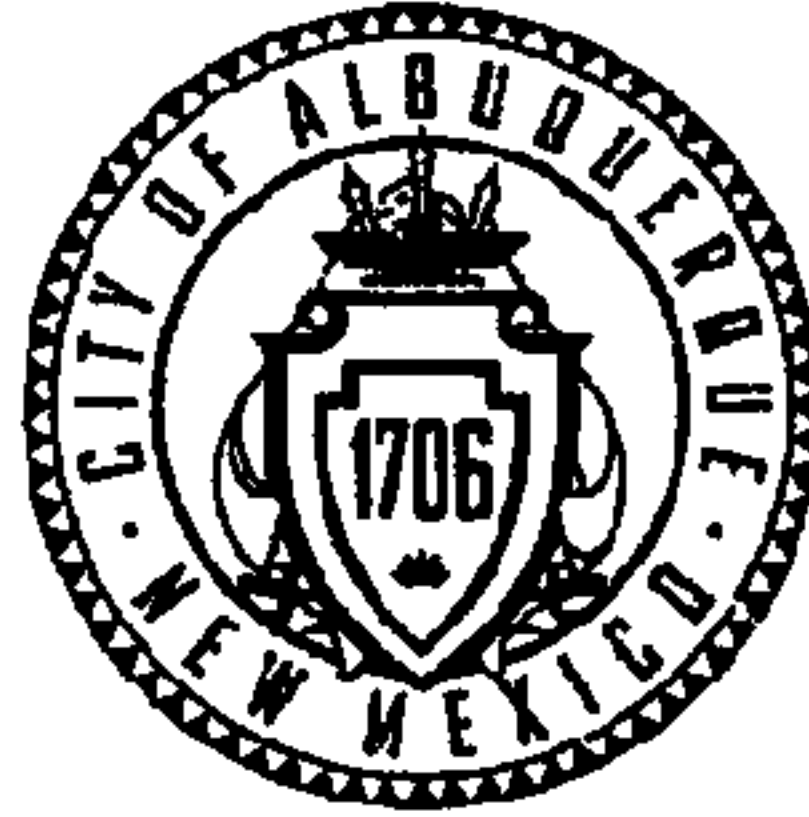
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Certified Fee	\$	\$3.00
Return Receipt Fee (Endorsement Required)	\$	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$	\$0.10
Total Postage & Fees	\$	\$6.11



Sent To: Bob Fraser
 Street, Apt. No., or PO Box No.: Villages of Parkwest N.A.
 8204 Meadowbrook Ave. NW
 City, State, ZIP+4: Albuquerque, NM 87120



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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

March 12, 2013

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632
E-Mail: Ruthl@iacivil.com

Dear Ruth:

Thank you for your inquiry of **March 12, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT B & J, THE CROSSING AND TRACT R, STORMCLOUD, UNIT 3, LOCATED ON TIERRA PINTADA BOULEVARD NW AND WEST OF UNSER BOULEVARD NW** zone map **H-9**.

Our records indicate that the **ALL Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS DRB SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION FOR THIS PLANNING DEPARTMENT SUBMITTAL.

"ATTACHMENT A"

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632
E-Mail: Ruthl@iacivil.com
Zone Map: H-9

TRES VOLCANES N.A. "R"

***Thomas Borst**

1908 Selway Pl. NW/87120 352-6563 (h)

Arthur Retberg

9732 Summer Shower Pl. NW/87120 220-7917 (c)

LAS LOMITAS N.A. "R"

***Mario Gonzales**

8104 Corte Del Viento NW/87120 359-1859 (h)

David Skowran

8116 Corte De Aguila NW/87120 839-9058 (h)

VILLAGES OF PARKWEST N.A. "R"

***Paul S. Price**

8300 Creekwood Ave. NW/87120 604-1588 (c)

Bob Fraser

8204 Meadowbrook Ave. NW/87120 833-3608 (h)

*** President of Neighborhood Association**

0002243

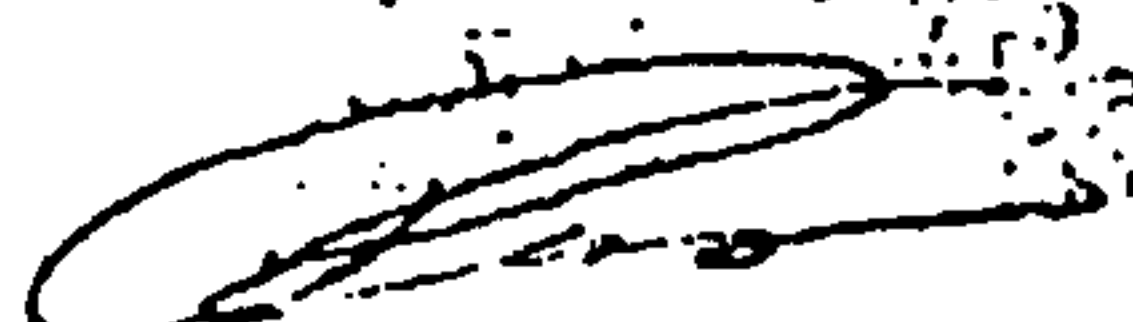
Land situated within projected Section 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, being within unplatted Lands of Westland Development Company, Inc. and Las Lomas Unit II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 20, 1993 in Volume 93C, Folio 20.

EXHIBIT C

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

93 MAR 23 AM 10:19

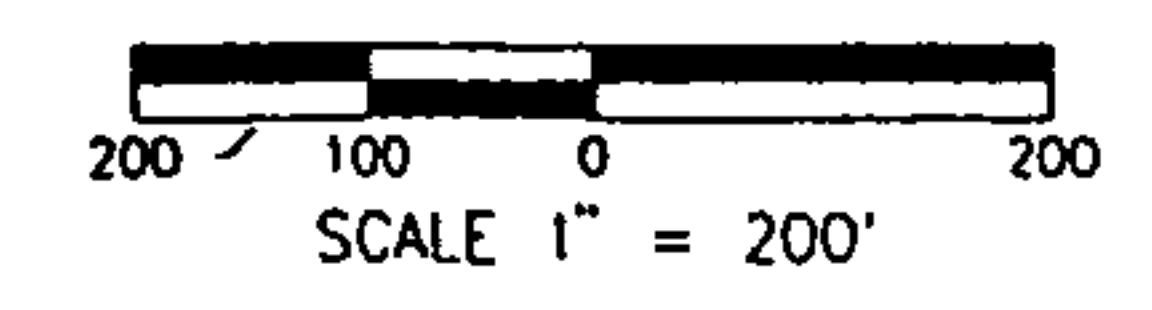
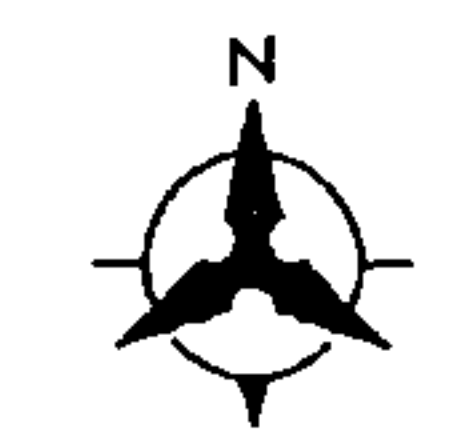
93-7 2236-2243



960-302

96076305

PLAT OF THE CROSSING ALBUQUERQUE, NEW MEXICO APRIL, 1996

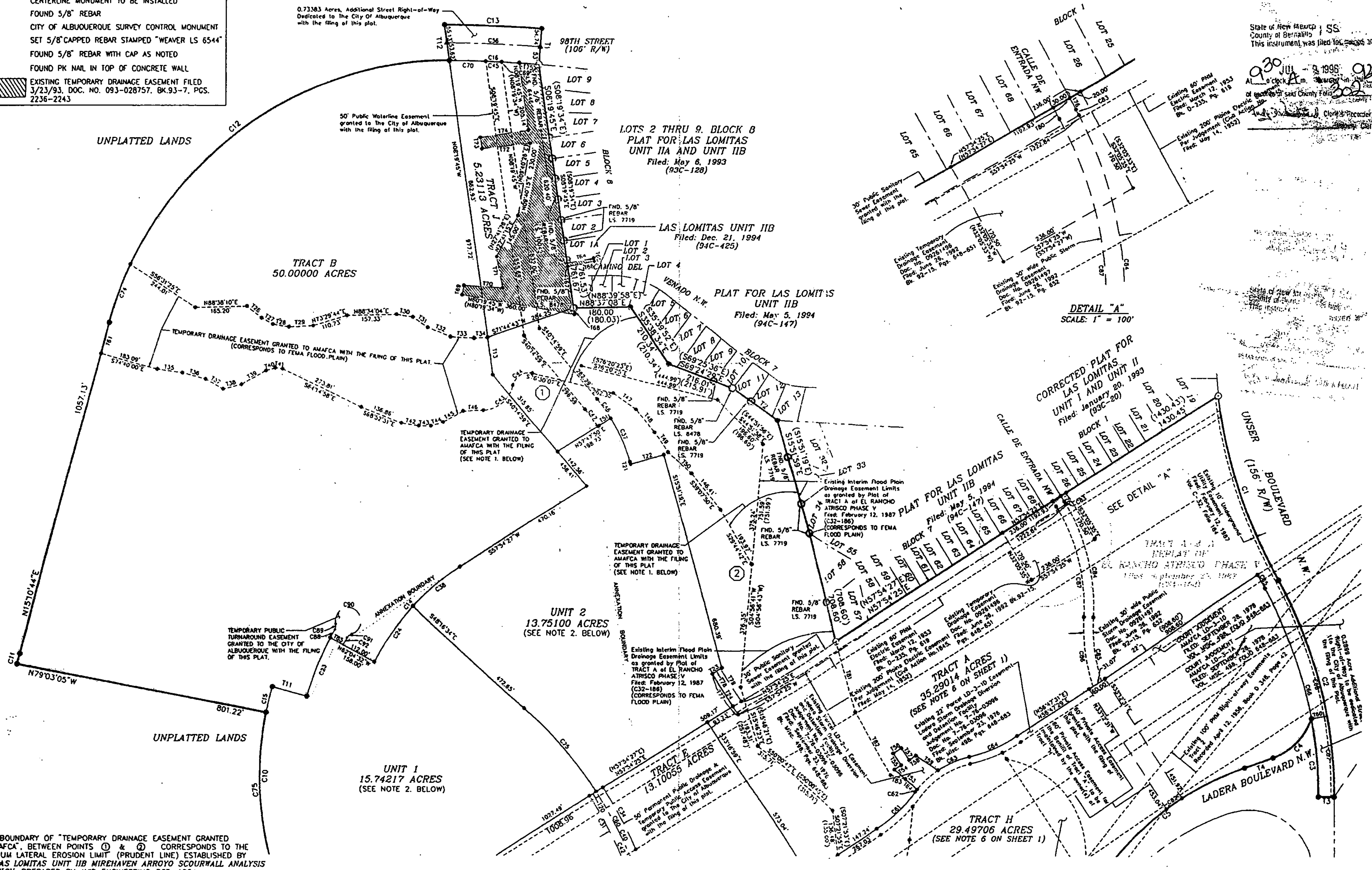


LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - MONUMENT TIE LINE
- - - NEW EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ANNEXATION BOUNDARY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND 5/8" REBAR
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- ▲ SET 5/8" CAPPED REBAR STAMPED "WEAVER LS 6544"
- FOUND 5/8" REBAR WITH CAP AS NOTED
- FOUND PK NAIL IN TOP OF CONCRETE WALL
- ▨ EXISTING TEMPORARY DRAINAGE EASEMENT FILED 3/23/93, DOC. NO. 093-028757, BK.93-7, PGS. 2236-2243

960-302

960-302



State of New Mexico
County of Bernalillo
This instrument was filed for record

930 JUL 9 1996
ALBUQUERQUE COUNTY CLERK
of Bernalillo County Filed

CORRECTED PLAT FOR LAS LOMITAS UNIT I AND UNIT II
Filed: January 20, 1993
(93C-20)

PLAT FOR LAS LOMITAS UNIT IIB
Filed: May 5, 1994
(94C-147)

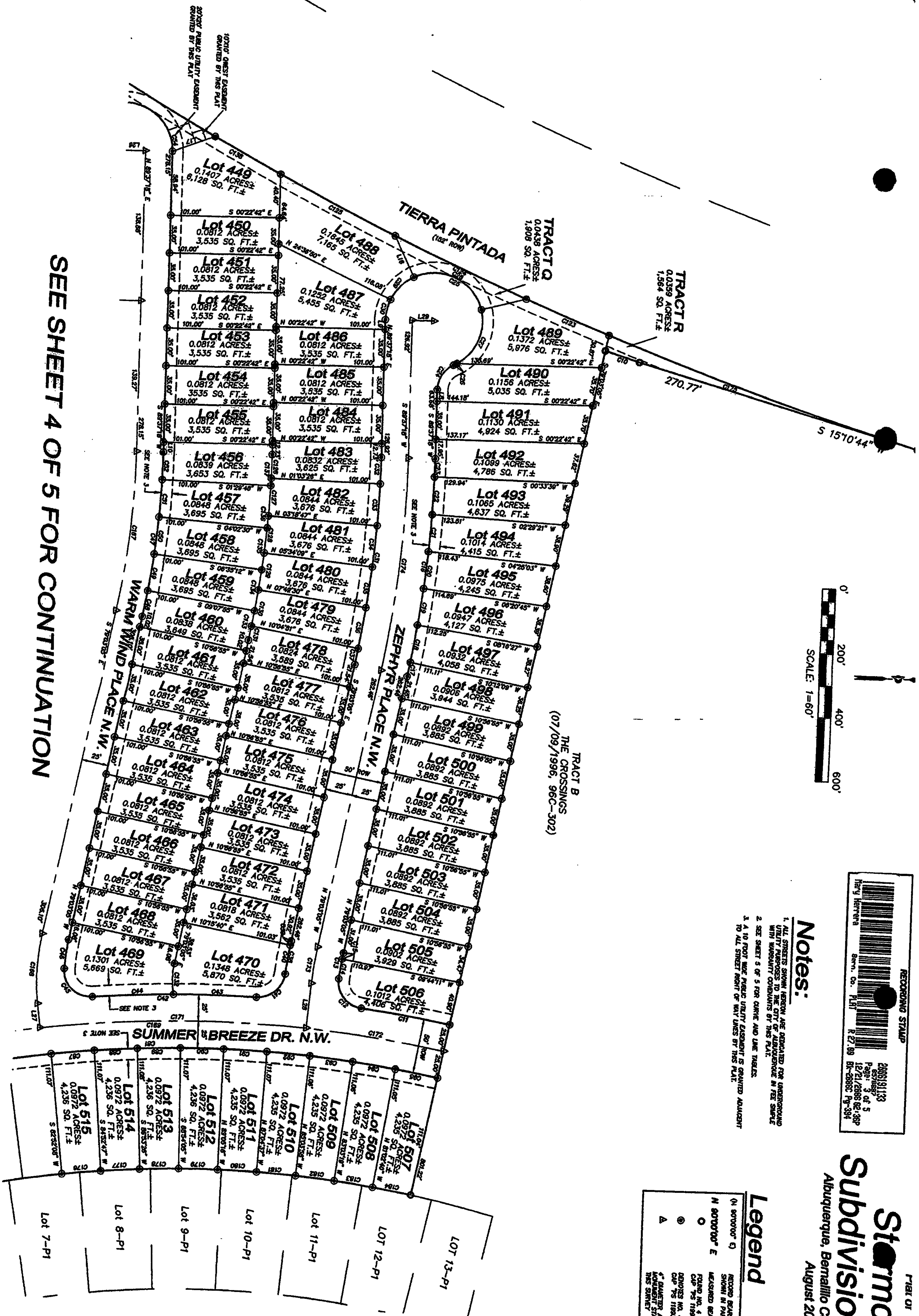
- NOTES:**
- WEST BOUNDARY OF "TEMPORARY DRAINAGE EASEMENT GRANTED TO ANAFCA", BETWEEN POINTS ① & ② CORRESPONDS TO THE "MAXIMUM LATERAL EROSION LIMIT (PRUDENT LINE)" ESTABLISHED BY THE LAS LOMITAS UNIT IIB MIREHAVEN ARROYO SCOURWALL ANALYSIS & DESIGN, PREPARED BY AVID ENGINEERING OCT. 1994.
 - A TEMPORARY BLANKET PUBLIC WATER LINE EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE WITHIN "UNIT 1" AND "UNIT 2" WITH THE FILING OF THIS BULK LAND PLAT; SAID EASEMENT SHALL BE FURTHER DEFINED AND CONTAINED WITHIN FUTURE DEDICATED PUBLIC RIGHTS-OF-WAY AND/OR PERMANENT PUBLIC WATER LINE EASEMENT(S) UPON THE RECORDING OF THE FINAL SUBDIVISION PLATS FOR UNITS 1 AND 2 RESPECTIVELY, AT WHICH TIME THE TEMPORARY BLANKET EASEMENT SHALL AUTOMATICALLY EXTINGUISH AS TO EACH RESPECTIVE UNIT.

JOB NO. 95335-A-3212

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, UTILITY, REPAIR, MAINTAIN, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH

SEE SHEET 4 OF 5 FOR CONTINUATION



Notes:

1. ALL DISTANCES SHOWN HEREON ARE DESIGNATED FOR UNDERGROUND UTILITY PLACEMENT AND SHALL BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED ON THIS PLAN.
2. SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLES.
3. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL STREET FRONT OR BACK LINES OF THIS PLAN.

RECORDING STAMP

2006191133

Page 3 of 5

12/21/2006 02:38P

BR-088C Pg.394

HARDY HERRERA

Bern. Co. PLAT

R 27.98

Legend

- (1) 90°00'00" E
- (2) 90°00'00" E
- RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- MEASURED BEARING AND DISTANCES
- FOUND NO. 4 BEARING WITH YELLOW PLASTIC CAP '75 11883' UNLESS OTHERWISE NOTED
- DEVICES NO. 4 BEARING WITH YELLOW PLASTIC CAP '75 11883' SET THIS SURVEY
- 'A' QUARTER ALBUQUERQUE CENTERLINE
- 'A' QUARTER ALBUQUERQUE CENTERLINE THIS SURVEY

STORMCLOUD

Subdivision Unit 3

Albuquerque, Bernalillo County, New Mexico

August 2006

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE Albuquerque, NM 87113

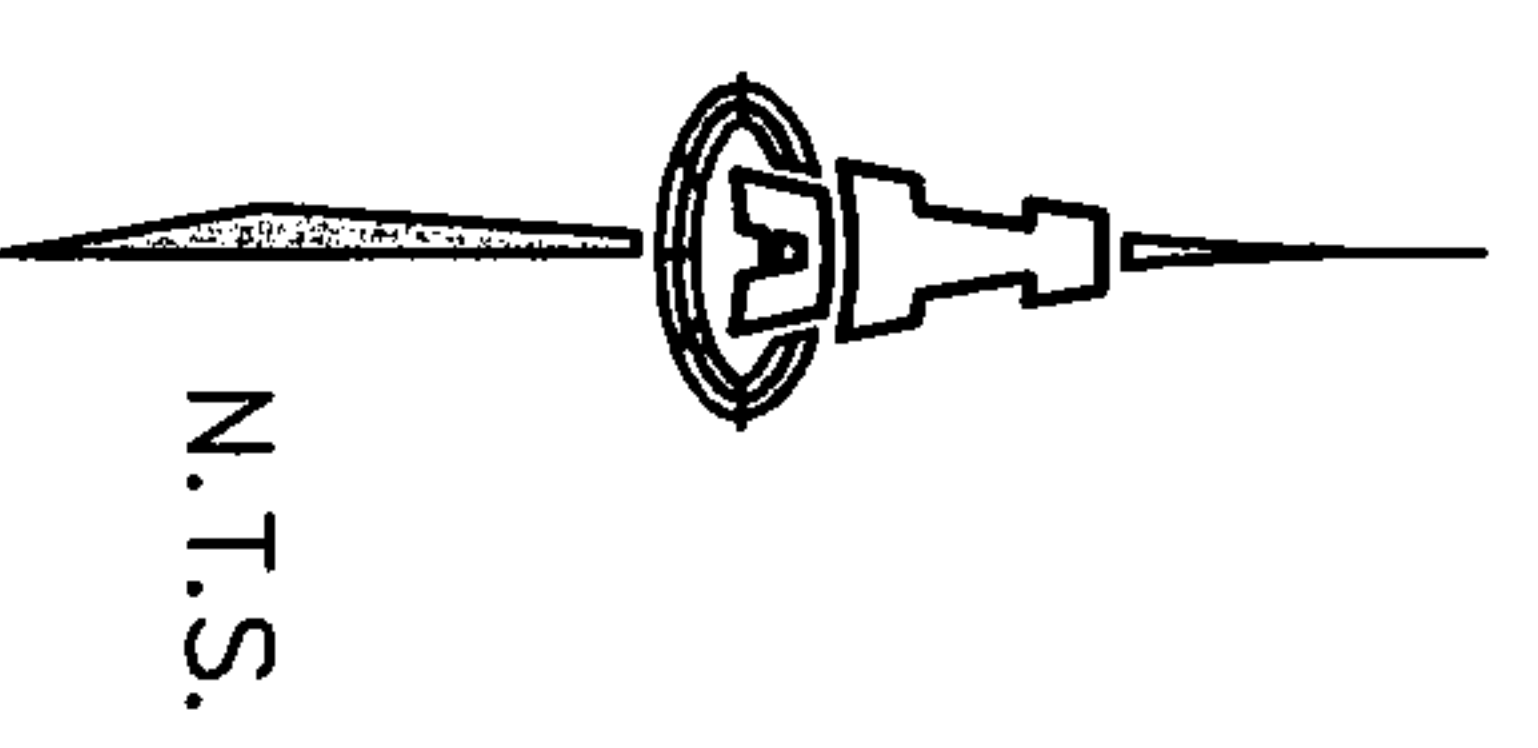
EXISTING TEMPORARY
DRAINAGE EASEMENT
FILED 7/9/1996 BK.
96C, PG. 302.
EASEMENT SHALL BE
VACATED BY
VACATION ACTION
AND FINAL PLAT.

EXISTING PUBLIC
UTILITY EASEMENT
FILED 8/19/2004 BK.
2004C, PG. 250.
EASEMENT SHALL BE
VACATED BY
VACATION ACTION
AND FINAL PLAT.



EXISTING 50' PUBLIC
WATERLINE EASEMENT
FILED 7/9/1996 BK.
96C, PG. 302.
EASEMENT SHALL BE
VACATED BY
VACATION ACTION
AND FINAL PLAT.

EXISTING TEMPORARY
DRAINAGE EASEMENT FILED
3/23/1993 BK. 93-7, PGS.
2236-2243, AND ALSO
SHOWN ON PLAT FILED
7/9/1996 BK. 96C, PG. 302.
EASEMENT SHALL BE
VACATED BY VACATION
ACTION AND FINAL PLAT.



**STORM CLOUD UNITS 4 AND 5
EASEMENT VACATION EXHIBIT**

DRB #1005029



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iactivil.com
1822 C-701-ESMNT VACT.dwg Mdr 12.2013

EXISTING TEMPORARY
TURNAROUND
EASEMENT FILED
7/9/1996 BK. 96C,
PG. 302. EASEMENT
SHALL BE VACATED
BY VACATION ACTION
AND FINAL PLAT.

OFFICIAL NOTICE OF DECISION

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD**

May 25, 2011

**Project# 1002962
11DRB-70107 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)**

LONGFORD HOMES request(s) the referenced/ above action(s) for CONTATA AT THE TRAILS, UNIT 2 Unit(s) 2, zoned R-D (proposed SU-2/ VTUR), located on the west side of UNIVERSE BLVD NW between OAKRIDGE ST NW and TREE LINE AVE NW containing approximately 17.0483 acre(s). (C-9)

At the May 25, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 9, 2011, 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.

REC'D JUL 02 2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 27, 2007

4. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9)

At the June 27, 2007, Development Review Board meeting, the site plan for subdivision was approved. With the signing of the infrastructure list dated 06/27/07 and approval of the Grading Plan Engineer Stamp dated 06/07/07, the site plan for building permit was approved with final sign off delegated to the City Engineer for the SIA and to Planning for 3 copies, the 15 day appeal period and the plat.

If you wish to appeal this decision, you must do so by July 12, 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).

Sheran Matson, AICP, DRB Chair

Cc: Cantata at the Trails Inc, 7007 Jefferson St NE, 87109
Stephanie Walton, Bohannon Huston, 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

RCS – CANTATA RESIDENCES I, LLC
371 Centennial Parkway, Suite 200
Louisville, CO 80027
303-466-2500

March 14, 2013

Hand Delivered

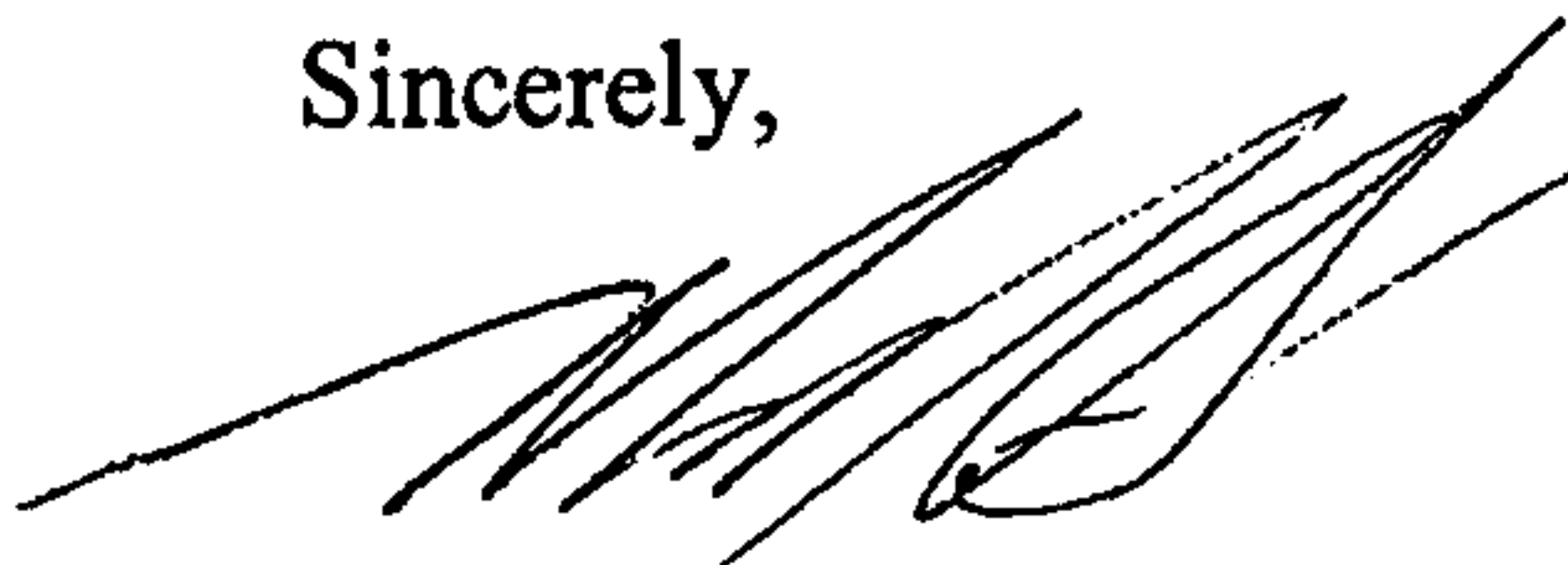
Mr. Jack Cloud
Development Review Board
City Of Albuquerque
PO Box 1293
Albuquerque, New Mexico, 87103

Re: Extension of Subdivision Improvements Agreements - Cantata at the Trails, Unit 2,
Project 730078
Galway Authorization Letter

Dear Mr. Cloud:

RCS - Cantata Residences I, LLC, the owner of Cantata at the Trails, Unit 2, hereby authorizes Galway Construction, Inc. to submit and process the extensions of the Cantata subdivision improvements agreements for Project 730078 to the City Development Review Board and Design Review Committee.

Sincerely,



Marcel J.C. Arsenault
Manager

cc: Rick Beltramo, Galway Construction, Inc.

APRIL 10. 2013



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2012

Project# 1002962

12DRB-70309 -VACATION OF PUBLIC/ PRIVATE EASEMENTS

12DRB-70310 -BULK LAND VARIANCE

12DRB-70311 - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 2 & OS-3, **THE TRAILS UNIT 2** zoned SU-2/ VTUR & / R-D, located on OAKRIDGE ST NW between TREE LINE AVE NW and UNIVERSE BLVD NW containing approximately 13.3723 acre(s). (C-9)

At the October 24, 2012 Development Review Board meeting, the vacations were approved as shown on the exhibit in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. The bulk land variance was approved. The preliminary/final plat was approved with final sign off delegated to planning for easement modification, 15 day appeal period and to record.

FINDINGS:

The public welfare is in no way served by retaining the easements; the City of Albuquerque does not anticipate any need to utilize the existing easements.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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.

If you wish to appeal this decision, you must do so by November 8, 2012 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.)

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc.
The Trails LLC
Marilyn Maldonado
file

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1002962 Application #: 12DRB-70311
Project Name: The Trails Unit 2
Agent: BOHANNAN HUSTON INC Phone #:

****Your request was approved on 10-24-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): revise report record after 15 days

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

October 24, 2012

Project# 1002962

12DRB-70309 -VACATION OF PUBLIC/ PRIVATE EASEMENTS

12DRB-70310 -BULK LAND VARIANCE

12DRB-70311 - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 2 & OS-3, **THE TRAILS UNIT 2** zoned SU-2/ VTUR & / R-D, located on OAKRIDGE ST NW between TREE LINE AVE NW and UNIVERSE BLVD NW containing approximately 13.3723 acre(s). (C-9)

AMAFCA

No comments.

COG

No comments provided.

TRANSIT

No comments provided.

ZONING ENFORCEMENT

No comments provided.

NEIGHBORHOOD COORDINATION

APS

The Trails Unit 2, Tract 2 and OS-3, is located on Oakridge St NW between Tree Line Ave NW and Universe Blvd NW. The owner of the above property requests approval of a Vacation of Public and Private Easements, to prevent private and public drainage easements to be on top of one another, a Bulk Land Variance and approval of a Preliminary/Final Plat, to allow the re-plat of Tract 2 as part of the vacation of an existing 40' private access and public drainage easement on Tract 2. APS does not oppose these requests, however, it must be noted that if there will be any residential development this area, will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Currently, Ventana Ranch Elementary School is exceeding capacity, James Monroe Middle School and Cibola High School currently have excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
264	Ventana Ranch ES	758	730	-28
490	James Monroe MS	963	1015	58
580	Cibola HS	1876	2100	224

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)

- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
 - Combination of above strategies
- All planned additions to existing educational facilities are contingent upon taxpayer approval.**

POLICE DEPARTMENT

No comments provided.

FIRE DEPARTMENT

No comments provided.

PNM ELECTRIC & NMGAS Co.

No comments provided.

COMCAST

No comments provided.

CenturyLink

No comments provided.

ENVIRONMENTAL HEALTH

No comments provided.

M.R.G.C.D

1. Previously reviewed 05/28/2011.
2. No Adverse Comments.

OPEN SPACE DIVISION

No comments provided.

CITY ENGINEER

Vacation of Private Easements - Blanket private landscape, pedestrian and drainage - Hydrology has no objection to vacating the pedestrian, landscape and utility easements. The drainage easements on Block D cannot be vacated. They area shown as "X'd" out. The remaining drainage easements can be vacated with the condition that private drainage easements are provide to drain Block C-1-A and A-1-A to the cistern on Block B-1-A and to drain Black F-1-A to the cistern on Black E-1-A. Easements area required to provide ponding of the first 0.5" of rain per agreement 8-9-12.

Vacation of Public Easements PUE - Hydrology has no objection.

TRANSPORTATION DEVELOPMENT

The vacation request notes that the 40' wide access easement is a part of the vacation request; however, the proposed plat indicates that the 40' wide access easement is to remain. Please revise the vacation exhibit to note that the access easement will remain.

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations.

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



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- ___ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: The Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Easements on Tracts 2 and OS-3 at the Trails Unit 2 BULK LAND VARIANCE
& MINOR PLAT

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

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

Lot or Tract No. Tracts 2 and OS-3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: The Trails Unit 2

Existing Zoning: SU-2, RD and VTUR Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906436943210103

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

1002962, 04DRB-01322

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 13.37

LOCATION OF PROPERTY BY STREETS: On or Near: Oakridge Street

Between: Tree Line Avenue and Universe Boulevard

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

SIGNATURE Scott Steffen DATE 9/27/12

(Print) SCOTT J. STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB</u> <u>70309</u>	<u>VPE</u>	___	\$ <u>90.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	___	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	___	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>BLV</u>	___	\$ <u>145.00</u>
<input type="checkbox"/> Case history #s are listed	_____	<u>P&F</u>	___	\$ <u>285.00</u>
<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				
				Total
				\$ <u>615.00</u>

Hearing date Oct. 24, 2012

[Signature]
Planner signature / date 9-28-12

Project # 1002962

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) - 2

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
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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

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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**
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- Letter briefly describing, explaining, and justifying the variance
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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**
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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**
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SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 9/27/12
Applicant signature / date



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

Application case numbers
12-DRB-70309

Form revised 4/07
[Signature] 9-28-12
Planner signature / date
Project # 1002962

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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 Applicant name (print)
 Scott J Steffen 9/27/12
 Applicant signature / date



Form revised 4/07

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- Related #s listed

Application case numbers
 12 - DRB-70310

Planner signature / date
 [Signature] 9-28-12
 Project # 1002968

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 ***TO BE PROVIDED 2 WKS PRIOR TO MTA as per Richard**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only *****
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 9/28/12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB-70311

[Signature] 9-28-12
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 Oct. 9, 2012 To Oct. 24, 2012

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.

Scott S. [Signature]
(Applicant or Agent)

9/28/12
(Date)

I issued 2 signs for this application, 9-28-12
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1002962



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1002962

Wednesday, October 24, 2012

Comments must be received by:

Friday, October 19, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ___ Annexation
- ___ County Submittal
- V 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...**
- ___ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: The Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911
 ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Easements on Tracts 2 and OS-3 at the Trails Unit 2, BULK LAND VARIANCE
& MINOR PLAT

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

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

Lot or Tract No. Tracts 2 and OS-3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: SU-2, RD and VTUR Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906436943210103

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1002962, 04DRB-01322

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 13.37

LOCATION OF PROPERTY BY STREETS: On or Near: Oakridge Street
 Between: Tree Line Avenue and Universe Boulevard

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

SIGNATURE Scott Steffen DATE 9/27/12
 (Print) SCOTT J. STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
12DRB - 70309

70310
70311

Hearing date Oct. 24, 2012

Form revised 4/07

Action	S.F.	Fees
<u>VPE</u>	___	\$ <u>90.00</u>
<u>CMF</u>	___	\$ <u>20.00</u>
<u>ADV</u>	___	\$ <u>75.00</u>
<u>BLV</u>	___	\$ <u>145.00</u>
<u>P&F</u>	___	\$ <u>285.00</u>
		Total
		\$ <u>615.00</u>

[Signature] 9-28-12
 Planner signature / date

Project # 1002962

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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Form revised 4/07

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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.

Scott J Steffen
Applicant name (print)
Scott J Steffen 9/27/12
Applicant signature / date



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

Application case numbers
12 - DRB - 70310

Form revised 4/07
[Signature] 9-28-12
Planner signature / date
Project # 1002960

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 **TO BE PROVIDED 2 wks prior to MTA as per Richard*
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only ***
- N/A* Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- N/A* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A* Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 9/28/12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB-70311

[Signature] 9-28-12
Planner signature / date
Project # 1002962

September 27, 2012

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

Re: Tracts 2 and OS-3 at the Trails Unit 2 – Vacation of Public Easements

Dear Mr. Cloud:

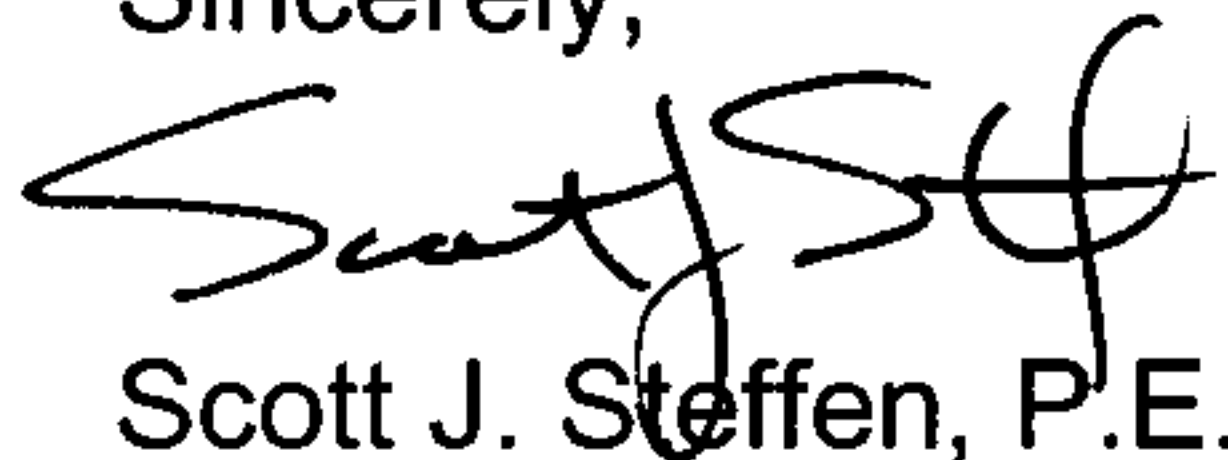
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of the bulk plat that created the easements
- Twenty-four (24) copies of Vacation Action Exhibit
- Letter from the Office of Neighborhood Coordination
- Zone Atlas map
- Submittal Fees

As part of the current updates to the Trails Drainage Master Plan (DMP) it is necessary to vacate a 40' private access and public drainage and utility easement on Tract 2 and a blanket public drainage, sewer and water easements on Tract OS-3 at the Trails Unit 2. As part of the DMP, there will be a private drainage pond on a portion of Tracts 2 and OS-3. The reason for the vacation is so there are not private and public drainage easements on top of one another. Specific easements for existing and/or future public sewer, storm drain or water infrastructure and private drainage infrastructure will be granted to the City and ABCWUA with the re-plat of Tracts 2 and OS-3.

Please place these items on the DRB Agenda to be heard on October 24, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

Enclosures

cc: Rick Beltramo, The Trails, LLC.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

September 27, 2012

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

Re: Tract 2 at the Trails Unit 2 – Bulk Land Variance

Dear Mr. Cloud:

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

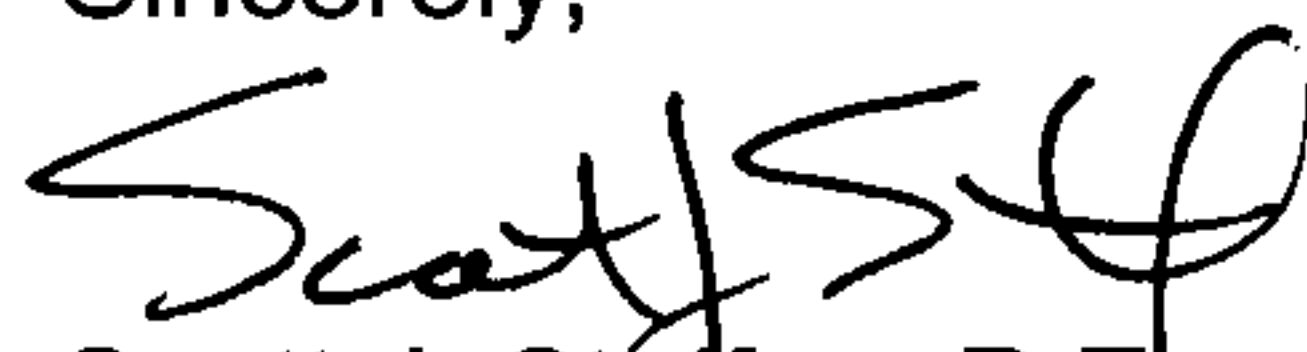
- Application for Development Review
- Twenty-four (24) copies of the minor plat
- Letter from the Office of Neighborhood Coordination
- Zone Atlas map
- Submittal Fees

The purpose of this Bulk Land Variance request is to allow the re-plat of Tract 2 as part of the vacation of an existing 40' private access and public drainage and utility easement on Tract 2. The vacation (by separate application) is in support of The Trails Drainage Master Plan. No development of Tract 2 is proposed at this time. The existing zoning of Tract 2 (SU-2, VTUR) requires DRB Site Development Plan approval prior to development. This request is to waive improvements assurances for the re-plat of Tract 2. Improvements to be waived include those that will be required on the infrastructure list at the time of Site Development Plan approval by the DRB. These improvements include, but are not limited to, Paseo del Norte road improvements, sewer, water and storm drain and drainage improvements.

This request complies with the requirements of the Development Process Manual.

Please place these items on the DRB Agenda to be heard on October 24, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

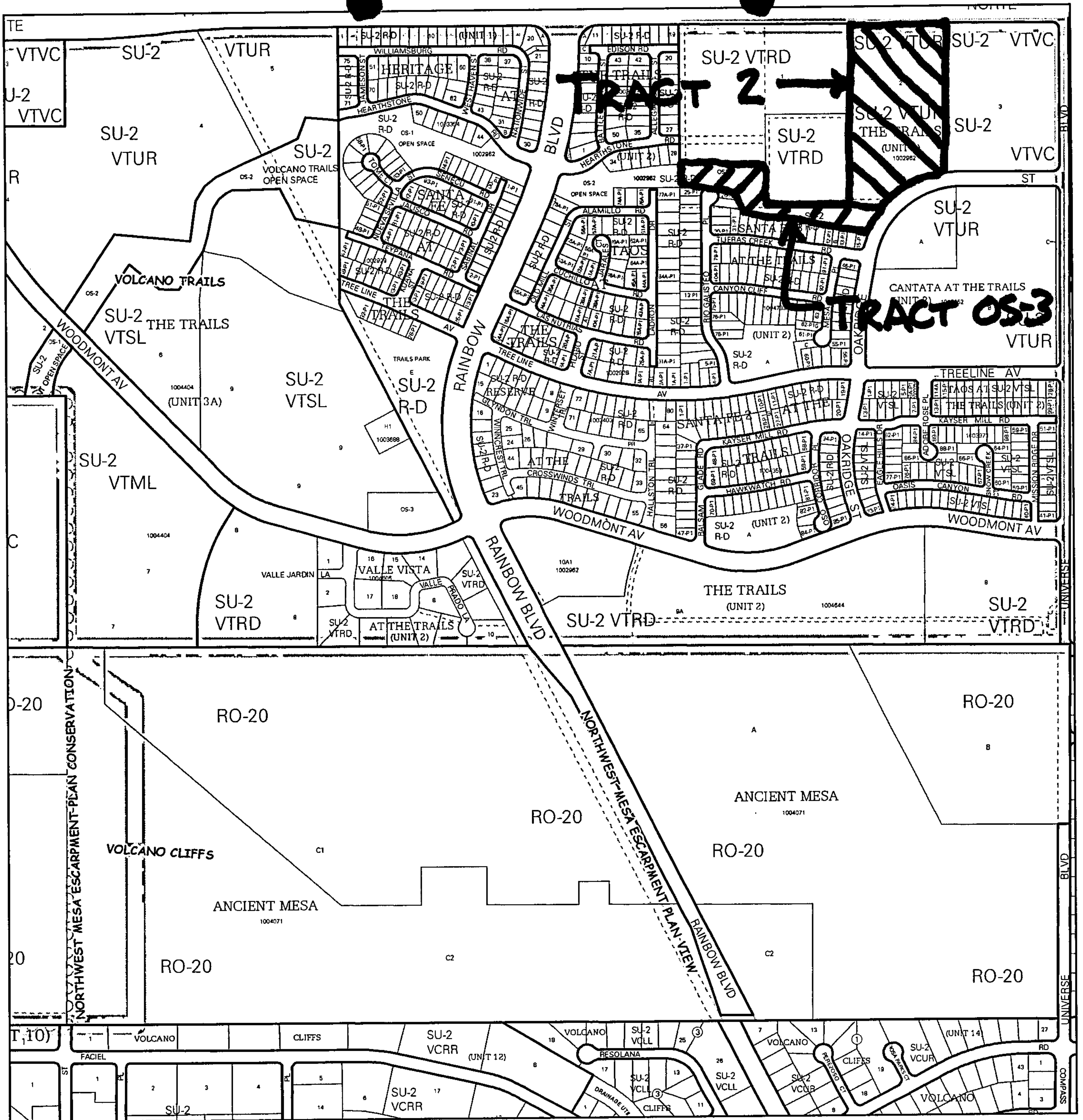
Enclosures

cc: Rick Beltramo, The Trails, LLC.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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

Map amended through: 4/2/2012

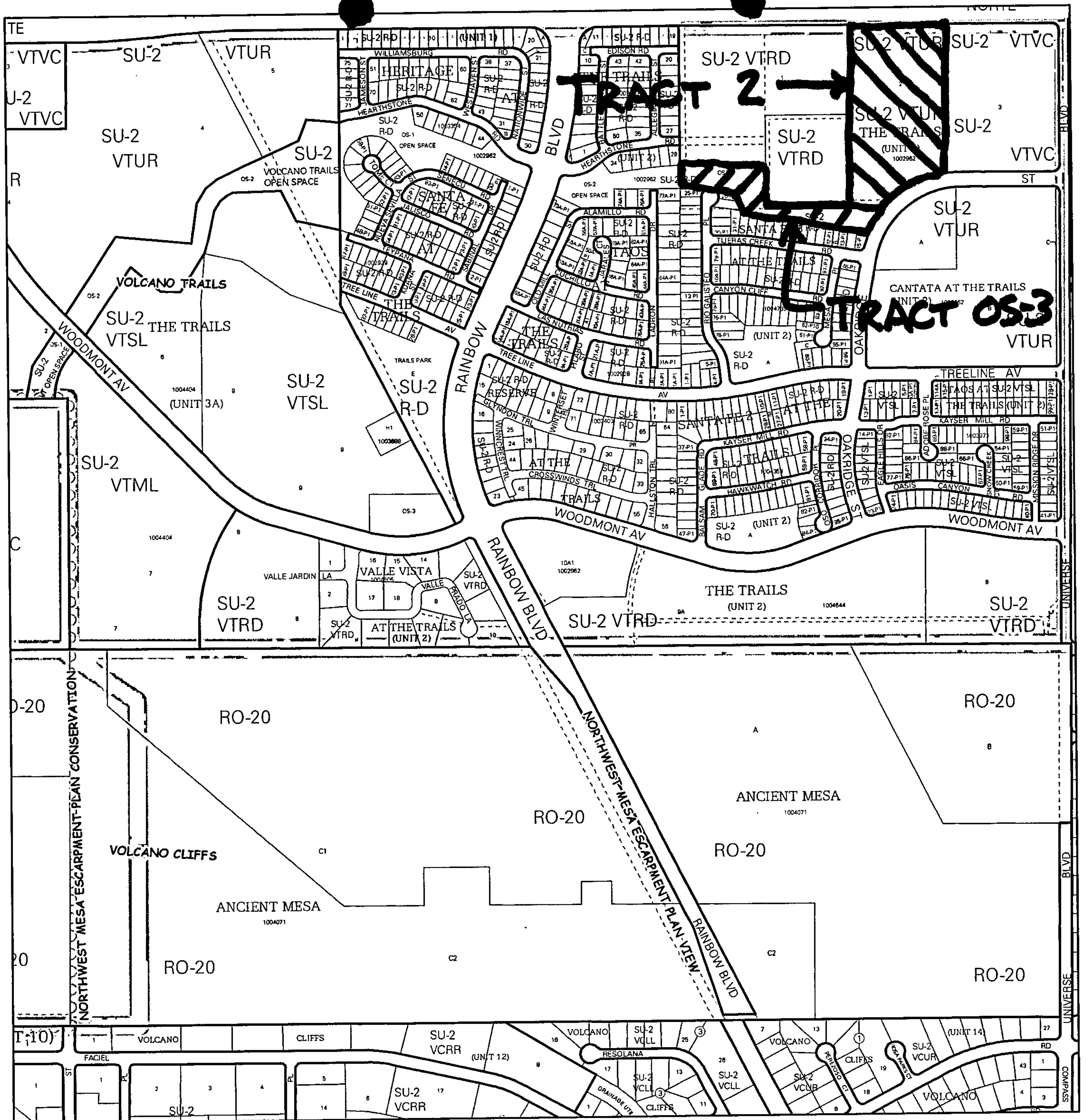
Note: Grey Shading Represents Area Outside of the City Limits

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



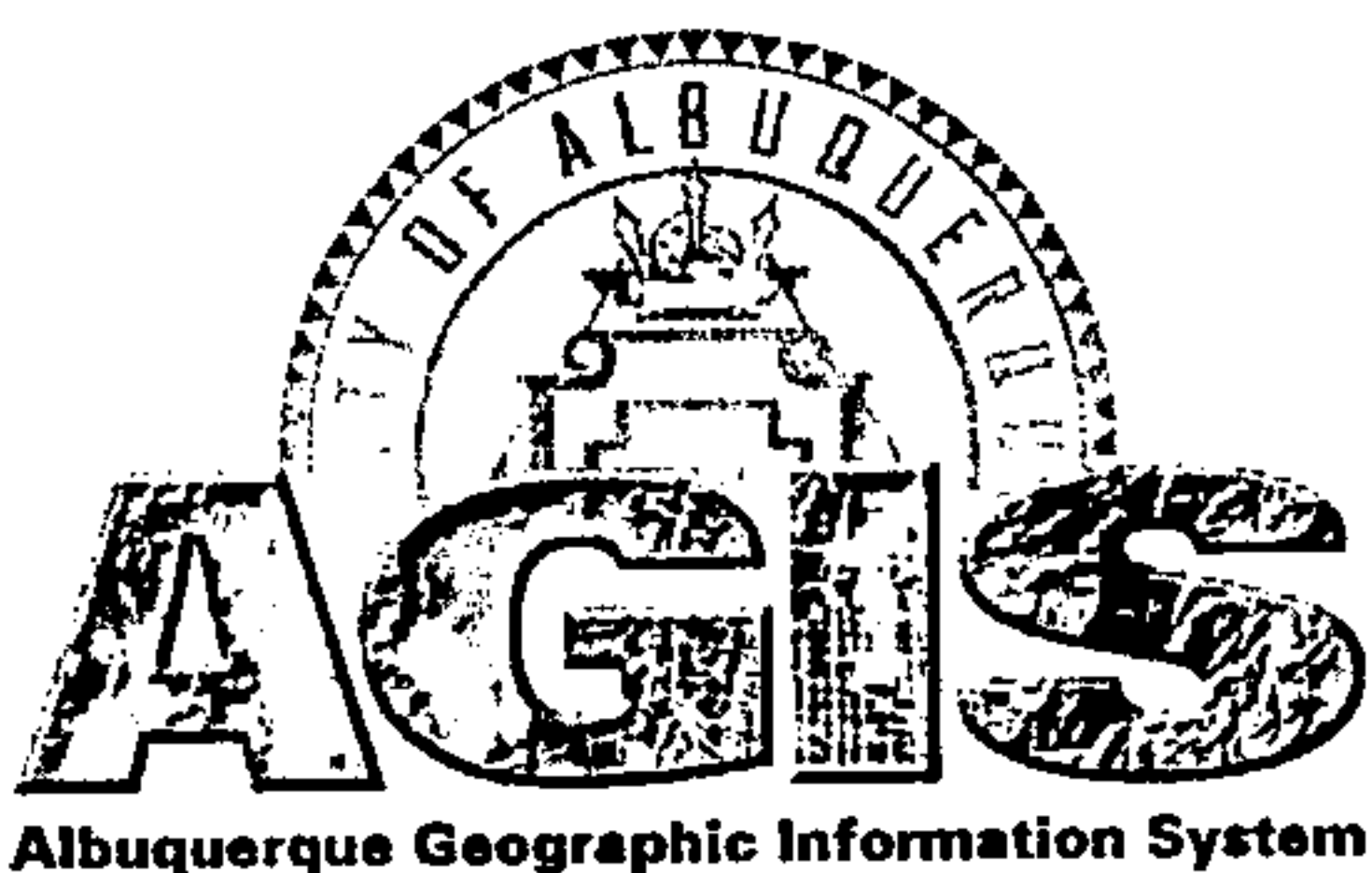
For more current information and details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

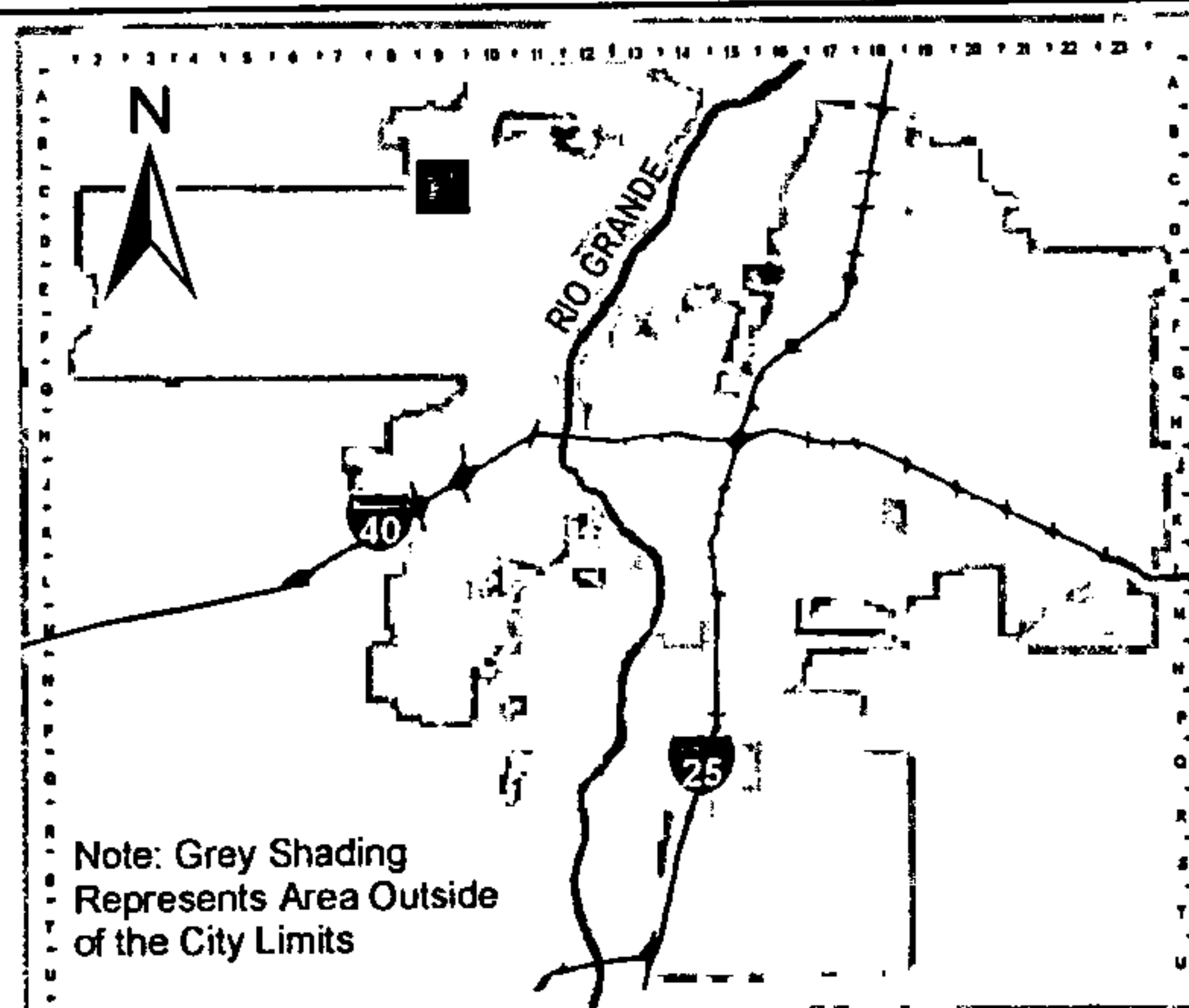
C-09-Z

Selected Symbols

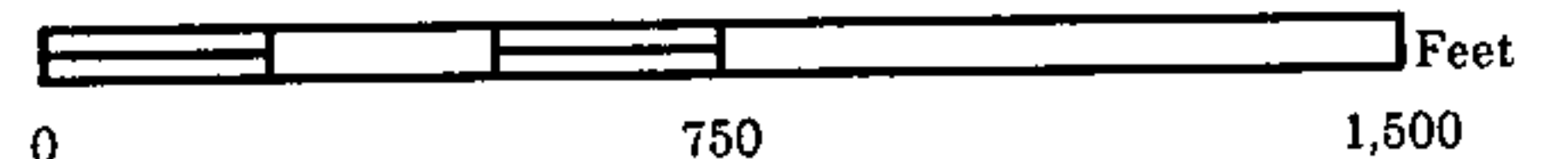
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 4/2/2012



Note: Grey Shading Represents Area Outside of the City Limits



TRACT 3
THE TRAILS

TRACT 1

TRACT 2

NOT PART
OF THIS PLAT

TRACT OS-3

TRACT OS-2

TRACT

TRACT 4

TRACTS OS-3 AND 2
THE TRAILS UNIT 2
VACATION EXHIBIT

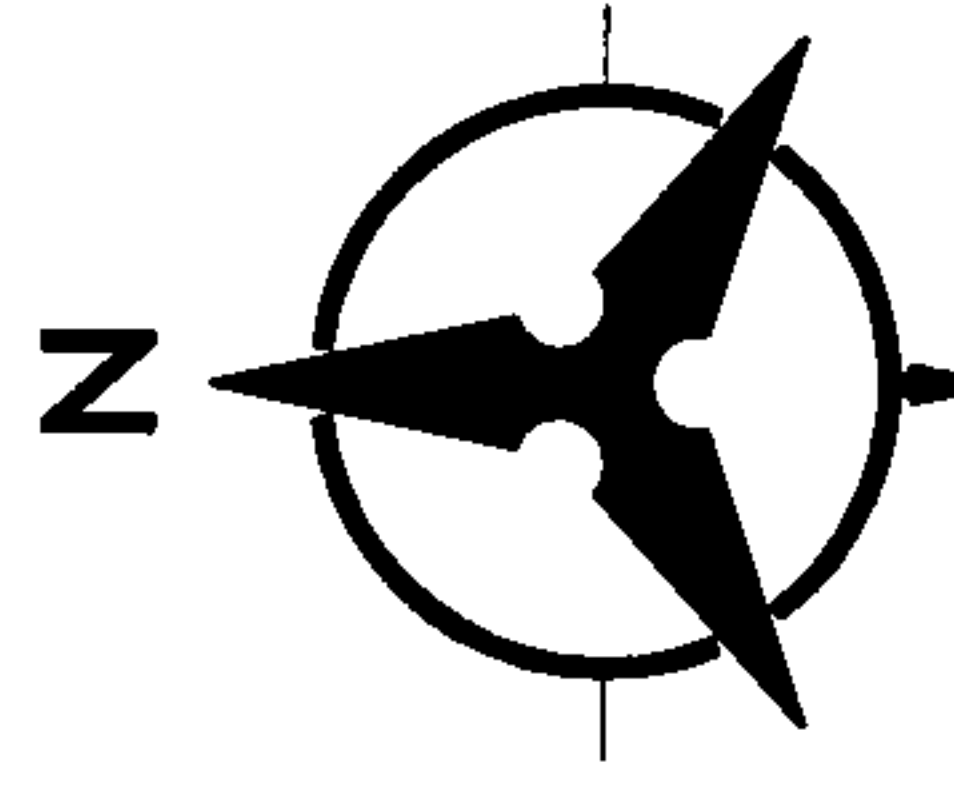
EXISTING 40' PRIVATE ACCESS,
PUBLIC DRAINAGE AND UTILITY
EASEMENT TO BE VACATED

EXISTING BLANKET PUBLIC STORM DRAIN, SEWER AND
WATER EASEMENT TO BE VACATED

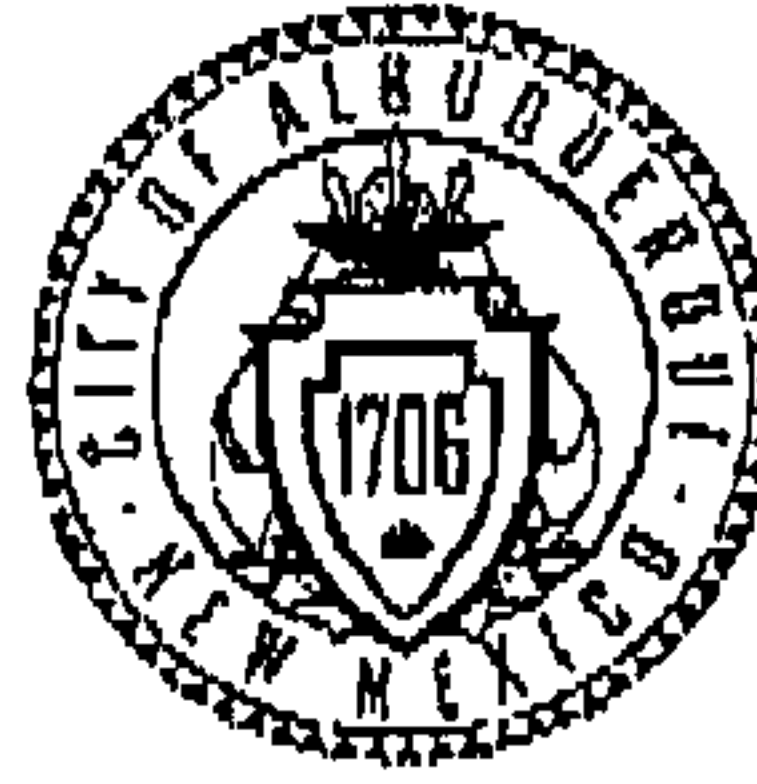
N.W.

STREET

OAKRIDGE



Bohannon  **Huston**



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 20, 2012

Becky Gauna
 Bohannan Huston Inc.
 7500 Jefferson NE/87109
 Phone: 505-823-1000/Fax: 505-798-7988

Dear Becky:

Thank you for your inquiry of **September 20, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 06-3 AT THE TRAILS, UNIT 2, LOCATED ON OAKRIDGE STREET NW BETWEEN TREELINE AVENUE NW AND UNIVERSE BOULEVARD NW** zone map **C-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

VOLCANO TRAILS N.A.

William Ek, 8931 Winncrest Trail NW/87114 944-5525 (h)
 Tim Goloversic, 7160 Tree Line Ave. NW/87114 554-5136 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Bohannon Huston

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 27, 2012

Tim Goloversic
7160 Tree Line NW
Albuquerque, NM 87114

Re: Vacation of Public Easements, Tracts 2 and OS-3 at the Trails Unit 2

Dear Mr. Goloversic:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO TRAILS N.A.

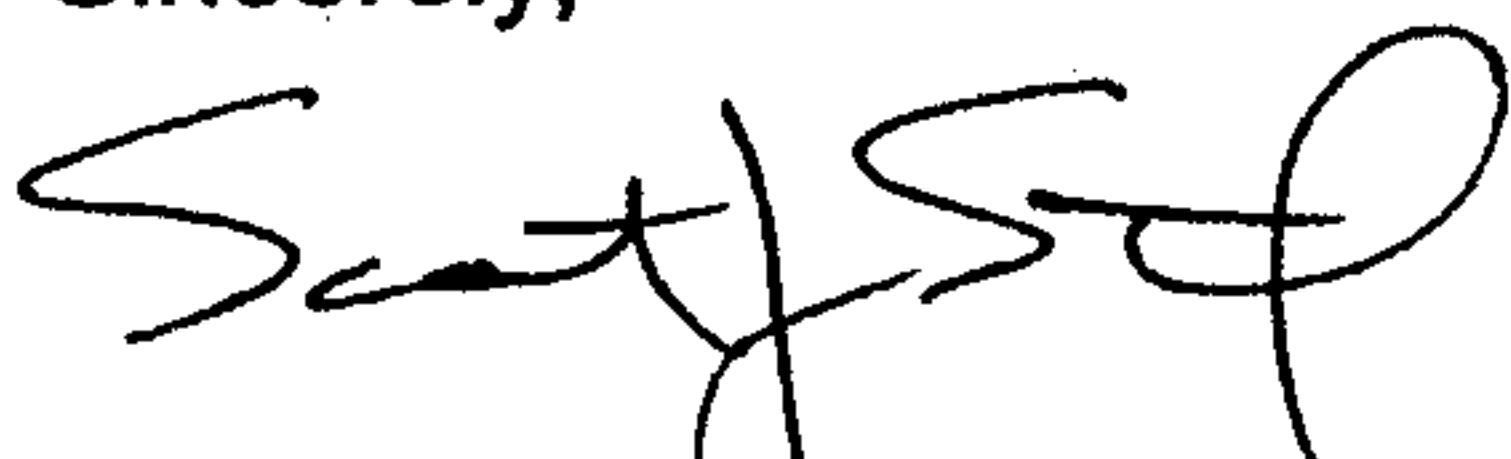
This letter is to advise you that Bohannon Huston, Inc., agent for The Trails, LLC, is seeking approval for a Vacation of Public Easements for Tracts 2 and OS-3 at the Trails Unit 2.

Tract OS-3 is an open space tract on the north side of the Santa Fe 3 at the Trails Unit 2 subdivision (aka Sierra at the Trails). Tract OS-3 currently has a blanket public drainage, sewer and water easements across the entire Tract. The proposed vacation of the public easement is necessary to support public and private drainage improvements that are required by The Trails Drainage Master Plan (DMP). Specific easements for public storm drain, sewer, and water infrastructure located within Tract OS-3 will be granted to the City of Albuquerque by the re-plat of Tracts 2 and OS-3.

Tract 2 is a 10.40 acre undeveloped tract of residentially zoned land. There is no proposed development of Tract 2 at this time. The purpose of this action is to vacate an existing 40' private access and public drainage and utility easement to support public and private drainage improvements required by the DMP.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



7011 2970 0000 5101 1788

7011 2970 0000 5101 1788

Sent to
 Street, Apt. No.
 or PO Box No. **7160 Tree Line NW**
 City, State, ZIP+4 **Albuquerque NM 87114**

PS Form 3800, August 2003 See Reverse for Instructions

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

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SECTION

Also complete
is desired.

- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIM GOLOVERSIĆ
7160 TREE LINE NW
ALBUQUERQUE, NM
87114

2. Article Number

(Transfer from service lab)

7011 2970 0000 5101 1788

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

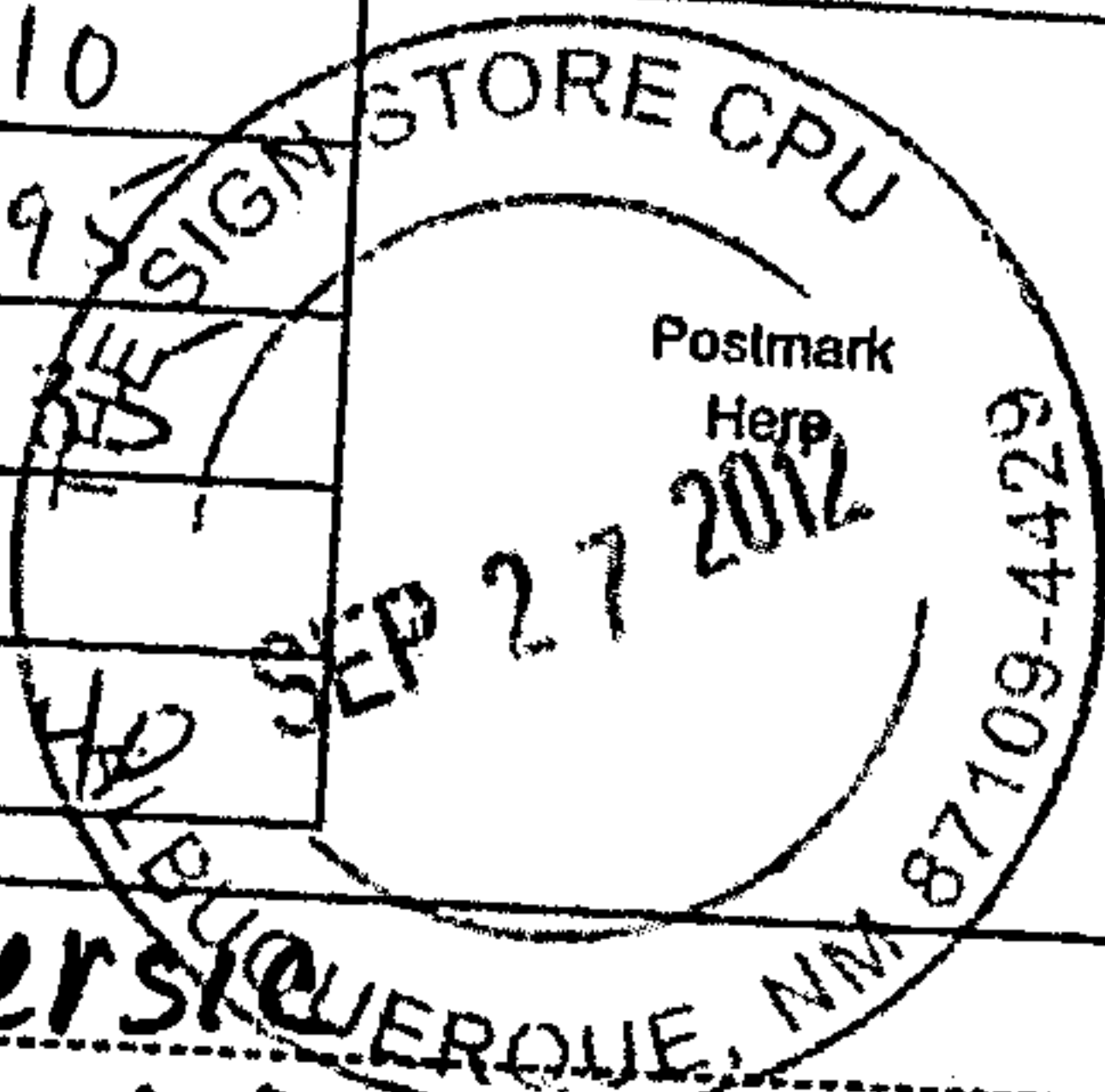
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Return Receipt Fee (Endorsement Required)	2.05
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.10



7011 2970 0000 5101 1788
7011 2970 0000 5101 1788

Sent To
TIM GOLOVER
Street, Apt. No.
or PO Box No. **7160 Tree Line NW**
City, State, ZIP+4
Albuquerque NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

Bohannon Huston

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 27, 2012

Bill Ek
8931 Winncrest Trail NW
Albuquerque, NM 87114

Re: Vacation of Public Easements, Tracts 2 and OS-3 at the Trails Unit 2

Dear Mr. Ek:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO TRAILS N.A.

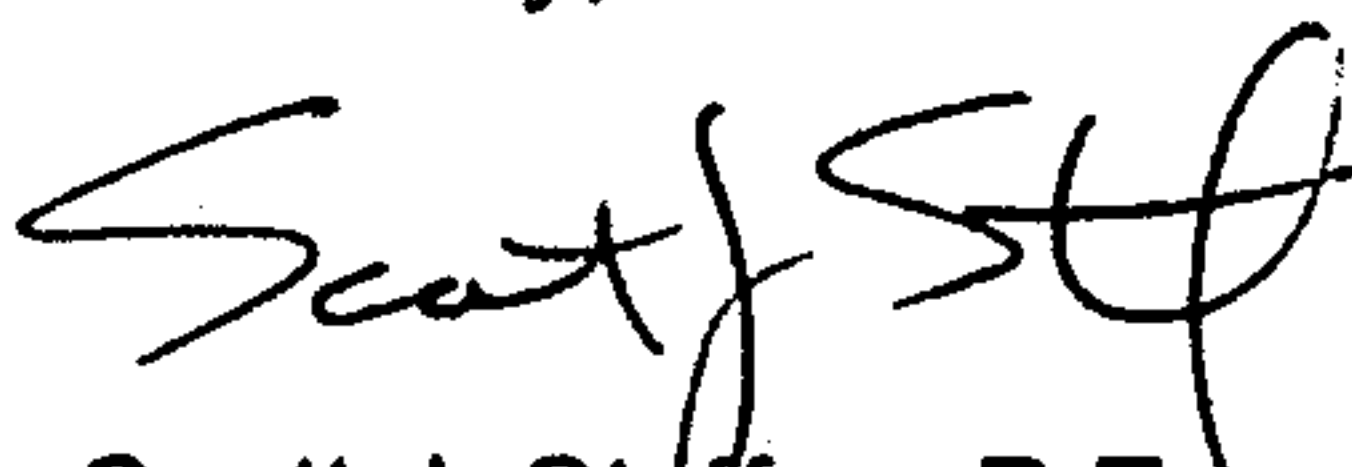
This letter is to advise you that Bohannon Huston, Inc., agent for The Trails, LLC, is seeking approval for a Vacation of Public Easements for Tracts 2 and OS-3 at the Trails Unit 2.

Tract OS-3 is an open space tract on the north side of the Santa Fe 3 at the Trails Unit 2 subdivision (aka Sierra at the Trails). Tract OS-3 currently has a blanket public drainage, sewer and water easements across the entire Tract. The proposed vacation of the public easement is necessary to support public and private drainage improvements that are required by The Trails Drainage Master Plan (DMP). Specific easements for public storm drain, sewer, and water infrastructure located within Tract OS-3 will be granted to the City of Albuquerque by the re-plat of Tracts 2 and OS-3.

Tract 2 is a 10.40 acre undeveloped tract of residentially zoned land. There is no proposed development of Tract 2 at this time. The purpose of this action is to vacate an existing 40' private access and public drainage and utility easement to support public and private drainage improvements required by the DMP.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



7011 2970 0000 5101 1856

7011 2970 0000 5101 1856

Sent To
BILL EK
 Street, Apt. No. or PO Box No. **8931 WINNCREST TRAIL NW**
 City, State, ZIP+4 **ALBUQUERQUE, NM 87114**

PS Form 3800 August 2006 See Reverse for Instructions

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

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BILL EK
8931 WINNCREST TRAIL NW
ALBUQUERQUE,
NM 87114

2. Article Number

(Transfer from service label)

7011 2970 0000 5101 1856

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

- Yes

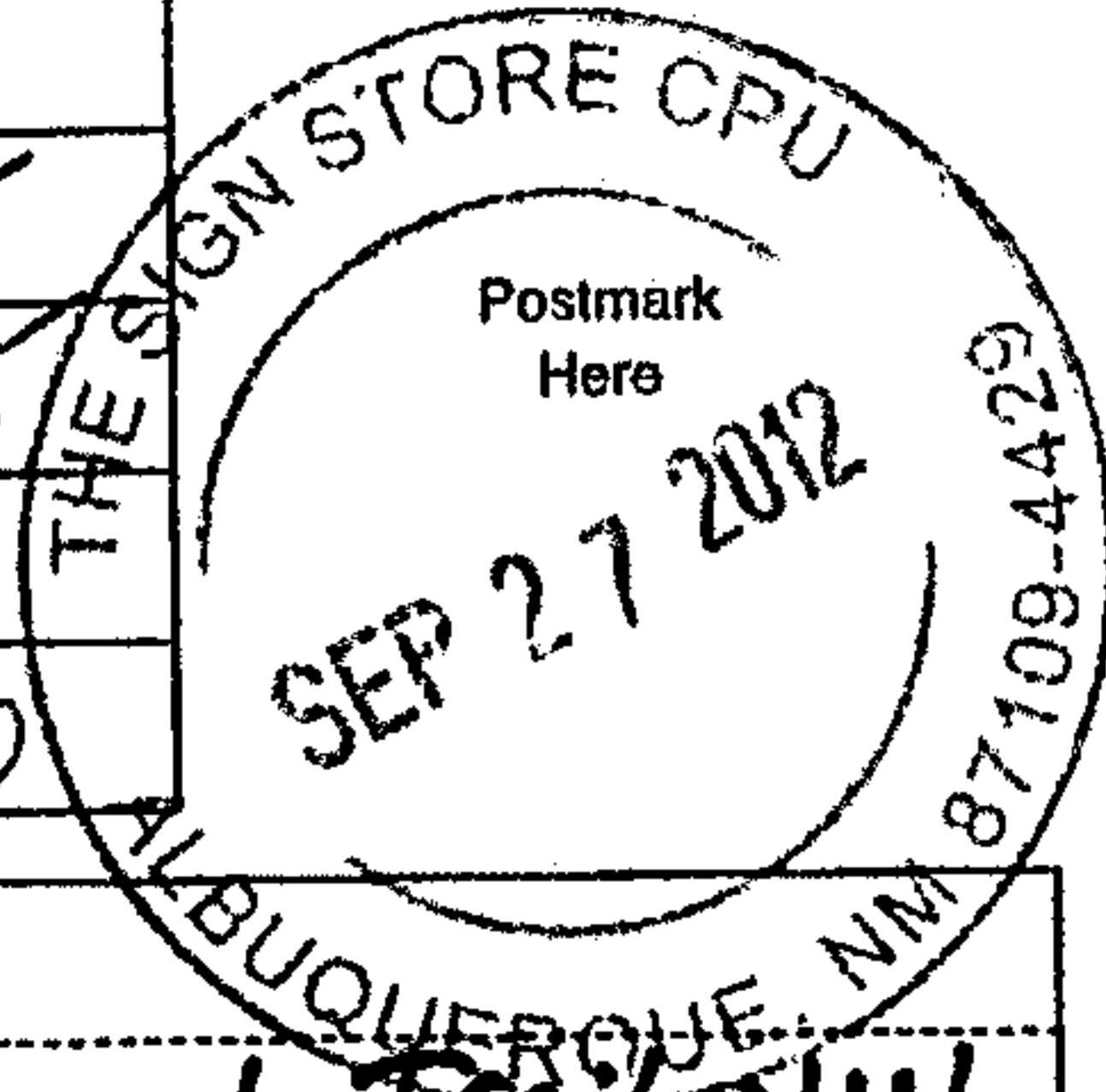
7011 2970 0000 5101 1856

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Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.40

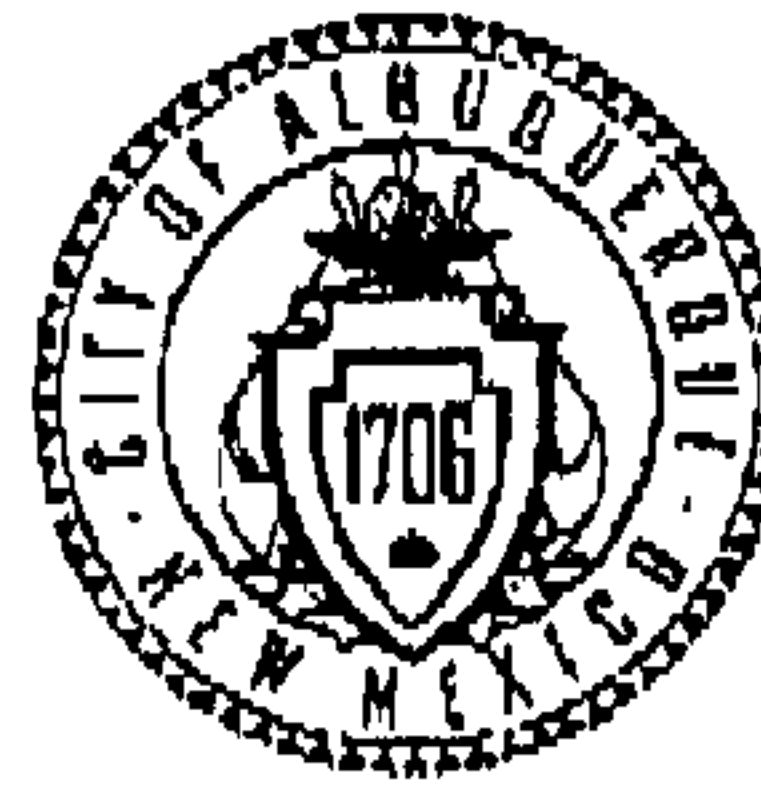


Sent To **BILL EK**

Street, Apt. No. or PO Box No. **8931 Winncrest Trail NW**

City, State, ZIP+4 **Albuquerque NM 87114**

PS Form 3800, August 26, 06 See Reverse for Instructions



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 20, 2012

Becky Gauna
 Bohannon Huston Inc.
 7500 Jefferson NE/87109
 Phone: 505-823-1000/Fax: 505-798-7988

Dear Becky:

Thank you for your inquiry of **September 20, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 06-3 AT THE TRAILS, UNIT 2, LOCATED ON OAKRIDGE STREET NW BETWEEN TREELINE AVENUE NW AND UNIVERSE BOULEVARD NW** zone map **C-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

VOLCANO TRAILS N.A.

William Ek, 8931 Winncrest Trail NW/87114 944-5525 (h)
 Tim Goloversic, 7160 Tree Line Ave. NW/87114 554-5136 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Bohannon Huston

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 27, 2012

Bill Ek
8931 Winncrest Trail NW
Albuquerque, NM 87114

Re: Bulk Land Variance, Tract 2 at the Trails Unit 2

Dear Mr. Ek:

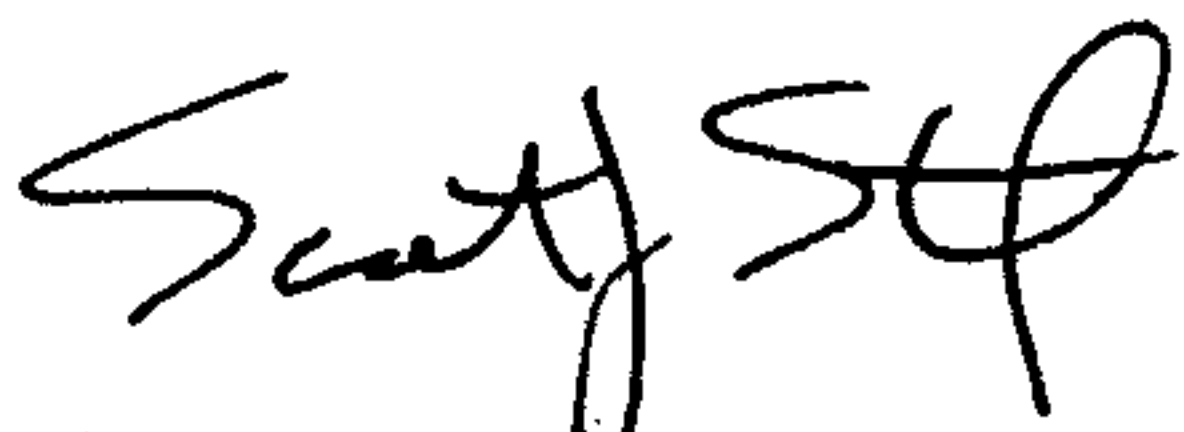
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO TRAILS N.A.

This letter is to advise you that Bohannon Huston, Inc., agent for The Trails, LLC, is seeking approval of a Bulk Land Variance for Tract 2 at the Trails Unit 2.

Tract 2 is a 10.40 acre undeveloped tract of residentially zoned land. The purpose of this action is to allow the re-plat of Tract 2 without requiring the owner of Tract 2 to financially guaranty public infrastructure improvements. The re-plat is necessary for the vacation of an existing 40' private access and public drainage and utility easement (see other notification letter). There is no proposed development of Tract 2 at this time. At the time Tract 2 is developed the owner will be required to financially guaranty the public infrastructure improvements required to support the development.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



7011 2970 0000 5101 1856

7011 2970 0000 5101 1856

Sent to
 Street, Apt. No. **Bill EK**
 or PO Box No. **8931 Winncrest Trail NW**
 City, State, ZIP **Albuquerque, NM 87114**

PS Form 3800, August 2004 See Reverse for Instructions

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

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COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
BILL EK
8931 WINNCREST TRAIL NW
ALBUQUERQUE,
NM 87114

2. Article Number (Transfer from service label) **7011 2970 0000 5101 1856**

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

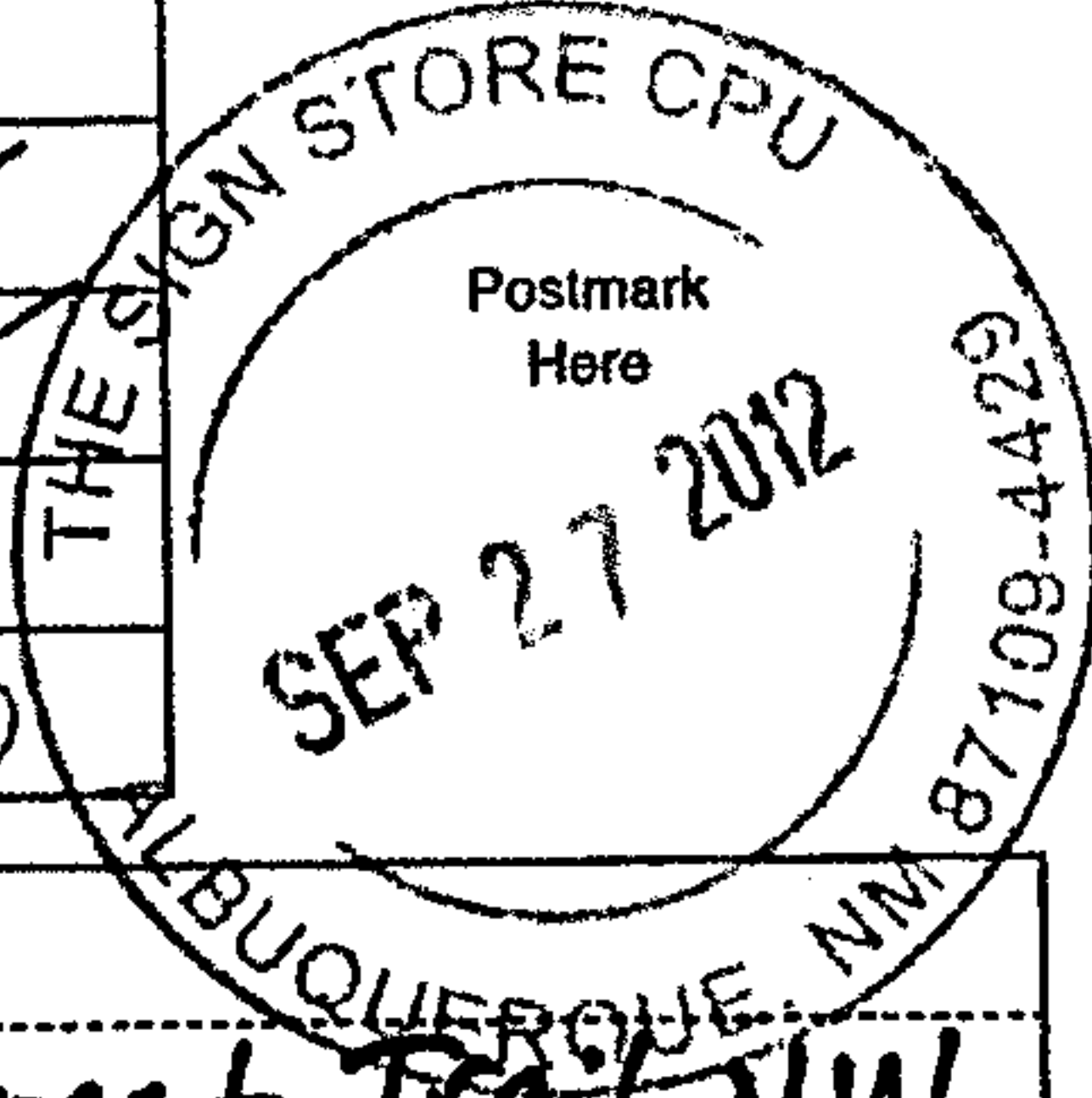
7011 2970 0000 5101 1856

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	\$ 1.10
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.40



Sent To **BILL EK**
 Street, Apt. No. or PO Box No. **8931 Winncrest Trail NW**
 City, State, ZIP+4 **Albuquerque NM 87114**

Bohannon Huston

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 27, 2012

Tim Goloversic
7160 Tree Line NW
Albuquerque, NM 87114

Re: Bulk Land Variance, Tract 2 at the Trails Unit 2

Dear Mr. Goloversic:

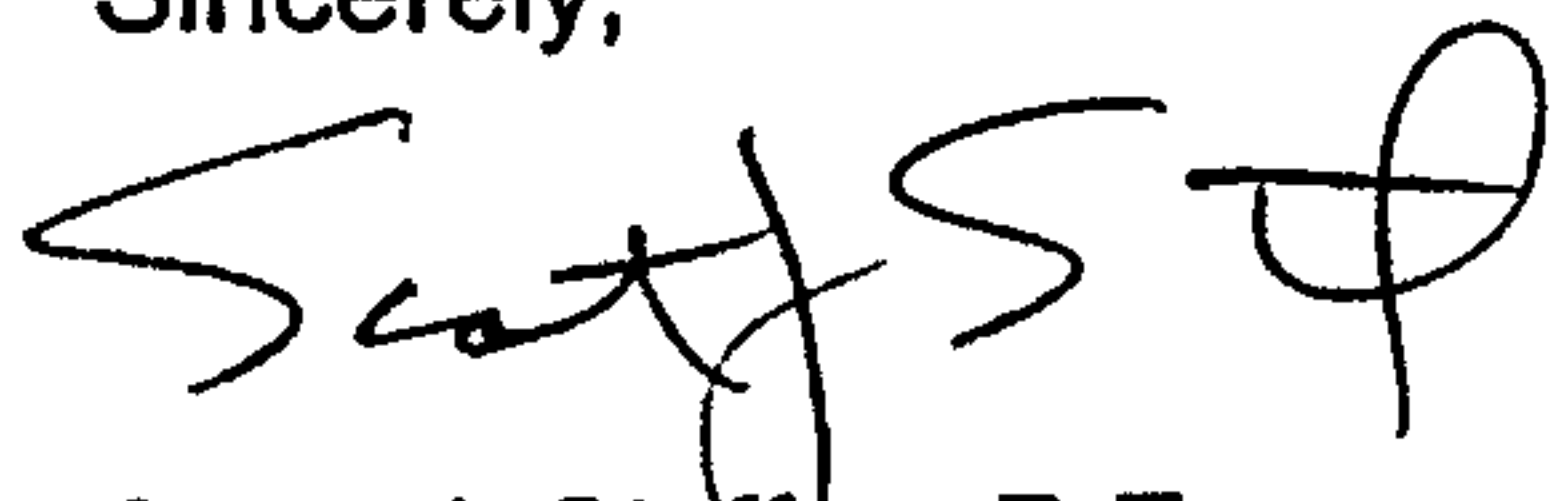
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO TRAILS N.A.

This letter is to advise you that Bohannon Huston, Inc., agent for The Trails, LLC, is seeking approval of a Bulk Land Variance for Tract 2 at the Trails Unit 2.

Tract 2 is a 10.40 acre undeveloped tract of residentially zoned land. The purpose of this action is to allow the re-plat of Tract 2 without requiring the owner of Tract 2 to financially guaranty public infrastructure improvements. The re-plat is necessary for the vacation of an existing 40' private access and public drainage and utility easement (see other notification letter). There is no proposed development of Tract 2 at this time. At the time Tract 2 is developed the owner will be required to financially guaranty the public infrastructure improvements required to support the development.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



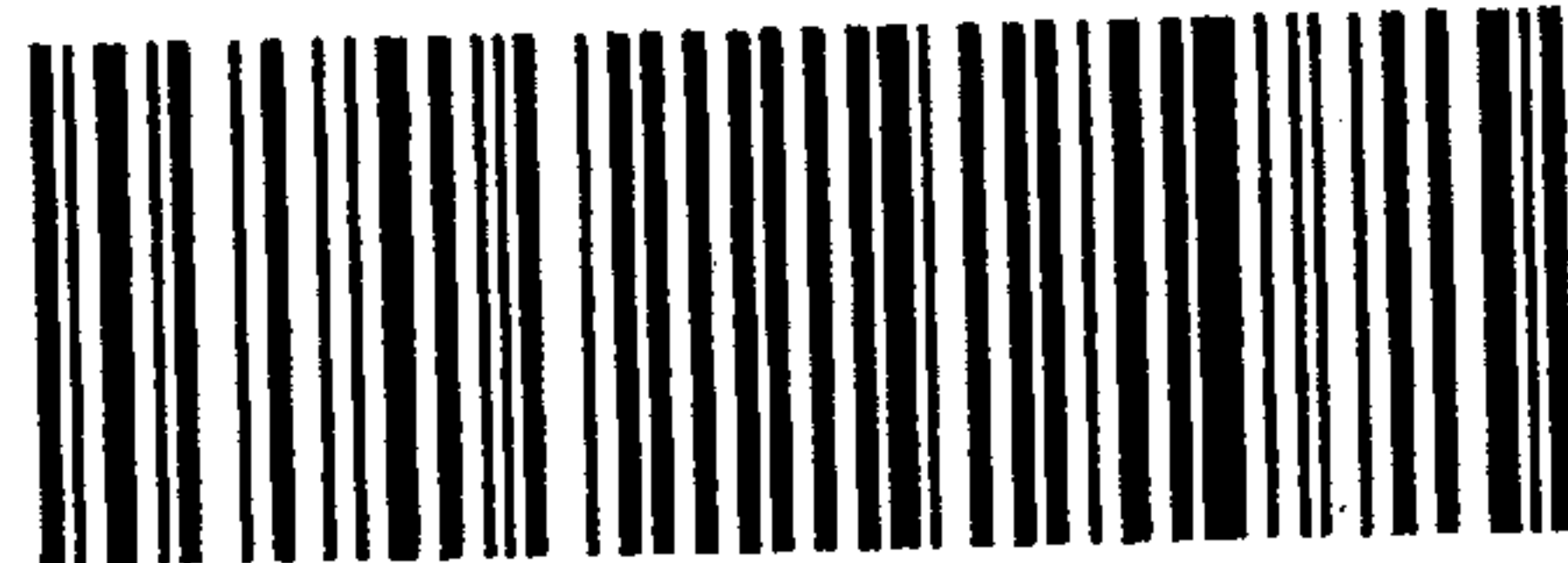
Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



7011 2970 0000 5101 1788

7011 2970 0000 5101 1788

t NE

Sent To
 Street, Apt. No.
 or PO Box No. **TIM GOLOVERSIK**
 City, State, ZIP+4[®] **7160 Tree Line NW**
Albuquerque NM 87114

PS Form 3811, August 2006 See Reverse for Instructions

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

Postmark Here

OFFICIAL USE

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SECTION

Also complete is desired.

so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
TIM GOLOVERSIK
7160 TREE LINE NW
ALBUQUERQUE, NM
87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7011 2970 0000 5101 1788**

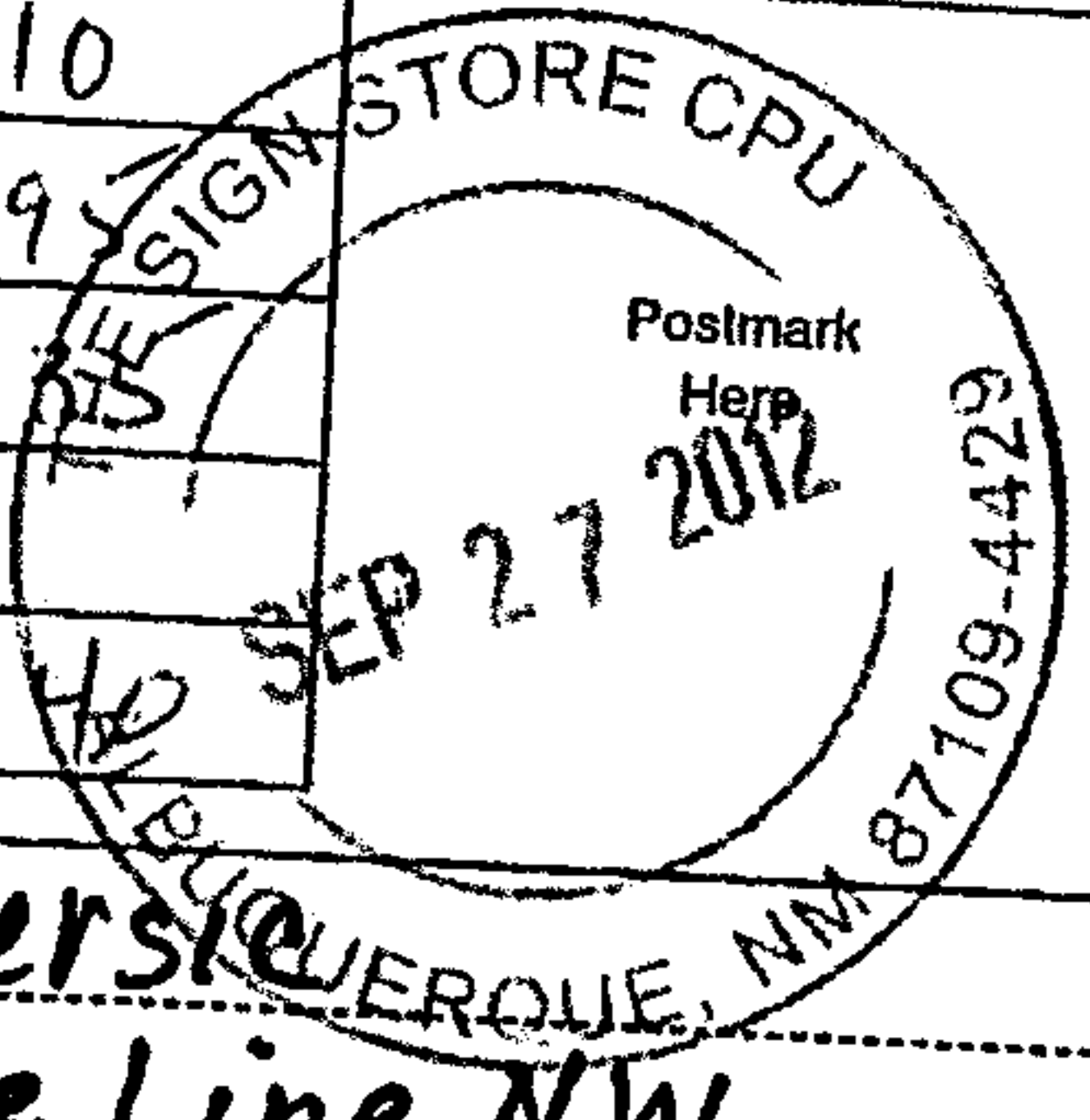
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OFFICIAL USE

7011 2970 0000 5107 1788
 7011 2970 0000 5107 1788
 7011 2970 0000 5107 1788

Postage	\$ 1.10
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.05
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.10

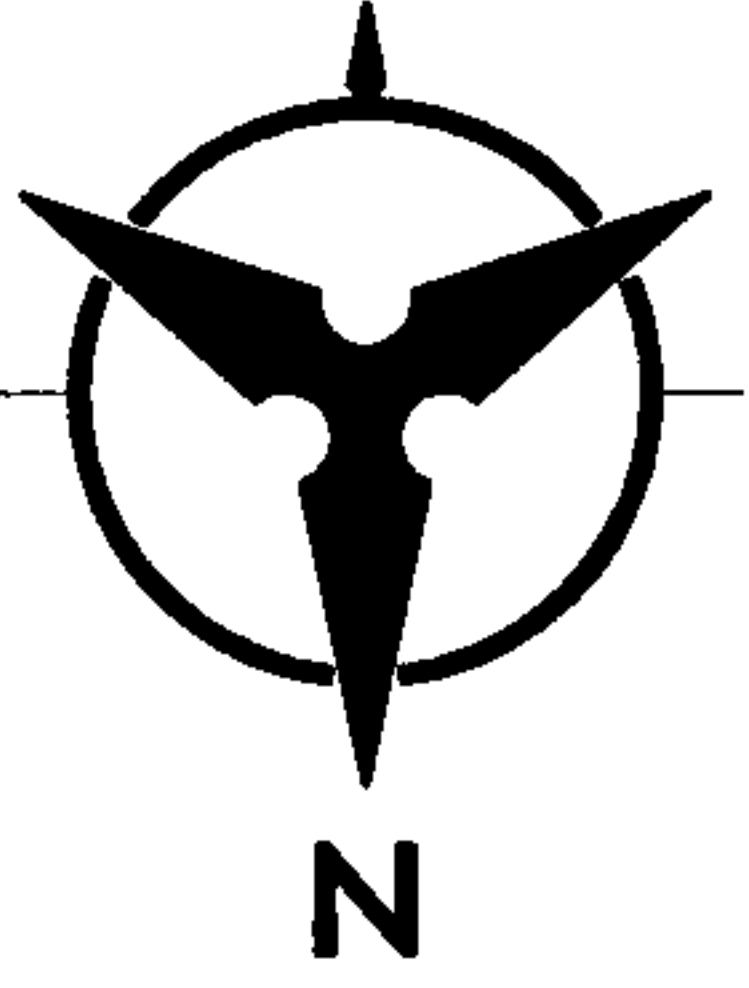
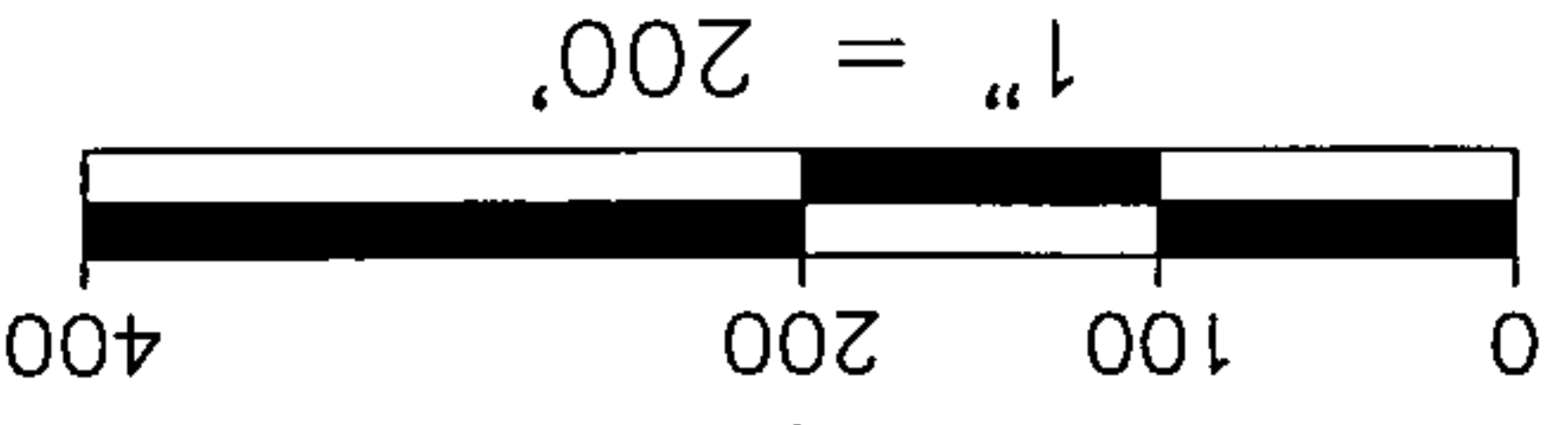


Sent To
TIM GOLOVERSKI
 Street, Apt. No.
 or PO Box No. **7160 Tree Line NW**
 City, State, ZIP+4
Albuquerque NM 87114

PS Form 3800, August 2006

See Reverse for Instructions

Bohannon & Huston



TRACTS OS-3 AND 2 THE TRAILS UNIT 2 VACATION EXHIBIT

TRACT 4

EXISTING BLANKET PUBLIC STORM DRAIN, SEWER AND WATER EASEMENT TO BE VACATED

EXISTING 40' PRIVATE ACCESS, PUBLIC DRAINAGE AND UTILITY EASEMENT TO BE VACATED

NOT PART OF THIS PLAT

TRACT OS-3

TRACT

TRACT 2

TRACT 1

**PART B
THE TRAILS**

TRACT OS-2

PART A

