

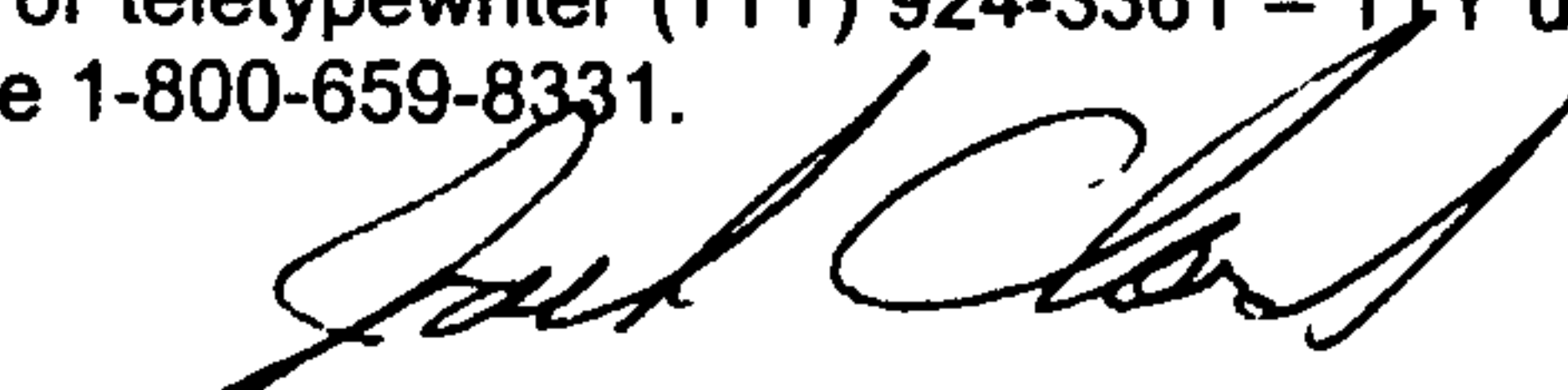


**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 16, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

- Project# 1003353**
10DRB-70145 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)
- LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned RD, located on the east side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9.4494 acre(s). (B-9, C-9)
- Project# 1003354**
10DRB-70144 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)
- LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, zoned RD, located on the west side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 13.8660 acre(s). (B-9, C-9)
- Project# 1006520**
10DRB-70141 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)
- GARCIA/KRAEMER & ASSOC. agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.1928 acre(s). (C-20)
- Project# 1007081**
10DRB-70142 VACATION OF PUBLIC
RIGHT-OF-WAY
- DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 31, 2010.

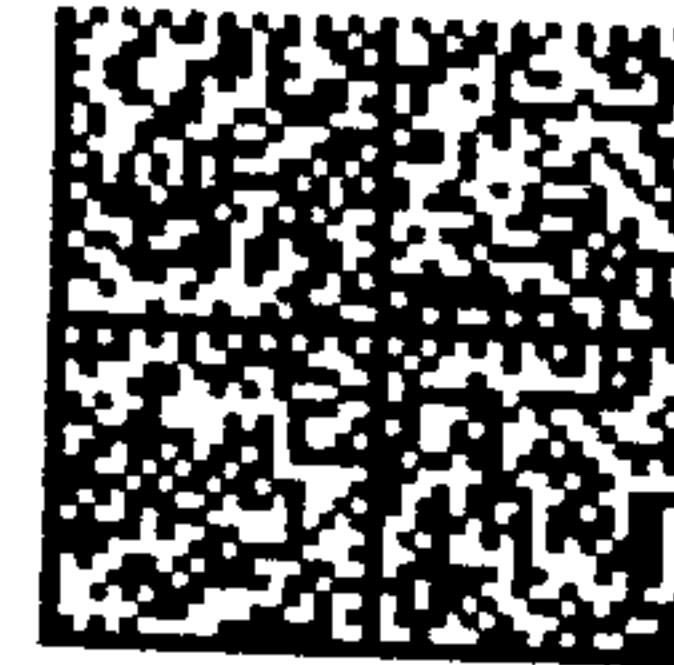
CITY OF ALBUQUERQUE



Planning Department

DRB

RETURN
TO
SENDER
UNABLE TO FORWARD



02 1R \$ 00.44⁰
0006557382 MAY 28 2010
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
100906430044221647
THE TRAILS COMMUNITY ASSOCIATI
ON
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE NM 87109

WTRNT

8710984430 0043





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2010

Project# 1003353

10DRB-70145 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned RD, located on the east side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9.4494 acre(s). (B-9, C-9)

Project# 1003354

10DRB-70144 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, zoned RD, located on the west side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 13.8660 acre(s). (B-9, C-9)

At the June 16, 2010 meeting, the Development Review Board made a determination to recommend approval of a one year extension of the Subdivision Improvements Agreement to City Council subject to the following conditions:

1) construction of a temporary signal at Paseo del Norte NW and Rainbow Blvd NW before school starts this fall, and 2) increase SIA amount to equal current construction costs.

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY July 1, 2010.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest.

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

Jack Cloud, AICP, DRB Chair

Cc: Longford Homes – 3077 East Warm Springs Rd – Las Vegas, NV 89120
Marilyn Maldonado
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003353 AGENDA# 1 DATE: 6/16/10

1. Name: Kevin Patton Address: 10422 Bonrego Creek Zip: 87114
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2010

Project# 1003353

**10DRB-70145 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)**

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned RD, located on the east side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9.4494 acre(s). (B-9, C-9)

AMAFCA

No comment.

COG

MPO Project ID 531.0 "Rainbow Blvd Reconstruction & Widening" has been identified in the 2030 MTP as a privately-funded project to widen Rainbow Blvd from 2 to 4 lanes. This project includes bike lanes and trail. Since the project is privately-funded, there is no programming information available. Coordination with City of Albuquerque-DMD is recommended to insure infrastructure development consistent with development in the area.

MPO Project ID 470.0 "Paseo del Norte Improvements" has been identified in the 2030 MTP as a privately-funded project to reconstruct and widen Paseo del Norte from 2 to 4 lanes from Rainbow Blvd to Calle Nortena. This project includes bike lanes and trail as a part of Stage II. Coordination with City of Albuquerque-DMD is recommended to insure infrastructure development consistent with development in the area.

MPO Project ID 529.0 "Paseo del Norte Improvements (Westside)" has been identified in the 2030 MTP as a privately-funded project to reconstruct and widen Paseo del Norte from 2 to 4 lanes from Double Eagle (PDV) to Rainbow Blvd. This project includes bike lanes and trail. Coordination with City of Albuquerque-DMD is recommended to insure infrastructure development consistent with development in the area.

MPO Project ID 560.1 "Paseo del Norte Corridor Transportation Study" has been identified in the 2030 MTP as a MRCOG funded project to study the Paseo del Norte Corridor to identify various alternatives to improve transportation (transit, managed lanes, etc).

Paseo del Norte is a limited-access urban principal arterial. Full access is provided at Rainbow Bd. Additional access to Paseo del Norte would require the consent of NMDOT and the MRCOG.

Paseo del Norte Blvd and Rainbow Blvd have been identified as ITS Corridors in the AMPA Regional ITS Architecture and ITS Corridor Map. Please contact DMD at 291-6220 for ITS enhancement planning and programming information.

For informational purposes, Rainbow Blvd is classified as an urban minor arterial as per the Current Roadway Functional Classification System Map. Paseo del Norte is classified as a principal arterial east of Rainbow Blvd and is classified as an urban minor arterial west of Rainbow Blvd.

TRANSIT

Project # 1003353
10DRB-70145

MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR. SIA)

Adjacent and nearby routes

- Nearest route is Route #162, Vantana Ranch Commuter route, located on Rainbow Blvd., passing through the subdivision.

Adjacent bus stops

- Two bus stops for the above-mentioned routes are located on Rainbow Blvd. south of Hearthstone, serving the northbound and southbound.

Site plan requirements None

Large site TDM suggestions None.

Other information None.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: **Ventana Ranch NA (R)**

APS Heritage At the Trails Unit 2, is located on the east side of Rainbow Blvd NW between Hearthstone Rd NW and Paseo Del Norte NW. The owner of the above property requests approval of a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that consists of 51 residential units. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Volcano Vista High School. Ventana Ranch Elementary and James Monroe Middle School are exceeding capacity, Volcano Vista High School currently has excess capacity.

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	1,519	1,417	-102
575	Volcano Vista	482	750	268

Residential Units: 51

Est. Elementary School Students: 13

Est. Middle School Students: 6

Est. High School Students: 6

Est. Total # of Students from Project: 25

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

Tierra Antigua Elementary School opened in the Fall of 2009 and is relieving overcrowding at Ventana Ranch Elementary.

Tony Hillerman Middle School opened in the fall of 2009 and is relieving overcrowding at James Monroe Middle School.

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 comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

The Hydrology section defers to Transportation

TRANSPORTATION DEVELOPMENT

Prior to any recommendation being issued by the Development Review Board, the Department of Municipal Development requests additional information regarding what infrastructure has been built, what has not yet been built, and an approximate timeline.

PARKS AND RECREATION

No comment.

ABCWUA

No comment.

PLANNING DEPARTMENT

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

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

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

Meeting Date: Wednesday, June 16, 2010
Zone Atlas Page: (C-9)
Notification Radius: 100 Ft.

Project# 1003353
App# 10DRB-70145

Cross Reference and Location: located on PASEO DEL NORTE BETWEEN
UNIVERSE BLVD AND WOODMONT AVE

Applicant: LONGFORD HOMES
7007 JEFFERSON ST NE SUITE A
ALBUQUERQUE NM 87109

Agent: RICK BELTRAMO
LONGFORD HOMES
7007 JEFFERSON ST NE SUITE A
ALBUQUERQUE NM 87109

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

Date Mailed: May 28, 2010
SIGNATURE: Anita Tavasci

OR CURRENT RESIDENT
100906431745420405
ALDERETE RAMON M & ANGEL A
7108 HEARTHSTONE RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430745320403
ANDERSON APRIL
7116 HEARTHSTONE RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428148020706
BACA FRANK M & LUZ M
9209 CLINTON ANDERSON DR NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430851720718
BERRY DANNY L
3215 SCHUMACHER ST NW
ALBUQUERQUE NM 87120

OR CURRENT RESIDENT
100906430351720717
BROWN ROGER T & TERESA B
7123 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429749320612
CALDERON JUAN M & MERCEDES J
9320 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428151220713
CENTEX HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

OR CURRENT RESIDENT
100906432851720722
CLARK JIMMY D
7101 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428651720714
DELEON DANIEL & CONTRERAS ALEJ
ANDRO
7135 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432550420508
DELEON DIANNE
9328 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429646520601
DJOPAR MARIO & DANA
9300 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428046920704
DOUGHTY RANDOLPH MATTHEW & C
ARRIANNE
9305 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428248420707
DURAN JOHN PAUL & MARIE E
9311 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429648320614
ELLISON SHIRLEY A
9312 BATTLE CREEK TRL NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430847820604
GORDON MICHAEL S & TAMARA R
9309 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428350520711
GREENWOOD AARON JOHN & SUSAN
L ISLEY
9327 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430949320607
HAUCK DANIEL & MELISSA
9319 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432245520406
HINOJOSA GREGORY & FELICIA A
7104 HEARTHSTONE RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430848320605
HOWIE DANIEL
9311 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430950420609
KARAS BRIAN A & LESLIE I
9327 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432351720721
KRUEGER-UHING CINDI K
7105 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906431245420404
LOVATO RUDY M & CARLA L
7112 HEARTHSTONE RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430245220402
MARQUEZ JOHN P & CHAVEZ STEVE
7120 HEARTHSTONE RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432547220502
MARTINEZ SANDRA J
9304 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429749920611
MCNEELY JAMES F & JEANETTE M
9324 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432548820505
MIRELES ED E & JUANIS V
9316 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432548320504
MONTANO CAROL L
9312 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430949920608
MONTANO DOROTHY M
9323 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432547820503
MORANT KEVIN C
9308 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429351720715
NEJO CHRISTOPHER A
7131 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428047420705
PHILLIPS LARRY D & CAROLINE M
1326 SARA WAY SE
RIO RANCHO NM 87124

OR CURRENT RESIDENT
100906431251720719
RAYKOVICS MICHAEL A & DENISE A
7115 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430848820606
ROCHE GABRIEL R & KELLIE SALAZA
R
9315 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432549320506
ROMERO EZEQUIEL P & DEBORAH E
9320 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432549920507
ROMERO NICHOLAS R & LEAH K
9324 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906427946520703
ROSSITER AARON R & SHEA R
9303 BATTLE CREEK TRL NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906431851720720
SALAZAR DOLORES M
7109 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429545120401
SALAZAR MARTIN D & KRISTINA M
7124 HEARTHSTONE RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430846520602
SALAZAR MATTHEW & LAURA L
9301 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429751720716
SANCHEZ AARON J & ANGELICA M
7127 EDISON RD NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429648820613
SHARRAR JANEEN
9316 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429647820615
SIMKO ISTVAN & MONICA
9308 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906429647220616
STEPHENS JAMES S & CATHERINE A &
TIMOTHY L & SHARON STEPHENS
9304 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428249020708
STRENGTH RALPH EDWARD & WENDY
JANELLE MARTIN-STRENGTH
9315 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906430044221647
THE TRAILS COMMUNITY ASSOCIATI
ON
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE NM 87109

OR CURRENT RESIDENT
100906430847220603
TRUJILLO ERIC J & LISA D
9305 ALLEGIANCE ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428250020710
WALLI NAWAZ AKBAR & SHELINA NA
WAZ
9323 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906428249520709
WEBB JASON & JESSICA
9319 BATTLE CREEK ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
100906432745520407
WILLEY DAVID D & MARTI L
7100 HEARTHSTONE RD NW
ALBUQUERQUE NM 87120

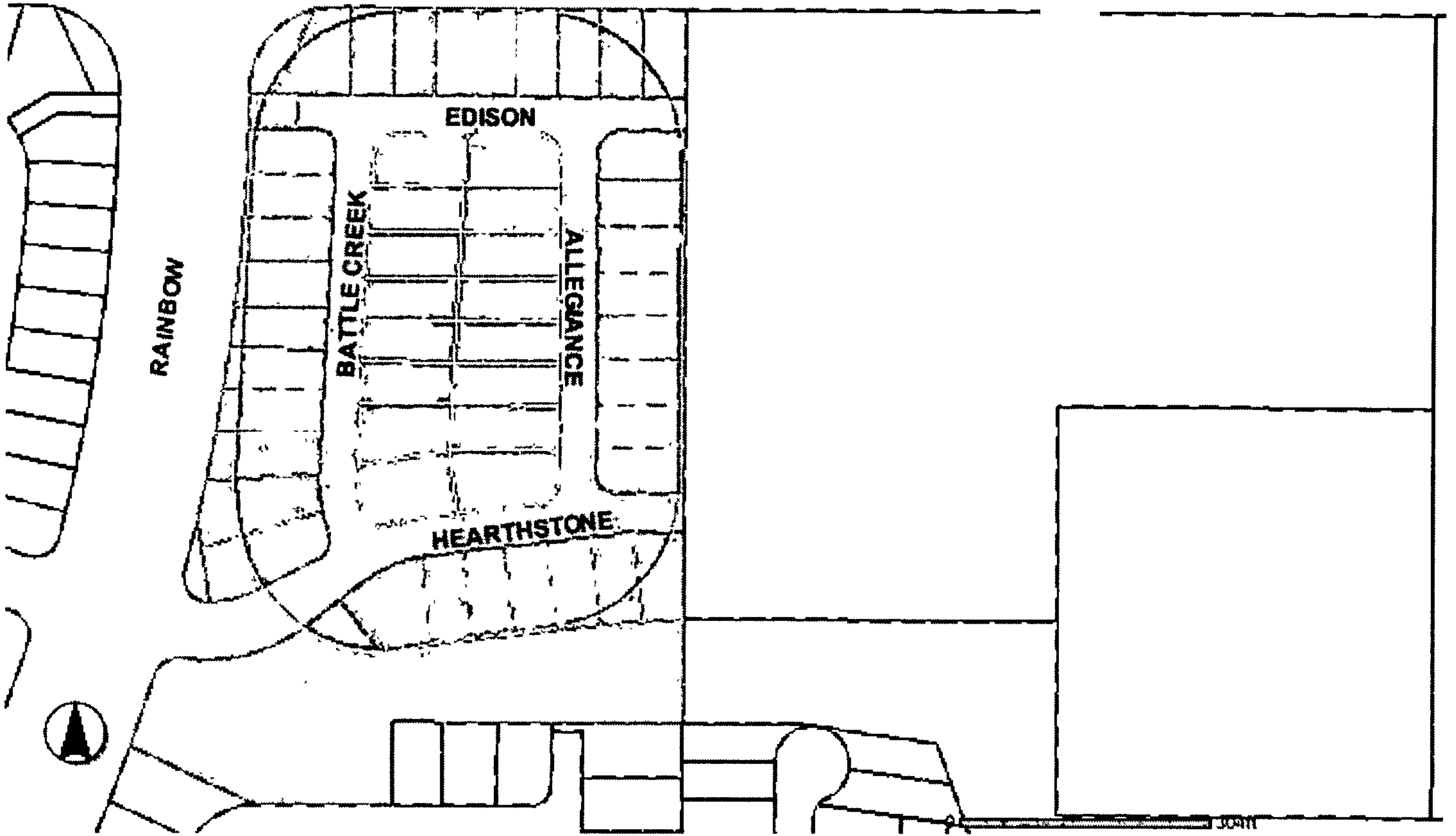
LONGFORD HOMES
3077 EAST WARM SPRINGS RD.
LAS VEGAS, NV 89120
PROJECT #1003353

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	1009064 3084722 0603	TRUJILLO ERIC J & LISA D	9305 ALLEGIANCE ST NW	ALBUQUERQUE	NM	87114	R	A1A	LT 36 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1625 AC	0.16242062
2	1009064 2974932 0612	CALDERON JUAN M & MERCEDES J	9320 BATTLE CREEK ST NW	ALBUQUERQUE	NM	87114	R	A1A	LT 45 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1390 AC	0.1389518
3	1009064 3254722 0502	MARTINEZ SANDRA J	9304 ALLEGIANCE ST NW	ALBUQUERQUE	NM	87114	R	A1A	LT 26 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1212 AC	0.12108029
4	1009064 3254992 0507	ROMERO NIC HOLAS R & LEAH K	9324 ALLEGIANCE ST NW	ALBUQUERQUE	NM	87114	R	A1A	LT 21 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1328 AC	0.13268644
5	1009064 3084882 0606	ROCHE GABRIEL R & KELLY E SALAZAR	9315 ALLEGIANCE ST NW	ALBUQUERQUE	NM	87114	R	A1A	LT 39 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1396 AC	0.13953443
6	1009064 3285172 0722	CLARK JIMMY D	7101 EDISON RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 19 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1280 AC	0.12901147
7	1009064 2824952 0709	WEBB JASON & JESSICA	9319 BATTLE CREEK ST NW	ALBUQUERQUE	NM	87114	R	A1A	LT 8 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1235 AC	0.12360271
8	1009064 3074532 0403	ANDERSON APRIL	7116 HEARTHSTONE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 32 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0.1204234
9	1009064 3125172 0719	RAYKOVICH MICHAEL A & DENISE A	7115 EDISON RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 16 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0.12045017
10	1009064 3124542 0404	LOVATO RUDY M & CARLA L	7112 HEARTHSTONE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 31 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0.12042632
11	1009064 3024522 0402	MARQUEZ JOHN P & CHAVEZ STEVE	7120 HEARTHSTONE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 33 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0.12041496
12	1009064 2954512 0401	SALAZAR MARTIN D & KRISTINA M	7124 HEARTHSTONE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 34 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1880 AC	0.18752767
13	1009064 2964882 0613	SHARRAR JANEEN	9316 BATTLE CREEK ST NW	ALBUQUERQUE	NM	87114	R	A1A	LT 46 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1264 AC	0.12631897
1	1009064	DOUGHTY RA	9305 BATT	ALBU	N	87	R	A1A	LT 3 PLAT FOR HERITAGE AT THE TRAILS SUB	0.

4	2804692 0704	NDOLPH MAT THEW & CAR RIANNE	LE CREEK ST NW	QUE RQU E	M	11 4				DIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1606 AC	16 07 55 97
1 5	1009064 3254832 0504	MONTANO CA ROLL	9312 ALLE GIANCE ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 24 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1210 AC	0. 12 08 90 23
1 6	1009064 3185172 0720	SALAZAR DOL ORES M	7109 EDIS ON RD NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 17 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0. 12 04 55 6
1 7	1009064 2804742 0705	PHILLIPS LAR RY D & CARO LINE M	1326 SARA WAY SE	RIO RAN CHO	N M	87 12 4	R	A1A		LT 4 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1419 AC	0. 14 19 83 24
1 8	1009064 2835052 0711	GREENWOOD AARON JOHN & SUSAN L IS LEY	9327 BATT LE CREEK ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 10 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1331 AC	0. 13 32 41 28
1 9	1009064 3035172 0717	BROWN ROG ER T & TERES A B	7123 EDIS ON RD NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 14 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0. 12 04 50 43
2 0	1009064 3094932 0607	HAUCK DANIE L & MELISSA	9319 ALLE GIANCE ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 40 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1505 AC	0. 15 04 09 87
2 1	1009064 2815122 0713	CENTEX HOM ES	7601 JEFF ERSON ST NE SUITE 3 20	ALBU QUE RQU E	N M	87 10 9	V	A1A		TR A PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .0826 AC	0. 08 09 22 25
2 2	1009064 2825002 0710	WALLI NAWAZ AKBAR & SHE LINA NAWAZ	9323 BATT LE CREEK ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 9 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1222 AC	0. 12 22 84 31
2 3	1009064 2975172 0716	SANCHEZ AA RON J & ANG ELICA M	7127 EDIS ON RD NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 13 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0. 12 04 49 92
2 4	1009064 3174542 0405	ALDERETE RA MON M & ANG EL A	7108 HEAR THSTONE RD NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 30 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1328 AC	0. 13 30 80 37
2 5	1009064 2824902 0708	STRENGTH R ALPH EDWAR D & WENDY J ANELLE MART IN-STRENGTH	9315 BATT LE CREEK ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1A		LT 7 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1388 AC	0. 13 89 20 45
2 6	10090 64325 50420 508	DELEON DIANNE	9328 ALL EGIANCE ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A		LT 20 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1416 AC	0.14149423
2 7	10090 64322 45520 406	HINOJOSA GREGORY & FELICIA A	7104 HEA RTHSTO NE RD N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A		LT 29 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1230 AC	0.12293242
2 8	10090 64296 47820 615	SIMKO ISTVAN & MONI CA	9308 BAT TLE CRE EK ST N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A		LT 48 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1264 AC	0.12631767
2 9	10090 64309 50420 609	KARAS BRIAN A & LESL IE I	9327 ALL EGIANCE ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A		LT 42 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1539 AC	0.15375918

30	10090 64325 49320 506	ROMERO EZEQUIEL P & DEBORAH E	9320 ALL EGIANC E ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 22 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1329 AC	0.13278605
31	10090 64323 51720 721	KRUEGER- UHING CINDI K	7105 EDI SON RD NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 18 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0.12045181
32	10090 64281 51020 712	CENTEX HOMES	7601 JEF FERSON ST NE SU ITE 320	ALBUQ UERQ UE	N M	87 10 9	V	A 1 A	TR C PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .0524 AC	0.05264551
33	10090 64308 46520 602	SALAZAR MATTHEW & LAURA L	9301 ALL EGIANC E ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 35 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1930 AC	0.1926451
34	10090 64296 47220 616	STEPHENS JAMES S & CATHERINE A & TIMOT HY L & SHARON STEPH ENS	9304 BAT TLE CRE EK ST N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 49 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1619 AC	0.16178585
35	10090 64309 49920 608	MONTANO DOROTHY M	9323 ALL EGIANC E ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 41 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1473 AC	0.14718229
36	10090 64286 51720 714	DELEON DANIEL & CO NTRERAS ALEJANDRO	7135 EDI SON RD NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 11 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1636 AC	0.16442772
37	10090 64296 48320 614	ELLISON SHIRLEY A	9312 BAT TLE CRE EK TRL N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 47 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1264 AC	0.12630967
38	10090 64308 47820 604	GORDON MICHAEL S & TAMARA R	9309 ALL EGIANC E ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 37 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1449 AC	0.14485566
39	10090 64281 48020 706	BACA FRANK M & LUZ M	9209 CLI NTON AN DERSON DR NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 5 PLAT FOR HERITAGE AT T HE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1354 AC	0.13553406
40	10090 64308 51720 718	BERRY DANNY L	3215 SCH UMACHE R ST NW	ALBUQ UERQ UE	N M	87 12 0	R	A 1 A	LT 15 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0.12045745
41	10090 64296 46520 601	DJOPAR MARIO & DAN A	9300 BAT TLE CRE EK ST N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 50 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1939 AC	0.19360917
42	10090 64282 48420 707	DURAN JOHN PAUL & MARIE E	9311 BAT TLE CRE EK ST N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 6 PLAT FOR HERITAGE AT T HE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1303 AC	0.13031392
43	10090 64325 48820 505	MIRELES ED E & JUANI S V	9316 ALL EGIANC E ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 23 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1209 AC	0.12081149
44	10090 64279 46520 703	ROSSITER AARON R & SHEA R	9303 BAT TLE CRE EK TRL N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 2 PLAT FOR HERITAGE AT T HE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .2040 AC	0.2057319
45	10090 64297 49920 611	MCNEELY JAMES F & J EANETTE M	9324 BAT TLE CRE EK ST N W	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 44 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1390 AC	0.13894692
46	10090 64293 51720 715	NEJO CHRISTOPHER A	7131 EDI SON RD NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 12 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC	0.12045041
47	10090 64308 48320 605	HOWIE DANIEL	9311 ALL EGIANC E ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 38 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1423 AC	0.14218968
48	10090 64327	WILLEY DAVID D & MA RTI L	7100 HEA RTHSTO	ALBUQ UERQ	N M	87 12	R	A 1	LT 28 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT	0.13302093

	45520 407		NE RD N W	UE		0		A	2BEING A REPLAT OF TRACT B THE TRAILS CONT .1327 AC	
4 9	10090 64300 44221 647	THE TRAILS COMMUNI TY ASSOCIATION	7007 JEF FERSON BLVD NE SUITE A	ALBUQ UERQ UE	N M	87 10 9	V	A 1 A	TR OS- 2 BULK PLAT OF THE TRAILS A REPLAT OF A PORTION OFTRA CT 4 BLACK RANCH CONT 2.09 03 AC	2.09200448
5 0	10090 64325 47820 503	MORANT KEVIN C	9308 ALL EGIANCE ST NW	ALBUQ UERQ UE	N M	87 11 4	R	A 1 A	LT 25 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2BEING A REPLAT OF TRACT B THE TRAILS CONT .1332 AC	0.13309392



City of **Albuquerque** DEVELOPMENT/ PLAN REVIEW APPLICATION



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

- Storm Drainage Cost Allocation Plan

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)
- 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.

APPLICANT INFORMATION:

Professional/Agent (if any) _____ PHONE _____

ADDRESS _____ FAX _____

CITY _____ STATE _____ ZIP _____ E-MAIL _____

APPLICANT LONGFORD HOMES PHONE (505) 620-5322 ALB.

ADDRESS 3077 EAST WARM SPRINGS RD. FAX (505) 761-9922 ALB.

CITY L.V. STATE NV ZIP 89120 E-MAIL rbeltramo@longfordgray.com

Proprietary interest in site: OWNER List all owners THE TRAILS, LLC

DESCRIPTION OF REQUEST: EXTENSION OF SIA

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. ~~UNIVERSE UNIT 2 (LOTS 1-50)~~ Block _____ Un _____

Subdiv/Addn/TBKA HERITAGE AT THE TRAILS UNIT 1 & 2

Existing Zoning R-D Proposed zoning R-D

Zone Atlas page(s): C-9 UPC Code _____ MRGCD Map No _____

CASE HISTORY:

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

COA PROJ # 738484, *1003353, 06-DRB-00631, 08-DRB-70154

CASE INFORMATION:

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

No. of existing lots 125 No. of proposed lots 125 Total area of site (acres): 23.310

LOCATION OF PROPERTY BY STREETS: On or Near FASES DEL NORTE

Between UNIVERSE BLVD. and WOODMONT AVE.

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

SIGNATURE RICK BELTRAMO DATE 5/20/2010

(Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB 70145</u>	<u>SIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADY</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F H D P density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F H D P fee rebate				<u>\$</u>
	Hearing date <u>June 16, 2010</u>			<u>Total \$ 145.00</u>

5-21-10 Project # 1003353

FORM S(2): SUBDIVISION - D. . . 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.

RICK BELTRAMO
 Applicant name (print)
[Signature] 5/20/2010
 Applicant signature / date

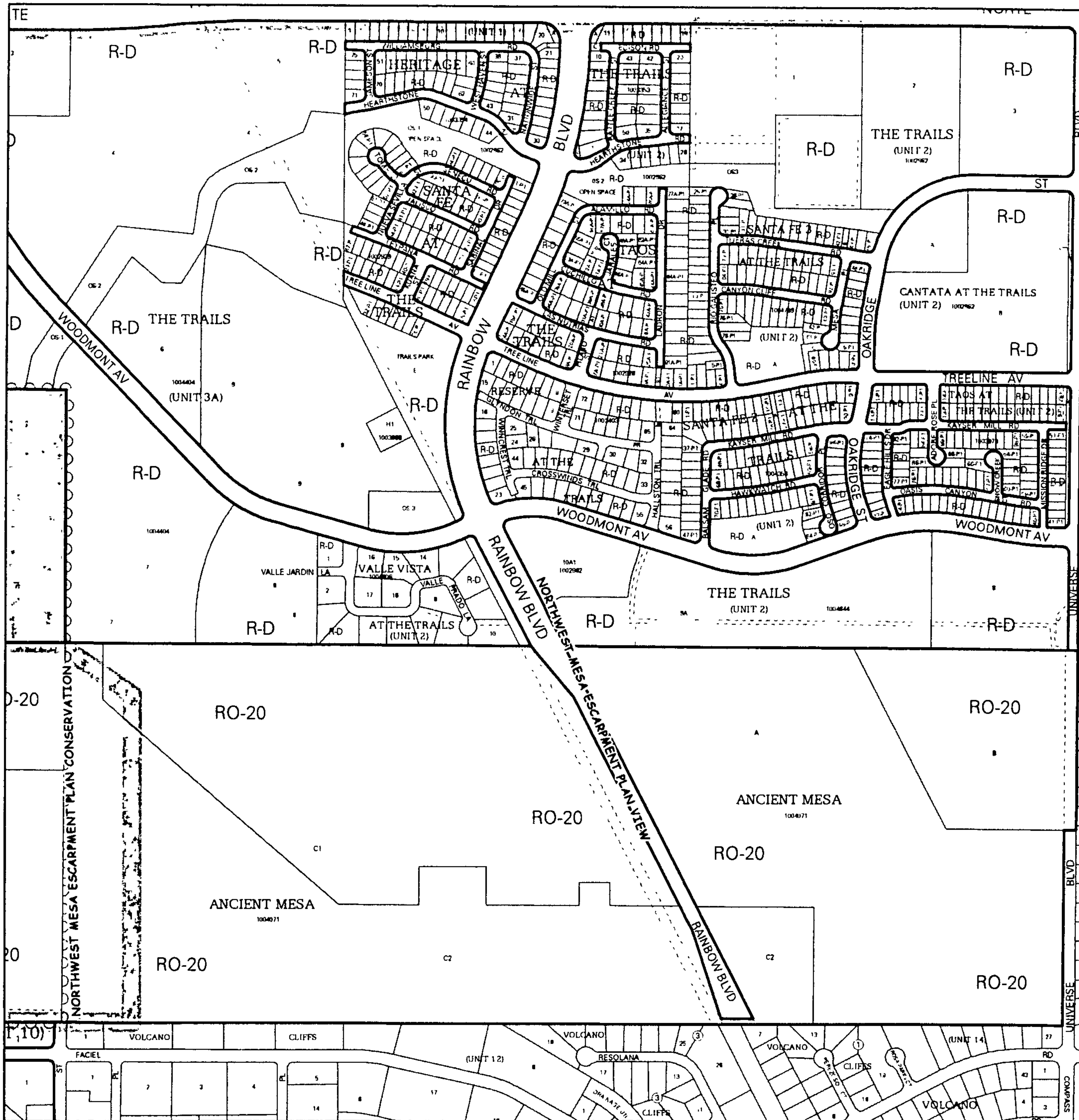


Form revised October 2007

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

Application case numbers
 10DRB - 70145

[Signature] 5-21-10
 Planner signature / date
 Project # 1003353



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

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



May 21, 2010

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

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails
#1003353/1003354, 04DRB-01415/01416, 08DRB-70154

Dear Mr. Cloud:

Submitted for Development Review Board review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for The Trails Unit 1, Tracts A-F. Longford Homes respectfully requests a 1 Year extension to the SIA.

More specifically an extension is requested to the SIA for off-site roadway improvements to Paseo Del Norte Blvd. adjacent to units 1 and 2.

Enclosed is the following:

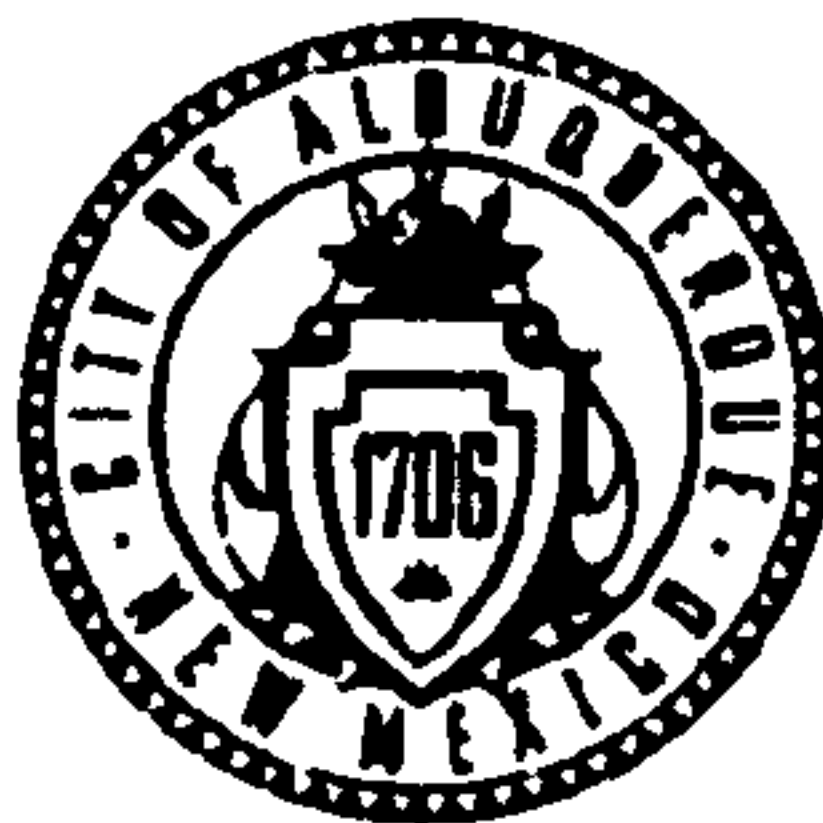
- Application to DRB
- Reduced copy of recorded plat
- Zone Atlas sheet showing project area
- Letter requesting DRB review and approval(this letter)
- Last Official DRB Notice of the approval
- Approved Infrastructure List
- Neighborhood Notification
- Application Fee

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Beltramo".

Rick Beltramo
Longford Homes

Attachments



City of Albuquerque

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

Date: 5-20-10

TO CONTACT NAME: RICK BELTRAN
COMPANY/AGENCY: LONGFORM HOMES
ADDRESS/ZIP: 7023 Tree Line Ave. 87117
PHONE/FAX #: 505-532-2 761-9922

Thank you for your inquiry of 5-20-10 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Casero del Norte on Universe Blvd. Arroyo Units 142 at the Circus zone map page(s) C-9.

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

Verlana Ranch
Neighborhood or Homeowner Association

Contacts: See attached

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO { }

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

Sincerely,
Patrick Moran
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE APPLICANTS - SUGGESTL INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 5/20/10 Time Entered: 3:45 PM ONC Rep. Initials: [Signature]

VENTANA RANCH N.A. (VTR) "R"

***Jay Jones** e-mail: vtjman@yahoo.com

P.O. Box 65446/87193 890-3996 (h) 400-1751 (c)

Kevin Patton e-mail: jj3kpatton@comcast.net

10422 Borrego Creek Dr. NW/87114 238-2857 (h)

Website: www.ventanaranch.org

NA E-mail: contact@ventanaranch.org

Council District: 5

County District: 1

Police Beat: 616/NW

Zone Map: A-C-9-10



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development EPC DRB LUCC Liquor Submittal
 Administrative Amendments (AA's)

City Project Special Exception Application (ZHE)

CONTACT NAME: RICK BELTRAMO

COMPANY NAME: LONGFORD HOMES

ADDRESS/ZIP: 7023 TREE LINE AVE / 87114

PHONE: 620-5322 FAX: 761-9922

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

HERITAGE UNITS 1 & 2 at THE TRAILS

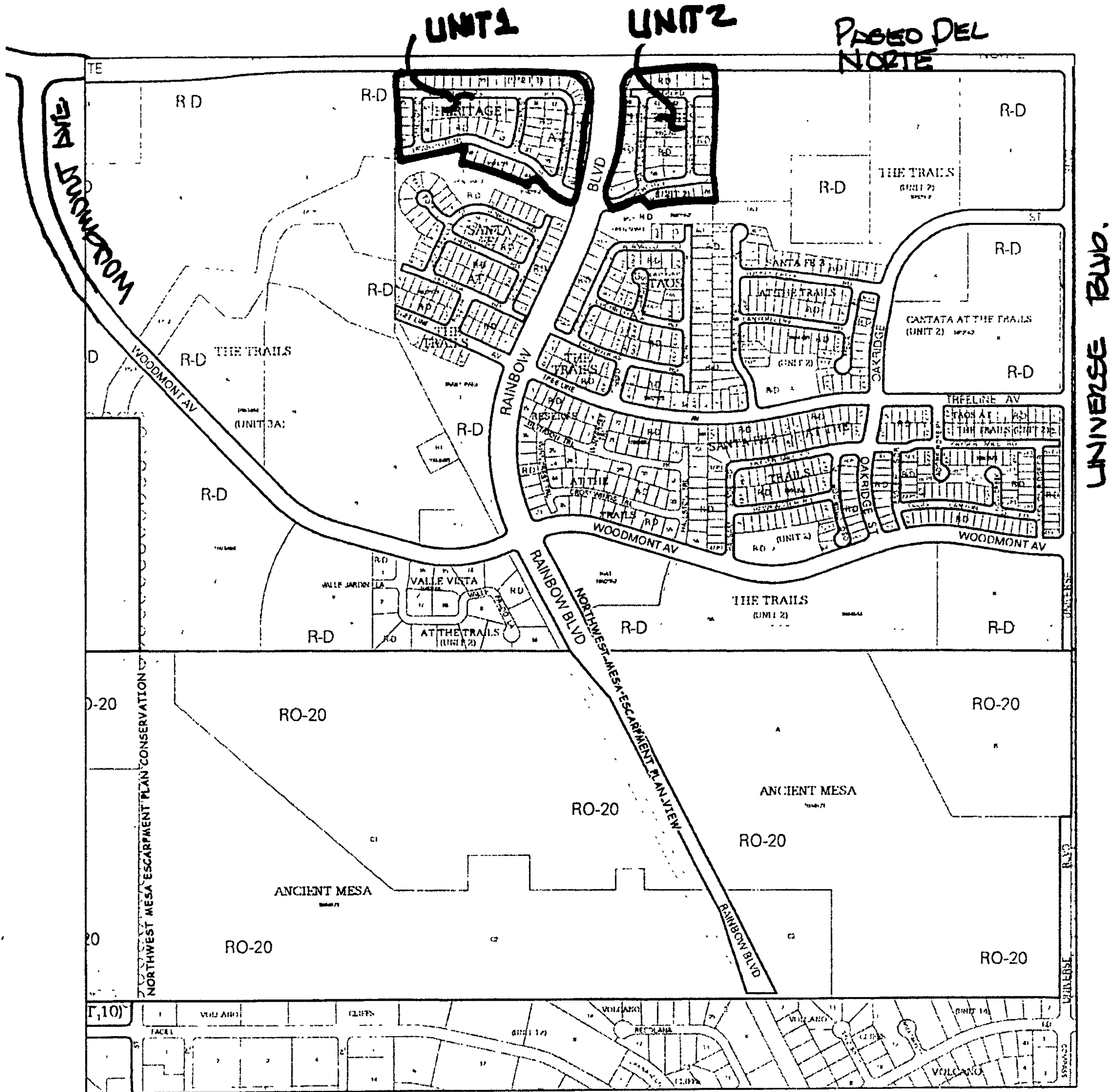
LEGAL DESCRIPTION

LOCATED ON PASEO DEL NORTE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN UNIVERSE BLVD. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

WOODMOUNT AVE.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-9).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



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

Map amended through: 2/4/2010

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	



May 20, 2010

Mr. Kevin Patton
Representative of Ventana Ranch N.A.
10422 Borrego Creek Dr. NW
Albuquerque, New Mexico, 87114

Re: Extension of Subdivision Improvements Agreements
Unit 1 and 2 of Heritage at The Trails

Dear Mr. Patton:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

This letter notifies you, as that Longford homes is requesting a 1 year extensions of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of Heritage at The Trails.

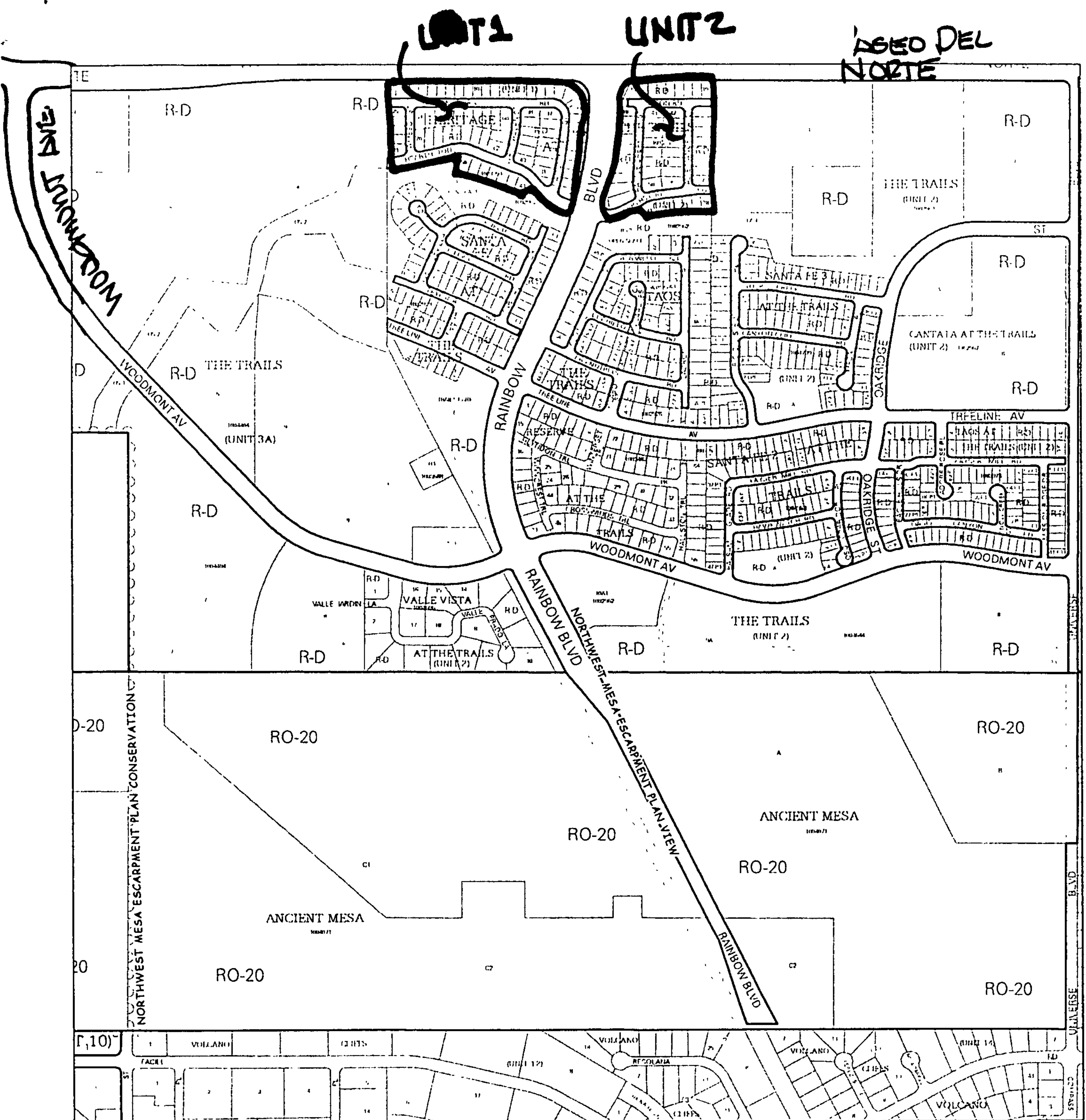
Attached is a copy of the zone atlas page showing unit 1 of The Trails. Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Beltramo", is written over the typed name.

Rick Beltramo
Longford Homes

Attachments



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

Albuquerque Geographic Information System

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 1500 Feet

Map amended through: 2/4/2010



May 20, 2010

Mr. Jay Jones
Representative of Ventana Ranch N.A.
P.O. Box 65446/87193
Albuquerque, New Mexico, 87193

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails

Dear Mr. Jones:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

This letter notifies you, as that Longford homes is requesting a 1 year extensions of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of heritage at The Trails.

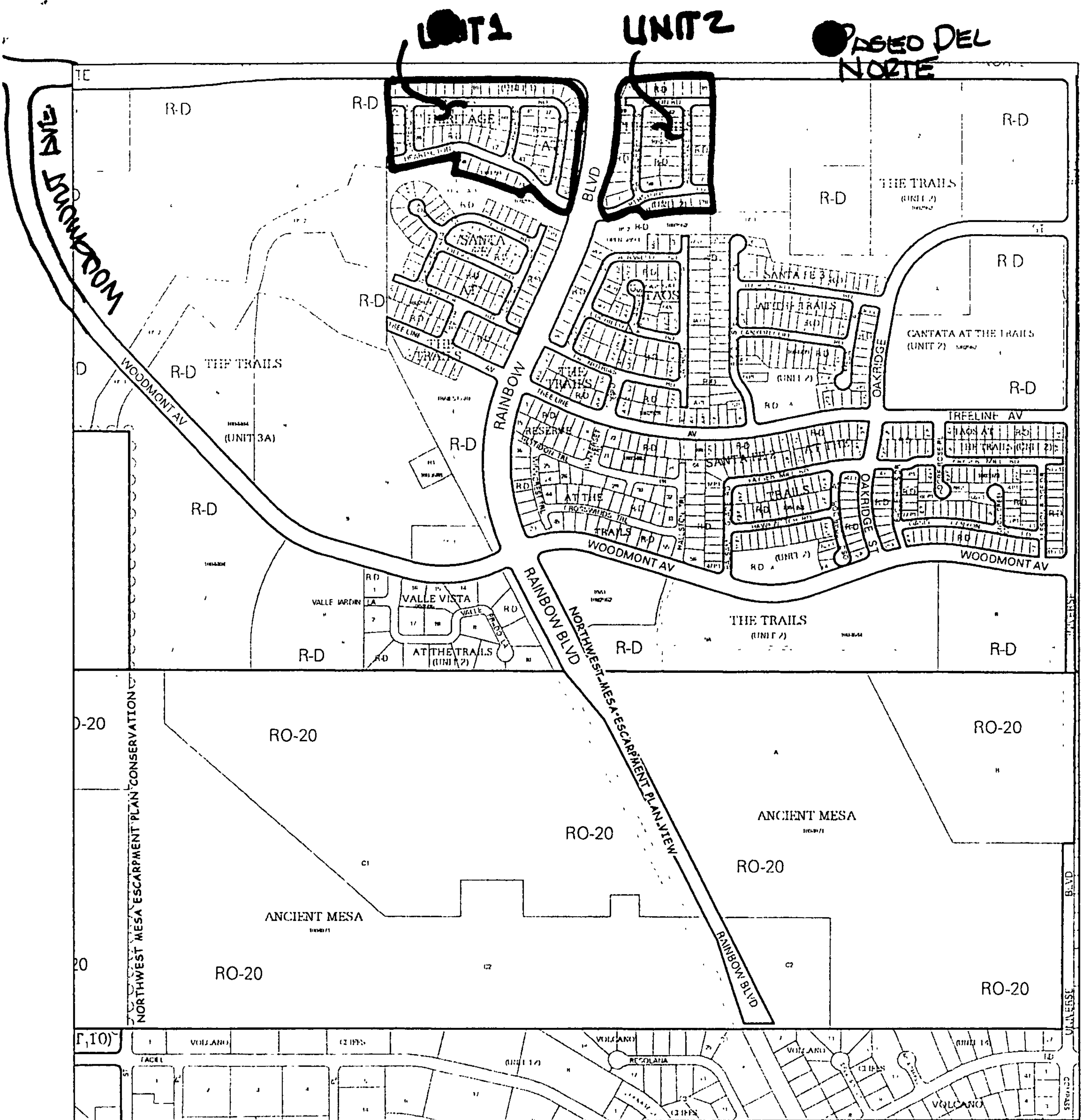
Attached is a copy of the zone atlas page showing unit 1 of The Trails. Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

A handwritten signature in black ink that reads "Rick Beltramo". The signature is stylized and includes a long horizontal line extending to the right.

Rick Beltramo
Longford Homes

Attachments



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

Map amended through 2/1/2010

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	

7009 1680 0000 0987 6002

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ALBUQUERQUE NM 87114 **OFFICIAL USE**

Postage	\$ 0.44	0118 09 Postmark Here 05/21/2010
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Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	

Sent To **KEVIN PATTON**
 Street, Apt. No., or PO Box No. **10422 BORRERO GREEK DR.**
 City, State, ZIP+4 **ALB. NM 87114**

7009 1680 0000 0987 6002

U.S. Postal Service™
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ALBUQUERQUE NM 87193 **OFFICIAL USE**

Postage	\$ 0.44	0118 09 Postmark Here 05/21/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	

Sent To **RAY JONES**
 Street, Apt. No., or PO Box No. **P.O. BOX 65446 | 87193**
 City, State, ZIP+4 **ALB. NM 87193**

HEARINGS DATE 6/16/10 (SIA)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 23, 2008

- Project# 1003353**
08DRB-70154 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned SU-2/ RD, located on the east side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 14 acre(s). (C-9)


At the April 23, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 8, 2008 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).


Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109

Cc: The Trails LLC – 7007 Jefferson NE – Albuquerque, NM 87109



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 23, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/Alt. City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000364**
08DRB-70156 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA) BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL AVE BETWEEN GLENRIDGE PARK L NE AND BURMA DR NE (L-22) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2. ~~**Project# 1003353**~~
08DRB-70154 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA) BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2** zoned RD, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 14 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
3. **Project# 1003354**
08DRB-70155 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA) BOHANNAN HUSTON, INC. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 9 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

4. **Project# 1006760**
08DRB-70180 AMENDED SDP FOR BP
YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B**, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**
5. **Project# 1005210**
08DRB-70174 EPC APPROVED SDP FOR BUILD PERMIT
CONSENSUS PLANNING agent(s) for WERNER GILCHRIST LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 10, **UNIVERSITY HEIGHTS ADDITION** zoned SU-2/SU-1 FOR DR OFFICE, LIBRARY AND/OR MUSEUM, located on CORNELL DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) *Planner – Maryellen Hennessy* **WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 9/10/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**
6. **Project# 1000163**
08DRB-70167 EPC APPROVED SDP FOR BUILD PERMIT
JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) *[Deferred from 4/16/08]*. **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

7. **Project# 1000983**
08DRB-70175 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
JAMES F CRABTREE request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-H, **MOJAVE TOWNHOMES**, zoned R-T, located on ATRISCO BETWEEN MOJAVE NW AND SANTO DOMINGO NW containing approximately 0.38 acre(s). (E-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 30 FT RADIUS ON MOHAVE AND UNSER, FOR CURRENT TAX RECEIPTS, AND TO RECORD.**

8. **Project# 1007054**
08DRB-70178 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 15-19, Block(s) 31, **HEIGHTS RESERVOIR ADDITION** zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.**

9. **Project# 1007056**
08DRB-70179 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block(s) 32, **HEIGHTS RESERVOIR ADDITION** zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.**

10. **Project# 1006989**
08DRB-70150 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08]*. **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

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

11. **Project# 1003188**
08DRB-70176 SKETCH PLAT REVIEW
AND COMMENT

TOM PATRICK/COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Tract(s) 145-A, 145-A2, 144-B,, **LOT 26, LUKE ADDITION** zoned RA-2, located on GRIEGOS NW BETWEEN RIO GRANDE NW AND SAN ISIDRO NW containing approximately 1.2415 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007246**
08DRB-70177 SKETCH PLAT REVIEW
AND COMMENT

TOM PATRICK/ COMMUNITY SCIENCES agent(s) for THE DANIELS COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **LESTER TRACT B-1** zoned SU-1 FOR MORTURARY, located on SCOTTS PL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 2.4155 acre(s). (D-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for February 20, 2008.

Other Matters: None

Adjourned: 9:45

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003353 AGENDA# 2 DATE: 4/23/08

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

April 23, 2008

Project# 1003353

08DRB-70154 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned SU-2/ RD, located on the east side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 14 acre(s). (C-9)

AMAFCA

No comment.

COG

Paseo del Norte is designated for the following ITS deployments as part of ITS Project 6: Fiberoptic Cable, Pavement Sensors, Remote Traffic Monitoring Station. Coordination with City representative on the ITS Subcommittee is recommended to insure development consistent with this project.

MPO Project ID 531.0 has been identified in the 2030 MTP as a privately-funded project to widen Rainbow Bd from 2 to 4 lanes. This project includes bike lanes and trail. Since the project is privately-funded, there is no programming information available. Coordination with DMD is recommended to insure infrastructure development consistent with development in the area.

MPO Project ID 470.0 "Paseo del Norte Improvements" has been identified in the 2030 MTP as a privately-funded project to reconstruct and widen Paseo del Norte from 2 to 4 lanes and add bike lanes and trail as Stage II. Coordination with DMD is recommended to insure infrastructure development consistent with development in the area.

Paseo del Norte is a limited-access urban principal arterial. Full access is provided at Rainbow Bd. Additional access to Paseo del Norte would require the consent of NMDOT (as future owner of the facility under the road exchange agreement between NMDOT and City dated Feb. 2 1989) and the MTB.

Rainbow Bd north of Paseo del Norte has a functional classification of urban minor arterial. South of Paseo del Norte, Rainbow Bd has a functional classification of urban local road. City may wish to consider changing the functional classification of this roadway as development in the surrounding area occurs.

TRANSIT

No comments received.

ZONING ENFORCEMENT

No adverse comments

NEIGHBORHOOD COORDINATION

Letters sent to: Ventana Ranch NA (R)

Ventana Ranch Community Assoc.

APS

Heritage at the Trails Unit 2 is located on the east side of Rainbow Blvd NW between Hearthstone Rd NW and Paseo Del Norte NW. The owner of the above property requests a 2YR Extension of Subdivision Improvements for a development that consists of 51 existing single family homes. This development impacts Ventana Ranch Elementary School, James Monroe Middle School, and Volcano Vista High School. Ventana Ranch Elementary and James Monroe Middle School are exceeding capacity, Volcano Vista has excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	1,519	1,417	-102
575	Volcano Vista	482	750	268

Two new northwest elementary schools are planned to open in 2009. This will relieve overcrowding at Ventana Ranch Elementary School.

A new northwest middle school is planned to open in 2009. This will relieve overcrowding at James Monroe.

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 received

FIRE DEPARTMENT

No comments received

PNM ELECTRIC & GAS

No comments received

COMCAST

No comments received

QWEST

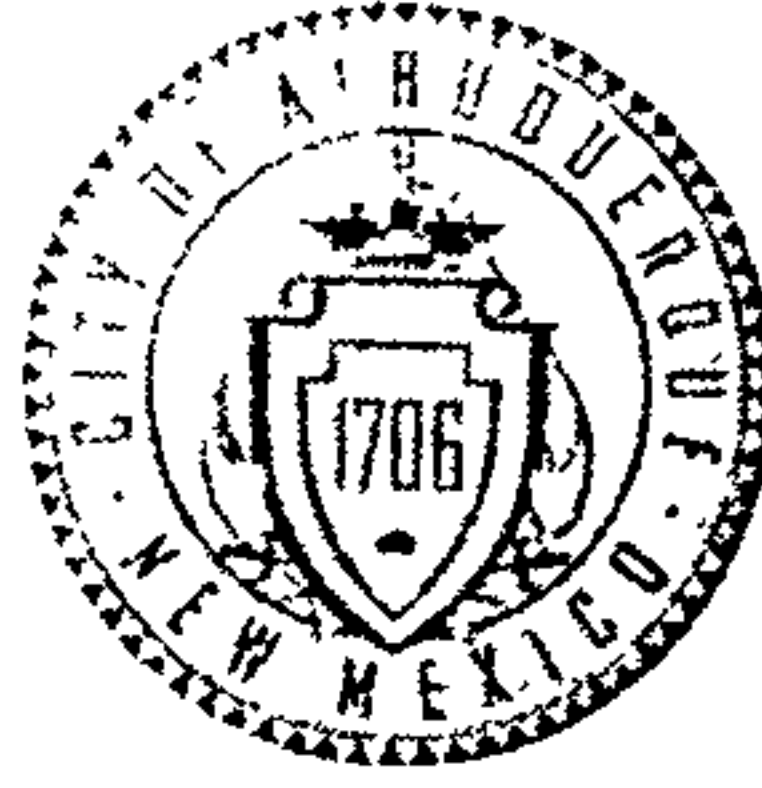
No comments received

ENVIRONMENTAL HEALTH No comments received
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION Defer to transportation.
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected divisions regarding proposed extension.

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

Cc: Bohannon Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109

Cc: The Trails LLC – 7007 Jefferson NE – Albuquerque, NM 87109



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 23, 2008, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1000364

08DRB-70156 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BRET or DEBRA A. TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on the north side of CENTRAL AVE NE BETWEEN GLENRIDGE PARK NE AND BURMA DR NE, containing approximately 1 acre(s). (L-22)

Project# 1003353

08DRB-70154 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned SU-2/ RD, located on the east side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 14 acre(s). (C-9)

Project# 1003354

08DRB-70155 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON, INC. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, zoned SU-2/ RD, located on the west side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9 acre(s). (C-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 7, 2008.

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

Meeting Date: April 23, 2008
Zone Atlas Page: C-9
Notification Radius: 100 Ft.

**Project# 1003353
App#08ZHE-70154**

Cross Reference and Location: RAINBOW BLVD NW BETWEEN PASEO DEL
NORTE NW AND HEARTHSTONE NW

Applicant: THE TRAILS LLC
7007 JEFFERSON NE
ALBUQUERQUE, NM 87109

Agent: BOHANNAN HUSTON INCE
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: APRIL 4, 2008
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	D	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
STORM DRAINAGE (Form D)		
<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): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX: (505) 898-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL _____

APPLICANT: The Trails, LLC PHONE: 761-9911
 ADDRESS: 7007 Jefferson NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109
 Proprietary interest in site Owner List all owners: _____

DESCRIPTION OF REQUEST: 2nd SIA Extension

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

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

Lot or Tract No _____ Block _____ Unit _____
 Subdiv/Addn/TBKA: Heritage at the Trails Unit 2
 Existing Zoning: RD Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-9 UPC Code: 100906428248420707

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc):
1003353, 06DRB-00631

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 51 No. of proposed lots: 51 Total area of site (acres): +/- 14 Acres

LOCATION PROPERTY BY STREETS: On or Near: Rainbow Blvd NW
 Between: Paseo Del Norte NW and Hearthstone NW

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

SIGNATURE Scott Steffan DATE 03/28/2008
 (Print) Scott Steffan, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>06DRB - 20154</u>	<u>SIA</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>ADV</u>		<u>\$ 75.00</u>
<input 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				Total
<input type="checkbox"/>	F.H.D.P. fee rebate				<u>\$ 145.00</u>

Hearing date April 23, 2008

3/27/08
 Planner signature / date

Project # 1003353

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.

Scott Steffen, P.E.
Applicant name (print)
Scott Steffen 3-28-08
Applicant signature / date



Form revised October 2007

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

Application case numbers
08DRB - 70154

[Signature]
Planner signature / date
Project # 1003353

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	P R O P E R T Y C L A S S	T A X D I S T R I C T	LEGAL
1	10090 64295 45120 401	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 34 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1880 AC
2	10090 64302 45220 402	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 33 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
3	10090 64307 45320 403	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 32 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
4	10090 64312 45420 404	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 31 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
5	10090 64317 45420 405	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 30 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1328 AC
6	10090 64322 45520 406	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 29 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1230 AC
7	10090 64327 45520 407	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 28 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1327 AC
8	10090 64271 45520 701	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR B PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .0367 AC
9	10090 64280 45720 702	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 1 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .2189 AC
10	10090 64279 46520 703	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 2 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .2040 AC
11	10090 64296 46520 601	DJOPAR MARIO & DAN A	9300 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 50 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1939 AC
12	10090 64308 46520 602	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 35 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1930 AC
13	10090 64325 46520 501	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 27 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1333 AC
14	10090 64280 46920 704	DOUGHTY RANDOLPH MATTHEW & CARRIAN NE	9305 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 3 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1606 AC

15	10090 64308 47220 603	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 36 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1625 AC
16	10090 64296 47220 616	STEPHENS JAMES S & CATHERINE A & TIMOT HY L & SHARON STEPH ENS	9304 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 49 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1619 AC
17	10090 64325 47220 502	MARTINEZ SANDRA J	9304 ALLE GIANCE ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 26 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1212 AC
18	10090 65322 02540 820	ALVAREZ VICTOR & AR LENE	7012 SEN DERO RD N W	ALB UQU ERQ UE	N M	87 12 0	R	A1 A	LT 20 PLAT OF SOMMERSET SUBD AT VENTAN A RANCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.1846 AC M/L OR 8,041 SF M/L
19	10090 65274 02240 811	BLOOD FAMILY TRUST	9403 TRAV ILLA DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 11 PLAT OF SOMMERSET SUBD AT VENTAN A RANCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.2251 AC M/L OR 9,808 SF M/L
20	10090 64371 49310 104	PARADISE WEST INC	7423 LANT ERN RD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR 1 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAIL S AND UNPLATTED DEED PARCELS) CONT 12. 3383 AC
21	10090 65303 01640 818	PEARSON JEROME M & PATRICIA J	9401 MON TARA CT N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 18 PLAT OF SOMMERSET SUBD AT VENTAN A RANCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.2868 AC M/L OR 12,496 SF M/L
22	10090 65282 01640 812	GARCIA ANTONIO I & G ERALDINE J	9401 TRAV ILLA RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 12 PLAT OF SOMMERSET SUBD AT VENTAN A RANCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.3241 AC M/L OR 14,121 SF M/L
23	10090 65344 01640 824	CHERRINGTON STEVE N R	9401 CALI CO PL NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 24 PLAT OF SOMMERSET SUBD AT VENTAN A RANCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.2680 AC M/L OR 11,678 SF M/L
24	10090 64369 43210 103	THE TRAILS LLC	3077 E WA RM SPRING S RD	LAS VEG AS	N V	89 12 0	V	A1 A	TR OS- 3 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEI NG A REPLAT OF TRACTS G & J THE TRAILS A ND UNPLATTED DEED PARCELS) CONT 2.9758 AC
25	10090 64280 47420 705	ARMENDARIZ MONIQU E D	9307 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 4 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1419 AC
26	10090 65344 01640 824	CHERRINGTON STEVE N R	9401 CALI CO PL NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 24 PLAT OF SOMMERSET SUBD AT VENTAN A RANCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.2680 AC M/L OR 11,678 SF M/L
27	10090 65328 01640 819	WAY TIMOTHY R & KEL LEY N	9400 MON TARA CT N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 19 PLAT OF SOMMERSET SUBD AT VENTAN A RANCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.2492 AC M/L OR 10,855 SF M/L
28	10090 64369 43210 103	THE TRAILS LLC	3077 E WA RM SPRING S RD	LAS VEG AS	N V	89 12 0	V	A1 A	TR OS- 3 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEI NG A REPLAT OF TRACTS G & J THE TRAILS A ND UNPLATTED DEED PARCELS) CONT 2.9758 AC
29	10090 64280 47420 705	ARMENDARIZ MONIQU E D	9307 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 4 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1419 AC
30	10090 64308 47820 604	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 37 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1449 AC

3 1	10090 64296 47820 615	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 48 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1264 AC
3 2	10090 64325 47820 503	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 25 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1332 AC
3 3	10090 64281 48020 706	BACA FRANK M & LUZ M	9309 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 5 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1354 AC
3 4	10090 64308 48320 605	HOWIE DANIEL	9311 ALLE GIANCE ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 38 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1423 AC
3 5	10090 64296 48320 614	ELLISON SHIRLEY A	9312 BATT LE CREEK TRL NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 47 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1264 AC
3 6	10090 64282 48420 707	DURAN JOHN PAUL & MARIE E	9311 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 6 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1303 AC
3 7	10090 64268 42821 632	LONGFORD AT THE TR AILS LLC	3077 E WA RM SPRING S RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 73A- P1 PLAT OF TAOS AT THE TRAILS (BEING A RE PLAT OF TAOS AT THE TRAILS) CONT .2056 A C
3 8	10090 64325 48320 504	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 24 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1210 AC
3 9	10090 64254 51020 811	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR C PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .0771 AC
4 0	10090 64257 51720 812	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR A PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .0848 AC
4 1	10090 64323 51720 721	KRUEGER- UHING CINDI K	7105 EDIS ON RD NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 18 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
4 2	10090 64318 51720 720	SALAZAR DOLORES M	7109 EDIS ON RD NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 17 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
4 3	10090 64312 51720 719	RAYKOVICS MICHAEL A & DENISE A	7115 EDIS ON RD NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 16 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
4 4	10090 64328 51720 722	CLARK JIMMY D	7101 EDIS ON RD NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 19 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1280 AC
4 5	10090 64308 51720 718	BERRY DANNY L & PAT RICIA	7119 EDIS ON RD NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 15 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
4 6	10090 64303 51720 717	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 14 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
4 7	10090 64297	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU	N M	87 10	V	A1 A	LT 13 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT

	51720 716			ERQ UE		9				B THE TRAILS CONT .1205 AC
4 8	10090 64293 51720 715	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 12 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
4 9	10090 64248 46120 801	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 30 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1348 AC
5 0	10090 64250 46620 802	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	R		A1 A	LT 29 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1224 AC
5 1	10090 64251 47120 803	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	R		A1 A	LT 28 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1224 AC
5 2	10090 64252 47620 804	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 27 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1224 AC
5 3	10090 64251 51520 813	GALLEGOS ROBERT N & VERONICA LYNN MA RES	3581 E SA NTA FE LN	GILB ERT	A Z	85 29 7	R		A1 A	LT 20 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .2130 AC
5 4	10090 64281 51220 713	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	TR A PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .0826 AC
5 5	10090 64286 51720 714	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 11 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1636 AC
5 6	10090 64308 48820 606	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 39 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1396 AC
5 7	10090 64296 48820 613	SHARRAR JANEEN	9316 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V		A1 A	LT 46 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1264 AC
5 8	10090 64325 48820 505	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 23 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1209 AC
5 9	10090 64282 49020 708	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 7 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1388 AC
6 0	10090 64309 49320 607	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 40 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1505 AC
6 1	10090 64297 49320 612	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 45 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1390 AC
6 2	10090 64325 49320 506	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 22 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1329 AC
6 3	10090 64282 49520 709	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V		A1 A	LT 8 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1235 AC

6	10090 64309 49920 608	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 41 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1473 AC
6	10090 64297 49920 611	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 44 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1390 AC
6	10090 64325 49920 507	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 21 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1328 AC
6	10090 64282 50020 710	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 9 PLAT FOR HERITAGE AT THE TRAILS SUB DIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1222 AC
6	10090 64309 50420 609	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 42 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1539 AC
6	10090 64297 50420 610	AGUILAR ANTONIO & M ARCY L AGUILAR	9328 BATT LE CREEK TRL NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 43 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1489 AC
7	10090 64325 50420 508	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 20 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1416 AC
7	10090 64283 50520 711	GREENWOOD AARON J OHN & SUSAN L ISLEY	9327 BATT LE CREEK ST NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 10 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1331 AC
7	10090 64281 51020 712	CENTEX HOMES	5120 MAS THEAD NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR C PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .0524 AC
7	10090 64253 48120 805	BROWN CAROLEE M & CHERYL A BROWN	9316 NATI ONWIDE ST	ALB UQU ERQ UE	N M	87 12 0	R	A1 A	LT 26 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1224 AC
7	10090 64253 48620 806	ENNIS MERLIN M & DO ROTHY R	9320 NATI ONWIDE ST NW	ALB UQU ERQ UE	N M	87 12 0	R	A1 A	LT 25 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1224 AC
7	10090 64304 43221 630	JENSON TERRY O & DE NISE	7115 ALA MILLO RD N W	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 75A- P1 PLAT OF TAOS AT THE TRAILS (BEING A RE PLAT OF TAOS AT THE TRAILS) CONT .1492 A C
7	10090 64298 43221 631	JOHNSON- NETTLES CAROLE H	444 WHIS PERING PI NES 127	SCO TTS VALL EY	C A	95 06 6	V	A1 A	LT 74A- P1 PLAT OF TAOS AT THE TRAILS (BEING A RE PLAT OF TAOS AT THE TRAILS) CONT .1379 A C
7	10090 64254 49120 807	K VENTURES LLC	9324 NATI ONWIDE ST NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 24 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1224 AC
7	10090 64255 49620 808	SETAYESH HAMID & FL ORA	9328 NATI ONWIDE ST NW	ALB UQU ERQ UE	N M	87 12 0	R	A1 A	LT 23 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1224 AC
7	10090 64255 50120 809	KLINT STEVEN A & BO NITA J	9332 NATI ONWIDE ST	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 22 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1203 AC
8	10090 64256	WHITE DAVID & ANDRE A	9336 NATI ONWIDE ST	ALB UQU	N M	87 12	R	A1 A	LT 21 PLAT FOR HERITAGE AT THE TRAILS SU BDIVISION UNIT 1 BEING A REPLAT OF TRACT

	50720 810		NW	ERQ UE		0			A THE TRAILS CONT .1400 AC
8 1	10090 64195 46121 333	THE TRAILS COMMUNI TY ASSOCIATION INC	7007 JEFF ERSON BLV D NE SUIT E A	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR OS- 1 BULK PLAT OF THE TRAILS A REPLAT OF A P ORTION OF TRACT 4 BLACK RANCH CONT 4.2 991 AC
8 2	10090 64300 44221 647	THE TRAILS COMMUNI TY ASSOCIATION	7007 JEFF ERSON BLV D NE SUIT E A	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR OS- 2 BULK PLAT OF THE TRAILS A REPLAT OF A P ORTION OF TRACT 4 BLACK RANCH CONT 2.0 903 AC

R e c	UPC CODE	OWNER	OWNER ADDRES S	OWN ER CITY	OW NE R ST ATE	OW NE R ZIP CODE	PRO PER TY CLA SS	TA X DIS TRI CT	LEGAL
7 6	1009065 2920194 0813	DAY TAMMY	9400 TR AVILLA D R NW	ALBU QUER QUE	N M	871 14 3 619	R	A1 A	LT 13 PLAT OF SOMMERSET SUBD AT VENTANA RA NCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.2 739 AC M/L OR 11,932 SF M/L
7 6	1009065 3050244 0817	GINSBERG K AREN A & LL OYD S	9405 M ONTARA CT NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 17 PLAT OF SOMMERSET SUBD AT VENTANA RA NCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.2 215 AC M/L OR 9,651 SF M/L
7 6	1009065 3290234 0821	DUENEZ OSC AR JR & CHE RYLANN	7008 SE NDERO R D NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 21 PLAT OF SOMMERSET SUBD AT VENTANA RA NCH (REPL OF TRACT 2 VENTANA RANCH) CONT 0.1 715 AC M/L OR 7,471 SF M/L

OR CURRENT RESIDENT
100906429750420610
AGUILAR ANTONIO & MARCY L
AGUILAR
9328 BATTLE CREEK TRL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906428148020706
BACA FRANK M & LUZ M
9309 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906425348120805
BROWN CAROLEE M & CHERYL A
BROWN
9316 NATIONWIDE ST
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906432851720722
CLARK JIMMY D
7101 EDISON RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906428248420707
DURAN JOHN PAUL & MARIE E
9311 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906425151520813
GALLEGOS ROBERT N & VERONICA
LYNN MARES
3581 E SANTA FE LN
GILBERT, AZ 85297

OR CURRENT RESIDENT
100906430848320605
HOWIE DANIEL
9311 ALLEGIANCE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906425449120807
K VENTURES LLC
9324 NATIONWIDE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906426842821632
LONGFORD AT THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

OR CURRENT RESIDENT
100906530301640818
PEARSON JEROME M & PATRICIA J
9401 MONTARA CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906532202540820
ALVAREZ VICTOR & ARLENE
7012 SENDERO RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906430851720718
BERRY DANNY L & PATRICIA
7119 EDISON RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906429545120401
CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100906429646520601
DJOPAR MARIO & DANA
9300 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906429648320614
ELLISON SHIRLEY A
9312 BATTLE CREEK TRL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906528201640812
GARCIA ANTONIO I & GERALDINE J
9401 TRAVILLA RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906430443221630
JENSON TERRY O & DENISE
7115 ALAMILLO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906425550120809
KLINT STEVEN A & BONITA J
9332 NATIONWIDE ST
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906432547220502
MARTINEZ SANDRA J
9304 ALLEGIANCE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906431251720719
RAYKOVICS MICHAEL A & DENISE A
7115 EDISON RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906428047420705
ARMENDARIZ MONIQUE D
9307 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906527402240811
BLOOD FAMILY TRUST
9403 TRAVILLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906534401640824
CHERRINGTON STEVEN R
9401 CALICO PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906428046920704
DOUGHTY RANDOLPH MATTHEW &
CARRIANNE
9305 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906425348620806
ENNIS MERLIN M & DOROTHY R
9320 NATIONWIDE ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906428350520711
GREENWOOD AARON JOHN & SUSAN
L ISLEY
9327 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906429843221631
JOHNSON-NETTLES CAROLE H
444 WHISPERING PINES 127
SCOTTS VALLEY, CA 95066

OR CURRENT RESIDENT
100906432351720721
KRUEGER-UHING CINDI K
7105 EDISON RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906437149310104
PARADISE WEST INC
7423 LANTERN RD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100906431851720720
SALAZAR DOLORES M
7109 EDISON RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906425549620808
SETAYESH HAMID & FLORA
9328 NATIONWIDE ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906430044221647
THE TRAILS COMMUNITY
ASSOCIATION
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100906425650720810
WHITE DAVID & ANDREA
9336 NATIONWIDE ST NW
ALBUQUERQUE, NM 87120

Project# 1003353
KEVIN PATTON
Ventana Ranch NA
10422 BORREGO CREEK DR
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906529201940813
DAY TAMMY
9400 TRAVILLA DR NW
ALBUQUERQUE, NM 87114 3619

OR CURRENT RESIDENT
100906429648820613
SHARRAR JANEEN
9316 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

Project# 1003353
100906436943210103
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Project# 1003353
BOHANNA HUSTON INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1003353
PAULINE WAYLAND
Ventana Ranch Comm Assoc Inc.
7719 BRIAR RIDGE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906532902340821
DUENEZ OSCAR JR & CHERYLANN
7008 SENDERO RD NW
ALBUQUERQUE, NM 87114

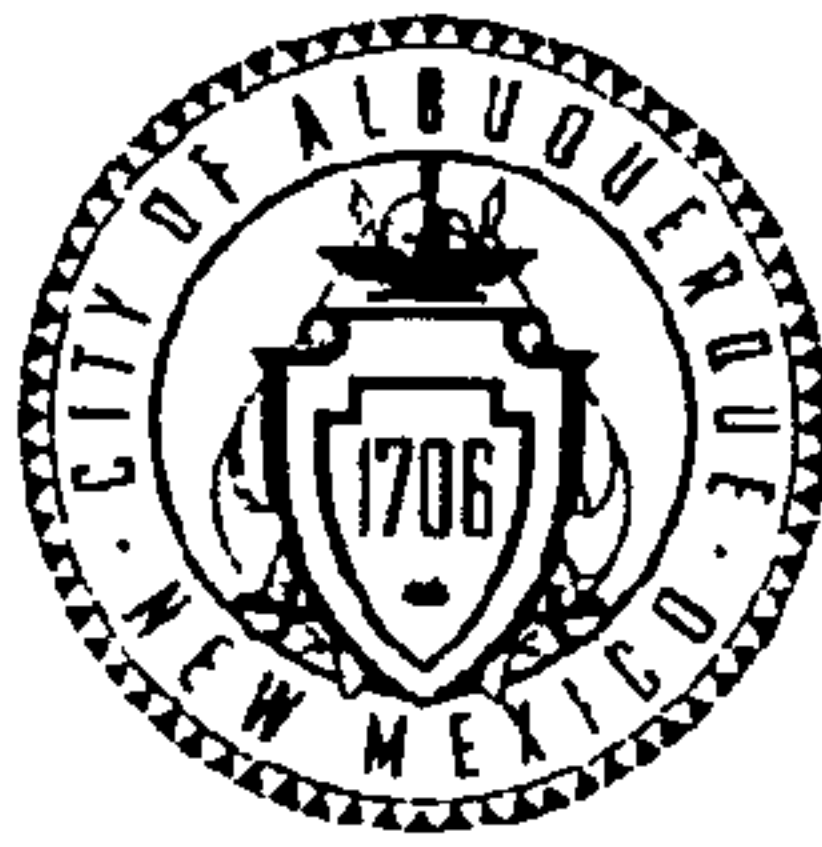
OR CURRENT RESIDENT
100906429647220616
STEPHENS JAMES S & CATHERINE A
& TIMOTHY L & SHARON STEPHENS
9304 BATTLE CREEK ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906532801640819
WAY TIMOTHY R & KELLEY N
9400 MONTARA CT NW
ALBUQUERQUE, NM 87114

Project# 1003353
LAURA LORTON
Ventana Ranch NA
7224 CASCADA RD NW
ALBUQUERQUE, NM 87114

Project# 1003353
MICHAEL ROEHM
Ventana Ranch Comm Assoc Inc.
10039 VISTA CANTERA LN NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906530502440817
GINSBERG KAREN A & LLOYD S
9405 MONTARA CT NW
ALBUQUERQUE, NM 87114



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

March 27, 2008

Sally Salazar-Cass
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988
E-mail: ssalazar-cass@bhinc.com

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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Sally:

Thank you for your inquiry of March 27, 2008 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 **HERITAGE AT THE TRAILS SUBDIVISION, UNIT 2, LOCATED ON RAINBOW BOULEVARD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE 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:

VENTANA RANCH N.A. (VTR) "R"

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)

Kevin Patton

10422 Borrego Creek Dr. NW/87114 238-2857 (c)

VENTANA RANCH COMM. ASSOC. INC. (VRA)

Pauline Wayland

7719 Briar Ridge Ave. NW/87114 899-5989 (h)

Michael Roehm

10039 Vista Cantera Ln. NW/87114 890-4120 (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@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION


Planning Department

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

planningrnaform(12/06/07)

ORIGINAL

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Adjacent portions of Rainbow Blvd to be built by a separate project. (DRB Project#1002962, CPN#730081) ~~Rainbow Blvd not financially guaranteed with this project.~~
8. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 50 lots = \$28,250
9.  Includes removal and replacement of existing asphalt. To be deferred - Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRC procedure review.
10. by Modified Procedure 'c' (non-work order) is an option (concurrence from DMD required)
11. Trail to be built by a separate project.
12. Landscape Maintenance Agreement between city and the HOA is required for landscaping in the public right-of-way.

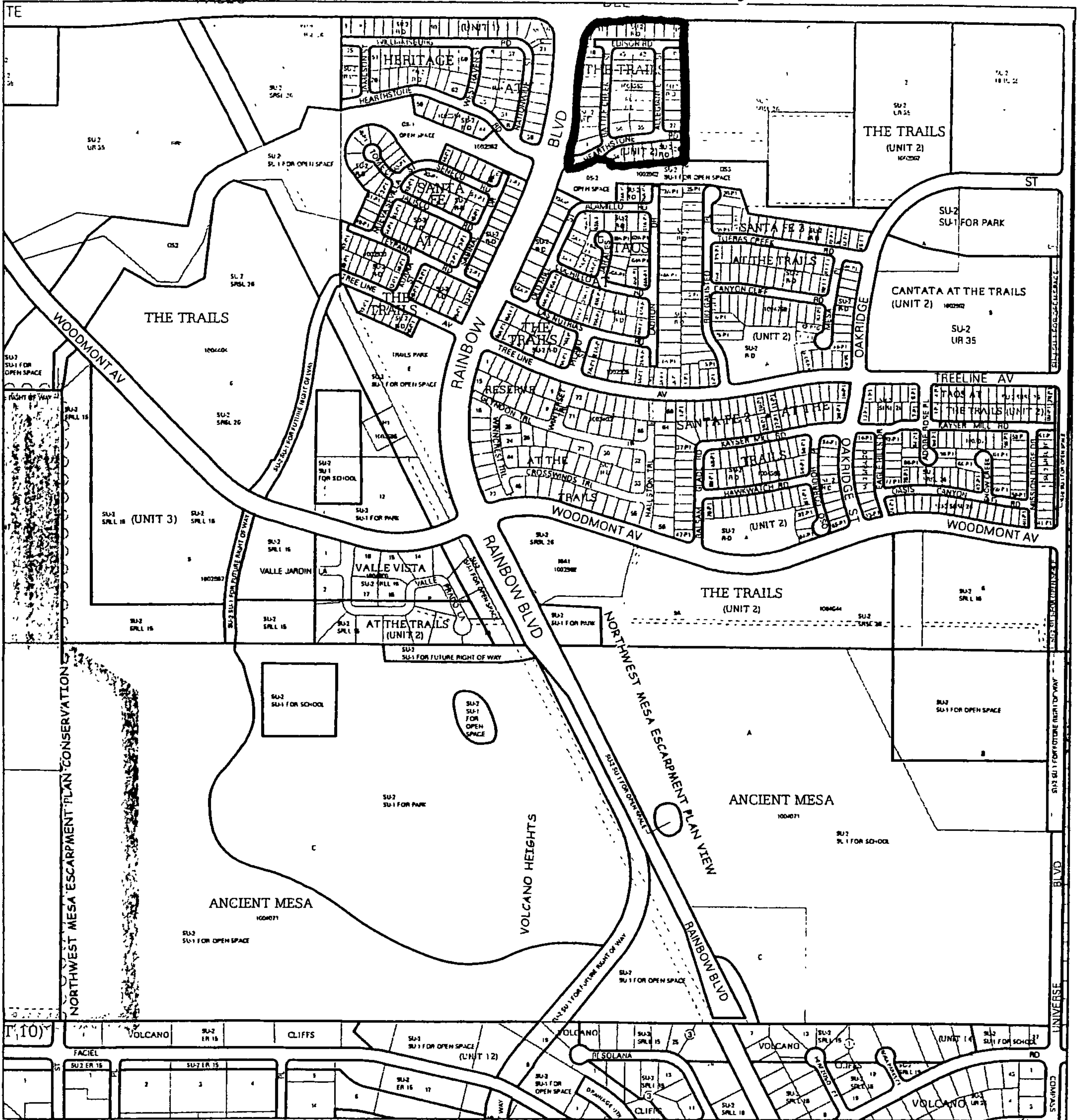
AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE NAME (print)	<i>William Watson</i> DRB CHAIR - date 4/21/04	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES - date 4/21/04	
Isaacson & Arfman, P.A. FIRM	<i>off say</i> TRANSPORTATION DEVELOPMENT - date 1-21-04		AMAFCA - date
<i>Genevieve Donart</i> SIGNATURE - date 4/20/04	<i>Roger A Green</i> UTILITY DEVELOPMENT - date 4/21/04		- date
	<i>Brads D. Biken</i> CITY ENGINEER - date 4/21/04		- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04	<i>[Signature]</i>	<i>Brad Biken</i>	<i>Genevieve Donart</i>
2	9-3-04	<i>[Signature]</i>	<i>off say</i>	<i>Genevieve Donart</i>





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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-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

March 28, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Courtyard
7500 Jefferson St. N
Albuquerque, NM
87109-433

www.bhinc.com

voice: 505.823.100
facsimile: 505.798.798
toll free: 800.877.533

Re: Subdivision Improvements Agreement Extension (Procedure B)
Heritage at the Trails, Unit 2 - DRB #1003353

Dear Mr. Cloud:

Submitted for DRB review and approval is a request for an extension to the Subdivision Improvements Agreement for the above referenced project.

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notice from the Development Review Board
- Approved Infrastructure List
- Original SIA and Previous SIA extensions
- Neighborhood Notification information
- DRB Fee

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. We are requesting the extension because the required Paseo del Norte pavement improvements for Heritage Units 1 and 2 would provide limited benefit to drivers in the area at this time. About 1800 feet of improvements are required across the Heritage Units 1 and 2 frontage. This would result in a 4 lane roadway section across the frontage of the Trails Unit 1. However, a 2000 foot section of Paseo del Norte across the Trails Unit 2 frontage would remain a 2 lane roadway section between the east boundary of Heritage Unit 2 and Universe Boulevard. The public would be better served by a single construction project along Paseo del Norte from Universe Boulevard to the west end of Heritage Unit 1 when the Trails Unit 2 develops. Therefore, we are requesting the approval of a two year extension.

Please place this item on the DRB agenda to be heard on April 23, 2008. If you have any questions, or require further information, please call me.

Sincerely,



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

SJS/ssc
Enclosures

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

2. Project # 1003353
06DRB-00631 Major-Two Year SIA

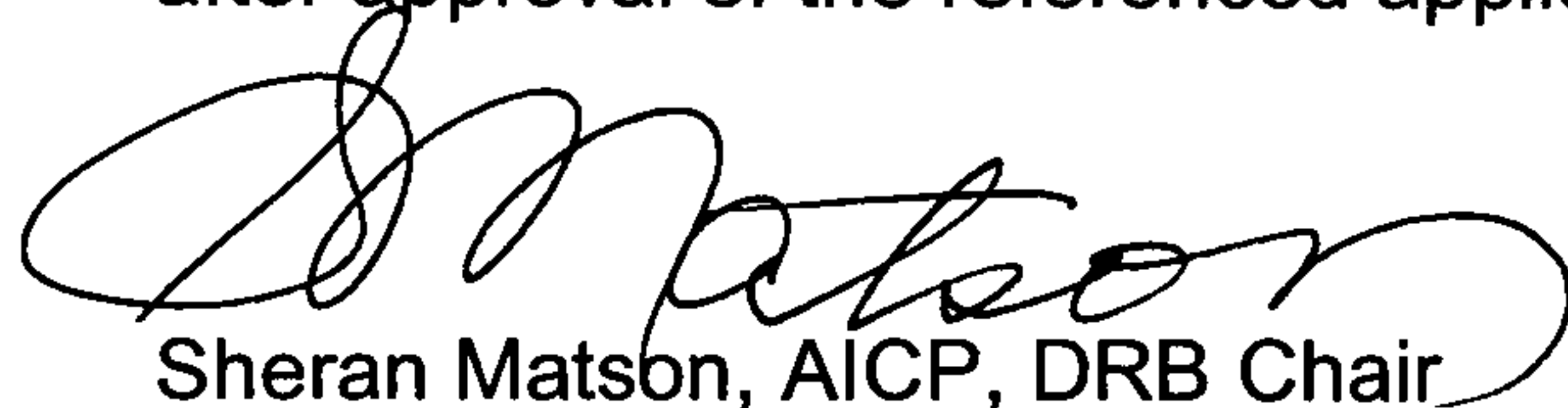
WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)

At the May 31, 2006, 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 15, 2006, 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

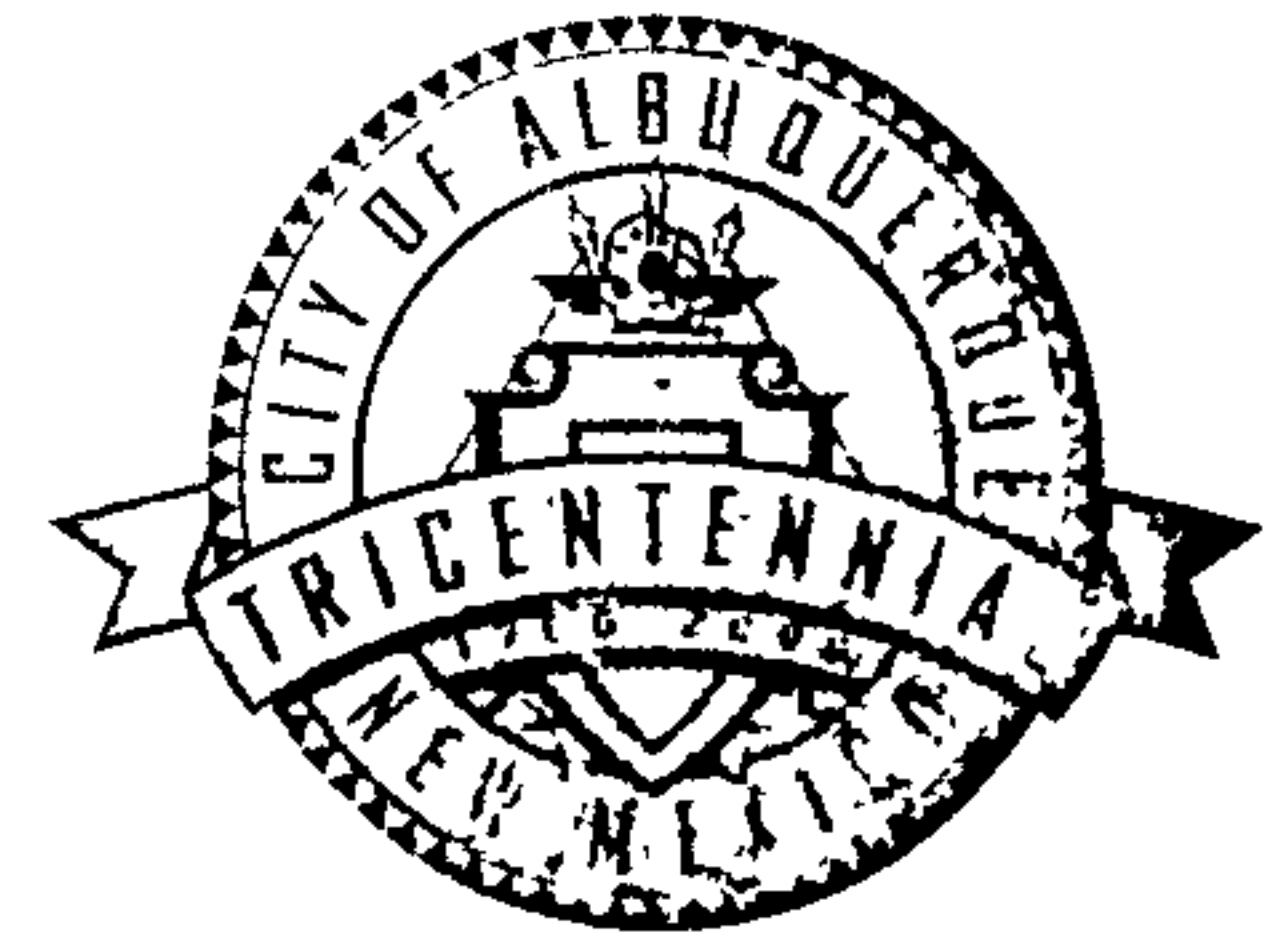
Cc: The Trails LLC, Attn: Rick Beltramo, PE, 7007 Jefferson St NE, Suite A, 87109
Wilson & Company, Attn: Steve Salazar, 2600 The American Rd, Suite #100, Rio Rancho, NM 87124
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003353 AGENDA#: 2 DATE: 5-31-06

1. Name: Jose Salazar Address: Travis LLC Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003353

AGENDA ITEM NO: 2

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 31, 2006



100 3353



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 31, 2006

Project # 1003353
 06DRB-00631 Major-Two Year SIA

WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No objection to the request.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination Letter sent to Ventana Ranch NA (R).

APS The request for an extension of Subdivision Improvements Agreement for **Heritage at the Trails, Unit 1**, is part of a larger development project known as the Trails. Over the next 4 years, the Trails plan to build approximately 2,000 residential units. **This will have a significant impact to the APS district.** Specifically, the schools that will be impacted include Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. **Currently all three schools are exceeding capacity.**

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
VENTANA RANCH	1,130	850	-280
MONROE MS	1,520	1,250	-270
CIBOLA HS	3,071	2,200	-871

A new northwest high school will open with a 9th grade academy in 2007 with the remainder of the school to open in 2008. These dates are contingent upon available funding. The new northwest high school will relieve overcrowding at Cibola HS.

APS

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 crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the extension request.
Transportation Development	

Is Paseo Del Norte under construction? What is the timing for completion?

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the requested SIA extension.

Impact Fee Administrator

No comment on extension of SIA.

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

cc:The Trails LLC, Attn: Rick Beltramo, PE, 7007 Jefferson St NE, Suite A, 87109
Wilson & Company, Attn: Steve Salazar, 2600 The American Rd, Suite #100, Rio
Rancho, NM 87124

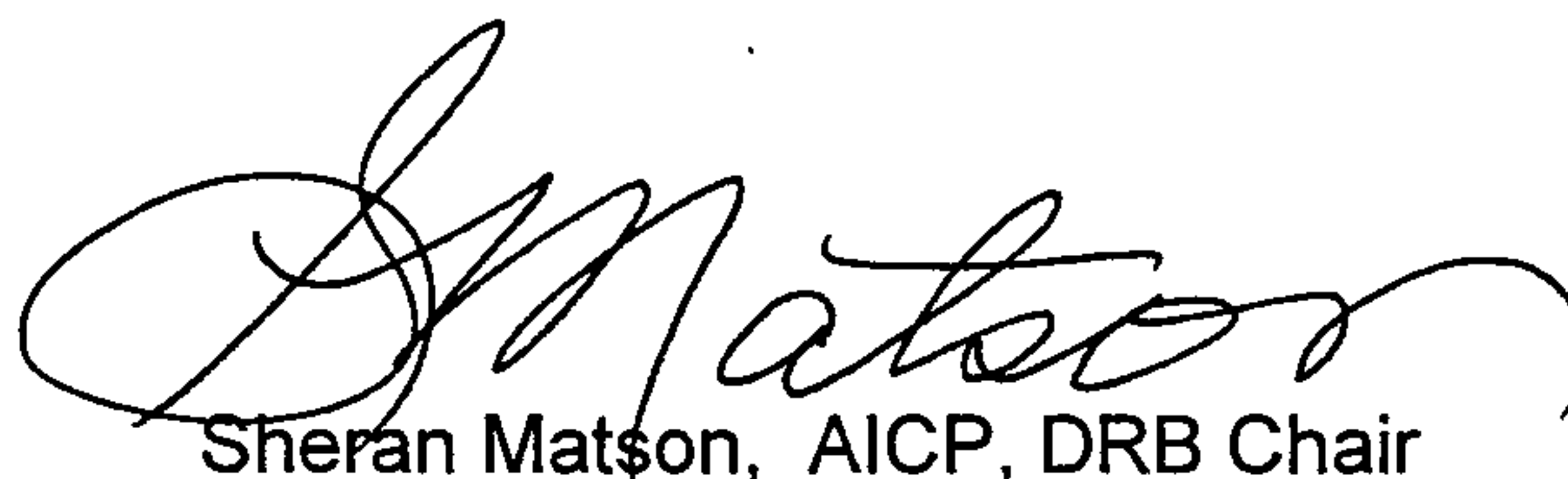


**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 31, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1002455**
06DRB-00610 Major-Two Year SIA
TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)
- Project # 1003353**
06DRB-00631 Major-Two Year SIA
WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)
- Project # 1003354**
06DRB-00633 Major-Two Year SIA
WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9)
- Project # 1002858**
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval
MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)
- Project # 1004877**
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan
JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND STNW containing approximately 4 acre(s). (H-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 15, 2006.

286.
Beltramo

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

Meeting Date: MAY 31, 2006
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# 1003353
App#06DRB-00631

Cross Reference and Location: RAINBOW BLVD BETWEEN PASEO DEL NORTE
AND HEARTHSTONE

Applicant: THE TRAILS, LLC ATTN: RICK BELTRAMO, PE
Address: 7007 JEFFERSON STREET NE STE # A
ALBUQUERQUE, NM 87109

Agent: STEVE SALAZAR, PE-WILSON AND COMPANY
2600 THE AMERICAN RD STE # 100
RIO RANCHO, NM 87124

Special Instructions:

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

Date Mailed: MAY 12, 2006
Signature: YVONNE SAAVEDRA

RECORDS WITH LABELS

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PROPERTY ID	LEGAL DESCRIPTION	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APN
100906408343020212	LEGAL: T11N R2E SEC 16 W1/2 NW1/4	00000 UNKNOWN	TRAILS LLC	03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906415151820832	LEGAL: LT 1 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	TRUJILLO ANDY R & CARMEN V	07339 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906415851820831	LEGAL: LT 2 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	GILBERT MITCHELL C & DOROTHY K	07335 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906416451820830	LEGAL: LT 3 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	MAREZ ANTHONY R & GRACE M	07331 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906416951820829	LEGAL: LT 4 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	CENTEX HOMES	05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906417451820828	LEGAL: LT 5 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	GILBERT MITCHELL C & DOROTHY K	07323 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906417951820827	LEGAL: LT 6 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	CENTEX HOMES	05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906418451820826	LEGAL: LT 7 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	AVILA ANTONIO M & YAISELYN	07315 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906418951820825	LEGAL: LT 8 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	BEAUCHAMP JEAN L	07309 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906419451820824	LEGAL: LT 9 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U	00000 WILLIAMSBURG	PHAM DENISE	07305 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906419951820823	LEGAL: LT 1 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	HUYNH PHUOC	07301 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87120

RECORDS WITH LABELS

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PROPERTY ID	LEGAL DESCRIPTION	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APN
100906429351820822	LEGAL: LT 1 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	HUYNH PHUOC	07239 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87121
100906420951820821	LEGAL: LT 1 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	ARMijo SANDRA	07235 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87120
100906421451820820	LEGAL: LT 1 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	SANCHEZ SIMON & YVONNE	07231 WILLIAMSBURG	RD NE ALBUQUERQUE NM	87120
100906421951820819	LEGAL: LT 1 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	HUGHES LAWRENCE MAX & ELIZABET	07227 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87120
100906422451820818	LEGAL: LT 1 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	SCHANCER KORY J & SHELLY M NOS	07223 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87120
100906422951820817	LEGAL: LT 1 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	DRACKERT EMANUEL F & DORIS S	07219 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906423451820816	LEGAL: LT 1 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	CASNER ERIN L	07215 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87120
100906423951820815	LEGAL: LT 1 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	K VENTURES LLC	07209 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87120
100906424451820814	LEGAL: LT 1 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	MAXWELL DANNY L & ABIGAIL T	07205 WILLIAMSBURG	RD NW ALBUQUERQUE NM	87114
100906425151520813	LEGAL: LT 2 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 WILLIAMSBURG	GALLEGOS ROBERT N & VERONICA L	03581 E SANTA FE	LN GILBERT AZ	85297
100906428651720714	LEGAL: LT 1 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION	00000 EDISON	CENTEX HOMES	05120 MASTHEAD	NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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100906429351720715 LEGAL: LT 1 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906429751720716 LEGAL: LT 1 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906430351720717 LEGAL: LT 1 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906430851720718 LEGAL: LT 1 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906432851720722 LEGAL: LT 1 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906437149310104 LEGAL: TR 1 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PARADISE WEST INC
 OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

100906431251720719 LEGAL: LT 1 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906431851720720 LEGAL: LT 1 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906432351720721 LEGAL: LT 1 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 EDISON
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906425751720812 LEGAL: TR A PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906428151220713 LEGAL: TR A PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

RECORDS WITH LABELS

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100906425451020811 LEGAL: TR C PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906428151020712 LEGAL: TR C PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906425650720810 LEGAL: LT 2 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 NATIONWIDE
 OWNER NAME: WHITE DAVID & ANDREA
 OWNER ADDR: 09336 NATIONWIDE ST NW ALBUQUERQUE NM 87120

100906428350520711 LEGAL: LT 1 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 BATTLE CREEK
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906432550420508 LEGAL: LT 2 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 ALLEGIANCE
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906415350521105 LEGAL: LT 7 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 JAMESON
 OWNER NAME: GONZALEZ KERRIANNE
 OWNER ADDR: 09323 JAMESON ST NW ALBUQUERQUE NM 87114

100906416750121020 LEGAL: LT 5 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 WILLIAMSBURG
 OWNER NAME: POWERS KEVIN & FLORIDALBA
 OWNER ADDR: 07328 WILLIAMSBURG RD NW ALBUQUERQUE NM 87114

100906417350221019 LEGAL: LT 5 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 WILLIAMSBURG
 OWNER NAME: SAYLOR CLIFFORD B & DONNA E
 OWNER ADDR: 07324 WILLIAMSBURG RD NW ALBUQUERQUE NM 87120

100906417850221018 LEGAL: LT 5 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 WILLIAMSBURG
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906418350221017 LEGAL: LT 5 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 WILLIAMSBURG
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906418950221016 LEGAL: LT 5 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 WILLIAMSBURG
 OWNER NAME: CENTEX HOMES
 OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

RECORDS WITH LABELS

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100906419450221015	LEGAL: LT 5 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WILLIAMSBURG OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906419850221014	LEGAL: LT 5 7 FO R HERITAGE AT THE TRAILS SUBDIVISION UNIT PROPERTY ADDR: 00000 WILLIAMSBURG OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906420350221013	LEGAL: LT 5 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WILLIAMSBURG OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906420950221012	LEGAL: LT 5 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WILLIAMSBURG OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906421550121011	LEGAL: LT 6 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WILLIAMSBURG OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906422850520910	LEGAL: LT 3 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WEST HAVEN OWNER NAME: YANCY MICHAEL E & KASIE OWNER ADDR: 09332 WEST HAVEN	LAND USE: ST NW ALBUQUERQUE NM	87114
100906423950420909	LEGAL: LT 3 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: WILLIAMS LAWRENCE & PAMELA L OWNER ADDR: 09331 NATIONWIDE	LAND USE: ST NW ALBUQUERQUE NM	87120
100906429750420610	LEGAL: LT 4 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906430950420609	LEGAL: LT 4 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906425550120809	LEGAL: LT 2 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: KLINT STEVEN A & BONITA J OWNER ADDR: 09332 NATIONWIDE	LAND USE: ST ALBUQUERQUE NM	87114
100906428250020710	LEGAL: LT 9 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109

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100906415350021104	LEGAL: LT 7 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 JAMESON OWNER NAME: CHAVEZ PAUL E & MONICA M OWNER ADDR: 09319 JAMESON	LAND USE: ST NW ALBUQUERQUE NM	87121
100906422850020911	LEGAL: LT 3 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WEST HAVEN OWNER NAME: HERNSTED JULIE OWNER ADDR: 09328 WEST HAVEN	LAND USE: ST NW ALBUQUERQUE NM	87120
100906432549920507	LEGAL: LT 2 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906429749920611	LEGAL: LT 4 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906430949920608	LEGAL: LT 4 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906423949820908	LEGAL: LT 3 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: COCKERHAM JAMES M OWNER ADDR: 09327 NATIONWIDE	LAND USE: ST NW ALBUQUERQUE NM	87120
100906425549620808	LEGAL: LT 2 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: SETAYESH HAMID & FLORA OWNER ADDR: 09328 NATIONWIDE	LAND USE: ST NW ALBUQUERQUE NM	87120
100906428249520709	LEGAL: LT 8 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906415349521103	LEGAL: LT 7 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 JAMESON OWNER NAME: SEAGRIST THOMAS A & MICHIO OWNER ADDR: 09315 JAMESON	LAND USE: ST NW ALBUQUERQUE NM	87114
100906422749420912	LEGAL: LT 4 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WEST HAVEN OWNER NAME: SINGH VIKAS & ANITA B RAWAT OWNER ADDR: 09324 WEST HAVEN	LAND USE: ST NW ALBUQUERQUE NM	87120
100906418249221004	LEGAL: LT 6 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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100906418749321005	LEGAL: LT 6 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906419349221006	LEGAL: LT 6 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906419849121007	LEGAL: LT 6 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906417749121003	LEGAL: LT 6 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432549320506	LEGAL: LT 2 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906420349021008	LEGAL: LT 6 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906423949320907	LEGAL: LT 3 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 NATIONWIDE OWNER NAME: JARAMILLO RUDY E & MEREDITH C OWNER ADDR: 09323 NATIONWIDE	ST NW ALBUQUERQUE NM	87120
100906417249021002	LEGAL: LT 6 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429749320612	LEGAL: LT 4 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430949320607	LEGAL: LT 4 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906416749021001	LEGAL: LT 7 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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100906421149121010	LEGAL: LT 6 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 WEST HAVEN OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425449120807	LEGAL: LT 2 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 NATIONWIDE OWNER NAME: K VENTURES LLC OWNER ADDR: 09324 NATIONWIDE	ST NW ALBUQUERQUE NM	87114
100906422748920913	LEGAL: LT 4 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 WEST HAVEN OWNER NAME: ENNIS MERLIN M & DOROTHY R OWNER ADDR: 09320 WEST HAVEN	ST NW ALBUQUERQUE NM	87120
100906428249020708	LEGAL: LT 7 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE: PROPERTY ADDR: 0000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906415349021102	LEGAL: LT 7 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 JAMESON OWNER NAME: SHERIDAN MICHAEL J & SANDRA J OWNER ADDR: 09309 JAMESON	ST NW ALBUQUERQUE NM	87114
100906423848820906	LEGAL: LT 3 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 NATIONWIDE OWNER NAME: SCHMIDLEY JAMES III & DAWN OWNER ADDR: 09319 NATIONWIDE	ST NW ALBUQUERQUE NM	87120
100906432548820505	LEGAL: LT 2 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429648820613	LEGAL: LT 4 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430848820606	LEGAL: LT 3 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906420948521009	LEGAL: LT 6 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 WEST HAVEN OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425348620806	LEGAL: LT 2 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 0000 NATIONWIDE OWNER NAME: ENNIS MERLIN M & DOROTHY R OWNER ADDR: 09320 NATIONWIDE	ST NW ALBUQUERQUE NM	87120

RECORDS WITH LABELS

PAGE 9

100906422548420914	LEGAL: LT 4 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WEST HAVEN OWNER NAME: MARES LAWRENCE M & ANNA A OWNER ADDR: 09316 WEST HAVEN	LAND USE: ST NW ALBUQUERQUE NM	87120
100906415348421101	LEGAL: LT 7 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 JAMESON OWNER NAME: COSMAN MARK GOODRICH TRUSTEE OWNER ADDR: 09305 JAMESON	LAND USE: ST NW ALBUQUERQUE NM	87114
100906428248420707	LEGAL: LT 6 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906423748320905	LEGAL: LT 3 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: DAVIDSON THOMAS E OWNER ADDR: 09315 NATIONWIDE	LAND USE: ST NW ALBUQUERQUE NM	87120
100906432548320504	LEGAL: LT 2 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906429648320614	LEGAL: LT 4 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906430848320605	LEGAL: LT 3 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906425348120805	LEGAL: LT 2 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: BROWN CAROLEE M & CHERYL A BRO OWNER ADDR: 09316 NATIONWIDE	LAND USE: ST ALBUQUERQUE NM	87120
100906422447920901	LEGAL: LT 4 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 WEST HAVEN OWNER NAME: LUJAN BERNARD & CAROLYN R MARK OWNER ADDR: 09312 WEST HAVEN	LAND USE: ST NW ALBUQUERQUE NM	87120
100906419147821201	LEGAL: LT 5 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906419546121333	LEGAL: TR 0 S-1 BULK PLAT OF THE TRAILS A REPLAT OF A PORT PROPERTY ADDR: 00000 OWNER NAME: TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120

RECORDS WITH LABELS

PAGE 10

100906428148020706	LEGAL: LT 5 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906423647820904	LEGAL: LT 3 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: BENTLEY PATRICK M & MADELYN F OWNER ADDR: 09309 NATIONWIDE	LAND USE: ST NW ALBUQUERQUE NM	87114
100906419747521202	LEGAL: LT 4 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906432547820503	LEGAL: LT 2 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906429647820615	LEGAL: LT 4 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906430847820604	LEGAL: LT 3 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906425247620804	LEGAL: LT 2 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906420247321203	LEGAL: LT 4 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906420747121204	LEGAL: LT 4 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906428047420705	LEGAL: LT 4 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906423547320903	LEGAL: LT 3 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: DEAN NEIL & R DI LEEN BASS-DEA OWNER ADDR: 09305 NATIONWIDE	LAND USE: ST NW ALBUQUERQUE NM	87120

RECORDS WITH LABELS

PAGE 11

100906432547220502	LEGAL: LT 2 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429647220616	LEGAL: LT 4 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430847220603	LEGAL: LT 3 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906421346921205	LEGAL: LT 4 6 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425147120803	LEGAL: LT 2 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906421846721206	LEGAL: LT 4 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906428046920704	LEGAL: LT 3 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906422446521207	LEGAL: LT 4 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906423646820902	LEGAL: TR B PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432546520501	LEGAL: LT 2 7 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429646520601	LEGAL: LT 5 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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100906430846520602	LEGAL: LT 3 5 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 ALLEGIANCE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425046620802	LEGAL: LT 2 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906416946221338	LEGAL: LT 5 9-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .16 LAND USE: PROPERTY ADDR: 00000 TOME OWNER NAME: LEHMAN RUDOLPH H & ELVA C OWNER ADDR: 05741 W CINNEBAR	GLENDAL AZ	85302
100906416246121339	LEGAL: LT 5 8-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .16 LAND USE: PROPERTY ADDR: 00000 TOME OWNER NAME: STONE DEVRA K OWNER ADDR: 24701 RAYMOND	WA LAKE FOREST CA	92630
100906427946520703	LEGAL: LT 2 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906424846120801	LEGAL: LT 3 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 NATIONWIDE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906428045720702	LEGAL: LT 1 PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 BATTLE CREEK OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906427145520701	LEGAL: TR B PLA T FOR HERITAGE AT THE TRAILS SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432745520407	LEGAL: LT 2 8 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432245520406	LEGAL: LT 2 9 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906431745420405	LEGAL: LT 3 0 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION LAND USE: PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

100906431245420404	LEGAL: LT 3 1 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906430745320403	LEGAL: LT 3 2 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906430245220402	LEGAL: LT 3 3 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906420745221332	LEGAL: LT 9 4-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .10 PROPERTY ADDR: 00000 SENEUCU OWNER NAME: LO LAWRENCE OWNER ADDR: 03138 WATERS	LAND USE: WA SUGAR LAND TX	77478
100906429545120401	LEGAL: LT 3 4 PL AT FOR HERITAGE AT THE TRAILS SUBDIVISION PROPERTY ADDR: 00000 HEARTHSTONE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	LAND USE: NE ALBUQUERQUE NM	87109
100906421145021331	LEGAL: LT 9 5-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .10 PROPERTY ADDR: 00000 SENEUCU OWNER NAME: KAMAL MOHAMMAD R OWNER ADDR: 06435 PEINADO	LAND USE: SAN DIEGO CA	92121
100906421544821330	LEGAL: LT 9 6-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .10 PROPERTY ADDR: 00000 SENEUCU OWNER NAME: BUSH ANNYA OWNER ADDR: 06010 AVENIDA VAQUERO	LAND USE: SAN CLEMENTECA	92673
100906430044221647	LEGAL: TR 0 S-2 BULK PLAT OF THE TRAILS A REPLAT OF A PORT PROPERTY ADDR: 00000 OWNER NAME: TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120
100906421944621329	LEGAL: LT 9 7-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .10 PROPERTY ADDR: 00000 SENEUCU OWNER NAME: LO LAWRENCE OWNER ADDR: 03138 WATERS WAY	LAND USE: DR SUGAR LAND TX	77478
100906422344421328	LEGAL: LT 9 8-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .10 PROPERTY ADDR: 00000 SENEUCU OWNER NAME: MURAYOSHI KIMIYASU OWNER ADDR: 11038 CAMARILLO	LAND USE: ST TOCULA LAKE CA	91602
100906436943210103	LEGAL: TR 0 S-3 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING PROPERTY ADDR: 00000 OWNER NAME: THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120

100906422744321327	LEGAL: LT 9 9-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .10 PROPERTY ADDR: 00000 SENEUCU OWNER NAME: CHINTAWAT SATIT B OWNER ADDR: 09911 PASEO MONTIL	LAND USE: SAN DIEGO CA	92129
100906429843321646	LEGAL: LT 9 3-P1 PLAT FOR TAOS AT THE TRAILS CONT .1148 A PROPERTY ADDR: 00000 ALAMILLO OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120
100906430343321645	LEGAL: LT 9 2-P1 PLAT FOR TAOS AT THE TRAILS CONT .1034 A PROPERTY ADDR: 00000 ALAMILLO OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120
100906430743321644	LEGAL: LT 9 1-P1 PLAT FOR TAOS AT THE TRAILS CONT .1034 A PROPERTY ADDR: 00000 ALAMILLO OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120
100906431143321643	LEGAL: LT 9 0-P1 PLAT FOR TAOS AT THE TRAILS CONT .1118 A PROPERTY ADDR: 00000 ALAMILLO OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120
100906432343521642	LEGAL: LT 1 30-P 1 PLAT FOR TAOS AT THE TRAILS CONT .1328 PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120
100906437638010102	LEGAL: TR 4 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A PROPERTY ADDR: 00000 OWNER NAME: THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	LAND USE: RD LAS VEGAS NV	89120

"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: C-9

VENTANA RANCH N.A. (R)

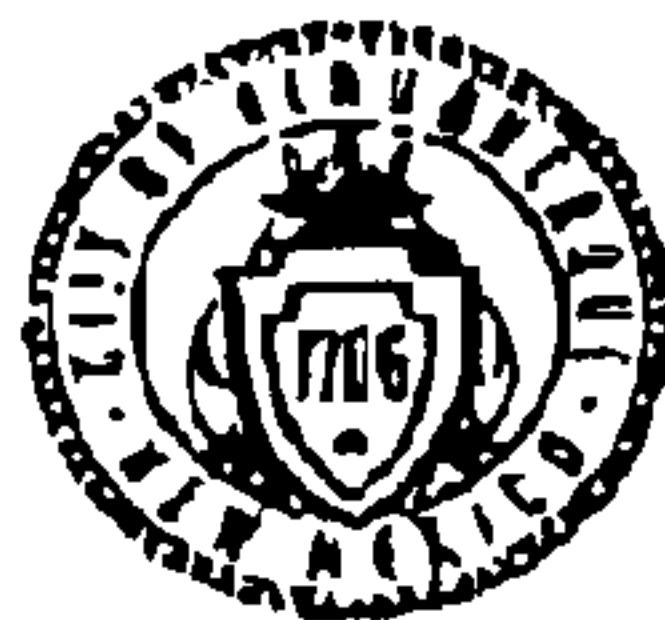
***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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



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

March 18, 2004

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of March 18, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **HERITAGE AT THE TRAILS UNIT 1 AND HERITAGE AT THE TRAILS, UNIT 2 - TRACTS A AND B, THE TRAILS**, zone map C-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

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

Project # 1003353 & 1003354

THE TRAILS, LLC ATTN: RICK BELTRAMO
7007 JEFFERSON STREET NE STE # A
ALBUQUERQUE, NM 87109

Project # 1003354 & 1003354

STEVE SALAZAR, PE-WILSON & COMPANY
2600 THE AMERICAN RD STE # 100
RIO RANCHO, NM 87124

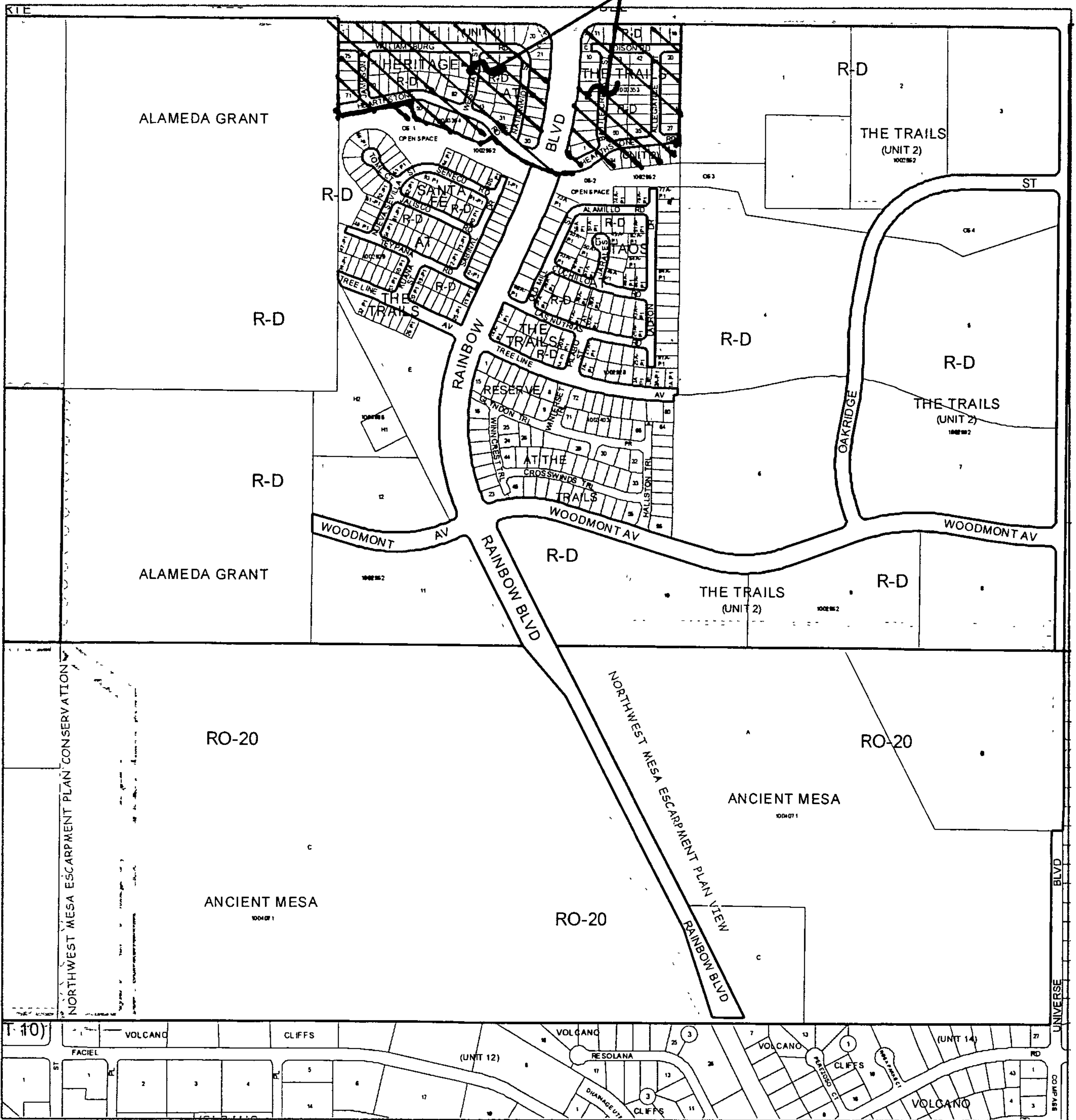
Project # 1003353 & 1003354

LAURA HORTON
Ventana Ranch N.A.
7224 CASCADA RD NW
ALBUQUERQUE, NM 87114

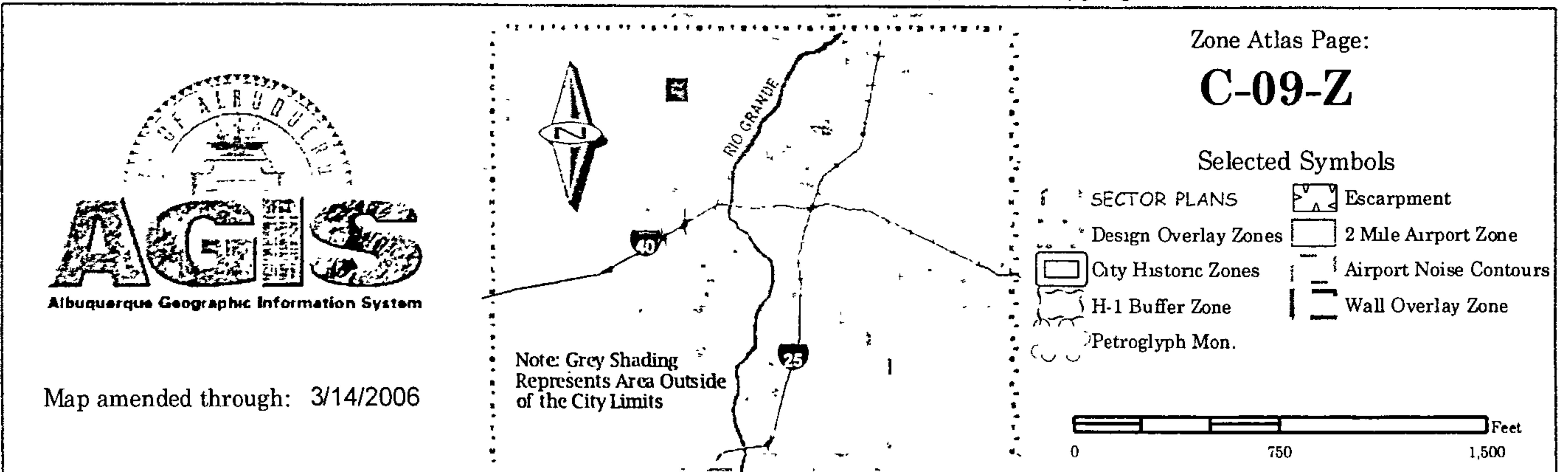
Project # 1003353 & 1003354

BRUCE NYBERG
Ventana Ranch N.A.
6824 BRUSHFIELD RD NW
ALBUQUERQUE, NM 87114

SITE LOCATION: (HERITAGE OF THE TRAILS UNITS 1 & 2)



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



**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

4 May 2006

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: Paseo del Norte
Extension of Subdivision Improvements Agreement
COA Project Number – 738484; WCI Project #X4218008

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for The Trails LLC, is submitting an extension of Subdivision Improvements Agreement for the above subject property.

The following explanation is the reason for the extension of the subdivision improvements agreement. Longford is requesting extension of SIA to complete the construction of Paseo del Norte improvements per the COA infrastructure project 738484.

Attached are the items requested by the DRB for the extension of SIA.

If you have any questions concerning this proposed project, please contact me at (505) 898-8021.

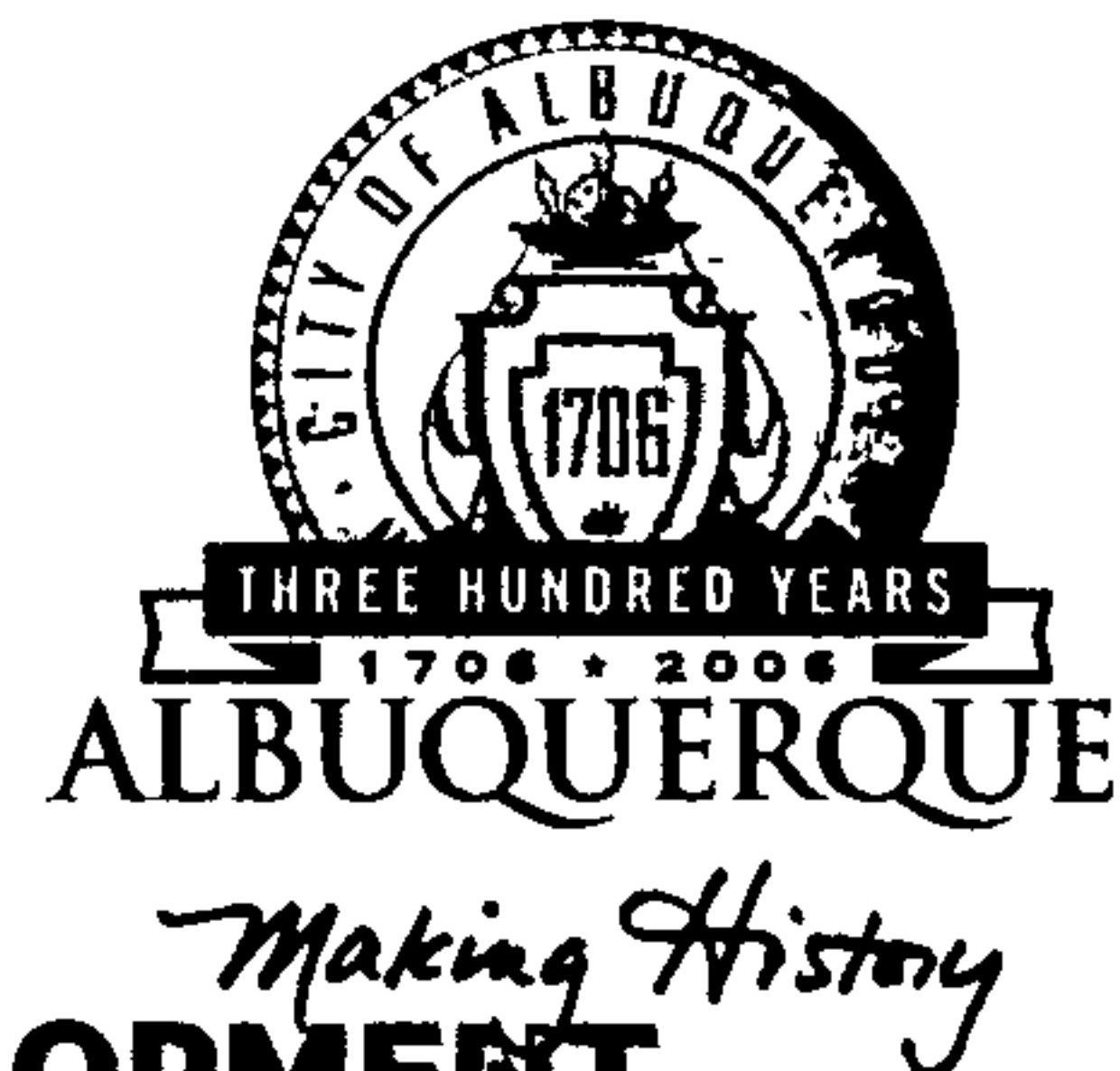
WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

CITY OF ALBUQUERQUE



NOTIFICATION OF HEARING for the DEVELOPMENT **REVIEW BOARD**

May 18, 2006

TO: Laura Horton and Bruce Nyberg, Ventana Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately fourteen (14) acre(s) - Major Two Year Subdivision Improvement Agreement for Heritage @ the Trails, Unit 2.

Proposed by: Steve J. Salazar, Wilson and Company at 505-898-8021

Agent for: The Trails, LLC

For property located: On or near Rainbow Boulevard NW between Paseo del Norte NW and Hearthstone Road NW.

P.O. Box 1293

The case number(s) assigned is: 06DRB- 00631, Project # 1003353

City Planning accepted application for this request on May 5, 2006.

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on **Wednesday, May 31, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

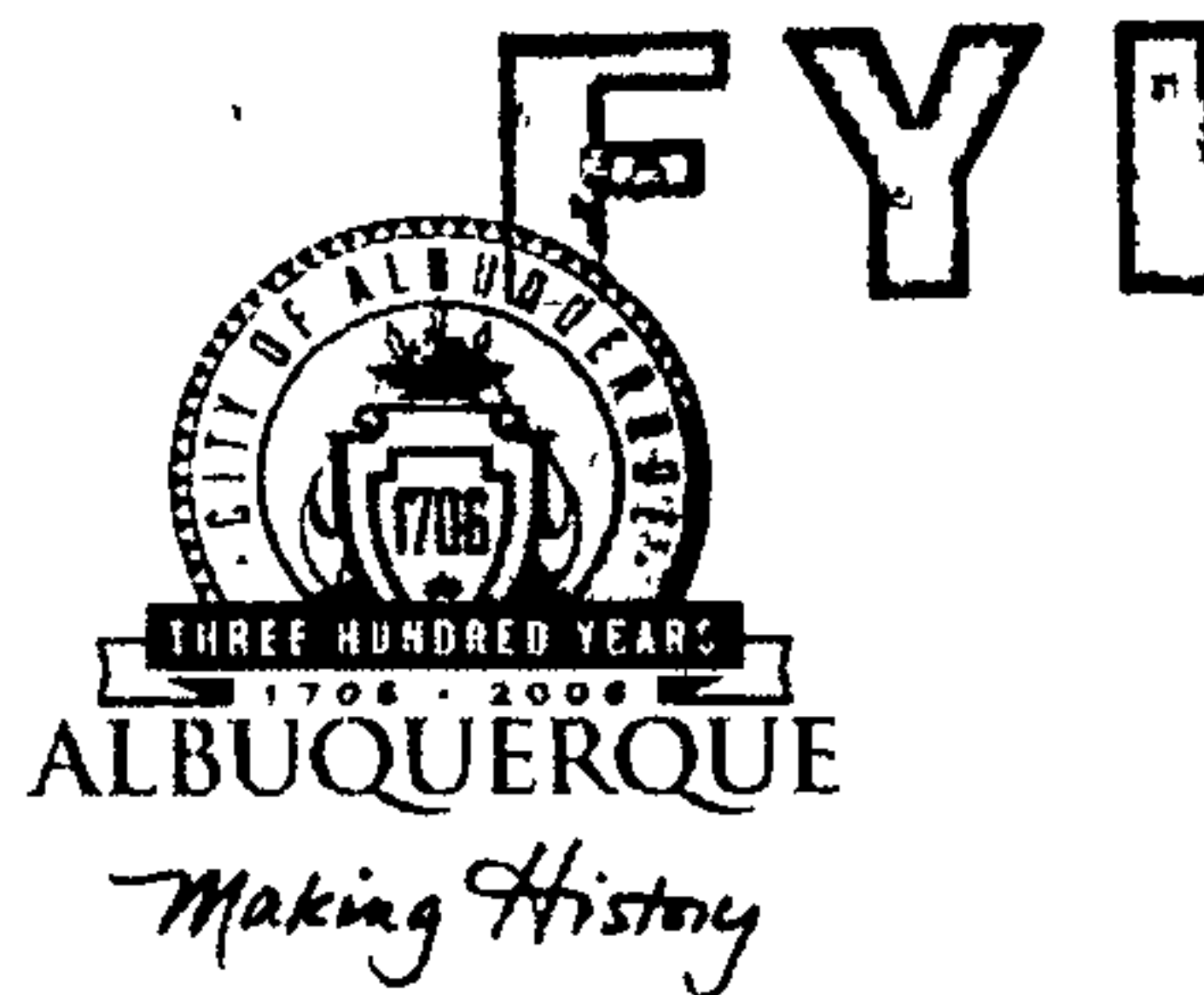
Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



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

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

May 16, 2006

Steve J. Salazar, PE
Wilson and Company
2600 The American Road, Suite 100/87124
Phone: 898-8021/Fax: 898-8501

Dear Steve:

Thank you for your inquiry of **May 16, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **'HERITAGE AT THE TRAILS, UNITS 1 AND 2; LOCATED ON RAINBOW BOULEVARD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVENUE NW** zone map **C-9**

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

VENTANA RANCH N.A. (VTR) "R"

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (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@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

#16



Completed 9/23/04

UNIT 2

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01415 (FP)
Project Name HERITAGE @ THE TRAILS UN 2
Agent: Isaacson & Arfman PA

Project # 1003353
Phone No.: 268-8828

Project Number

1003353

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

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



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

- The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE:
-Tax printout from the County Assessor.
Include 3 copies of the approved site plan along with the originals.
County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
Property Management's signature must be obtained prior to Planning Department's signature.
AGIS DXF File approval required.
Copy of recorded plat for Planning.

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003353

Subdivision Name: Heritage at the Trails Unit 2

Surveyor: Timothy Aldrich

Company/Agent: Isaacson & Arfman


Contact Person: Genny Donart E-mail: gennyd@mcleodusa.net

Phone: 268-8828 Fax: _____

DXF Received Date: 9/17/2004

Hard-Copy Date: 9/17/2004

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


Approved

9/17/04
Date

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

AGIS Use Only

Copied cov3353 to agiscov on 9/17/2004. Contact person notified on 9/17/2004

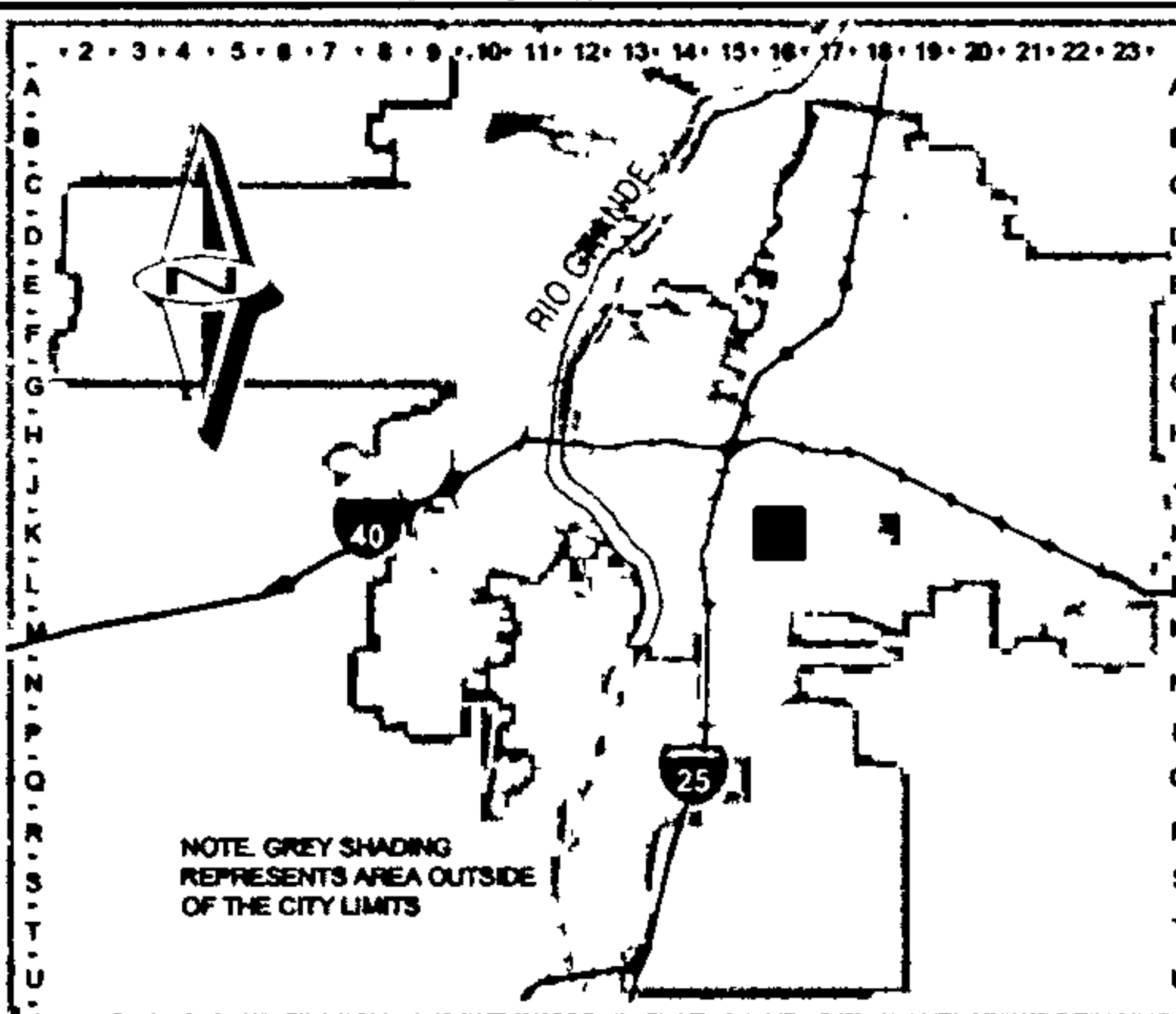
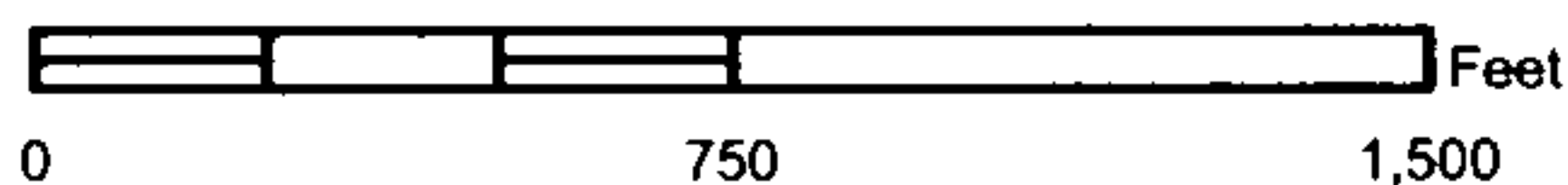


Zone Atlas Page: **K-16-Z**

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

Selected Symbols

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



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 • 2006
ALBUQUERQUE
Haciendo Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
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#16



UNIT 2

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01415 (FP)	Project # 1003353
Project Name HERITAGE @ THE TRAILS UN 2	
Agent: Isaacson & Arfman PA	Phone No.: 268-8828

Your request for (~~SDP for SUB~~), (~~SDP for BP~~), (FINAL PLATS), (~~MASTER DEVELOP. PLAN~~), was approved on 9/22/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

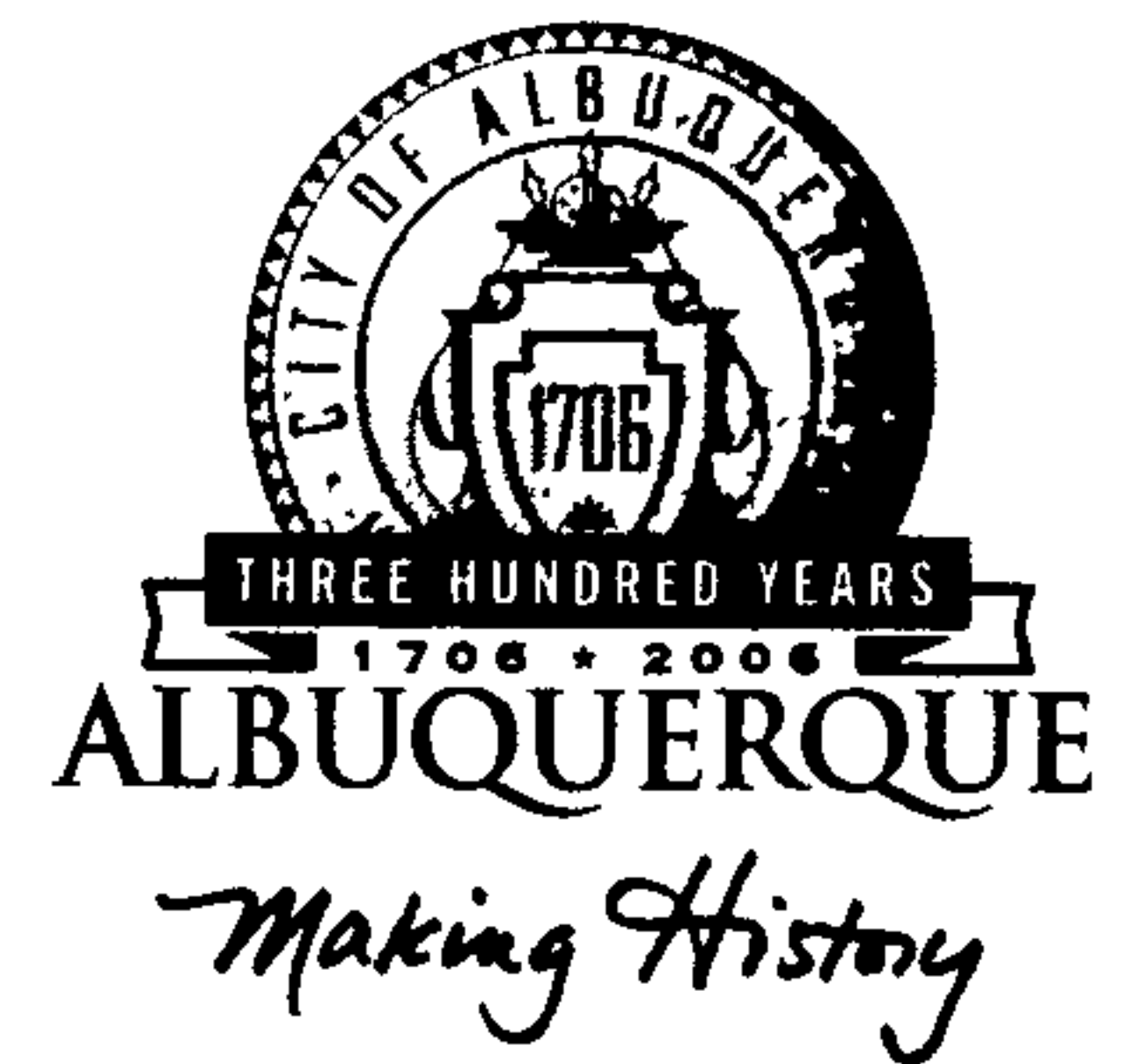
Project Number 1003353



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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. DC
- Copy of recorded plat for Planning.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003353

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 22, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 22, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

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

Adjourned: 12:30 P.M.

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

1. **Project # 1002250**
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/22/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
- 04DRB-01412 Minor- Amended SiteDev Plan Subd
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] [Elvira Lopez, EPC Case Planner] (B-10) **AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK COMMENTS FROM EPC CASE PLANNER.**

2. **Project # 1002962**
04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval
- WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
3. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver
- WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04 & 9/22/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**
4. **Project # 1003629**
04DRB-01288 Major-Vacation of Public Easements
- ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][Deferred from 9/15/04] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS

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

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan
Subd/EPC
04DRB-01408 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat
Approval
- TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
6. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] [*Deferred on 9/8/04 on a no show*] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII AND NOTES AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

8. **Project # 1002668**
04DRB-01419 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT residential zone, located on ATRISCO DR NW, between I-40 and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 02EPC-01089, 03DRB-00811] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
9. **Project # 1000739**
04DRB-01382 Minor-Ext of SIA for
Temp Defer SDWK
/
- SANDIA PROPERTIES LTD CO agent(s) for SANDIA PROPERTIES LTD. request(s) the above action(s) for all or a portion of Lot(s) 73, Tract(s) Y-1-B, **MESA VISTA @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between BANYON AVE NW and EAGLE AVE NW. [REF: 01DRB-00529, 01DRB-01478, DRB-95-252, S-98-52, S-95-27, V-98-52, SV-95-39] (B-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
10. **Project # 1003542**
04DRB-01391 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2, TH, located on 15th ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 04DRB-01081] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CERTIFICATION OF SIDEWALKS AND REAL PROPERTY SIGNATURE.**

11. **Project # 1002322**
04DRB-01396 Minor-Extension of Preliminary Plat
- ANGELO GINERIS agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR IP, located on SUNSET GARDENS SW, between 90th ST SW and SUNSET GARDENS SW containing approximately 9 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003665**
04DRB-01404 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AMANDA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI RD SE, between SHIRLEY ST SE and JUAN TABO SE containing approximately 2 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES.**
13. **Project # 1003666**
04DRB-01405 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS, SCOTT WHITTINGTON, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF FREEWAY-OLD TOWN LTD**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 7 acre(s). [REF: SP-75-44] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). (F-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15. **Project # 1002511**
04DRB-01380 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Tract(s) A (to be known as **SUNDANCE SUBDIVISION, UNIT 2**) zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and THE UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 04DRB-01118, 01119 & 01120, 03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358 & 00359] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
16. **Project # 1003353**
04DRB-01415 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, (to be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 03DRB-01528, 04DRB-00452, 04DRB-00453, 04DRB-00454, 04DRB-00456] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003354**
04DRB-01416 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-01528, 04DRB-00457, 04DRB-00458, 04DRB-00459, 04DRB-00461] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002718**
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] [*Deferred from 9/22/04*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
19. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [*Deferred from 9/22/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

20. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
21. **Project # 1003466**
04DRB-01420 Minor-Prelim&Final Plat
Approval
- CARTESIAN SURVEYS INC agent(s) for H & S INC., SHELDON BROMBERG request(s) the above action(s) for all or a portion of Tract(s) A & B, **EL CAMBIO PLAZA ADDITION**, zoned SU-2, C-2, located on BRIDGE BLVD SW, between 4TH ST SW and 8TH ST SW containing approximately 3 acre(s). (L-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
22. **Project # 1002002**
04DRB-00805 Minor-Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (*Final Plat was indefinitely deferred*) (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

23. **Project # 1001409**
04DRB-01425 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SAIFI TALEBREZE request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS , UNIT 1**, zoned R-1 residential zone, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB-01160, 01DRB-01819, 02DRB-01863, 03DRB-02032] (J-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003675**
04DRB-01427 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ agent(s) for HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) L-8, **ATRISCO GRANT**, zoned R-1 residential zone, located on CENTRAL AVE NW, between 57th ST NW and AVALON NW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003671**
04DRB-01422 Minor-Sketch Plat or Plan
- KIRA SOWANICK agent(s) for SOUTHWEST GLASS & GLAZING request(s) the above action(s) for Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and 98th ST NW containing approximately 3 acre(s). [REF: PROJECT #1001523] (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003669**
04DRB-01418 Minor-Sketch Plat or Plan
- MARVIN HARRIS request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION**, zoned SR-1, located on KINLEY ST NW, between 5th ST NW and 6th ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1003672**
04DRB-01423 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. **Project # 1003673**
04DRB-01424 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003674**
04DRB-01426 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for September 8, 2004. **THE DRB MINUTES FOR SEPTEMBER 8, 2004 WERE APPROVED.**

ADJOURNED: 12:30 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
9/22/04 DRB
Comments**

ITEM # 16

PROJECT # 1003353

APPLICATION # 04-01415

RE: Heritage @ The Trails, Unit 2/final plat

The current zoning should be on the final plat.

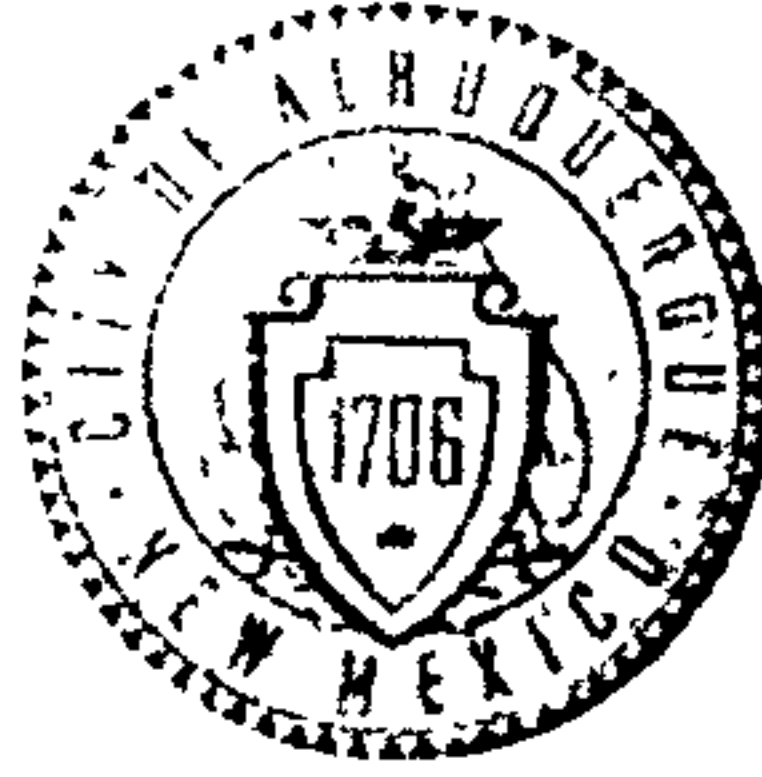
The condition of final plat regarding perimeter walls is met.

Are there any changes between the approved preliminary plat and the final plat?

Assuming not, Planning has no objection to final plat approval.



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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 23, 2008**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000364

08DRB-70156 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BRET or DEBRA A. TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on the north side of CENTRAL AVE NE BETWEEN GLENRIDGE PARK NE AND BURMA DR NE, containing approximately 1 acre(s). (L-22)

Project# 1003353

08DRB-70154 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned SU-2/ RD, located on the east side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 14 acre(s). (C-9)

Project# 1003354

08DRB-70155 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON, INC. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, zoned SU-2/ RD, located on the west side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9 acre(s). (C-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

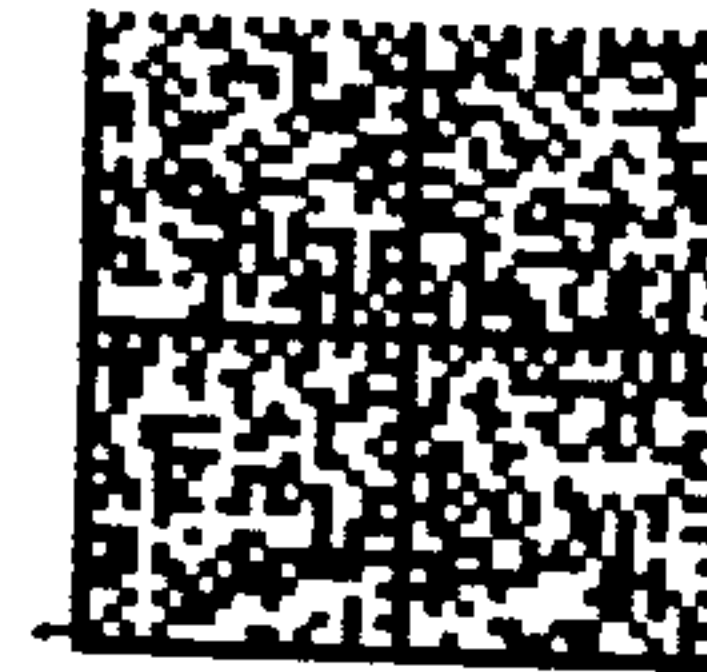
Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 7, 2008.

CITY OF ALBUQUERQUE



Planning Department



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OR CURRENT RESIDENT
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444 WHISPERING PINES 127
SCOTTS VALLEY, CA 95066

DRB

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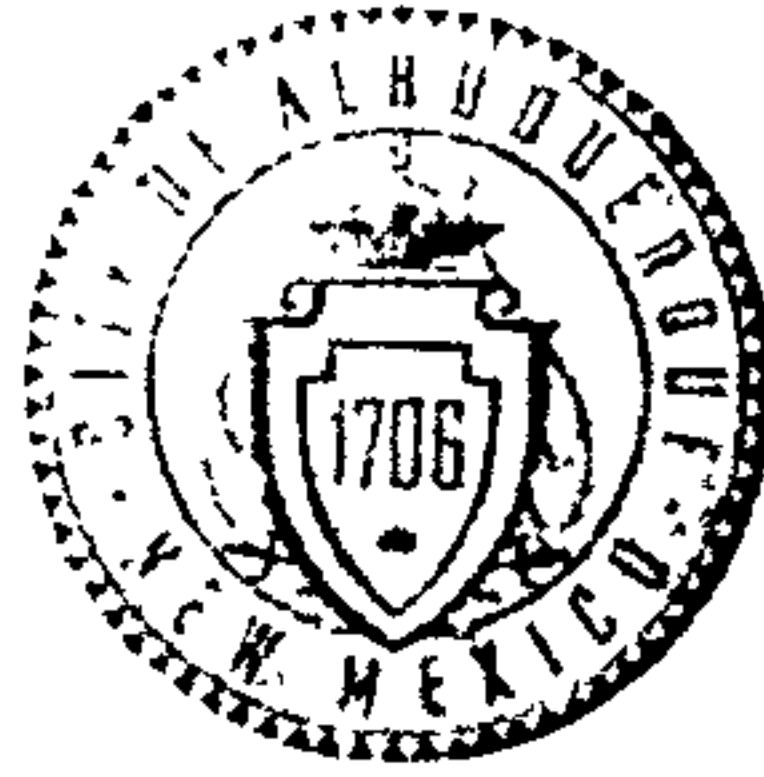
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P O Box 1293 Albuquerque New Mexico 87103



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 23, 2008**, beginning at **9:00 a.m.** for the purpose of considering the following:

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Project# 1003353

08DRB-70154 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned SU-2/ RD, located on the east side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 14 acre(s). (C-9)

Project# 1003354

08DRB-70155 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON, INC. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, zoned SU-2/ RD, located on the west side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9 acre(s). (C-9)

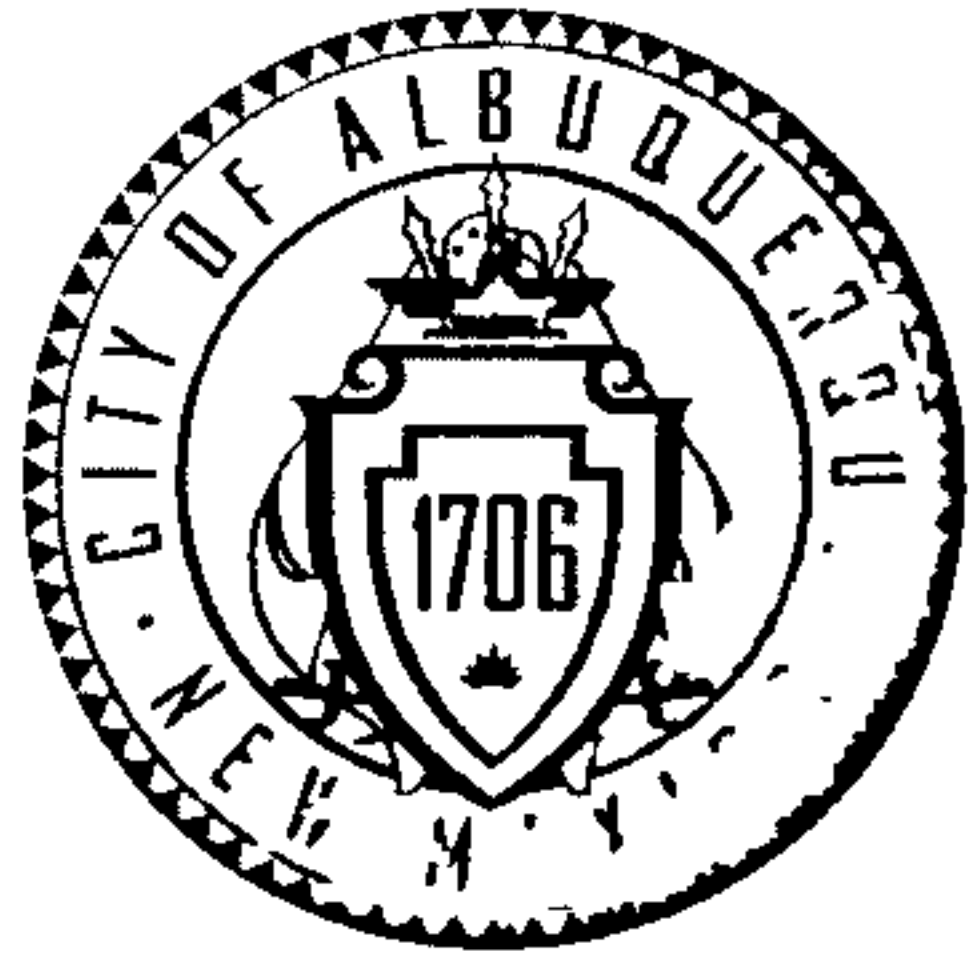
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Jack Cloud, AICP, DRB Chair
Development Review Board

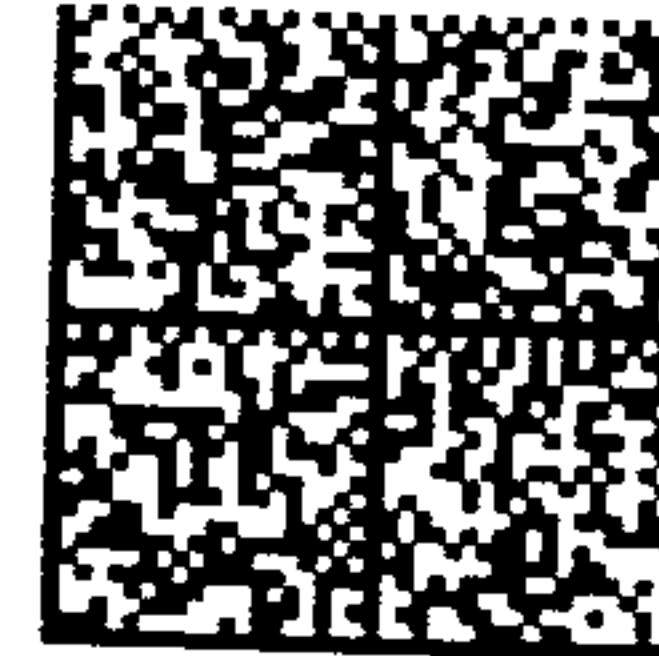
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 7, 2008.

P O Box 1293 Albuquerque New Mexico 87103

CITY OF ALBUQUERQUE



Planning Department



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OR CURRENT RESIDENT
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CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE, NM 87109

DRB

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**CITY of ALBUQUERQUE
NINETEENTH COUNCIL**

COUNCIL BILL NO. F/S R-10-130

ENACTMENT NO. 8. 2010. 110

SPONSORED BY: Dan Lewis

1 RESOLUTION
2 APPROVING AN EXTENSION UNTIL SEPTEMBER 27, 2011 OF A SUBDIVISION
3 IMPROVEMENTS AGREEMENT FOR THE COMPLETION OF
4 INFRASTRUCTURE, INCLUDING APPROXIMATELY 1500 FEET OF PASEO DEL
5 NORTE BOULEVARD.

6 WHEREAS, under the City's Subdivision Ordinance §14-14-5-3(C)(4) ROA
7 1994, the City requires City Council approval of an extension of a Subdivision
8 Improvements Agreement (SIA) that results in an extension of 12 months or
9 longer and involves more than 750 linear feet of principal arterial paving; and

10 WHEREAS, The Trails LLC (Trails) is currently required to construct
11 infrastructure, including approximately 1500 linear feet of Paseo del Norte
12 Boulevard, a principal arterial road, in connection with the development of the
13 Heritage at the Trails Units One and Two Subdivision pursuant to an SIA with
14 the City; and

15 WHEREAS, Trails has requested an extension of the SIA; and

16 WHEREAS, the original SIA with Trails was entered into on August 27, 2004
17 and the Development Review Board has approved three SIA extensions; and

18 WHEREAS, the Development Review Board, after a full hearing on the
19 request for extension that is the subject of this Resolution, found that:

20 1) The Department of Municipal Development has reviewed and agrees to
21 the extension with conditions;

22 2) The City's Air Quality Division has reviewed the request;

23 3) The extension would not be injurious to the public safety, health or
24 welfare, nor to adjacent property, the neighborhood or the community; and

25 4) The extension would not hinder or conflict with future planning or
26 policies, but rather would allow Trails to coordinate the construction of this

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1 roadway segment with a future City project connecting the Trails's portion of
2 Paseo del Norte Boulevard to Universe Boulevard; and

3 WHEREAS, the Development Review Board recommended that an
4 extension be granted for compliance with the SIA requirements until August
5 27, 2011 with the following conditions:

6 (A) Trails shall construct a temporary signal at Paseo del Norte NW and
7 Rainbow Blvd NW before school starts this fall (2010/ 2011 Albuquerque
8 Public School year);

9 (B) The financial guarantee amount associated with the SIA shall be
10 increased to equal current construction costs;

11 (C) Trails shall financially guarantee the construction of this portion of
12 Paseo del Norte Boulevard in the form of irrevocable letter of credit acceptable
13 to the City, or a cashier's check.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE:

16 Section 1. The Council finds that:

17 (A) Trails requested an extension of the SIA required for the development
18 of the Heritage at the Trails Units One and Two Subdivision which includes,
19 among other infrastructure requirements, the construction of approximately
20 1500 linear feet of principal arterial paving, and results in a cumulative
21 extension of a period longer than 12 months.

22 (B) An extension to September 27, 2011 will not be injurious to the public
23 safety, health or welfare, or to adjacent property, the neighborhood or the
24 community, because this portion of Paseo del Norte Boulevard will not be
25 open to the public until a connection to Universe Boulevard is completed by
26 the City's Department of Municipal Development.

27 (C) The extension will not conflict significantly with the goals and
28 provisions of any City, County or AMAFCA plan or policy, applicable zoning,
29 or other City ordinances, because this extension will coincide with the City's
30 Department of Municipal Development construction schedule for this portion
31 of Paseo del Norte Boulevard.

32 (D) The extension will not hinder future planning, public right-of-way
33 acquisition, or the financing of public infrastructure improvements, because

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1 the right-of-way for this portion of Paseo del Norte Boulevard has been
2 acquired; the cost of the construction shall be the responsibility of Trails; and
3 Paseo del Norte Boulevard is planned and identified on the City's Long Range
4 Roadway Systems Map.

5 Section 2. Pursuant to §14-14-5-3(C)(4) ROA 1994, the City Council hereby
6 approves an extension until September 27, 2011 for Trails to comply with the
7 requirements to construct infrastructure in connection with the Heritage at the
8 Trails Units One and Two Subdivision as provided for in the SIA for the
9 subdivision, including the construction of Paseo del Norte Boulevard, subject
10 to the following conditions:

11 (A) Trails shall work with the City's Department of Municipal
12 Development on the design and construction of a permanent signal at Paseo
13 del Norte NW and Rainbow Blvd NW immediately upon approval by the
14 Council of this Resolution;

15 (B) Trails shall be responsible for payment and preparation of the design
16 of the signal and the City shall be responsible for construction, construction
17 management, inspection, testing and survey;

18 (C) Trails and the City shall share the costs of the construction of the
19 signal as determined by the Department of Municipal Development;

20 (D) Trails shall execute a separate SIA for the signal improvements;

21 (E) Upon the bidding of the signal improvements project by the
22 Department of Municipal Development, Trails shall execute a Procedure C
23 agreement and shall deliver to the City a cashier's check for the amount of
24 Trails' share of the cost to construct the permanent signal, at which time the
25 City will release the separate bond and SIA for the signal improvements;

26 (F) The design of the permanent signal shall be completed as soon as
27 possible, but not later than November 15, 2010;

28 (G) The construction of the permanent signal shall be completed as
29 soon as possible, but not later than May 2, 2011; and


30 (H) The financial guarantee amount associated with the SIA amount shall
31 be increased to equal current construction costs.

32

33 X:\SHARE\Legislation\Nineteen\R-130fsfinal.doc

1 PASSED AND ADOPTED THIS 20th DAY OF September, 2010
2 BY A VOTE OF: 8 FOR 1 AGAINST.

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4 Against: Garduño

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8 Ken Sanchez, President
9 City Council

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12 APPROVED THIS 11th DAY OF October, 2010

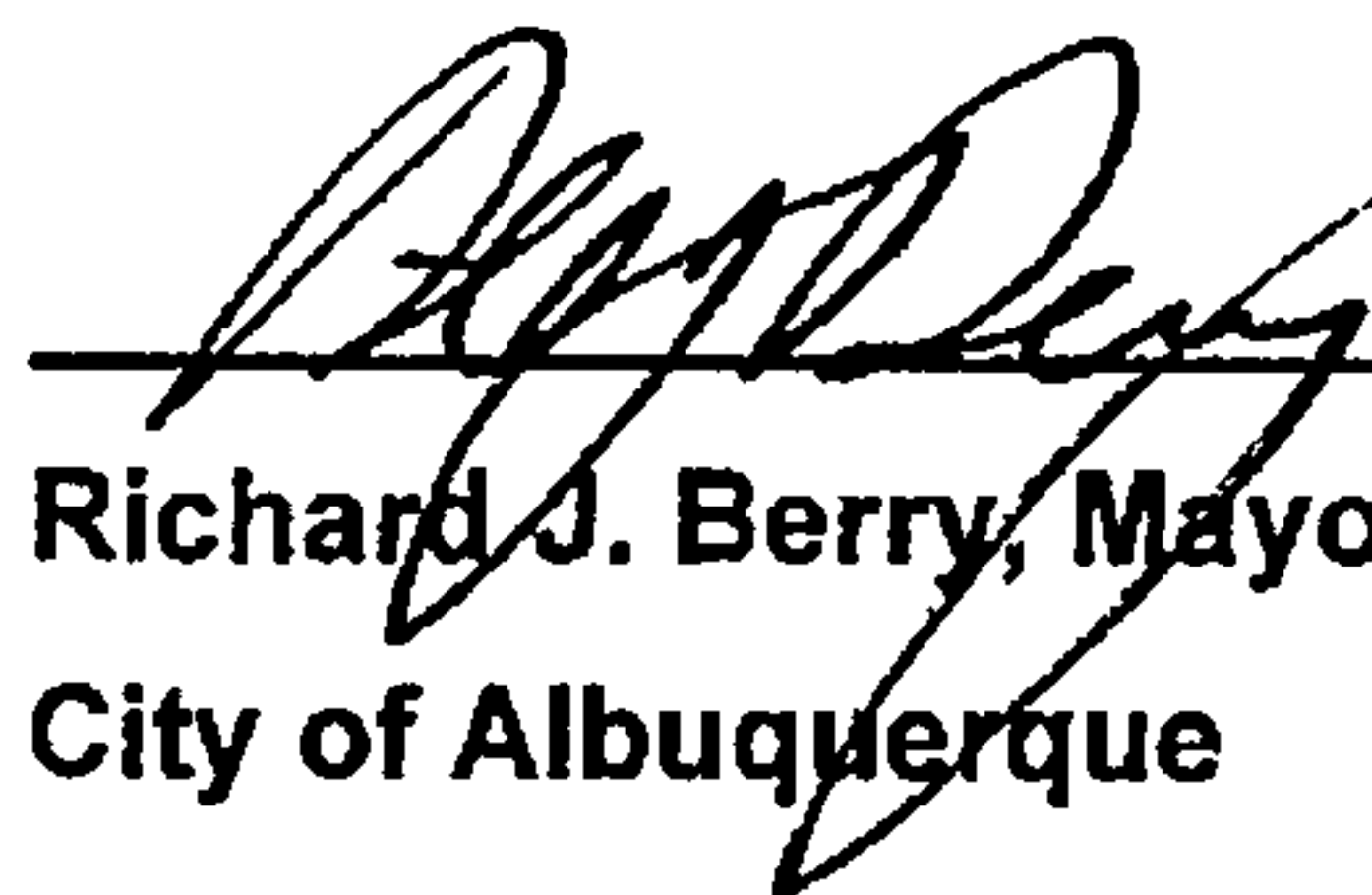
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16 Bill No. F/S R-10-130

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19 Richard J. Berry, Mayor
20 City of Albuquerque

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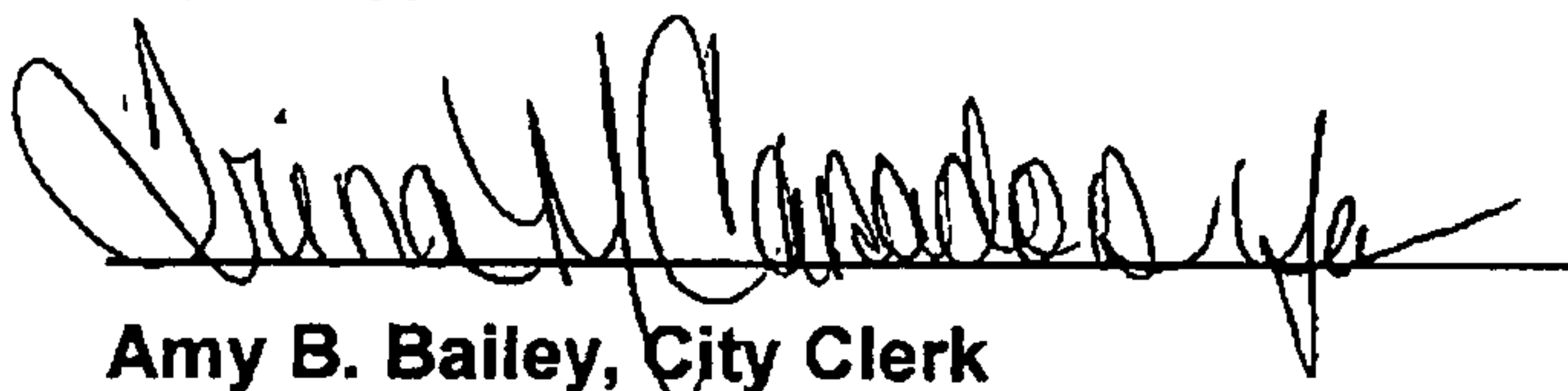
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ATTEST:

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30 Amy B. Bailey, City Clerk

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 11, 2012

Project# 1003354

12DRB-70036 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS, LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) 1**, zoned RD, located on the west side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 13.866 acre(s). (C-9) [*Deferred from 2/29/12*] [*Deferred from 3/28/12*]

At the April 11, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was recommended for approval by City Council.

If you wish to appeal this decision, you must do so by April 26, 2012, in the manner described below.

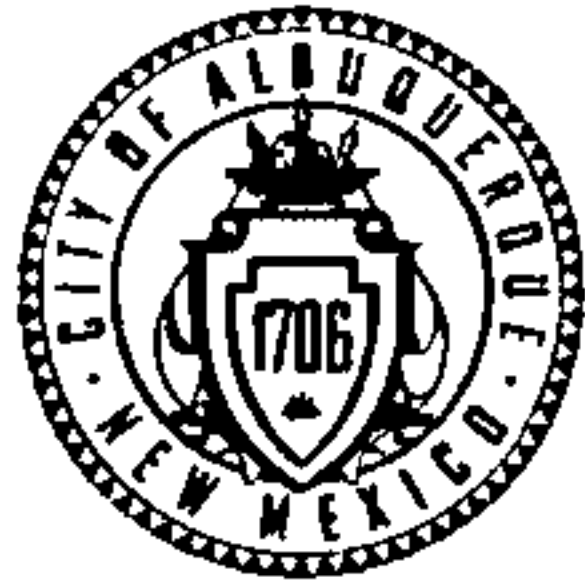
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued 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).

Jack Cloud, DRB Chair

Cc: Rick Beltramo
Marilyn Maldonado
File



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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 11, 2012

Project# 1003353

12DRB-70035 MAJOR 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS, LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS UNIT 2**, zoned RD, located on the east side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9.4494 acre(s). (C-9) [Deferred from 2/29/12] [Deferred from 3/28/12]

At the April 11, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was recommended for approval by City Council.

If you wish to appeal this decision, you must do so by April 26, 2012, in the manner described below.

Appeal is to the Land determination of the Planning Department Development Review issued is not include

3

Any person aggrieved with any Board may file an appeal on the Department, within 15 days of the e date the determination in question is for filing an appeal.

If the fifteenth day falls on a Ordinance, the next working appeal shall be heard within

holiday as listed in the Merit System the deadline for filing the appeal. Such

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).

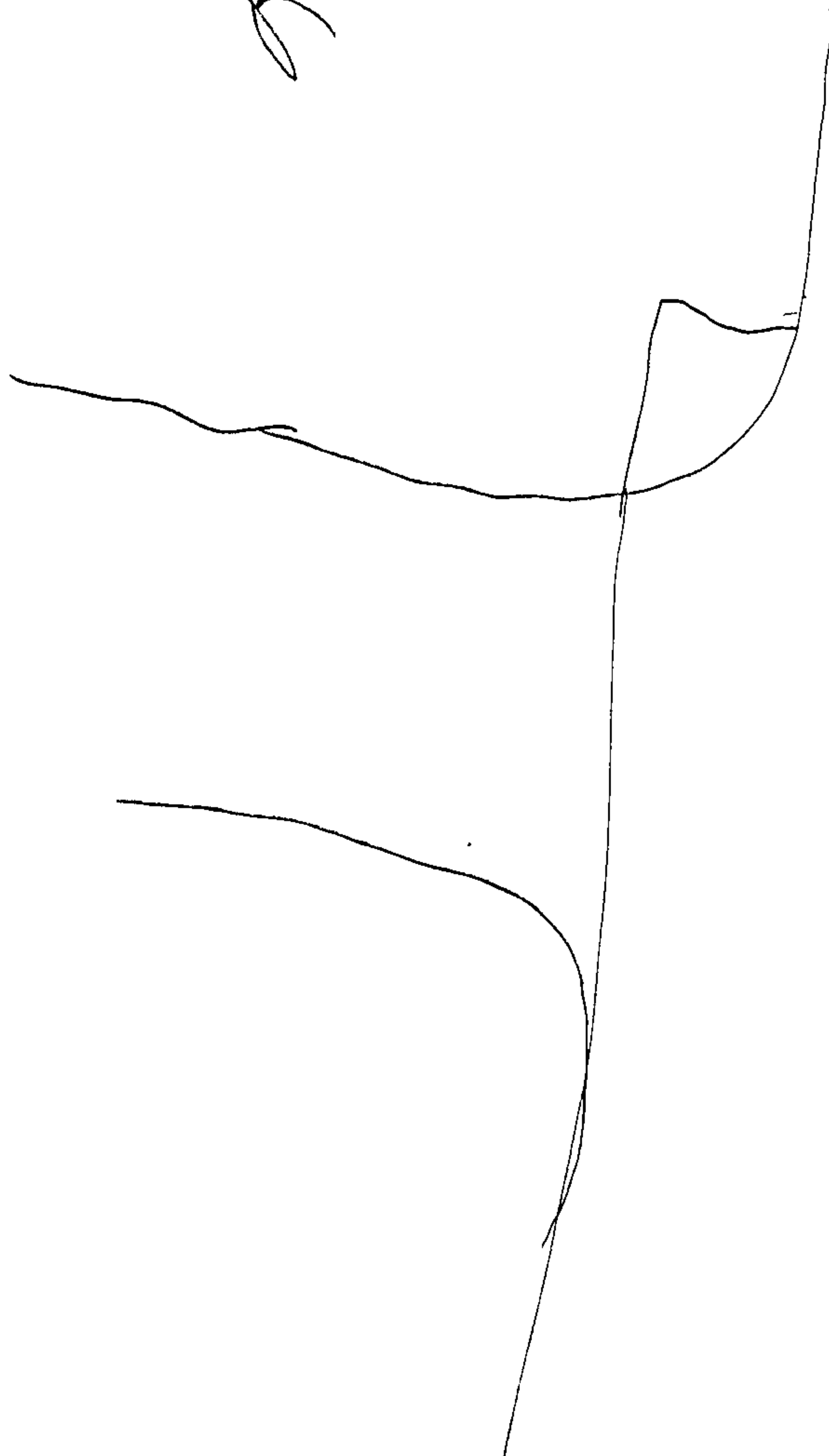
Jack Cloud, DRB Chair

Cc: Rick Beltramo
Marilyn Maldonado
file

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DEVELOPMENT REVIEW BOARD
Action Sheet

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

February 29, 2012 9:00AM
MEMBERS:

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

1. **Project# 1003353**
12DRB-70035 MAJOR 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)  THE TRAILS, LLC request(s) the referenced/ above
action(s) for **HERITAGE AT THE TRAILS UNIT 2**,
zoned RD, located on the east side of RAINBOW BLVD
NW between HEARTHSTONE RD NW and PASEO DEL
NORTE NW containing approximately 9.4494 acre(s). (C-
9) **DEFERRED TO 3/28/12 AT THE AGENT'S REQUEST.**
2. **Project# 1003354**
12DRB-70036 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA) THE TRAILS, LLC request(s) the referenced/ above
action(s) for **HERITAGE AT THE TRAILS Unit(s) 1**,
zoned RD, located on the west side of RAINBOW BLVD
NW between HEARTHSTONE RD NW and PASEO DEL
NORTE NW containing approximately 13.866 acre(s). (C-
9) **DEFERRED TO 3/28/12 AT THE AGENT'S REQUEST.**
3. **Project# 1004353**
12DRB-70037 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA) THE TRAILS, LLC request(s) the referenced/ above
action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**,
zoned R-D, located on the west side of OAKRIDGE ST
NW between TREE LINE AVE NW and WOODMONT
AVE NW containing approximately 17.0025 acre(s). (C-9)
DEFERRED TO 3/28/12 AT THE AGENT'S REQUEST.
4. **Project# 1004355**
12DRB-70034 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA) WILSON & COMPANY agent(s) for KB HOME NEW
MEXICO, INC. request(s) the referenced/ above action(s)
for **VISTA VIEJA Unit 2**, zoned RD, located on VISTA
DEL SOL DR NW between GO WEST RD NW and
SCENIC RD NW containing approximately 40.86 acre(s).
(D-9)**WITHDRAWN AT THE AGENT'S REQUEST.**
5. **Project# 1003359**
11DRB-70362 MAJOR - SDP FOR
BUILDING PERMIT  DAC ENTERPRISES, INC agent(s) for ALEEM KASSAM
request(s) the referenced/ above action(s) for all or a
portion of Lot(s) 8-10, Block 26, **NORTH
ALBUQUERQUE ACRES Tract A Unit B**, zoned IP/
SU-2 NC, located between EAGLE ROCK AVE NE and
MODESTO AVE NE, between SAN PEDRO DR NE and
LOUISIANA BLVD NE containing approximately 2.6853
acre(s). (C-18)[*Deferred from 1/18/12, 2/8/12*] **DEFERRED
TO 3/7/12 AT THE AGENT'S REQUEST.**

**CITY of ALBUQUERQUE
NINETEENTH COUNCIL**

COUNCIL BILL NO. F/S R-10-130

ENACTMENT NO. 8.2010.110

SPONSORED BY: Dan Lewis

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RESOLUTION

APPROVING AN EXTENSION UNTIL SEPTEMBER 27, 2011 OF A SUBDIVISION IMPROVEMENTS AGREEMENT FOR THE COMPLETION OF INFRASTRUCTURE, INCLUDING APPROXIMATELY 1500 FEET OF PASEO DEL NORTE BOULEVARD.

WHEREAS, under the City's Subdivision Ordinance §14-14-5-3(C)(4) ROA 1994, the City requires City Council approval of an extension of a Subdivision Improvements Agreement (SIA) that results in an extension of 12 months or longer and involves more than 750 linear feet of principal arterial paving; and

WHEREAS, The Trails LLC (Trails) is currently required to construct infrastructure, including approximately 1500 linear feet of Paseo del Norte Boulevard, a principal arterial road, in connection with the development of the Heritage at the Trails Units One and Two Subdivision pursuant to an SIA with the City; and

WHEREAS, Trails has requested an extension of the SIA; and

WHEREAS, the original SIA with Trails was entered into on August 27, 2004 and the Development Review Board has approved three SIA extensions; and

WHEREAS, the Development Review Board, after a full hearing on the request for extension that is the subject of this Resolution, found that:

- 1) The Department of Municipal Development has reviewed and agrees to the extension with conditions;**
- 2) The City's Air Quality Division has reviewed the request;**
- 3) The extension would not be injurious to the public safety, health or welfare, nor to adjacent property, the neighborhood or the community; and**
- 4) The extension would not hinder or conflict with future planning or policies, but rather would allow Trails to coordinate the construction of this**

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1 roadway segment with a future City project connecting the Trails's portion of
2 Paseo del Norte Boulevard to Universe Boulevard; and

3 WHEREAS, the Development Review Board recommended that an
4 extension be granted for compliance with the SIA requirements until August
5 27, 2011 with the following conditions:

6 (A) Trails shall construct a temporary signal at Paseo del Norte NW and
7 Rainbow Blvd NW before school starts this fall (2010/ 2011 Albuquerque
8 Public School year);

9 (B) The financial guarantee amount associated with the SIA shall be
10 increased to equal current construction costs;

11 (C) Trails shall financially guarantee the construction of this portion of
12 Paseo del Norte Boulevard in the form of irrevocable letter of credit acceptable
13 to the City, or a cashier's check.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE:

16 Section 1. The Council finds that:

17 (A) Trails requested an extension of the SIA required for the development
18 of the Heritage at the Trails Units One and Two Subdivision which includes,
19 among other infrastructure requirements, the construction of approximately
20 1500 linear feet of principal arterial paving, and results in a cumulative
21 extension of a period longer than 12 months.

22 (B) An extension to September 27, 2011 will not be injurious to the public
23 safety, health or welfare, or to adjacent property, the neighborhood or the
24 community, because this portion of Paseo del Norte Boulevard will not be
25 open to the public until a connection to Universe Boulevard is completed by
26 the City's Department of Municipal Development.

27 (C) The extension will not conflict significantly with the goals and
28 provisions of any City, County or AMAFCA plan or policy, applicable zoning,
29 or other City ordinances, because this extension will coincide with the City's
30 Department of Municipal Development construction schedule for this portion
31 of Paseo del Norte Boulevard.

32 (D) The extension will not hinder future planning, public right-of-way
33 acquisition, or the financing of public infrastructure improvements, because

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1 the right-of-way for this portion of Paseo del Norte Boulevard has been
2 acquired; the cost of the construction shall be the responsibility of Trails; and
3 Paseo del Norte Boulevard is planned and identified on the City's Long Range
4 Roadway Systems Map.

5 Section 2. Pursuant to §14-14-5-3(C)(4) ROA 1994, the City Council hereby
6 approves an extension until September 27, 2011 for Trails to comply with the
7 requirements to construct infrastructure in connection with the Heritage at the
8 Trails Units One and Two Subdivision as provided for in the SIA for the
9 subdivision, including the construction of Paseo del Norte Boulevard, subject
10 to the following conditions:

11 (A) Trails shall work with the City's Department of Municipal
12 Development on the design and construction of a permanent signal at Paseo
13 del Norte NW and Rainbow Blvd NW immediately upon approval by the
14 Council of this Resolution;

15 (B) Trails shall be responsible for payment and preparation of the design
16 of the signal and the City shall be responsible for construction, construction
17 management, inspection, testing and survey;

18 (C) Trails and the City shall share the costs of the construction of the
19 signal as determined by the Department of Municipal Development;

20 (D) Trails shall execute a separate SIA for the signal improvements;

21 (E) Upon the bidding of the signal improvements project by the
22 Department of Municipal Development, Trails shall execute a Procedure C
23 agreement and shall deliver to the City a cashier's check for the amount of
24 Trails' share of the cost to construct the permanent signal, at which time the
25 City will release the separate bond and SIA for the signal improvements;

26 (F) The design of the permanent signal shall be completed as soon as
27 possible, but not later than November 15, 2010;

28 (G) The construction of the permanent signal shall be completed as
29 soon as possible, but not later than May 2, 2011; and

30 (H) The financial guarantee amount associated with the SIA amount shall
31 be increased to equal current construction costs.

32

33 X:\SHARE\Legislation\Nineteen\R-130fsfinal.doc

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough-Material-] - Deletion

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PASSED AND ADOPTED THIS 20th DAY OF September, 2010
BY A VOTE OF: 8 FOR 1 AGAINST.

Against: Garduño



Ken Sanchez, President
City Council

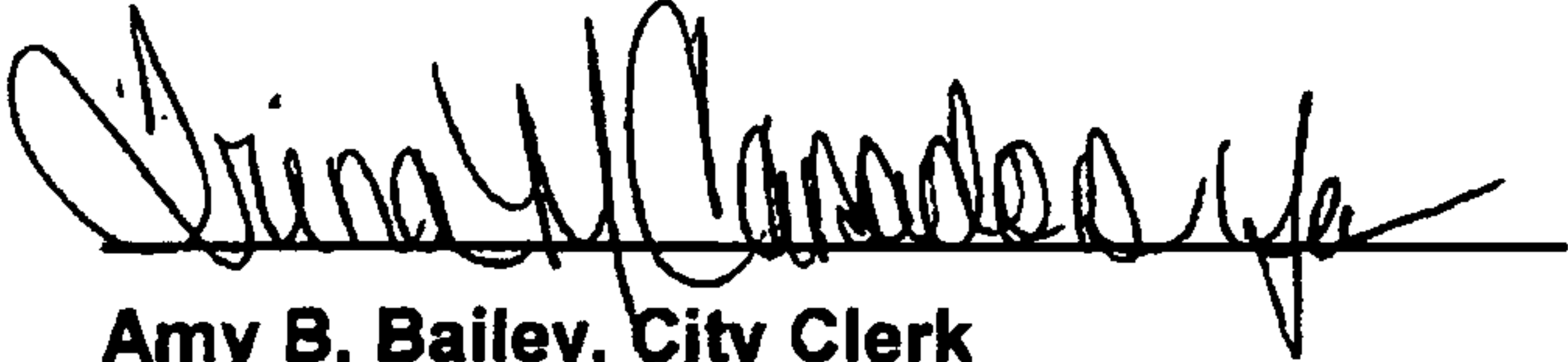
APPROVED THIS 11th DAY OF October, 2010

Bill No. F/S R-10-130




Richard J. Berry, Mayor
City of Albuquerque

ATTEST:



Amy B. Bailey, City Clerk

Unit 2

City of **Albuquerque**  DEVELOPMENT/ PLAN REVIEW APPLICATION

1003353

Supplemental Form (SF)

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

SITE DEVELOPMENT PLAN
 for Subdivision
 for Building Permit
 Administrative Amendment/Approval (AA)
 IP Master Development Plan
 Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
 Storm Drainage Cost Allocation Plan

ZONING & PLANNING
S Z
 Annexation
V
 Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
 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, 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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

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

DESCRIPTION OF REQUEST: Extension of SIA

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. Unit 2 (lots 1-50) Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Heritage at The Trails Unit 2
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No _____
 Zone Atlas page(s): E-9 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
CD# PROJ # 738454, 1003353, 06-DRB-00631, 08DRB-70154

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 50 No. of proposed lots: 50 Total site area (acres): 9.4494
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte
 Between: Universe Blvd. and Woodmont Ave.

Check if project was previously reviewed by Sketch Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Rick Beltramo DATE 2/3/12
 (Print Name) RICK BELTRAMO Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>12DRB-70035</u>	<u>SIA</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$145.00</u>

Hearing date Feb. 29, 2012
 Staff signature & Date 2-3-12 Project # 1003353

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)
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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. EB
- 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)

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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.

Ricardo Belmonte
 Applicant name (print)
Ricardo Belmonte 2/3/12
 Applicant signature / date



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

Application case numbers
12DRB - 70035

Form revised October 2007
[Signature] 2-3-12
 Planner signature / date
 Project # 7003353

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- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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- Fee (see schedule)

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

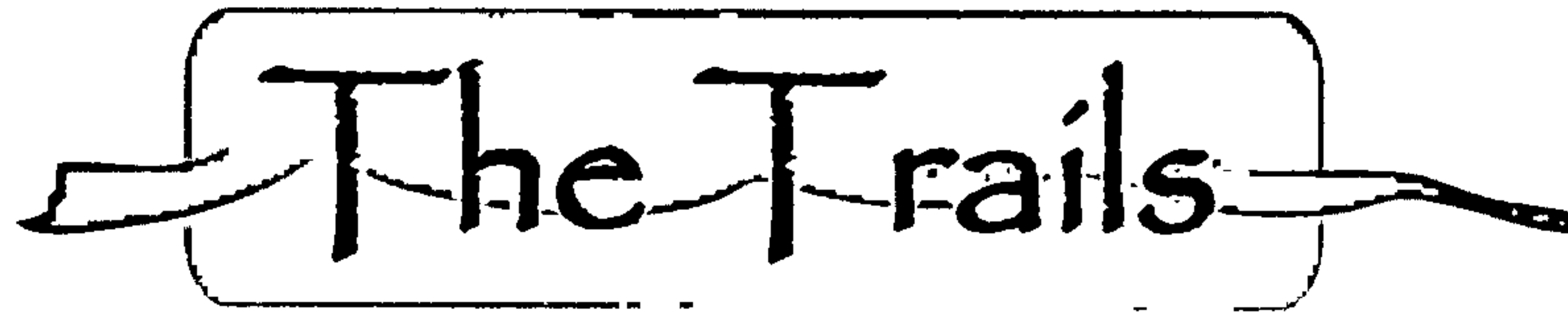
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print) RICARDO BELTRAN
 Applicant signature / date 2/3/12



Form revised October 2007
 2-3-12
 Planner signature / date
 Project # 1003353

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12DRB - 70035



February 3, 2012

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

Re: Extension of Subdivision Improvements Agreements
Unit 2 of Heritage at The Trails
#1003353, 06DRB-00631, 08DRB-70154
COA Project# 738484

Dear Mr. Cloud:

Submitted for Development Review Board review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for Heritage at the Trails Unit 2. The Trails respectfully requests a 2 Year extension to the SIA.

More specifically an extension is requested to the SIA for off-site roadway improvements to Paseo Del Norte Blvd. adjacent to Heritage at The Trails Unit 2.

The required improvements include the Paseo Del Norte/Rainbow intersection signal improvements. These improvements have been constructed. This request is to defer the construction of future eastbound lanes.

Enclosed is the following:

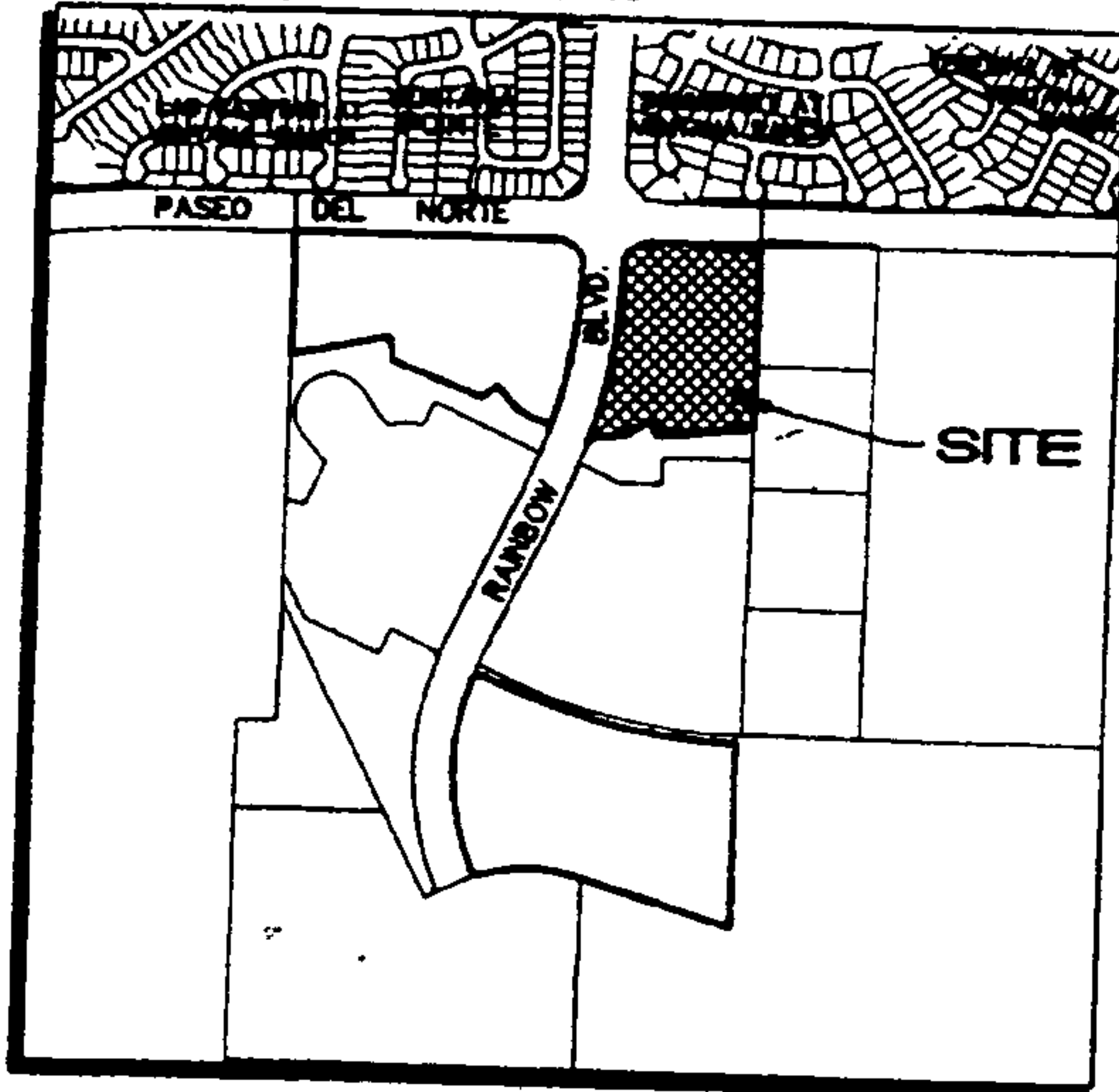
- Application to DRB
- Reduced copy of recorded plat
- Zone Atlas sheet showing project area
- Letter requesting DRB review and approval(this letter)
- Last Official DRB Notice of the approval
- Approved Infrastructure List
- Neighborhood Notification
- Application Fee

Sincerely,



Rick Beltramo
The Trails, LLC

Attachments



C-9-Z VICINITY MAP 1"=750'±

SUBDIVISION DATA / NOTES

- 1 Total Number of Existing Tracts: 1
- 2 Total Number of Lots created: 50
- 3 Total Number of Tracts created: 3
- 4 Gross Subdivision Acreage: 9.4494 Ac
- 5 Total Mileage of Full Width Streets Created: 0.59
- 6 Bearings are New Mexico State Plane Grid Bearings (Central Zone)
- 7 Distances are ground distances
- 8 Bearings and distances in parenthesis are record.
- 9 Basis of boundary are the following plats (and documents) of record entitled: PLAT OF "THE TRAILS" (12-15-03, 03C-375)
- 10 Field Survey performed on March, 2003.
- 11 Title Report: None provided
- 12 This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report
- 13 Basis of boundary is from the plats of record entitled.
 - UNPLATTED LAND OF "VOLCANO SIX LIMITED"
 - TRACT OS-1 OPEN SPACE
 - TRACT OS-2 OPEN SPACE
 - UNPLATTED LAND OF "THE ARCHDIOCESE OF SANTA FE"
 - UNPLATTED LAND OF "PARADISE WEST INC"
 - PLAT OF "THE TRAILS, TRACT D" (12-15-03, 03C-375)
 - PLAT OF "THE TRAILS, TRACT J" (12-15-03, 03C-375)
 - PLAT OF "THE TRAILS, TRACT G" (12-15-03, 03C-375)
- 14 Current Zoning: R-D
- 15 These properties are within the New Mexico Utilities, Inc (NMU, Inc.) franchise area, water and sanitary sewer system capabilities are based on the NMU, inc. facilities, not the City of Albuquerque
- 16 Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb". "PLS #7719".
- 16 All property corners to be set with 5/8" rebar with cap "ALS LS 7719"

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1980

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, THE TRAILS 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 December 15, 2003 in Book 2003C, Page 375 and containing 9.4494 acres more or less

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into residential lots, to create 3 tracts, to dedicate public rights-of-way, to grant those easements necessary to serve the residential development, and to vacate easements.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.



PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2

BEING A REPLAT OF TRACT B, THE TRAILS WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 16, T. 11 N., R. 2 E., NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2004

APPROVALS

DRS PROJECT NO. 1003353	
APPLICATION NO. 04-0415	
Utility Approvals	
<i>Leand D. Marks</i>	8-27-04
PNM ELECTRIC SERVICES DIVISION	DATE
<i>Leand D. Marks</i>	8-27-04
PNM GAS SERVICES DIVISION	DATE
<i>David R. Muller</i>	8-27-04
QUEST	DATE
<i>Pita S. Hicks</i>	8-27-04
COMCAST	DATE
<i>[Signature]</i>	9-22-04
NEW MEXICO UTILITIES	DATE
City Approvals	
<i>[Signature]</i>	8-23-04
CITY SURVEYOR	DATE
<i>N/A</i>	9-22-04
REAL PROPERTY DIVISION	DATE
<i>N/A</i>	9/22/04
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	9-22-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	9-22-04
UTILITIES DEVELOPMENT	DATE
<i>Christine Dandora</i>	9/22/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley B. Bingham</i>	9/22/04
AMA/CA	DATE
<i>Bradley B. Bingham</i>	9/22/04
CITY ENGINEER	DATE
<i>[Signature]</i>	9-22-04
DRS CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1009 044 230487 200315 PROPERTY OWNER OF RECORD

[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE
Domingo Virgil 22 Sept 04

OWNER
CENTEX HOMES

[Signature] August 11, 2004
NORMAN A GREGORY
LAND DEVELOPMENT MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }



This instrument was acknowledged before me on August 11, 2004, by Norman A. Gregory as Land Development Manager of Centex Homes a Nevada General Partnership, on behalf of said General Partnership

My Commission Expires May 3, 2005
[Signature]
Notary Public

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief

[Signature] 08-11-04
Timothy Aldrich, P.S. No. 7719
Date

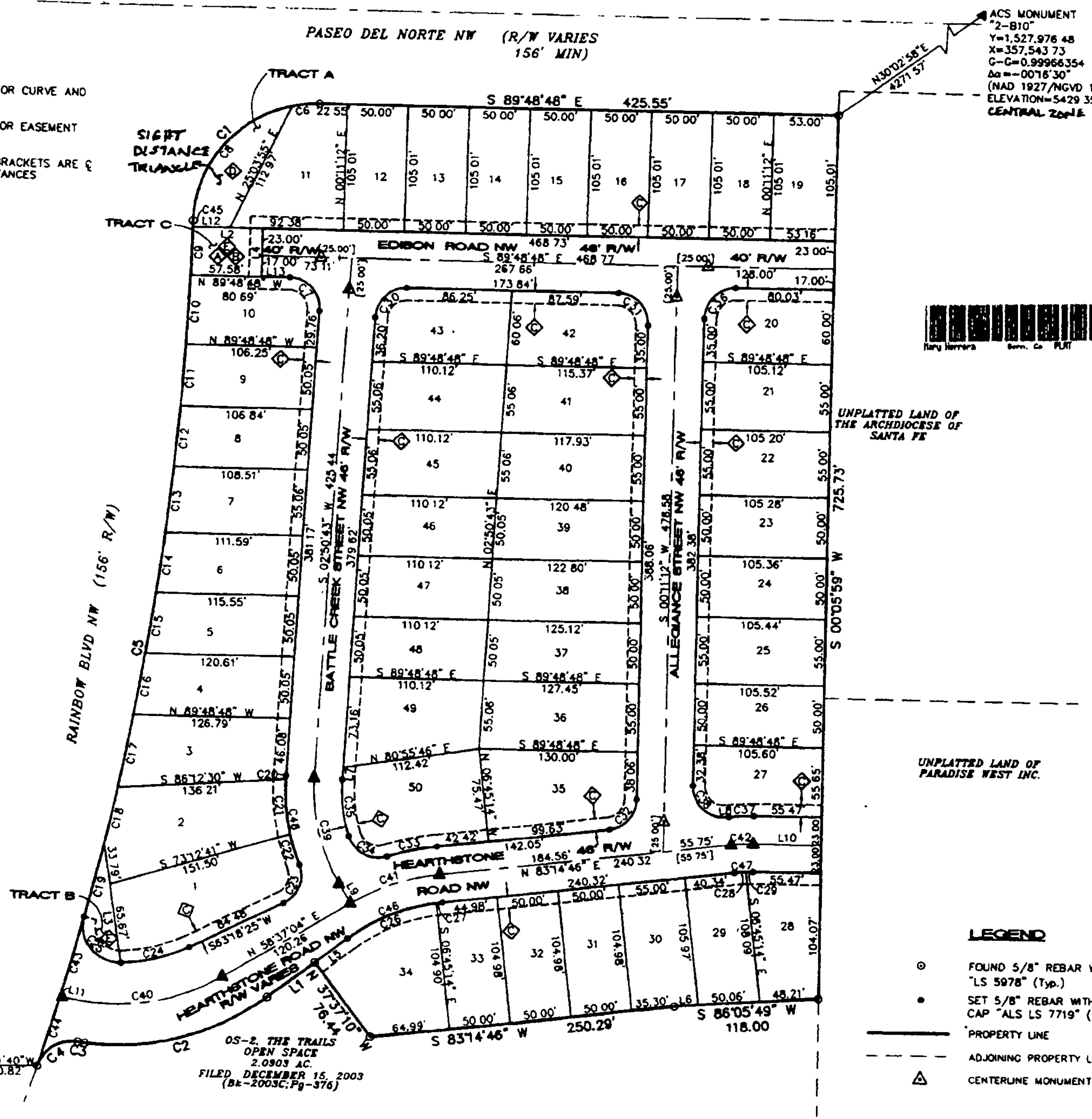
**PLAT FOR
HERITAGE AT THE TRAILS
SUBDIVISION UNIT 2**
BEING A REPLAT OF
TRACT B, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

NOTES:

1. SEE SHEET 3 FOR CURVE AND LINE TABLES
2. SEE SHEET 3 FOR EASEMENT NOTES
3. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES

ACS MONUMENT
"2-B10"
Y=1,527,976.48
X=357,543.73
G-C=0.99966354
Δa=-00'16".30"
(NAD 1927/NGVD 1929)
ELEVATION=5429.35
CENTRAL ZONE

2004133763
0147861
Page: 2 of 3
08/22/2004 09:48P
01-2004C Pg-2/5



LEGEND

- FOUND 5/8" REBAR WITH CAP "LS 5978" (TYP.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

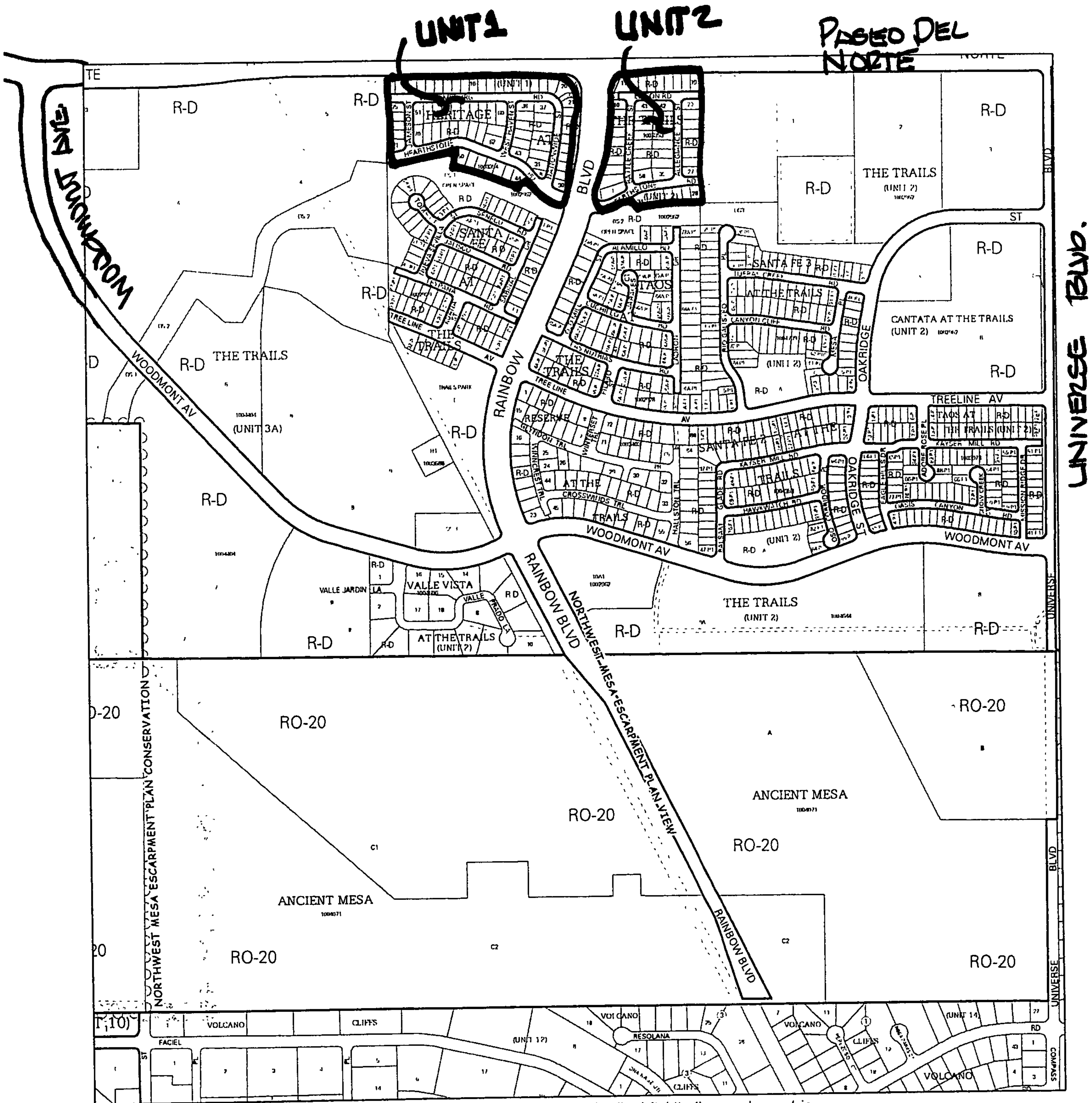


SCALE:
1"=60'



ACS MONUMENT
UNION 1969
Y=1,523,440.96
X=353,409.02
G-C=0.99966044
Δa=-00'16".58"
(NAD 1927)
CENTRAL ZONE

OS-2, THE TRAILS
OPEN SPACE
2.0903 AC.
FILED DECEMBER 15, 2003
(Bk-2003C;Pg-376)



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

Map amended through: 2/4/2010

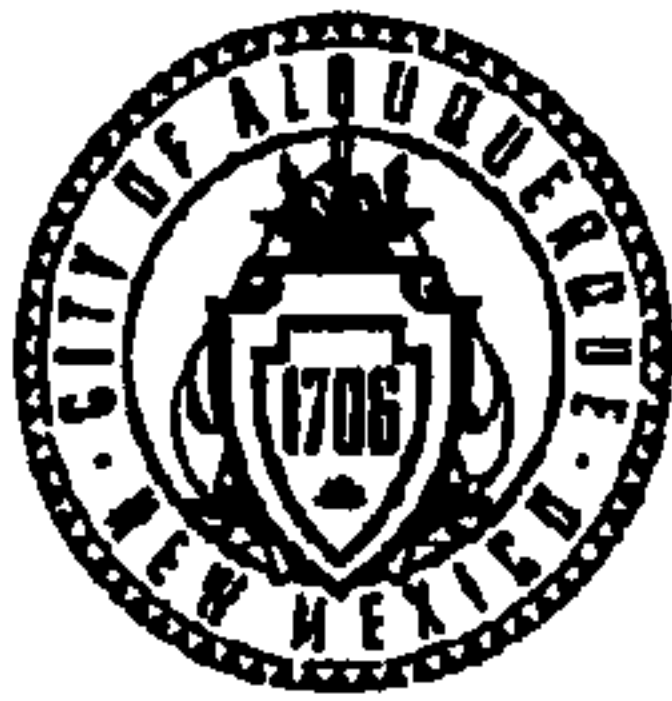
Note: Grey Shading Represents Area Outside of the City Limits

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 1500 Feet



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Rick Beltramo

COMPANY NAME: The Trails, LLC

ADDRESS/ZIP: 6330 Riverside Plaza Lane, Ste. 160 / 87120

PHONE: 620-5322 FAX: 761-9922

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Heritage Units 1+2 at The Trails

LOCATED ON Paseo Del Norte LEGAL DESCRIPTION

STREET NAME OR OTHER IDENTIFYING LANDMARK

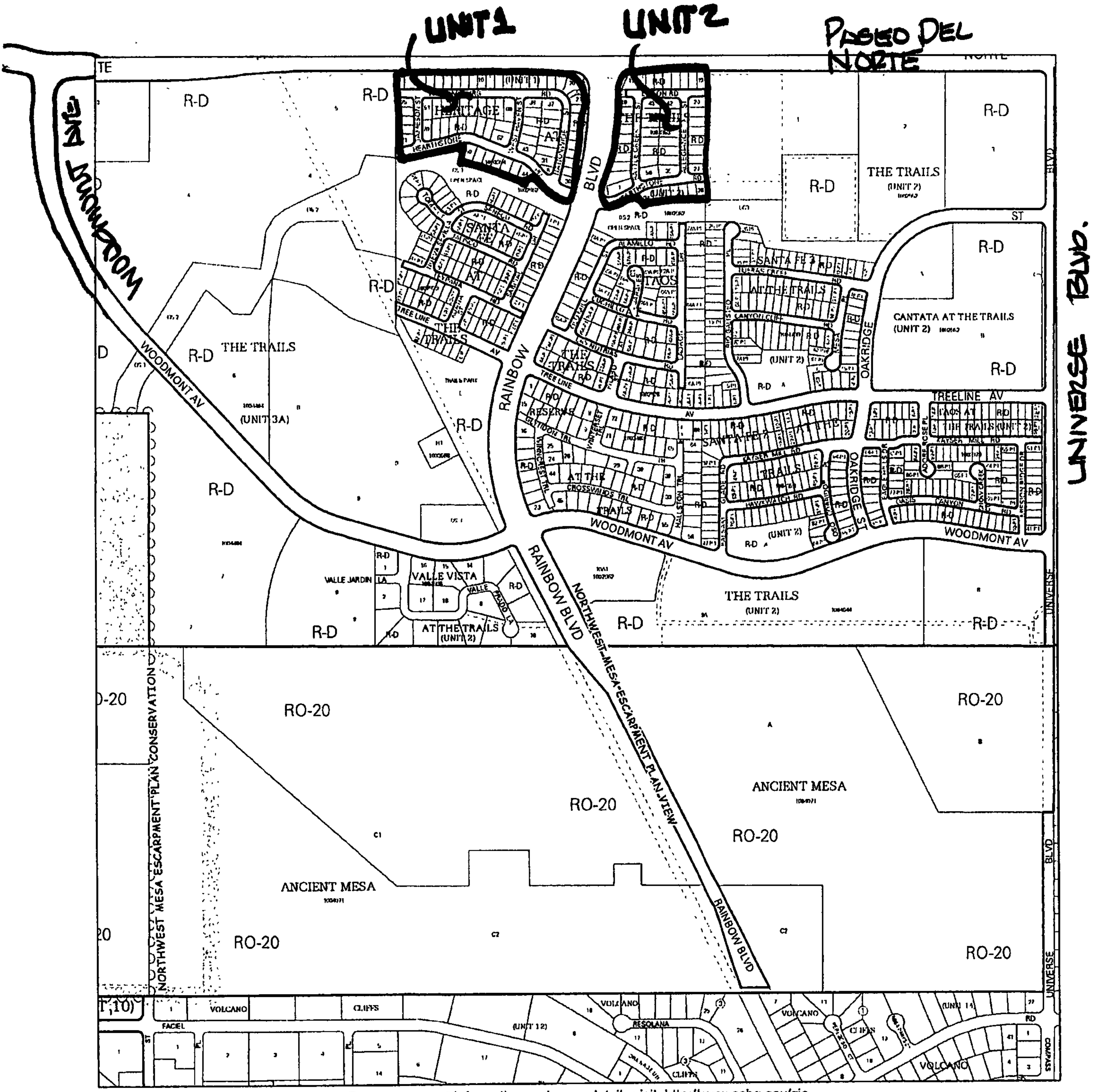
BETWEEN Universe Blvd. AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Woodmont Ave.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (C-9).



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

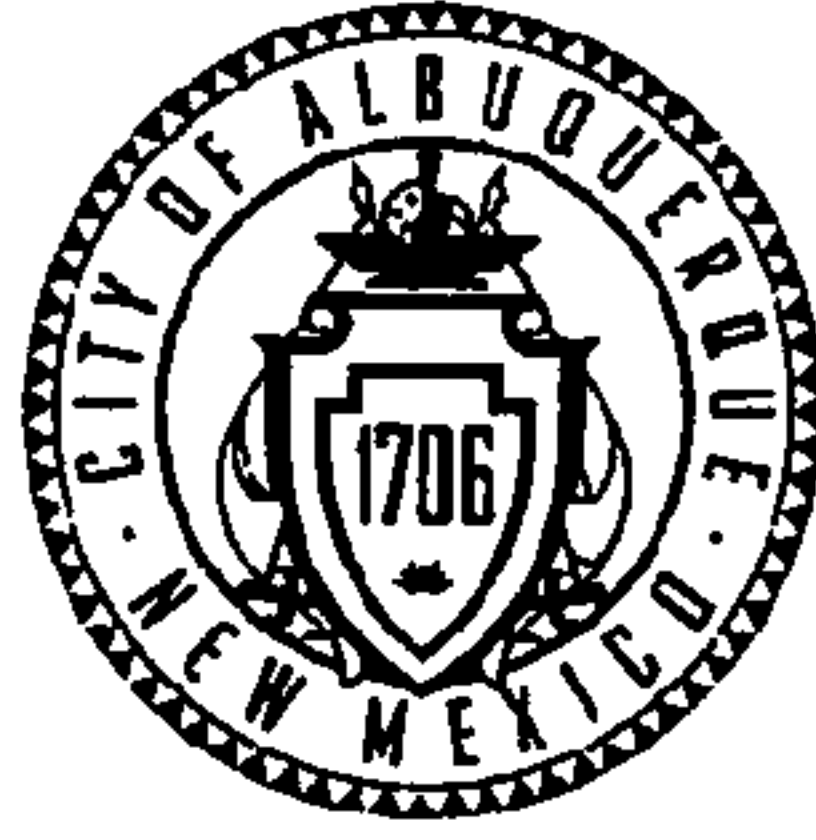
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- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 2/4/2010



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 30, 2012

Rick Beltramo
The Trails, LLC
6330 Riverside Plaza Lane, Ste., 160/87120
Phone: 505-620-5322/Fax: 505-761-9922

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.

Dear Rick

Thank you for your inquiry of **January 30, 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) – HERITAGE UNITS 1 & 2 AT THE TRAILS, LOCATED ON PASEO DEL NORTE NW BETWEEN UNIVERSE BOULEVARD NW AND WOODMONT AVENUE 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:

VENTANA RANCH N.A. "R"

***Laura Horton**, 7224 Cascada NW/87114 710-0646 (c)
Kevin Patton, 10422 Borrego Creek Dr. NW/87114 289-3294 (h)

VOLCANO TRAILS N.A. "R"

***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@cabaq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningnaform(01/03/12)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **01/30/12** Time Entered: **4:05 p.m.** ONC Rep. Initials: **siw**

The Trails

February 2, 2012

Mr. Kevin Patton
Representative of Ventana Ranch N.A.
10422 Borrego Creek Dr. NW
Albuquerque, New Mexico, 87114

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails

Dear Mr. Patton:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of Heritage at The Trails.

Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

Rick Beltramo
RB

Rick Beltramo
The Trails, LLC

The Trails

February 2, 2012

Ms. Laura Horton
Representative of Ventana Ranch N.A.
7224 Cascada NW
Albuquerque, New Mexico, 87114

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails

Dear Ms. Horton:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of Heritage at The Trails.

Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

Rick Beltramo
RLT

Rick Beltramo
The Trails, LLC

The Trails

February 2, 2012

Mr. William Ek
Representative of Volcano Trails, N.A.
8931 Winncrest Trail NW
Albuquerque, New Mexico, 87114

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails

Dear Mr. Ek:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Volcano Trails Neighborhood Association.

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of Heritage at The Trails.

Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

Rick Beltramo SH

Rick Beltramo
The Trails, LLC



February 2, 2012

Mr. Tim Goloversic
Representative of Volcano Trails, N.A.
7160 Tree Line Ave. NW
Albuquerque, New Mexico, 87114

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails

Dear Mr. Goloversic:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Volcano Trails Neighborhood Association.

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of Heritage at The Trails.

Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

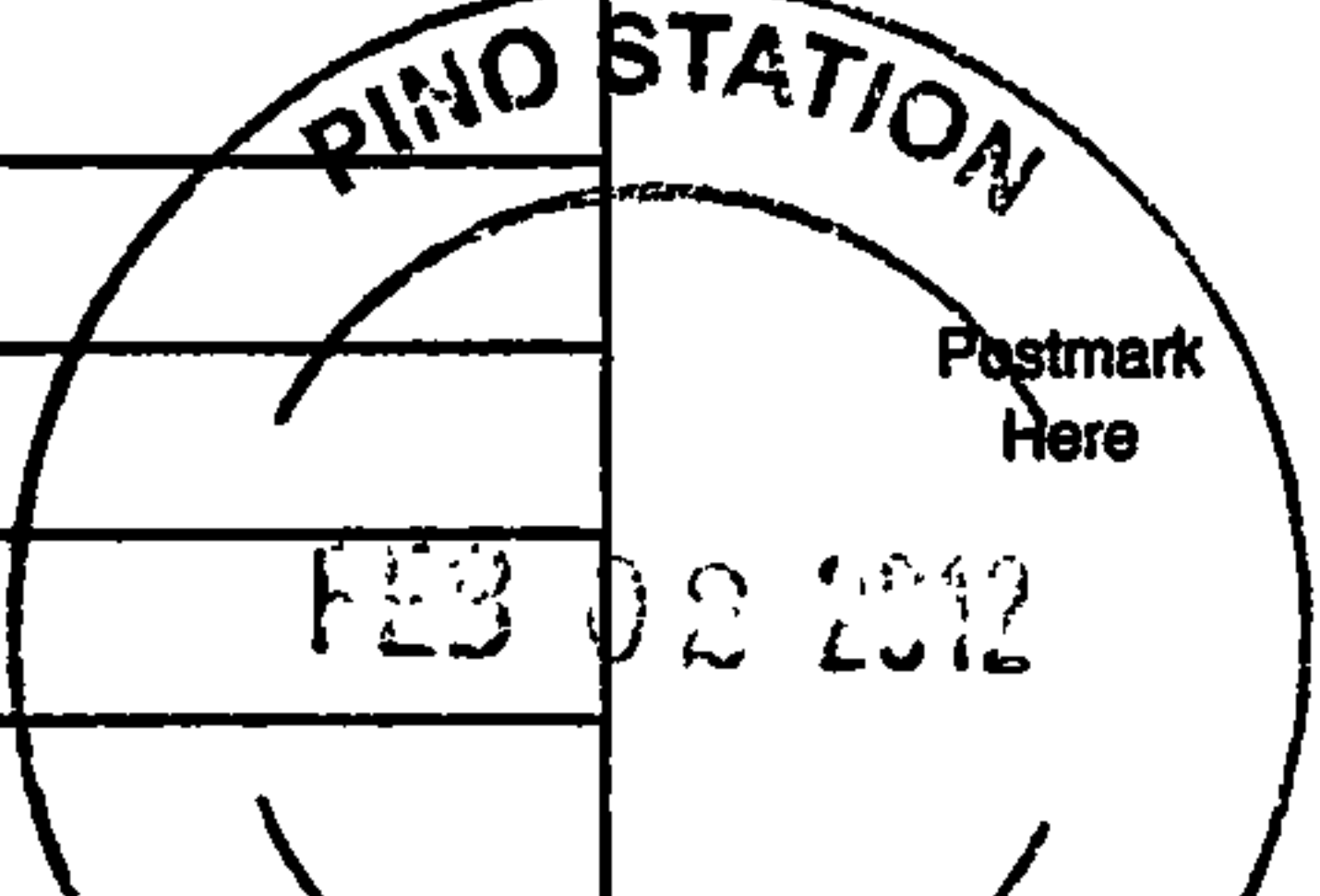
A handwritten signature in black ink that reads 'Rick Beltramo'. The signature is written in a cursive, flowing style. To the right of the name, there are some initials or a mark that looks like 'DH'.

Rick Beltramo
The Trails, LLC

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

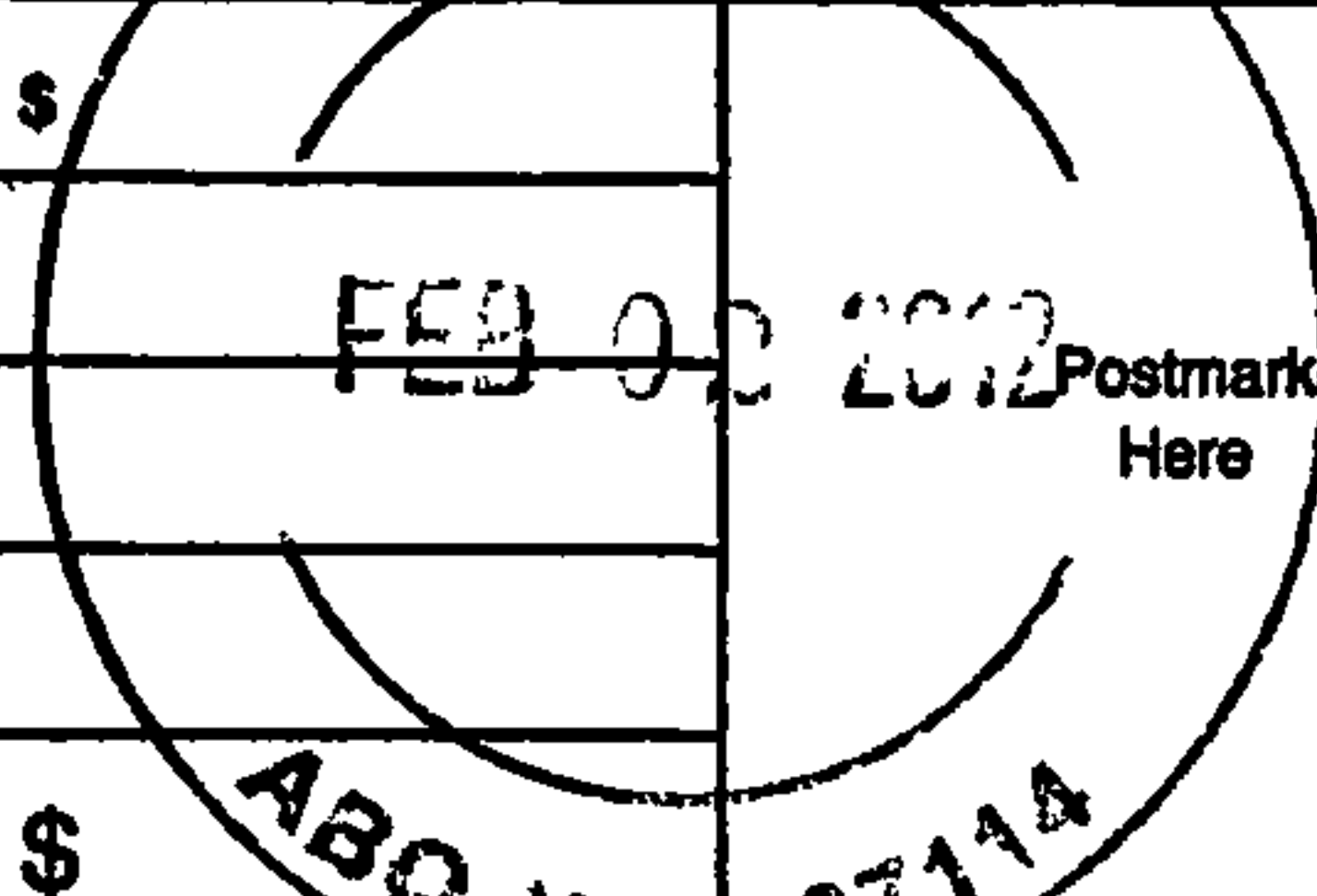
Sent To Tim Golovossic
Street, Apt. No.; or PO Box No. 7160 Tree Lane NW
City, State, ZIP+4 Alb NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

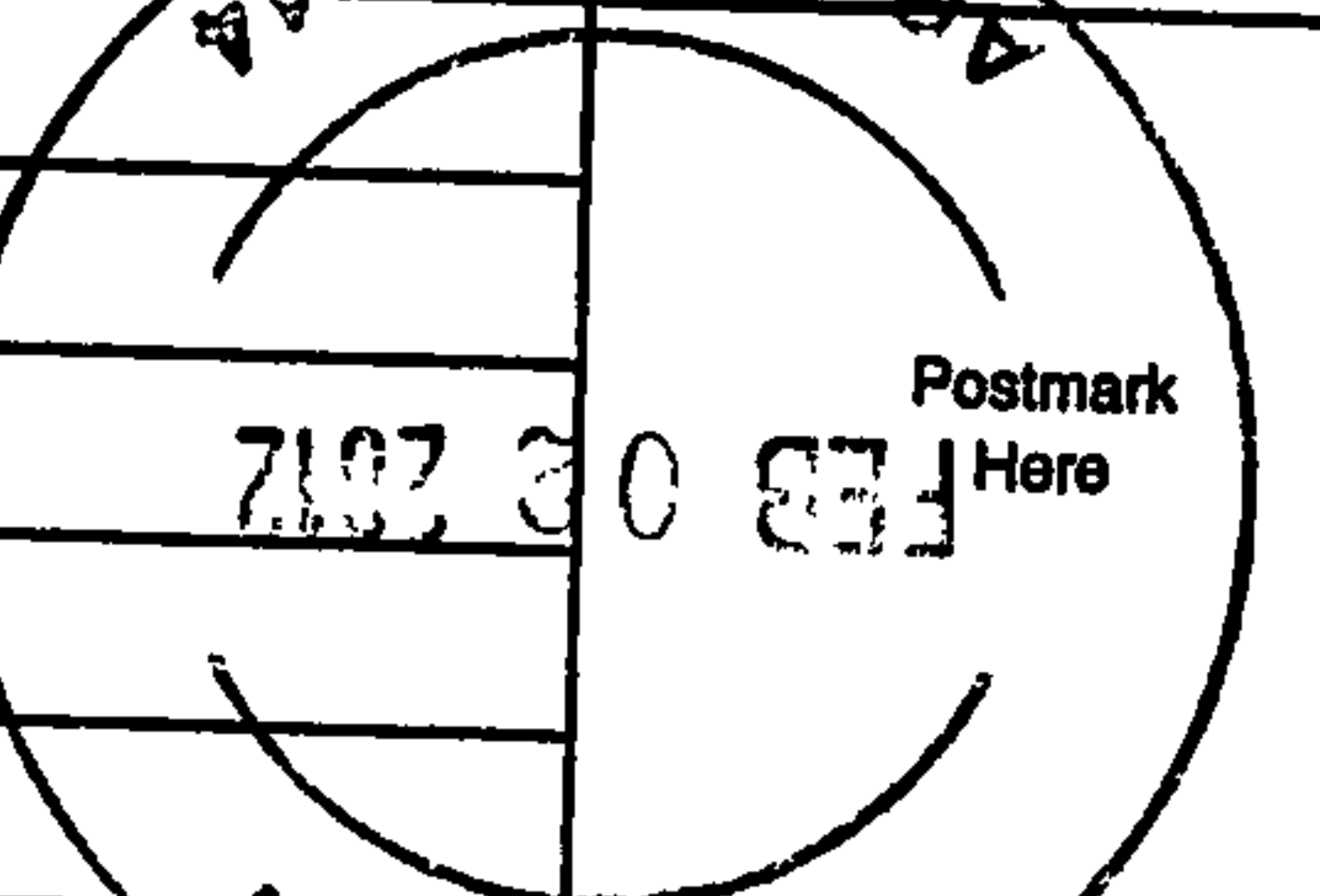
Sent To Laura Horton
Street, Apt. No.; or PO Box No. 7224 Cascade NW
City, State, ZIP+4 Alb NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
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OFFICIAL USE

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

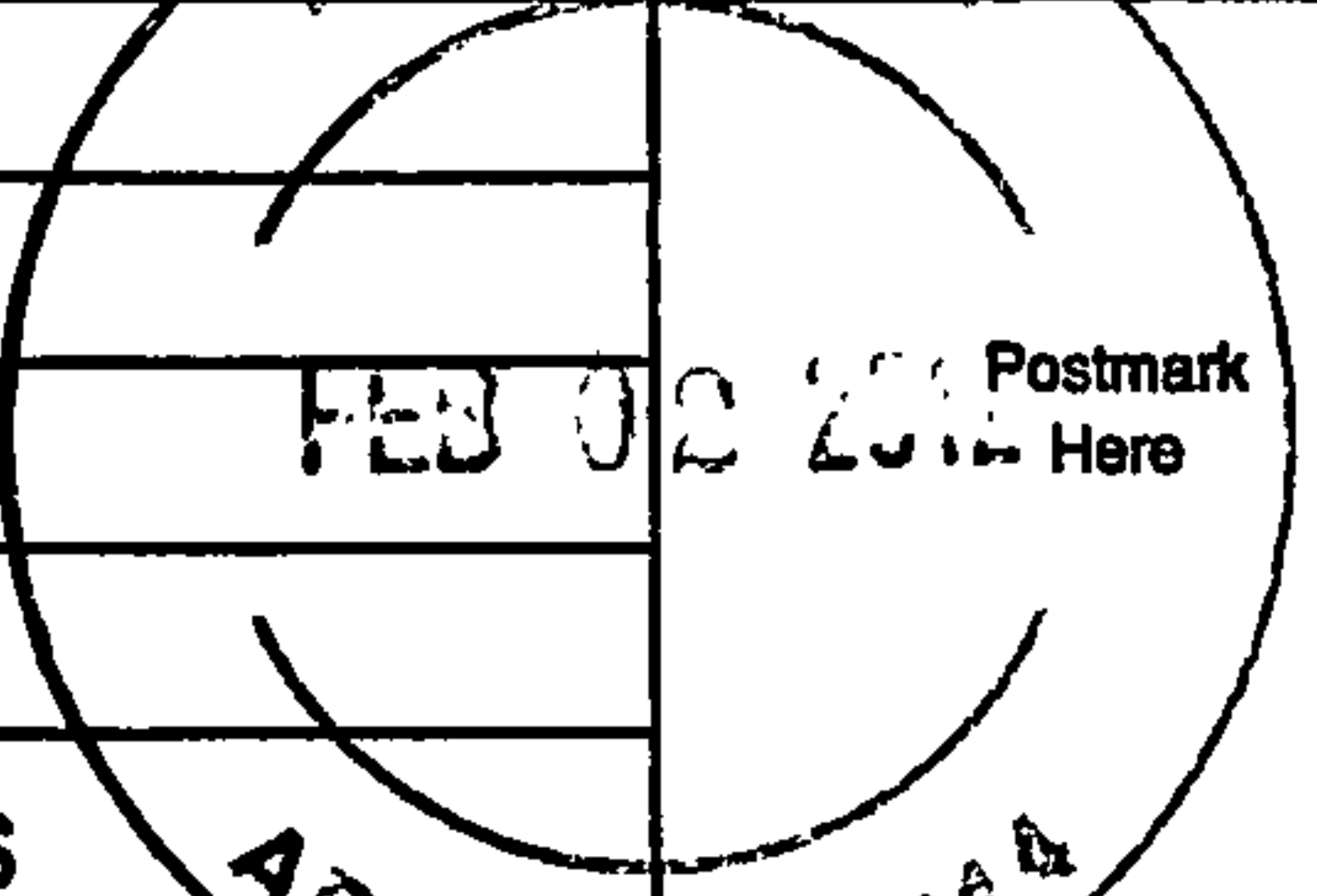
Sent To William Eck
Street, Apt. No.; or PO Box No. 8931 Wincrest Tr. NW
City, State, ZIP+4 Alb NM 87114

PS Form 3800 August 2006 See Reverse for Instructions

U.S. Postal Service™
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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

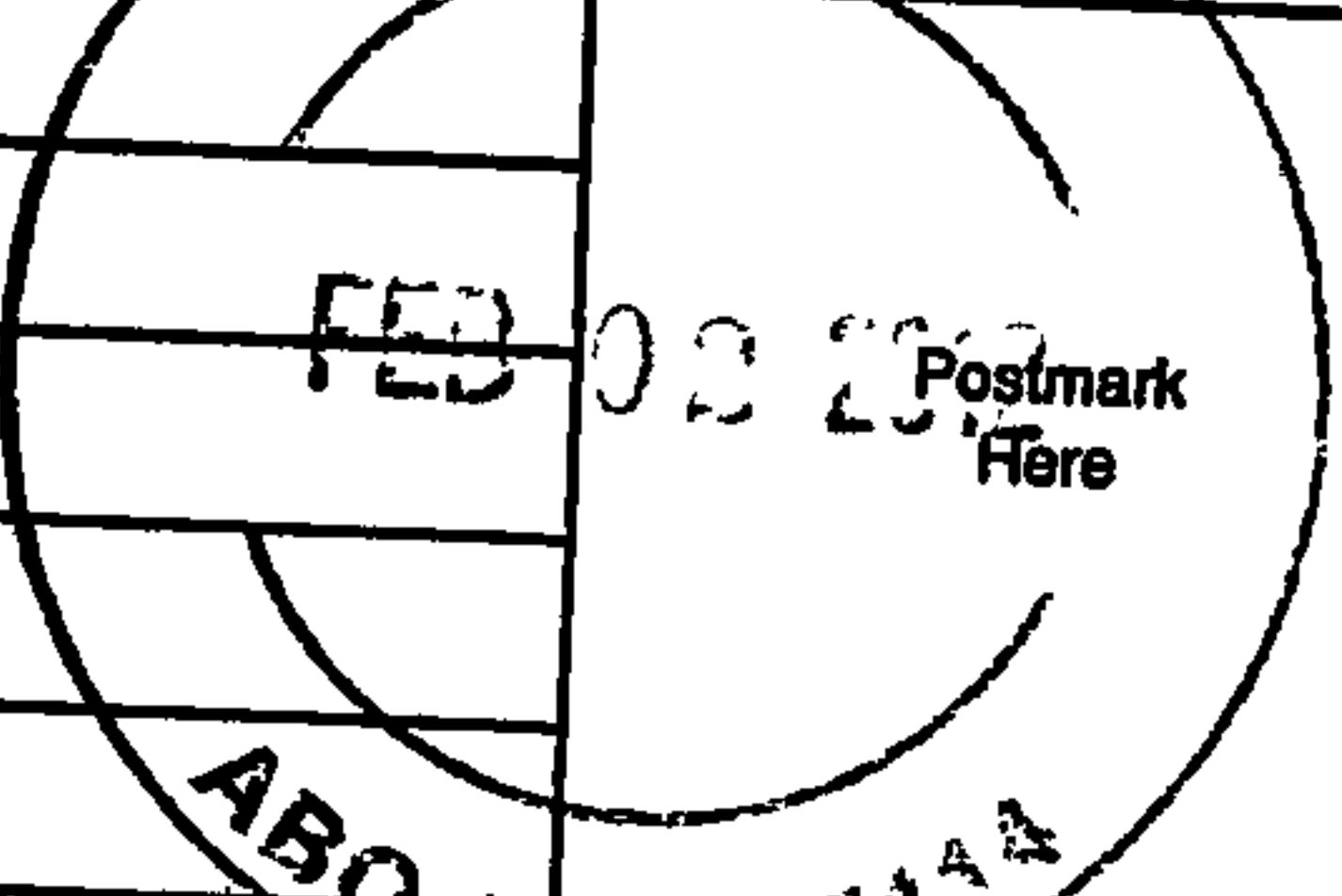
Sent To William Eck
Street, Apt. No.; or PO Box No. 8931 Wincrest Tr. NW
City, State, ZIP+4 Alb NM 87114

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

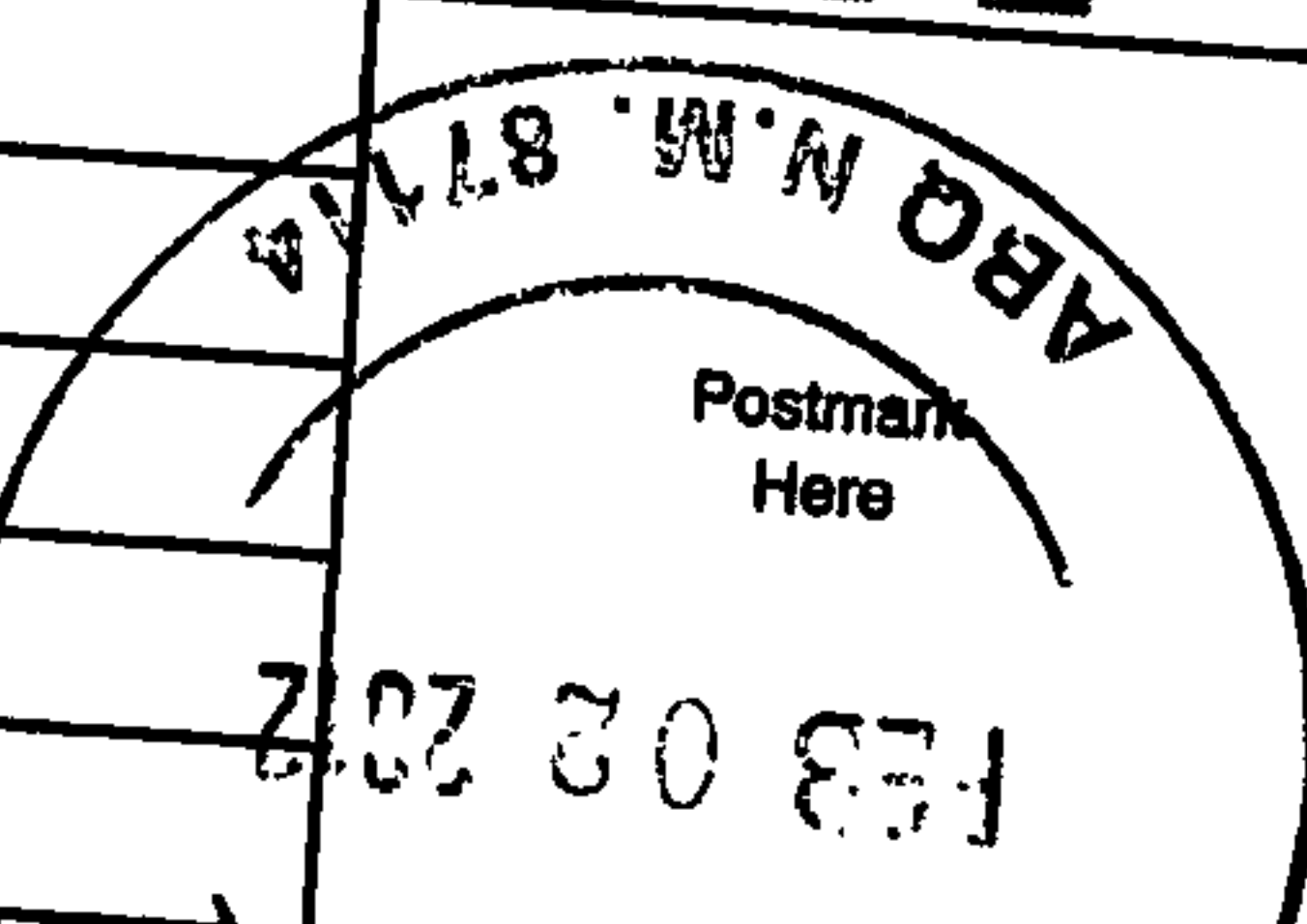
Sent To Kevin Patton
Street, Apt. No.; or PO Box No. 10422 Borrego Creek Dr NW
City, State, ZIP+4 Alb NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

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

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OFFICIAL USE

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

Sent To Tim Golovossic
Street, Apt. No.; or PO Box No. 7160 Tree Lane NW
City, State, ZIP+4 Alb NM 87114

PS Form 3800 August 2006 See Reverse for Instructions

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 Feb. 14, 2012 To Feb. 29, 2012

5. REMOVAL

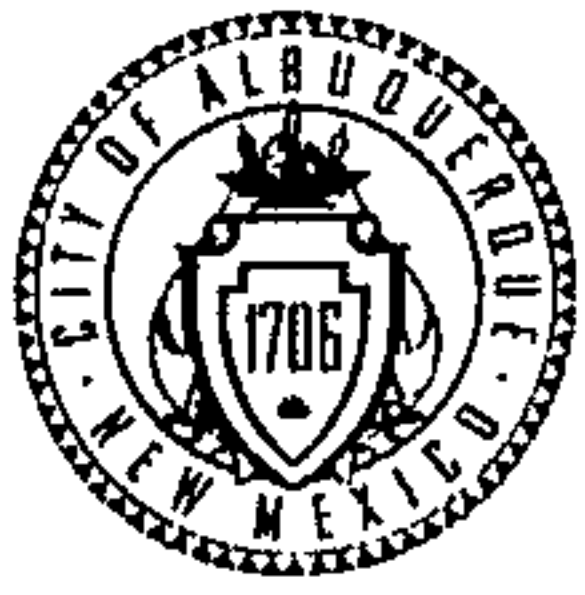
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

 (Applicant or Agent) 2/3/12 (Date)

I issued 2 signs for this application, 2-3-12 (Date)  (Staff Member)

DRB PROJECT NUMBER: 1003353



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2010

Project# 1003353

10DRB-70145 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned RD, located on the east side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9.4494 acre(s). (B-9, C-9)

Project# 1003354

10DRB-70144 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, zoned RD, located on the west side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 13.8660 acre(s). (B-9, C-9)

At the June 16, 2010 meeting, the Development Review Board made a determination to recommend approval of a one year extension of the Subdivision Improvements Agreement to City Council subject to the following conditions:

1) construction of a temporary signal at Paseo del Norte NW and Rainbow Blvd NW before school starts this fall, and 2) increase SIA amount to equal current construction costs.

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY July 1, 2010.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest.

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

Jack Cloud, AICP, DRB Chair

Cc: Longford Homes – 3077 East Warm Springs Rd – Las Vegas, NV 89120

Marilyn Maldonado

File

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: March 26, 2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 4/21/04
Date Preliminary Plat Expires: 7/21/04
DRB Project No.: 1003353
DRB Application No.: 04ORB-00452

6/24/04

HERITAGE AT THE TRAILS, UNIT 2

PROPOSED NAME OF PLAT

TRACT B, THE TRAILS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During SIA process and/or in the review of the 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. 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 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 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.

2004122614
0137188
Page: 12 of 17
08/31/2004 02:08P
BR-483 Pg-2288

COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
935442	28' F-F	Residential Paving	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
	24' F-F	Residential Paving	Edison Road	Tract A	Battlecreek Street	/	/	/
	24' F-F	Residential Paving	Edison Road	Allegiance Street	Lot 19	/	/	/
	28' F-F	Residential Paving	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
	28' F-F	Residential Paving	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
	28' F-F	Residential Paving	Hearthstone Road	Battlecreek Street	east property line	/	/	/
935051	50' F-F (incl Median)	Residential Paving	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
	31' F-F (half of full width)	Arterial Paving	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
935482		Modified Procedure (C) (S)				/	/	/
B-1	619 31' F-F (half of full width)	Arterial Paving	Paseo del Norte	Rainbow Blvd	East #	/	/	/
935482	Std. or Mmtl	Curb and Gutter (S)	Edison Road	Tract A	Lot 19	/	/	/

ORIGINAL

STIA Sequence #	COA DRC Project #							Private Inspector	City Inspector	City Const Engineer
		Sid. or Medl	Curb and Gutter (5)	Jamison Street	Williamsburg Road	Hearthstone Road		/	/	/
		Sid. or Medl	Curb and Gutter (5)	West Haven Street	Williamsburg Road	Hearthstone Road		/	/	/
		Sid. or Medl	Curb and Gutter (5)	Hearthstone Road	West Property Line	Rainbow Blvd.		/	/	/
		Median	Curb and Gutter	Hearthstone Road	E. of Nationwide Street	Rainbow Blvd.		/	/	/
		Sid.	Curb and Gutter (5) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line		/	/	/
		Median	Curb and Gutter (5) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line		/	/	/
		4'	POC Sidewalk (1) (Both Sides)	Williamsburg Road	West Property Line	Nationwide Street		/	/	/
		4'	POC Sidewalk (1) (Both Sides)	Nationwide Street	Williamsburg Road	Hearthstone Road		/	/	/
		4'	POC Sidewalk (1) (Both Sides)	Jamison Street	Williamsburg Road	Hearthstone Road		/	/	/
		4'	POC Sidewalk (1) (Both Sides)	West Haven Street	Williamsburg Road	Hearthstone Road		/	/	/
		4'	POC Sidewalk (1) (North Side Only)	Hearthstone Road	West Property Line	Nationwide Street		/	/	/
		4'	POC Sidewalk (1) (North Side Only)	Hearthstone Road	Nationwide Street	Rainbow Blvd.		/	/	/
		4'	POC Sidewalk (1) (South Side Only)	Hearthstone Road	West Pl. - Lot 50	East Pl. - Lot 44		/	/	/
		10'	Asphalt Trail (3)	Rainbow Blvd	Paseo del Norte	South Property Line		/	/	/
		16'	Asphalt Trail (3)	Tract as-1	West Pl	East Pl		/	/	/
		8'	Waterline	Public Easement on Lot 2	Paseo Del Norte	Williamsburg Road		/	/	/
		5'	Waterline	Williamsburg Road	West Property Line	Nationwide Street		/	/	/
		5'	Waterline	Nationwide Street	Williamsburg Road	Hearthstone Road		/	/	/

Map-3404 Tract A 3A

PAGE 2 OF 5

4/21/2014

2894123614
 BK-183 Pg-3280
 88/31/2884 82-83F
 8/17/88
 8/17/88
 8/17/88

CALIFORNIA

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		6"	Waterline	Hearthstone Road	West Property Line	Rainbow Blvd.	/	/	/
		6"	Waterline	Jameson Street	Williamsbury Road	Hearthstone Road	/	/	/
		6"	Waterline	West Haven Street	Williamsbury Road	Hearthstone Road	/	/	/
		20"	Waterline (B)	Rainbow Blvd	Passo del Norte	South Property Line	/	/	/
		6"	SAS	Williamsbury Road	West Property Line	Nationwide Street	/	/	/
		6"	SAS	Hearthstone Road	West Property Line	Lot 44	/	/	/
		6"	SAS	Jameson Street	Lot 70 - South End	Williamsbury Road	/	/	/
		6"	SAS	West Haven Street	Hearthstone Road	Williamsbury Road	/	/	/
		6"	SAS	Nationwide Street	Williamsbury Road	Lot 30	/	/	/
		6"	SAS (B)	Travis B, D, F, & J	Lot 21 Easement	Rainbow Blvd.	/	/	/
		750 gpm	Temp SAS Lift Station (B)	Tract J	Universe Blvd	Universe Blvd	/	/	/
		6"	Temporary SAS Force Main (B)	Universe Blvd	Tree Line Avenue	Passo del Norte	/	/	/
		30"	RCP Storm Drain	Lot 2 Easement	Williamsbury Road	Passo del Norte	/	/	/
		36" - 42"	RCP Storm Drain	Passo del Norte	Lot 2	Rainbow Blvd.	/	/	/
		24"	RCP Storm Drain	Hearthstone Road	Nationwide Street	Rainbow Blvd.	/	/	/

2804123814
Page: 9 of 17
88/31/2804 02:59
BK-R83 Pg-3289

ORIGINAL

SIA Sequence #	COA DRC Project #		Private Inspector	City Inspector	City Const Engineer
		30'			
		RCP Storm Drain			
		Lot 21 Easement			
		Williamsburg Road			
		West Property Line			
		Lot 21 Easement			
		Williamsburg Road			
		30'			
		RCP Storm Drain			
		Tract OS-1			
		Heartstone Road			
		West right-of-way line			
		Santa Fe at The Trails			
		24'			
		RCP Storm Drain			
		Rainbow Blvd (at Heartstone Road)			
		East right-of-way line			
		30'-48"			
		RCP Storm Drain			
		Rainbow Blvd (at Lot 21 Easement)			
		West right-of-way line			
		East right-of-way line			
		6.46 Ac-Ft			
		Retention Pond on unplatted land east of Tract B, The Trails, w/ easmt, Covenant & Agreement, and emergency overflow			
		0.77 Ac-Ft			
		Temporary Retention Pond on property west of Heritage at the Trails, Unit 1, w/ easmt, Covenant & Agreement, and emergency overflow			
		250,000 drainage & mitigation contribution by Procedures' modified			
		Temporary Storm-Drain-Pump Station & Force-Main (40) Alhambra Blvd Prnd L Santa Ynez Ave.			
		Perimeter Walls (not subject to financial guaranty)			
		Landscaping water meter			

2804123614
6137100
Page: 18 of 17
08/31/2004 02:03P
0X-093 Pg-3289

ORIGINAL

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Not used
8. Adjacent portions of Rainbow Blvd to be built by a separate project (DRB Project#1002962, CPN#730081) Rainbow Blvd not financially guaranteed with this project
9. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 75 lots = \$42,375



2884123614
8137188
Page: 11 of 17
88/31/2004 02:09P
BK-R83 Pg-3288

Nary Herrera Bern. Co. HERE R 41.00

10. ~~Includes removal and replacement of existing asphalt. To be deferred. Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRG procedure review.~~
11. *by Modified Procedure 'c' (non-work order) is an option (concurrence from AMD required)*
12. *Trail to be built by a separate project*

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Genevieve Donart, PE NAME (print)		<i>Armon Watson</i> 4/21/04 DRB CHAIR - date		<i>Christina Dandorol</i> 4/21/04 PARKS & GENERAL SERVICES - date	
Isaacson & Arman, P.A. FIRM		<i>[Signature]</i> 4-21-04 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date	
<i>Genevieve Donart</i> 4/21/04 SIGNATURE - date		<i>Roger [Signature]</i> 4/21/04 UTILITY DEVELOPMENT - date		- date	
		<i>Brad L. Bigham</i> 4-21-04 CITY ENGINEER - date		- date	

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

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	6/24/04	<i>[Signature]</i>	<i>Brad Bigham</i>	<i>Genevieve Donart</i>

13. *Landscape Maintenance Agreement between City and the H.O.A. is required for landscaping in the public right-of-way.*

Cloud, Jack W.

From: Metro, Kristal D.
Sent: Tuesday, June 15, 2010 9:24 AM
To: Cloud, Jack W.
Subject: FW: SIA Extension, Project #1003353 and #1003354

From: Hartmann, John M.
Sent: Monday, June 14, 2010 5:06 PM
To: Metro, Kristal D.
Cc: Lozoya, Melissa R.; Riordan, Michael J.; 'rbeltramo@longfordhomes.com'; Westbrook, Sara; Dourte, Richard H.
Subject: FW: SIA Extension, Project #1003353 and #1003354

Kristal, DMD supports Longford Homes request for the subject SIA extension **with the conditions** agreed to below in the e-mail from Rick Beltramo to Michael Riordan dated June 14, 2010. If you have any questions, please contact me. John

John M. Hartmann
 Department of Municipal Development
 PO Box 1293
 Albuquerque, NM 87103
 Phone: 505 768-3679
 Fax: 505 768-2733
 jhartmann@cabq.gov

From: Riordan, Michael J.
Sent: Monday, June 14, 2010 4:41 PM
To: 'Rick Beltramo'
Cc: Hartmann, John M.
Subject: RE:

Rick,

Based on Longford's commitment to the conditions below DMD will provide comments to DRB that we approve the 1 year extension. I appreciate your coordination with this.

Michael J. Riordan, PE
 Acting Director
 Department of Municipal Development
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103
 Phone: (505) 768-3830
 Fax: (505) 768-2310

From: Rick Beltramo [mailto:rbeltramo@longfordhomes.com]
Sent: Monday, June 14, 2010 9:24 AM
To: Riordan, Michael J.
Subject: FW:

6/16/2010

Michael,

I spoke with John Murtagh, the owner of Longford Homes. He will agree to the conditions of approval for extending the SIA that we talked about:

- 1) build temporary signal at PDN/Rainbow before school starts this fall,
- 2) increase SIA amount to equal current construction costs and
- 3) extension good for 1 year, and then we re-consider in 1 year.

Does that work for you? Do we need to meet? Is there anything I else I can do?

Also, our traffic engineer can provide you any information you may need relative to the 3 intersections we had studied. Maybe it can reduce the scope of analysis and costs for the City study. If you have not contracted the study yet, you should consider using Nevin as then he can expand on the work he has already done.

Thanks. RLB.

Rick Beltramo
Director Of Engineering
Longford Homes Of New Mexico
Office (505) 761-9911
Fax (505) 761-9922
Mobile (505)620-5322
rbeltramo@longfordgroup.com

From: Rick Beltramo
Sent: Friday, June 11, 2010 3:31 PM
To: Michael Riordan
Cc: Richard Dourte, P.E.; Kristal Metro PE
Subject:

Michael,

Here is the traffic signal warrant analysis we prepared for The Trails. The analysis looked at 3 intersections, Rainbow/PDN, Rainbow/Woodmont and Woodmont/Universe.

The study concludes that Rainbow/PDN does warrant a signal and recommends providing a east-bound to south-bound turn lane in additional to the signal. The report does not recommend added lanes.

Please note that the other 2 signals do not warrant a signal.

I am available anytime Monday to meet and discuss this analysis and the current DRB SIA extensions request.

Thanks. RLB.

<<DOC061110.pdf>>

Rick Beltramo
Director Of Engineering
Longford Homes Of New Mexico
Office (505) 761-9911

6/16/2010



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

- 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...**
- 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): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: LONGFORD HOMES PHONE: (505) 620-5322 ALB.

ADDRESS: 3077 EAST WARM SPRINGS RD. FAX: (505) 761-9922 ALB.

CITY: L.V. STATE NV ZIP 89120 E-MAIL: rbeltramo@longfordgray.com

Proprietary interest in site: OWNER List all owners: THE TRAILS, LLC

DESCRIPTION OF REQUEST: EXTENSION OF SIA

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: ~~UNIT 2 (LTS 1-50)~~ Unit 2 (Lts 1-50) Block: _____ Un _____

Subdiv/Addn/TBKA: HERITAGE AT THE TRAILS UNIT 1 & 2

Existing Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): C-9 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

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

COA PROJ # 738484, *1003353, 06-DRB-00631, 08-DRB-70154

CASE INFORMATION:

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

No. of existing lots: 125 No. of proposed lots: 125 Total area of site (acres): 23.316

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE

Between: UNIVERSE BLVD. and WOODMONT AVE.

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

SIGNATURE RICK BELTRAMO DATE 5/20/2010

(Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB 70145</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 25.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

Hearing date June 16, 2010

Planner signature / date [Signature] 5-21-10

Project # 1003353

FORM S(2): SUBDIVISION - L.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.

RICK BELTRAMO
 Applicant name (print)
Rick Beltramo 5/20/2010
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 10DRB - 70145

[Signature] 5-21-10
 Planner signature / date
 Project # 1003353

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 June 1, 2010 To June 16, 2010

5. REMOVAL

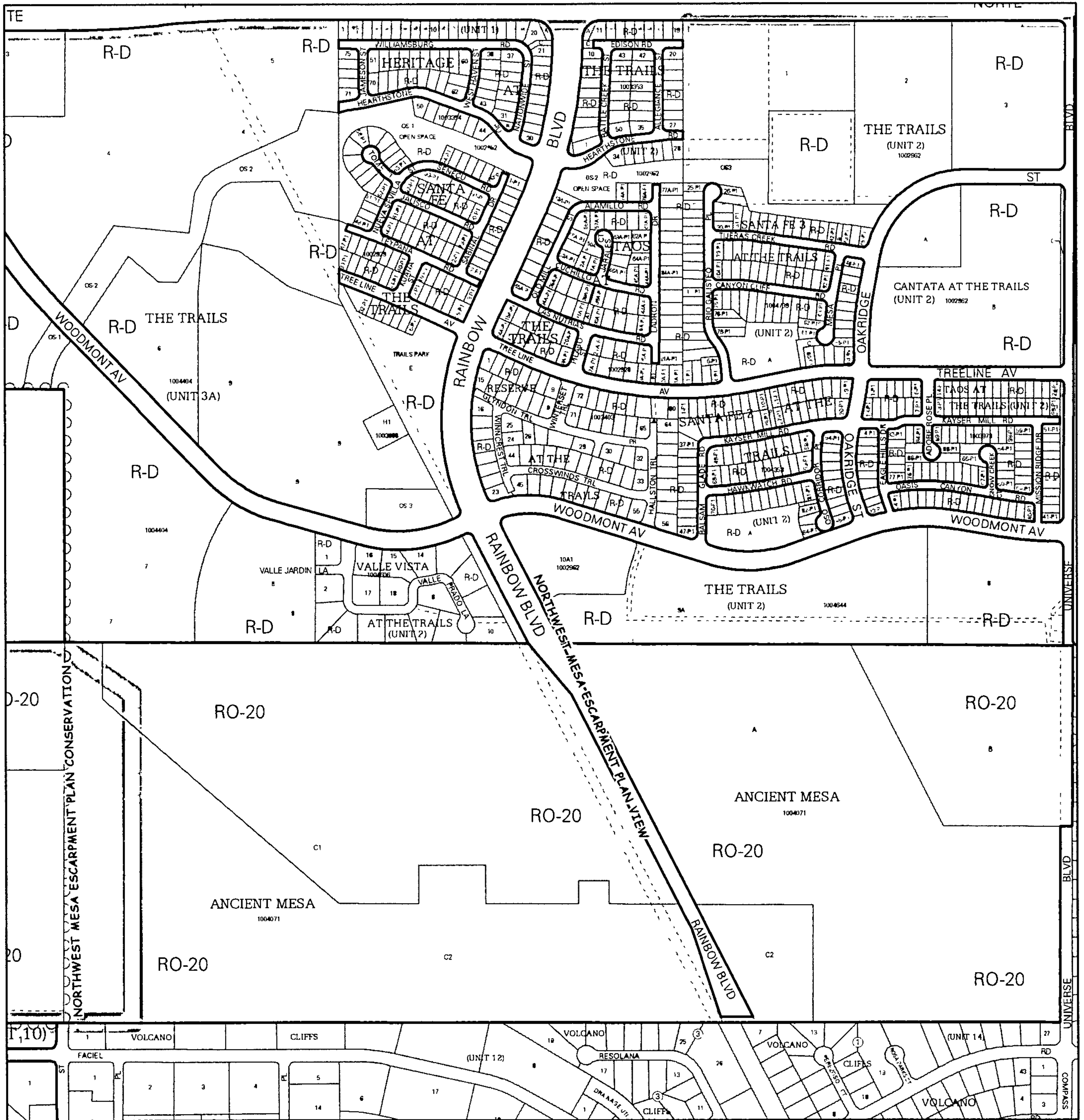
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

[Signature] 5/21/2010
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5-21-10 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003353



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet



May 21, 2010

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

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails
#1003353/1003354, 04DRB-01415/01416, 08DRB-70154

Dear Mr. Cloud:

Submitted for Development Review Board review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for The Trails Unit 1, Tracts A-F. Longford Homes respectfully requests a 1 Year extension to the SIA.

More specifically an extension is requested to the SIA for off-site roadway improvements to Paseo Del Norte Blvd. adjacent to units 1 and 2.

Enclosed is the following:

- Application to DRB
- Reduced copy of recorded plat
- Zone Atlas sheet showing project area
- Letter requesting DRB review and approval(this letter)
- Last Official DRB Notice of the approval
- Approved Infrastructure List
- Neighborhood Notification
- Application Fee

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Beltramo".

Rick Beltramo

Longford Homes

Attachments



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 31, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1002455
06DRB-00610 Major-Two Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)

Project # 1003353
06DRB-00631 Major-Two Year SIA

WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)

Project # 1003354
06DRB-00633 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9)

Project # 1002858
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)

Project # 1004877
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND STNW containing approximately 4 acre(s). (H-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

LONGFORD HOMES NEW MEXICO
RECEIVED

MAY 12 2006

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 15, 2006.



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

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

April 23, 2008

1. **Project# 1003353
08DRB-70154 MAJOR - 2YR EXTENSION OF SUBDIVISION
IMPROVEMENTS**

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of HERITAGE AT THE TRAILS UNIT 2, zoned SU-2/ RD, located on the east side of RAINBOW BLVD NW BETWEEN HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 14 acre(s). (C-9)

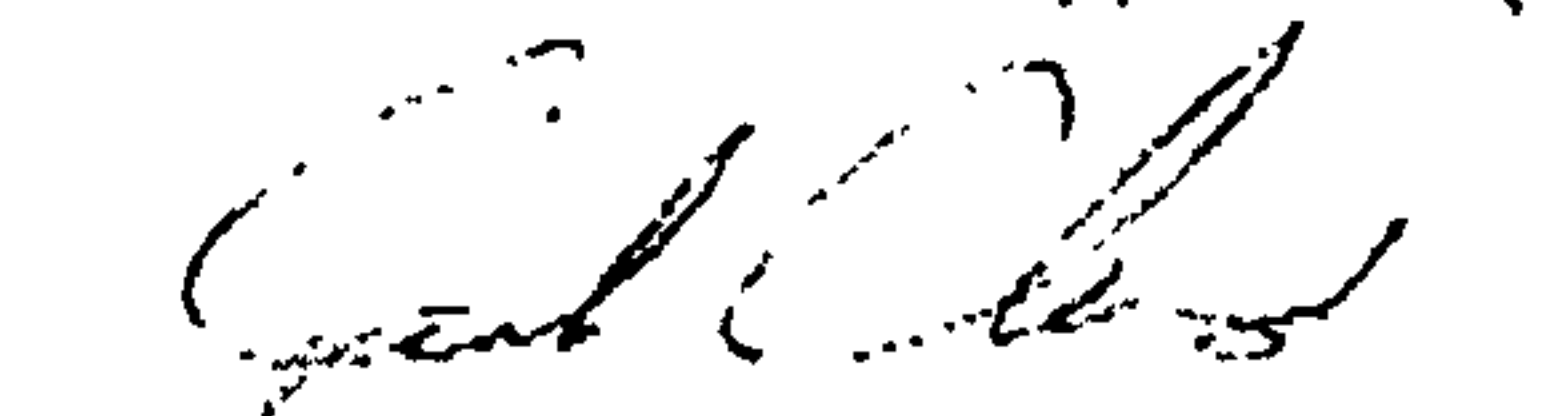
At the April 23, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 8, 2008 in the manner described below.

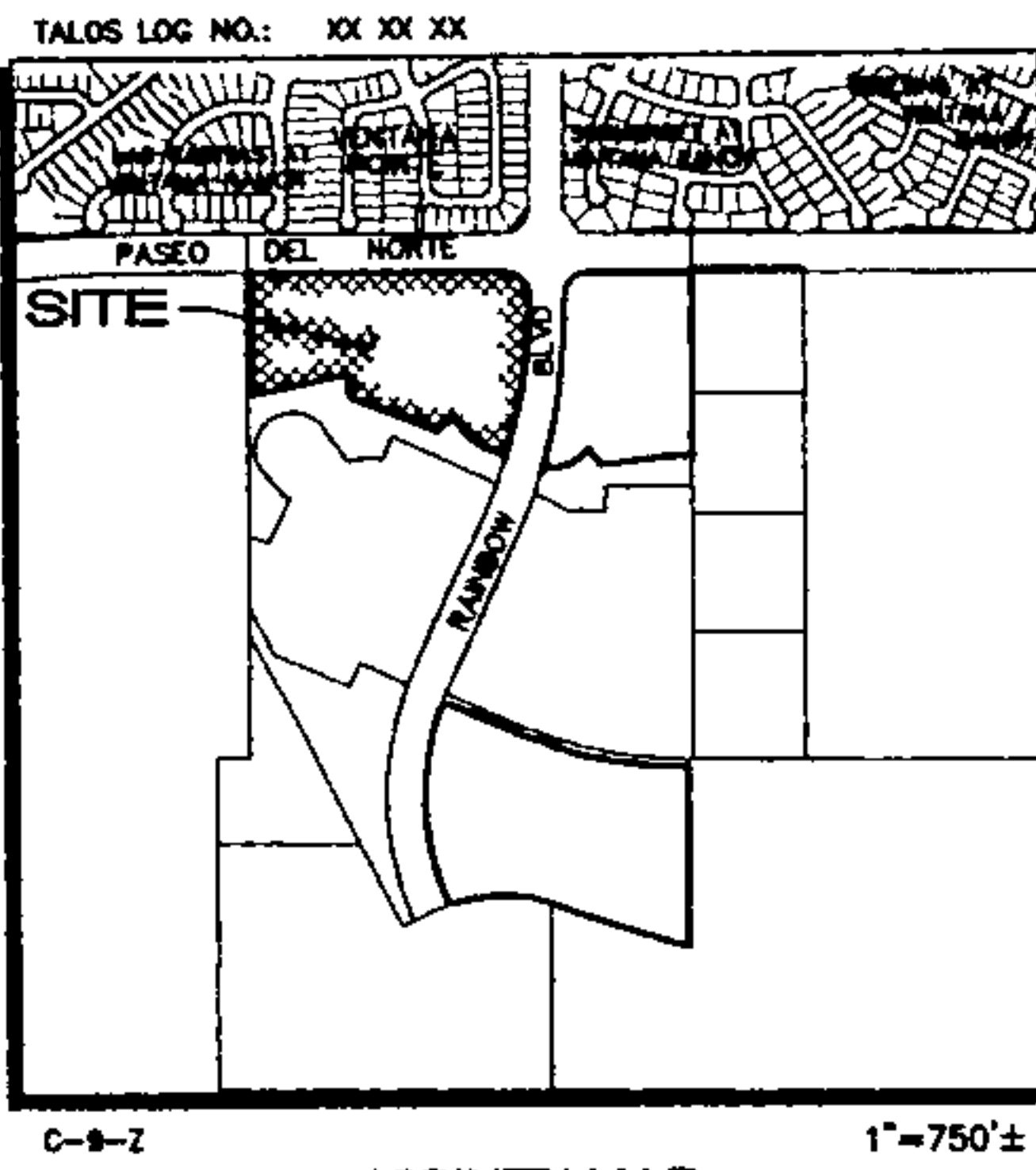
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued 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).


Jack Cloud, AICP, DRB Chair

Cc: Bohannan Huston Inc. - 7500 Jefferson NE - Albuquerque, NM 87109
Cc: The Trails LLC - 7007 Jefferson NE - Albuquerque, NM 87109



VICINITY MAP
1"=750'±

- SUBDIVISION DATA / NOTES**
- Total Number of Existing Tracts: 1
 - Total Number of Lots created: 75
 - Total Number of Tracts created: 3
 - Gross Subdivision Acreage: 13.8660 Ac
 - Total Mileage of Full Width Streets Created: 0.5862
 - Bearings are New Mexico State Plane Grid Bearings (Central Zone)
 - Distances are ground distances.
 - Bearings and distances in parenthesis are record of record entitled
 - Basis of boundary are the following plats (and documents) of record entitled
 - Field Survey performed on March 2003
 - Title Report: None provided
 - This property is apparently affected by reservations, restrictions and easements contained within easements, documents and memorandums as listed within the above mentioned Title Report
 - Basis of boundary is from the plats of record entitled:
 UNPLATTED LAND OF "VOLCANO SIX LIMITED"
 TRACT OS-1 OPEN SPACE
 TRACT OS-2 OPEN SPACE
 UNPLATTED LAND OF "THE ARCHDIOCESE OF SANTA FE"
 UNPLATTED LAND OF "PARADISE WEST INC"
 PLAT OF "THE TRAILS, TRACT D"
 (12-15-03, 03C-375)
 PLAT OF "THE TRAILS, TRACT J"
 (12-15-03, 03C-375)
 PLAT OF "THE TRAILS, TRACT G"
 (12-15-03, 03C-375)
 all being records of Bernalillo County, New Mexico
 - Current Zoning, R-D
 - City Standard Utility Note II
 City of Albuquerque Water and Sanitary Sewer Service to XXX must be verified and coordinated with the Public Works Department, City of Albuquerque.
 - Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719"
 - All property corners to be set with 5/8" rebar with cap "ALS LS 7719"

ALDRICH LAND SURVEYING
 P.O. BOX 30781, ALBUQ., N.M. 87180
 505-884-1998

LEGAL DESCRIPTION

A tract of land situated within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, THE TRAILS 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 December 15, 2003 in Book 2003C, Page 375 and containing 13.8660 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts and the vacated easements into residential lots, to create 2 tracts (Tract A & Tract B), to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown herein is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown herein to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown herein including the right to construct, operate, inspect and maintain facilities thereon, and all public utility easements shown herein for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

HERITAGE AT THE TRAILS HOMEOWNERS ASSOCIATION

RICHARD BRESSAN Date _____
 PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }
 This instrument was acknowledged before me on _____
 2004, by Richard Bressan as President of Heritage at the Trails Homeowners
 Association, a New Mexico Non-Profit Corporation, on behalf of said
 Corporation.

My Commission Expires _____
 Notary Public

OWNER

CENTEX HOMES

NORMAN A. GREGORY Date _____
 LAND DEVELOPMENT MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }
 This instrument was acknowledged before me on _____
 2004, by Norman A. Gregory as Land Development Manager of Centex Homes
 a X, on behalf of said X.

My Commission Expires _____
 Notary Public

**PLAT FOR
 HERITAGE AT THE TRAILS
 SUBDIVISION UNIT 1**
 BEING A REPLAT OF
 TRACT A, THE TRAILS
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16,
 T 11 N, R 2 E, NMPM
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2004

APPROVALS

DRB PROJECT NO 1803364
 APPLICATION NO _____
 Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE _____
PNM GAS SERVICES DIVISION	DATE _____
QWEST	DATE _____
COMCAST	DATE _____
NEW MEXICO UTILITIES City Approvals	DATE _____
CITY SURVEYOR	DATE _____
REAL PROPERTY DIVISION	DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT	DATE _____
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE _____
UTILITIES DEVELOPMENT	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
AMAFCA	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON PLANNING DEPARTMENT	DATE _____

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief.

Timothy Aldrich, P.S. No. 7719 Date _____

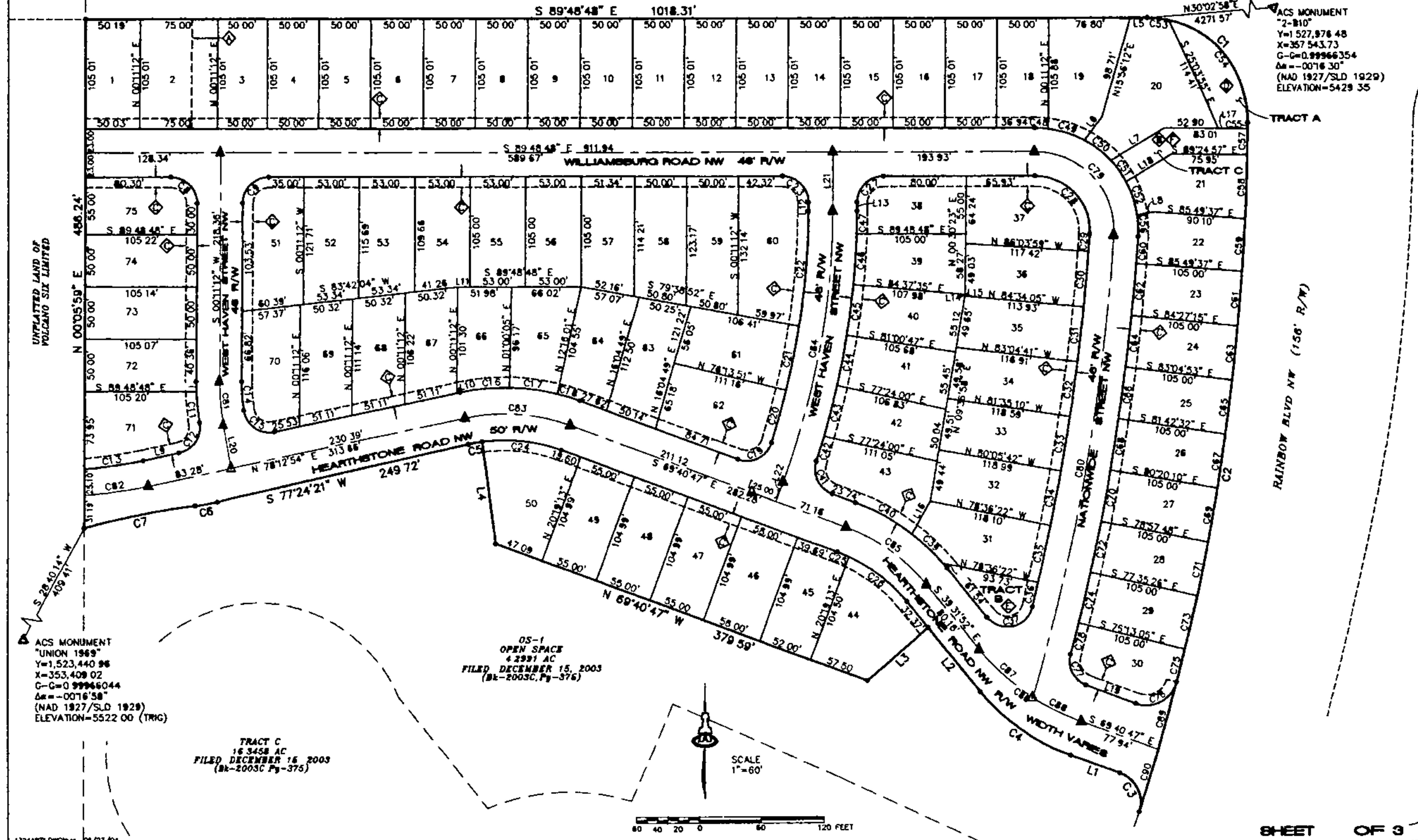
NOTES:

- SEE SHEET 3 FOR CURVE AND LINE TABLES.
- SEE SHEET 3 FOR EASEMENT NOTES.
- DISTANCES IN BRACKETS ARE CENTERLINE MONUMENT DISTANCES

LEGEND

- FOUND 5/8" REBAR WITH CAP "LS 5878" (Typ)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (Typ)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT

**PLAT FOR
 HERITAGE AT THE TRAILS
 SUBDIVISION UNIT 1**
 BEING A REPLAT OF
 TRACT A, THE TRAILS
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16,
 T 11 N, R 2 E, NMPM
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2004

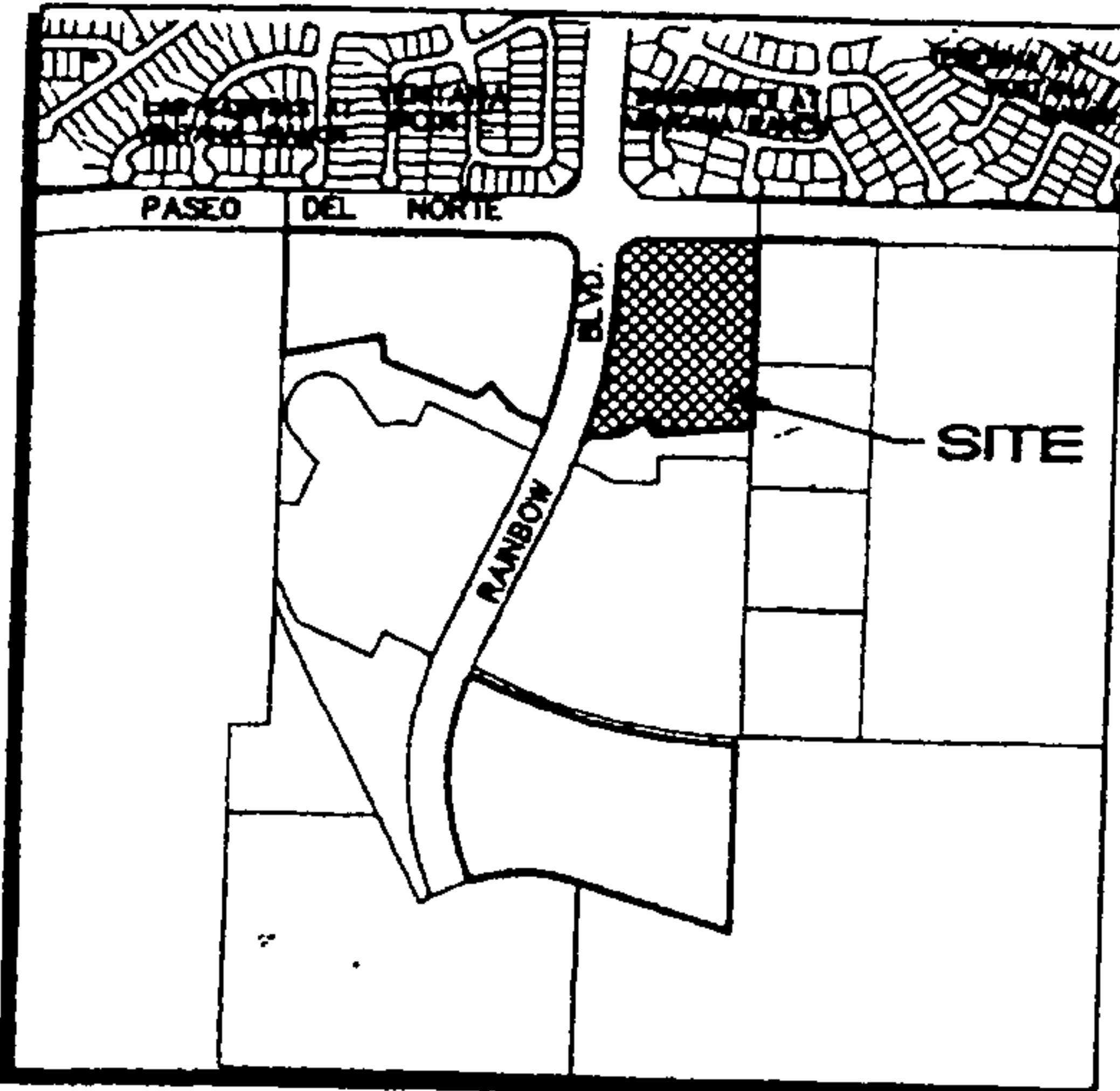


ACS MONUMENT
 "UNION 1969"
 Y=1,523,440.96
 X=353,408.02
 C=0.99966044
 S=+0016'58"
 (NAD 1927/SLD 1928)
 ELEVATION=5522.00 (TRIG)

TRACT C
 16.3458 AC
 FILED DECEMBER 16, 2003
 (BK-2003C Pg-375)

OS-1 OPEN SPACE
 4.2991 AC
 FILED DECEMBER 15, 2003
 (BK-2003C Pg-375)

SCALE
 1"=60'

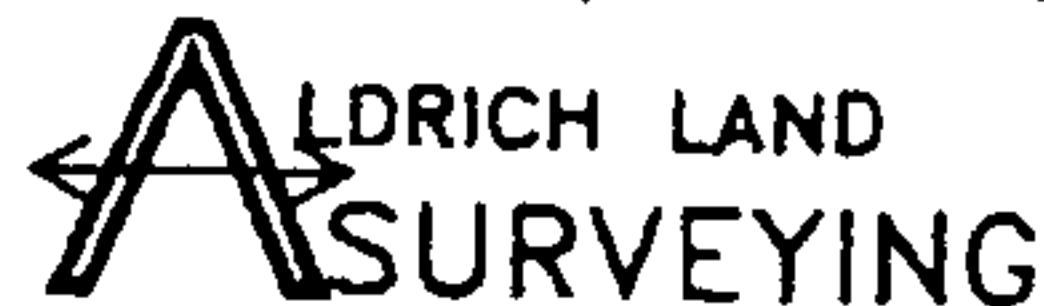


C-9-Z 1"=750'±

VICINITY MAP

SUBMISSION DATA / NOTES

- 1 Total Number of Existing Tracts: 1
- 2 Total Number of Lots created: 50
- 3 Total Number of Tracts created: 3
- 4 Gross Subdivision Acreage: 9.4494 Ac.
- 5 Total Mileage of Full Width Streets Created: 0.59
- 6 Bearings are New Mexico State Plane Grid Bearings (Central Zone)
- 7 Distances are ground distances.
- 8 Bearings and distances in parenthesis are record.
- 9 Basis of boundary are the following plats (and documents) of record entitled: PLAT OF "THE TRAILS" (12-15-03, 03C-375)
- 10 Field Survey performed on March, 2003.
- 11 Title Report: None provided
- 12 This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report
- 13 Basis of boundary is from the plats of record entitled.
 - UNPLATTED LAND OF "VOLCANO SIX LIMITED"
 - TRACT OS-1 OPEN SPACE
 - TRACT OS-2 OPEN SPACE
 - UNPLATTED LAND OF "THE ARCHDIOCESE OF SANTA FE"
 - UNPLATTED LAND OF "PARADISE WEST INC"
 - PLAT OF "THE TRAILS, TRACT D" (12-15-03, 03C-375)
 - PLAT OF "THE TRAILS, TRACT J" (12-15-03, 03C-375)
 - PLAT OF "THE TRAILS, TRACT G" (12-15-03, 03C-375)
 - all being records of Bernalillo County New Mexico
- 14 Current Zoning: R-D
- 15 These properties are within the New Mexico Utilities, Inc. (NMU, Inc) franchise area, water and sanitary sewer system capabilities are based on the NMU, inc. facilities, not the City of Albuquerque.
- 16 Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719"
- 16 All property corners to be set with 5/8" rebar with cap "ALS LS 7719"



P.O. BOX 36701, ALBU., N.M. 87190
505-884-1990

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, THE TRAILS 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 December 15, 2003 in Book 2003C, Page 375 and containing 9.4494 acres more or less

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into residential lots, to create 3 tracts, to dedicate public rights-of-way, to grant those easements necessary to serve the residential development, and to vacate easements

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.



PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2

BEING A REPLAT OF TRACT B, THE TRAILS WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 16, T. 11 N., R 2 E, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2004

APPROVALS

PNM ELECTRIC SERVICES DIVISION	8-27-04
PNM GAS SERVICES DIVISION	8-27-04
QWEST	8-27-04
COMCAST	8-27-04
NEW MEXICO UTILITIES City Approvals	9-22-04
CITY SURVEYOR	8-23-04
REAL PROPERTY DIVISION	9-22-04
ENVIRONMENTAL HEALTH DEPARTMENT	9/22/04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	9-22-04
UTILITIES DEVELOPMENT	9-22-04
PARKS AND RECREATION DEPARTMENT	9/22/04
CITY ENGINEER	9/22/04
DRS CHAIRPERSON, PLANNING DEPARTMENT	9-22-04

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1009 DEAL 730487 20315 PROPERTY OWNER OF RECORD
Rainbow Six
Donny Vigil 22 Sept 04

OWNER
CENTEX HOMES
Norman A. Gregory August 11, 2004
LAND DEVELOPMENT MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }



This instrument was acknowledged before me on August 11, 2004, by Norman A. Gregory as Land Development Manager of Centex Homes, a Nevada General Partnership, on behalf of said General Partnership.

My Commission Expires May 3, 2005
Notary Public

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief

Timothy Aldrich, P S No. 7719
08-11-04
Date

**PLAT FOR
HERITAGE AT THE TRAILS
SUBDIVISION UNIT 2**

BEING A REPLAT OF
TRACT B, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

ACS MONUMENT
2-B10"
Y=1,527,976.48
X=357,543.73
G-C=0.99966354
Az=-0076'30"
(NAD 1927/NGVD 1929)
ELEVATION=5429.35
CENTRAL ZONE

PASEO DEL NORTE NW (R/W VARIES
156' MIN)

TRACT A

TRACT B

NOTES:

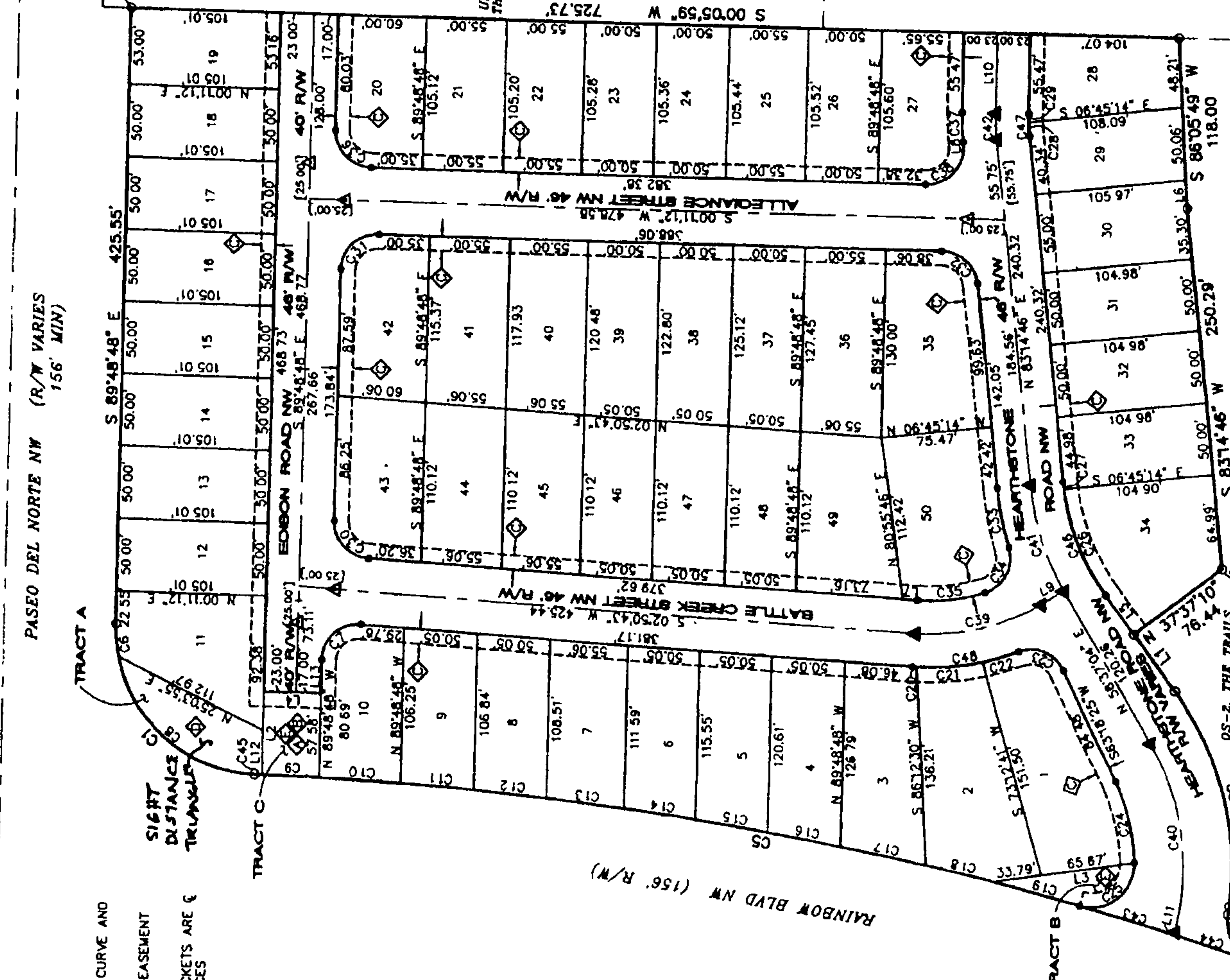
1. SEE SHEET 3 FOR CURVE AND LINE TABLES
2. SEE SHEET 3 FOR EASEMENT NOTES.
3. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES

SIGHT
DISTANCE
TRIANGLES



UNPLATTED LAND OF
THE ARCHDIOCESE OF
SANTA FE

UNPLATTED LAND OF
PARADISE WEST INC.



LEGEND

- FOUND 5/8" REBAR WITH CAP
"LS 5978" (Typ.)
- SET 5/8" REBAR WITH
CAP "ALS LS 7719" (TYP)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

SCALE:
1"=60'



OS-2, THE TRAILS
OPEN SPACE
2.0903 AC
FILED, DECEMBER 15, 2003
(BL-2003C, P# 376)

ACS MONUMENT
UNION 1969
Y=1,523,440.96
X=353,409.02
G-C=0.99966044
Az=-0076'30"
(NAD 1927)
CENTRAL ZONE
324874 DWG# 07/28/04

Current DRC Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: March 26, 2004

Date Site Plan Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.:

DRB Application No.:

1003353

04CRB-00452

4/21/04
4/21/05
6/24/04

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
HERITAGE AT THE TRAILS, UNIT 2
PROPOSED NAME OF PLAT

TRACT B, THE TRAILS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC-PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During SIA process and/or in the review of the plans, if the DRC Chair determines that applicant 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 items. If the DRC Chair determines that applicant 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 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 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.

GOA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Council Engineer
733442	28' F-F	Residential Paving	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
	24' F-F	Residential Paving	Edison Road	Tract A	Battlecreek Street	/	/	/
	24' F-F	Residential Paving	Edison Road	Allegiance Street	Lot 19	/	/	/
	28' F-F	Residential Paving	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
	28' F-F	Residential Paving	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
	28' F-F	Residential Paving	Hearthstone Road	Battlecreek Street	east property line	/	/	/
	50' F-F (incl Median)	Residential Paving	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
	31' F-F (half of full width)	Arterial Paving	Rainbow Blvd	Passo del Norte	South Property Line	/	/	/
733482	619	Modified Procedure (C) - Arterial Paving	Passo del Norte	Passo del Norte	South Property Line	/	/	/
733484	31' F-F (half of full width)	Arterial Paving	Passo del Norte	Passo del Norte	South Property Line	/	/	/
733487	31' F-F (half of full width)	Arterial Paving	Edison Road	Tract A	Lot 19	/	/	/

See note 9

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		Std. or Mntbl	Curb and Gutter (6)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		Median	Curb and Gutter	Hearthstone Road	Rainbow Blvd	E. of Battlecreek Street	/	/	/
		Std.	Curb and Gutter (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		Median	Curb and Gutter (7) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Edison Road	Tract A	Lot 19	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (North Side Only)	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		4'	PCC Sidewalk (1) (Each Side Only) Both Sides	Hearthstone Road	Lot 34	east property line	/	/	/
		6'	PCC Sidewalk (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		10'	Asphalt Trail 11' x 11'	Tract OS-2	West A	East A	/	/	/
		5'	Waterline	Edison Road	Battlecreek Street	Lot 19	/	/	/
		5'	Waterline	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		5'	Waterline	Allegiance Street	Edison Road	Hearthstone Road	/	/	/

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 Page 13 of 17
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 R 41, 98
 Bern. Co. Road
 Hanu Herrera

2/15/04

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		6"	Waterline	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		6"	Waterline	Offsite easement	Hearthstone Road	Ladron Drive (Face at the Trails)	/	/	/
		20"	Waterline (7)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
							/	/	/
		8"	SAS	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		8"	SAS	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Alegiance Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		8"	SAS	Offsite easement	Hearthstone Road	Ladron Drive (Face at the Trails)	/	/	/
		8" - 12"	SAS (7)	Tracts D, F, & J	Ladron Drive (Face at the Trails)	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (7)	Tract J	Universe Blvd		/	/	/
		8"	Temporary SAS Force Main (7)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
							/	/	/
		18"-48"	RCP Storm Drain	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		42"-48"	RCP Storm Drain	Alegiance Street	Edison Road	Hearthstone Road	/	/	/
		18"-48"	RCP Storm Drain	Hearthstone Road	Rainbow Blvd	Pond D	/	/	/
		6.46 Ac-Ft	Retention Pond on unplatted land east of Tract B, The Trails. (Pond D) w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/

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 Page: 14 of 17
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 Serr. Co. RDC
 Janu Herrera

ORIGINAL
 \$250,000 drainage mitigation contribution by Pri. B' mod
 Temporary Storm Drain Pump Station & Force Main (4) Las Ventanas Dam

Sequence #	Project #	Private Inspector	City Inspector	City Const Engineer
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			

Perimeter Wells (not to be financially guaranteed)
 Water meter for landscaping




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 Page: 15 of 17
 08/31/2004 02:09P
 Bk-R03 Pg-3200

Hary Herrera Bern. Co. AGRE R 41.00

ORIGINAL

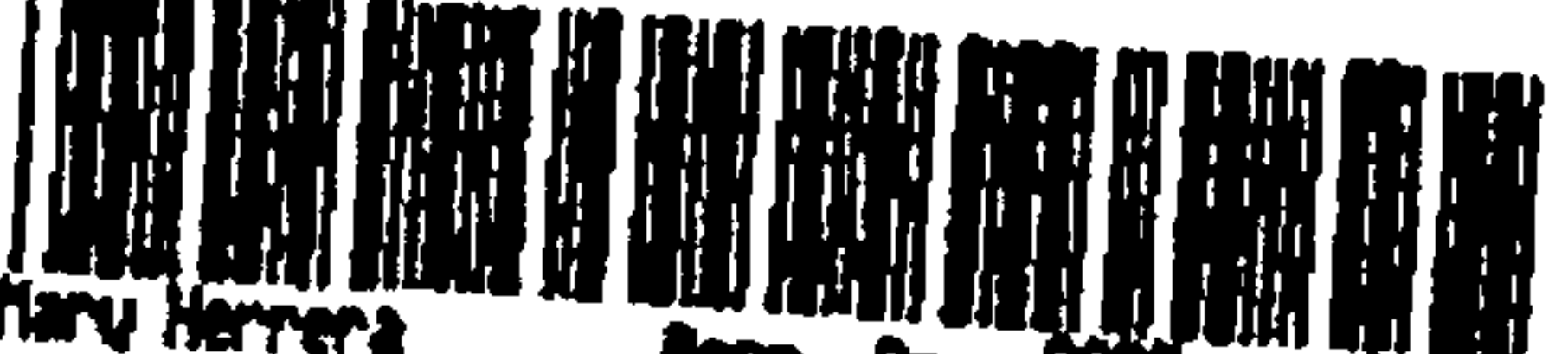
NOTES:

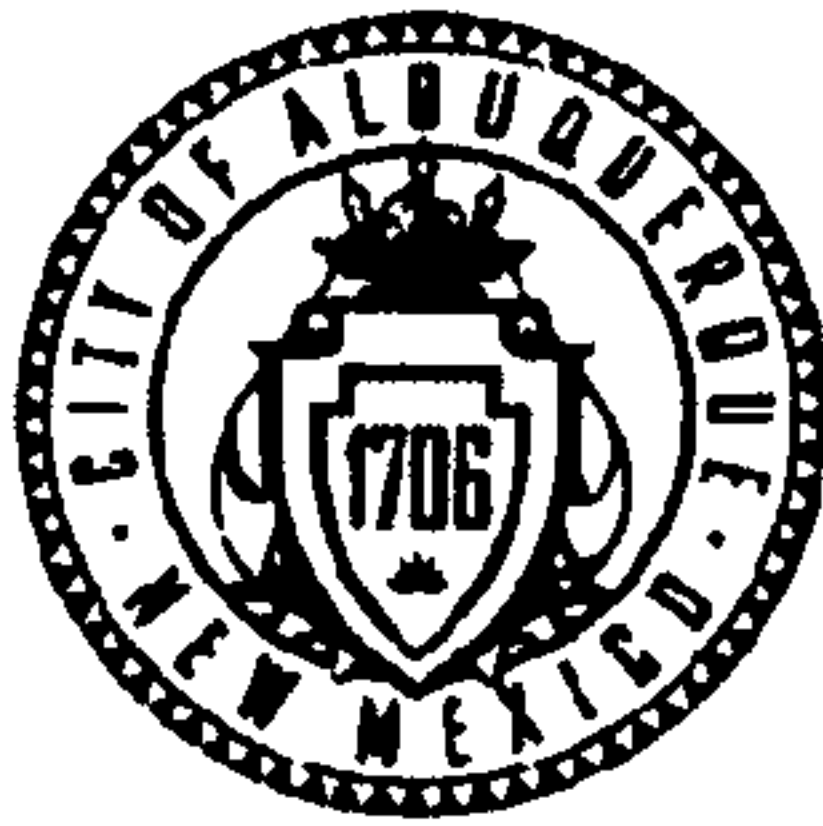
1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Adjacent portions of Rainbow Blvd to be built by a separate project. (DRB Project#1002962, CPN#730081) Rainbow Blvd not financially guaranteed with this project.
8. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 50 lots = \$28,250
9.  Includes removal and replacement of existing asphalt. To be deferred. Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRC procedure review.
10. by Modified Procedure "C" (non-work order) is an option (concurrence from DMD required)
11. Trail to be built by a separate project.
12. Landscape Maintenance Agreement between City and the HOA is required for landscaping in the public right-of-way.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Gonzalez Donert, PE NAME (print)	<i>William J. Wilson</i> DRB CHAIR - date	<i>4/21/04</i>	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES - date
Isaacson & Arfman, P.A. FIRM	<i>off site</i> TRANSPORTATION DEVELOPMENT - date	<i>1-21-04</i>	AMAFCA - date
<i>Gensvire D. T.</i> SIGNATURE - date	<i>Roger A. Lujan</i> UTILITY DEVELOPMENT - date	<i>4/21/04</i>	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<i>Brad D. Biken</i> CITY ENGINEER - date	<i>4/21/04</i>	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/29/04	<i>[Signature]</i>	<i>Brad P...</i>	<i>Gensvire D. T.</i>


 2004123614
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 Page: 16 of 17
 08/31/2004 02:09P
 BK-003 Pg-3289
 Mary Herrera
 Bern. Co. ASRE
 R 41.00



City of Albuquerque

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

Date: 5-20-10

TO CONTACT NAME: RICK BELTRAN
COMPANY/AGENCY: LONGFORD HOMES
ADDRESS/ZIP: 7023 Tree Line Ave. 87114
PHONE/FAX #: 505-532-2222 761-9922

Thank you for your inquiry of 5-20-10 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Paseo del Norte and Universe Blvd. Average Units 142 at the Oaks zone map page(s) C-9.

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

Verlana Ranch
Neighborhood or Homeowner Association

Contacts: [Handwritten signature]

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO [X]

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

Sincerely,

[Handwritten signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 5/20/10 Time Entered: 3:45 PM ONC Rep. Initials: ce

VENTANA RANCH N.A. (VTR) "R"

***Jay Jones** *e-mail:* vtjman@yahoo.com

P.O. Box 65446/87193 890-3996 (h) 400-1751 (c)

Kevin Patton *e-mail:* jj3kpatton@comcast.net

10422 Borrego Creek Dr. NW/87114 238-2857 (h)

Website: www.ventanaranch.org

NA E-mail: contact@ventanaranch.org

Council District: 5

County District: 1

Police Beat: 616/NW

Zone Map: A-C-9-10



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development EPC DRB LUCC Liquor Submittal
 Administrative Amendments (AA's)

City Project Special Exception Application (ZHE)

CONTACT NAME: RICK BELTRAMO

COMPANY NAME: LONGFORD HOMES

ADDRESS/ZIP: 7023 TREE LINE AVE / 87114

PHONE: 620-5322 FAX: 761-9922

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

HERITAGE UNITS 1 & 2 at THE TRAILS

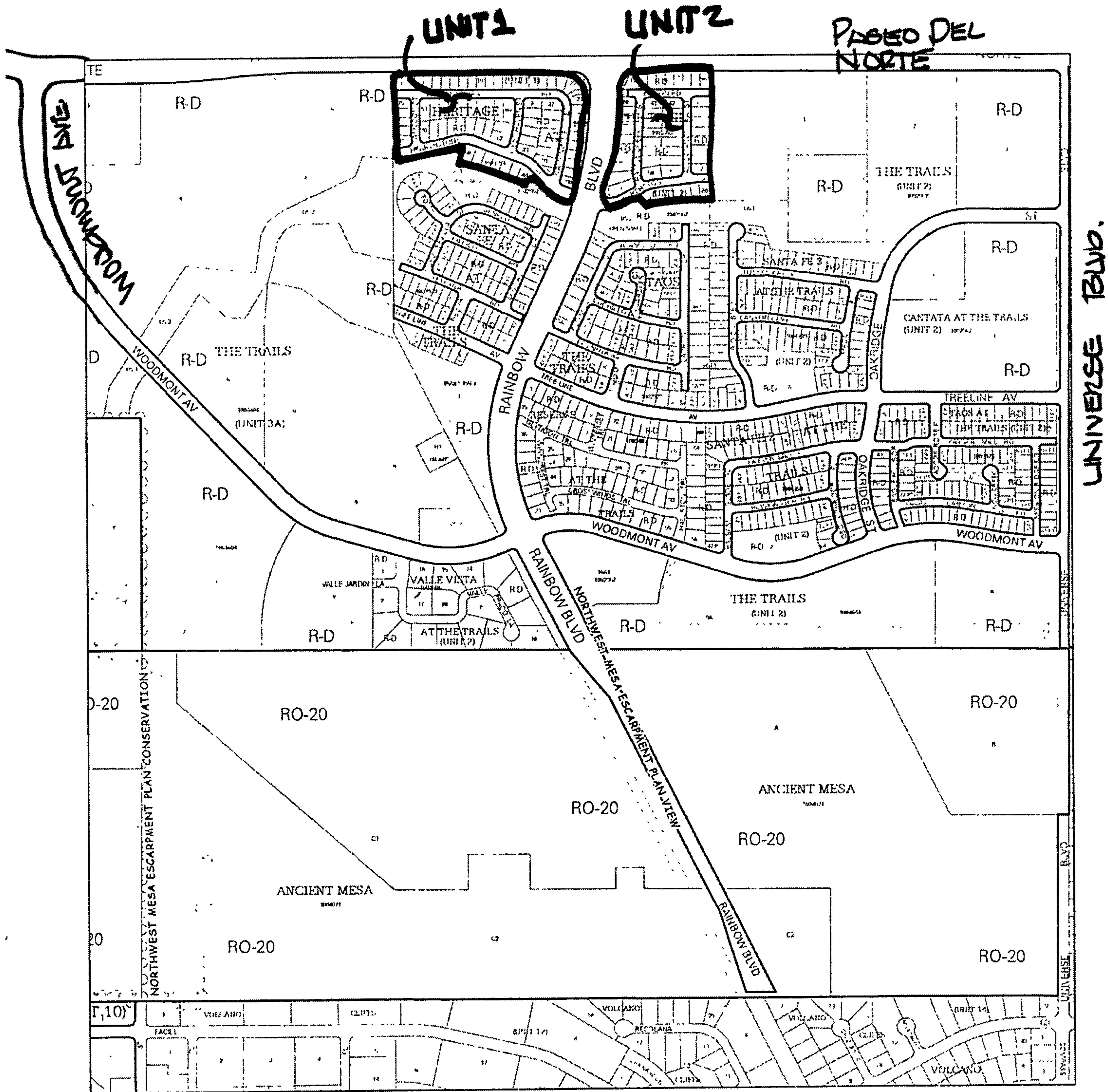
LEGAL DESCRIPTION

LOCATED ON PASEO DEL NORTE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN UNIVERSE BLVD. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

WOODMONT AVE.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-9).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)



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

Map amended through: 2/1/2010

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
II-1 Buffer Zone		Wall Overlay Zone
Petroglyph Mon.		

0 750 1500 Feet



May 20, 2010

Mr. Kevin Patton
Representative of Ventana Ranch N.A.
10422 Borrego Creek Dr. NW
Albuquerque, New Mexico, 87114

Re: Extension of Subdivision Improvements Agreements
Unit 1 and 2 of Heritage at The Trails

Dear Mr. Patton:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

This letter notifies you, as that Longford homes is requesting a 1 year extensions of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of Heritage at The Trails.

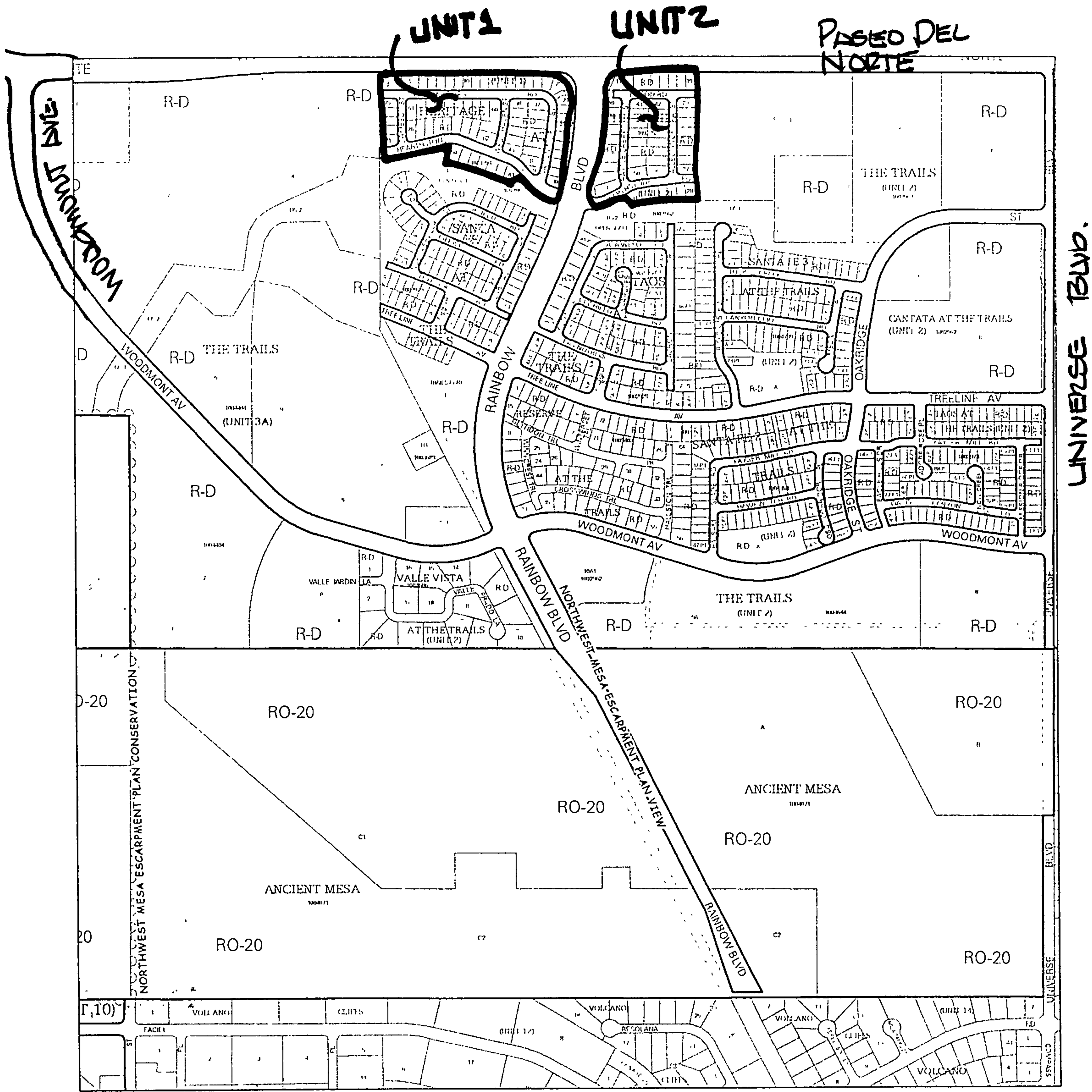
Attached is a copy of the zone atlas page showing unit 1 of The Trails. Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Beltramo".

Rick Beltramo
Longford Homes

Attachments



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

Map amended through: 2/4/2010

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
II-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon	

0 750 1500 Feet



May 20, 2010

Mr. Jay Jones
Representative of Ventana Ranch N.A.
P.O. Box 65446/87193
Albuquerque, New Mexico, 87193

Re: Extension of Subdivision Improvements Agreements
Units 1 and 2 of Heritage at The Trails

Dear Mr. Jones:

The city of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

This letter notifies you, as that Longford homes is requesting a 1 year extensions of the Subdivision Improvements Agreement. More specifically the extension is requested for Paseo Del Norte adjacent to Units 1 and 2 of heritage at The Trails.

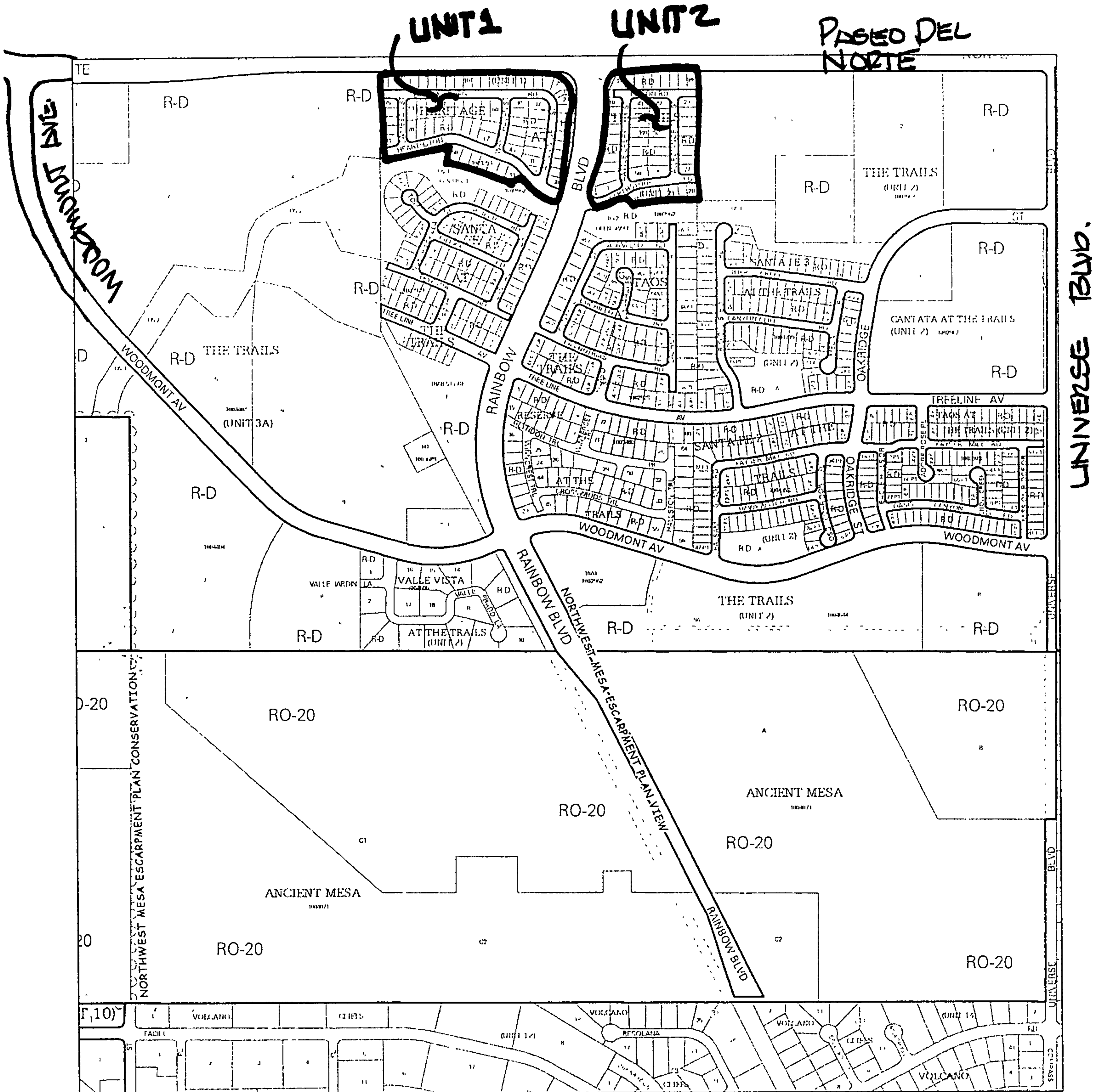
Attached is a copy of the zone atlas page showing unit 1 of The Trails. Should you need additional information or have any questions please call me at 620-5322.

Sincerely,

A handwritten signature in black ink that reads "Rick Beltramo". The signature is stylized and includes a long horizontal line extending to the right.

Rick Beltramo
Longford Homes

Attachments



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

Map amended through: 2/4/2010

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	

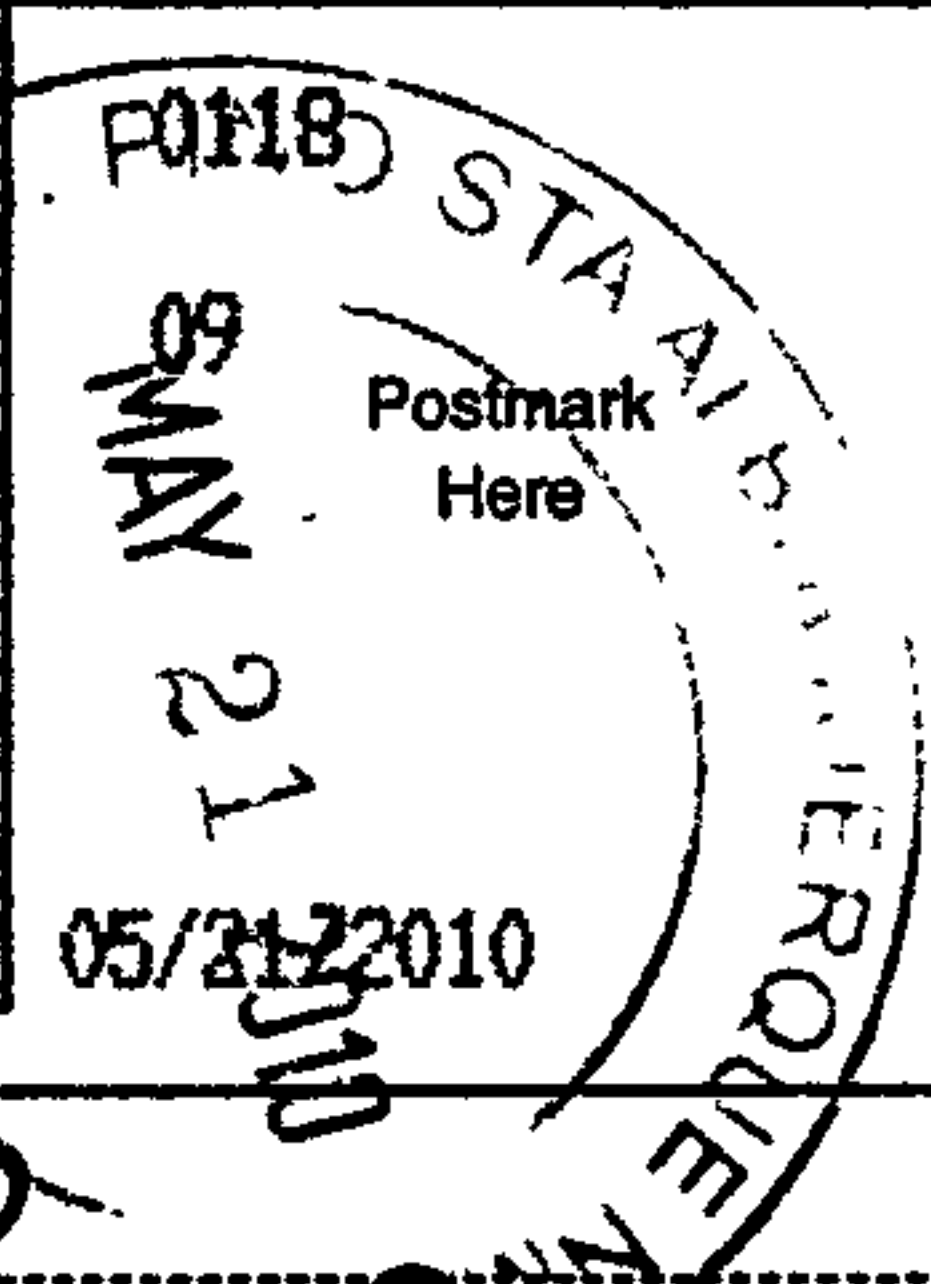
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

ALBUQUERQUE NM 87114

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To **KEVIN PASTOR**
 Street, Apt. No., or PO Box No. **10422 BORRERO GREEK DR.**
 City, State, ZIP+4 **ALB. NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

7009 1680 0000 099T 6002

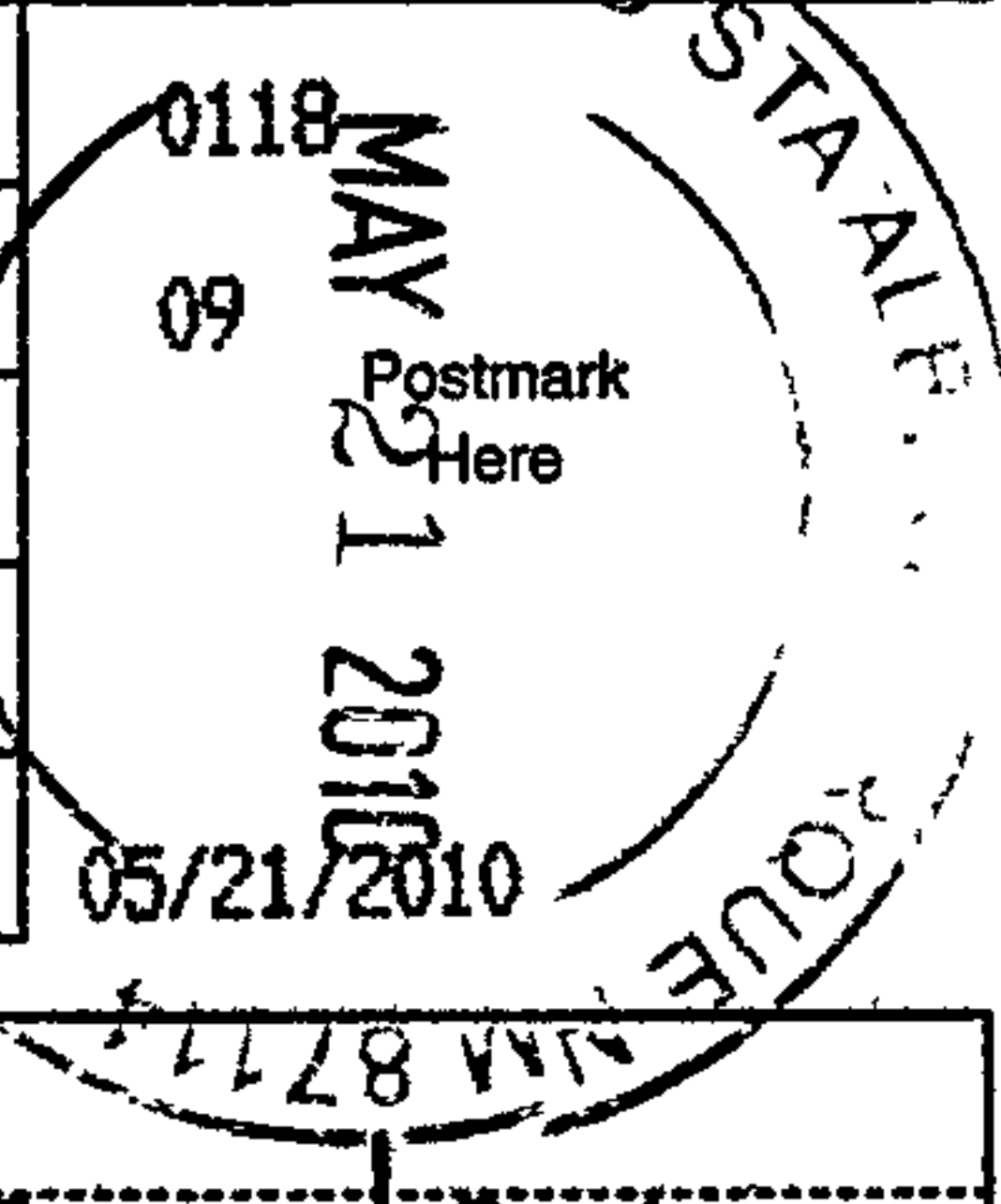
U.S. Postal Service™
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OFFICIAL USE

ALBUQUERQUE NM 87193

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To **RAY JONES**
 Street, Apt. No., or PO Box No. **P.O. BOX 65446**
 City, State, ZIP+4 **ALB. NM 87193**

PS Form 3800, August 2006 See Reverse for Instructions

7009 1680 0000 099T 6002

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	D	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
STORM DRAINAGE (Form D)		
<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): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX (505) 898-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: The Trails, LLC PHONE: 761-9911
 ADDRESS: 7007 Jefferson NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: 2nd SIA Extension

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Heritage at the Trails Unit 2
 Existing Zoning: RD Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-9 UPC Code: 100906428248420707

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1003353, 06DRB-00631

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: SI No. of proposed lots: SI Total area of site (acres): +/- 14 Acres
 LOCATION PROPERTY BY STREETS: On or Near: Rainbow Blvd NW
 Between: Paseo Del Norte NW and Hearthstone NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Scott Steffan DATE 03/28/2008
 (Print) Scott Steffan, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>06DRB - 20154</u>	<u>SIA</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>ADV</u>		<u>\$ 75.00</u>
<input 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				Total
<input type="checkbox"/>	F.H.D.P. fee rebate				<u>\$ 145.00</u>

Hearing date April 23, 2008

3/27/08
 Planner signature / date

Project # 1003353

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.

Scott Steffen, P.E.
Applicant name (print)
Scott Steffen 3-28-08
Applicant signature / date



Form revised October 2007

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

Application case numbers
08DRB - 20154

[Signature]
Planner signature / date
Project # 1003353

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 APRIL 8, 2008 to APRIL 23, 2008

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.

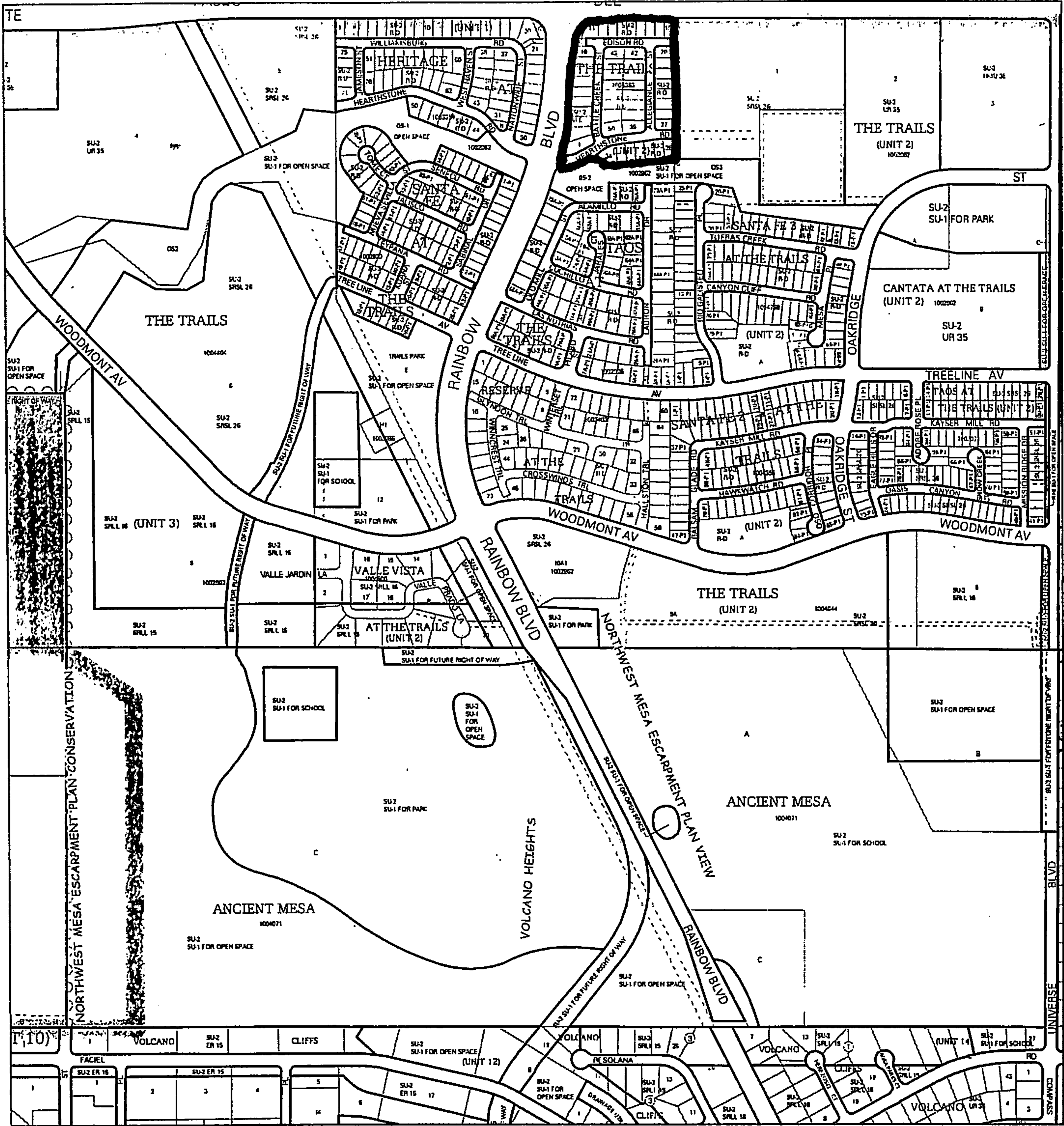
S. S. S. S.
(Applicant or Agent)

3-27-08
(Date)

I issued 3 signs for this application, 3/27/08 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003353

080101
Unit 2



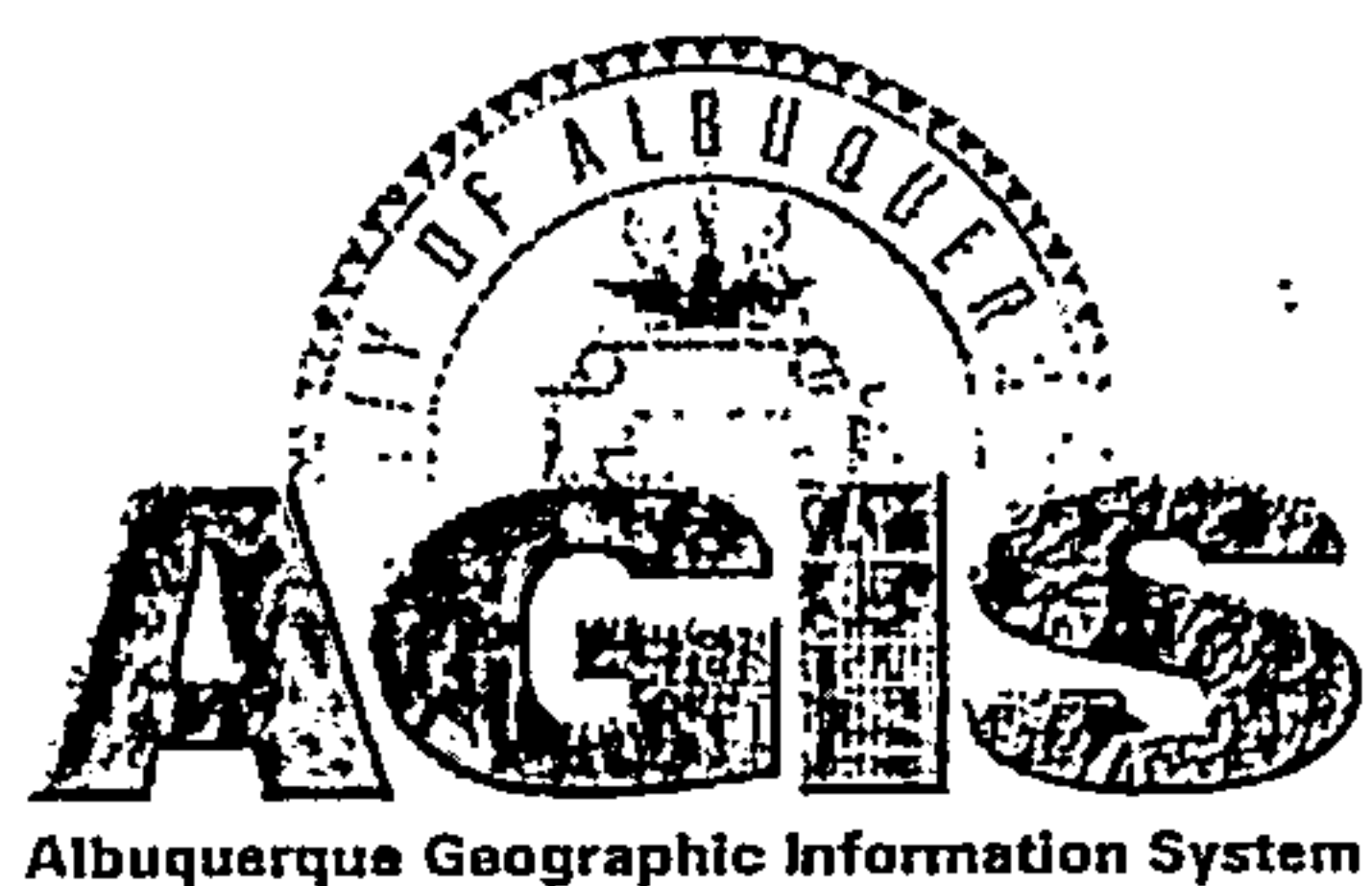
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

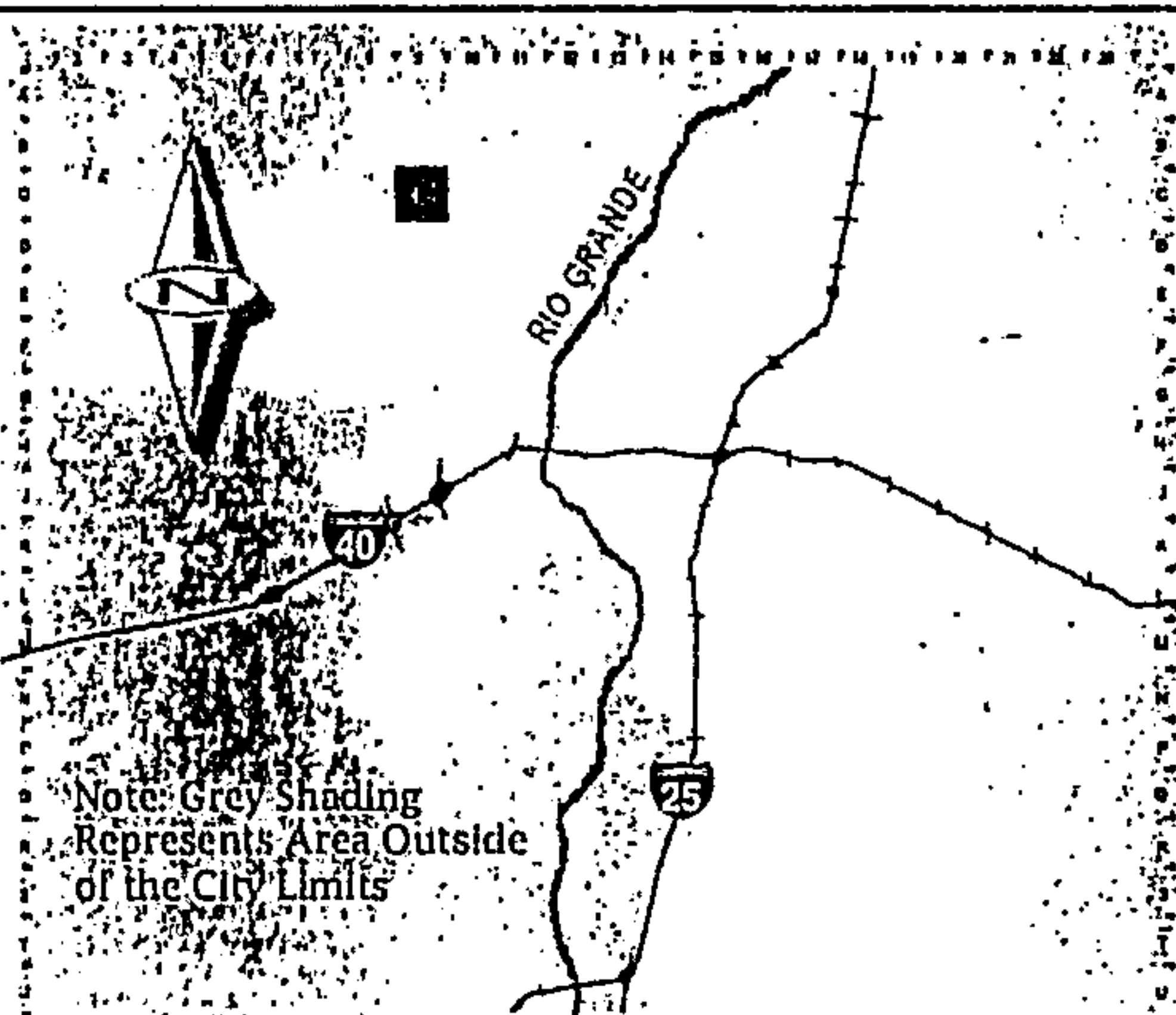
C-09-Z

Selected Symbols

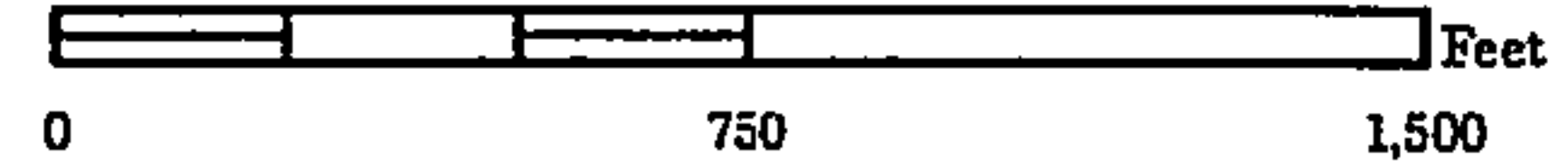
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits



March 28, 2008

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

Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Subdivision Improvements Agreement Extension (Procedure B)
Heritage at the Trails, Unit 2 - DRB #1003353

Dear Mr. Cloud:

Submitted for DRB review and approval is a request for an extension to the Subdivision Improvements Agreement for the above referenced project.

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notice from the Development Review Board
- Approved Infrastructure List
- Original SIA and Previous SIA extensions
- Neighborhood Notification information
- DRB Fee

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. We are requesting the extension because the required Paseo del Norte pavement improvements for Heritage Units 1 and 2 would provide limited benefit to drivers in the area at this time. About 1800 feet of improvements are required across the Heritage Units 1 and 2 frontage. This would result in a 4 lane roadway section across the frontage of the Trails Unit 1. However, a 2000 foot section of Paseo del Norte across the Trails Unit 2 frontage would remain a 2 lane roadway section between the east boundary of Heritage Unit 2 and Universe Boulevard. The public would be better served by a single construction project along Paseo del Norte from Universe Boulevard to the west end of Heritage Unit 1 when the Trails Unit 2 develops. Therefore, we are requesting the approval of a two year extension.

Please place this item on the DRB agenda to be heard on April 23, 2008. If you have any questions, or require further information, please call me.

Sincerely,



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

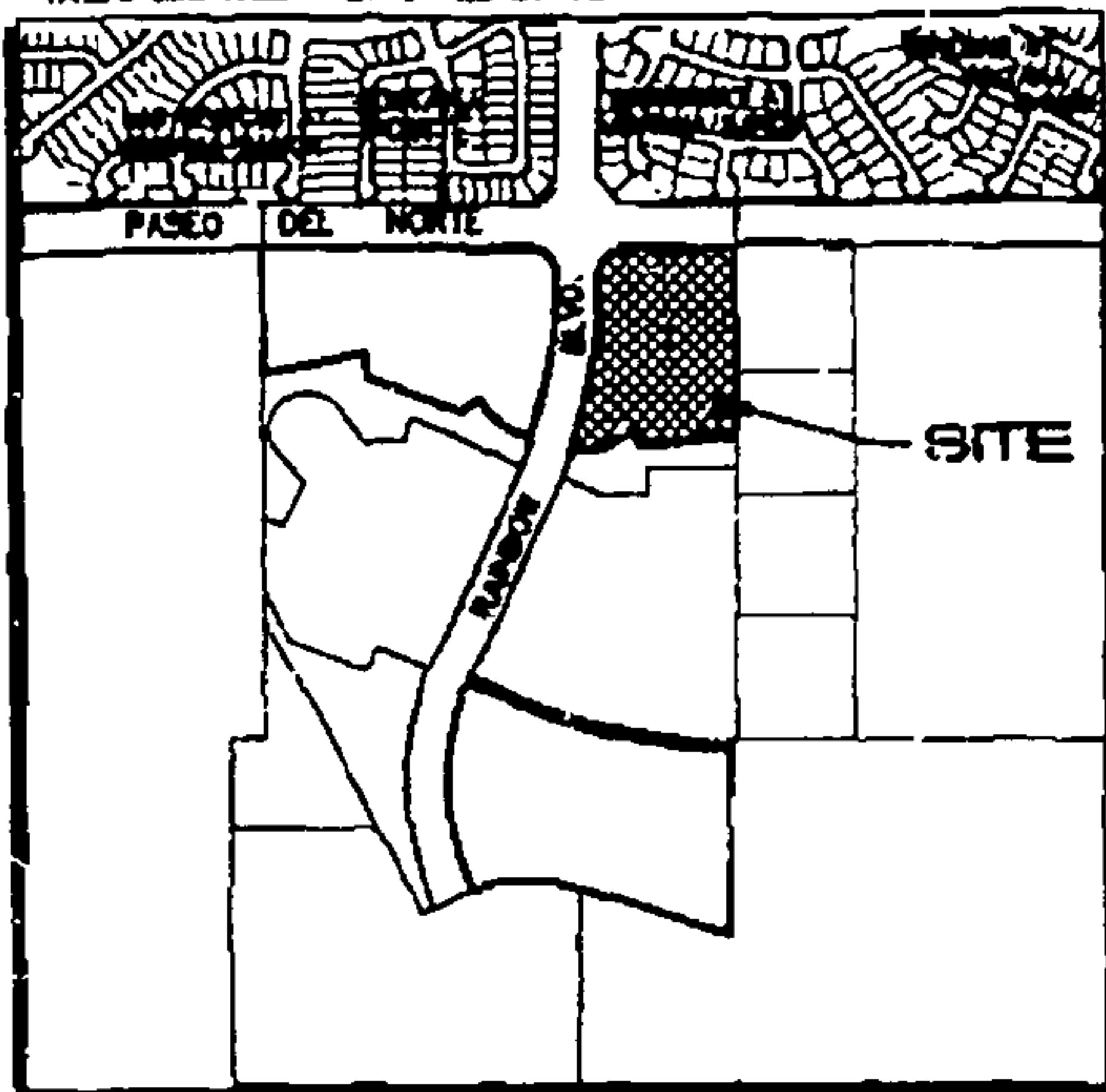
SJS/ssc
Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

TALOS LOG NO.: 20 04 28 37 78



C-B-Z VICINITY MAP 1"=750'

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 50
- Total Number of Tracts created: 3
- Gross Subdivisor Acreage: 9.4454 Ac.
- Total Mileage of Full Width Streets Created: 0.59
- Bearings are New Mexico State Plane Grid Bearings (Central Zone)
- Distances are ground distances
- Bearings and distances in parenthesis are record
- Basis of boundary are the following plats (and documents) of record entitled PLAT OF "THE TRAILS" (12-15-03, 03C-375)
- Field Survey performed on March, 2003
- Title Report: None provided
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums attached with the above mentioned Title Report
- Block of boundary is from the plat of record entitled UNPLATTED LAND OF "VOLCANO SIC LIMITED" TRACT 05-1 OPEN SPACE TRACT 05-2 OPEN SPACE UNPLATTED LAND OF "THE ARCHDIOCESE OF SANTA FE" UNPLATTED LAND OF "PARADISE WEST INC" PLAT OF "THE TRAILS, TRACT D" (12-15-03, 03C-375) PLAT OF "THE TRAILS, TRACT E" (12-15-03, 03C-375) PLAT OF "THE TRAILS, TRACT F" (12-15-03, 03C-375) all being records of Bernalillo County, New Mexico
- Current Zoning, R-O
- These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, water and sanitary sewer system capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque
- Centerline (in lieu of R/W) monumentation to be installed at centerline PCs, PFS, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Dot Not Oaturo", "PLS #7718"
- All property corners to be set with 5/8" rebar with cap "ALS LS 7719"

ALDRICH LAND SURVEYING
 P.O. BOX 30791, ALBU, N.M. 87180
 505-384-1980

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, THE TRAILS as the same is shown and designed in and plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 2003 in Book 2003C, Page 375 and containing 9.4454 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into residential lots, to create 3 tracts, to dedicate public rights-of-way to grant those easements necessary to serve the residential development, and to vacate easements.

FREE CONSENT AND DEDICATION

The subdivision shown herein is with the free consent and in accordance with the desire of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown herein to the City of Albuquerque in fee simple with no other covenants and do hereby grant all access, utility and drainage easements shown herein including the right to construct, operate, inspect, and maintain facilities thereon, and all public utility easements shown herein for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits and pipes for underground and/or overhead utilities where shown or indicated and including the right of ingress and egress for construction and maintenance and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.



PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2
 BEING A REPLAT OF TRACT B THE TRAILS WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 16, T. 11 N., R. 2 E., NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2004

APPROVALS

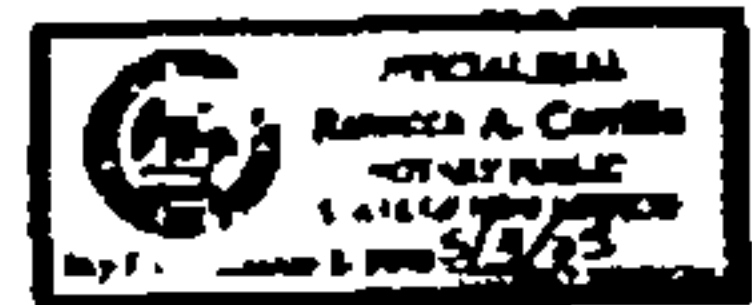
DRM PROJECT NO. 1003353	
APPLICATION NO. 04-0410	
UTILITY APPROVALS	
Leand B. Mikes	8-27-04
PNM ELECTRIC SERVICES DIVISION	DATE
Leand B. Mikes	8-27-04
PNM GAS SERVICES DIVISION	DATE
David R. Mikes	8-27-04
QUEST	DATE
Rita E. Hicks	8-27-04
COMCAST	DATE
[Signature]	9-22-04
NEW MEXICO UTILITIES	DATE
City Approvals	
[Signature]	8-23-04
CITY SURVEYOR	DATE
N/A Tom	9-22-04
REAL PROPERTY DIVISION	DATE
N/A Tom	9/22/04
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
[Signature]	9-22-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Roger A. Hagan	9-22-04
UTILITIES DEVELOPMENT	DATE
Christina Danford	9/22/04
PARKS AND RECREATION DEPARTMENT	DATE
Bradley S. Bingham	9/22/04
AMPCA	DATE
Bradley S. Bingham	9/22/04
CITY ENGINEER	DATE
[Signature]	9-22-04
DNS CHAIRPERSON, PLANNING DEPARTMENT	DATE

TALOS TO CERTIFY THAT TAXES ARE CURRENT AND
 RECORD NO. 1003353 150 417 203 15
 BERNALILLO COUNTY
 DONNY VAJIC [Signature]

OWNER
 CENTEX HOMES
 [Signature] August 11, 2004
 NORMAN A. GREGORY
 LAND DEVELOPMENT MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }
 This instrument was acknowledged before me on August 11, 2004, by Norman A. Gregory, Land Development Manager of Centex Homes a Nevada General Partnership, an equal of said General Partnership.



My Commission Expires May 2, 2005
 [Signature]
 Notary Public

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown herein, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief.

[Signature] 08-11-04
 Timothy Aldrich, P.S. No. 7719 Date

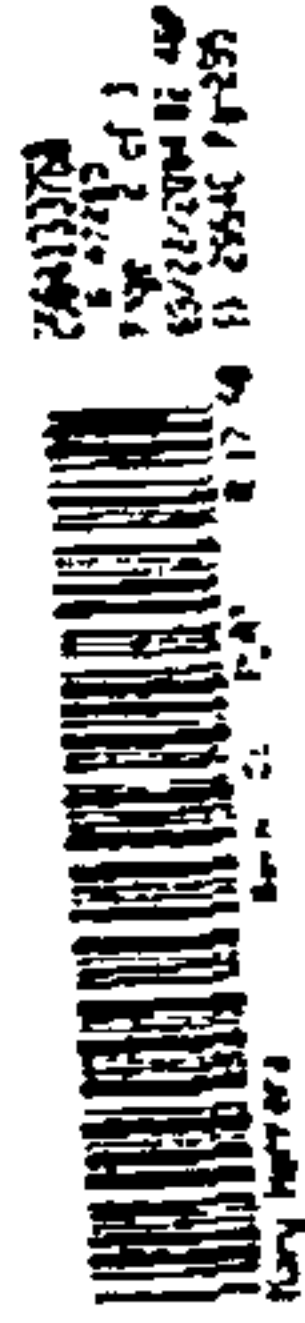
NOTES
 1 SEE SHEET LINE TABLE
 2 SEE SHEET NOTES
 3 DISTANCES MONUMENT

ACS MONUMENT
 "UNION 1989"
 (1) 323,440 04
 X=353,400 02
 Y=0 0000044
 Z=0016'58
 (NAD 1977)
 CENTRAL ZONE
 1324071 04/04 07/20/04

PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2

BEING A REPLAT OF TRACT B, THE TRAILS PROJECTED SECTION 16, T. 11 N. R. 2 E., NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2004

ACS MONUMENT
2-B10
Y=1,527,976.48
X=357,543.73
C-G=0.98966354
MAD=027630
(MAD 1927/MGO 1929)
ELEVATION=5429.35
CENTRAL ZONE

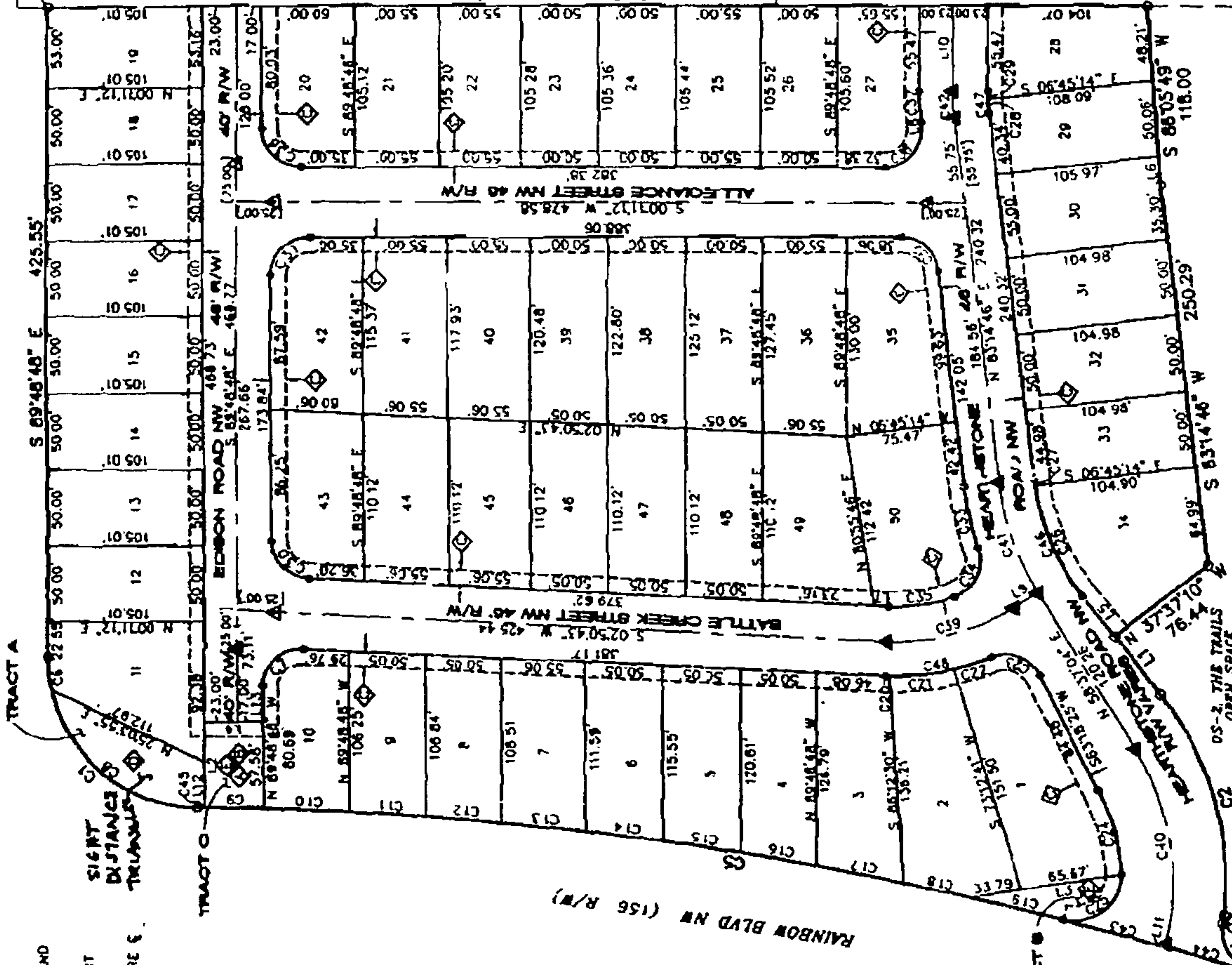


[Handwritten Signature]

SCALE 1"=60'



PASEO DEL NORTE NW (R/W VARIES 156' MIN)



- NOTES:**
1. SEE SHEET 3 FOR CURVE AND LINE TABLES.
 2. SEE SHEET 3 FOR EASEMENT NOTES
 3. DISTANCES IN BRACKETS ARE EASEMENT DISTANCES

UNPLATTED LAND OF THE ARCHDIOCESE OF SANTA FE

UNPLATTED LAND OF PARADISE WEST, LLC

- LEGEND**
- FOUND 5/8" REBAR WITH CAP "LS 5978" (TYP)
 - SET 5/8" REBAR WITH CAP "ALS .5 7719" (TYP)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - △ CENTERLINE MONUMENT

OS-2, THE TRAILS OPEN SPACE 2.0803 AC FILED DECEMBER 15, 2003 (88-2003C.P. 316)

ACS MONUMENT
UNION 1960
Y=1,523,440.98
X=357,409.07
C-G=0.98966044
MAD=001630
(MAD 1927)
CENTRAL ZONE
12/28/04 01/28/04

**PLAT FOR
HERITAGE AT THE TRAILS
SUBDIVISION UNIT 2**
BEING A REPLAT OF
TRACT B, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

2064133760
01/22/04
Page 3 of 3
05/22/2004 02:40P
Dr: 2004C Pg: 255

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	156.70	99.82	141.15	S 45°17'41" W	89°46'49"
C2	203.00	155.84	81.98	152.04	N 74°22'22" E	43°59'05"
C3	632.00	9.55	2.78	5.55	S 81°33'58" E	0°30'11"
C4	30.00	42.07	25.33	38.71	S 57°58'08" W	80°21'23"
C5	2328.00	706.41	355.84	703.70	N 69°05'45" E	17°23'09"
C6	100.00	22.49	11.28	22.44	S 83°44'33" W	12°53'06"
C7	25.00	40.43	26.18	36.17	N 43°29'03" W	82°19'31"
C8	100.00	134.21	79.39	124.36	S 38°51'08" W	76°53'44"
C9	2328.00	40.00	20.00	40.00	N 01°01'40" E	0°59'04"
C10	2328.00	55.92	27.86	55.92	N 02°12'30" E	1°22'35"
C11	2328.00	50.09	25.04	50.08	N 03°30'46" E	1°13'58"
C12	2328.00	50.16	25.08	50.16	N 04°44'47" E	1°14'04"
C13	2328.00	55.29	27.85	55.29	N 06°02'39" E	1°21'39"
C14	2328.00	50.39	25.20	50.39	N 07°20'40" E	1°14'25"
C15	2328.00	50.54	25.27	50.54	N 08°35'12" E	1°14'38"
C16	2328.00	50.72	25.36	50.72	N 09°49'58" E	1°14'54"
C17	2328.00	58.40	29.70	59.39	N 11°11'16" E	1°27'43"
C18	2328.00	46.69	23.35	46.69	N 12°29'36" E	1°08'57"
C19	2328.00	62.56	31.28	62.56	N 13°50'16" E	1°32'23"
C20	173.00	2.82	1.41	2.82	S 02°22'40" W	0°56'06"
C21	173.00	44.55	22.40	44.43	S 05°28'00" E	1°44'15"
C22	173.00	26.12	13.08	26.09	S 17°10'08" E	8°39'01"
C23	25.00	37.00	22.83	33.72	N 20°54'23" E	84°48'04"
C24	135.00	57.39	28.14	56.96	N 75°29'12" E	24°21'33"
C25	30.00	55.99	40.50	48.21	S 38°51'47" E	108°56'29"
C26	157.00	79.55	40.65	78.70	S 66°53'47" W	29°01'53"
C27	157.00	5.03	2.51	5.02	S 82°19'45" W	1°50'02"
C28	127.00	0.67	4.84	9.66	S 85°25'38" W	4°21'40"
C29	127.00	5.52	2.76	5.52	S 88°31'12" W	2°29'32"
C30	25.00	38.11	23.87	34.53	S 45°30'57" W	87°20'29"
C31	25.00	38.27	25.00	35.38	N 44°48'48" W	80°00'00"
C32	25.00	36.24	22.14	33.15	N 41°42'59" E	83°03'33"
C33	203.00	41.83	20.89	41.56	S 71°22'15" W	11°45'00"
C34	25.00	39.34	25.27	35.55	S 63°11'43" E	80°37'04"
C35	127.00	45.85	23.23	45.70	S 07°31'14" E	20°43'53"
C36	25.00	39.27	25.00	35.36	S 45°11'12" W	90°00'00"
C37	173.00	20.69	10.36	20.68	S 86°40'22" W	6°51'13"
C38	25.00	42.30	28.23	37.43	S 48°17'01" E	86°58'27"
C39	150.00	89.81	48.19	88.78	S 14°18'07" E	34°13'40"
C40	169.00	134.24	70.88	130.74	N 81°22'23" E	45°30'39"
C41	180.00	77.37	39.29	76.78	S 70°55'55" W	24°37'42"
C42	150.00	17.94	8.98	17.93	S 86°40'22" W	6°51'13"
C43	2328.00	88.58	34.29	88.57	N 15°27'05" E	1°41'18"
C44	2328.00	60.88	30.34	60.88	N 17°02'31" E	1°29'36"
C45	2328.00	5.38	2.69	5.39	N 00°28'09" E	0°07'57"
C-6	157.00	84.58	43.34	83.56	S 67°48'48" W	30°51'55"
C47	127.00	15.19	7.60	15.18	S 86°40'22" W	6°51'13"
C48	173.00	73.49	37.31	72.94	S 09°19'28" E	24°20'22"

LOT AREA TABLE

LOT	AREA (SF)
1	9537
2	8685
3	6985
4	6180
5	5898
6	5674
7	6047
8	5379
9	5325
10	5800
11	7126
12	5250
13	5250
14	5250
15	5250
16	5250
17	5250
18	5250
19	5574
20	6170
21	5784
22	5788
23	5266
24	5270
25	5801
26	5278
27	5808
28	5780
29	5358
30	5784
31	5249
32	5249
33	5249
34	8191
35	8408
36	7080
37	6314
38	6188
39	6082
40	6556
41	6416
42	6705
43	6487
44	6037
45	6037
46	5506
47	5506
48	5506
49	7052
50	8448
TRACT A	3596
TRACT B	1600
TRACT C	2284

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°22'50" W	48.21
L2	N 89°48'48" W	57.00
L3	N 08°50'35" W	99.46
L4	N 00°11'12" E	40.00
L5	N 52°23'36" E	33.41
L6	S 86°05'49" W	19.72
L7	N 02°50'43" E	9.98
L8	S 83°14'46" W	1.56
L9	S 31°22'56" E	18.46
L10	S 89°54'01" E	55.47
L11	N 75°52'19" W	1.83
L12	N 89°48'48" W	30.20
L13	S 89°48'48" E	23.10



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

2. Project # 1003353
06DRB-00631 Major-Two Year SIA

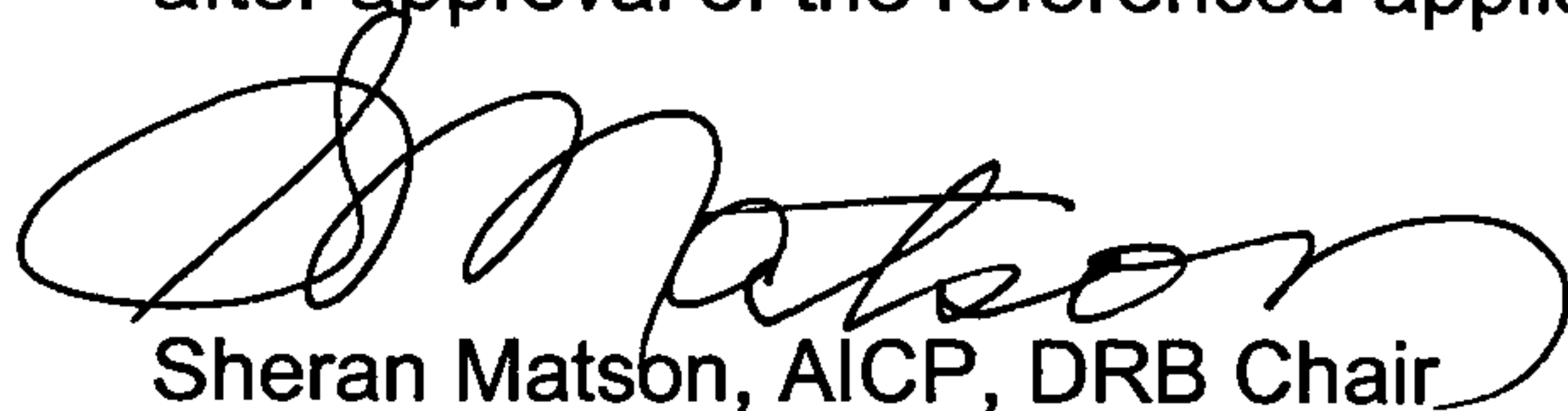
WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)

At the May 31, 2006, 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 15, 2006, 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: The Trails LLC, Attn: Rick Beltramo, PE, 7007 Jefferson St NE, Suite A, 87109
Wilson & Company, Attn: Steve Salazar, 2600 The American Rd, Suite #100, Rio
Rancho, NM 87124
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: March 26, 2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 4/21/04
Date Preliminary Plat Expires: 7/21/05
DRB Project No.: 1003353
DRB Application No.: 04DRB-00452

1 6/24/04
2 9/3/04

HERITAGE AT THE TRAILS, UNIT 2
PROPOSED NAME OF PLAT

TRACT B, THE TRAILS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During 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 Const Engineer
		28' F-F	Residential Paving	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Tract A	Battlecreek Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Allegiance Street	Lot 19	/	/	/
		28' F-F	Residential Paving	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		50' F-F (incl Median)	Residential Paving	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		31' F-F (half of full width)	Arterial Paving	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
			Modified Procedure "C" X	Paseo del Norte			/	/	/
		31' F-F (half of full width)	Arterial Paving w/ 6' SW 1/2 C&G (SOUTHSIDE) <u>12</u>	Paseo del Norte Rainbow Blvd	East <u>12</u>		/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Edison Road	Tract A	Lot 19	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		Std. or Mntbl	Curb and Gutter (6)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		Median	Curb and Gutter	Hearthstone Road	Rainbow Blvd	E. of Battlecreek Street	/	/	/
		Std.	Curb and Gutter (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		Median	Curb and Gutter (7) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Edison Road	Tract A	Lot 19	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (North Side Only)	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Hearthstone Road	Lot 34	east property line	/	/	/
		6'	PCC Sidewalk (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		10'	Asphalt Trail UNIT 11	Tract 05-2	West #	East #	/	/	/
		6"	Waterline	Edison Road	Battlecreek Street	Lot 19	/	/	/
		6"	Waterline	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		6"	Waterline	Allegiance Street	Edison Road	Hearthstone Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		8"	Waterline	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		8"	Waterline	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		20"	Waterline (7)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
							/	/	/
		8"	SAS	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		8"	SAS	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		8"	SAS	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		8" - 12"	SAS (7)	Tracts D, F, & J	Ladron Drive (Taos at the Trails)	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (7)	Tract J	Universe Blvd		/	/	/
		8"	Temporary SAS Force Main (7)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
							/	/	/
		18"-48"	RCP Storm Drain	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		42"-48"	RCP Storm Drain	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		18"-48"	RCP Storm Drain	Hearthstone Road	Rainbow Blvd	Pond D	/	/	/
		6.46 Ac-Ft	Retention Pond on unplatted land east of Tract B, The Trails. (Pond D) w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #



\$250,000 drainage mitigation contribution by Proc B' mod

~~Temporary Storm Drain Pump Universee Blvd Pond L Las Ventanas Dam Station & Force Main (0)~~

Private Inspector	City Inspector	City Const Engineer
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Perimeter Walls (not to be financially guaranteed)

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Water meter for landscaping

--	--



25% of SIGNAL @ 71300 DGL HOUTE / RAINBOW

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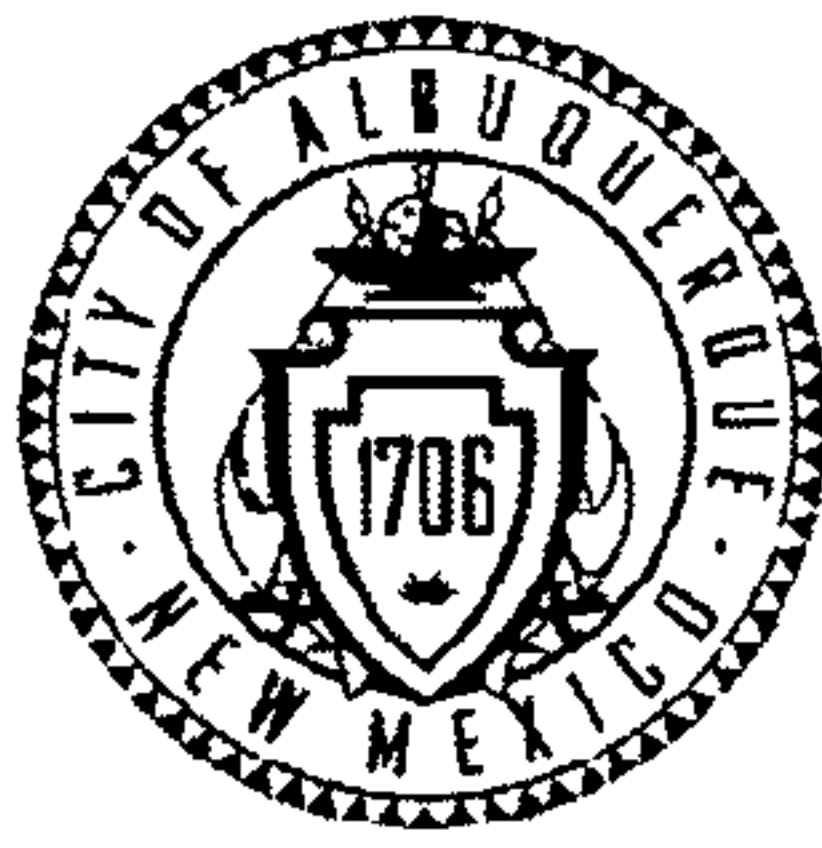
NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Adjacent portions of Rainbow Blvd to be built by a separate project. (DRB Project#1002962, CPN#730081) ~~Rainbow Blvd not financially guaranteed with this project.~~
8. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 50 lots = \$28,250
9.  Includes removal and replacement of existing asphalt. ~~To be deferred - Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRC procedure review.~~
10. *by Modified Procedure 'C' (non-work order) is an option (concurrence from DMD required)*
11. *Trail to be built by a separate project.*
12. *Landscape Maintenance Agreement between city and the HOA is required for landscaping in the public right-of-way.*

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE NAME (print)	<i>Sharon Watson</i> 4/21/04 DRB CHAIR - date	<i>Christina Sandoval</i> 4/21/04 PARKS & GENERAL SERVICES - date	
Isaacson & Arfman, P.A. FIRM	<i>Sharon Watson</i> 4-21-04 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>Genevieve Donart</i> 4/20/04 SIGNATURE - date	<i>Roger A Green</i> 4/21/04 UTILITY DEVELOPMENT - date		- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<i>Brad D. Biker</i> 4/21/04 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04	<i>[Signature]</i>	<i>Brad Biker</i>	<i>Genevieve Donart</i>
2	9-3-04	<i>[Signature]</i>	<i>Sharon Watson</i>	<i>Genevieve Donart</i>



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

March 27, 2008

Sally Salazar-Cass
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988
E-mail: ssalazar-cass@bhinc.com

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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Sally:

Thank you for your inquiry of March 27, 2008 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 **HERITAGE AT THE TRAILS SUBDIVISION, UNIT-2, LOCATED ON RAINBOW BOULEVARD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE 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:

VENTANA RANCH N.A. (VTR) "R"

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)

Kevin Patton

10422 Borrego Creek Dr. NW/87114 238-2857 (c)

VENTANA RANCH COMM. ASSOC. INC. (VRA)

Pauline Wayland

7719 Briar Ridge Ave. NW/87114 899-5989 (h)

Michael Roehm

10039 Vista Cantera Ln. NW/87114 890-4120 (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@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

planningrnaform(12/06/07)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet!

Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet!

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/27/08** Time Entered: **11:35 a.m.** ONC Rep. Initials: **SW**

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

March 28, 2008

Mr. Kevin Patton
10422 Borrego Creek Dr. NW
Albuquerque, New Mexico 87114

*Hand Delivered
S. Salazar*

RE: Subdivision Improvements Agreement Extension
Heritage at the Trails, Unit 1 - DRB #1003354
Heritage at the Trails, Unit 2 - DRB #1003353

Dear Mr. Patton

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. We are requesting the extension because the required Paseo del Norte pavement improvements for Heritage Units 1 and 2 would provide limited benefit to drivers in the area at this time. About 1800 feet of improvements are required across the Heritage Units 1 and 2 frontage. This would result in a 4 lane roadway section across the frontage of the Trails Unit 1. However, a 2000 foot section of Paseo del Norte across the Trails Unit 2 frontage would remain a 2 lane roadway section between the east boundary of Heritage Unit 2 and Universe Boulevard. The public would be better served by a single construction project along Paseo del Norte from Universe Boulevard to the west end of Heritage Unit 1 when the Trails Unit 2 develops. Therefore, we are requesting the approval of a two year extension.

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,

S. Salazar

for Scott J. Steffen, P.E.
Vice President and Senior Project Manager
Community Development and Planning

SJS/ssc
Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

March 28, 2008

Laura Horton
7224 Cascade Rd NW
Albuquerque, New Mexico 87114

RE: Subdivision Improvements Agreement Extension
Heritage at the Trails, Unit 1 - DRB #1003354
Heritage at the Trails, Unit 2 - DRB #1003353

Dear Ms. Horton:

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Sincerely,



for Scott J. Steffen, P.E.
Vice President and Senior Project Manager
Community Development and Planning

SJS/ssc
Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

March 28, 2008

Pauline Wayland
7719 Briar Ridge Ave.
Albuquerque, New Mexico 87114

RE: Subdivision Improvements Agreement Extension
Heritage at the Trails, Unit 1 - DRB #1003354
Heritage at the Trails, Unit 2 - DRB #1003353

Dear Ms. Horton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Comm. Association, Inc.

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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,



for Scott J. Steffen, P.E.
Vice President and Senior Project Manager
Community Development and Planning

SJS/ssc
Enclosures

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 

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

March 28, 2008

Michael Roehm
10039 Vista Cantera Lane NW
Albuquerque, New Mexico 87114

RE: Subdivision Improvements Agreement Extension
Heritage at the Trails, Unit 1 - DRB #1003354
Heritage at the Trails, Unit 2 - DRB #1003353

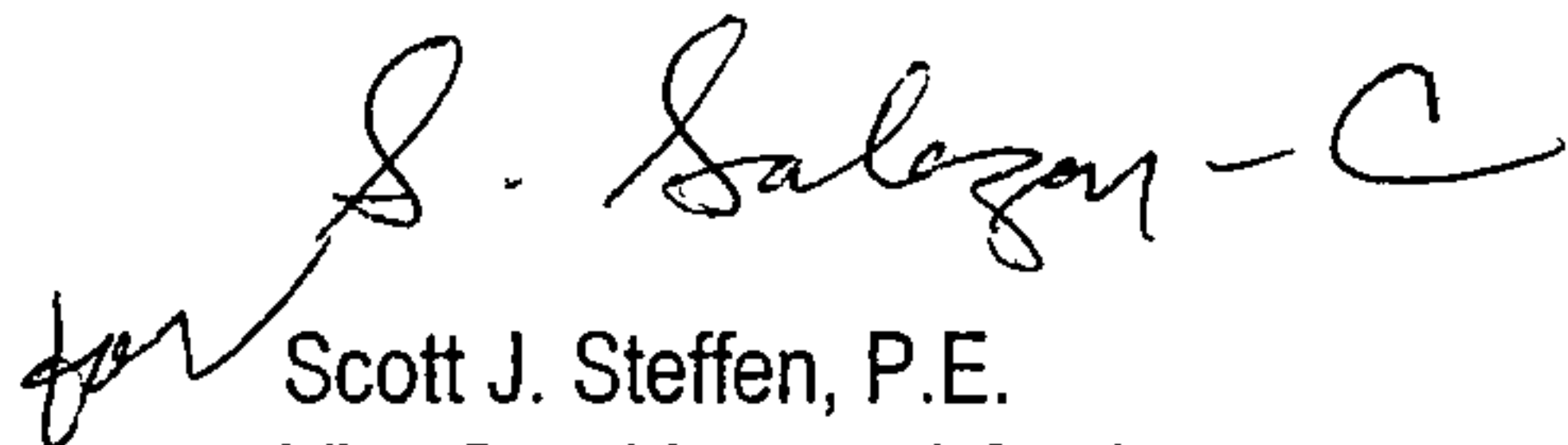
Dear Mr. Roehm:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Comm. Association, Inc.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. We are requesting the extension because the required Paseo del Norte pavement improvements for Heritage Units 1 and 2 would provide limited benefit to drivers in the area at this time. About 1800 feet of improvements are required across the Heritage Units 1 and 2 frontage. This would result in a 4 lane roadway section across the frontage of the Trails Unit 1. However, a 2000 foot section of Paseo del Norte across the Trails Unit 2 frontage would remain a 2 lane roadway section between the east boundary of Heritage Unit 2 and Universe Boulevard. The public would be better served by a single construction project along Paseo del Norte from Universe Boulevard to the west end of Heritage Unit 1 when the Trails Unit 2 develops. Therefore, we are requesting the approval of a two year extension.

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Sincerely,



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

SJS/ssc
Enclosures

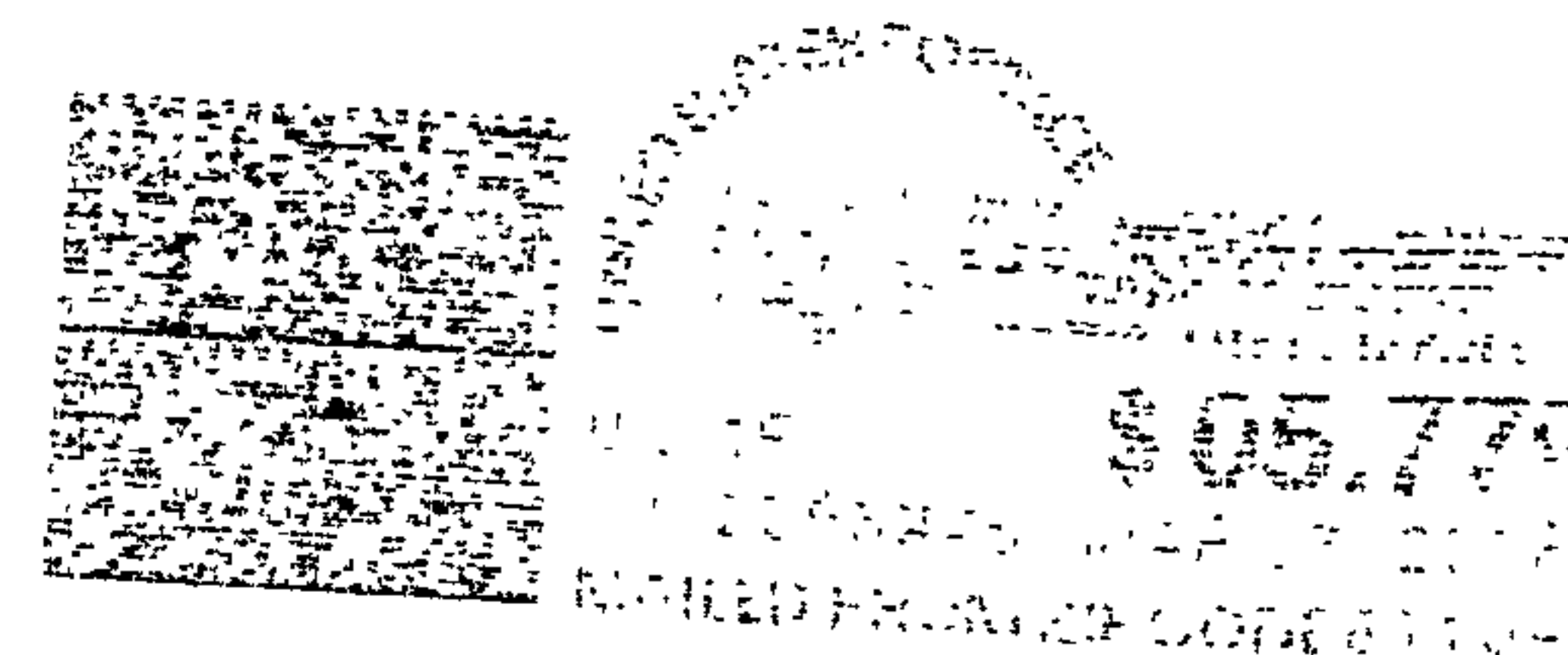
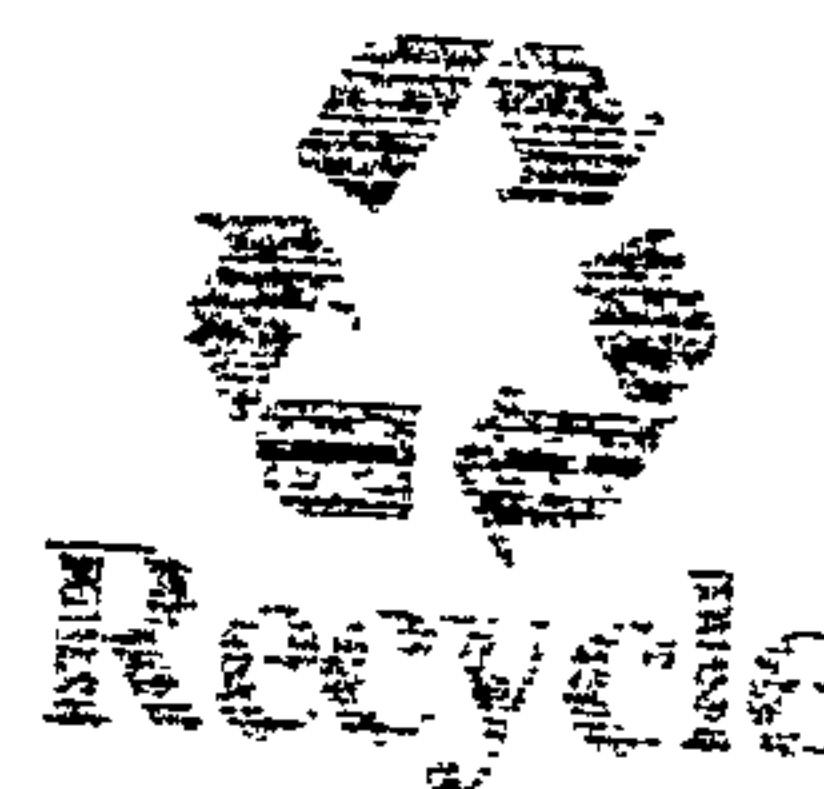
ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



91 7108 2133 3932 6773 5673



First Class Mail

SENDER: 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:

Laura Horton
7224 Cascade Rd NW
ABQ NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3932 6773 5673

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

4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, February 2004

Domestic Return Receipt

080101

102595-02-M-1540

FIRST CLASS

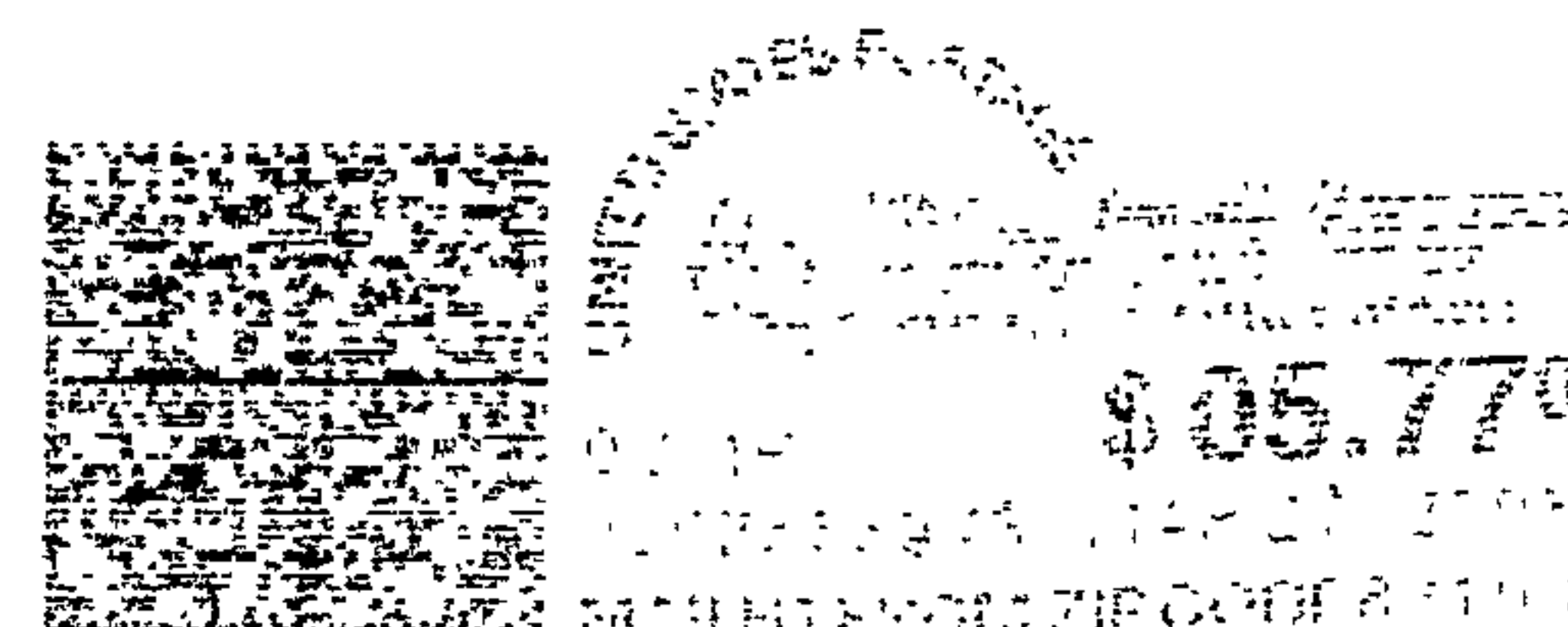
FIRST CLASS

FIRST

CERTIFIED MAIL



91 7108 2133 3932 6773 5659



First Class Mail

First Class Mail

SENDER: 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:

Pauline Wayland
7719 Briar Ridge Ave NW
ABQ NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3932 6773 5659

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

4. Restricted Delivery? (Extra Fee) Yes

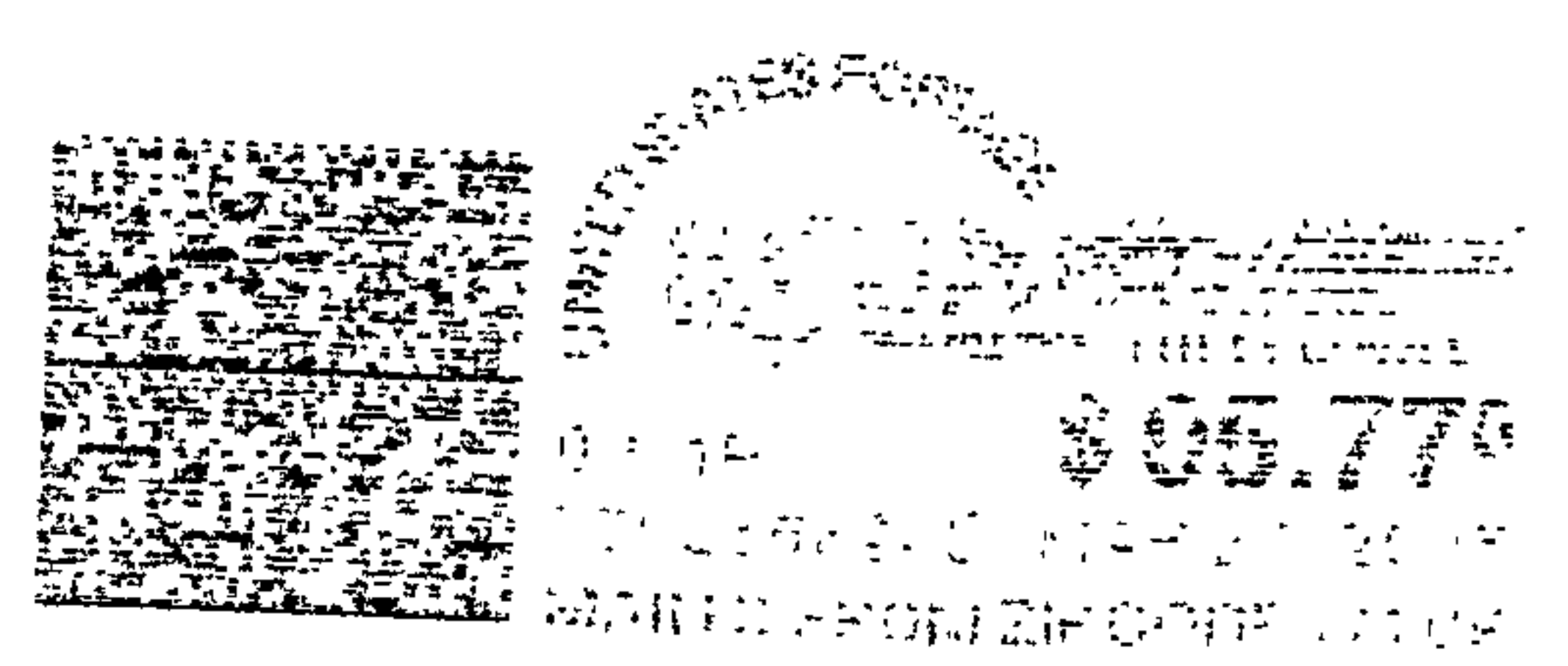
PS Form 3811, February 2004

Domestic Return Receipt 080101

102595-02-M-1540



91 7108 2133 3932 6773 5666



First Class Mail

Bohannon & Huston

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p>Michael Roehm 10039 Vista Cantera Ln NW ABQ NM 87114</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

91 7108 2133 3932 6773 5666

FOR SIA
EXTENSION
FOR THE TRAILS
DRAINAGE FACILITY
ONLY SEE
PROJECT

100 2962

WILSON & COMPANY

2600 THE AMERICAN ROAD SE, SUITE 100
 RIO RANCHO, NEW MEXICO 87124
 (505) 898-8021
 FAX (505) 898-8501

TRANSMITTAL

Date:	May 16, 2006
Job No.:	X4218008
Re:	Heritage Unit 2
	DRB # 1003353
	Neighborhood Notifications Letters

To: Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

Attn: **Claire Senova**

WE ARE SENDING YOU Attached Under Separate Cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

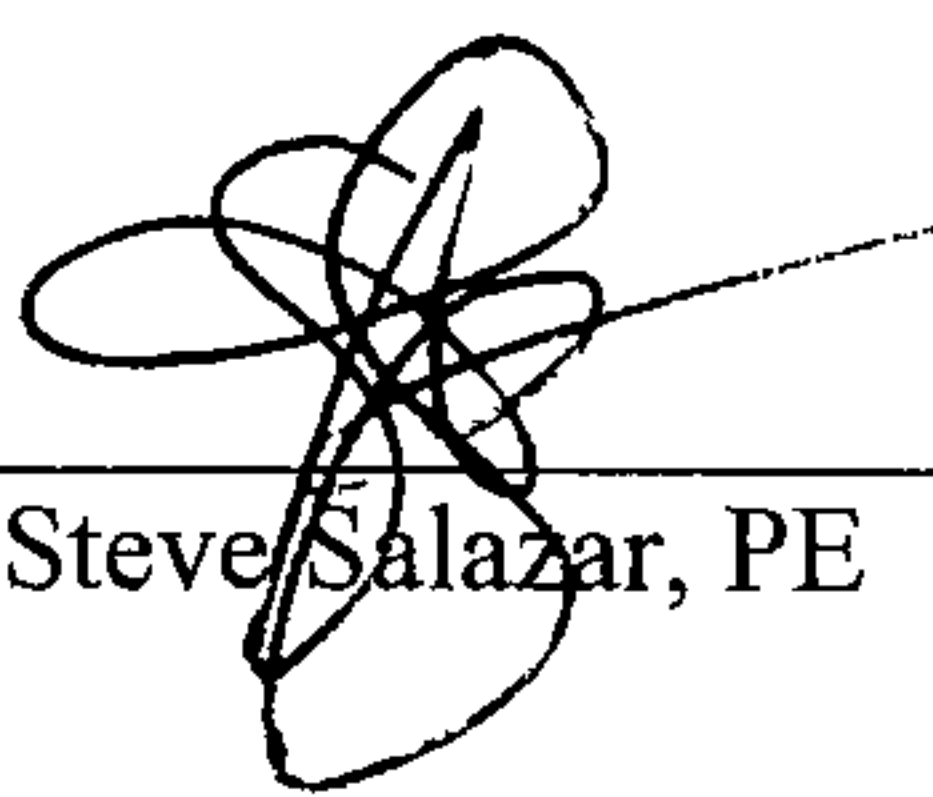
Copies	Date	Pages/Sheets	Description
1		2	Neighborhood Notification Letters (1003353) Heritage U. 2


THESE ARE TRANSMITTED AS CHECKED BELOW:

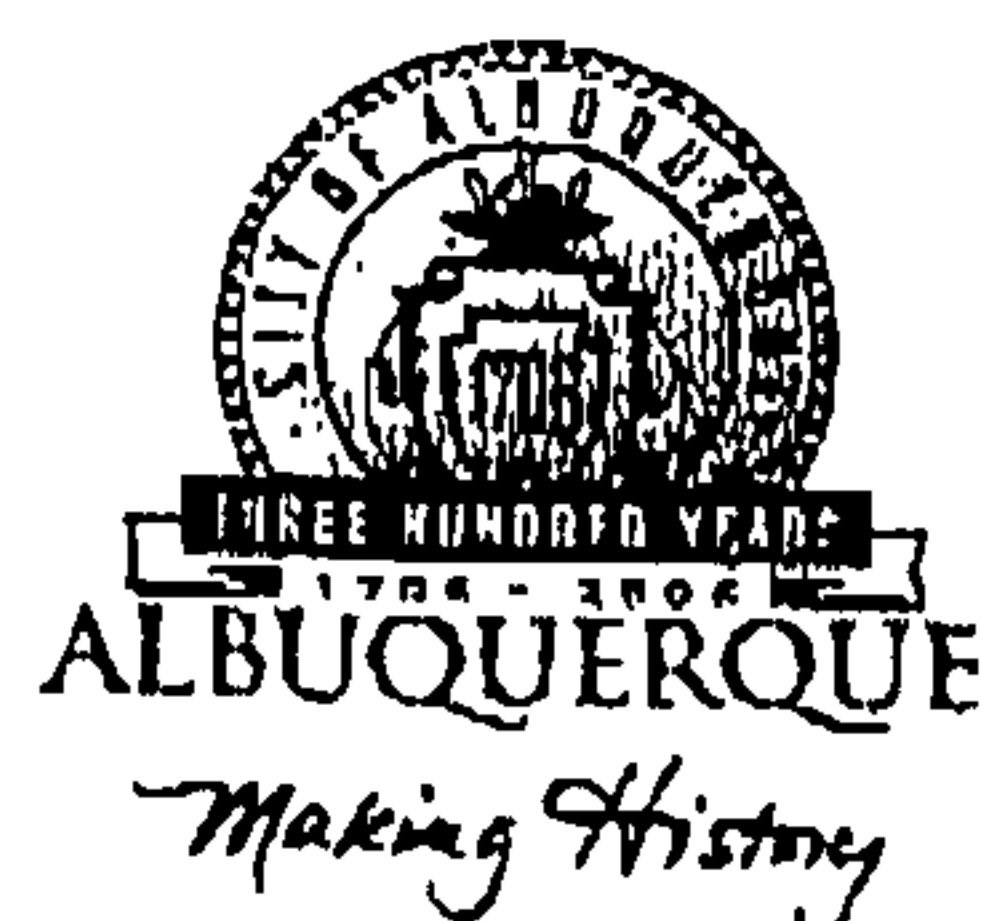
- | | | |
|--|--|---|
| <input type="checkbox"/> For approval/signature | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Return _____ copies | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____, 20__ <input type="checkbox"/> PRINTS ON LOAN - RETURN TO WCEA AFTER BID | | |

Remarks: Claire, Attached are the letters per your request. We had send these letters with the submittal.
I've attached the signed certified mail receipts for your use. In addition I've attached the
request letter from Stephanie. Call me if you have questions at 348-4178.

COPY TO: _____

SIGNED: 
 Steve Salazar, PE

RECEIVED BY: 
 DATE: 05/17/06



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

May 16, 2006

Steve J. Salazar, PE
Wilson and Company
2600 The American Road, Suite 100/87124
Phone: 898-8021/Fax: 898-8501

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

Dear Steve:

Thank you for your inquiry of May 16, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **HERITAGE AT THE TRAILS, UNITS 1 AND 2, LOCATED ON RAINBOW BOULEVARD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVENUE NW** zone map **C-9**

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

VENTANA RANCH N.A. (VTR) "R"

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (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@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

**WILSON
& COMPANY**

2600 American Rd.
Rio Rancho, NM 87108
505-898-8021
505-898-8501 Fax

SENDER: 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:

Ms. Laura Horton
Ventana Ranch Neighborhood Assoc.
7224 Cascada Rd. NW
Albuquerque, NM 87114

2. Article Number
(Transfer from service label)

7006 0100 0007 2239 0788

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/8/06

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

CERTIFIED MAIL

16 May 2006

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114
(505) 792-9227

Re: **Neighborhood Association Notification**
Heritage at The Trails Unit 1
Heritage at The Trails Unit 2
Extension of Subdivision Improvements Agreement

Dear Ms. Horton:

This letter is to inform the Ventana Ranch NA that Wilson & Company, Inc., acting as agents for The Trails, LLC, is requesting an extension of subdivision improvements agreements for the Paseo Del Norte Improvements.

Attached is a zone atlas map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, May 31st, 2006 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 898-8021.

WILSON & COMPANY


Steve J. Salazar, P.E.
Project Manager

Email: sjsalazar@wilsonco.com

**WILSON
& COMPANY**

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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.

A. Signature
X  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Bruce E Nyberg 5/16/06

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

1. Article Addressed to:

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Assoc.
6824 Brushfield Rd. NW
Albuquerque, NM 87114

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

4. Restricted Delivery? (Extra Fee) Yes

CERTIFIED MAIL

16 May 2006

2. Article Number

(Transfer from service label)

7006 010 007 2239 0795

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque, NM 87114
(505) 792-9227

Re: **Neighborhood Association Notification**
Heritage at The Trails Unit 1
Heritage at The Trails Unit 2
Extension of Subdivision Improvements Agreement

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WILSON & COMPANY


Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: The Trails, LLC Attn: Rick Beltramo, PE PHONE: (505)761-9911
 ADDRESS: 7007 Jefferson Street NE Ste. A FAX: (505) 761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rbeltramo@longfordgroup.com
 Proprietary interest in site: Owner List all owners: The Trails, LLC
 AGENT (if any): Steve Salazar, PE – Wilson and Company PHONE: (505) 348-4000
 ADDRESS: 2600 The American Rd. Suite 100 FAX: (505) 898-8501
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: sjsalazar@wilsonco.com

DESCRIPTION OF REQUEST: Requests Major – Two Year Extension of Subdivision Improvements Agreement

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

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

Lot or Tract No. Bulk Land Plat of The Trails **TRACT # 2** Block: N/A Unit: N/A
 Subdiv. / Addn. Heritage at The Trails Units
 Current Zoning: RD Proposed zoning: No Change
 Zone Atlas page(s): C 9 Z No. of existing lots: 9.45 No. of proposed lots: 9.45
 Total area of site (acres): 2.44 Density if applicable: dwellings per gross acre: 5.35 dwellings per net acre: 5.35
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100906422850020911 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd.
 Between: Paseo Del Norte and Hearthstone

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB #1003353
1002928, DRC# 730081, 738484

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

SIGNATURE [Signature] DATE 5/5/06
 (Print) Steve J. Salazar, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00631</u>	<u>SIA</u>	<u>5(2)</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 checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>5-31-06</u>			Total <u>\$ 145.00</u>

[Signature] 5/5/06
 Planner signature / date

Project # 1003353



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

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

March 18, 2004

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **March 18, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **HERITAGE AT THE TRAILS UNIT 1 AND HERITAGE AT THE TRAILS, UNIT 2 - TRACTS A AND B, THE TRAILS**, zone map C-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: C-9

VENTANA RANCH N.A. (R)

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

CERTIFIED MAIL

5 May 2006

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114
(505) 792-9227

Re: **Neighborhood Association Notification**
Heritage at The Trails Unit 1
Heritage at The Trails Unit 2
Extension of Subdivision Improvements Agreement

Dear Ms. Horton:

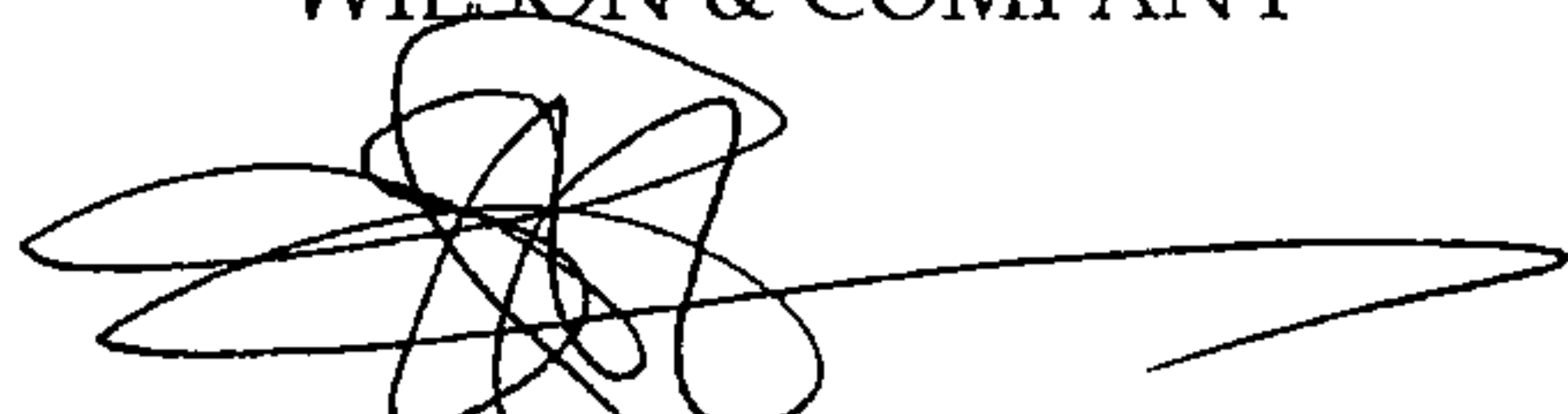
This letter is to inform the Ventana Ranch NA that Wilson & Company, Inc., acting as agents for The Trails, LLC, is requesting an extension of subdivision improvements agreements for the Paseo Del Norte Improvements.

Attached is a zone atlas map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, May 31st, 2006 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 898-8021.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

7006 0100 0007 2239 0788

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	0.39	UNIT ID: 0124
Certified Fee	2.540008	
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KPXBNS
Total Postage & Fees	\$ 4.64	05/05/06

ALBUQUERQUE, NM 87114 RANCHO STATION RIO RANCHO, NM 87124

Sent To: Ms. Laura Horton Ventana Ranch Neighborhood Assoc
Street, Apt. No.; or PO Box No.: 7224 Cascada Rd. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

STEVE SALAZAR, P.E.
Applicant name (print)
[Signature]
Applicant signature / date
5/4/06



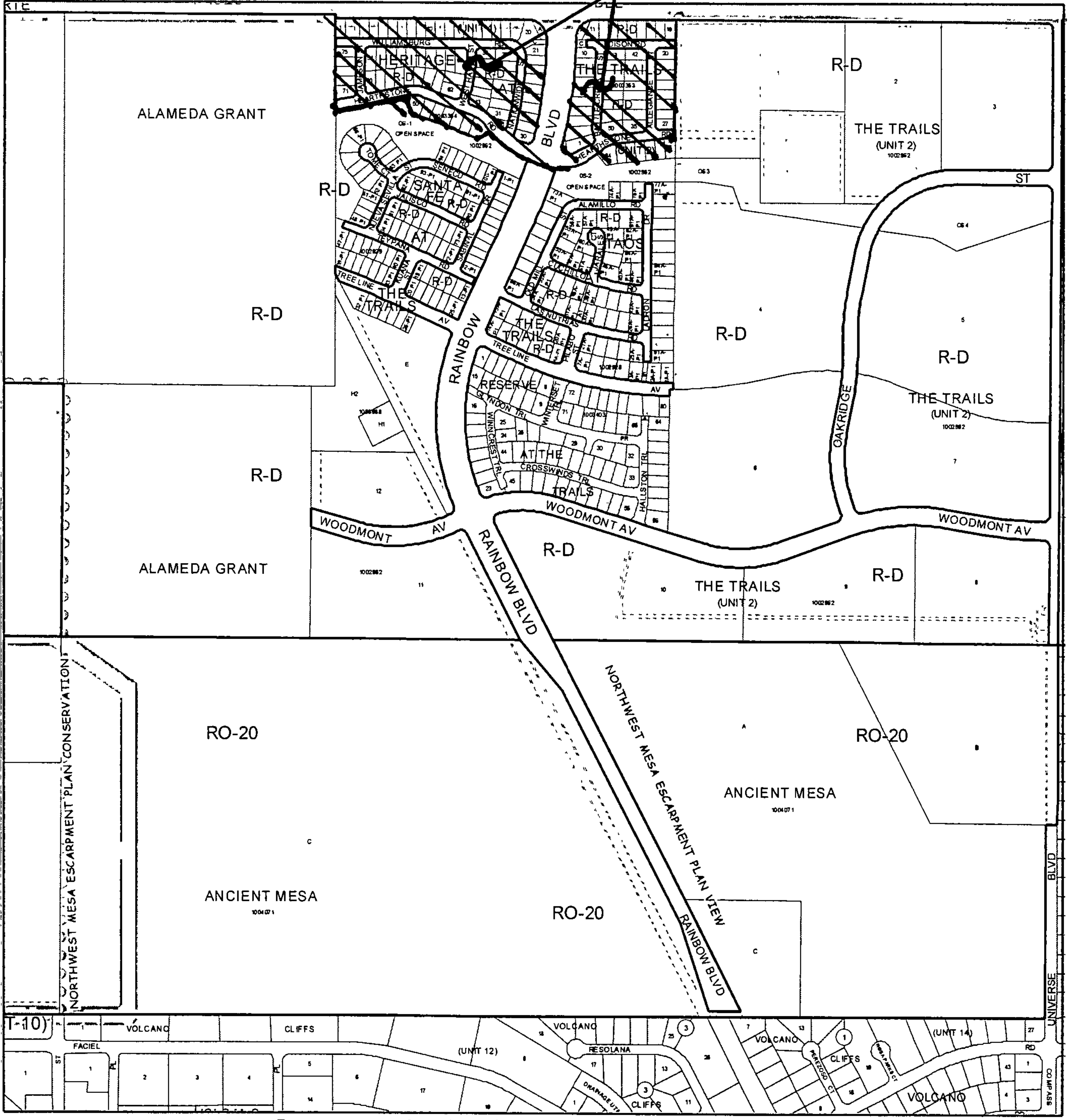
Form revised 9/01, 8/03 and 9/03

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

Application case numbers
06DRB - 00631

[Signature] 5/5/04
Planner signature / date
Project # 1003353

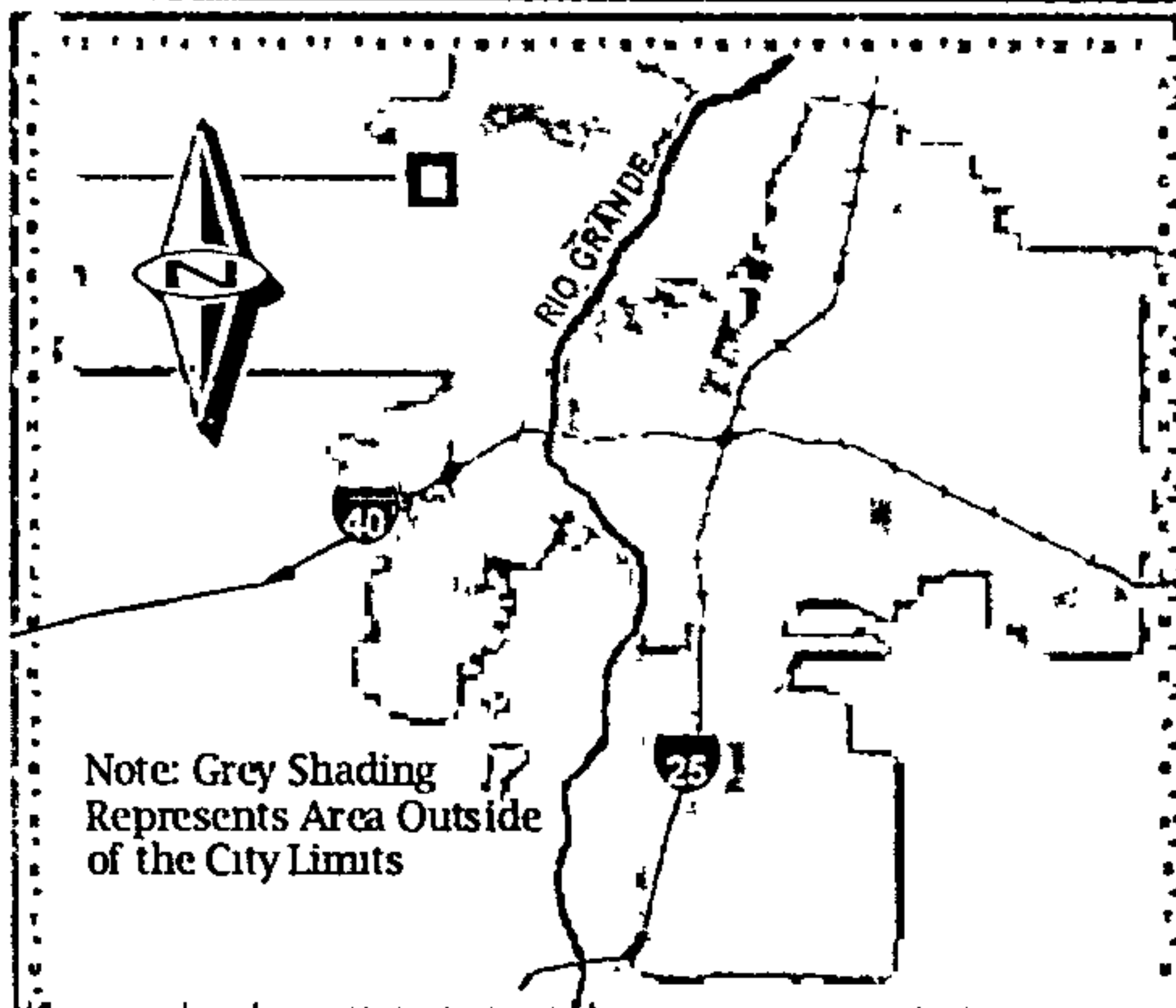
SITE LOCATION: (HERITAGE of THE TRAILS) UNITS 1 & 2



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



Map amended through: 3/14/2006

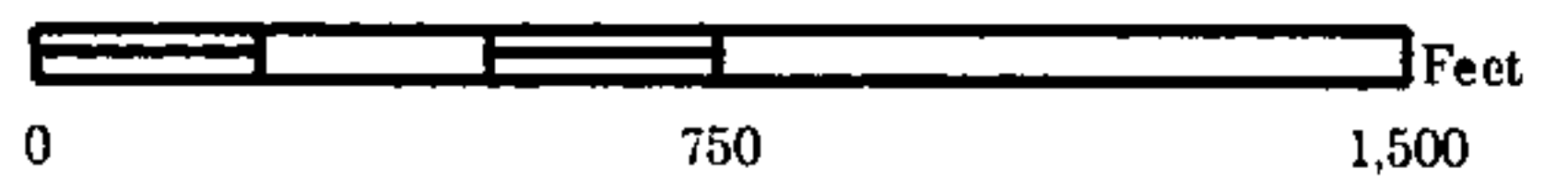


Zone Atlas Page:

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





**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

4 May 2006

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: Paseo del Norte
Extension of Subdivision Improvements Agreement
COA Project Number – 738484; WCI Project #X4218008

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for The Trails LLC, is submitting an extension of Subdivision Improvements Agreement for the above subject property.

The following explanation is the reason for the extension of the subdivision improvements agreement. Longford is requesting extension of SIA to complete the construction of Paseo del Norte improvements per the COA infrastructure project 738484.

Attached are the items requested by the DRB for the extension of SIA.

If you have any questions concerning this proposed project, please contact me at (505) 898-8021.

WILSON & COMPANY

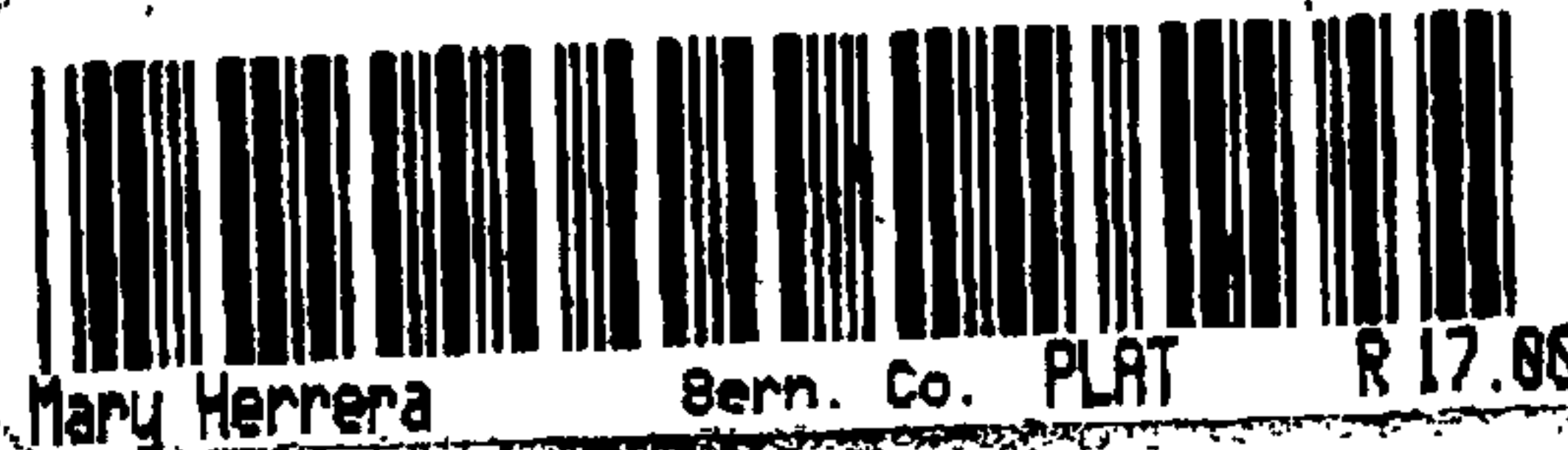
Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

Grant, projected Section 16 of the Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico, TRACT A, THE TRAILS, is hereby dedicated for record in the Public Land Office on December 15, 2004, 30 acres more or less.

PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1

BEING A REPLAT OF
TRACT A, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004



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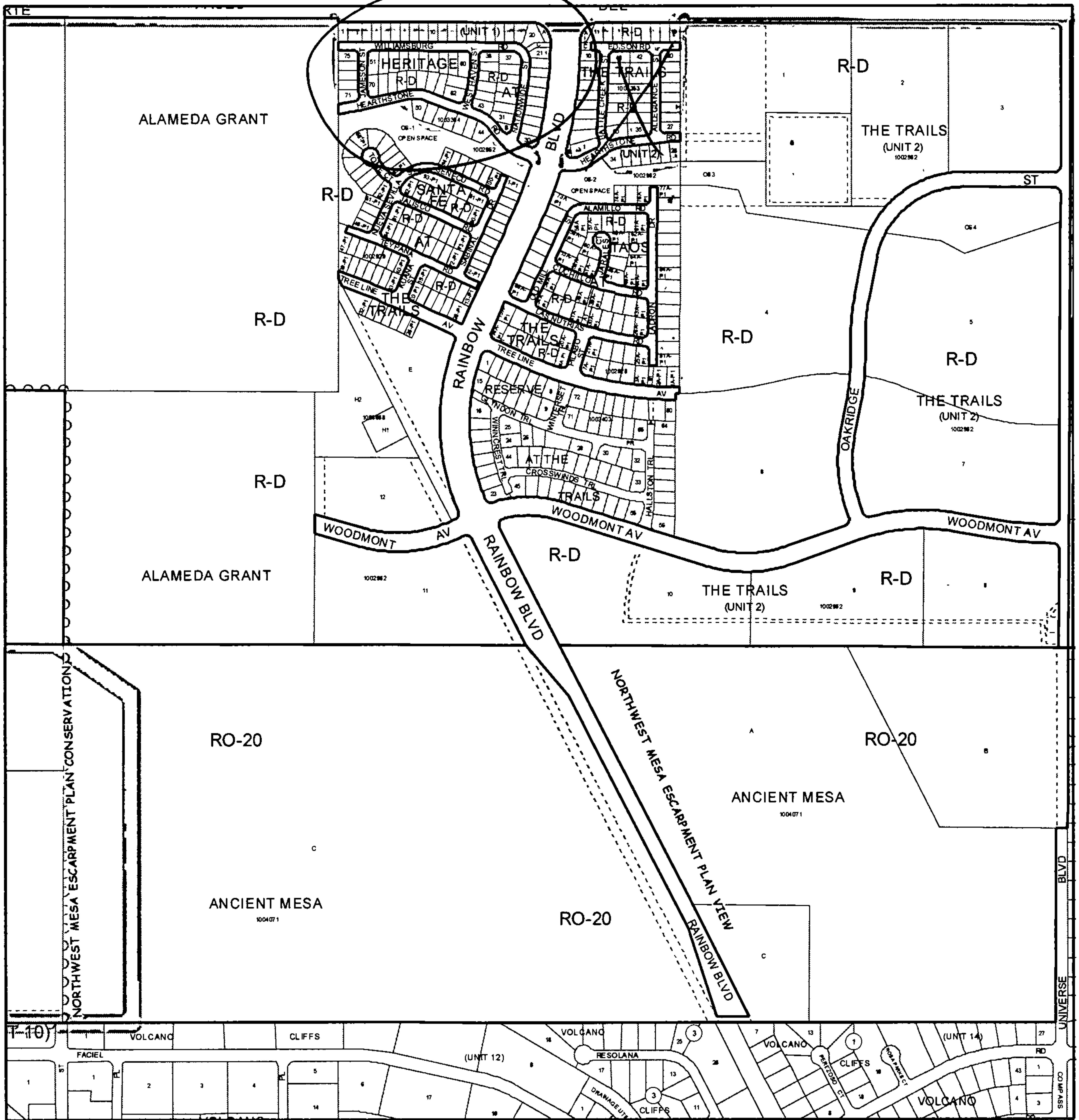
lots and the vacated
dedicate public
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and in accordance with the
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d distribution lines, conduits, and
shown or indicated, and
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r(s) and/or Proprietor(s) do
s warrant that they hold among
the land subdivided, and do
d deed.

APPLIC. NO. 04-0416
Utility Approvals

<u>Leonard D. Mart</u> PNM ELECTRIC SERVICES DIVISION	<u>8-27-04</u> DATE
<u>Leonard D. Mart</u> PNM GAS SERVICES DIVISION	<u>8-27-04</u> DATE
<u>David R. Muller</u> QWEST	<u>8-27-04</u> DATE
<u>Rita Ericks</u> COMCAST	<u>8-27-04</u> DATE
<u>[Signature]</u> NEW MEXICO UTILITIES City Approvals	<u>9-22-04</u> DATE

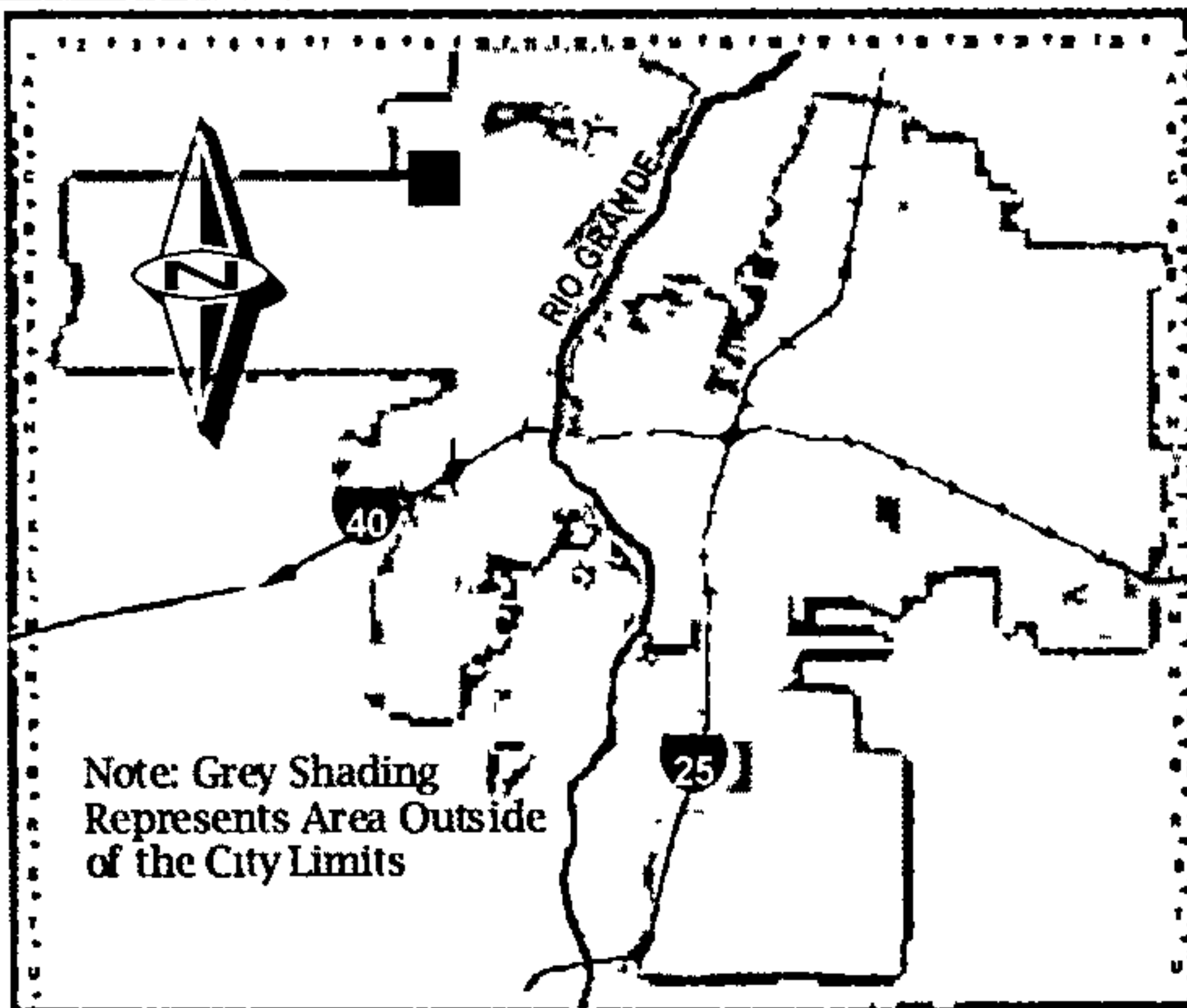
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For more current information and more details visit <http://www.cabq.gov/gis>



Map amended through: 3/14/2006



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





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 21, 2004

- 5. Project # 1003353**
04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as HERITAGE @ THE TRAILS, UNIT 2, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9) THE

At the April 21, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 4/21/04 and approval of the grading plan engineer stamp dated 3/24/04 the preliminary plat was approved with the following condition of final plat:

An approved perimeter wall submittal is required prior to construction taking place.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The sidewalk waiver exhibit has been revised to show Lot 27 is not included.

Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

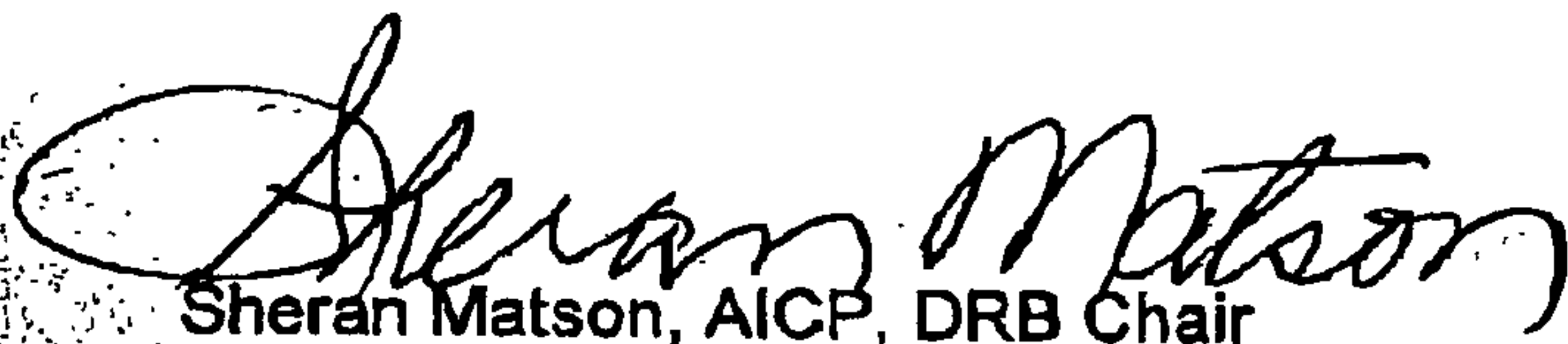
If you wish to appeal this decision, you must do so by May 6, 2004 in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108
Centex Homes, 5120 Masthead NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: March 24, 2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 4/21/04
Date Preliminary Plat Expires: 4/21/05
DRB Project No.: 1003354
DRB Application No.: 04DRB-00457

▲ 6/29/04

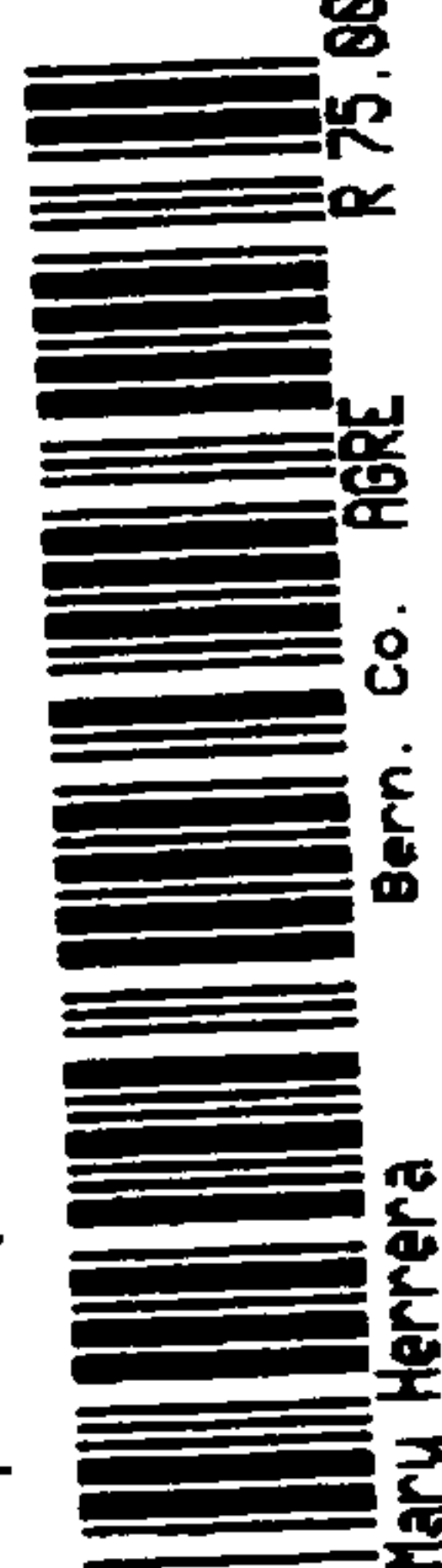
HERITAGE AT THE TRAILS, UNIT 1
PROPOSED NAME OF PLAT

TRACT A, THE TRAILS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During 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
		28' F-F	Residential Paving	Williamsburg Road	West Property Line	Nationwide Street	/	/
		28' F-F	Residential Paving	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/
		28' F-F	Residential Paving	Jameson Street	Williamsburg Road	Hearthstone Road	/	/
		28' F-F	Residential Paving	West Haven Street	Williamsburg Road	Hearthstone Road	/	/
		32' F-F	Residential Paving	Hearthstone Road	West Property Line	Nationwide Street Williamsburg Road	/	/
		50' F-F (incl Median)	Residential Paving	Hearthstone Road	Nationwide Street	Rainbow Blvd	/	/
B-1	730081	31' F-F (half of full width)	Arterial Paving (8)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/
			Modified Procedure "C" (3)	Paseo del Norte			/	/
		31' F-F (half of full width)	Arterial Paving (11)	Paseo del Norte	W. Prop. line	Rainbow Blvd	/	/
		Std. or Mntbl	Curb and Gutter (6)	Williamsburg Road	West Property Line	Nationwide Street	/	/
		Std. or Mntbl	Curb and Gutter (6)	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/

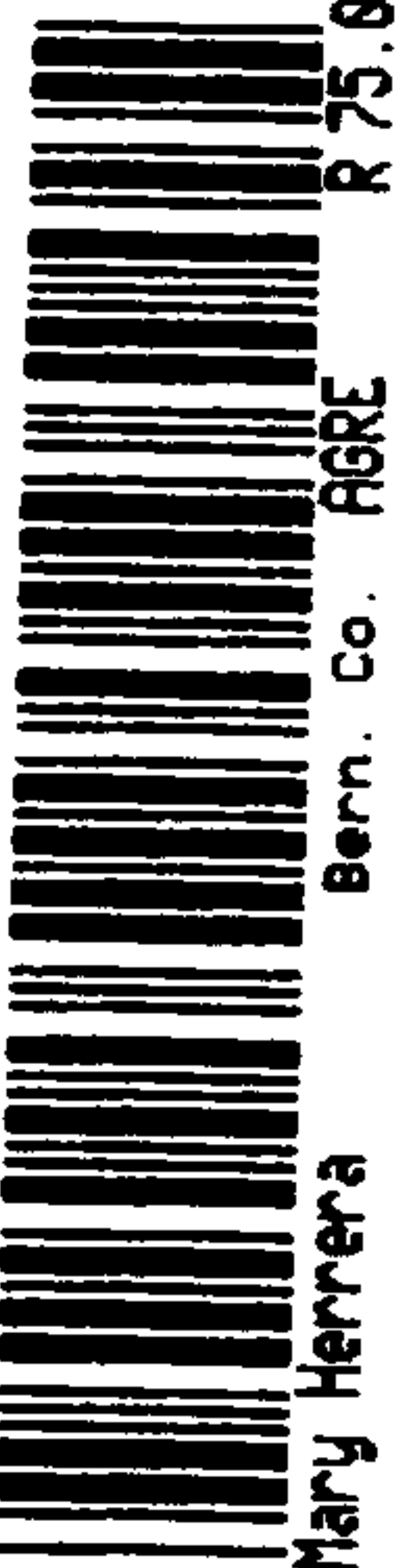
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SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		Std. or Mntbl	Curb and Gutter (6)	Jameson Street	Williamsburg Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	West Haven Street	Williamsburg Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hearthstone Road	West Property Line	Rainbow Blvd	/	/	/
		Median	Curb and Gutter	Hearthstone Road	E. of Nationwide Street	Rainbow Blvd.	/	/	/
B-1	730081	Std.	Curb and Gutter (8) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		Median	Curb and Gutter (8) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Williamsburg Road	West Property Line	Nationwide Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Jameson Street	Williamsburg Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	West Haven Street	Williamsburg Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Hearthstone Road	West Property Line	Nationwide Street	/	/	/
		4'	PCC Sidewalk (North Side Only)	Hearthstone Road	Nationwide Street	Rainbow Blvd.	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Hearthstone Road	West PL - Lot 50	East PL - Lot 44	/	/	/
B-1	730081	10'	Asphalt Trail (8)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		10'	Asphalt Trail (12)	Tract as-1	West PL	East PL	/	/	/
		8"	Waterline	Public Easement on Lot 2	Paseo Del Norte	Williamsburg Road	/	/	/
		6"	Waterline	Williamsburg Road	West Property Line	Nationwide Street	/	/	/
		6"	Waterline	Nationwide Street	Williamsburg Road	Hearthstone Road	/	/	/

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Mary Herrera
Bern. Co. AGRE
R 75.00

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SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		8"	Waterline	Hearthstone Road	West Property Line	Rainbow Blvd.	/	/	/
		6"	Waterline	Jameson Street	Williamsburg Road	Hearthstone Road	/	/	/
		6"	Waterline	West Haven Street	Williamsburg Road	Hearthstone Road	/	/	/
		20"	Waterline (8)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
							/	/	/
		8"	SAS	Williamsburg Road	West Property Line	Nationwide Street	/	/	
		8"	SAS	Hearthstone Road	West Property Line	Lot 44	/	/	
		8"	SAS	Jameson Street	Lot 70 - South End	Williamsburg Road	/	/	
		8"	SAS	West Haven Street	Hearthstone Road	Williamsburg Road	/	/	
		8"	SAS	Nationwide Street	Williamsburg Road	Lot 30	/	/	
		8"	SAS	Lot 21 Easement	Williamsburg Road	Rainbow Blvd.	/	/	
		8" - 12"	SAS (8)	Tracts B, D, F, & J	Lot 21 Easement	Universe Blvd	/	/	
		750 gpm	Temp SAS Lift Station (8)	Tract J	Universe Blvd		/	/	
		8"	Temporary SAS Force Main (8)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	
							/	/	
		30"	RCP Storm Drain	Lot 2 Easement	Williamsburg Road	Paseo del Norte	/	/	
		36" - 42"	RCP Storm Drain	Paseo Del Norte	Lot 2	Rainbow Blvd.	/	/	/
		24"	RCP Storm Drain	Hearthstone Road	Nationwide Street	Rainbow Blvd.	/	/	/

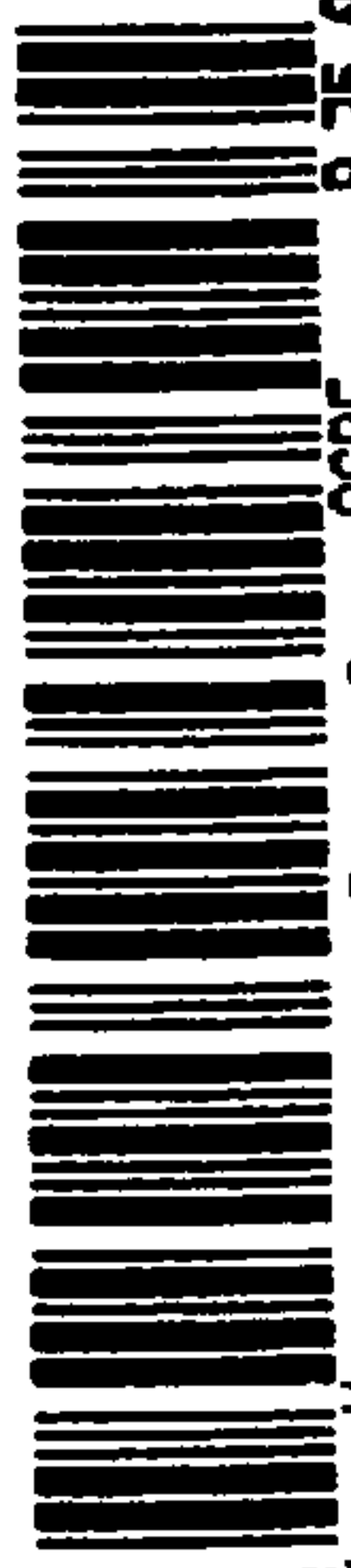
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SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer
		30"	RCP Storm Drain	Lot 21 Easement	Williamsburg Road	Rainbow Blvd.	/	/
		30"	RCP Storm Drain	Williamsburg Road	West Property Line	Lot 21 Easement	/	/
		24"	RCP Storm Drain	Tract OS-1	Hearthstone Road	Santa Fe at the Trails	/	/
		24"	RCP Storm Drain	Rainbow Blvd (at Hearthstone Road)	West right-of-way line	East right-of-way line	/	/
		30"-48"	RCP Storm Drain	Rainbow Blvd (at Lot 21 Easement)	West right-of-way line	East right-of-way line	/	/
		6.46 Ac-Ft	Retention Pond on unplatted land east of Tract B, The Trails. w/ easmt, Covenant & Agreement, and emergency overflow				/	/
		0.77 Ac-Ft	Temporary Retention Pond on property west of Heritage at the Trails, Unit 1. w/ easmt, Covenant & Agreement, and emergency overflow				/	/
MB-1	730081		<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> \$250,000 drainage mitigation contribution by Procedure B' modified </div>				/	/
			Temporary Storm Drain Pump Station & Force Main (10)	Universe Blvd	Pond L	Las Ventanas Dem.	/	/
			Perimeter Walls (not subject to financial guaranty)				/	/
			Landscaping water meter				/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/

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Mary Herrera
Bern. Co. AGRE
R 75.00

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Not used
8. Adjacent portions of Rainbow Blvd to be built by a separate project. (DRB Project#1002962, CPN#730081) ~~Rainbow Blvd not financially guaranteed with this project.~~
Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 75 lots = \$42,375
- ~~10. Includes removal and replacement of existing asphalt. To be deferred. Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRG procedure review.~~
11. *by Modified Procedure 'c' (non-work order) is an option (concurrence from AMD)*
12. *Trail to be built by a separate project*

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE <small>NAME (print)</small>	<i>Sharon Watson</i> 4/21/04 <small>DRB CHAIR - date</small>	<i>Christina Dandora</i> 4/21/04 <small>PARKS & GENERAL SERVICES - date</small>	
Isaacson & Arfman, P.A. <small>FIRM</small>	<i>[Signature]</i> 4-21-04 <small>TRANSPORTATION DEVELOPMENT - date</small>	<small>AMAFCA - date</small>	
<i>Genevieve Donart</i> 4/21/04 <small>SIGNATURE - date</small>	<i>Roger [Signature]</i> 4/21/04 <small>UTILITY DEVELOPMENT - date</small>	<small>- date</small>	
<small>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB PERMISSION:</small>	<i>Brad L. Bijan</i> 4-21-04 <small>CITY ENGINEER - date</small>	<small>- date</small>	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04	<i>[Signature]</i>	<i>Brad Bijan</i>	<i>Genevieve Donart</i>

13. *landscape Maintenance Agreement between city and the H.O.A. is required for landscaping in the public right-of-way.*

2004114891
 612696
 Page: 16 of 34
 08/13/2004 02:42P
 BK-R02 Pg-4593
 Mary Herrera Bern. Co. R 75.00 RGR

1300

761-9911
Jenny 268-8828

FIGURE 18

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 738484

This Agreement made this 19th day of December, 2005, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) The Trails LLC ("Developer"), whose address is 7007 Jefferson St NE Suite A-B and whose telephone number is (505) 761-9911 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 27 day of August 2004 which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 8/31/04, at Book Misc. A83, pages 3280 through 3290, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 9 day of Nov 2005; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

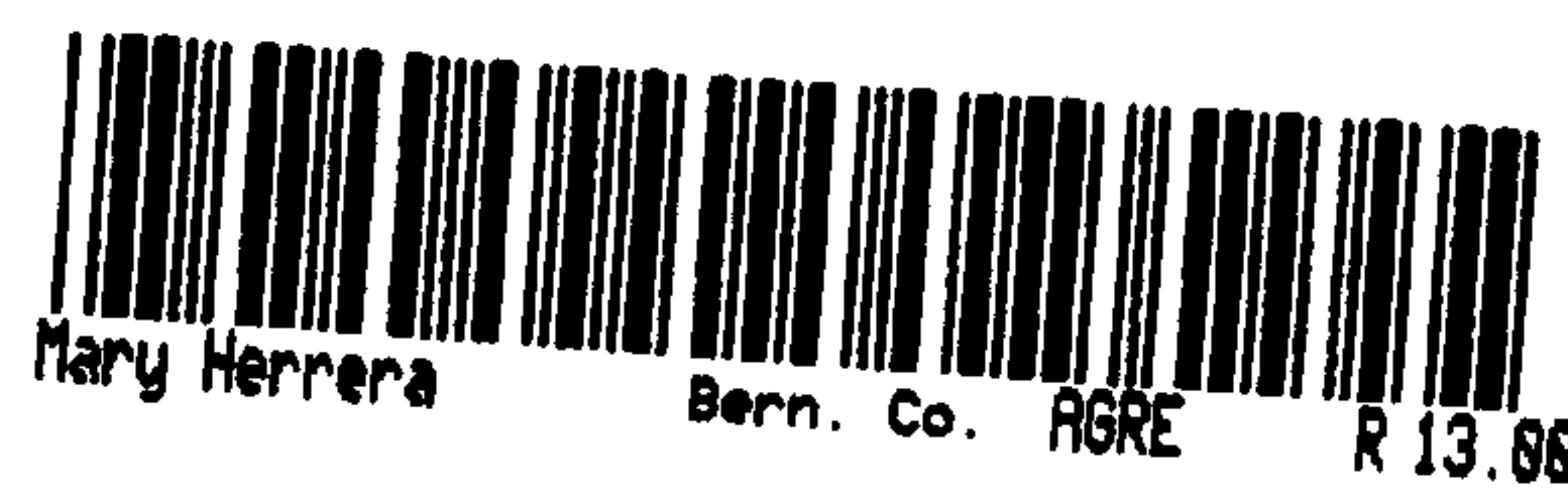
NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 27 day of May, 2006.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE
_____	_____
_____	_____
_____	_____



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Bond # 8235045
Amount: \$ 744,274.25 Name of Financial Institution or Surety
providing Guaranty: Developers Surety & Indemnity Company
Date City first able to call Guaranty (Construction Completion
Deadline): 27 May 06
If Guaranty other than a Bond, last day City able to call Guaranty
is: 27 July 06
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

The Trails LLC

By (Signature): [Signature]
Name: John Anderson
Title: VP of The Trails LLC
Dated: 12/19/05

CITY OF ALBUQUERQUE:

Bradley L. Bingham
City Engineer
Dated: 12/19/05

12/19/05

12-7-05



Mary Herrera

Bern. Co. AGRE

R 13.00

2005185399

6381453

Page: 2 of 3

12/19/2005 03:30P

BX-A100 Pg-4900

DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 2nd day of December, 2005 by (name of person:) Brian Anderson (title or capacity, for instance, "President" or "Owner") VP The Trails LLC of (Developer:) The Trails LLC

My Commission Expires:
02/24/07

Nadine Tinagero
Notary Public
OFFICIAL SEAL
NADINE TINAGERO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 02/24/07

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 19th day of December, 2005 by Bradley L. Bingham City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
11-25-2007

Gloria D. Saavedra
Notary Public


Mary Herrera Bern. Co. AGRE R 13.00 Bk-A108 Pg-4900
2005185399
6381453
Page: 3 of 3
12/19/2005 03:38P

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO. (SURETYS NO.): 823504S
CONTACT PERSON'S NAME: _____

Premium: \$7,443.00/Two Years

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we The Trails, LLC

("SUBDIVIDER") a (state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc. :) Nevada limited liability company as "Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Iowa and authorized to do business in the State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200 Irvine CA 92614 and whose telephone number is 949-263-3300 are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) Seven hundred forty four thousand two hundred seventy four and 26/100** Dollars, (AMOUNT OF FIGURES) \$ 744,274.26 as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Heritage at the Trails, Unit 1 & Heritage at the Trails Unit 2/Paseo Del Norte ("NAME OF SUBDIVISION"), CITY PROJECT NO. 738484; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: (list the improvements, e.g., water, sewer, pavement, sidewalks:) SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") The Trails, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank) pages _____ through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before (Construction Completion Deadline established in Agreement or as amended:) October 31, 2006 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 17TH day of
November, 2005.

SUBDIVIDER:

By [signature:] [Signature]
Name: The Trails, LLC
Title: Pres
Dated: 11/17/05

SURETY:

By [signature:] [Signature]
Name: Natalie Caicedo Lopez
Title: Attorney-in-Fact
Dated: November 17, 2005

STATE OF _____)
COUNTY OF _____) ss.

Subscribed and sworn to before me this _____ day of _____,
19____.

Notary Public

My Commission Expires:

*NOTE: Power of Attorney for Surety must be attached.

ALL-PURPOSE ACKNOWLEDGMENT

State of California

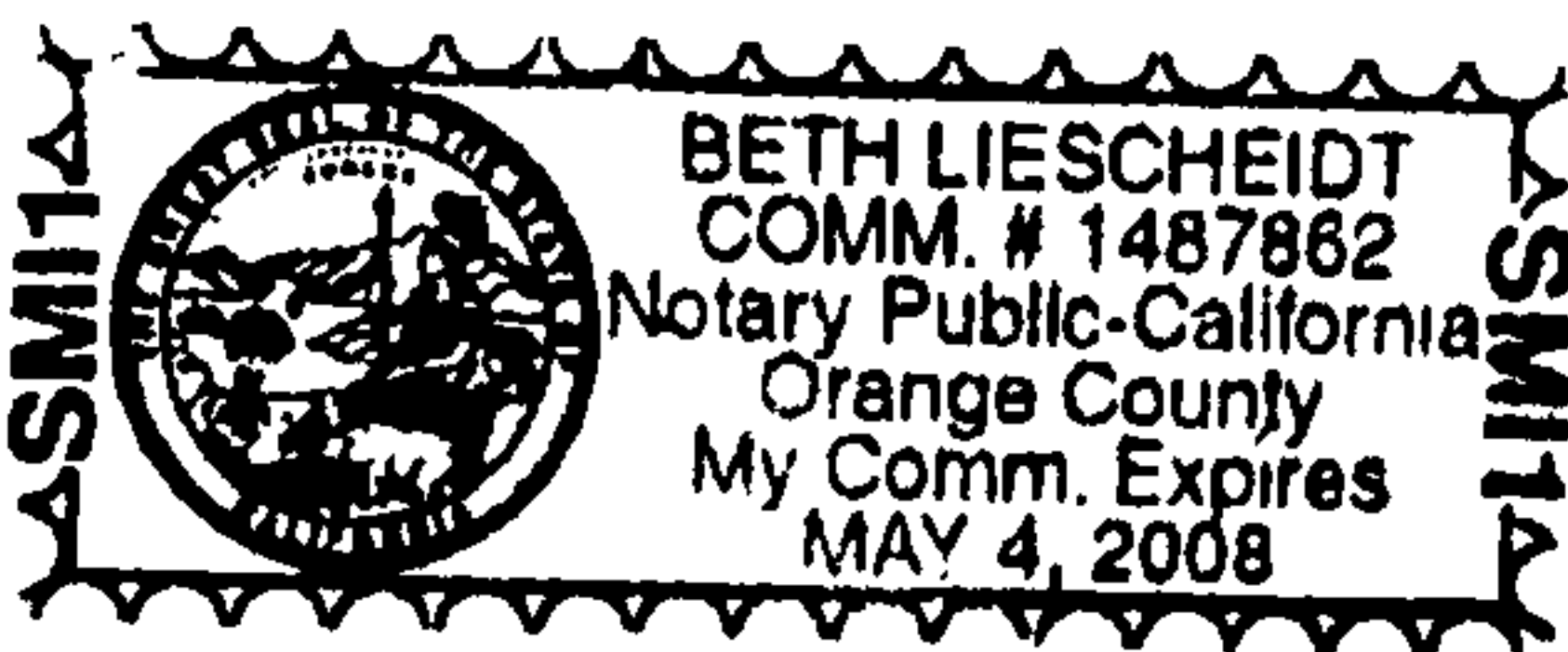
County of Orange

On Nov. 17, 2005 before me, Beth Liescheidt,

personally appeared Natalie Caicedo Lopez,

personally known to me -OR-

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Beth Liescheidt
Signature of Notary

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR

OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Developers Surety and Indemnity Company

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA**

PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Keith E. Sandrock, Patricia J. Sandrock, Natalie Caicedo Lopez, jointly or severally


as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

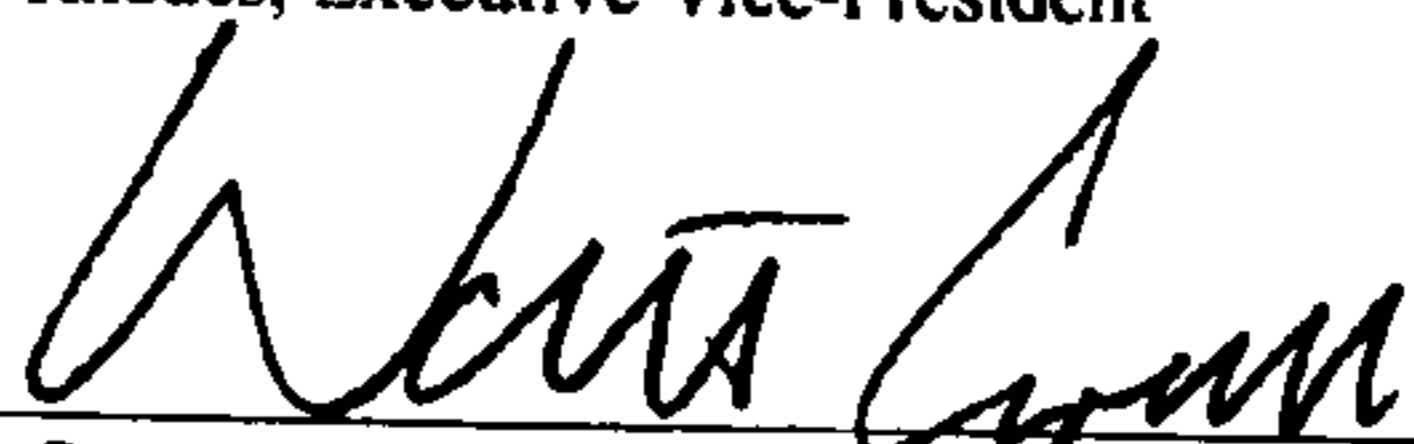
This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney:

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of February, 2005.

By: 
David H. Rhodes, Executive Vice-President

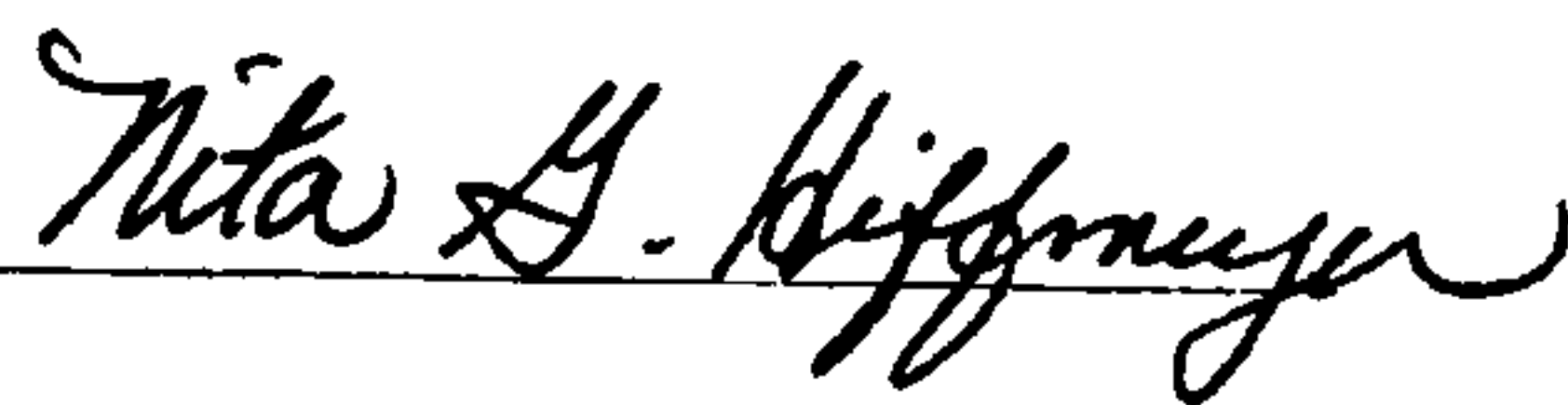
By: 
Walter A. Crowell, Secretary



STATE OF CALIFORNIA)
)SS.
COUNTY OF ORANGE)

On February 1, 2005, before me, Nita G. Hiffmeyer, personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



CERTIFICATE

The undersigned, as Executive Vice-President, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 17 day of November, 2005.

By: 
David L. Kerrigan, Executive Vice-President

**WILSON
& COMPANY**

CERTIFIED MAIL

5 May 2006

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque, NM 87114
(505) 792-9227

Re: **Neighborhood Association Notification**
Heritage at The Trails Unit 1
Heritage at The Trails Unit 2
Extension of Subdivision Improvements Agreement

Dear Mr. Nyberg:

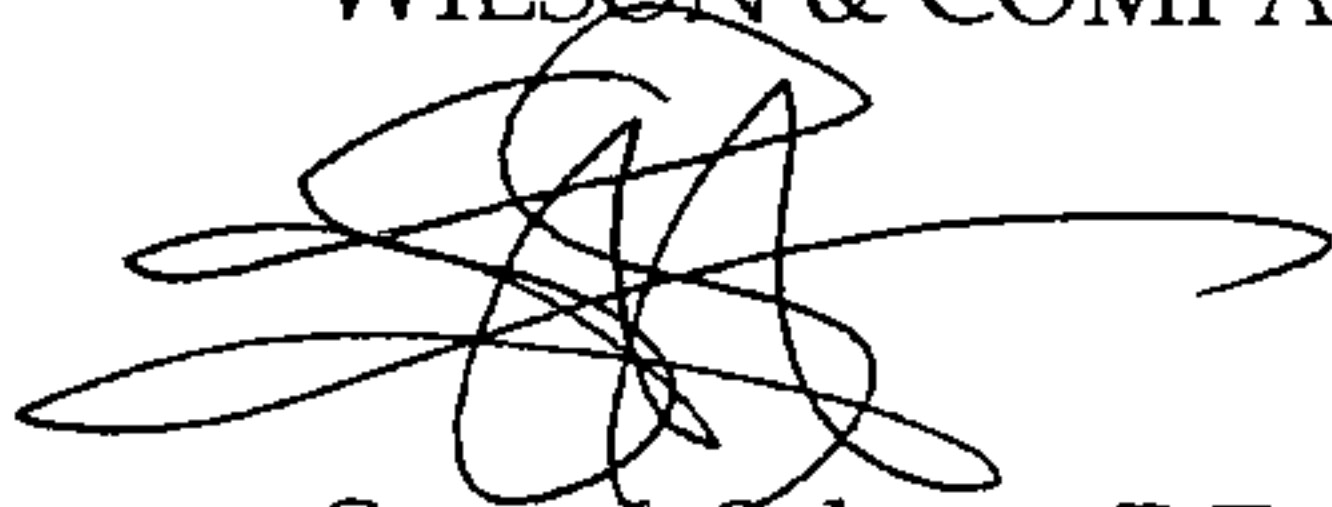
This letter is to inform the Ventana Ranch NA that Wilson & Company, Inc., acting as agents for The Trails, LLC, is requesting an extension of subdivision improvements agreements for the Paseo Del Norte Improvements.

Attached is a zone atlas map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, May 31st, 2006 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 898-8021.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

7006 0100 0007 2239 0795

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	
ALBUQUERQUE, NM 87114	
Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64
UNIT ID: 0124	

VENTANA RANCH STATION
MAY 5 2006
Clerk: KPXBNS
05/05/06

Sent To: Mr. Bruce Nyberg
Street, Apt. No.; or PO Box No.: 6824 Brushfield Rd. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME THE TRAILS
 AGENT STEVE SALAZAR
 ADDRESS _____
 PROJECT & APP # 1003353 / 06DRB - 00631
 PROJECT NAME HERITAGE @ THE TRAILS #1

DUPLICATE
 City Of Albuquerque
 Treasury Division

5/5/2006 10:48AM LOC: ANNX
 RECEIPT# 00059701 WSH 006 TRANSH 0012
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$145.00
 J24 Misc

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 145.00 TOTAL AMOUNT DUE

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

5/5/2006 10:48AM LOC: ANNX
 RECEIPT# 00059702 WSH 006 TRANSH 0012
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$145.00
 J24 Misc

DUPLICATE
 City Of Albuquerque
 Treasury Division
 6/21/04

DUPLICATE
 City Of Albuquerque
 Treasury Division

5/5/2006 10:48AM LOC: ANNX
 RECEIPT# 00059703 WSH 006 TRANSH 0012
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$145.00
 J24 Misc

VI \$75.00
 CHANGE \$145.00
 \$0.00

Thank You

Thank You

Thank You

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.

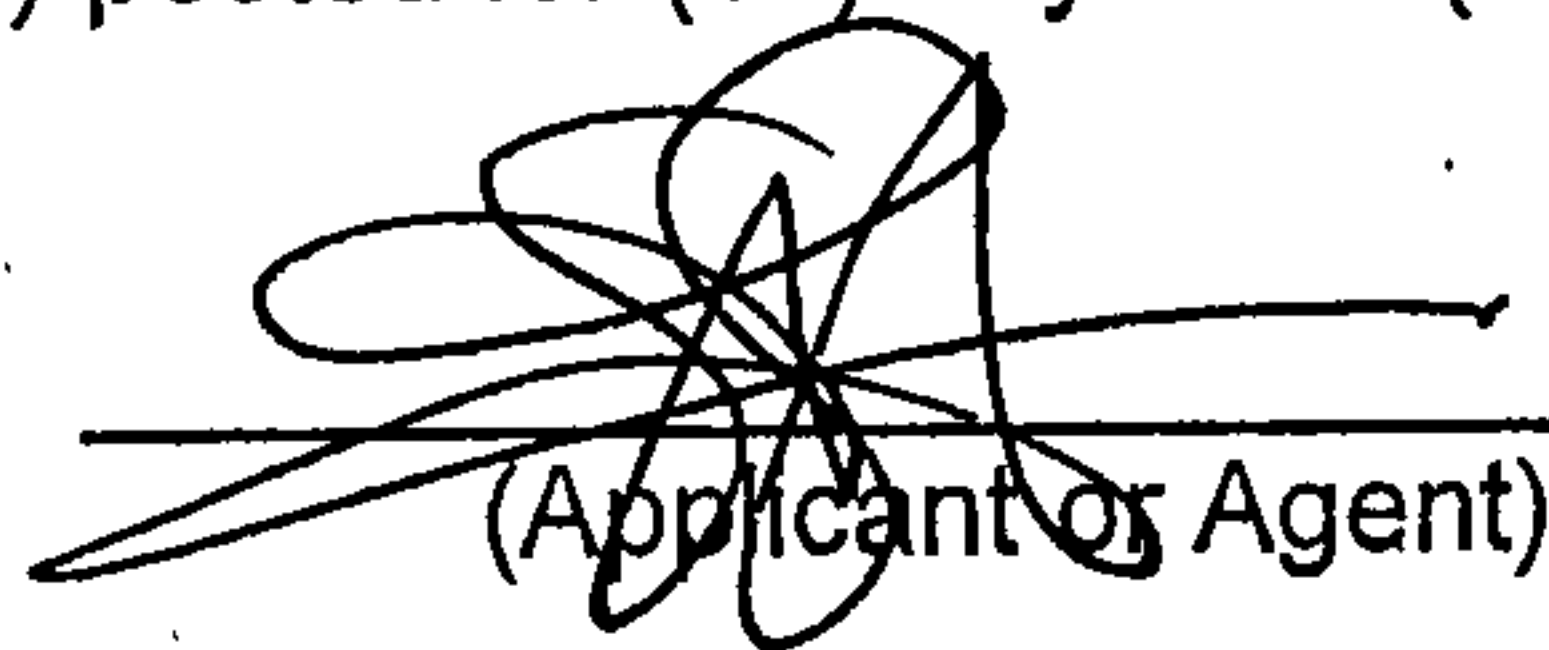
4. TIME

Signs must be posted from MAY 16, 2006 To MAY 31, 2006

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)

5/5/06

(Date)

I issued 2 signs for this application, 5/5/06 K. S. S.

(Date) (Staff Member)

DRB PROJECT NUMBER: 1003353

**ISAACSON & ARFMAN, P.A.****Consulting Engineering Associates***Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 18, 2006

Ms. Claire Senova
Planning Department
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87103

**RE: Submittal for Heritage at the Trails Unit 2
Extension of Sidewalk Defferal Request**

Dear Ms. Senova:

Please remove the above item that was submitted today from the agenda for April 26th.
Sorry about the confusion.

Thanks for your patience!

Sincerely,
Isaacson & Arfman, P.A.

Genny Donart, PE
Design Engineer
GD/gld



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS - Fred C. Arfman, PE
Scott M. McGee, PE*

FAX NO. (505) 268-2632

***** FAX TRANSMITTAL MEMO *****

TO: CLAIRE SENOVA
COA

DATE: 4/18/06

CC: _____

FAX #: 924-3864

FROM: GENNY DONART, Isaacson & Arfman, P.A.

REFERENCE: HERITAGE AT THE TRAILS 2

TOTAL NUMBER OF PAGES (INCLUDING COVER) 2

Hard copy to follow via mail.

MESSAGE:

REQUEST TO REMOVE ITEM FROM AGENDA

This fax is intended only for the personal and confidential use of the addressee or addressees named above. It contains information that is privileged and confidential. Any unauthorized review, disclosure, copying or dissemination of this transmission is strictly prohibited. If you have received this transmission in error, please notify the sender by telephone immediately so that we can arrange for its return to us. Thank you for your cooperation.

IN CASE OF DIFFICULTY, PLEASE CALL THE NUMBER LISTED BELOW

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

PAID RECEIPT

APPLICANT NAME CENTEX HOMES
 AGENT ISAACSON & ARFMAN
 ADDRESS _____
 PROJECT & APP # 1003353 / DLDRB -00557
 PROJECT NAME HERITAGE @ THE TRAILS

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 70.00 TOTAL AMOUNT DUE

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

[Large handwritten signature and date 4/17/06]

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

4/18/2006 3:01PM 441032
 Counterreceipt.doc; 6/21/04 JS# 007 TRNS# 0032
 Act. Amt 441032 Fund 0000
 Activity 3424000 TRNS#
 Trans Amt \$70.00
 24 Misc

4/18/2006 3:01PM LOC: NNX
 RECEIPT# 00061131 US# 007 TRNS# 0032
 Account 441006 Fund 0000
 Activity 4983000 TRNS#
 Trans Amt \$70.00
 24 Misc

\$20.00
 Thank You

CHANGE \$70.00
 \$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME

CENTEX HOMES

AGENT

ISAACSON & ARFMAN

ADDRESS

PROJECT & APP #

1003353 / DLDRB -00557

PROJECT NAME

HERITAGE @ THE TRAILS

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
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() Traffic Impact Study

\$ 70.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

4/18/2006 3:01PM LOC: ANNX
RECEIPT# 00061130 WSH 007 TRANSH 0032
Counterreceipt.doc 6/21/04 Fund 0000
Activity 3424000 TRSKAL
Trans Amt \$70.00
J24 Misc

4/18/2006 3:01PM LOC: ANNX
RECEIPT# 00061131 WSH 007 TRANSH 0032
Account 441006 Fund 0000
Activity 4983000 TRSKAL
Trans Amt \$70.00
J24 Misc

\$20.00
Thank You

\$50.00
CK \$70.00
CHANGE \$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME

CENTEX HOMES

AGENT

ISAACSON & ARFMAN

ADDRESS

PROJECT & APP #

1003353 / DLDRB -00357

PROJECT NAME

HERITAGE @ THE TRILCS

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
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() Traffic Impact Study

\$ 70.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

4/18/2006 3:01PM LOC: ANNX
RECEIPT# 00061131 WSH# 007 TRANSH# 0032
Account 441032 Fund 0000
Counterreceipt.doc 6/21/04 TRSKAL
Trans Amt \$70.00
J24 Misc

4/18/2006 3:01PM LOC: ANNX
RECEIPT# 00061130 WSH# 007 TRANSH# 0032
Account 441032 Fund 0000
Activity 3424000 TRSKAL
Trans Amt \$70.00
J24 Misc

CK
CHANGE

\$50.00

\$70.00
\$0.00

Thank You

\$20.00
Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 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)

V

P

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: CENTEX HOMES PHONE: 761-9606
 ADDRESS: 4110 WOLCOTT NE, STE. B FAX: 761-9850
 CITY: ALBUQ. STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): ISAACSON & ARFMAN PHONE: 268-8828
 ADDRESS: 128 MONROENE FAX: 268-2632
 CITY: ALBUQ. STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: EXTENSION OF SIDEWALK DEFERRAL AGREEMENT

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

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

Lot or Tract No. ALL B Block: _____ Unit: _____
 Subdiv. / Addn. HERITAGE AT THE TRAILS UNIT 2
 Current Zoning: R-D Proposed zoning: SAME
 Zone Atlas page(s): C-9 No. of existing lots: 50 No. of proposed lots: 50
 Total area of site (acres): 9.4497 Density if applicable: dwellings per gross acre: 5.29 dwellings per net acre: 5.29
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100906423043720315 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD NW
 Between: UNIVERSE BLVD NW and RAINBOW BLVD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj. App., DRB, AX, Z, V, S, etc.): 1002962
03DRB-01528, 04DRB-00452, -00453, -00454, -00456, -01415

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review. DATE 4/18/06

SIGNATURE Genevieve Donart DATE 4/18/06
 (Print) GENEVIEVE DONART Applicant Agent

Form revised 4/04

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	Action	S.F.	Fees
<u>06DRB-00557</u>	<u>ESIA</u>	<u>4</u>	<u>\$ 50.00</u>
_____	<u>CMU</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>4-26-06</u>			Total <u>\$ 70.00</u>

Jim SCS 4/18/06

Project # 1003353

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

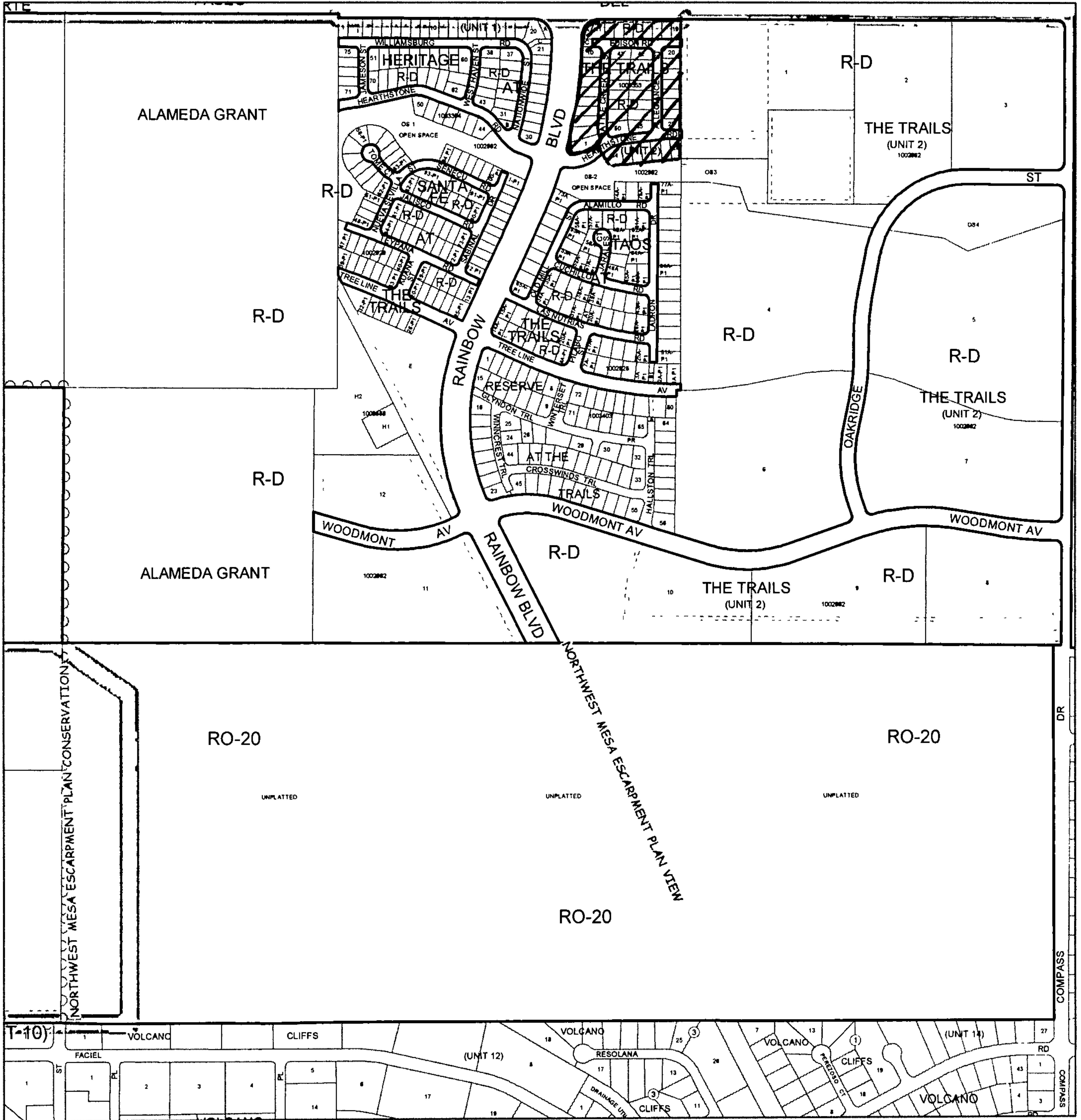
Genevieve Donart Applicant name (print)
Genevieve Donart 4/18/06 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB- _____

Kim Sims 4/18/06 Planner signature / date
Project # 1003353



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 11/2/2005



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 18, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87103

**RE: Heritage at the Trails Unit 2 (DRB Project #
Extension of Temporary Sidewalk Deferral Agreement**

Dear Ms. Matson

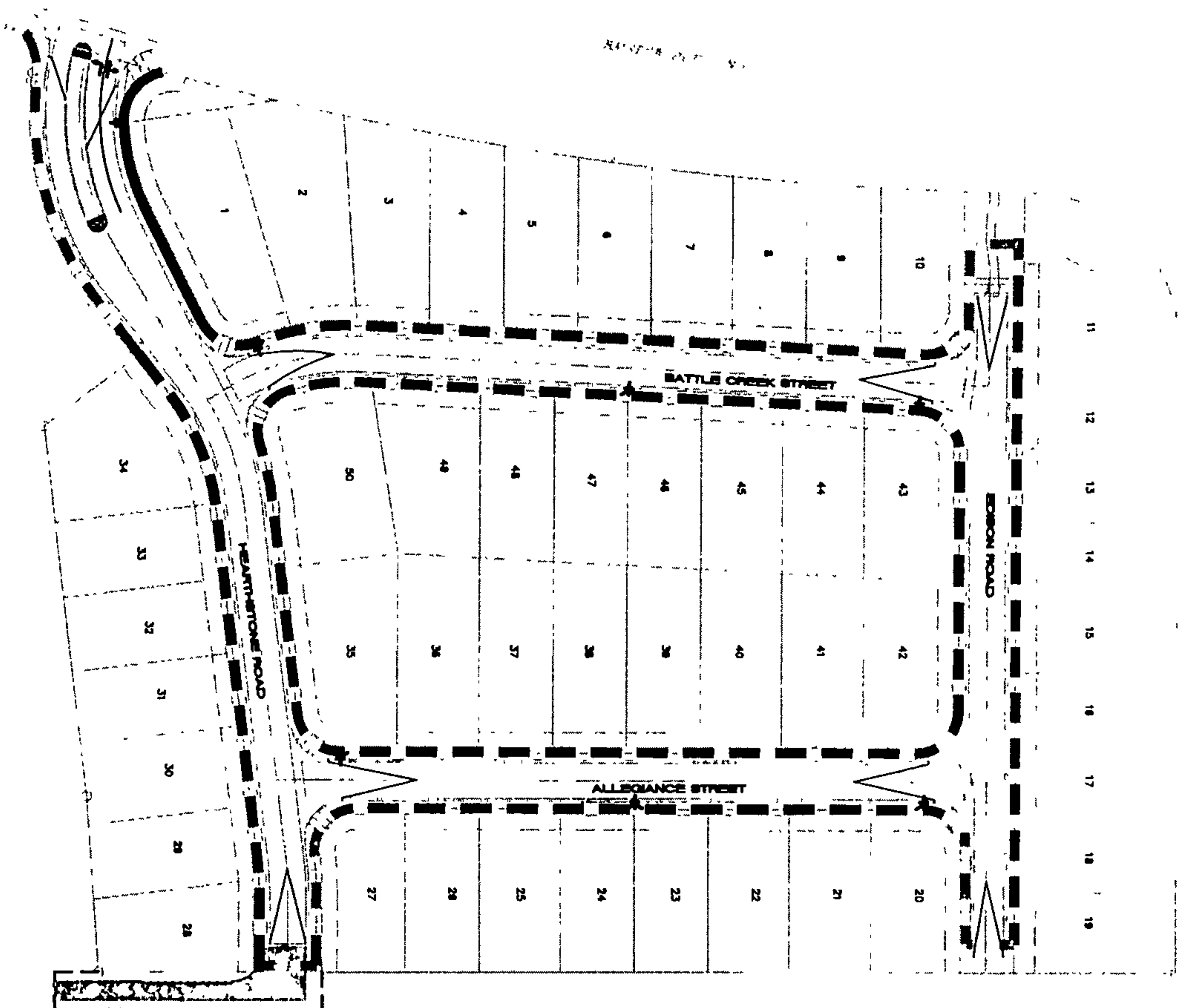
Isaacson & Arfman, P.A., as agents for Centex Homes, is submitting a request for a 2-year extension of the Temporary Sidewalk Deferral Agreement for Heritage at the Trails Unit 2.

No houses in this subdivision have yet been completed, although construction is underway on a number of them, so we don't have any of the deferred sidewalks in at this time.

Please contact me at 268-8828 or gennyd@iacivil.com if you have any questions.




Sincerely,
Isaacson & Arfman, P.A.

Genny Dohart, PE
Design Engineer
GD/gld




ALL DEFERRED
SIDEWALK STILL
NEED TO BUILT.

SCALE:
1"=100'
150

- LEGEND**
-  SIDEWALKS TO BE WAIVED
 -  SIDEWALKS TO BE CONSTRUCTED
 -  SIDEWALKS TO BE DEFERRED

SIDEWALK EXHIBIT


ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 1324B-EXH-SDWK.DWG:hor 03/25/04

HERITAGE AT THE TRAILS UNIT 2 #1003353

Subdivision Perimeter Wall Submittal
 Conceptual Plant List
 October 6, 2003

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

Trees:

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

Shrubs:

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

Ornamental Grasses: (non-turf)

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

Perennials

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

Irrigation System

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

Water Harvesting

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

Tree Placement

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

Wall Colors and Materials

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

Landscape Maintenance

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

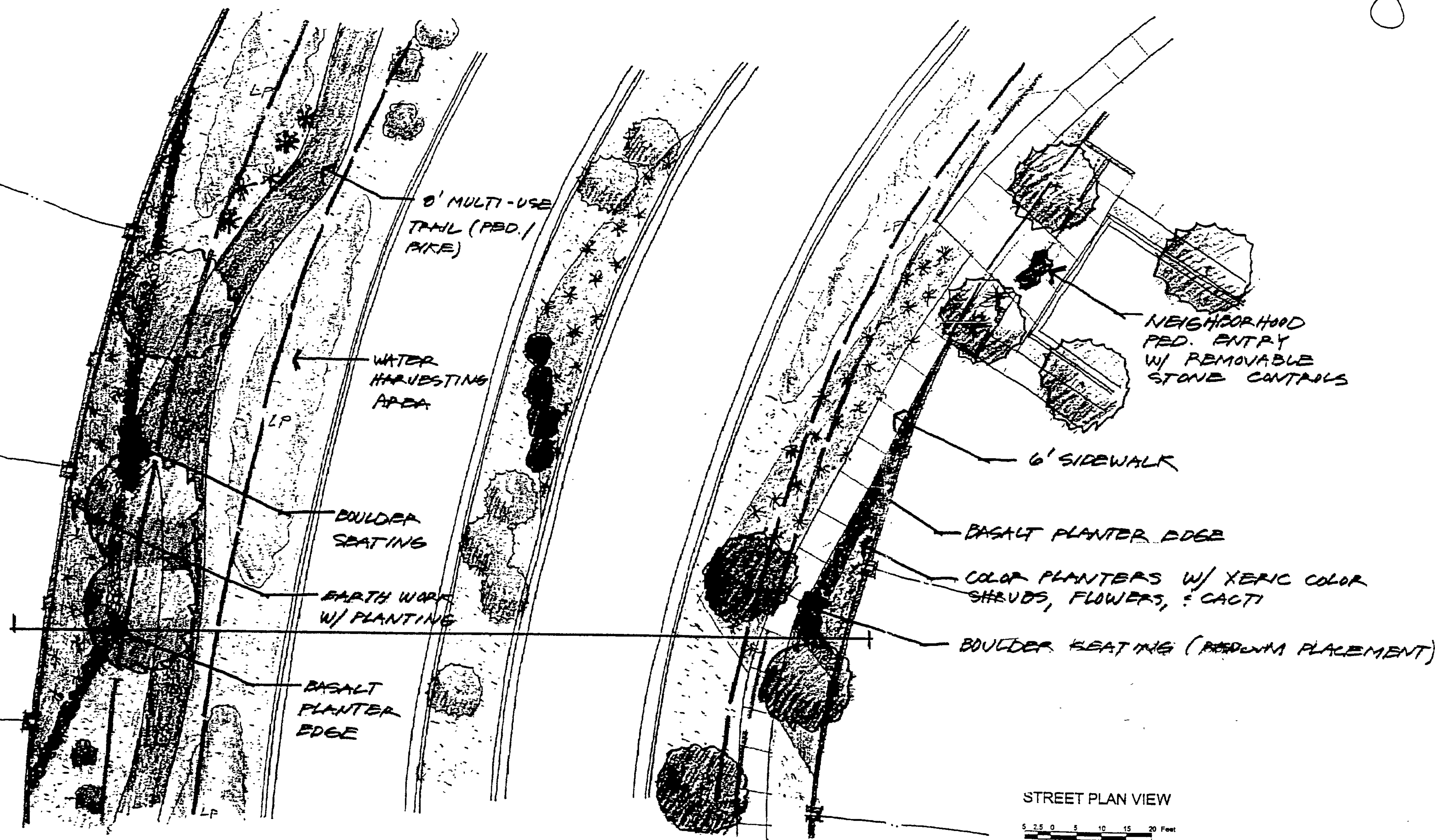
nl 12-31-03

2003/10/08

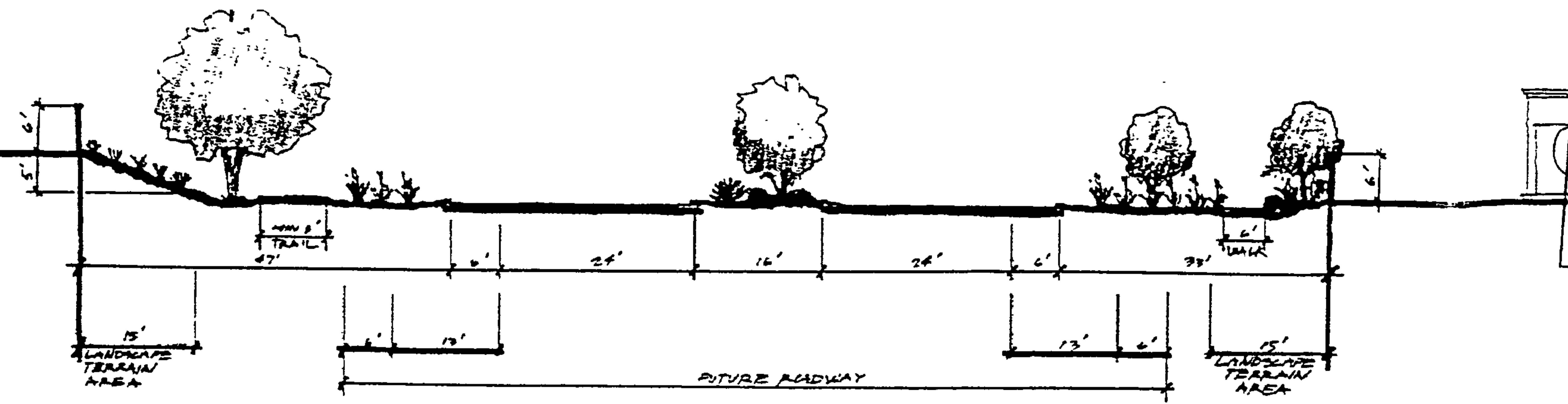
The Trails

SUBDIVISION PERIMETER WALL SUBMITTAL

TYPICAL PLAN AND SECTION



STREET PLAN VIEW



STREET CROSS SECTION



Perimeter Wall Approved
[Signature]
 DEB Chair
 6/2/04
 Date

PASEO DEL NORTE
 & RAINBOW BLVD
 ZONE ATLAS# C-9
 DRB PROJECT #1003353

GLD
 5/18/04

HERITAGE AT
 THE TRAILS, UNIT 2

LAND DEVELOPER

DENISH - KLINE & ASSOCIATES
 PLANNING CONSULTANTS

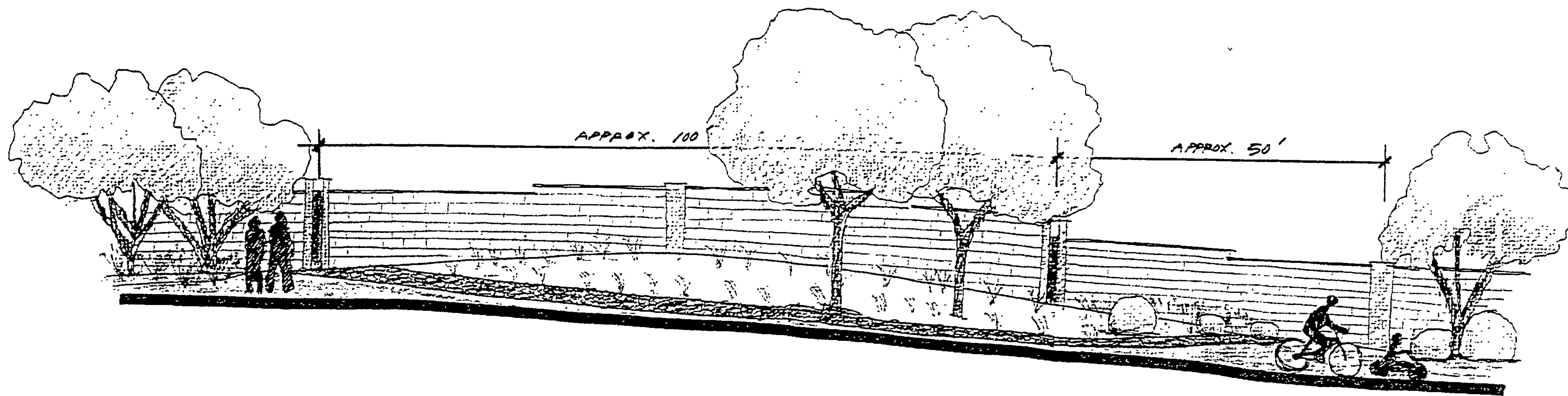
DESIGNWORKSHOP
 LAND PLANNING / LANDSCAPE ARCHITECTURE

BOHANNAN HUSTON
 CIVIL ENGINEERING

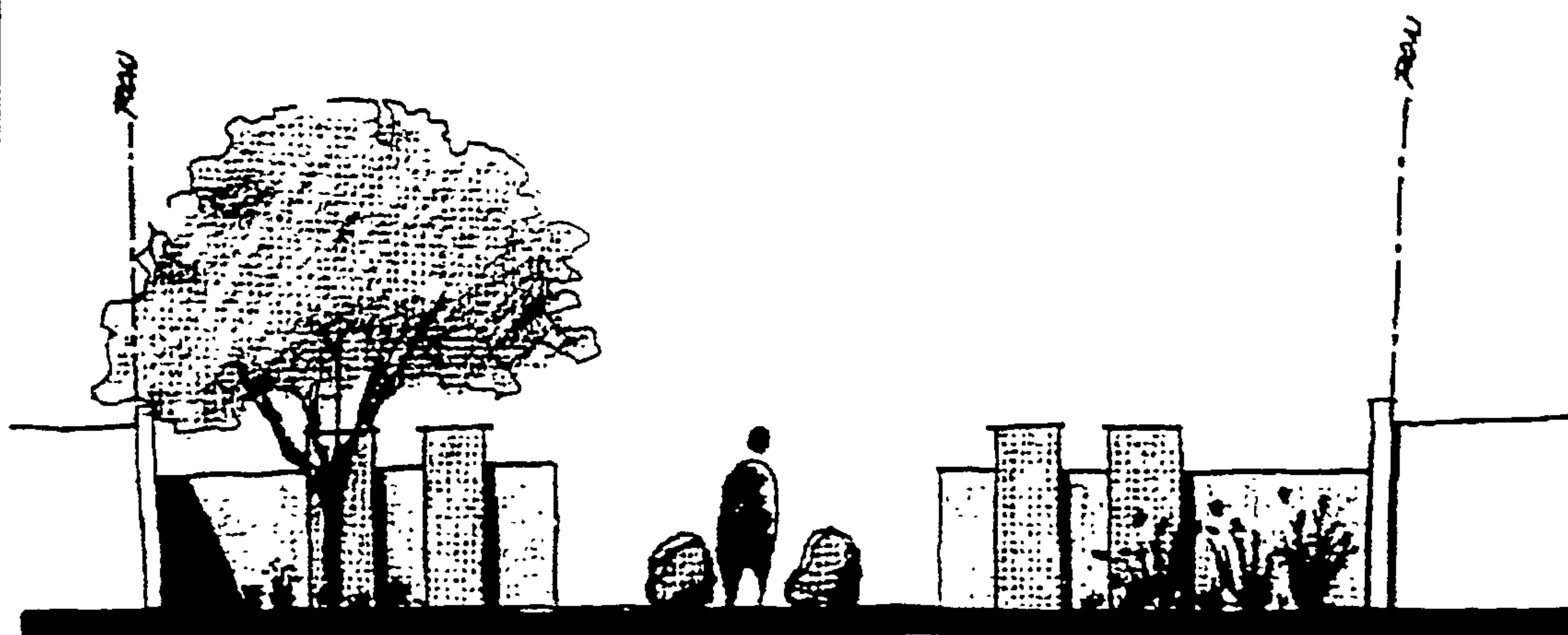
Site Location
 South of Paseo del Norte/Rainbow Boulevard

C.O.A. Project Number
 The Trails #1003353

DATE	PAGE
OCT. 06, 2003	1 OF 5



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



PEDESTRIAN OPENING ELEVATION alternative A



PEDESTRIAN OPENING ELEVATION alternative B



THE TRAILS LLC.
LAND DEVELOPER

DENISH - KLINE & ASSOCIATES
PLANNING CONSULTANTS

DESIGNWORKSHOP
LAND PLANNING / LANDSCAPE ARCHITECTURE

BOHANNAN HUSTON
CIVIL ENGINEERING

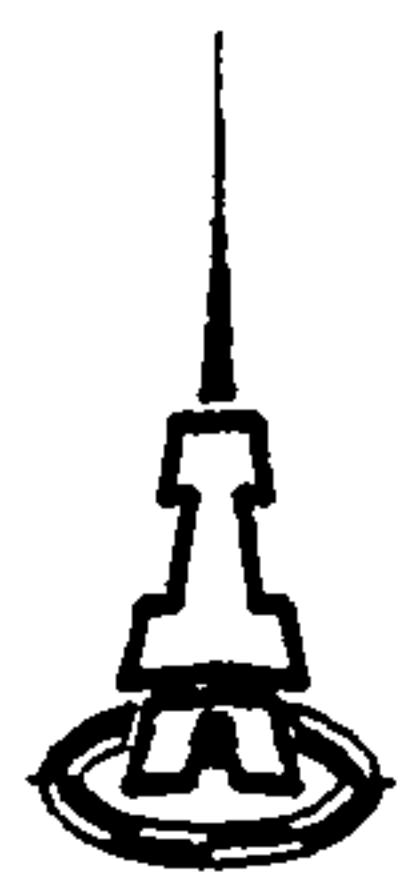
Site Location
South of Paseo del Norte/Rainbow Boulevard

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

PASEO DEL NORTE N.W.

PERIMETER WALL (TYP)

PERIMETER WALL (TYP)



SCALE:
1"=100'



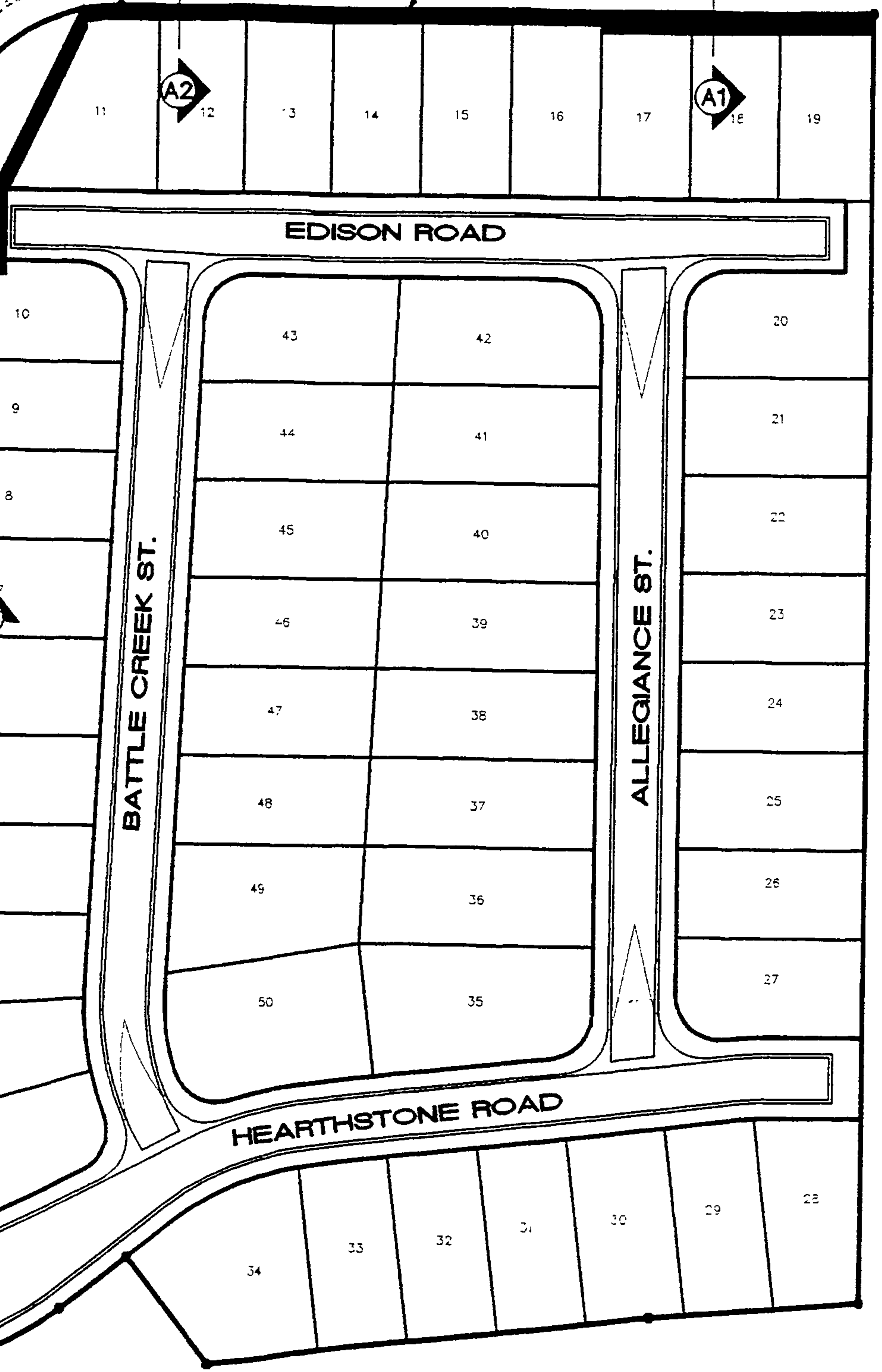
CLEAR SITE TRIANGLE

RAINBOW BLVD.

BATTLE CREEK ST.

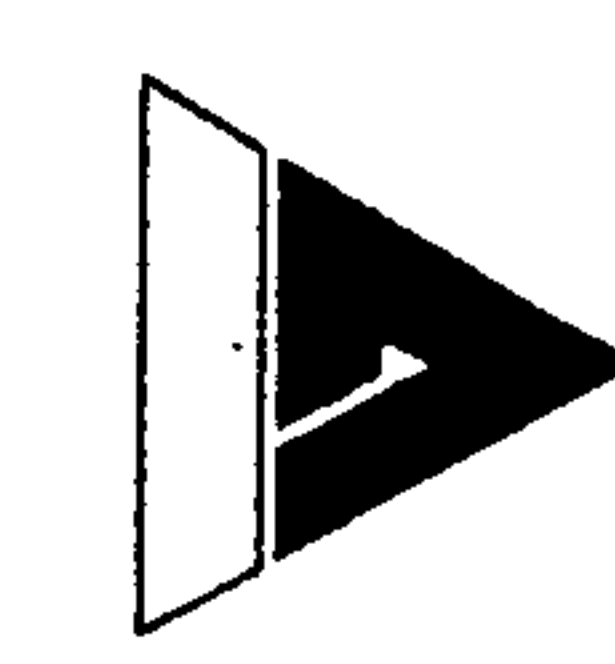
ALLEGIANCE ST.

HEARTHSTONE ROAD

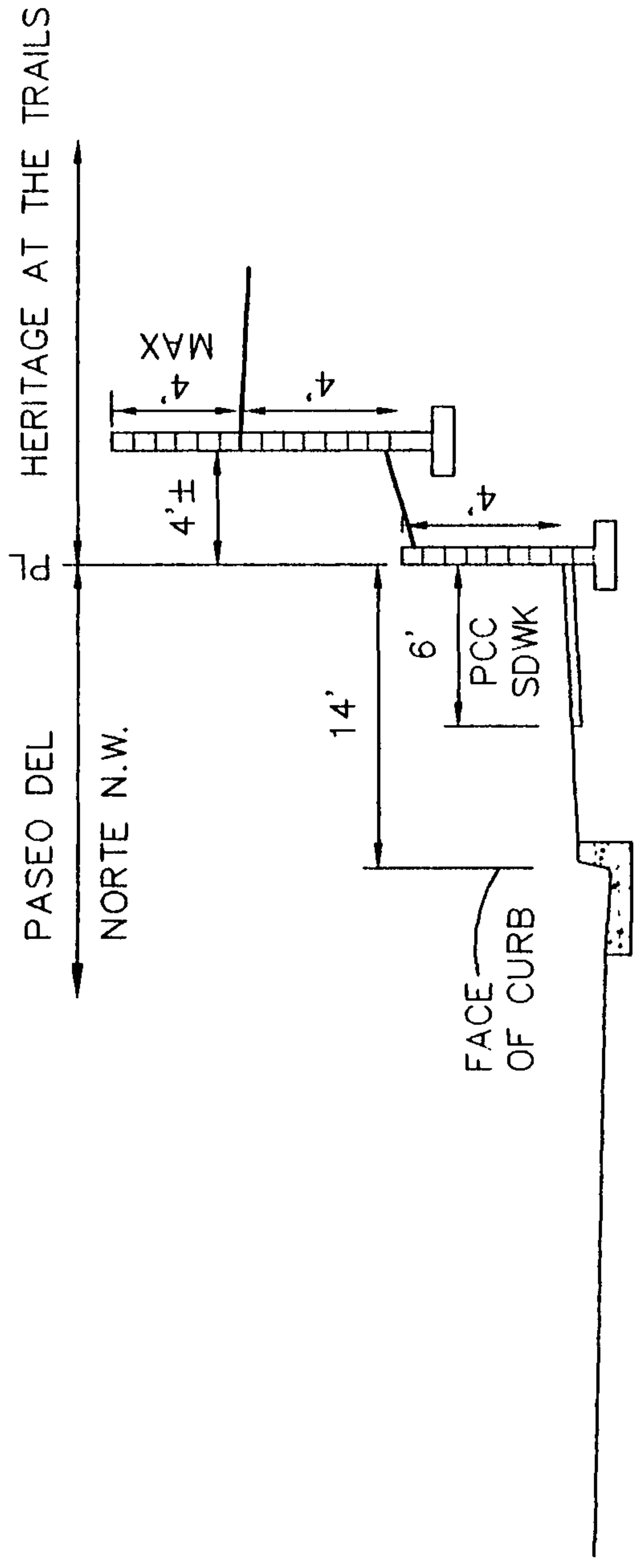


ZONE ATLAS #: C-9
NEAREST INTERSECTION:
PASEO DEL NORTE & RAINBOW
DRB PROJECT #: 10033513

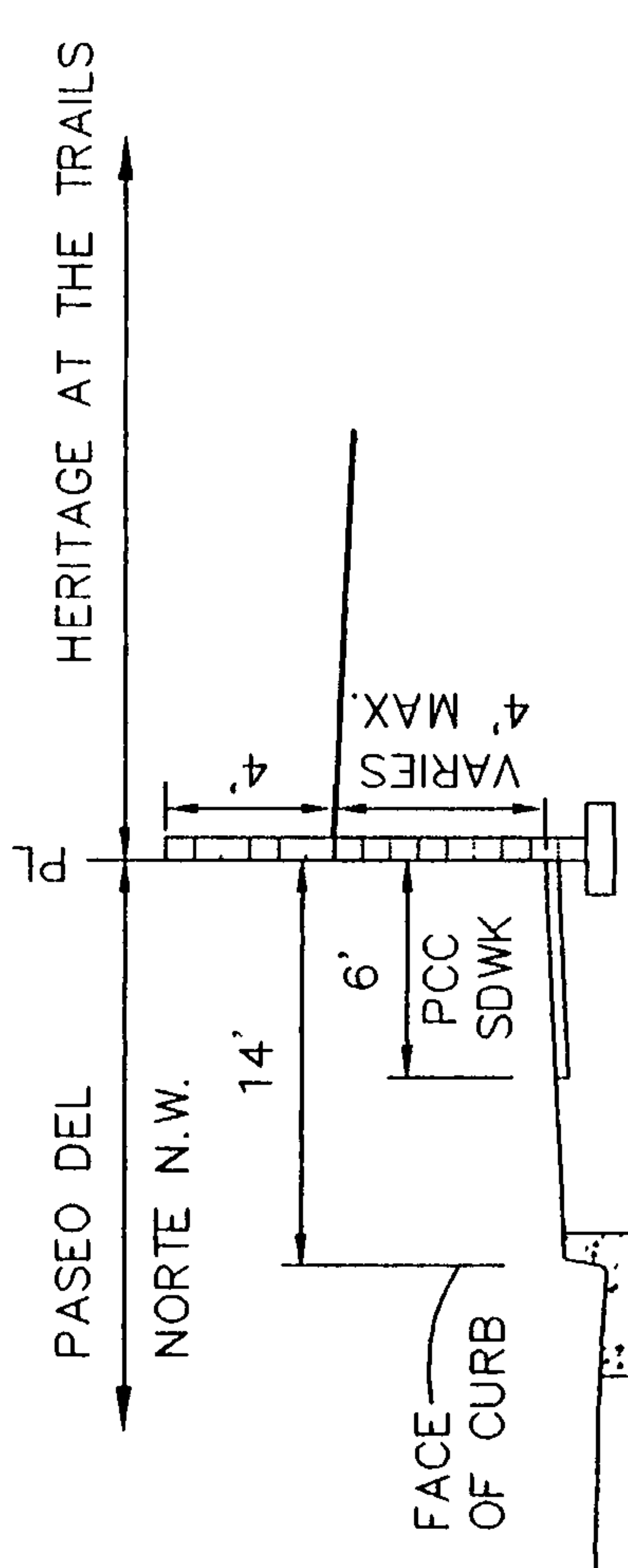
HERITAGE AT THE TRAILS UNIT 2 PERIMETER WALL PLAN



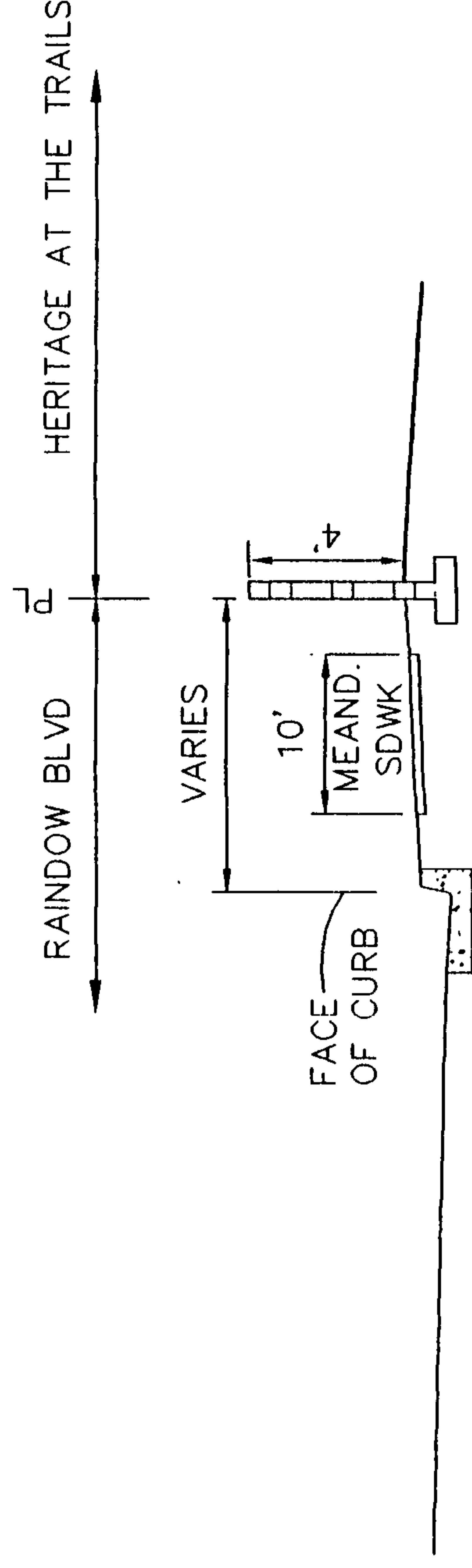
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1324B-PerimWall.dwgthor 03/19/04



SECTION A1-A1
DOUBLE WALL
NTS



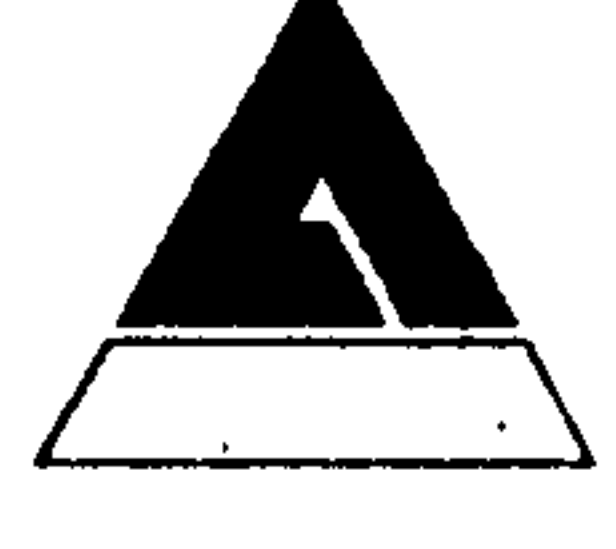
SECTION A2-A2
SINGLE WALL
NTS



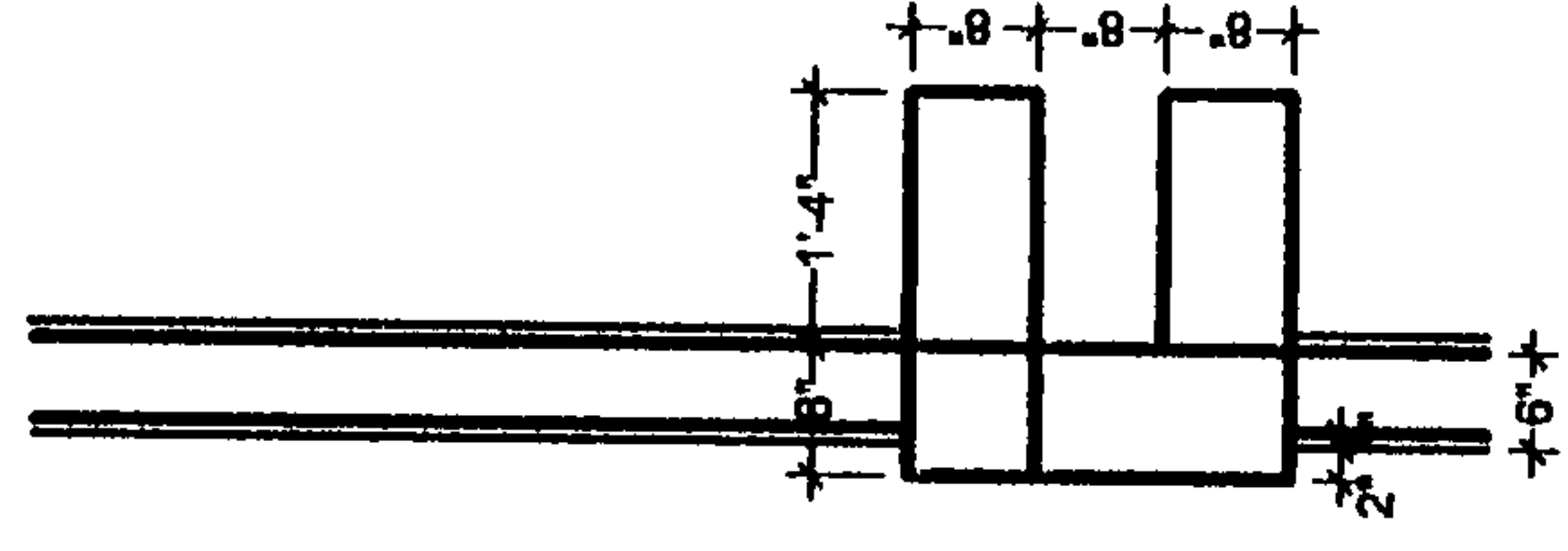
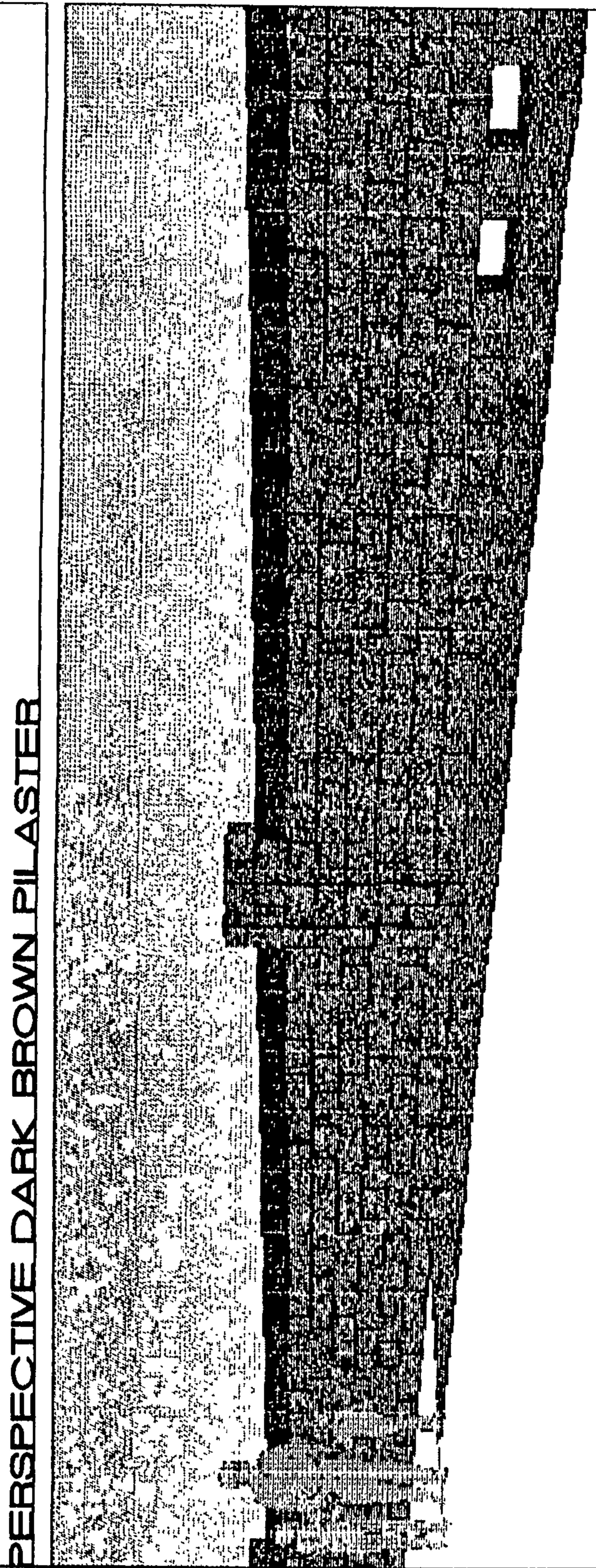
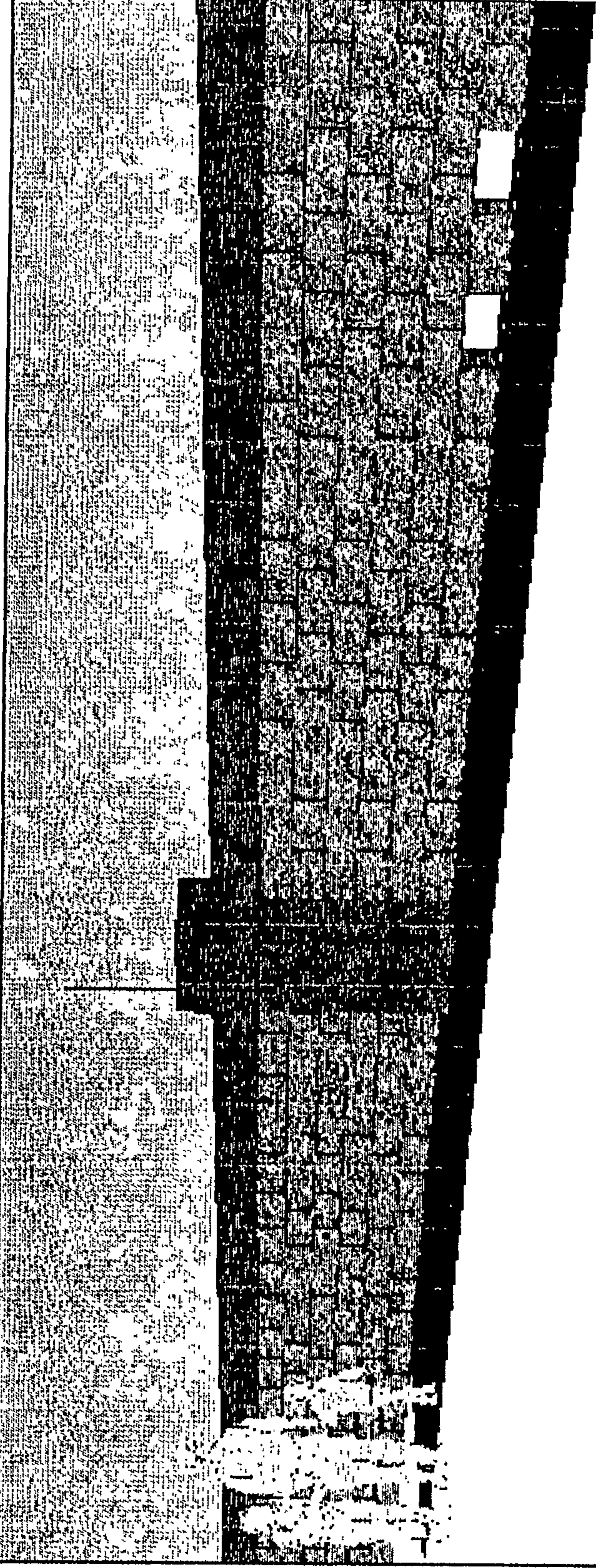
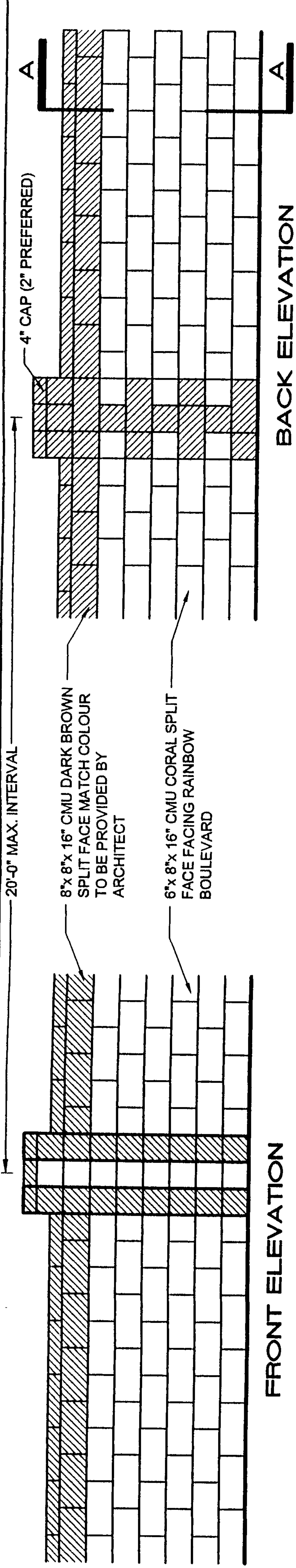
SECTION A3-A3
SINGLE WALL
NTS

ZONE ATLAS #: C-9
NEAREST INTERSECTION:
PASEO DEL NORTE & RAINBOW
DRB PROJECT #: 100335513

**HERITAGE AT THE TRAILS
UNIT 2
PERIMETER WALL
SECTIONS**



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque
New Mexico
1324B-PerimWall.dwgthor 03/19/04



PLAN

SECTION A-A

HERITAGE AT THE TRAILS
UNIT 2
**PERIMETER WALL
DETAILS**

ZONE ATLAS #: C-9
NEAREST INTERSECTION:
PASEO DEL NORTE & RAINBOW
DRB PROJECT #: 100335-3

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque
New Mexico
1324PerimWall.dwg/bjp 03/19/04

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

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

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

Supplemental form **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)

- 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.

APPLICANT INFORMATION:

NAME: Centex Homes PHONE: 761-9606
 ADDRESS: 5120 Masthead NE FAX: 761-9850
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Major Final Plat approval (+bka Heritage at the Trails, Unit 2)

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

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

Lot or Tract No. Tract B Block: _____ Unit: _____
 Subdiv / Addn The Trails
 Current Zoning: R-D Proposed zoning: Same proposed tracts: 3
 Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 50
 Total area of site (acres): 9.4494 Density if applicable: dwellings per gross acre: 5.29 dwellings per net acre: 5.29
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100906423043720315 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Blvd. NW
 Between: Universe Blvd. NW and Rainbow Blvd. NW

CASE HISTORY: Proj # 1003353 03DRB-01528;
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002962;
04DRB-00452; 04DRB-00453; 04DRB-00454; 04DRB-00456

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/13/04
 SIGNATURE Genny Donart DATE 9/13/04
 (Print) Genny Donart _____ Applicant Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01415</u>	<u>FP</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>9.22.04</u>			Total \$ <u>20.00</u>
<u>Chloe Senora</u>	<u>9/14/04</u>	Project # <u>1003353</u>		
Planner signature / date				

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

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Genny Donart Applicant name (print)
Gennie Donart Applicant signature / date
9/13/04

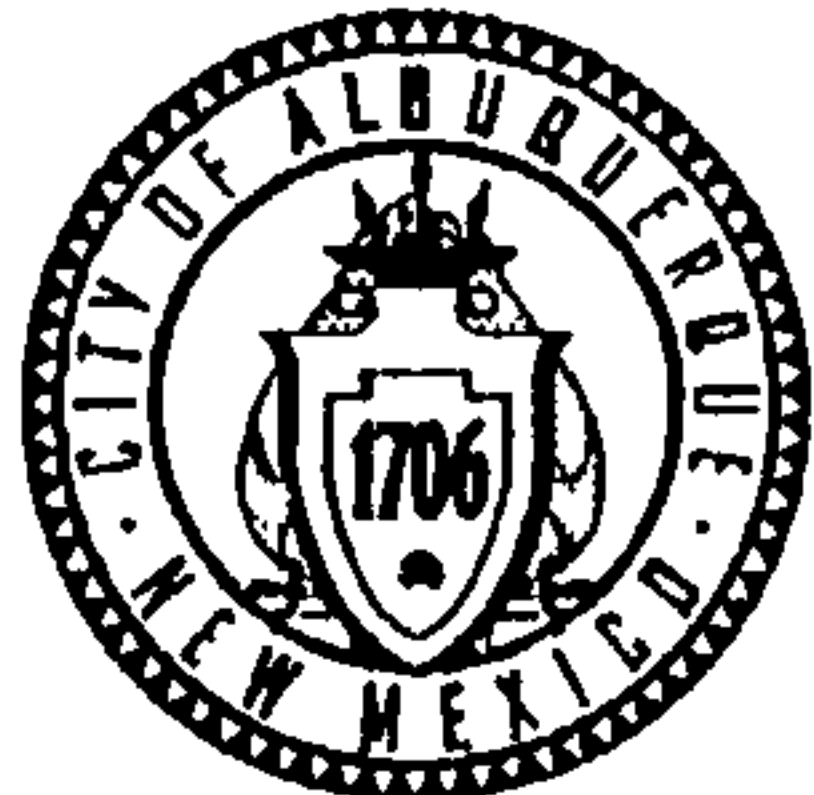
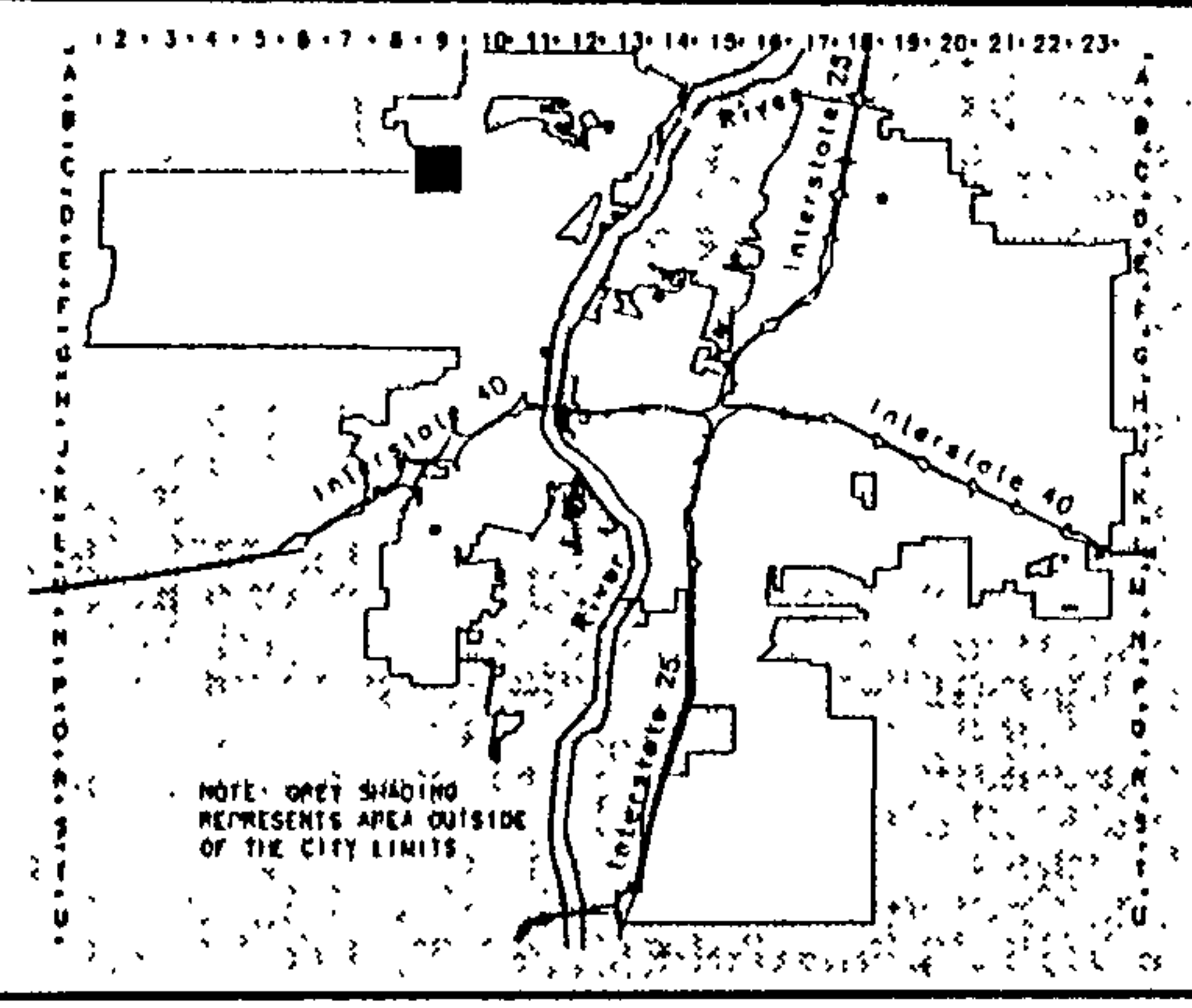
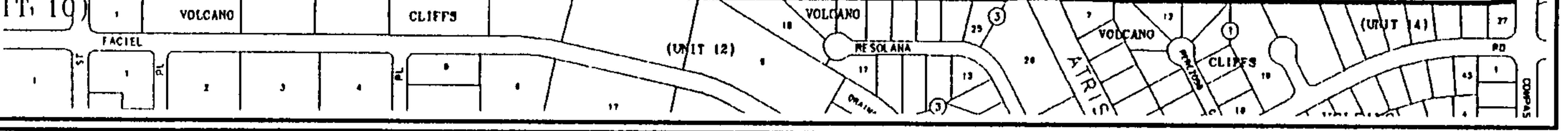
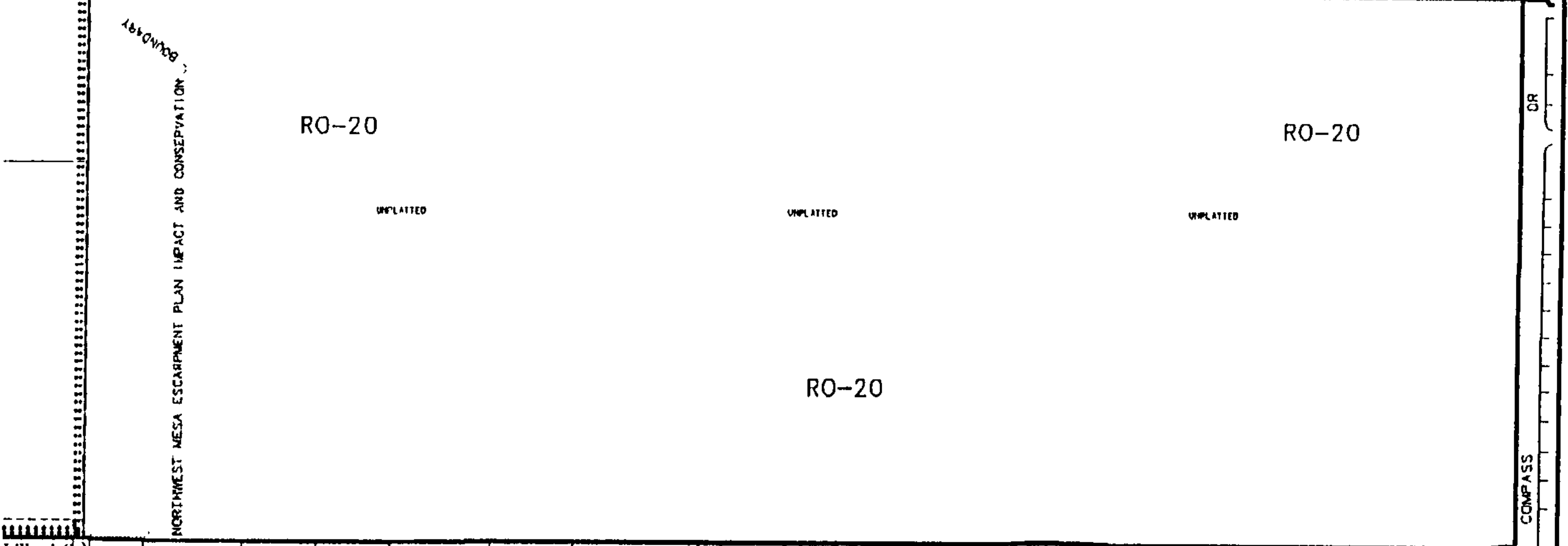
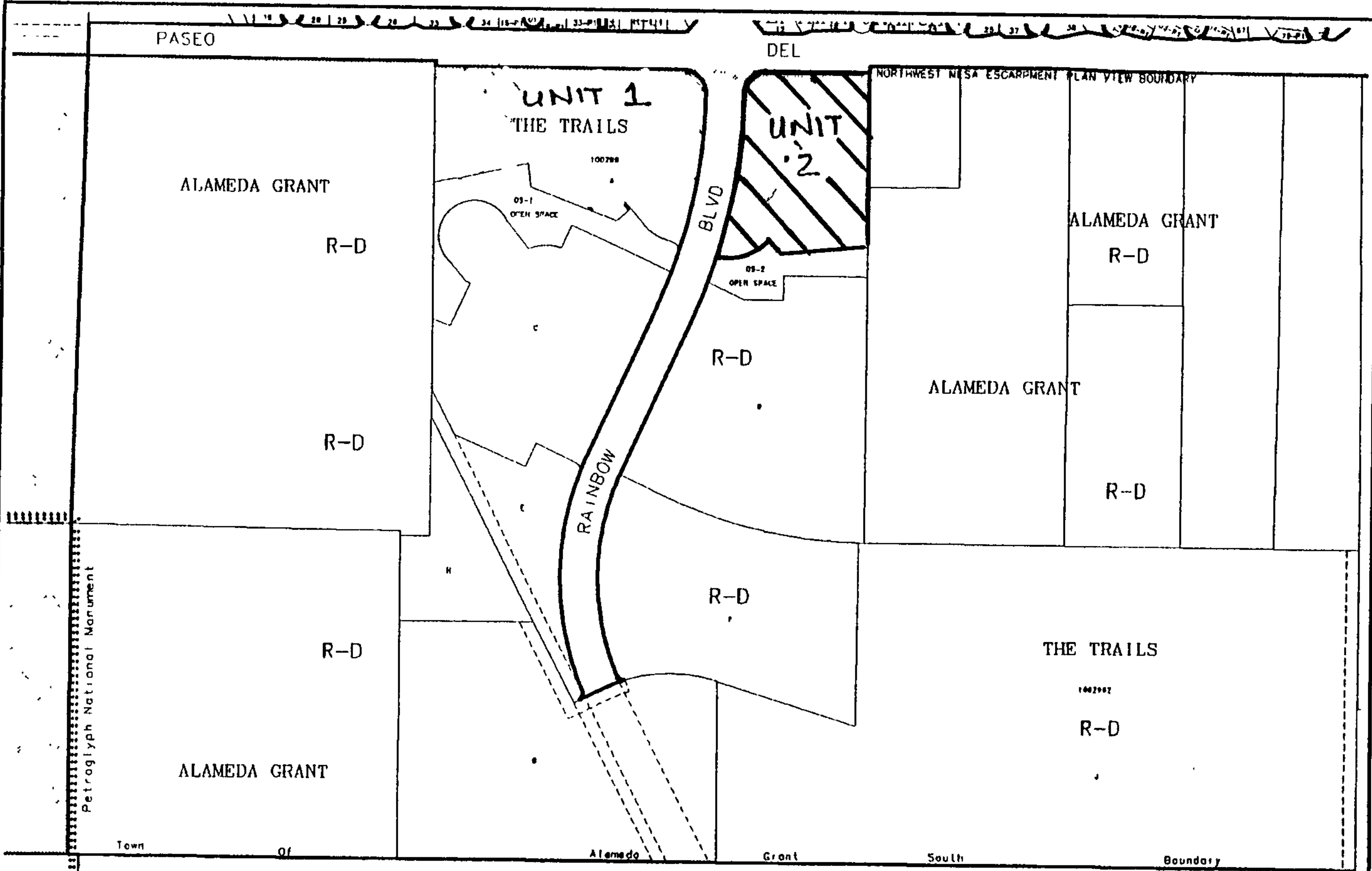


Form revised 3/03 and 8/03

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

Application case numbers
04DRB - 01415

Cherie Lerona 9/14/04
 Planner signature / date
Project # 1003353



Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

C-9-Z

Map Amended through March 01, 2004

FINANCIAL GUARANTY AMOUNT

06/30/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

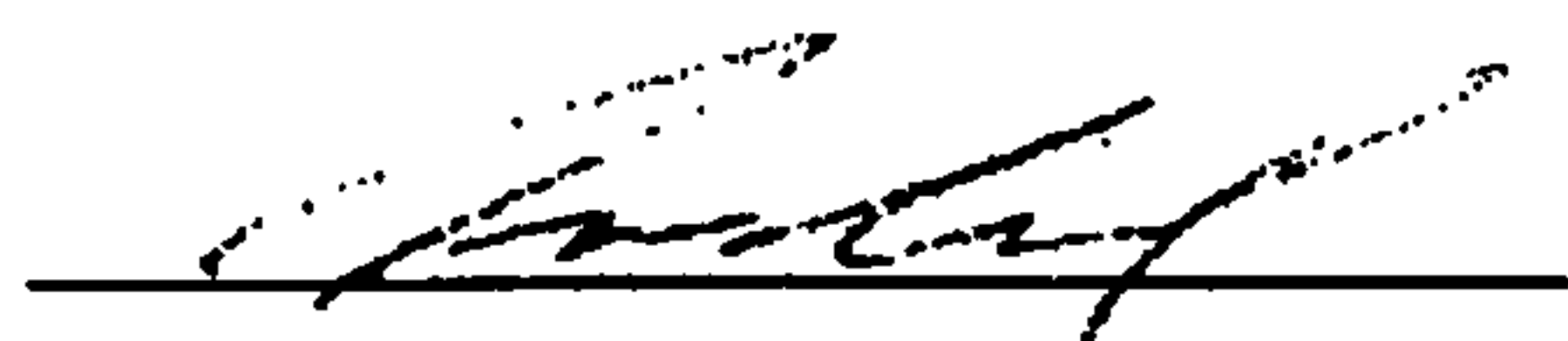
Project ID #: 738482, Heritage @ The Trails Subd., Unit 2, Phase/Unit #: 1

Requested By: Genny Donart, PE w/ Isaacson & Arfman, P. A.

Approved estimate amount:		\$296,429.47
Contingency Amount:	10.00%	\$29,642.95
Subtotal:		\$326,072.42
NMGRT	5.8125%	\$18,952.96
Subtotal:		\$345,025.38
Engineering Fee	6.60%	\$22,771.67
Testing Fee	2.00%	\$6,900.51
Subtotal:		\$374,697.55
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$468,371.94

APPROVAL:

DATE:



6-30-2004

Notes: 10% contingency plans not approved. Certification for grading & drainage including private retaining walls. Wtr & SAS by NMUI & not in this FG. Rainbow imp's w/ 730081 FG.



Maru Herrera

Bern. Co. AGRE

R 31.00

2004123602
6137097
Page: 12 of 12
08/31/2004 02:07P
Bk-A83 Pg-3268

FINANCIAL GUARANTY AMOUNT

07/12/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

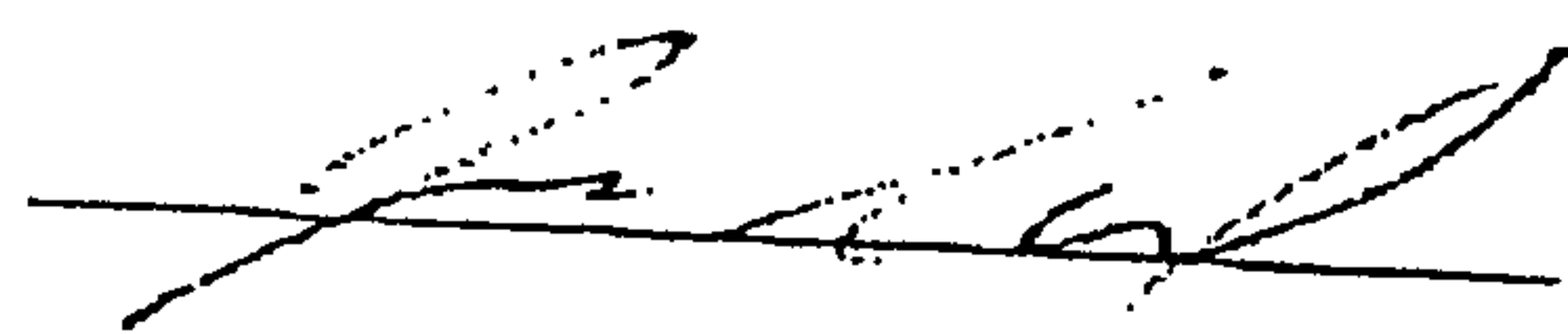
Project ID #: 738484, Paseo del Norte Near Heritage At The Trails, Phase/Un

Requested By: Genny Donart, PE w/ Isaacson & Arfman, P.A.

Approved estimate amount:		\$470,102.10
Contingency Amount:	10.00%	\$47,010.21
Subtotal:		\$517,112.31
NMGRT	6.025%	\$31,156.02
Subtotal:		\$548,268.33
Engineering Fee	6.60%	\$36,185.71
Testing Fee	2.00%	\$10,965.37
Subtotal:		\$595,419.41
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$744,274.26

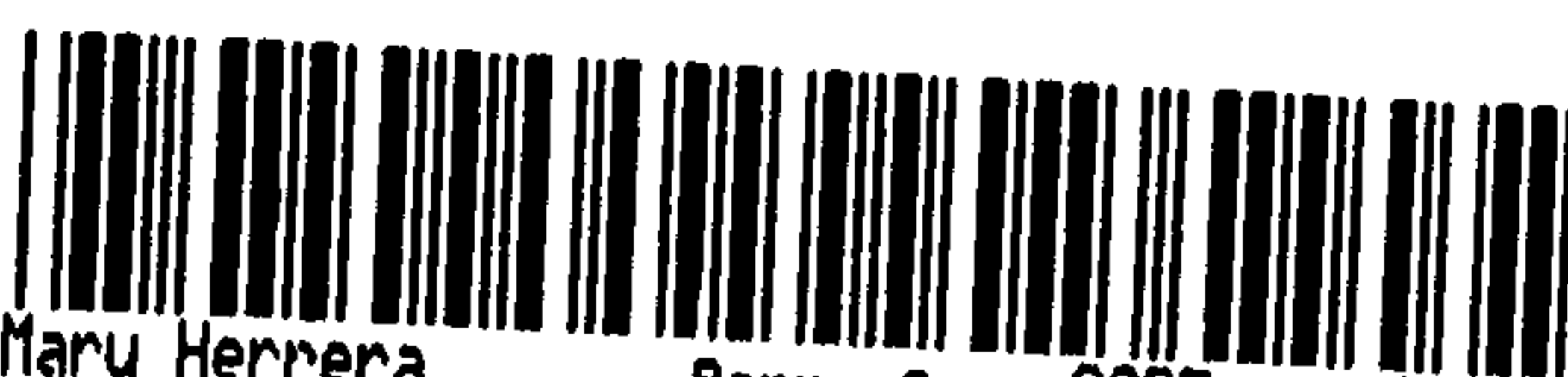
APPROVAL:

DATE:



7-12-2004

Notes: 10% contingency, plans not approved. This FG is for the SD inlets & paving improvements on Paseo del Norte fronting Heritage at the Trails, Unit 1 (738481) & Heritage at the Trails, Unit 2 (738482).



Mary Herrera

Bern. Co. AGRE

R 41.00

2004123614

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Page: 17 of 17

08/31/2004 02:09P

Bk-A83 Pg-3280

FINANCIAL GUARANTY AMOUNT

06/30/2004

Type of Estimate: Sidewalk Deferral

Project Description:

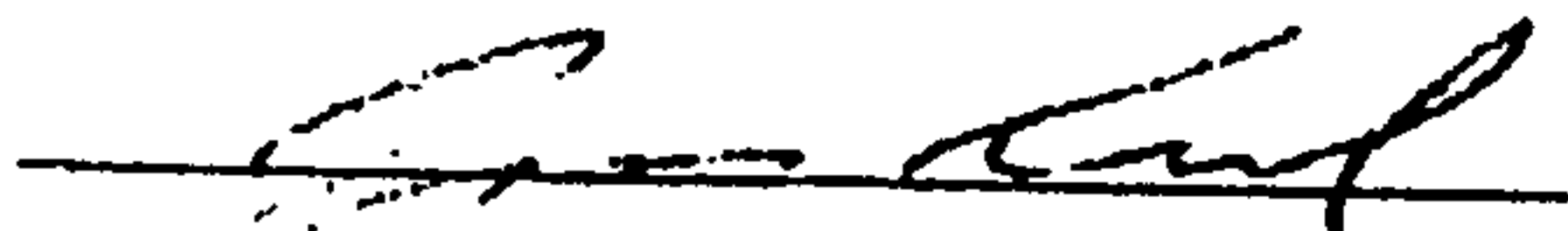
Project ID #: 738482, Heritage @ The Trails Subd., Unit 2, Phase/Unit #: 1

Requested By: Genny Donart, PE w/ Isaacson & Arfman, P. A.

Approved estimate amount:		\$28,412.28
NMGRT	5.8125%	\$1,651.46
Subtotal:		\$30,063.74
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$37,579.68

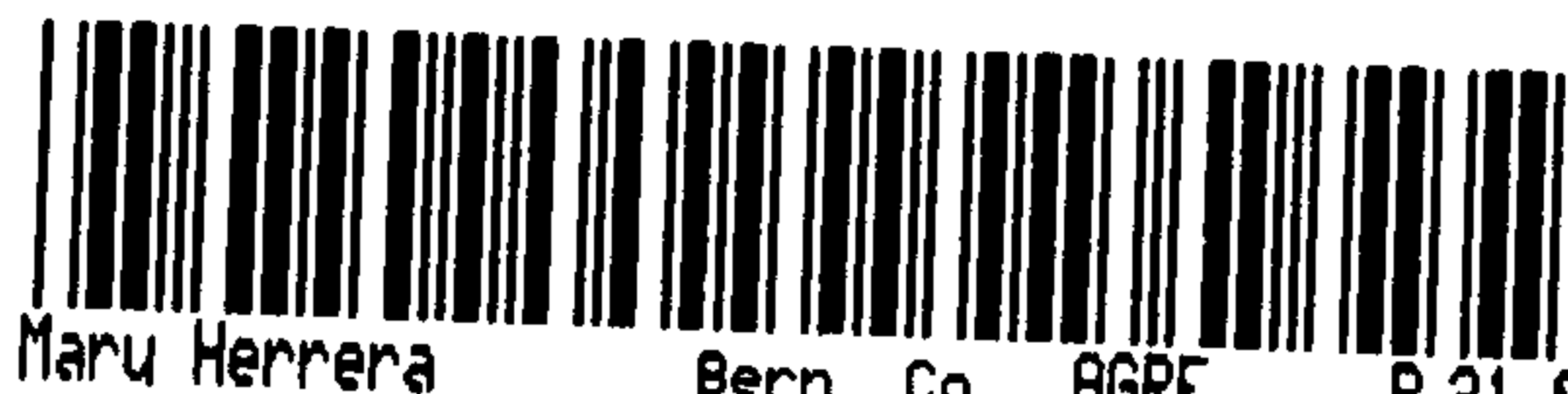
APPROVAL:

DATE:



6-30-2004

Notes:



Maru Herrera

Bern. Co.

AGRE

R 21.00

2004123603

6137098

Page: 7 of 7

08/31/2004 02:07P

Bk-A83 Pg-3269

FINANCIAL GUARANTY AMOUNT

07/01/2004

Type of Estimate: SIA Procedure - C - Modified w/F.G.

Project Description:

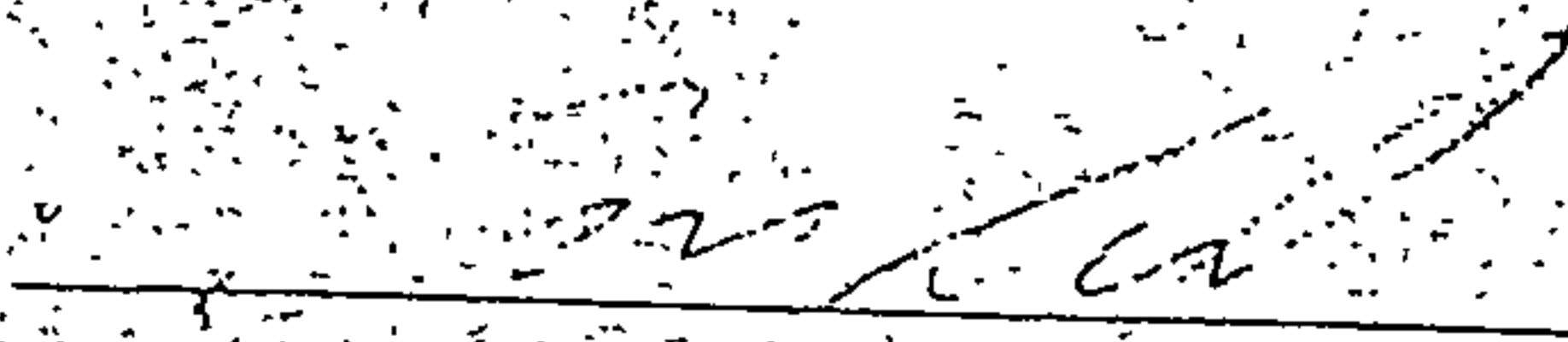
Project ID #: 738482, Heritage @ The Trails Subd., Unit 2, Phase/Unit #: 1

Requested By: Genny Donart, PE w/ Isaacson & Arfman, P. A.

TOTAL FINANCIAL GUARANTY REQUIRED	<u>\$28,250.00</u>
-----------------------------------	--------------------

APPROVAL:

DATE:



07-01-2004

Notes: offsite traffic mitigation: \$565/lot x 50 lots = \$28,250

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

PAID RECEIPT

APPLICANT NAME Center Homes
AGENT Deborah J. Argman
ADDRESS _____
PROJECT & APP # 100 3353 / 04DRB.01415
PROJECT NAME Heritage @ the Falls Unit 2

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

9/14/2004 11:03AM LOC: ANNX
RECEIPT# 00028953 WSH 008 TRANSH 0022
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 21, 2004

5. Project # 1003353

04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9) **THE**

At the April 21, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 4/21/04 and approval of the grading plan engineer stamp dated 3/24/04 the preliminary plat was approved with the following condition of final plat:

An approved perimeter wall submittal is required prior to construction taking place.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

A sidewalk variance for wavier of sidewalks was approved as shown on Exhibit C in the Planning file. The sidewalk waiver exhibit has been revised to show Lot 27 is not included.

Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 6, 2004 in the manner described below.

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

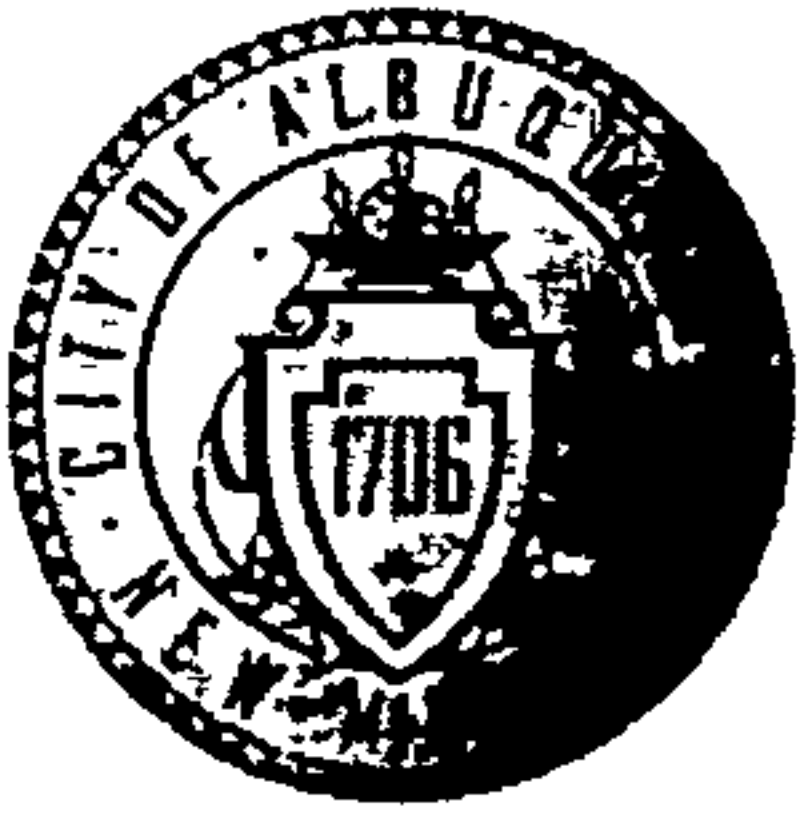
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

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


Sheran Matson, AICP, DRB Chair

cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108
Centex Homes, 5120 Masthead NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 21, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**
04DRB-00460 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT CO. request(s) the above action(s) for all or a portion of **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned SU-2 HM, located on SAN JOSE AVE, between BROADWAY BLVD and I-25 containing approximately 45 acre(s). [REF: DRB-97- 271, 04DRB-00383] (M-14) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000364**
04DRB-00448 Major-Two Year SIA
- BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 1-B-1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between BURMA NE and LINN AVE NE containing approximately 1 acre(s). [REF: DRB-97-396, 00410-00363] (L-22) **TWO-YEAR EXTENSION OF THE**
3. **Project # 1000515**
04DRB-00444 Major-Two Year SIA –
Procedure "B" Modified
- WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) B, **MIREHAVEN ARROYO, THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW, between LADERA DR NW and TIERRA PINTADA ST containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9) **TWO-YEAR EXTENSION OF**
4. **Project # 1003354**
04DRB-00458 Major-Vacation of Public
Easements
04DRB-00457 Major-Preliminary Plat
Approval
04DRB-00459 Minor-Temp Defer SDWK
04DRB-00461 Minor-Sidewalk Waiver
- ISAACSON & ARFMAN P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 1002962, 03DRB-01528] (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAVIER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003353**
04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE.** A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER EXHIBIT HAS BEEN REVISED TO SHOW LOT 27 IS NOT TO BE INCLUDED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

6. **Project # 1001074**
04DRB-00564 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS P.C. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) R-1A, C1, **ROBERSON RANCH** and Tract(s) F, **MARIAN ROCCO**, zoned SU-1 FOR MPOS, located on COORS BLVD NW, between BOSQUE MEADOWS NW and LA ORILLA NW containing approximately 56 acre(s). [REF: 04EPC-00129, Z-88-20, DRB-94-104, DRB-97-145, V-97-52, 01EPC-00244, 01DRB-00614] [Debbie Stover, EPC Case Planner] (D-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1002459**
04DRB-00566 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00567 Minor- SitePlan Subd/EPC
- TIERRA WEST LLC agent(s) for SCM PROPERTY COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 358 & 359 and a portion of Tract(s) A21, **W. H. BRUNELL ADDITION & UNIT 8 ATRISCO GRANT**, zoned SU-1 COMMUNITY DEVELOPMENT C-2 USES & TRUCK TERM, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 8 acre(s). [REF: Z-71-204, Z-77-155, 03EPC-00159, 03EPC-00160, 03EPC-02187] [Juanita Vigil, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
8. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit
- GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s). [REF:Z-80-87-6] [Deferred from 4/21/04] (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
9. **Project # 1003383**
04DRB-00569 Minor-SiteDev Plan
BldPermit
- MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [Deferred from 4/21/04] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

10. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BILL PADILLA request(s) the above action(s) for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]* (L-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1002423**
04DRB-00565 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES, request(s) the above action(s) for all or a portion of Tract(s) E-1, **EL RANCHO GRANDE, UNIT 10**, zoned R-2 for R-T and R-LT, located on CARTAGENA AVE SW, between GIBSON BLVD SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002663**
04DRB-00552 Major-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, **EL PORVENIR**, zoned C-3, located on BROADWAY NE, between LOMAS BLVD NE and MARBLE NE containing approximately 2 acre(s). (J-14) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

13. **Project # 1002798**
04DRB-00572 Minor-Vacation of Private Easements
- ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, M.R.G.C.D. MAP 34, Tract(s) A, **RIMA ADDITION**, and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, zoned C-2, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). [REF: Z-72-Z16, 03DRB-01122, 03EPC-01673, 03EPC-01674] (G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
14. **Project # 1003381**
04DRB-00561 Minor-Prelim&Final Plat Approval
- SURV-TEK, INC agent(s) for CUMMINS ROCKY MOUNTAIN, LLC request(s) the above action(s) for all or a portion of Block(s) 10-A, Tract(s) 6-A, **FRANCISCAN ACRES**, zoned SU-2 / M-1, located on INDIAN SCHOOL RD NE, between COMMERCIAL ST NE and BROADWAY BLVD NE containing approximately 6 acre(s). [REF: DRB-99-240, V-99-78] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION TO EVALUATE DEDICATION REQUIREMENTS AND RADIUS DEDICATIONS AND PLANNING FOR AGIS DXF FILE.**
15. **Project # 1002848**
04DRB-00571 Minor-Final Plat Approval
- TIERRA WEST LLC agent(s) for PJ DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERVICE REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DRIVE NE containing approximately 5 acre(s). [REF: 1002201, DRB-95-74, 03DRB-01270] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003384**
04DRB-00570 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) TR.MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX-85-28, Z-85-34-1(2 SD-78-3-2, Z-93-35, CZ-85-72] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND NEW MEXICO UTILITIES INC. SIGNATURE ON THE PLAT.**
17. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
18. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [*Was Indefinitely deferred at the agent's request on 2/24/04*] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003133**
03DRB-02076 Minor- Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] *[The Final Plat was Indefinitely Deferred on 1/21/04]* (L-22) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

20. **Project # 1002798**
04DRB-00562 Minor-Sketch Plat or Plan
- MARQUEZ SURVEYING, agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION AND Tract(s) A, **LANDS OF CONRADO GARCIA**, zoned C-2, RA-2, located on CANDELARIA NW, between SAN ISIDRO NW and LVA'S LANE NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003280**
04DRB-00568 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003382**
04DRB-00563 Minor-Sketch Plat or Plan

ENCINO DEVELOPMENT & MANAGEMENT c/o MAC MANAGEMENT, request(s) the above action(s) for all or a portion of Tract(s) A-1, **LADERA HEIGHTS SUBDIVISION**, zoned R-3, located on the east side of LADERA RD NW, north of SEQUOIA NW and containing approximately 4 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for April 7, 2004. **THE APRIL 7, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:50 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003353

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
 An approved drainage report dated 3-24-04 is on file for Preliminary Plat approval.
 Comments on the infrastructure list.

RESOLUTION:

signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 21, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003353 AGENDA#: 5 DATE: 4.21.04

1. Name: Fred Arfman Address: Jessie Arfman Zip: _____

2. Name: Jenny Porost Address: " Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 21, 2004

Project # 1003353

04DRB-00454 Major-Vacation of Public Easements

04DRB-00452 Major-Preliminary Plat Approval

04DRB-00456 Minor-Sidewalk Waiver

04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9)

AMAFCA

No comment.

COG No adverse comment. For information, Paseo del Norte is shown on the Long Range Roadway System map as a limited access principal arterial and has a minimum right-of-way requirement of 156 feet. The Long Range Bicycle System map provides for both a proposed bicycle trail/path and a proposed bicycle lane for this portion of Paseo del Norte. Rainbow Boulevard is shown on the Long Range Roadway System as a principal arterial, again with a minimum right-of-way requirement of 156 feet. The Long Range Bicycle System map provides for both a proposed bicycle trail/path and a proposed bicycle lane for Rainbow, as well.

Transit

No comments received.

Zoning Enforcement

No comments received.

Neighborhood Coord.

Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS

No comments received.

Police Department

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

Fire Department

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

PNM Gas

Approves.

PNM Electric

PNM approves drainage easement vacation and Pre-Plat. Before final plat sign off the developer needs to consider how the electric and gas in Paseo Del Norte are going to feed this development. I do not see any north-south easements allowing connection to the easements following the internal streets. The gas line may go in Rainbow Blvd R/W, but we prefer the electric lines to be in PUE's.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

The grading and drainage plan for these properties appears to require a significant amount of fill to achieve the finish grade. Please provide information about the type of fill and the source of the fill material, Open Space is concerned that fill not come from the southern sand dunes area, which is designated for Open Space acquisition. We have no objection to the sidewalk waiver.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval. No objection to the vacation request.

Transportation Development

Will Hearthstone road connect East? How wide is right-of-way at Rainbow? Provide traffic distribution map. Sidewalk should be built along south side or is trail being built with this project? Defer to utilities and hydrology regarding vacation of easement. Why is PDN being deferred with a modified "C"? List Rainbow and PDN on infra. list with widths required. Keep footnotes. Will there be a pedestrian access from Edison to Rainbow? Need to list the offsite mitigation fees per lot on the infrastructure list

Parks & Recreation

Defer to affected agencies for vacation requests. The park dedication and development requirements have been met through an existing agreement.

Please provide an open space table for the file, showing how many credits will be used from the dedicated open space. Defer to Transportation regarding vacation requests. Add maintenance note to note G for the pedestrian easement.

Utilities Development

No objection to Vacation request. On plat, water and sanitary sewer public easements must also be dedicated to the City of Albuquerque. Some sidewalk waivers and deferrals may not be appropriate, defer to Transportation.

Planning Department

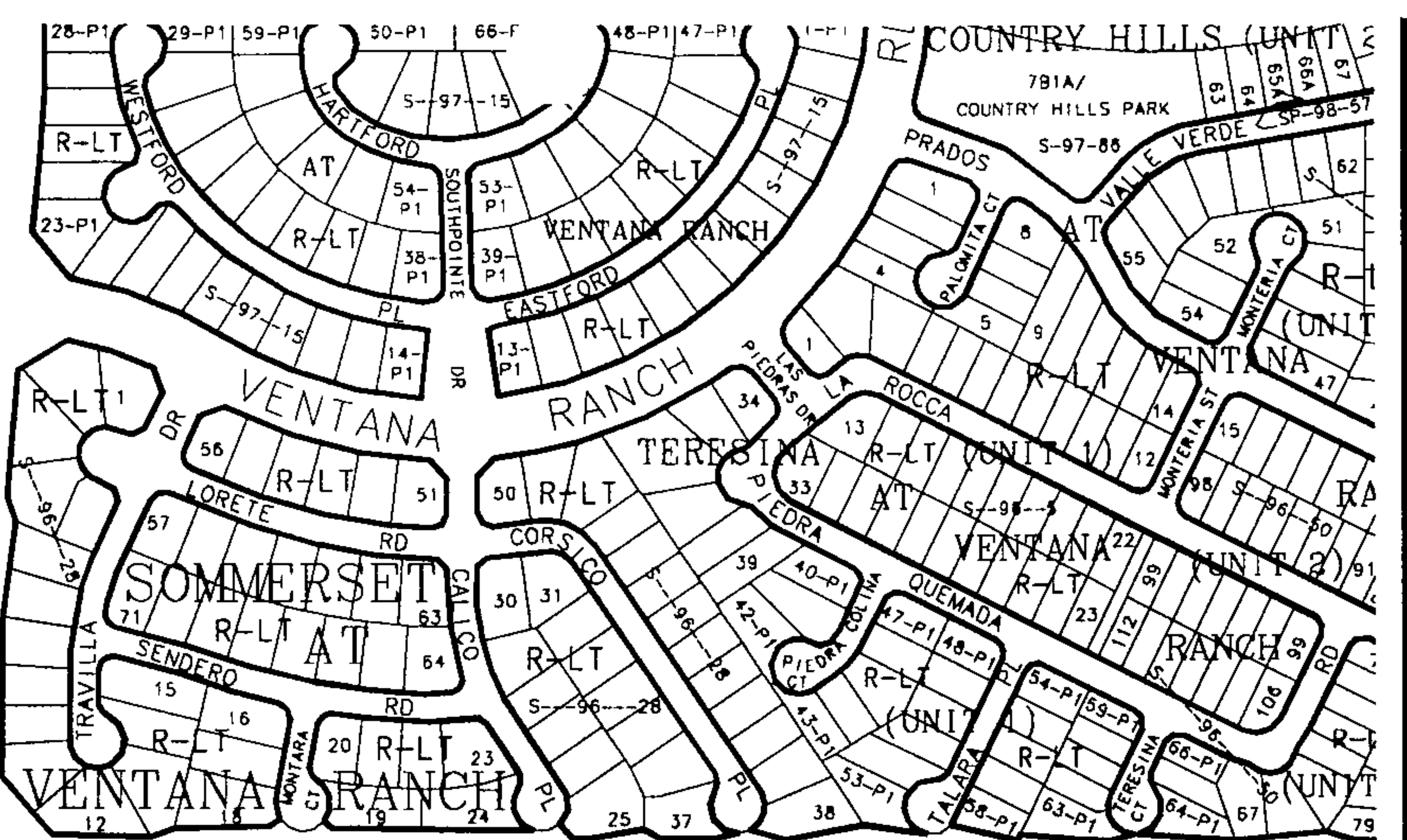
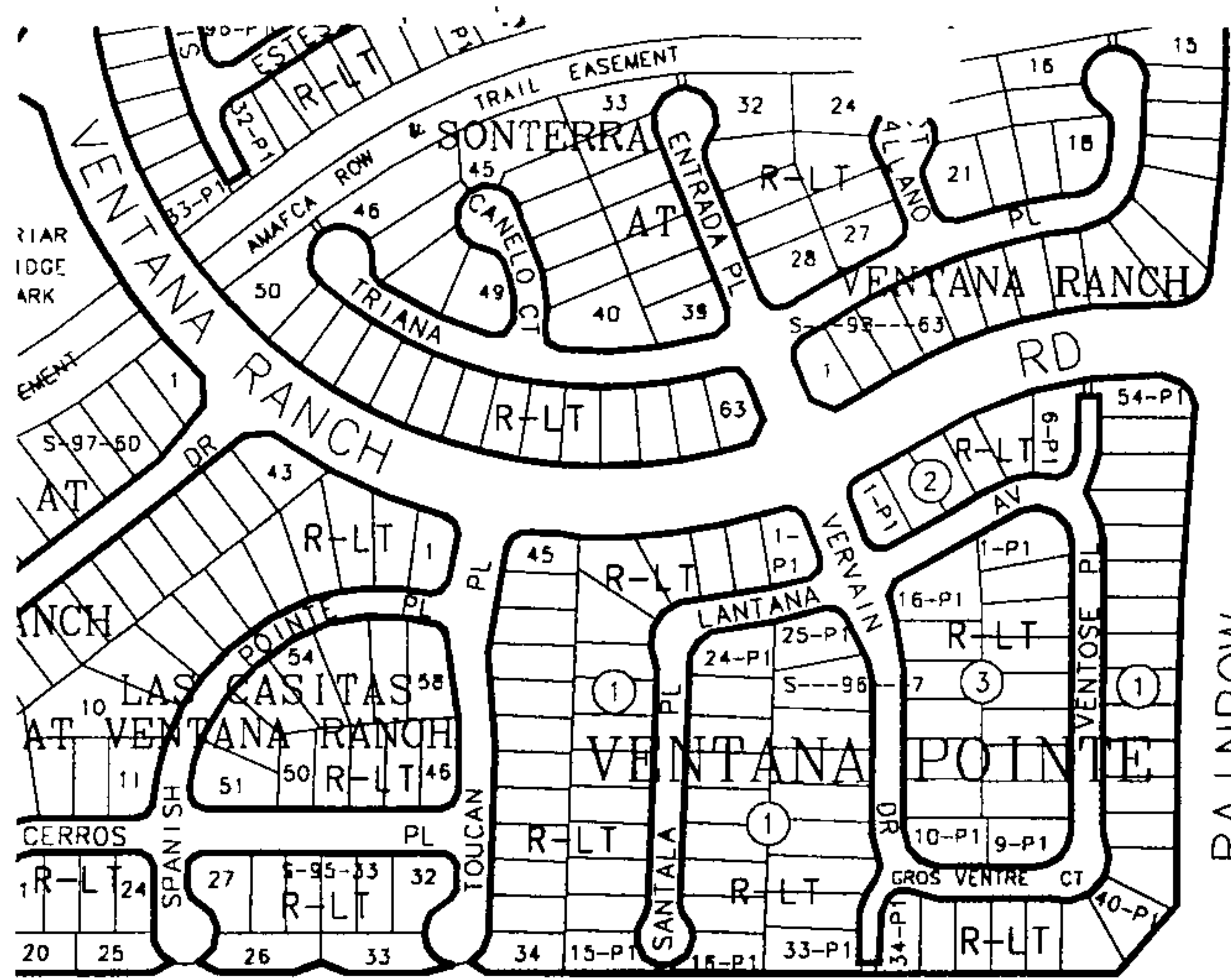
Is the zoning going to remain RD?

The perimeter wall submittal needs additional information as stated in the Perimeter Wall Design Submittal for Major Subdivisions. Other comments pending review by Juanita Vigil.

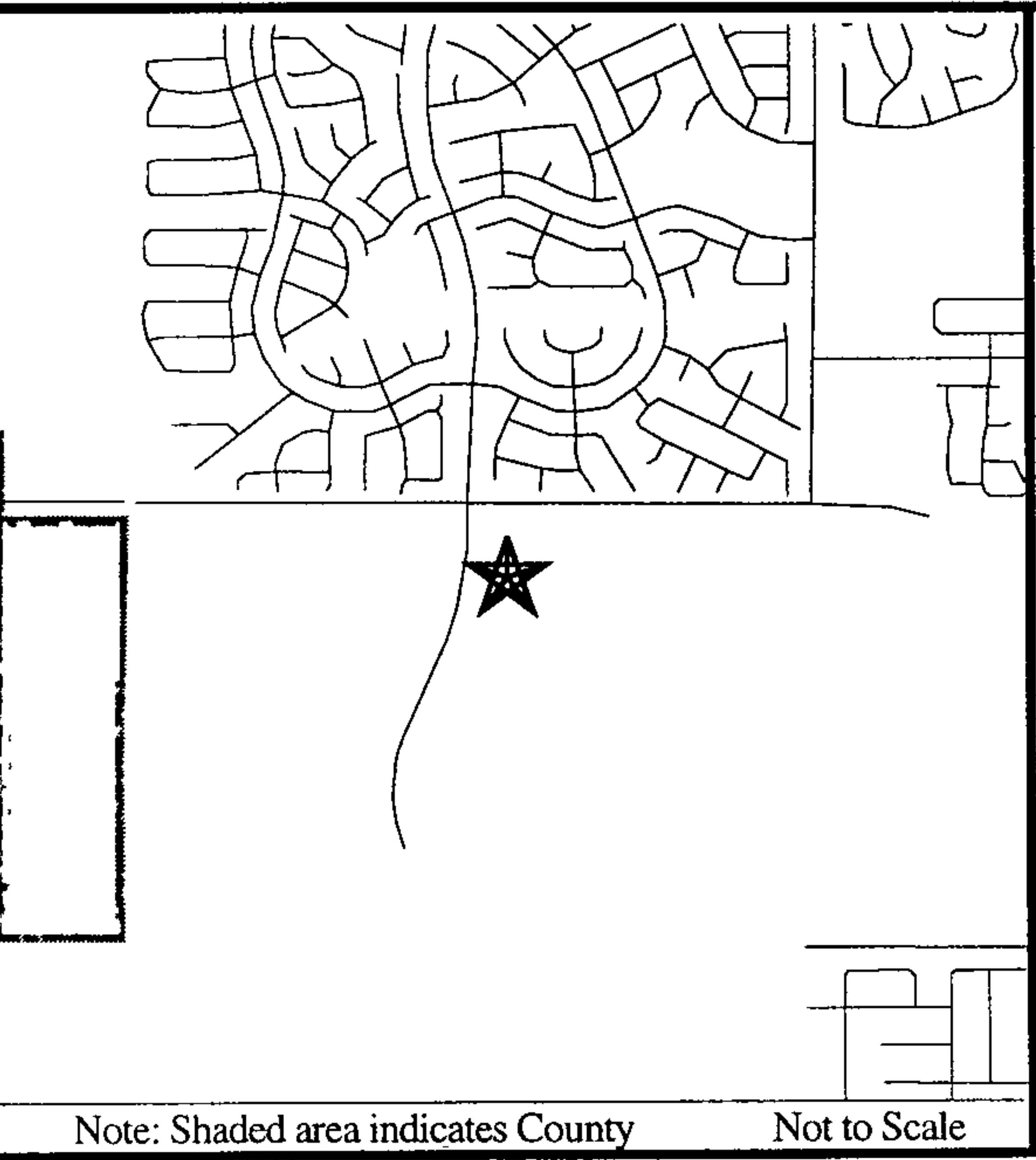
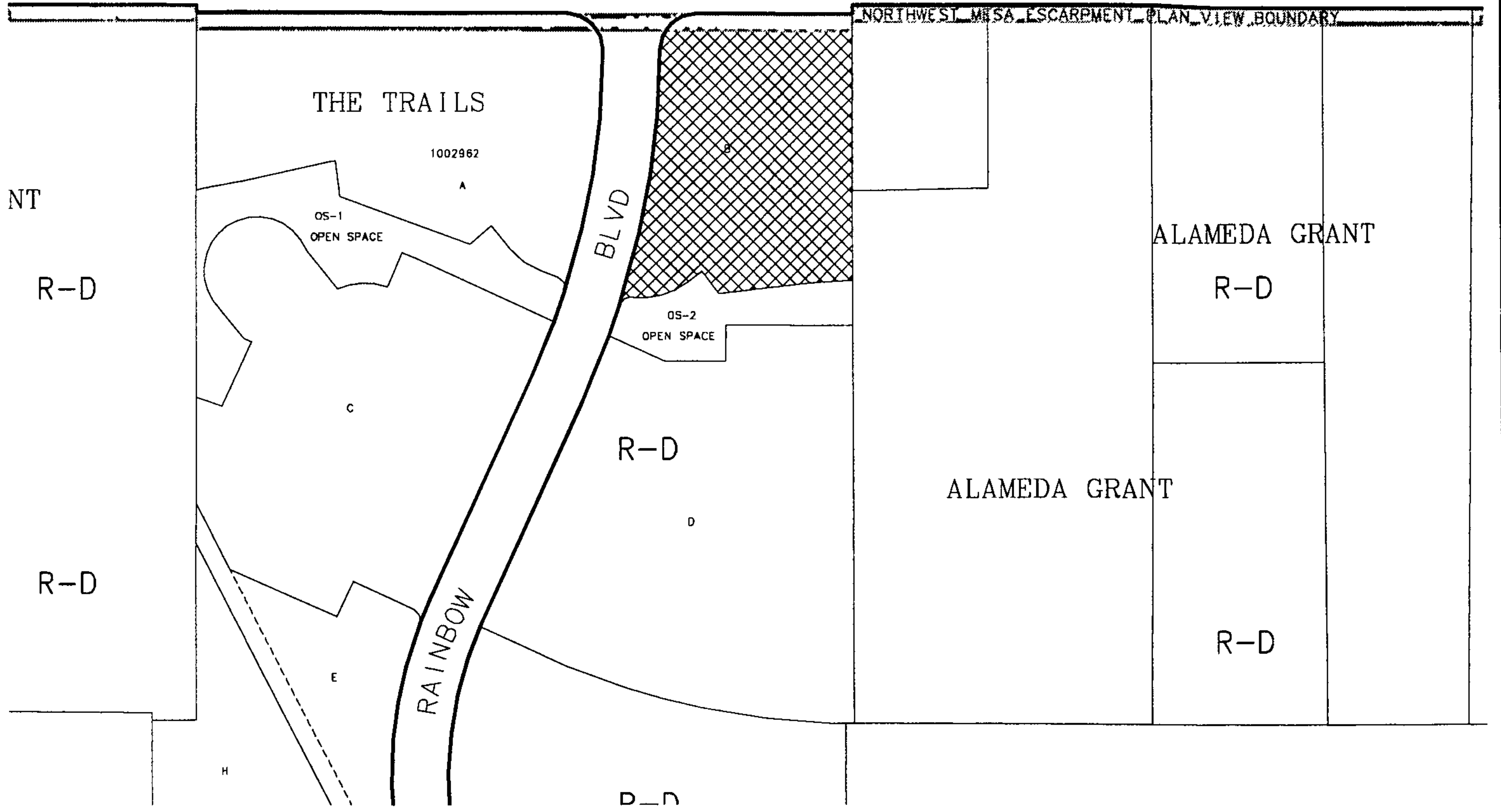
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Centex Homes, 5120 Masthead NE, 87109

Isaacson & Arfman PA, 128 Monroe St NE, 87108



DEL PASEO DEL NORTE



ZONING MAP



Scale 1" = 521'

PROJECT NO.
1003353

HEARING DATE
4-21-04

MAP NO.
C-9

ADDITIONAL CASE NUMBER(S)
04DRB-00452
04DRB-00453
04DRB-00454

04DRB-00456



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

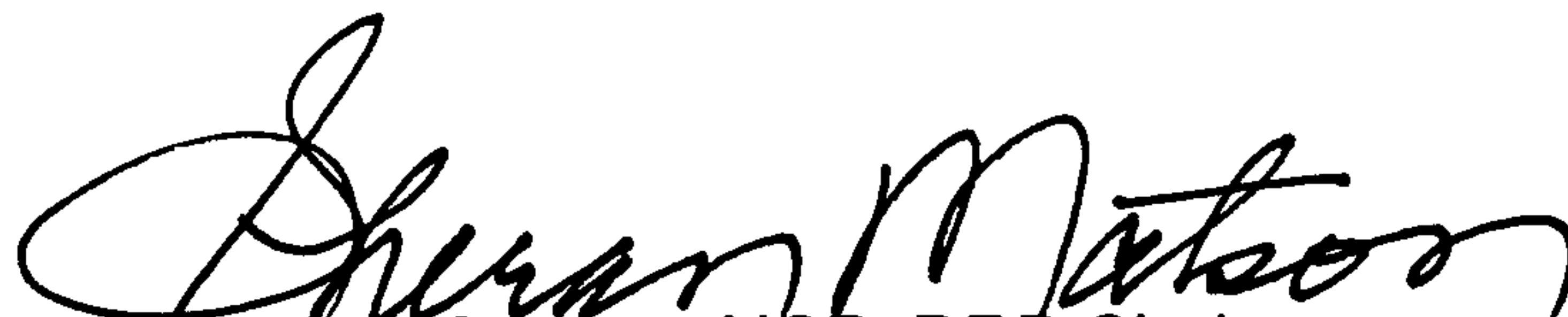
PAGE 2

Project # 1003353

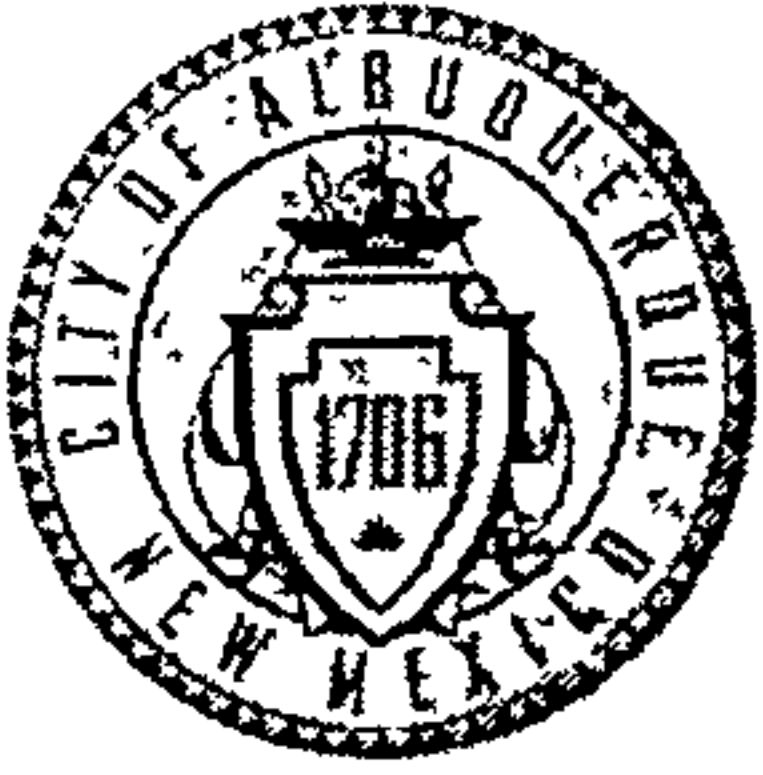
04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9)]

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 5, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 21, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000131

04DRB-00460 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT CO. request(s) the above action(s) for all or a portion of **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned SU-2 HM, located on SAN JOSE AVE, between BROADWAY BLVD and I-25 containing approximately 45 acre(s). [REF: DRB-97- 271, 04DRB-00383] (M-14)

Project # 1000364

04DRB-00448 Major-Two Year SIA

BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 1-B-1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between BURMA NE and LINN AVE NE containing approximately 1 acre(s). [REF: DRB-97-396, 00410-00363] (L-22)

Project # 1000515

04DRB-00444 Major-Two Year SIA –
Procedure "B" Modified

WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) B, **MIREHAVEN ARROYO, THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW, between LADERA DR NW and TIERRA PINTADA ST containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9)

Project # 1003354

04DRB-00458 Major-Vacation of Public
Easements
04DRB-00457 Major-Preliminary Plat
Approval
04DRB-00459 Minor-Temp Defer SDWK
04DRB-00461 Minor-Sidewalk Waiver

ISAACSON & ARFMAN P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 1002962, 03DRB-01528] (C-9)

SEE PAGE 2 . . .

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

Meeting Date: APRIL 21, 2004
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

1013353
Project# ~~1003353~~
App# 04DRB-00452
App# 04DRB-00453
App# 04DRB-00454
App# 04DRB-00456

Cross Reference and Location: N/A

Applicant: CENTEX HOMES
Address: 5120 MASTHEAD NE
ALBUQUERQUE NM 87109

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: APRIL 2, 2004

Signature: KYLE TSEHLIKAI

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

PAGE 1

100906524702530686	LEGAL: LT 4 1-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1433 LAND USE: PROPERTY ADDR: 00000 VENTOSE OWNER NAME: RASOLE VINCENT M OWNER ADDR: 09400 VENTOSE	PL NW ALBUQUERQUE NM	87114
100906530502440817	LEGAL: LT 1 7 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 MONTARA OWNER NAME: GINSBERG KAREN A & LLOYD S OWNER ADDR: 09405 MONTARA	CT NW ALBUQUERQUE NM	87114
100906512302230628	LEGAL: LT 2 8 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 CERROS OWNER NAME: ALLEN-DAVIS ADARYLL & LAURA OWNER ADDR: 07416 CERROS	PL NW ALBUQUERQUE NM	87114
100906512902230629	LEGAL: LT 2 9 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 CERROS OWNER NAME: SANDOVAL GARY P OWNER ADDR: 07412 CERROS	PL NW ALBUQUERQUE NM	87114
100906513402230630	LEGAL: LT 3 0 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 CERROS OWNER NAME: LANGLAND LAYLA L OWNER ADDR: 07408 CERROS	PL NW ALBUQUERQUE NM	87114
100906513902230631	LEGAL: LT 3 1 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 CERROS OWNER NAME: MARTINEZ RICHARD R & JENNY R OWNER ADDR: 07404 CERROS	PL NW ALBUQUERQUE NM	87114
100906514602430632	LEGAL: LT 3 2 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 CERROS OWNER NAME: CAMPBELL COLIN M & ELIZABETH A OWNER ADDR: 07400 CERROS	PL NW ALBUQUERQUE NM	87114
100906527402240811	LEGAL: LT 1 1 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 TRAVILLA OWNER NAME: BLOOD FAMILY TRUST OWNER ADDR: 09403 TRAVILLA	DR NW ALBUQUERQUE NM	87114
100906529201940813	LEGAL: LT 1 3 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 TRAVILLA OWNER NAME: DAY RONALD S & TAMMY OWNER ADDR: 09400 TRAVILLA	DR NW ALBUQUERQUE NM	87114
100906524502030685	LEGAL: LT 4 0-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1602 LAND USE: PROPERTY ADDR: 00000 GROS VENTRE OWNER NAME: DEUTSCHE BANK NATIONAL TRUST C OWNER ADDR: 00155 VAN GORDON	ST DENVER CO	80225
100906521301530679	LEGAL: LT 3 4-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1461 LAND USE: PROPERTY ADDR: 00000 GROS VENTRE OWNER NAME: PACHECO KIM L OWNER ADDR: 07224 GROS VENTRE	CT NW ALBUQUERQUE NM	87114

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

PAGE 2

100906520002030677	LEGAL: LT 3 2-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1536 LAND USE: PROPERTY ADDR: 00000 VERVAIN OWNER NAME: CORSEY BART W & AURORA OWNER ADDR: 09405 VERVAIN	DR NW ALBUQUERQUE NM	87114
100906528201640812	LEGAL: LT 1 2 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 TRAVILLA OWNER NAME: GARCIA ANTONIO I & GERALDINE J OWNER ADDR: 09401 TRAVILLA	RD NW ALBUQUERQUE NM	87114
100906517201930659	LEGAL: LT 1 4-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1261 LAND USE: PROPERTY ADDR: 00000 SANTALA OWNER NAME: CASTILLO ISIDRO & ISELA OWNER ADDR: 09405 SANTALA	PL NW ALBUQUERQUE NM	87114
100906518802030662	LEGAL: LT 1 7-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1308 LAND USE: PROPERTY ADDR: 00000 SANTALA OWNER NAME: GALINDO JESSICA D OWNER ADDR: 09404 SANTALA	PL NW ALBUQUERQUE NM	87114
100906516002030635	LEGAL: LT 3 5 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 TOUCAN OWNER NAME: ARAUJO OSCAR & DINA OWNER ADDR: 09404 TOUCAN	PL NW ALBUQUERQUE NM	87114
100906530301640818	LEGAL: LT 1 8 PL AT OF SOMMERSET SUBD AT VENTANA RANCH (REP LAND USE: PROPERTY ADDR: 00000 MONTARA OWNER NAME: PEARSON JEROME M & PATRICIA J OWNER ADDR: 09401 MONTARA	CT NW ALBUQUERQUE NM	87114
100906521801630680	LEGAL: LT 3 5-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1214 LAND USE: PROPERTY ADDR: 00000 GROS VENTRE OWNER NAME: HARPER MINNIE TRUSTEE OWNER ADDR: 07220 GROS VENTRE	CT NW ALBUQUERQUE NM	87114
100906523901630684	LEGAL: LT 3 9-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1629 LAND USE: PROPERTY ADDR: 00000 GROS VENTRE OWNER NAME: GOMEZ GEORGE A JR & MARIA D OWNER ADDR: 07204 GROS VENTRE	CT NW ALBUQUERQUE NM	87114
100906522401630681	LEGAL: LT 3 6-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1205 LAND USE: PROPERTY ADDR: 00000 GROS VENTRE OWNER NAME: SCHWARTZ JAY D OWNER ADDR: 07216 GROS VENTRE	CT NW ALBUQUERQUE NM	87114
100906522801630682	LEGAL: LT 3 7-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1205 LAND USE: PROPERTY ADDR: 00000 GROS VENTRE OWNER NAME: ROMERO NORA & OWNER ADDR: 07212 GROS VENTRE	CT NW ALBUQUERQUE NM	87114
100906523301630683	LEGAL: LT 3 8-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1200 LAND USE: PROPERTY ADDR: 00000 GROS VENTRE OWNER NAME: LEWIS JOSHUA S & KIER L VANDER OWNER ADDR: 07208 GROS VENTRE	CT NW ALBUQUERQUE NM	87114

100906532801640819	LEGAL: LT 1 9 PL AT OF SOMERSET SUBD AT VENTANA RANCH (REP PROPERTY ADDR: 00000 MONTARA OWNER NAME: WAY TIMOTHY R & KELLEY N OWNER ADDR: 09400 MONTARA	CT NW ALBUQUERQUE NM	87114
100906520001530678	LEGAL: LT 3 3-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1939 PROPERTY ADDR: 00000 VERVAIN OWNER NAME: BEARDEN CLAYTON & TERESA OWNER ADDR: 09401 VERVAIN	NW ALBUQUERQUE NM	87114
100906517201430660	LEGAL: LT 1 5-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1497 PROPERTY ADDR: 00000 SANTALA OWNER NAME: MARTINEZ JOHN B & MARGARET G OWNER ADDR: 09401 SANTALA	PL NW ALBUQUERQUE NM	87114
100906518801530661	LEGAL: LT 1 6-P1 BLK 1 PLAT OF VENTANA POINTE CONT 0.1437 PROPERTY ADDR: 00000 SANTALA OWNER NAME: PADILLA MARIO A OWNER ADDR: 09400 SANTALA	PL NW ALBUQUERQUE NM	87114
100906516001530634	LEGAL: LT 3 4 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R PROPERTY ADDR: 00000 TOUCAN OWNER NAME: BEXFIELD KAREN LEE OWNER ADDR: 09400 TOUCAN	PL NW ALBUQUERQUE NM	87114
100906512201430626	LEGAL: LT 2 6 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R PROPERTY ADDR: 00000 SPANISH POINTE OWNER NAME: SWANSON MARK ALLEN OWNER ADDR: 00000	ALBUQUERQUE NM	87193
100906513901530633	LEGAL: LT 3 3 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R PROPERTY ADDR: 00000 TOUCAN OWNER NAME: MACHA ELOY FRANK & SANDRA OWNER ADDR: 09401 TOUCAN	PL NW ALBUQUERQUE NM	87114
100906408343020212	LEGAL: T11N R2E SEC 16 W1/2 NW1/4 PROPERTY ADDR: 00000 UNKNOWN OWNER NAME: VOLCANO SIX LIMITED PTN OWNER ADDR: 01815 CENTRAL	AV NW ALBUQUERQUE NM	87104
100906423043720315	LEGAL: TR 0 F LA ND IN T11N R2E SEC 16 BEING PORTION OF TR PROPERTY ADDR: 00000 N/A OWNER NAME: RAINBOW SIX OWNER ADDR: 01815 CENTRAL	AV NW ALBUQUERQUE NM	87104
100906434840510120	LEGAL: TR 0 F LA ND IN SEC 16 T11N R2E CONT 5.0 AC PROPERTY ADDR: 00000 N/A OWNER NAME: THE ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPH	PL NW ALBUQUERQUE NM	87120
100906434845110105	LEGAL: SW/4 NW/ 4 NE/4 OF SEC 16 T11N R2E CONT 5.00 AC PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	DR NE ALBUQUERQUE NM	87109

"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: C-9

VENTANA RANCH N.A. (R)

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 22, 2004

Certified Mail 7003 3110 0006 0554 2571

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114

**RE: Heritage at the Trails, Unit 1
Heritage at the Trails, Unit 2
(Legal Description -- Tracts A & B, The Trails)**

Dear Ms. Horton:

As the consulting engineers for the above referenced sites, we are writing this letter to inform the Ventana Ranch Neighborhood Association that two requests for approval of Preliminary Plat and vacation of an existing public drainage and utility easement will be submitted to the Development Review Board this week. See attached zone maps.

This project is for the same area as the letter you received a few days ago, but the project has been split into two projects. There will be two separate submittals made at the same time.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Genny Donart, PE

GD/rtl

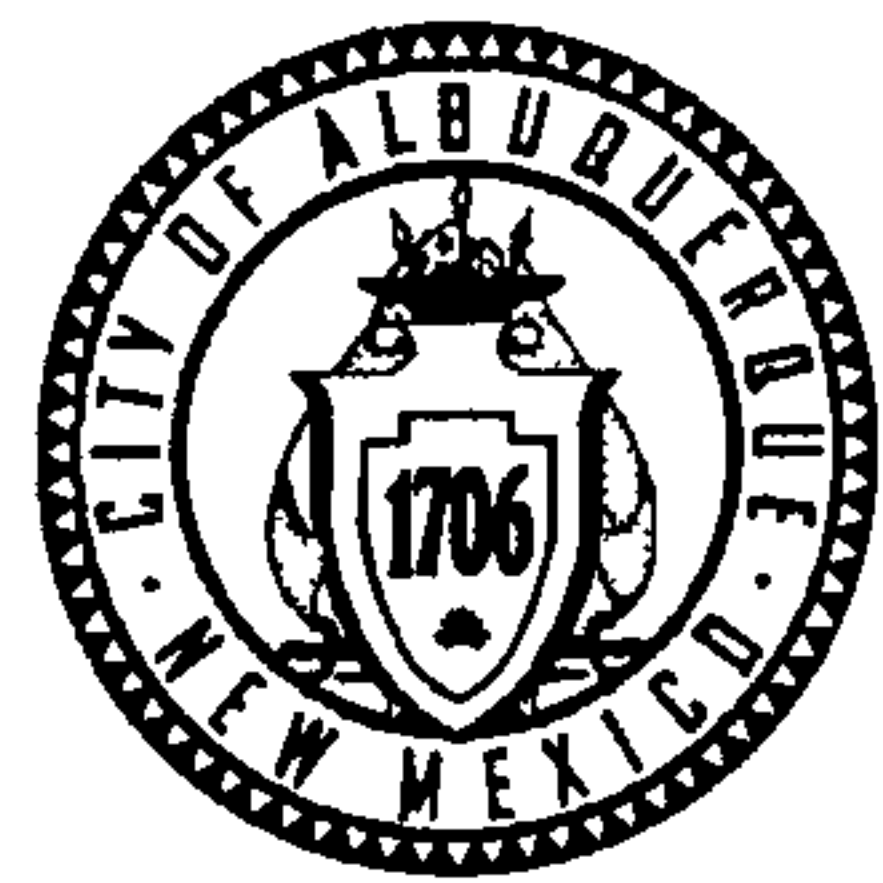
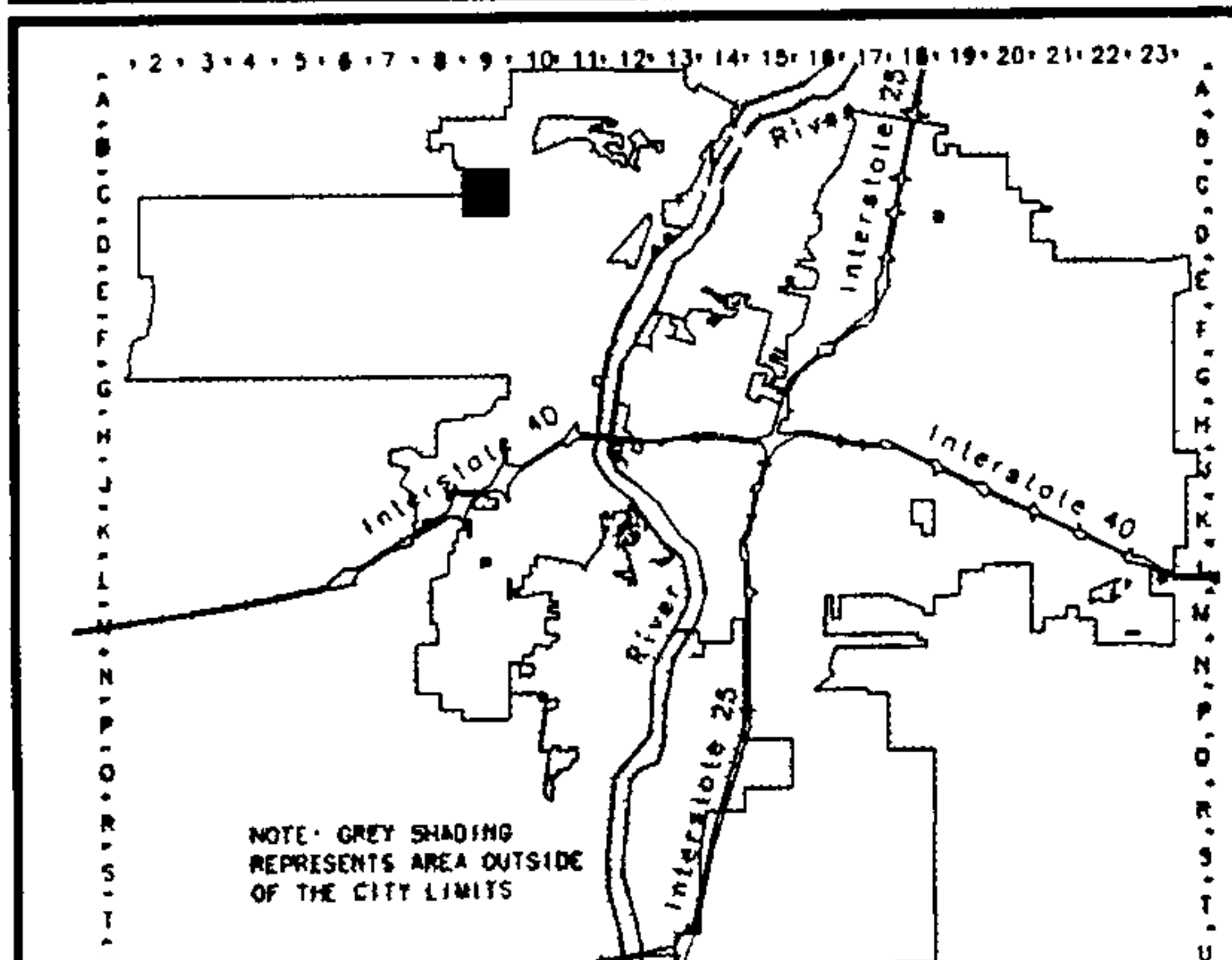
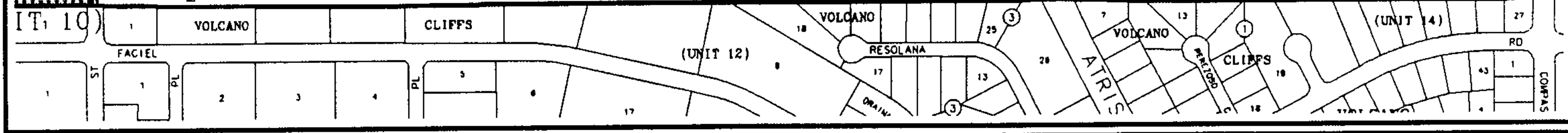
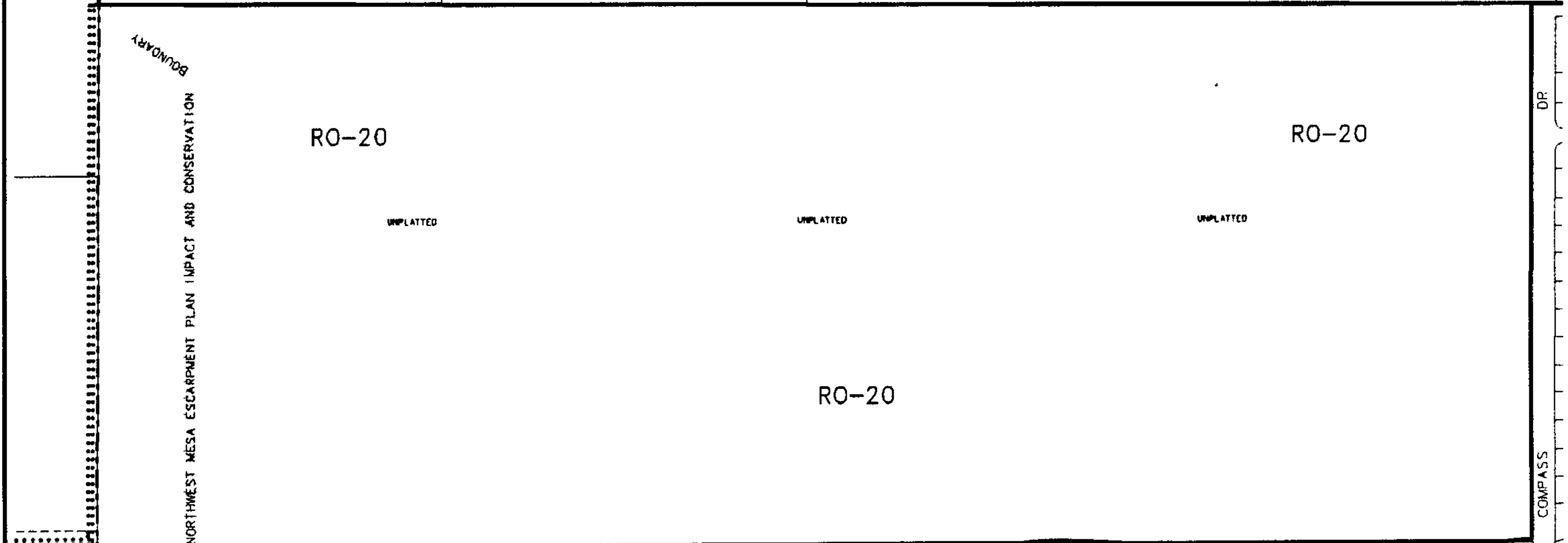
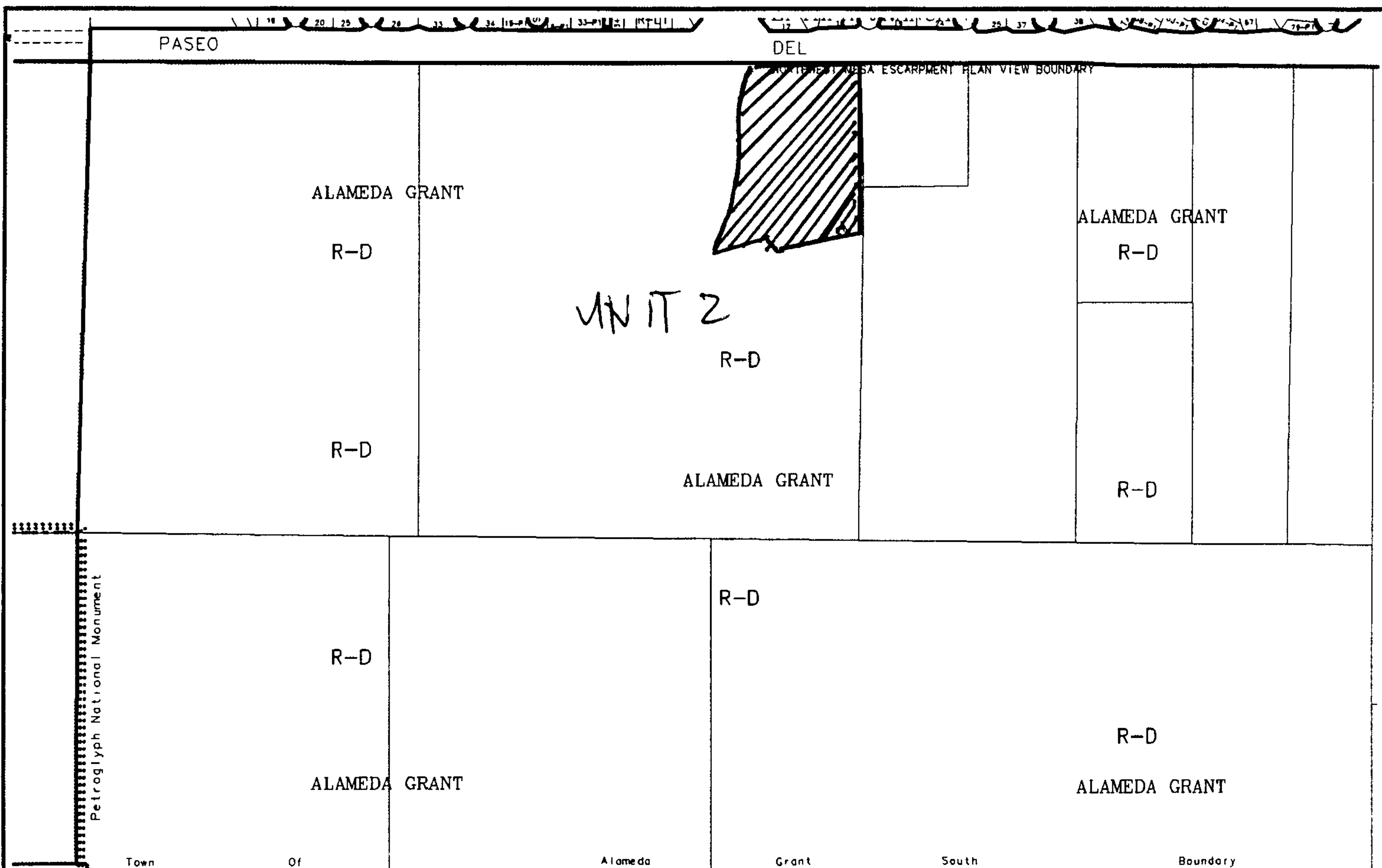
Attachments

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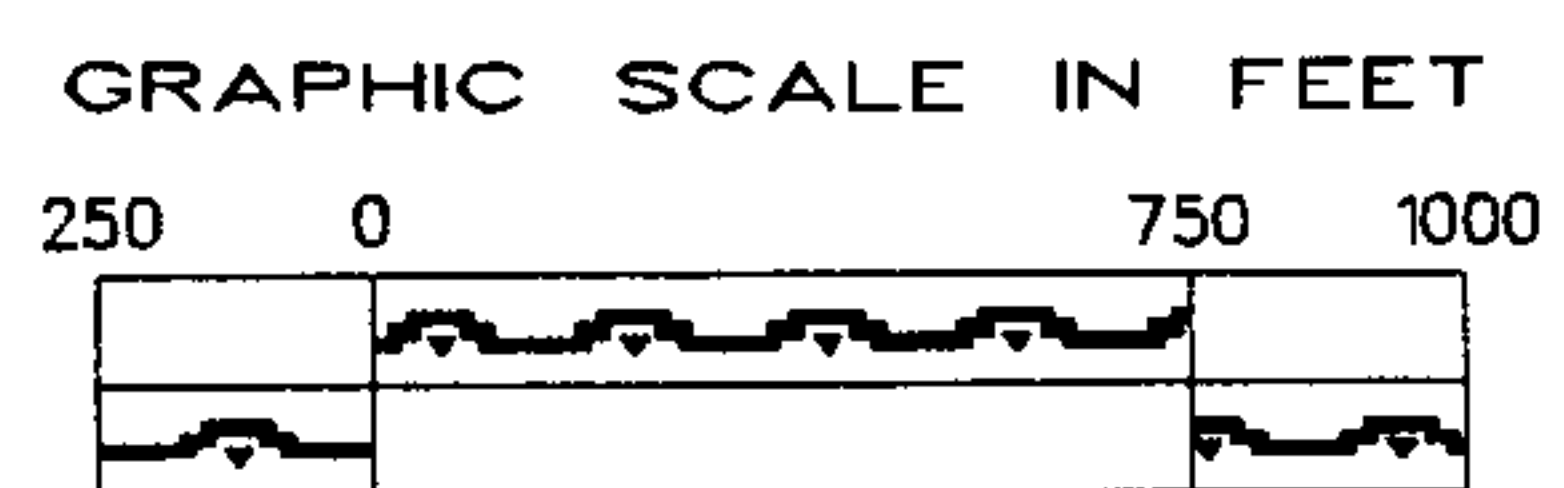
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For delivery information visit our website at www.usps.com		
OFFICIAL USE		
ALBUQUERQUE, NM 87114		
Postage \$	0.60	UNIT ID: 0108 Postmark Here Clerk: KZ4YYX 03/23/04
Restricted Delivery Fee (Endorsement Required)	2.30	
Registration Fee (Endorsement Required)	1.75	
Total Postage & Fees	4.65	
Sent To		Laura Horton Ventana Ranch N.A.
Street, Apt. No.; or PO Box No.		7224 Cascada Road NW
City, State, ZIP+4		Albuquerque, NM 87114
PS Form 3800 2002 See Reverse for Instructions		

128 Monroe St. NE • Albuquerque, NM 87108



Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page

C-9-Z

Map Amended through January 02, 2004



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 26, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for Heritage at the Trails, Unit 2

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Centex Homes, is submitting a request for Preliminary Plat approval, vacation of some blanket easements on the site, and sidewalk deferral and waiver for Heritage at the Trails, Unit 2, a single-family residential subdivision.

This subdivision is Tract B of The Trails Site Development Plan for Subdivision (DRB Project #1002962) that was approved at DRB on October 23, 2003, and follows the requirements of that Plan. The undeveloped land is adjacent to Paseo del Norte, south of Ventana Ranch. To the west, Rainbow Blvd is under design by Longford Homes, and grading of the site matches elevations determined in that design. The perimeter wall design matches one approved for other subdivisions within the Trails.

We are requesting vacation of a blanket public drainage, water, and sanitary sewer easement that covers the entirety of Tract B. This easement was granted with the bulk land plat as an interim method of allowing infrastructure that might be required for other tracts within the Trails, but it will be superceded with the dedication of public right-of-way and granting of individual easements as shown on the preliminary plat. There are no existing improvements within the easement, and the public welfare is in no way served by retaining it.

We are also requesting deferral of the majority of the sidewalk within the subdivision, as shown on the Sidewalk Exhibit. Some sidewalk will be waived along the Open Space tract to the south, as there will be a trails system within this Open Space, and a sidewalk would be redundant. Also, we are requesting that the sidewalk around the end of the stub streets and along one side be waived.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,
Isaacson & Arfman

Genny Donart, PE
GD/gld



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

PAGE 2

Project # 1003353

04DRB-00454 Major-Vacation of Public Easements

04DRB-00452 Major-Preliminary Plat Approval

04DRB-00456 Minor-Sidewalk Waiver

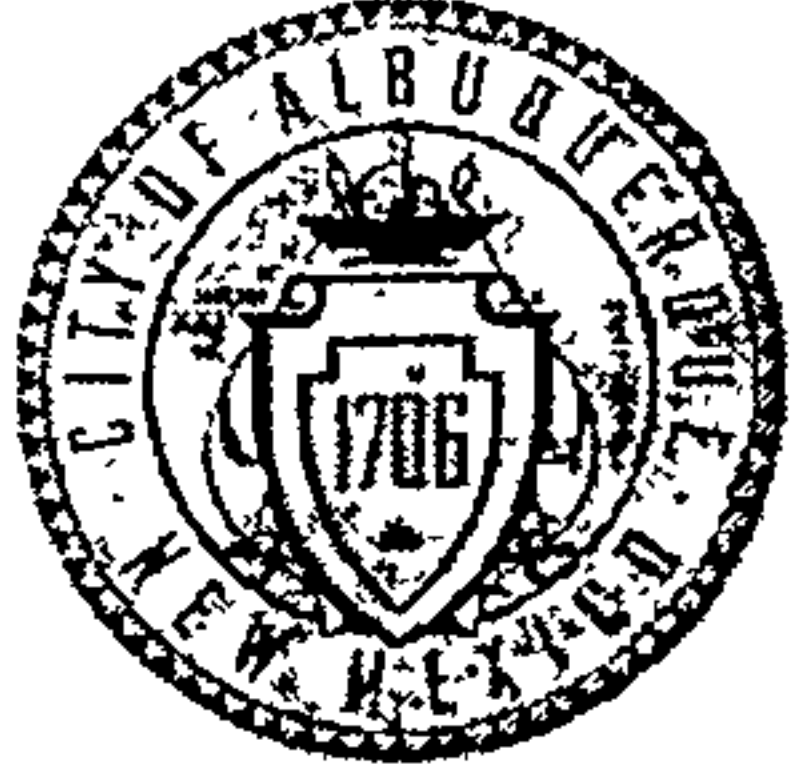
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9)]

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 5, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 21, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000131

04DRB-00460 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT CO. request(s) the above action(s) for all or a portion of **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned SU-2 HM, located on SAN JOSE AVE, between BROADWAY BLVD and I-25 containing approximately 45 acre(s). [REF: DRB-97- 271, 04DRB-00383] (M-14)

Project # 1000364

04DRB-00448 Major-Two Year SIA

BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 1-B-1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between BURMA NE and LINN AVE NE containing approximately 1 acre(s). [REF: DRB-97-396, 00410-00363] (L-22)

Project # 1000515

04DRB-00444 Major-Two Year SIA –
Procedure "B" Modified

WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) B, **MIREHAVEN ARROYO, THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW, between LADERA DR NW and TIERRA PINTADA ST containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9)

Project # 1003354

04DRB-00458 Major-Vacation of Public
Easements

04DRB-00457 Major-Preliminary Plat
Approval

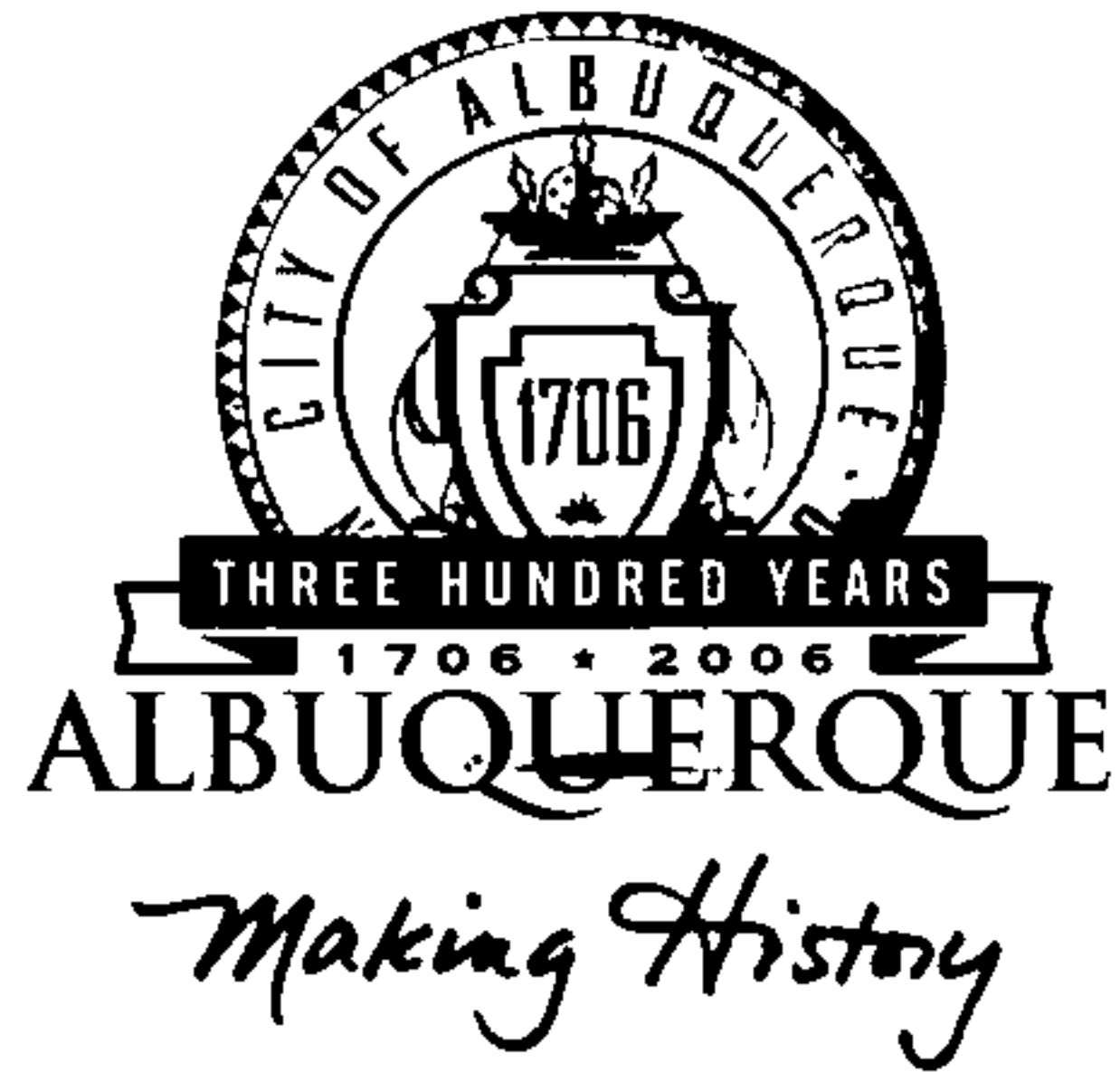
04DRB-00459 Minor-Temp Defer SDWK

04DRB-00461 Minor-Sidewalk Waiver

ISAACSON & ARFMAN P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 1002962, 03DRB-01528] (C-9)

SEE PAGE 2 . . .

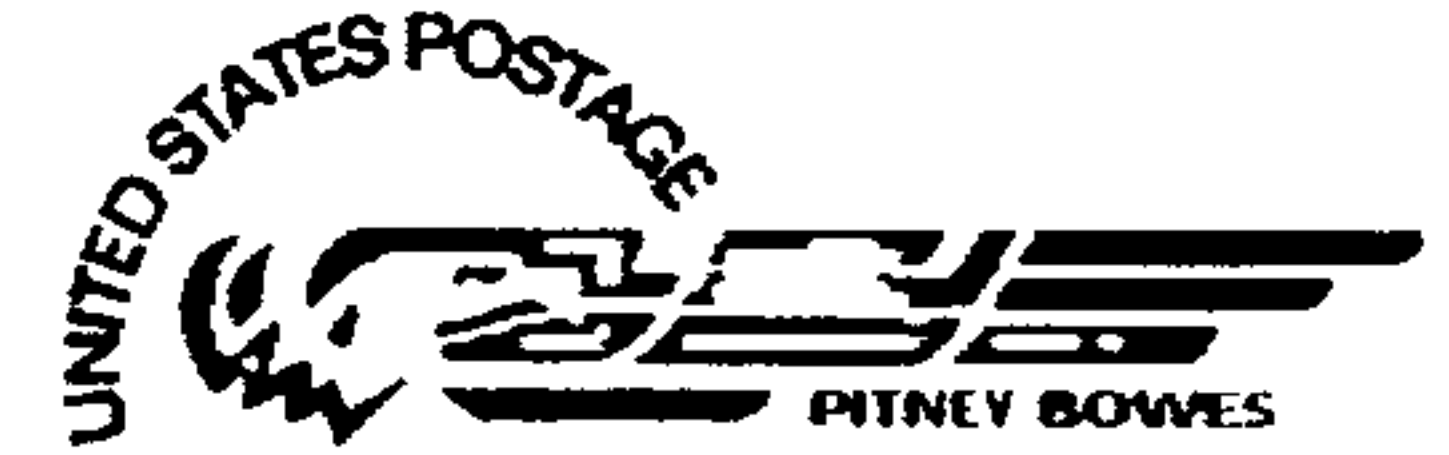
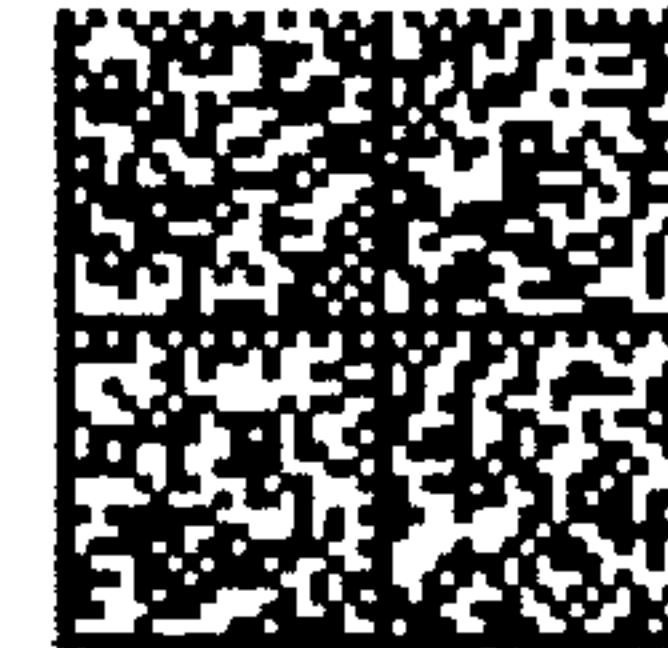
CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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MAILED FROM ZIP CODE 87102

100906524702530686

RASOLE VINCENT M
9400 VENTOSE
ALBUQUERQUE NM

PL NW
87114

RAS0400 871142022 1N 10 04/12/04
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87114+3624 34

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

HERITAGE AT THE TRAILS, UNIT 2
PROPOSED NAME OF PLAT

TRACT B, THE TRAILS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Claire

Date Submitted: March 26, 2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 4/21/04
Date Preliminary Plat Expires: 4/21/05
DRB Project No.: 1003353
DRB Application No.: 04DRB-00452

1 6/24/04
2 9/3/04

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During 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 Const Engineer
		28' F-F	Residential Paving	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Tract A	Battlecreek Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Allegiance Street	Lot 19	/	/	/
		28' F-F	Residential Paving	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		50' F-F (incl Median)	Residential Paving	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		31' F-F (half of full width)	Arterial Paving	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
			Modified Procedure "C" ^{See note 9}	Paseo del Norte			/	/	/
		31' F-F (half of full width)	Arterial Paving w/ 6' SW 1/4 C&G (SOUTH SIDE)	Paseo del Norte Rainbow Blvd	East #		/	/	/
		Std or Mntbl	Curb and Gutter (6)	Edison Road	Tract A	Lot 19	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		Std. or Mntbl	Curb and Gutter (6)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		Median	Curb and Gutter	Hearthstone Road	Rainbow Blvd	E. of Battlecreek Street	/	/	/
		Std.	Curb and Gutter (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		Median	Curb and Gutter (7) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Edison Road	Tract A	Lot 19	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (North Side Only)	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		4'	PCC Sidewalk (1) (South Side Only) <i>Both sides</i>	Hearthstone Road	Lot 34	east property line	/	/	/
		6'	PCC Sidewalk (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		10'	<i>Asphalt Trail</i> <i>UNIT 11</i>	<i>Tract 05-2</i>	<i>West E</i>	<i>East E</i>	/	/	/
		6"	Waterline	Edison Road	Battlecreek Street	Lot 19	/	/	/
		6"	Waterline	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		6"	Waterline	Allegiance Street	Edison Road	Hearthstone Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		8"	Waterline	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		8"	Waterline	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		20"	Waterline (7)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
							/	/	/
		8"	SAS	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		8"	SAS	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		8"	SAS	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		8" - 12"	SAS (7)	Tracts D, F, & J	Ladron Drive (Taos at the Trails)	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (7)	Tract J	Universe Blvd		/	/	/
		8"	Temporary SAS Force Main (7)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
							/	/	/
		18"-48"	RCP Storm Drain	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		42"-48"	RCP Storm Drain	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		18"-48"	RCP Storm Drain	Hearthstone Road	Rainbow Blvd	Pond D	/	/	/
		6.46 Ac-Ft	Retention Pond on unplatted land east of Tract B, The Trails. (Pond D) w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>



\$250,000 drainage mitigation contribution by Proc B' mod

~~Temporary Storm Drain Pump~~ ~~Univerec Blvd~~ ~~Pond L~~ ~~Las Ventanas Dam~~
~~Station & Force Main (0)~~

Private Inspector	City Inspector	City Const Engineer
/	/	/

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Perimeter Walls (not to be financially guaranteed)

/	/	/
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Water meter for landscaping

/	/	/
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25% of signal @ PASO DEZ HOETE / RAINBOW

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NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC
7. Adjacent portions of Rainbow Blvd to be built by a separate project. (DRB Project#1002962, CPN#730081) ~~Rainbow Blvd not financially guaranteed with this project.~~
8. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 50 lots = \$28,250
9.  ~~Includes removal and replacement of existing asphalt. To be deferred. Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRC procedure review.~~
10. *by Modified Procedure 'C' (non-work order) is an option (concurrence from DMD required)*
11. *Trail to be built by a separate project.*
12. *Landscape Maintenance Agreement between city and the HOA is required for landscaping in the public right-of-way.*

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE NAME (print)	<i>Michael Watson</i> DRB CHAIR - date 4/21/04	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES - date 4/21/04	
Isaacson & Arfman, P.A. FIRM	<i>diff say</i> TRANSPORTATION DEVELOPMENT - date 1-21-04		AMAFCA - date
<i>Genevieve Donart</i> SIGNATURE - date 4/20/04	<i>Roger A Green</i> UTILITY DEVELOPMENT - date 4/21/04		- date
	<i>Brad D. Biker</i> CITY ENGINEER - date 4/21/04		- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04	<i>[Signature]</i>	<i>Brad Biker</i>	<i>Genevieve Donart</i>
2	9-3-04	<i>[Signature]</i>	<i>diff say</i>	<i>Genevieve Donart</i>

Current DRC
Project Number:

ORIGINAL

FIGURE 12

Claire

Date Submitted: March 26, 2004

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 4/21/04

Date Preliminary Plat Expires: 4/21/05

DRB Project No.: 1003353

DRB Application No.: 04DRB-00452

INFRASTRUCTURE LIST

EXHIBIT "A"

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

HERITAGE AT THE TRAILS, UNIT 2

PROPOSED NAME OF PLAT

TRACT B, THE TRAILS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During 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 Const Engineer
		28' F-F	Residential Paving	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Tract A	Battlecreek Street	/	/	/
		24' F-F	Residential Paving	Edison Road	Allegiance Street	Lot 19	/	/	/
		28' F-F	Residential Paving	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		28' F-F	Residential Paving	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		50' F-F (incl Median)	Residential Paving	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		31' F-F (half of full width)	Arterial Paving	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
			Modified Procedure "C" (6)	Paseo del Norte			/	/	/
		31' F-F (half of full width)	Arterial Paving <i>See note 9</i>	Paseo del Norte <i>(12)</i>	Rainbow Blvd	East #	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Edison Road	Tract A	Lot 19	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		Std. or Mntbl	Curb and Gutter (6)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		Median	Curb and Gutter	Hearthstone Road	Rainbow Blvd	E. of Battlecreek Street	/	/	/
		Std.	Curb and Gutter (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		Median	Curb and Gutter (7) (West Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Edison Road	Tract A	Lot 19	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Edison Road	Battlecreek Street	Allegiance Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		4'	PCC Sidewalk (North Side Only)	Hearthstone Road	Rainbow Blvd	Battlecreek Street	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		4'	PCC Sidewalk (1) (South Side Only) <i>Both sides</i>	Hearthstone Road	Lot 34	east property line	/	/	/
		6'	PCC Sidewalk (7) (East Side Only)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
		10'	Asphalt Trail <i>UNIT 11</i>	Tract 05-2	West Pt	East Pt	/	/	/
		6"	Waterline	Edison Road	Battlecreek Street	Lot 19	/	/	/
		6"	Waterline	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		6"	Waterline	Allegiance Street	Edison Road	Hearthstone Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		8"	Waterline	Hearthstone Road	Rainbow Blvd	east property line	/	/	/
		8"	Waterline	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		20"	Waterline (7)	Rainbow Blvd	Paseo del Norte	South Property Line	/	/	/
							/	/	/
		8"	SAS	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		8"	SAS	Battlecreek Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		8"	SAS	Hearthstone Road	Battlecreek Street	east property line	/	/	/
		8"	SAS	Offsite easement	Hearthstone Road	Ladron Drive (Taos at the Trails)	/	/	/
		8" - 12"	SAS (7)	Tracts D, F, & J	Ladron Drive (Taos at the Trails)	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (7)	Tract J	Universe Blvd		/	/	/
		8"	Temporary SAS Force Main (7)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
							/	/	/
		18"-48"	RCP Storm Drain	Edison Road	Rainbow Blvd	Lot 19	/	/	/
		42"-48"	RCP Storm Drain	Allegiance Street	Edison Road	Hearthstone Road	/	/	/
		18"-48"	RCP Storm Drain	Hearthstone Road	Rainbow Blvd	Pond D	/	/	/
		6.46 Ac-Ft	Retention Pond on unplatted land east of Tract B, The Trails. (Pond D) w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer
		Temporary Storm Drain Pump Station & Force Main (9)	Universe Blvd	Pond L	Las Ventanas Dam	/	/	/
		Perimeter Walls	(not to be financially guaranteed)			/	/	/
		Water meter for landscaping				/	/	/
						/	/	/
						/	/	/
						/	/	/
						/	/	/
						/	/	/
						/	/	/

ORIGINAL

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Storm drain sizes are subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Adjacent portions of Rainbow Blvd to be built by a separate project. (DRB Project#1002962, CPN#730081) ~~Rainbow Blvd not financially guaranteed with this project.~~
8. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 50 lots = \$28,250
9. Includes removal and replacement of existing asphalt. To be deferred - Financial Guaranty amount to be reviewed and approved by the City of Albuquerque Hydrology Planning Department in addition to the standard DRC procedure review.
10. *by Modified Procedure 'C' (non-work order) is an option (concurrence from DMD required)*
11. *Trail to be built by a separate project.*
12. *Landscape Maintenance Agreement between city and the HOA is required for landscaping in the public right-of-way.*

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE NAME (print)	<i>Sharon Watson</i> DRB CHAIR - date 4/21/04	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES - date 4/21/04	
Isaacson & Arfman, P.A. FIRM	<i>Jeffrey</i> TRANSPORTATION DEVELOPMENT - date 1-21-04		AMAFCA - date
<i>Genevieve Donart</i> SIGNATURE - date 4/20/04	<i>Roger A Green</i> UTILITY DEVELOPMENT - date 4/21/04		- date
	<i>Brady D. Biker</i> CITY ENGINEER - date 4/21/04		- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: Centex Homes PHONE: 761-9606

ADDRESS: 5120 Masthead NE FAX: 761-9850

CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: Owner List all owners: Rainbow Six

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrse@swcp.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval; Temporary Deferral + Waiver of Sidewalk; + Vacation of Public Easement t/bka Heritage at the Trails, Unit 2

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

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

Lot or Tract No Tract B Heritage @ The Trails Unit: 2

Subdiv. / Addn. The Trails

Current Zoning: R-D Proposed zoning: Same proposed tracts 2

Zone Atlas page(s) C-9 No. of existing lots: 1 No. of proposed lots: 50

Total area of site (acres): 9.4495 Density if applicable: dwellings per gross acre: 5.29 dwellings per net acre: 5.29

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

UPC No. 100906423043720315 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Blvd. NW

Between: Universe Blvd. NW and Rainbow Blvd. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002962; Application #03DRB-01528

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

SIGNATURE Genevieve Donart DATE 3/26/04

(Print) Genevieve Donart Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING

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

Application case numbers

04DRB - 00452

04DRB - 00453

04DRB - 00454

04DRB - 00456

Hearing date April 21, 2004

Action

PP S.F. 5(2) Fees \$ 1790

TDS V \$ 0

VPE V \$ 45

Notif \$ 75

CMF \$ 20

SW ✓ Total \$ 1930.00

As Duranpoux

3-26-04
Planner signature / date

Project # ~~1002962~~ 1003353

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
 (Temporary sidewalk deferral uses FORM-V)

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

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

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

Genevieve Donart Applicant name (print)
Genevieve Donart Applicant signature / date 3/26/04



Form revised 9/01, 8/03 and 9/03

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

Application case numbers
 04 DRB - 00452
 04 DRB - 00453
 04 DRB - 00454
 04 DRB - 00456

Leslie Duran 3-26-04
 Planner signature / date
Project # 1002962 1003353

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies *on preliminary plat*
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

GENEVIEVE DONART
 Applicant name (print)
Genevieve Donart 3/26/04
 Applicant signature / date



Form revised April 2003

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

Application case numbers
04 DRB - 00452
04 DRB - 00453
04 DRB - 00454
04 DRB - 00456

Les Duaneaux 3-26-04
 Planner signature / date

Project # 100 2962 100 3353

TY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: CENTEX HOMES Date of request: 3/26/04 Zone atlas page(s): C-9

PERMIT:
Zoning R-D

Legal Description -
Lot or Tract # B Block # _____

Parcel Size (acres / sq.ft.) 13.87 Ac

Subdivision Name The Trails Unit 2

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit []
Comp. Plan []	Zone Change []	a) Subdivision []	Access Permit []
Amendment []	Conditional Use []	b) Build'g Purposes []	Other [X]
		c) Amendment []	

PROPOSED DEVELOPMENT:

No construction / development []
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: ¹ Prelim Plat

of units - 50
Building Size - 2500 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Gonzalez DJ Date 3/26/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: Submitted previously by BHI
BLACK MTN. RANCH TIS

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Lyel
TRAFFIC ENGINEER

3-26-04
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED 7/14/03
- FINALIZED ___/___/___

Tony Lyel
TRAFFIC ENGINEER

3-26-04
DATE

AQIA - SUBMITTED ___/___/___
- FINALIZED ___/___/___

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 26, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for Heritage at the Trails, Unit 2

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Centex Homes, is submitting a request for Preliminary Plat approval, vacation of some blanket easements on the site, and sidewalk deferral and waiver for Heritage at the Trails, Unit 2, a single-family residential subdivision.

This subdivision is Tract B of The Trails Site Development Plan for Subdivision (DRB Project #1002962) that was approved at DRB on October 23, 2003, and follows the requirements of that Plan. The undeveloped land is adjacent to Paseo del Norte, south of Ventana Ranch. To the west, Rainbow Blvd is under design by Longford Homes, and grading of the site matches elevations determined in that design. The perimeter wall design matches one approved for other subdivisions within the Trails.

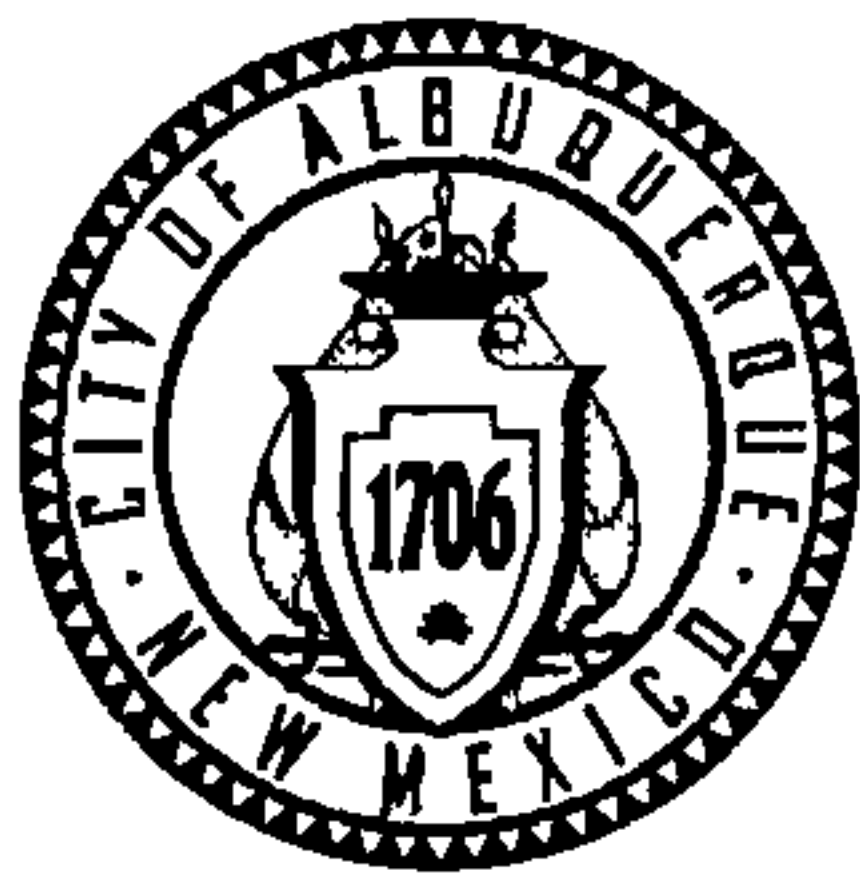
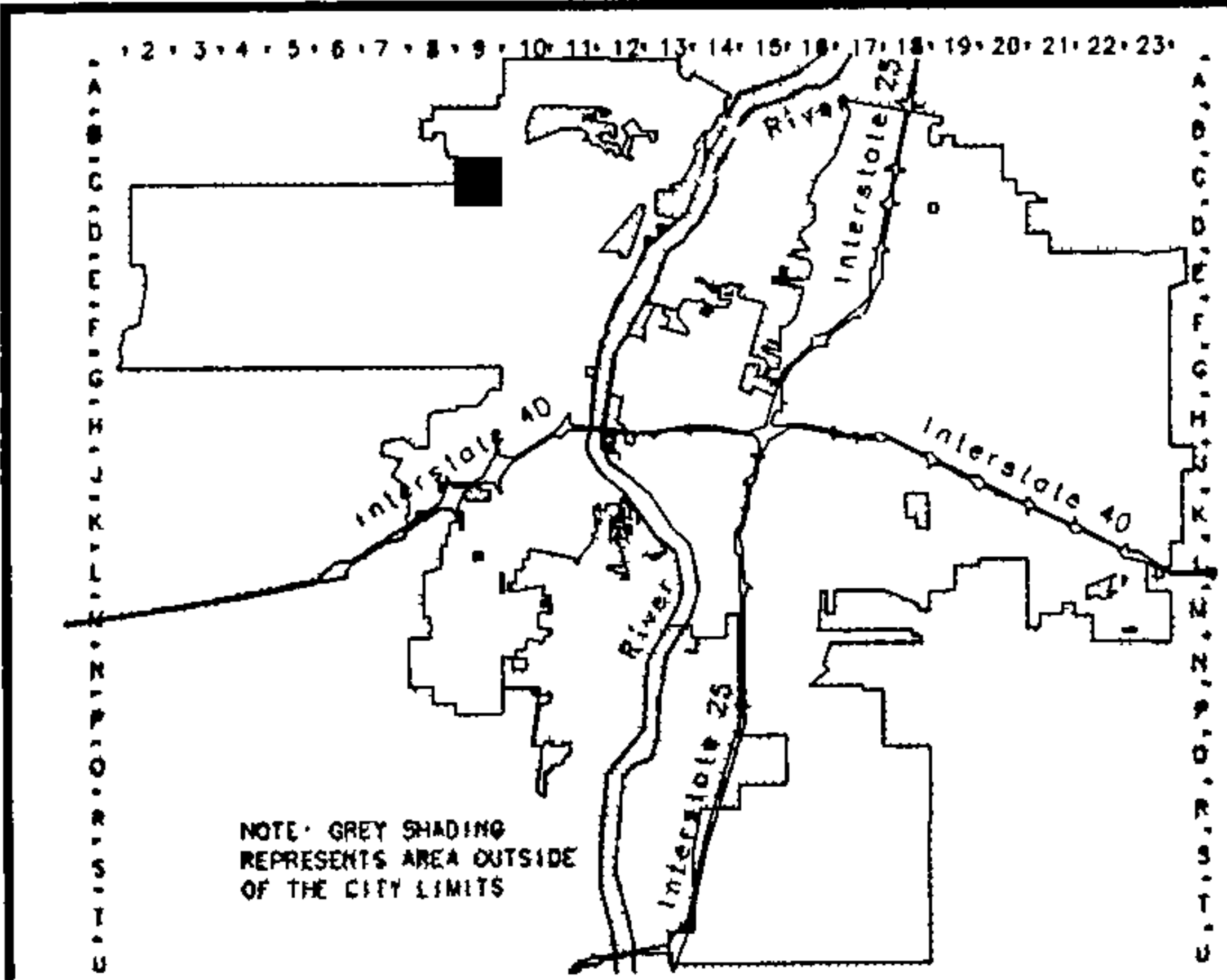
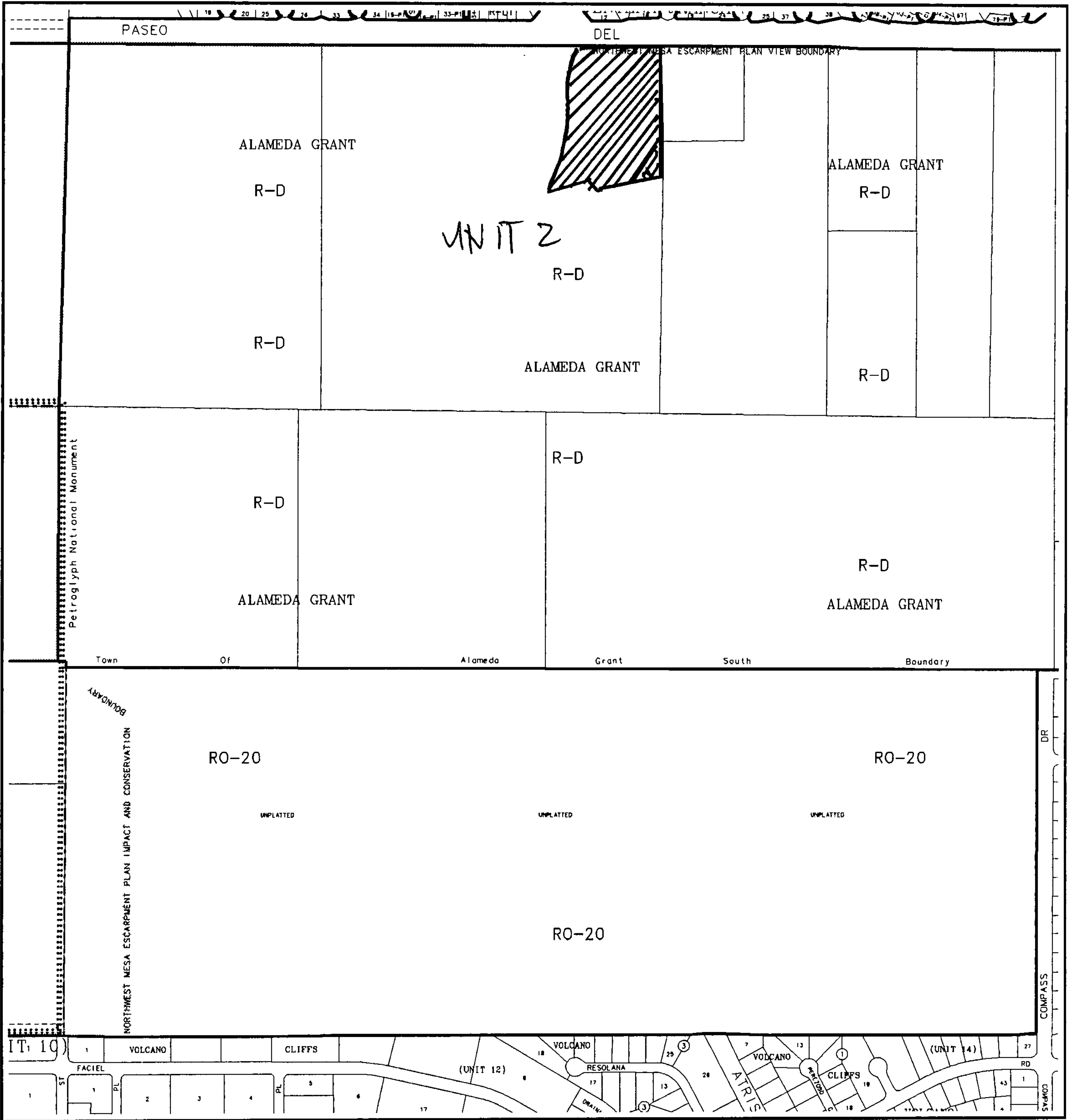
We are requesting vacation of a blanket public drainage, water, and sanitary sewer easement that covers the entirety of Tract B. This easement was granted with the bulk land plat as an interim method of allowing infrastructure that might be required for other tracts within the Trails, but it will be superceded with the dedication of public right-of-way and granting of individual easements as shown on the preliminary plat. There are no existing improvements within the easement, and the public welfare is in no way served by retaining it.

We are also requesting deferral of the majority of the sidewalk within the subdivision, as shown on the Sidewalk Exhibit. Some sidewalk will be waived along the Open Space tract to the south, as there will be a trails system within this Open Space, and a sidewalk would be redundant. Also, we are requesting that the sidewalk around the end of the stub streets and along one side be waived.

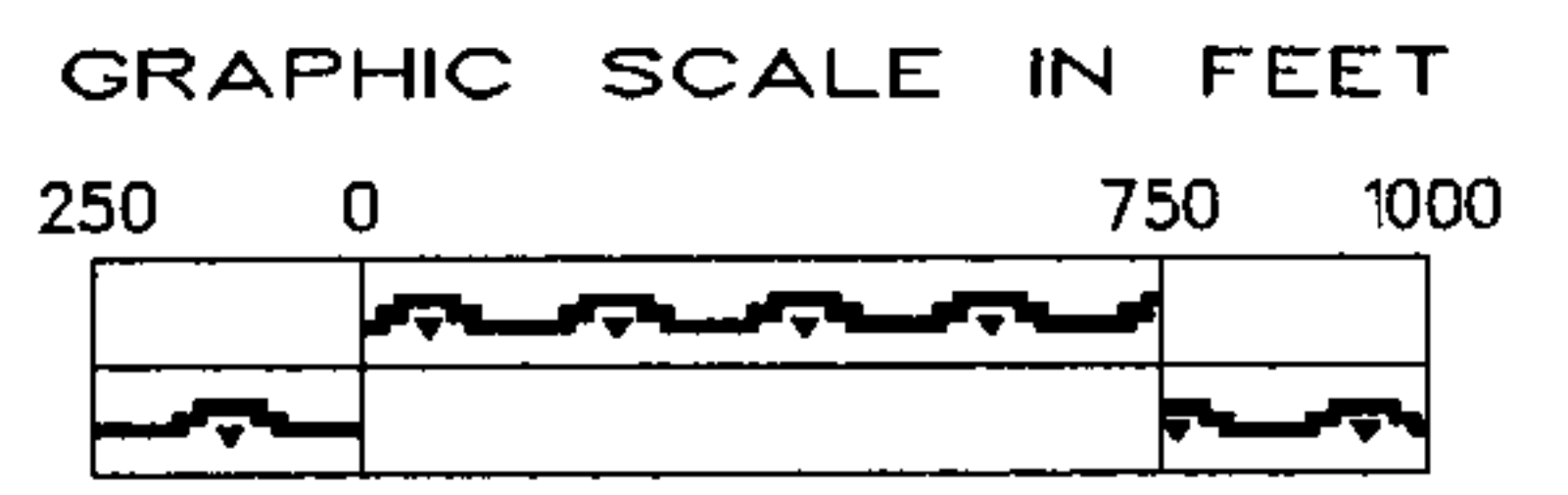
If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,
Isaacson & Arfman

Genny Donart, PE
GD/gld



Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page

C-9-Z

Map Amended through January 02, 2004



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

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

March 18, 2004

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of March 18, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **HERITAGE AT THE TRAILS UNIT 1 AND HERITAGE AT THE TRAILS, UNIT 2 - TRACTS A AND B, THE TRAILS**, zone map C-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

CENTEX HOMES

5120 Masthead NE
Albuquerque, NM 87109

Phone 505-761-9606

Fax 505-761-9850

March 26, 2004

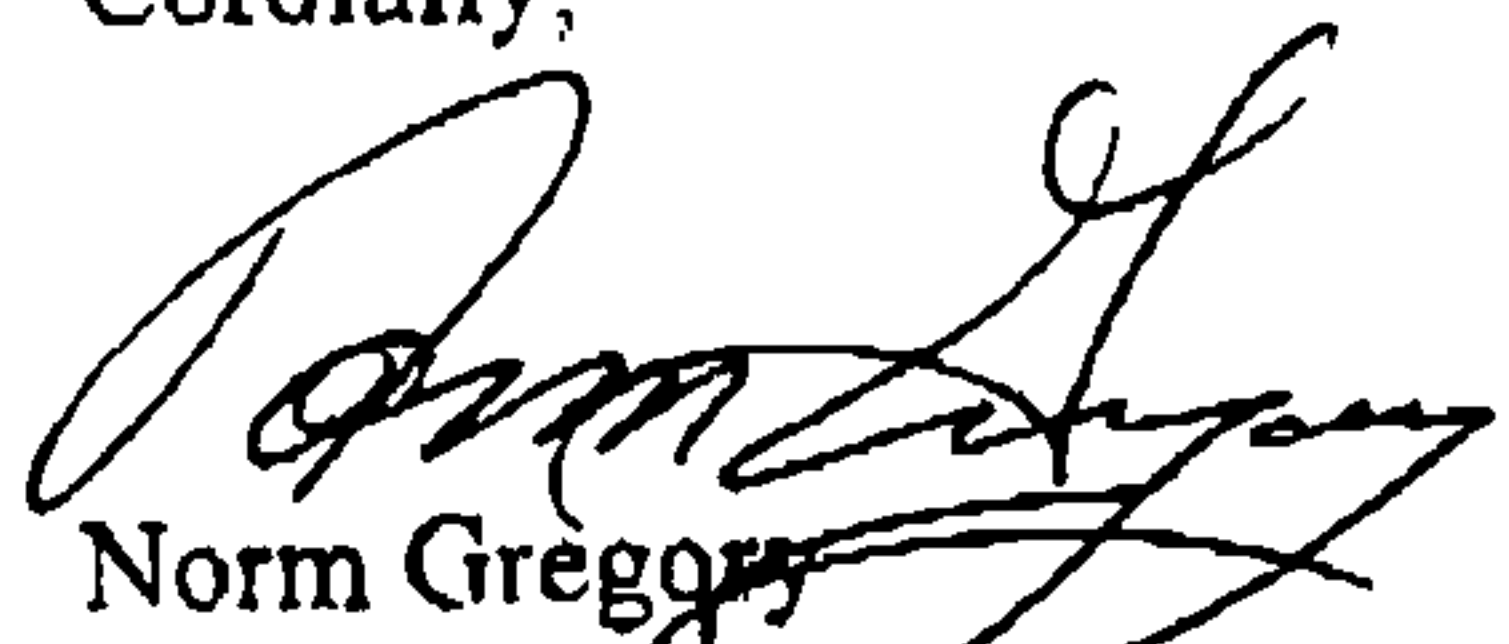
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

Re: Trails Subdivision

To Whom It May Concern:

This letter is authorization for Isaacson & Arfman Consulting Engineers to act as agent for Centex Homes in matters concerning the Trails Subdivision.

Cordially,



Norm Gregory
Land Development Manger

"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: C-9

VENTANA RANCH N.A. (R)

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 22, 2004

Certified Mail 7003 3110 0006 0554 2571

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114

**RE: Heritage at the Trails, Unit 1
Heritage at the Trails, Unit 2
(Legal Description -- Tracts A & B, The Trails)**

Dear Ms. Horton:

As the consulting engineers for the above referenced sites, we are writing this letter to inform the Ventana Ranch Neighborhood Association that two requests for approval of Preliminary Plat and vacation of an existing public drainage and utility easement will be submitted to the Development Review Board this week. See attached zone maps.

This project is for the same area as the letter you received a few days ago, but the project has been split into two projects. There will be two separate submittals made at the same time.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Genny Donart, PE

GD/rtl

Attachments

7003 3110 0006 0554 2571

128 Monroe St. NE • Albuquerque, NM 87108

7003 3110 0006 0554 2571

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Restriction Fee	2.30	Postmark Here
Receipt Fee (Endorsement Required)	1.75	Clerk: KZ4YYX
Restriction Delivery Fee (Endorsement Required)		03/23/04
Total Postage & Fees	\$ 4.65	

Sent To: Laura Horton
Ventana Ranch N.A.
Street, Apt. No.; or PO Box No.: 7224 Cascada Road NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 22, 2004

Certified Mail 7003 3110 0006 0554 2588

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque, NM 87114

**RE: Heritage at the Trails Unit 1
Heritage at the Trials Unit 2
(Legal Description -- Tracts A & B, The Trails)**

Dear Mr. Nyberg:

As the consulting engineers for the above referenced sites, we are writing this letter to inform the Ventana Ranch Neighborhood Association that two requests for approval of Preliminary Plat and vacation of an existing public drainage and utility easement will be submitted to the Development Review Board this week. See attached zone maps.

This project is for the same area as the letter you received a few days ago, but the project has been split into two projects. There will be two separate submittals made at the same time.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Genny Donart, PE

GD/rtl

Attachments

7003 3110 0006 0554 2588

128 Monroe St. NE • Albuquerque, NM 87108 •

M:\ACTIVE\PROJECT DOCUMENTS\1324\CORRESPONDENCE\OUT\1324 NA-ltr 3-22-04.doc

9852 4550 9000 0554 2588

7003 3110 0006 0554 2588

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Return Receipt Fee (Receipt Required)	\$ 1.75	
Restricted Delivery Fee (Easement Required)		
Total Postage & Fees	\$ 4.65	Postmark Here Clerk: KZ4YYX 03/23/04

Sent To Bruce Nyberg
Ventana Ranch N.A.
Street, Apt. No.; or PO Box No. 6824 Brushfield Road NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 1, 2004

Mr. Bob Gay
New Mexico Utilities, Inc
4700 Irving Blvd, NW
Albuquerque, NM 87114

Re: Tracts A, B, and F of The Trails

Dear Bob,

Isaacson & Arfman, P.A., as agents for the developer of the above mentioned parcels, would like to request a Water & Sanitary Sewer Availability Statement. Attached are our conceptual layouts of the single-family residential subdivisions, which have a proposed 75 lots for Tract A, 49 lots for Tract B, and 79 lots for Tract F.

If you have any questions about this request, please call me at 268-8828. Thank you.

Sincerely,
Isaacson & Arfman, P.A.

Genny Donart, PE
GD/gld

Attachments

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR
MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: THE HERITAGE AT THE TRAILS, UNIT TWO

AGIS MAP # C-9

LEGAL DESCRIPTION: THE TRAILS, UNIT TWO

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydtology Division (2nd floor Plaza del Sol) on 03.26.04 [date].

ISAACSON & ARFMAN, P.A. 03.26.04
Applicant / Agent Date

Hydtology Division representative Date

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from ~~the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol)~~ on 3/1/04 [date] New Mexico Utilities, Inc.

ISAACSON & ARFMAN, P.A. 03.26.04
Applicant / Agent Date

SEE ATTACHED

Utilities Division representative Date

DRB- _____

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

PAID RECEIPT

APPLICANT NAME CENTEX HOMES

AGENT ISAACSON & ARFMAN, P.A.

ADDRESS 128 MONROE ST. NE
100 3353

PROJECT & APP # 100 962 04DRB-00452, 04DRB-00453, 04DRB-00454

PROJECT NAME The TRAILS UNIT B

DUPLICATE
City of Albuquerque
Treasury Division
03/26/2004 12:21PM LOC: ANN
RECEIPT# 00021558 WS# 008 TRANSH 0015
Account 441018 Fund 0110 TRSDMM
Activity 4971000
Trans Amt \$1,930.00
J24 Misc \$75.00
CK \$1,930.00
CHANGE \$0.00

- \$ 20.00 469099/4916000 Conflict Management Fee
- \$ 1835.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
- \$ 1930.00 TOTAL AMOUNT DUE

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

268-8828
ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

15676
95-219 176
-1070
1350743997

DATE 3/26/04

\$ 1,930.00
DOLLARS

City of Albuquerque
Treasury Division

Wells Fargo Bank New Mexico, N.A.
200 Lomas NW
Albuquerque, NM 87102
www.wellsfargo.com

Pro; # 1003353

03/26/2004 12:20PM LOC: ANN
X
RECEIPT# 00021557 WS# 008 TRANSH 0015
Account 441006 Fund 0110 TRSDMM
Activity 4983000

Trans Amt \$1,930.00
J24 Misc \$1,835.00

03/26/2004
X
RECEIPT# 00021556 WS# 008 TRANSH 0015
Account 469099 Fund 0110 TRSDMM
Activity 4916000
Trans Amt \$1,930.00

FOR LEASE
1324 Unit B

015661107002192135074

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

- A. A heavy stake with two crosshairs 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 April 6 To April 21

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.

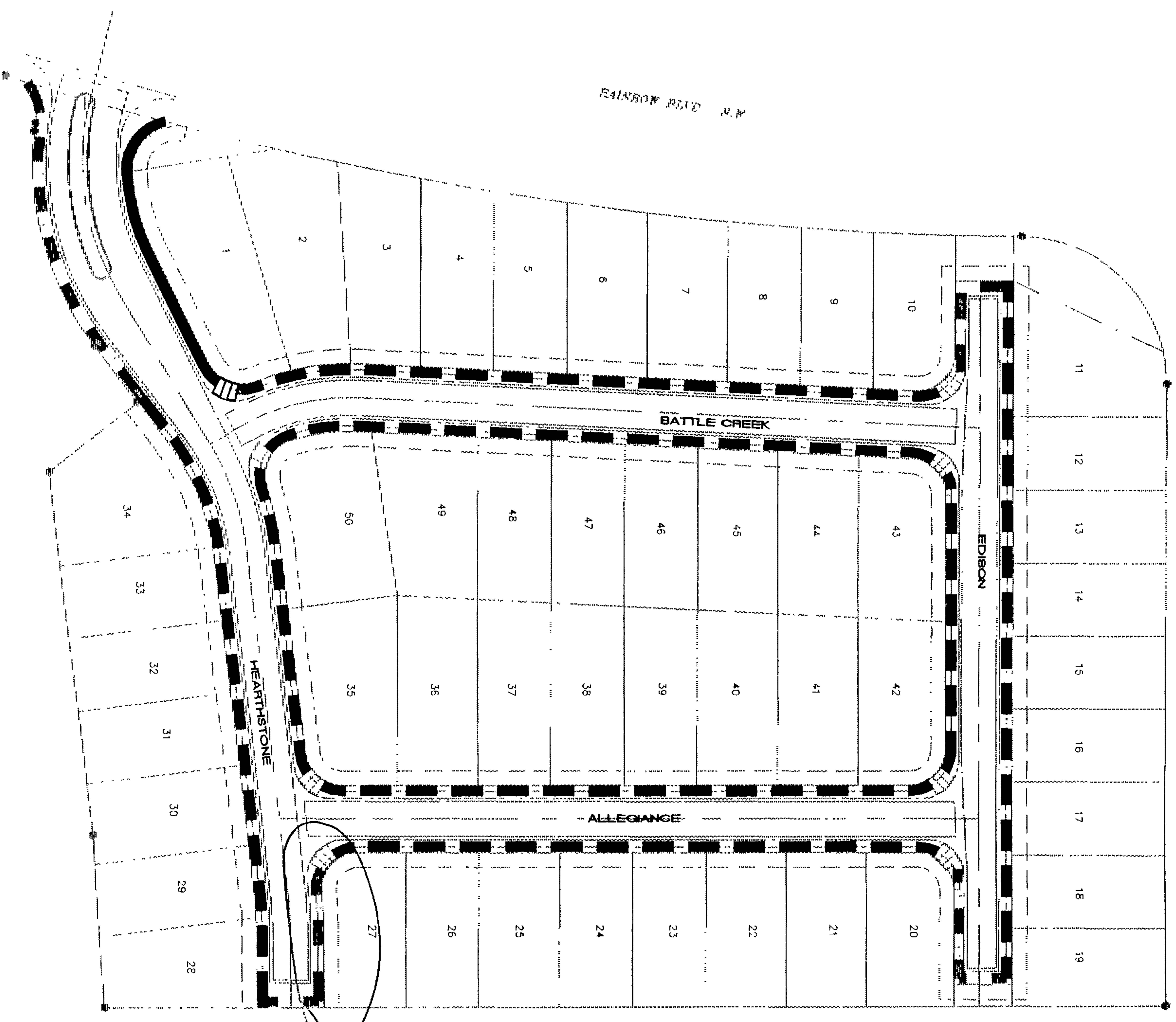
Ruth J. Lyons 3/26/04
(Applicant or Agent) (Date)
for Isaacson & Artman, P.A.

I issued 2 signs for this application, 3-26-04, Les Duranceaux
(Date) (Staff Member)

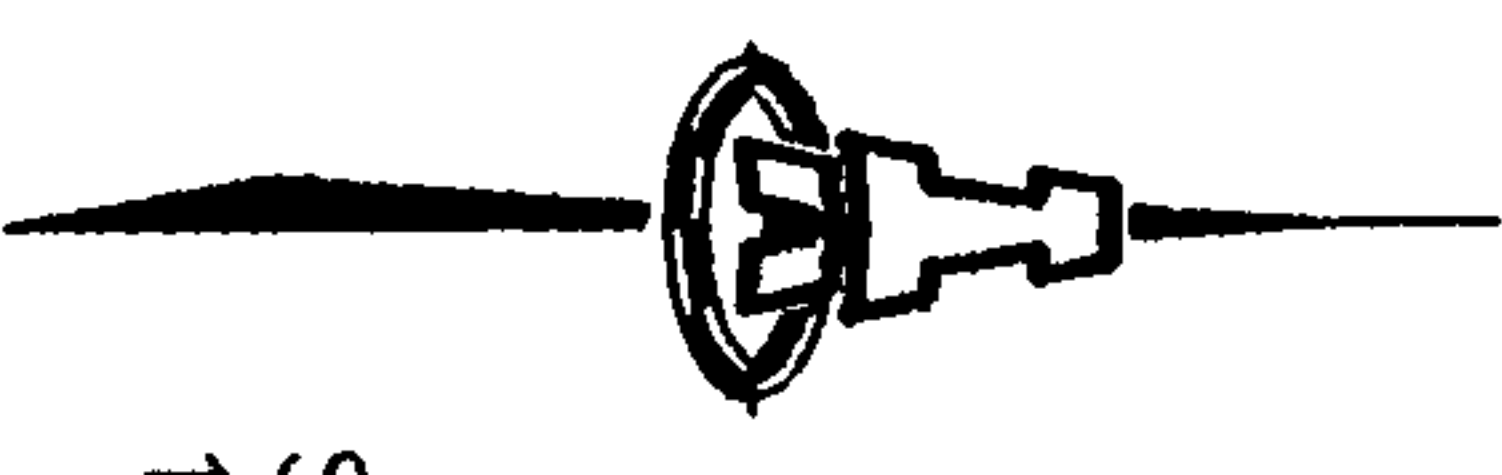
DRB PROJECT NUMBER: ~~1002962~~ 1003353

1324B-EXH-SDWK.DWG

PASO DEL PONTE DR. N.W.



not waived



SCALE:
1"=100'

LEGEND




-  SIDEWALKS TO BE WAIVED
-  SIDEWALKS TO BE CONSTRUCTED
-  SIDEWALKS TO BE DEFERRED

EXHIBIT C

Date **4/9/04**

SIDEWALK EXHIBIT

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque
 New Mexico
 1324B-EXH-SDWK.DWGthor 03/25/04

