



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2004

Project # 1003403
04DRB-00634 Minor-Sidewalk Waiver

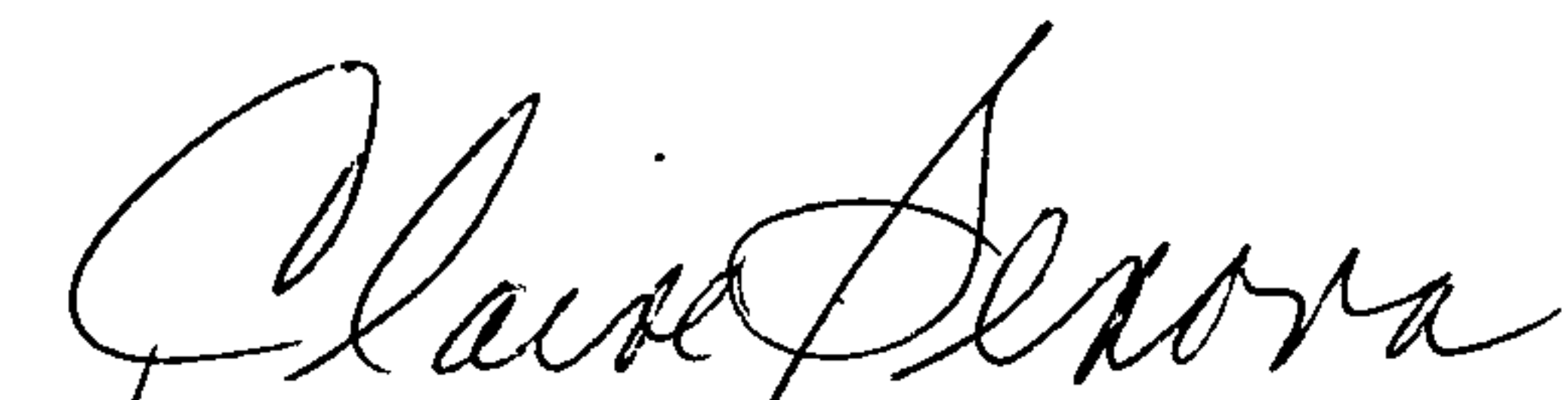
ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9)

At the June 16, 2004, Development Review Board meeting, a sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 1, 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).


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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 14, 2006

3. Project # 1003403
06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDRB01493] (C-9)

At the June 14, 2006, Development Review Board meeting, the two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 29, 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, 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: 1003403 AGENDA#: 3 DATE: 6.14.06

1. Name: Euse Salazar Address: Wilson Co Zip: _____
2. Name: Angela Valdez 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: 1003403

AGENDA ITEM NO: 3

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 ^{2x}; 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: June 14, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

June 14, 2006

Project # 1003403
 06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDRB01493] (C-9)

- AMAFCA No comment.
- COG No adverse comments.
- Transit No objection to the requests.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination No Association(s).

APS The request for an SIA extension for **The Reserve at the Trails** is part of a larger 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 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

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	No objection to extension.
Parks & Recreation	No objection.

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, Wilson & Company, 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, June 14, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000418

06DRB-00705 Major-Two Year SIA

LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP**, zoned SU-1 for Church and related facilities, located on CENTRAL AVE NW, between AIRPORT RD NW and UNSER BLVD NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10)

Project # 1000945

06DRB-00710 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COLE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18)

Project # 1003403

06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: 04DDRB01493] (C-9)

Project # 1004556

06DRB-00708 Major-Amended SiteDev Plan
BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17)

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 29, 2006.

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

Meeting Date: JUNE 14, 2006
Zone Atlas Page: C-09-Z
Notification Radius: 100 Ft.

Project# 1003403
App#06DRB-00707

Cross Reference and Location: WOODMONT AVE NW BETWEEN RAINBOW
BLVD NW AND OAKRIDGE ST NW

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 26, 2006
Signature: YVONNE SAAVEDRA

002
Rick

A 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 **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... **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. Tract F of Bulk Land Plat of The Trails Block: N/A Unit: N/A

Subdiv. / Adn. The Reserve at The Trails (Tract F at The Trails)

Current Zoning: RD Proposed zoning: No Change

Zone Atlas page(s): C 9 Z No. of existing lots: 80 No. of proposed lots: n/a

Total area of site (acres): 17.2 ac Density if applicable: dwellings per gross acre: 4.65 dwellings per net acre: 4.65

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 10090642763262209 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Ave. NW

Between: Rainbow Blvd. NW and Oakridge St. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB #1003403, DRC# 738483 04DRB 01493

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

SIGNATURE [Signature] DATE _____

(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

- 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 - 00707</u>	<u>SIA</u>	<u>3(2)</u>	<u>\$ 50.00</u>
<u>- - -</u>	<u>ADY</u>	<u>-</u>	<u>\$ 75.00</u>
<u>- - -</u>	<u>CMF</u>	<u>-</u>	<u>\$ 20.00</u>
<u>- - -</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>
<u>- - -</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>
Total			<u>\$ 145.00</u>

Hearing date 06/14/06

Sandy Sandley 05/19/06
Planner signature / date

Project # 1003403

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. SSS (orig. SIA ATTACHED)
- 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

 Applicant name (print)
[Signature] 5/8/06

 Applicant signature / date



Form revised 9/01, 8/03 and 9/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB- _____ -00707

Sandy Handley

 Planner signature / date
Project # 1003403

RECORDS WITH LABELS

PAGE 1

100906437638010102	LEGAL: TR 4 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906423436221901	LEGAL: LT 2 1-P1 PLAT FOR TAOS AT THE TRAILS CONT .1317 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906423926021902	LEGAL: LT 2 0-P1 PLAT FOR TAOS AT THE TRAILS CONT .0931 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906424235821903	LEGAL: LT 1 9-P1 PLAT FOR TAOS AT THE TRAILS CONT .0931 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906424635621904	LEGAL: LT 1 8-P1 PLAT FOR TAOS AT THE TRAILS CONT .0931 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906425035421905	LEGAL: LT 1 7-P1 PLAT FOR TAOS AT THE TRAILS CONT .0943 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906425435321906	LEGAL: LT 1 6-P1 PLAT FOR TAOS AT THE TRAILS CONT .0948 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906425735121907	LEGAL: LT 1 5-P1 PLAT FOR TAOS AT THE TRAILS CONT .0948 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906426135021908	LEGAL: LT 1 4-P1 PLAT FOR TAOS AT THE TRAILS CONT .0948 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906426534921909	LEGAL: LT 1 3-P1 PLAT FOR TAOS AT THE TRAILS CONT .0948 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906426934721910	LEGAL: LT 1 2-P1 PLAT FOR TAOS AT THE TRAILS CONT .1033 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120

RECORDS WITH LABELS

PAGE 2

100906422834522001	LEGAL: LT 1 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906423334222002	LEGAL: LT 2 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906428134321601	LEGAL: LT 1 1-P1 PLAT FOR TAOS AT THE TRAILS CONT .1090 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906428534221602	LEGAL: LT 1 0-P1 PLAT FOR TAOS AT THE TRAILS CONT .1004 A LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906423834022003	LEGAL: LT 3 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429034121603	LEGAL: LT 9 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1004 AC LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906429434121604	LEGAL: LT 8 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1004 AC LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906429834021605	LEGAL: LT 7 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1004 AC LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906424233822004	LEGAL: LT 4 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430333921606	LEGAL: LT 6 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1004 AC LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120
100906430733921607	LEGAL: LT 5 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1004 AC LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD LAS VEGAS NV	89120

RECORDS WITH LABELS

PAGE 3

100906431533821609 LEGAL: TR C PLAT FOR TAOS AT THE TRAILS CONT .0611 AC LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: LONGFORD AT THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD LAS VEGAS NV 89120

100906431133821608 LEGAL: LT 4 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1004 AC LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: LONGFORD AT THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD LAS VEGAS NV 89120

100906424733622005 LEGAL: LT 5 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906431833821610 LEGAL: LT 3 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1059 AC LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: LONGFORD AT THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD LAS VEGAS NV 89120

100906432233721611 LEGAL: LT 2 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1064 AC LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: LONGFORD AT THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD LAS VEGAS NV 89120

100906432733721612 LEGAL: LT 1 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1211 AC LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: LONGFORD AT THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD LAS VEGAS NV 89120

100906422533422015 LEGAL: LT 1 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 GLYNDON
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906425133422006 LEGAL: LT 6 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906437129210101 LEGAL: TR 6 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: INDUS DEVELOPMENT LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW ALBUQUERQUE NM 87120

100906425633222007 LEGAL: LT 7 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906423133122014 LEGAL: LT 1 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 GLYNDON
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

RECORDS WITH LABELS

PAGE 4

100906426233022008 LEGAL: LT 8 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906423431922035 LEGAL: TR P R PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906423632922013 LEGAL: LT 1 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 GLYNDON
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906424232722012 LEGAL: LT 1 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 GLYNDON
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906427632622209 LEGAL: LT 7 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906428332422210 LEGAL: LT 7 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906424732422011 LEGAL: LT 1 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 GLYNDON
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906428832322211 LEGAL: LT 7 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906429332322212 LEGAL: LT 7 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906425332222010 LEGAL: LT 1 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 GLYNDON
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

100906429832222213 LEGAL: LT 7 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 TREE LINE
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE ALBUQUERQUE NM 87109

RECORDS WITH LABELS

PAGE 5

100906430332122214	LEGAL: LT 7 7 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906422532022016	LEGAL: LT 1 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430932122215	LEGAL: LT 7 8 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425932022009	LEGAL: LT 9 PLA T FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906431832022216	LEGAL: LT 7 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432531922217	LEGAL: LT 8 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 TREE LINE OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906427331622201	LEGAL: LT 7 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: LARSEN PATTI J OWNER ADDR: 00000	PATTON CA	92369
100906427931422202	LEGAL: LT 7 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: NELSON LARRY D & ANN JANETTE OWNER ADDR: 07123 GLYNDON	TR NW ALBUQUERQUE NM	87114
100906428531322203	LEGAL: LT 6 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: FLEISCHER JON & REMELY OWNER ADDR: 07119 GLYNDON	TR NW ALBUQUERQUE NM	87114
100906429131222204	LEGAL: LT 6 8 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906424031122120	LEGAL: LT 2 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

PAGE 6

100906429731122205	LEGAL: LT 6 7 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: ULIBARRI KARLOS & IRMA L OWNER ADDR: 07109 GLYNDON	TR NW ALBUQUERQUE NM	87121
100906430331022206	LEGAL: LT 6 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906422431322017	LEGAL: LT 1 7 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430930922207	LEGAL: LT 6 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: WELCH BRIAN G & THERESA A OWNER ADDR: 07101 GLYNDON	TR NW ALBUQUERQUE NM	87114
100906431531222208	LEGAL: TR A PLA T FOR THE RESERVE AT THE TRAILS SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432231022218	LEGAL: LT 6 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906424930722119	LEGAL: LT 2 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425630622118	LEGAL: LT 2 7 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906422530622018	LEGAL: LT 1 8 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906426530322117	LEGAL: LT 2 8 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906424130422121	LEGAL: LT 2 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

PAGE 7

100906432230422219	LEGAL: LT 6 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: RADICE MICHELLE OWNER ADDR: 08928 HALLSTON	TR NW ALBUQUERQUE NM	87121
100906427830022116	LEGAL: LT 2 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: LA ROSSA ROBERT JAMES TRUSTEE OWNER ADDR: 07124 GLYNDON	TR NW ALBUQUERQUE NM	87114
100906422530022019	LEGAL: LT 1 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429329722115	LEGAL: LT 3 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: GALINDO RICARDO A JR & LISA M OWNER ADDR: 07108 GLYNDON	TR NW ALBUQUERQUE NM	87114
100906432229822220	LEGAL: LT 6 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: JARAMILLO MICHAEL A & CINDY J OWNER ADDR: 08924 HALLSTON	TR ALBUQUERQUE NM	87114
100906424829522102	LEGAL: LT 4 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425429522103	LEGAL: LT 4 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906424129522101	LEGAL: LT 4 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906426029522104	LEGAL: LT 4 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430129522114	LEGAL: LT 3 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906426629422105	LEGAL: LT 4 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

PAGE 8

100906430829322113	LEGAL: LT 3 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 GLYNDON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906427329222106	LEGAL: LT 3 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906422629422020	LEGAL: LT 2 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906427829022107	LEGAL: LT 3 8 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432229222221	LEGAL: LT 6 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: SNOW DANIEL G & KIMBERLY A OWNER ADDR: 08920 HALLSTON	TR NW ALBUQUERQUE NM	87114
100906428428922108	LEGAL: LT 3 7 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906428928722109	LEGAL: LT 3 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906422828822021	LEGAL: LT 2 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429628522110	LEGAL: LT 3 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430128322111	LEGAL: LT 3 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432228622222	LEGAL: LT 6 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

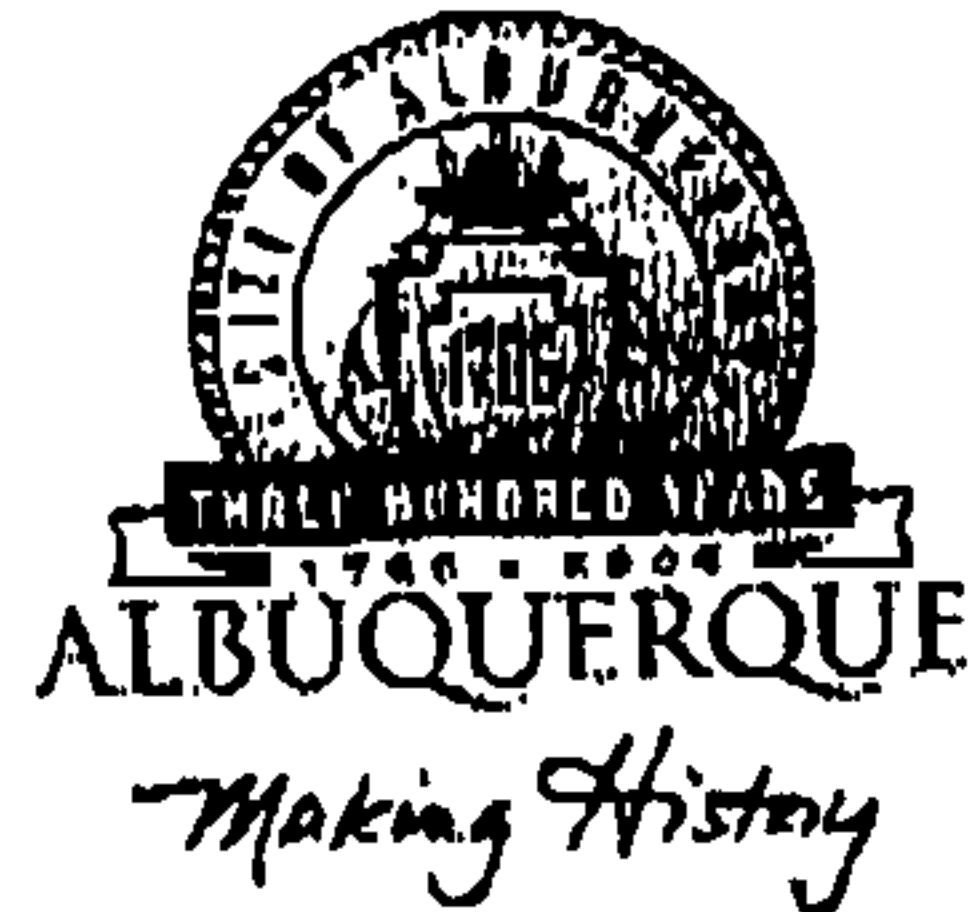
100906430828222112	LEGAL: LT 3 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906422928222022	LEGAL: LT 2 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906424528022024	LEGAL: LT 4 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425228022025	LEGAL: LT 4 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906425827922026	LEGAL: LT 4 7 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906426527822027	LEGAL: LT 4 8 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432228022223	LEGAL: LT 5 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906427027722028	LEGAL: LT 4 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906423227922023	LEGAL: LT 2 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 WINNCREST OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906427627522029	LEGAL: LT 5 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906428227322030	LEGAL: LT 5 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109

100906428827222031	LEGAL: LT 5 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432227422224	LEGAL: LT 5 8 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429427022032	LEGAL: LT 5 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906429926822033	LEGAL: LT 5 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430626622034	LEGAL: LT 5 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 CROSSWINDS OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906432226822225	LEGAL: LT 5 7 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: GUTIERREZ ALBERT T & HOA OWNER ADDR: 08904 HALLSTON	TR NW ALBUQUERQUE NM	87114
100906432126022226	LEGAL: LT 5 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI LAND USE: PROPERTY ADDR: 00000 HALLSTON OWNER NAME: CENTEX HOMES OWNER ADDR: 05120 MASTHEAD	NE ALBUQUERQUE NM	87109
100906430322640101	LEGAL: TR 1 0 BU LK LAND PLAT OF THE TRAILS UNIT 2 (BEING A LAND USE: PROPERTY ADDR: 00000 OWNER NAME: INDUS DEVELOPMENT LTD CO OWNER ADDR: 08224 CALLE PRIMERA	NW ALBUQUERQUE NM	87120

10090642733162201

LEGAL: LT 71 PLAT FOR THE RESERVE AT THE TRAILS SUB A REPLAT OF
TRACT F
PROPERTY ADDR: 7127 GLYNDON TRL NW

OWNERS NAME: CENTEX HOMES
OWNERS ADDR: 5120 MASTHEAD NE
ALBUQUERQUE, NM 87109



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 18, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on May 18, 2006:

CONTACT NAME: STEVE J. SALAZAR, PE
COMPANY OR AGENCY: WILSON AND COMPANY
2600 THE AMERICAN ROAD, SUITE 100
RIO RANCHO, NM 87124
PHONE: 505-898-8021/FAX: 898-8501

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **THE RESERVE AT THE TRAILS SUBDIVISION, LOCATED ON RAINBOW BOULEVARD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVENUE NW** zone map C-9.

Our records indicate that as of May 18, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(05/18/06)

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914.

CONTACT NAME: Steve J. Salazar, PE
COMPANY NAME: WILSON & COMPANY
ADDRESS: 2600 The American Road. Suite 100
ZIP: 87124
PHONE: (505) 898-8021
FAX: (505) 898-8501

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS SEE ATTACHED DESCRIPTION

LOCATED ON Rainbow Blvd. LEGAL DESCRIPTION
BETWEEN Paseo del Norte STREET NAME OR OTHER IDENTIFYING LANDMARK AND Woodmont Ave. STREET NAME OR OTHER IDENTIFYING LANDMARK
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-9-Z).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

Project # 1003403

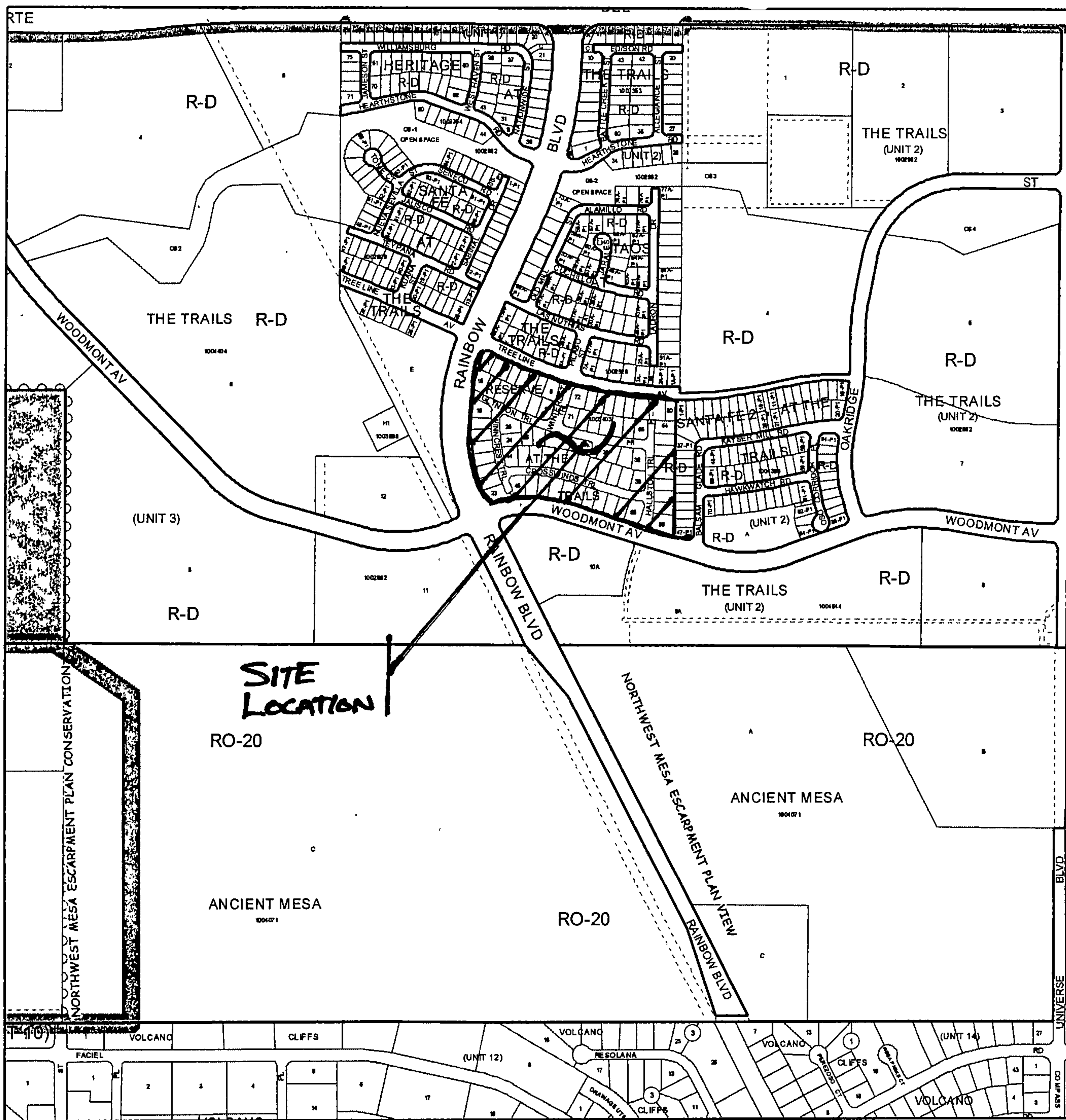
THE TRAILS LLC ATTN. RICK BELTRAMO, PE
7007 JEFFERSON STREET NE STE # A
ALBUQUERQUE, NM 87109

Project # 1003403

STEVE SALAZAR, E-WILSON & CO.
2600 THE AMERICAN RD STE # 100
RIO RANCHO, NM 87124

10090642733162201

CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE, NM 87109



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

Map amended through: 5/1/2006

Zone Atlas Page:
C-09-Z

Selected Symbols

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

Feet

0 750 1,500

**WILSON
& COMPANY**

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

CERTIFIED MAIL

18 May 2006

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114
(505) 792-9227

Re: **Neighborhood Association Notification**
The Reserve at The Trails (COA # 738483, DRB# 1003403)
Extension of Subdivision Improvements Agreement

Dear Ms. Horton:

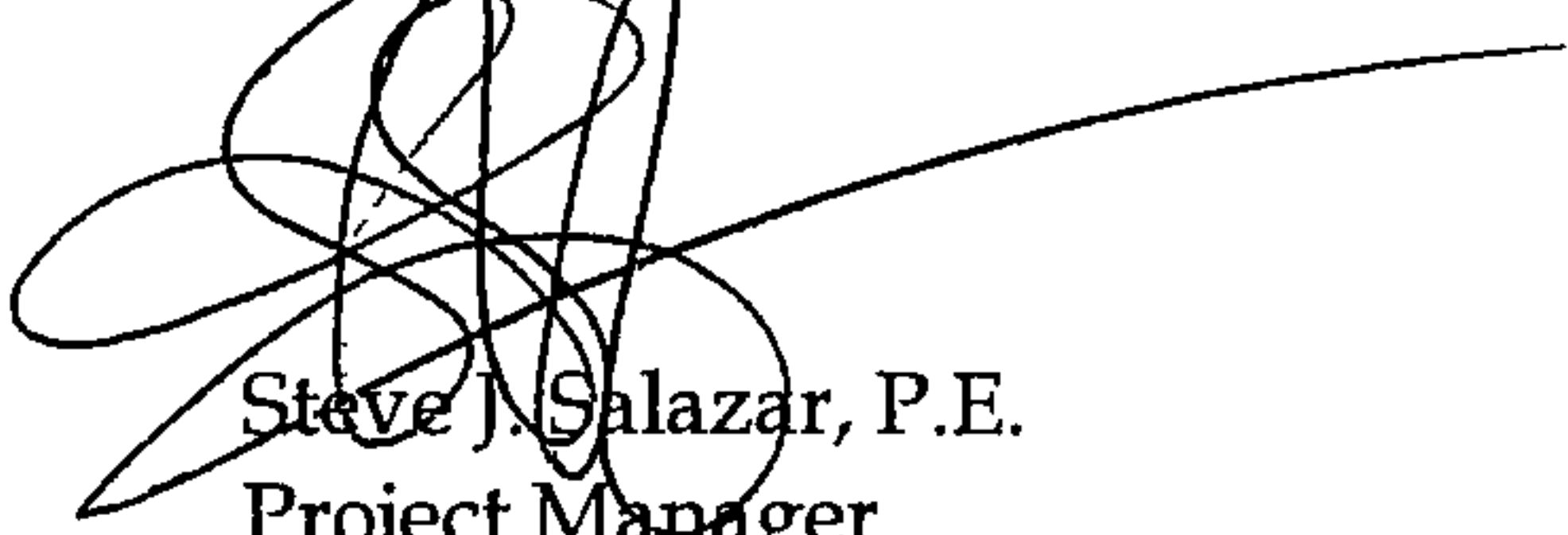
This letter is to inform the Ventana Ranch NA that Wilson & Company, Inc., acting as agents for The Trails, LLC, is requesting an extension of subdivision improvements agreements for the Woodmont Ave. Improvements. We are requesting the SIA extension to complete the construction of Woodmont Ave.

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, June 14th, 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 0764

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87114 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0127
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	Postmark Here Clerk: K54C02 05/18/06

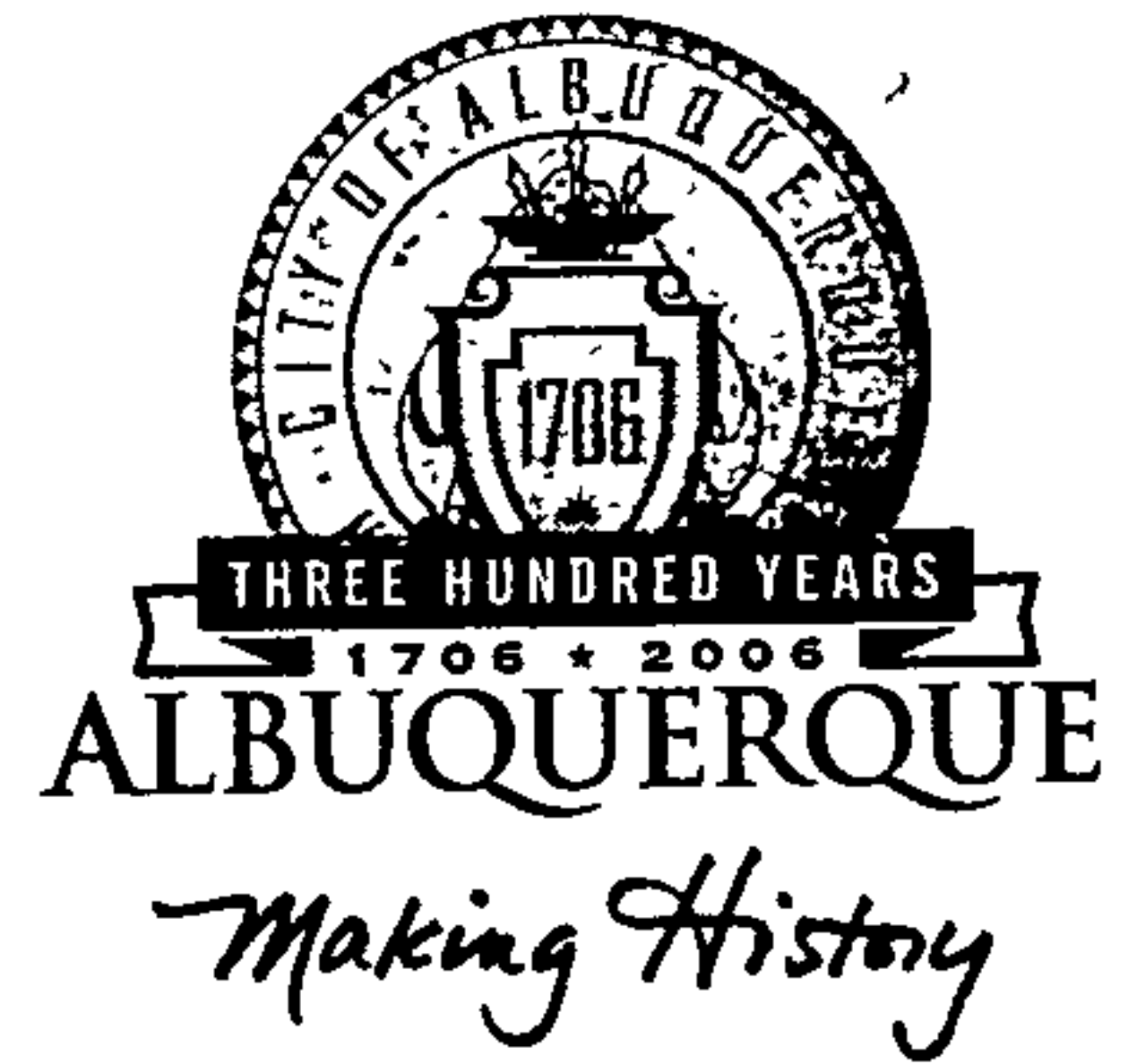
Sent To *Laura Horton*

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003403

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
No adverse comments on plat.

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: October 6, 2004

#6



Complete 10-8-04
3/

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-01493 (FP)
Project Name: THE RESERVE @ THE TRAILS
Agent: Isaacson & Arfman PA

Project # 1003403
Phone No.: 268-8828

Project Number 1003403

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/6/04 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): _____

X

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

#16



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-01493 (FP)

Project # 1003403

Project Name: THE RESERVE @ THE TRAILS

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 10/6/04 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): _____
- _____
- _____
- _____

Project Number 1003403

X

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

6

3403

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003403

Subdivision Name: The Reserve at the Trails

Surveyor: Timothy Aldrich

Company/Agent: Isaacson & Arfman

Contact Person: Genny Donart E-mail: iamengrs@swcp.com

Phone: 268-8828 Fax: _____

DXF Received Date: 9/30/2004

Hard-Copy Date: 9/30/2004

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



10/1/04

Approved

Date

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

AGIS Use Only

Copied cov3403 to agiscov on 10/1/2004. Contact person notified on 10/1/2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 6, 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: 10:50 a.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**

2. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**
3. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

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.

4. **Project # 1003596**
04DRB-01490 Minor-SiteDev Plan
BldPermit/EPC
- GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS**, zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

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) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**
04DRB-01493 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) F, **THE RESERVE @ THE TRAILS SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1001523**
04DRB-01491 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98TH STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**
8. **Project # 1002856**
04DRB-01492 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **MEADOWS @ ANDERSON HILLS, (to be known as BLOSSOM RIDGE ESTATES)** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98th STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
9. **Project # 1002593**
04DRB-01502 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3**, zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF: 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **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 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 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) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**

12. **Project # 1003051**
04DRB-01496 Minor-Prelim&Final Plat Approval
- RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
13. **Project # 1002520**
04DRB-00893 Minor- Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] [*Final Plat Indef. Deferred for SIA*] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**
14. **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 & 10/6/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred*] (F-11/F-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIODUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, **COORS CENTRAL NORTH ADDITION**, zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003695**
04DRB-01494 Minor-Sketch Plat or Plan
- A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1003696**
04DRB-01495 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for SCACCIA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-17, Tract(s) A, B, C, VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97TH STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan
- HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. [Indef. Deferred 9/29/04] (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**
04DRB-01499 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003027**
04DRB-01500 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

04DRB-01501 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB Comments
October 6, 2004**

Item # 6

Project # 1003403 Application # 04-01493

RE: The Reserve at the Trails/final plat

No objection. However, please note that the condition of this final plat receiving approval is that this is the last plat approved before the sector plan is approved.

A handwritten signature in black ink that reads "Sheran Matson". The signature is written in a cursive style with a horizontal line underneath the name.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3863 smatson@cabq.gov



F

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

Development Review Board Comments

Project Number: 1003403
Application Number: 04DRB-01493

DRB Date: 10/6/04
Item Number: 6

Subdivision:

Tract F, The Reserve @ The Trails Subdivision

Zoning: RD

Zone Page: C-09

New Lots (or units) : 80

Request for:

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

Parks and Recreation Comments:

The Park Dedication and Development requirements have been met through an existing agreement for 2 parks as part of the Trails Development.

Please add the following note to the plat regarding the RD detached open space requirements.

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808



**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 14, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000418

06DRB-00705 Major-Two Year SIA

LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP**, zoned SU-1 for Church and related facilities, located on CENTRAL AVE NW, between AIRPORT RD NW and UNSER BLVD NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10)

Project # 1000945

06DRB-00710 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COLE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18)

Project # 1003403

06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: 04DDRB01493] (C-9)

Project # 1004556

06DRB-00708 Major-Amended SiteDev Plan
BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17)

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

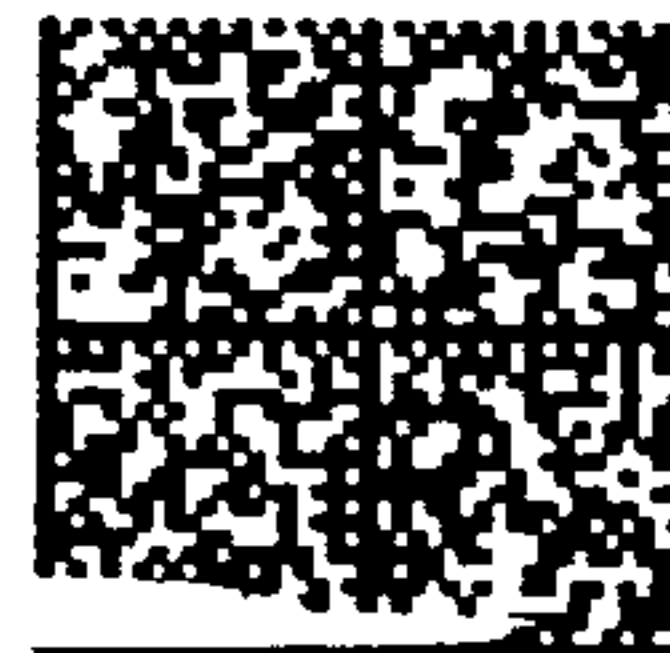
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 29, 2006.



Planning Department

CITY OF ALBUQUERQUE

RTS



02 1A

\$ 00.39⁰

0004329277

MAY 24 2006

MAILED FROM ZIP CODE 87102

100906428531322203

FLEISCHER JON & REMELY

7119 GLYNDON

ALBUQUERQUE NM

TR NW

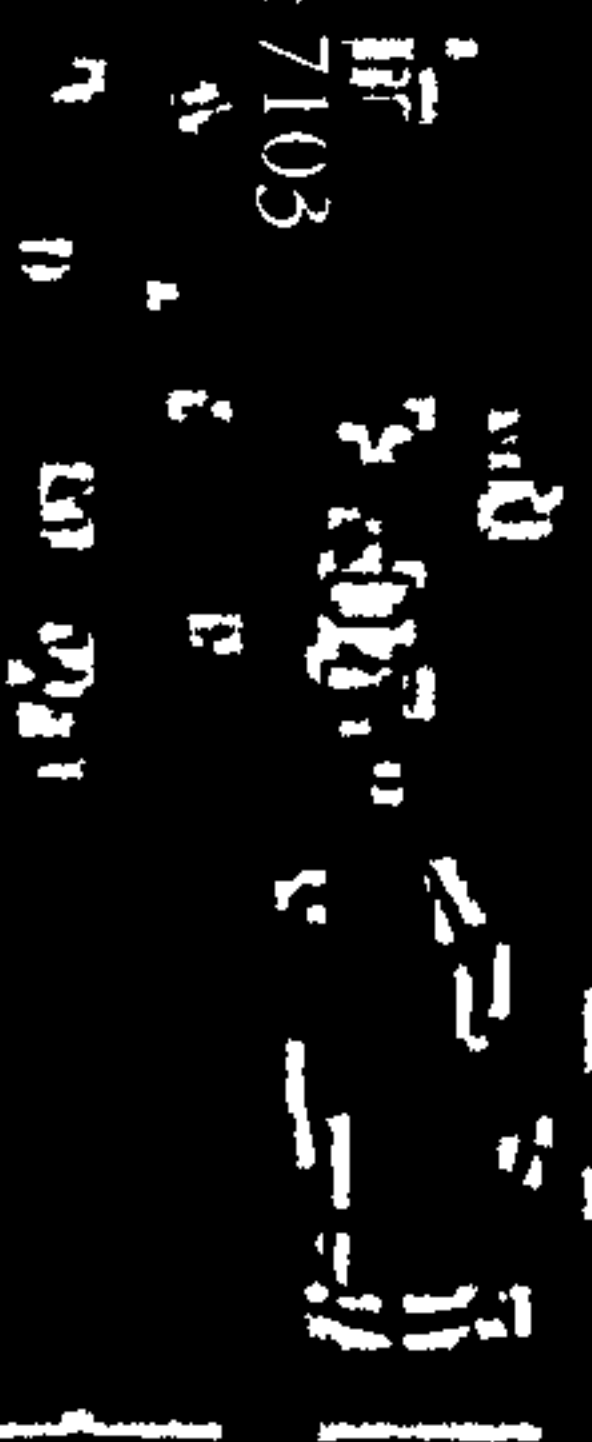
87114



DR6

P O Box 1293

Abuquerque, New Mexico 87103



.....

FOR SIA
EXTENSION FOR
THE TRAILS
DRAINAGE FACILITY
ONLY SEE
PROJECT
1002962

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: sisalazar@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. Tract F of ~~Bulk Land Plat~~ of The Trails Block: N/A Unit: N/A

Subdiv. / Addn. The Reserve at The Trails (Tract F at The Trails)

Current Zoning: RD Proposed zoning: No Change

Zone Atlas page(s): C 9 Z No. of existing lots: 80 No. of proposed lots: n/a

Total area of site (acres): 17.2 ac Density if applicable: dwellings per gross acre: 4.65 dwellings per net acre: 4.65

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 100906427632622209 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Ave. NW

Between: Rainbow Blvd. NW and Oakridge St. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB #1003403, DRC# 738483 04DRB 01493

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

SIGNATURE [Signature] DATE _____

(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 - -00707</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- -</u>	<u>ADP</u>	<u>-</u>	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>- -</u>	<u>CMF</u>	<u>-</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>- -</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>- -</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>- -</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>06/14/06</u>			<u>\$ 145.00</u>

Sandy Sandley 05/19/06
Planner signature / date

Project # 1003403

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. SSS (orig. SIA ATTACHED)
- 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.

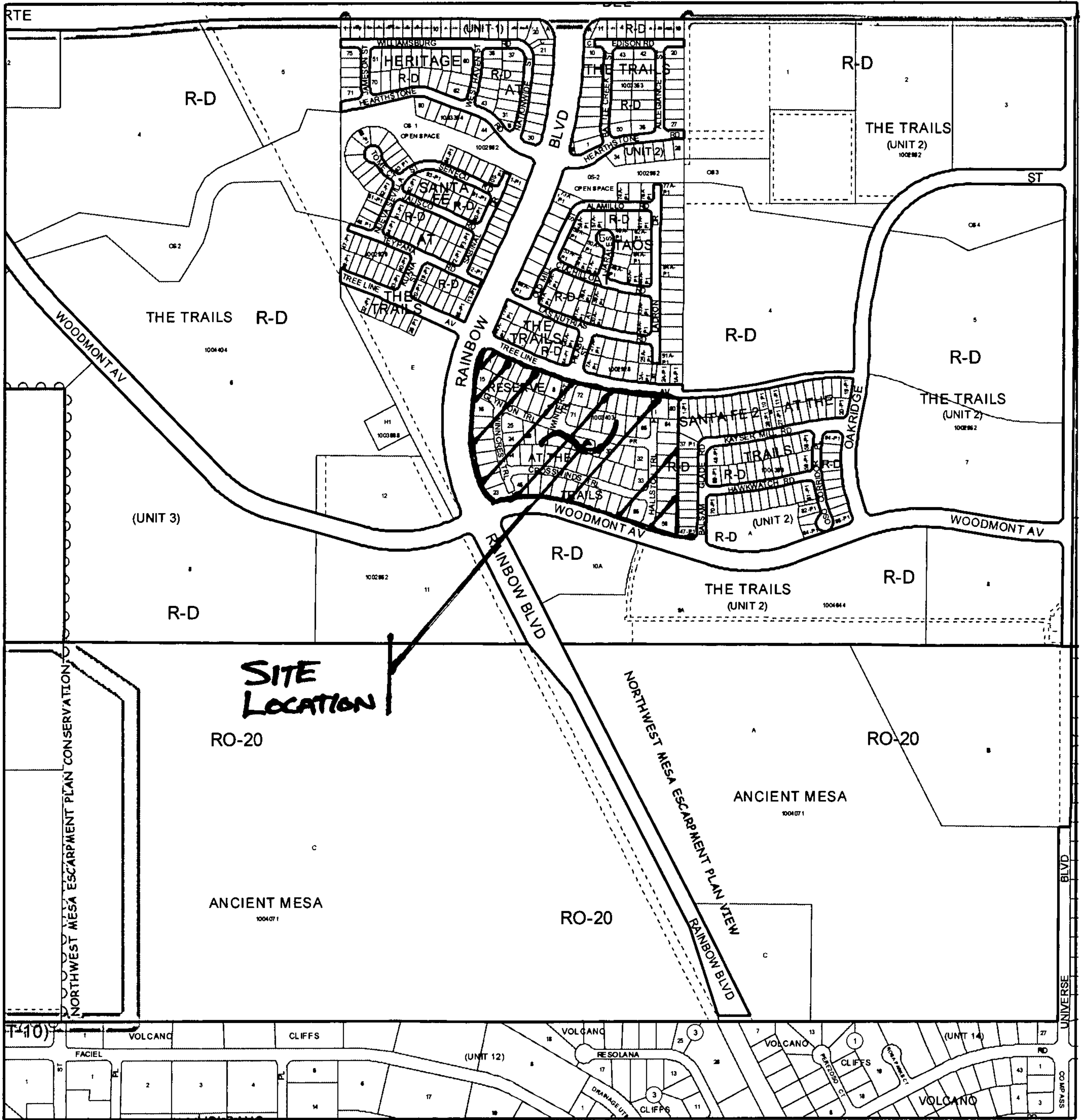
Steve Salazar
 _____ Applicant name (print)

 _____ Applicant signature / date
 5/18/06



Form revised 9/01, 8/03 and 9/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 OLEDRB- _____ -00707
 _____ - _____ - _____
 _____ - _____ - _____

Sandy Waudley
 _____ Planner signature / date
Project # 1003403



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

Map amended through: 5/1/2006

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

**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

18 May 2006

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

Re: **Woodmont Ave.**
Extension of Subdivision Improvements Agreement
COA Project Number – 738483 (DRB # 1003403); WCI Project #X4218008

Dear Sheran:

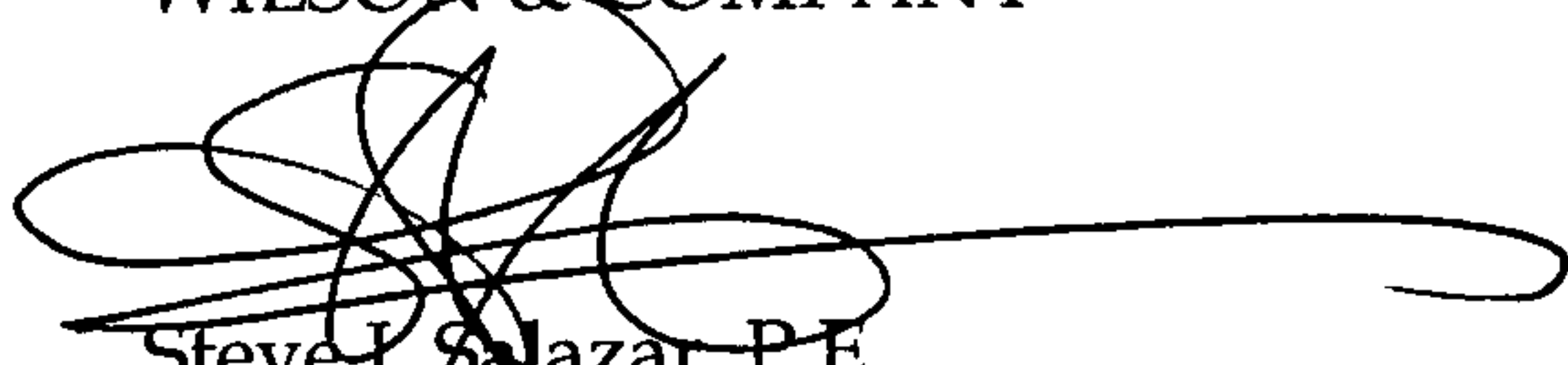
This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for The Trails LLC, is submitting an extension of Subdivision Improvements Agreement for the above subject property.

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 Woodmont Ave. per the COA infrastructure project 738483. The project is currently under construction and has not been accepted by the City of Albuquerque.

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

**OFFICIAL NOTICE OF DECISION**

JUN 29 2004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2004

Project # 1003403
04DRB-00634 Minor-Sidewalk Waiver

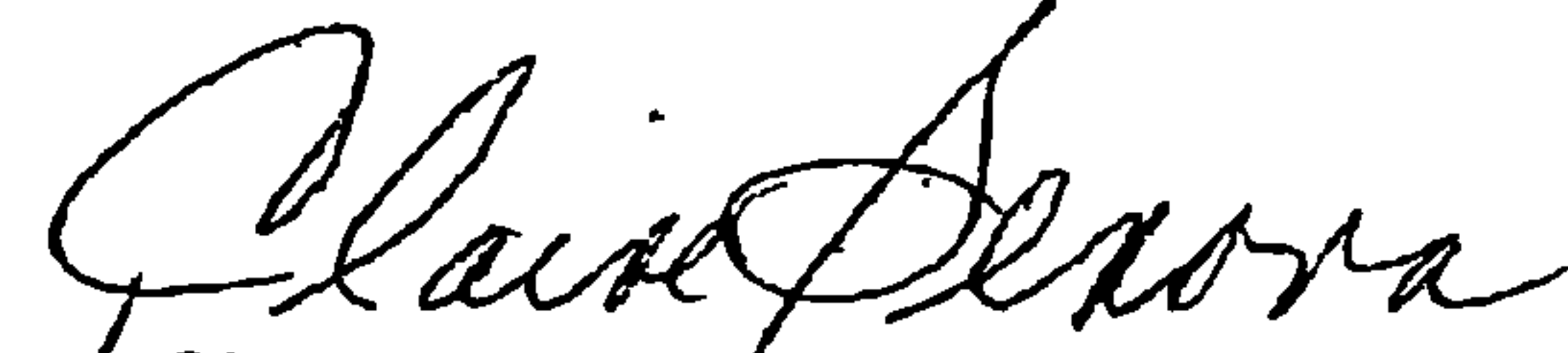
ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9)

At the June 16, 2004, Development Review Board meeting, a sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 1, 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).


for 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

INFRASTRUCTURE LIST

Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 6/2/04
 Date Preliminary Plat Expires: 6/2/05
 DRB Project No.: 1003103
 DRB Application No.: 04-00132
 6/24/04

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

RESERVE AT THE TRAILS

PROPOSED NAME OF PLAT

TRACT F, 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 instruction 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 (7)	Glyndon Tr	Wincrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Crosswinds Tr	Wincrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Wincrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		28' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr	Wincrest Tr	west to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr stub	Glyndon Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Wincrest Tr	Crosswinds Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	north to hammerhead	/	/	/
		28' 22' F-F	Residential Paving (7) (gated exit)	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		50' F-F (incl Median)	Residential Paving (7) (gated entrance/exit)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/



UNFILED

Sequence #	Project #	Description	Quantity	Location	Private Inspector	City Inspector	City Const Engineer
		PCC Sidewalk (1) (South Side Only)	4'	Glyndon Tr	/	/	/
		PCC Sidewalk (1) (Both Sides)	4'	Crosswinds Tr	/	/	/
		PCC Sidewalk (1) (West Side Only)	4'	Winncrest Tr	/	/	/
		PCC Sidewalk (1) (East Side Only)	4'	Glyndon Tr	/	/	/
		PCC Sidewalk (1) (East Side Only)	4'	Hallston Tr	/	/	/
		PCC Sidewalk (1) (West Side Only)	4'	Hallston Tr	/	/	/
		PCC Sidewalk (Both Sides)	4'	Winterset Tr	/	/	/
		PCC Sidewalk (1) (South Side Only)	4'	Tree Line Ave	/	/	/
		PCC Sidewalk (1) (North Side Only)	4'	Woodmont Rd	/	/	/
		PCC Sidewalk (1) (East Side Only)	6'	Rainbow Blvd	/	/	/
		Perimeter Walls		Tree Line Ave	/	/	/
		Median curbs & gutters		Woodmont Rd	/	/	/
		Waterline	4'	Glyndon Tr	/	/	/
		Waterline	6'	Glyndon Tr	/	/	/
		Waterline	4'	Glyndon Tr stub	/	/	/
		Waterline	6'	Crosswinds Tr	/	/	/
		Waterline	6'	Winncrest Tr	/	/	/

(not subject to financial guaranty)

Barcode

Maru Herrera
Barr. Co. PERE

2004137880
8151327
Page: 8 of 13
09/30/2004 10:23A

PAGE 3 OF 6

ORIGINAL

NOTES:

Sidewalks to be deferred where noted.

Residential lighting per DPM.

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.

All water to include fire hydrants, valves, and appurtenances per DPM.

Storm drain sizes are subject to change per final DRC determination.

Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.

Where noted, streets are privately and maintained by the Homeowner's Association.

Adjacent portions of Rainbow Blvd and other offsite improvements to be built by a separate project. (DRB Project#1002962, CPN#730081)

Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 79 lots = \$44,635



Maru Herrera Bern. Co. RGRE R 33.88

2004137890
6151377
Page: 12 of 13
09/30/2004 10:23A
Bk-A84 Pa-7495

- 3. ~~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.~~
- 1. The Homeowner's Association shall maintain landscaping within the right-of-way. A Landscape Agreement is required between the City of Albuquerque and the Homeowner's Association.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE NAME (print)	 DRB CHAIR - date 6/9/04	 PARKS & GENERAL SERVICES - date 6/2/04 6/9/04	
Isaacson & Arfman, P.A. FIRM	 TRANSPORTATION DEVELOPMENT - date 6-9-04 6/9/04	 AMAFCA - date 6/2/04	
 SIGNATURE - date 4/23/04	 UTILITY DEVELOPMENT - date 6/9/04	 CITY ENGINEER - date 6/9/04	 - date 6-2-04

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04			

No. of Lots: 2
Nearest Major Streets: Rainbow Blvd / F

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 28th day of September, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and The TRAILS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada Limited Liability Co. whose address is 7007 JARVIS ST. N.E. 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.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Bulk Plat of The TRAILS, recorded on Dec. 15, 2003 in the records of the Bernalillo County Clerk at Book 2003 C, pages 375 through 378 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Trails LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Preliminary Plat / Bulk Plat of the Trails describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 09 day of Nov., 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 738483.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless



2004137880
6151377
Page: 1 of 13
09/30/2004 10:23A
Bk-AB4 Pa-7495

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SURV-TEK, and construction surveying of the private Improvements shall be performed by SURV-TEK. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Smith Engineering, and inspection of the private Improvements shall be performed by SMITH ENGINEERING, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by WESTERN Technologies, and field testing of the private Improvements shall be performed by Western Technologies both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Irrevocable Standby Letter of Credit No. 420362
Amount: \$ 201,613.08 Name of Financial Institution or Surety providing Guaranty: BANK ONE NA
Date City first able to call Guaranty: Nov. 9, 2005
[Construction Completion Deadline]: Nov. 9, 2005
If Guaranty other than a Bond, last day City able to call Guaranty is: 1-9-2006
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



2004137880
8151377
Page 3 of 13
09/30/2004 10:23A
Bk-A84 Pg-7495

Figure 12 - Page 3

07/02

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

Figure 12 - Page 4



2004137880
8151377
Page: 4 of 13
09/30/2004 10:23A
Bk-R84 Pa-7495

07/02

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.
12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.
13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.
14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.
15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.
16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.
20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.
21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



2004137880
6151377
Page: 5 of 13
89/30/PAA4 10:220

Figure 12 - Page 5

07/02

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By [Signature]: N. Jeffrey Rainey
 Name: N. JEFFREY RAINNEY
 Title: VICE PRESIDENT
 Dated: 8-12-04

CITY OF ALBUQUERQUE
Richard Douste
 City Engineer
 Dated: 9-28-04 9/24/04



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

My commission expires: 8/23/2005

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
 COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 12th day of August, 2004 by [name of person:] N. Jeffrey Rainey, [title or capacity, for instance, "President" or "Owner":] Vice President of [Subdivider:] _____

Rebecca J. Monette
 Notary Public

My Commission Expires:
8/23/2005

CITY'S NOTARY

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss.

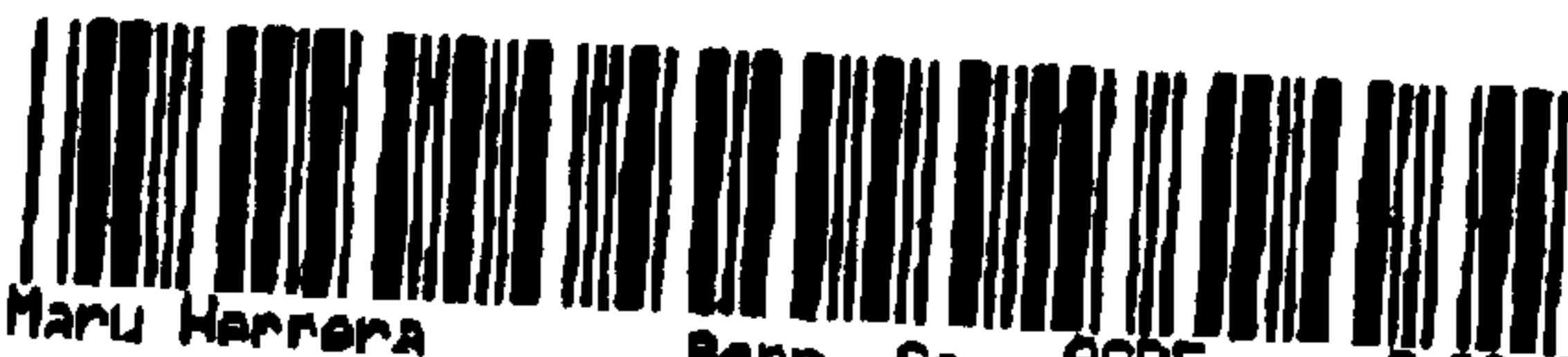
This instrument was acknowledged before me on 28th day of September, 2004 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Floria D. Saavedra
 Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Figure 12 - Page 6



2004137880
 8151377
 Page: 6 of 13
 09/30/2004 10:23A
 Bk-A84 Pa-7495

07/02

9243440

FINANCIAL GUARANTY AMOUNT

07/14/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 738483, The Reserve at the Trails Subdivision,

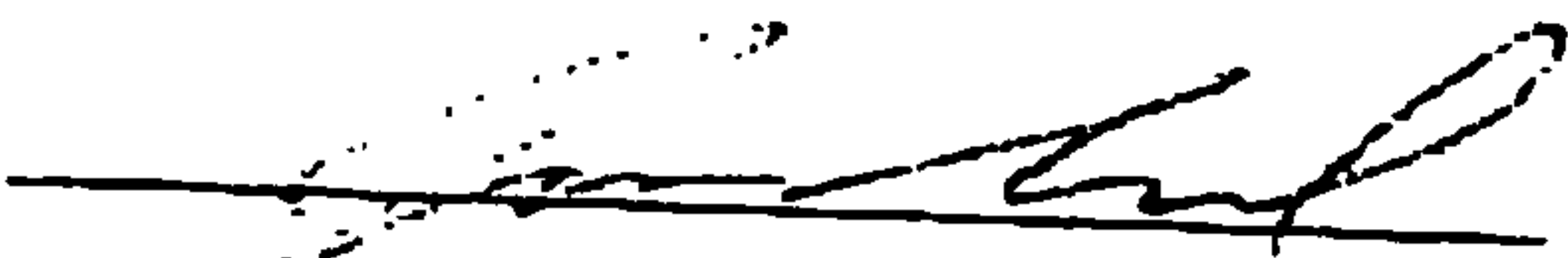
Requested By: Genny Donart, PE w/ Isaacson & Arfman, P. A.

RECEIVED
JUL 14 2004
BY: _____
Phase/Unit #:

Approved estimate amount:		\$165,241.32
Contingency Amount: 10.00%		\$16,524.13
Subtotal:		\$181,765.45
NMGRT 6.025%		\$10,951.37
Subtotal:		\$192,716.82
Engineering Fee 6.80%		\$12,719.31
Testing Fee 2.00%		\$3,854.34
Subtotal:		\$209,290.46
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$261,613.08

APPROVAL:

DATE:



7-14-2004

Notes: B-2. 10% contingency, plans not approved. This FG is only for Woodmont Rd Improvements. Certification for grading & drainage required prior to release of FG.



Maru Herrera

Bern. Co. AGRE

R 33.00

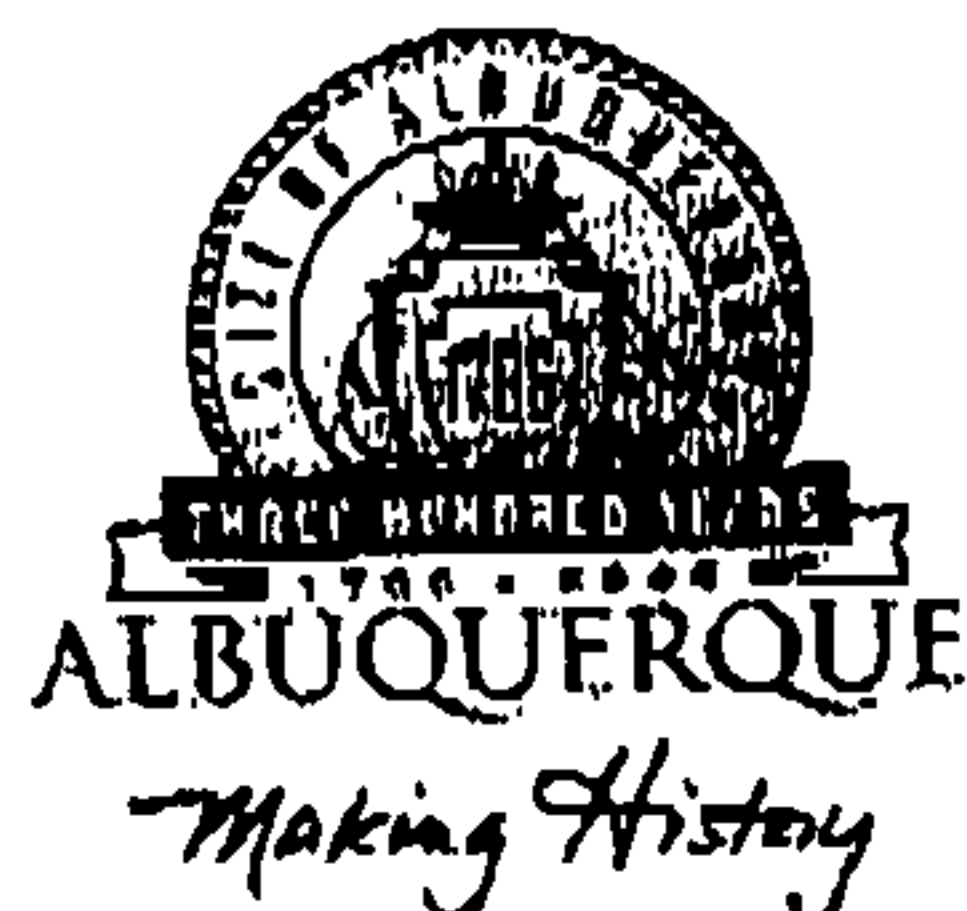
2004137888

8151372

Page: 13 of 13

09/30/2004 10:23A

Bk-A84 Pg-7495



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 18, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on May 18, 2006:

CONTACT NAME: STEVE J. SALAZAR, PE
COMPANY OR AGENCY: WILSON AND COMPANY
2600 THE AMERICAN ROAD, SUITE 100
RIO RANCHO, NM 87124
PHONE: 505-898-8021/FAX: 898-8501

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **THE RESERVE AT THE TRAILS SUBDIVISION, LOCATED ON RAINBOW BOULEVARD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVENUE NW** zone map C-9.

Our records indicate that as of May 18, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(05/18/06)

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914.

CONTACT NAME: Steve J. Salazar, PE

COMPANY NAME: WILSON & COMPANY

ADDRESS: 2600 The American Road. Suite 100

ZIP: 87124

PHONE: (505) 898-8021

FAX: (505) 898-8501

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS SEE ATTACHED DESCRIPTION

LOCATED ON Rainbow Blvd. LEGAL DESCRIPTION

BETWEEN Paseo del Norte STREET NAME OR OTHER IDENTIFYING LANDMARK

Woodmont Ave. STREET NAME OR OTHER IDENTIFYING LANDMARK AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-9-Z).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

**WILSON
& COMPANY**

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

CERTIFIED MAIL

18 May 2006

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114
(505) 792-9227

Re: **Neighborhood Association Notification**
The Reserve at The Trails (COA # 738483, DRB# 1003403)
Extension of Subdivision Improvements Agreement

Dear Ms. Horton:

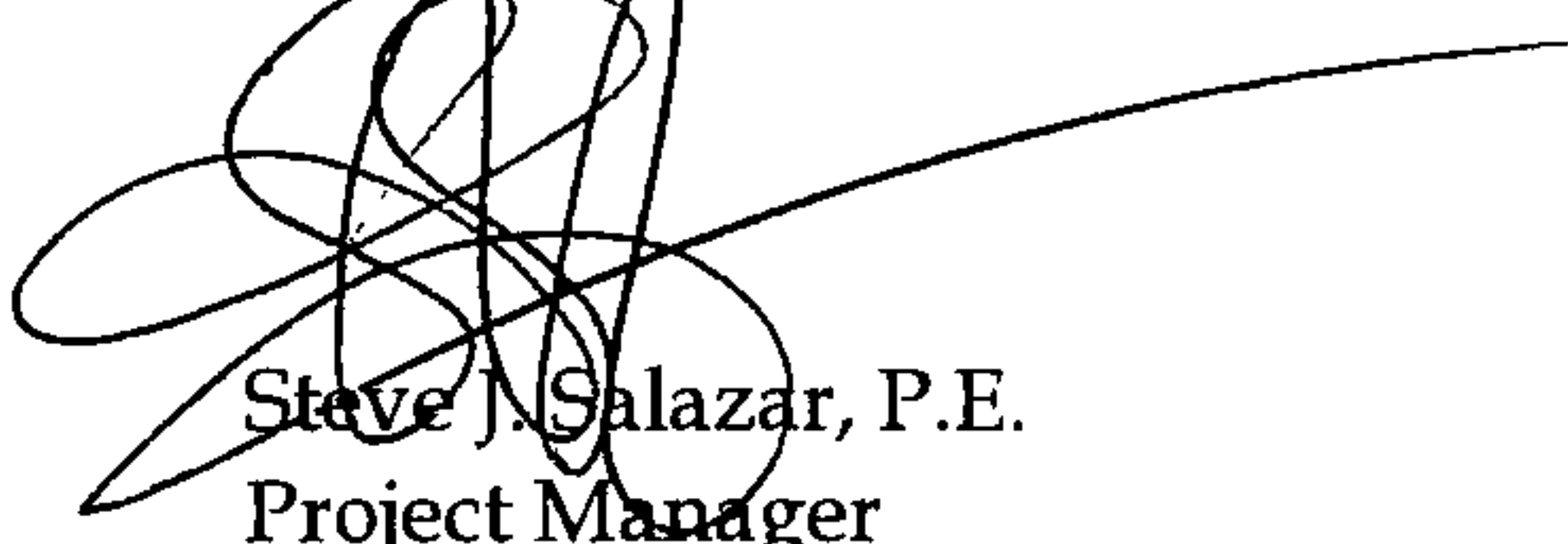
This letter is to inform the Ventana Ranch NA that Wilson & Company, Inc., acting as agents for The Trails, LLC, is requesting an extension of subdivision improvements agreements for the Woodmont Ave. Improvements. We are requesting the SIA extension to complete the construction of Woodmont Ave.

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, June 14th, 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 0764

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114 **OFFICIAL USE**

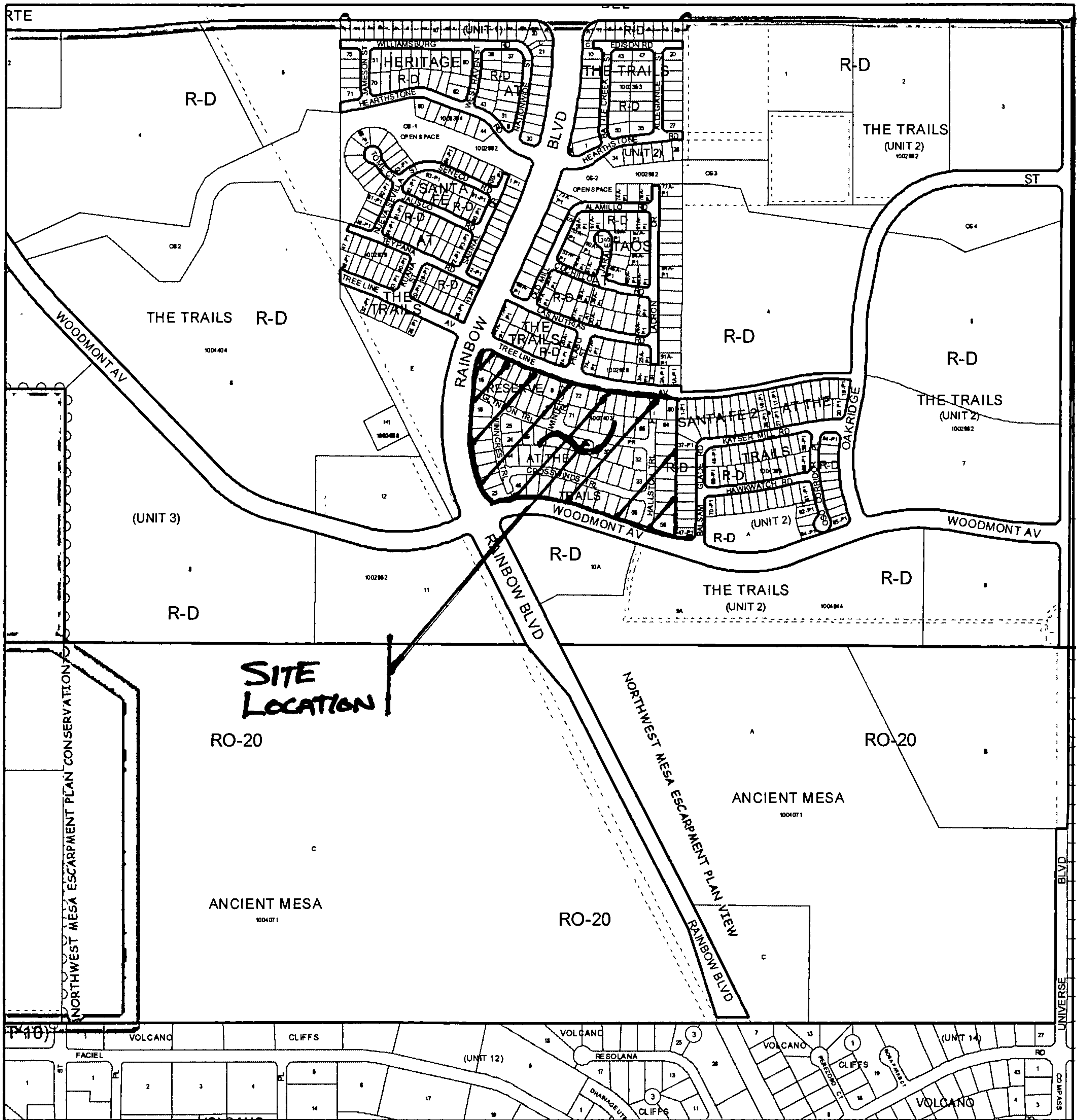
Postage	\$ 0.39	UNIT ID: 0127
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KS4C02
Total Postage & Fees	\$ 4.64	05/18/06

Sent To *Laura Horton*

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions



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

Map amended through: 5/1/2006

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

**WILSON
& COMPANY**

7520 6239 0757
2239 0007 0000 0100 9007

U.S. Postal Service™	
CERTIFIED MAIL™ (RECEIPT) (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE, NM 87114 LOCAL USE	
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: 0127	
Postmark Here	
Clerk: KS4C02	
05/18/06	

Sent To *Bruce Nyberg*
Street, Apt No.;
or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

CERTIFIED MAIL

18 May 2006

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque, NM 87114
(505) 792-9227

Re: **Neighborhood Association Notification**
The Reserve at The Trails (COA # 738483, DRB# 1003403)
Extension of Subdivision Improvements Agreement

Dear Ms. Horton:

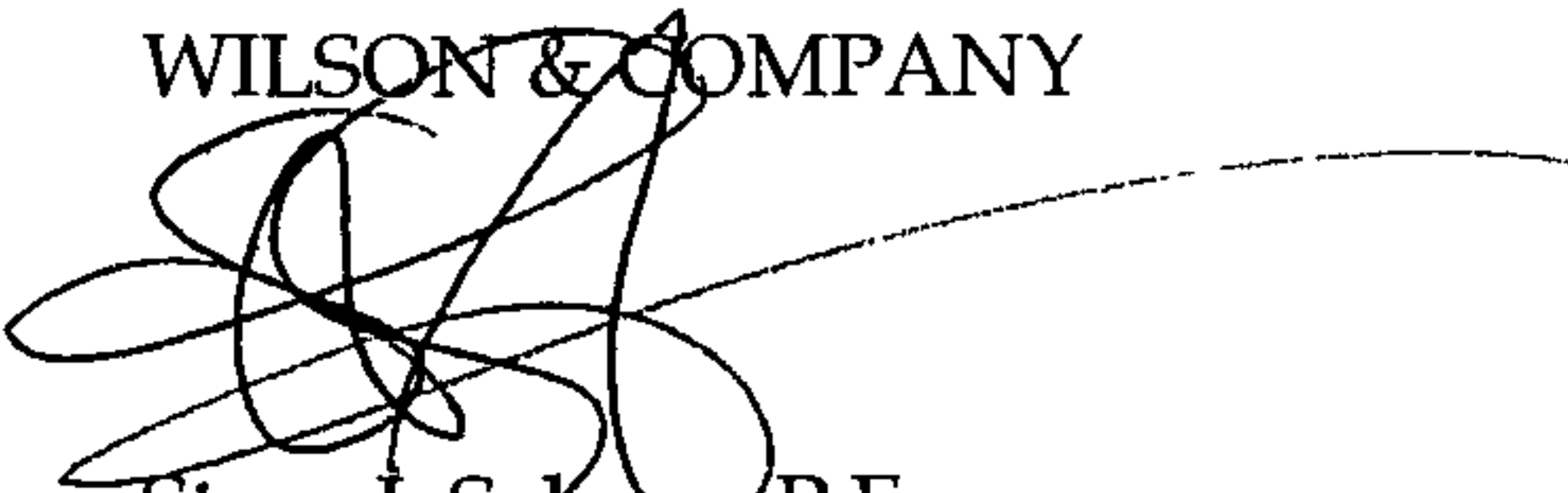
This letter is to inform the Ventana Ranch NA that Wilson & Company, Inc., acting as agents for The Trails, LLC, is requesting an extension of subdivision improvements agreements for the Woodmont Ave. Improvements. We are requesting the SIA extension to complete the construction of Woodmont Ave.

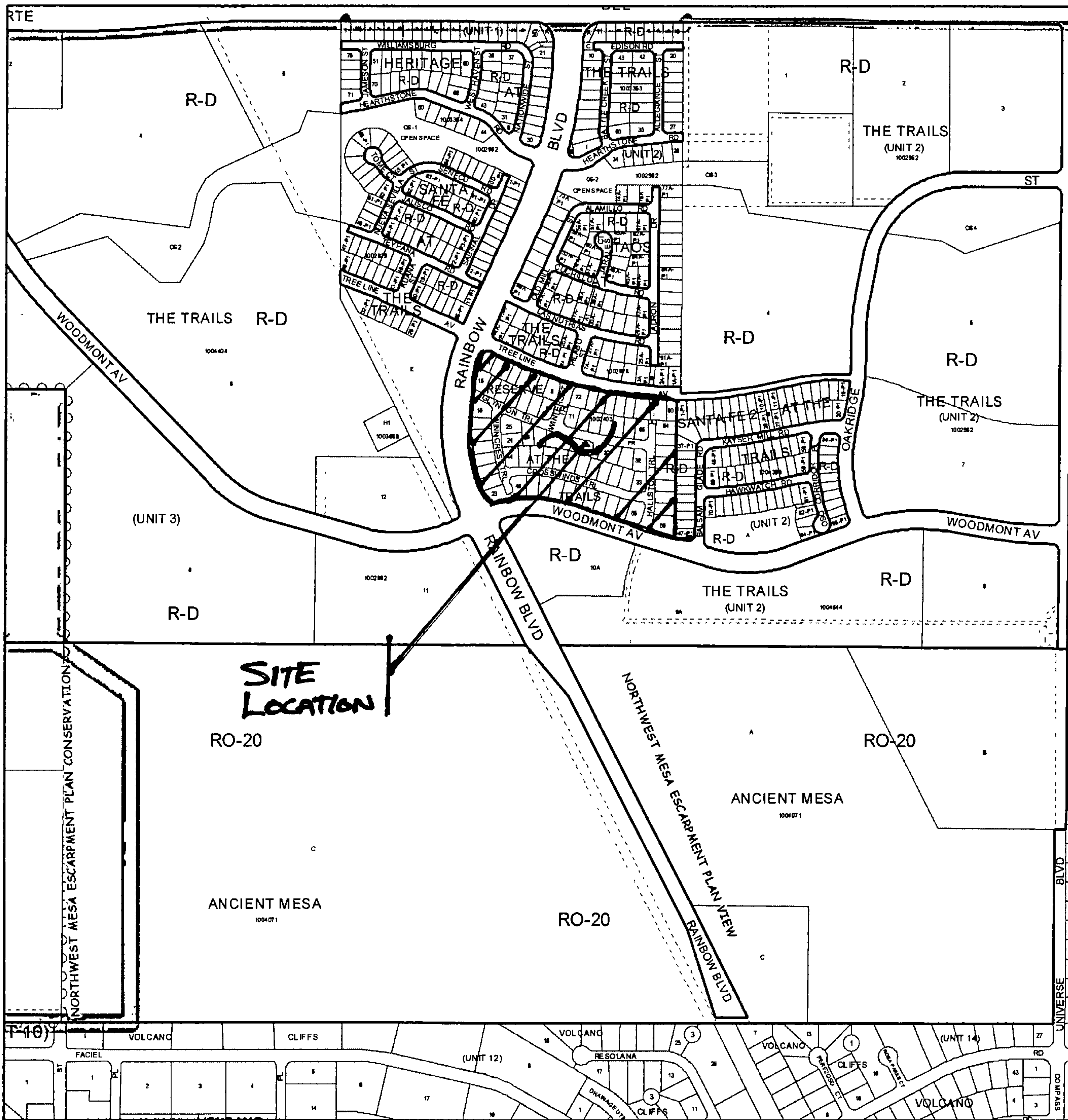
Attached is a zone atlas map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, June 14th, 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



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits.

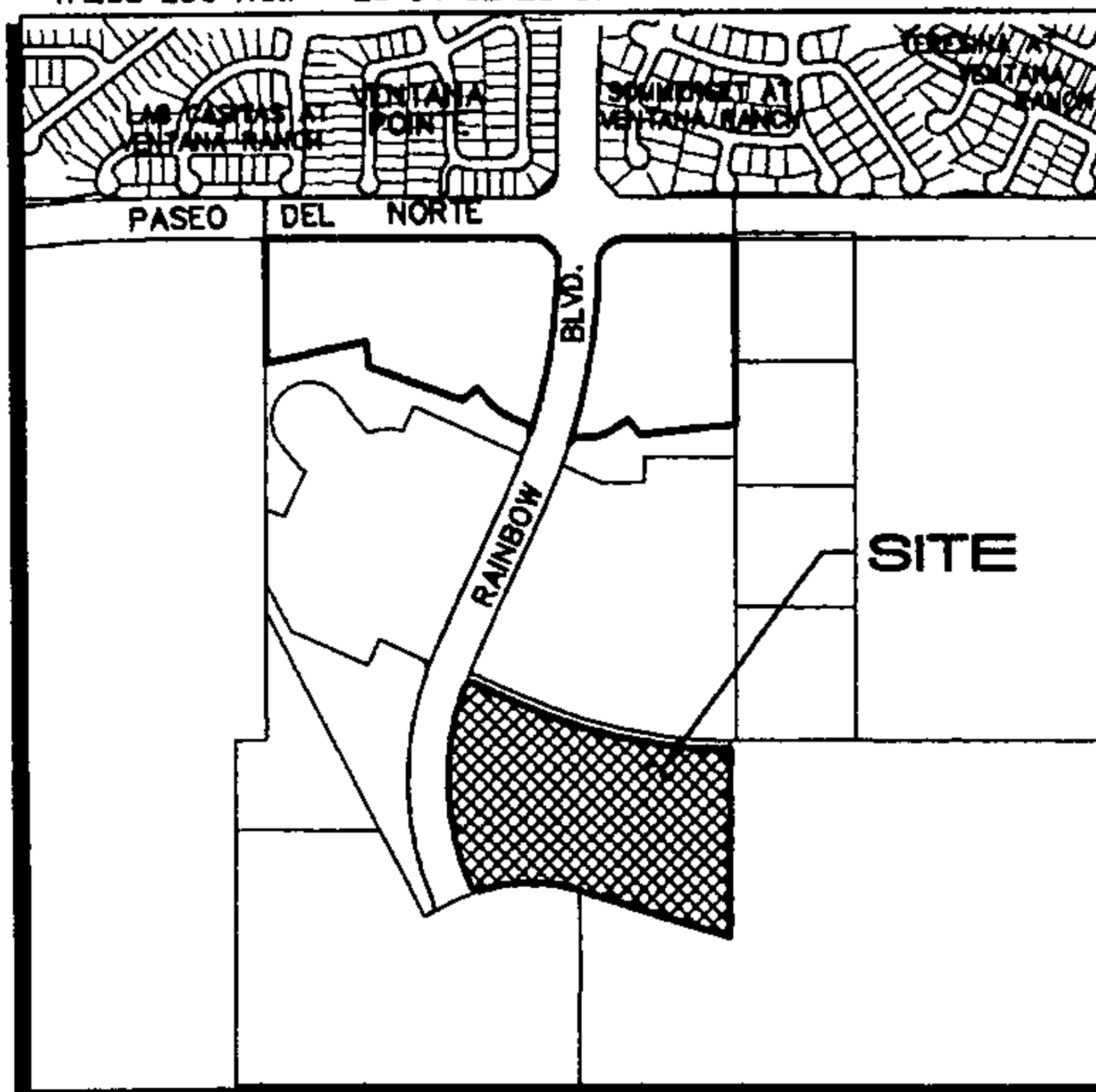
Zone Atlas Page:
C-09-Z

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

TALOS LOG NO.: 20 04 32 25 01



C-9-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

- 1 Total Number of Existing Tracts: 1
2 Total Number of Lots created: 80
3 Total Number of Tracts created: 2
4 Gross Subdivision Acreage: 17.2070 Ac.
5 Total Mileage of Full Width Streets Created: 0.5962
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"

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190 505-854-1990

28841261 0154788 Page: 1 of 3 10/08/2004 03:07P Bk-2894C Pg-317

PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF TRACT F, 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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC. See plat PROPERTY OWNER OF RECORD: Blak Mtn Rainbow 6 10CC OF BERNALILLO COUNTY, TREASURER'S OFFICE: Danny Vigil 08/04/04

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 F, 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 17.2070 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, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

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 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.

OWNER CENTEX HOMES

Norman A. Gregory September 16, 2004 Date NORMAN A. GREGORY LAND DEVELOPMENT MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS COUNTY OF BERNALILLO }

This instrument was acknowledged before me on September 16, 2004 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: 10-27-06

Chasity Turney Notary Public OFFICIAL SEAL CHASITY TURNEY NOTARY PUBLIC STATE OF NEW MEXICO My commission expires 10/27/06

APPROVALS

DRB PROJECT NO. 1003403 APPLICATION NO. 04DRB-01493 Utility Approvals

- Lead D. M... 9-16-04 DATE PNM ELECTRIC SERVICES DIVISION
Lead D. M... 9-16-04 DATE PNM GAS SERVICES DIVISION
Dawn JRM... 9-23-04 DATE QWEST
Rita E... 9-11-04 DATE COMCAST
NEW MEXICO UTILITIES City Approvals
M B... 9-24-04 DATE CITY SURVEYOR
N/A... 10/6/04 DATE REAL PROPERTY DIVISION
N/A... 10/6/04 DATE ENVIRONMENTAL HEALTH DEPARTMENT
R... 10-6-04 DATE TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
R... 10-6-04 DATE UTILITIES DEVELOPMENT
Christina S... 10/6/04 DATE PARKS AND RECREATION DEPARTMENT
Bradley B. Bingham 10/6/04 DATE AMAFCA
Bradley B. Bingham 10/6/04 DATE CITY ENGINEER
Sheran Matson 10/6/04 DATE DRB CHAIRPERSON, PLANNING DEPARTMENT

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

09-21-04 Date

ACS MONUMENT
 "UNION 1969"
 Y=1,523,440.96
 X=353,409.02
 G-G=0 99966044
 Δα=-00'16"58"
 (NAD 1927)

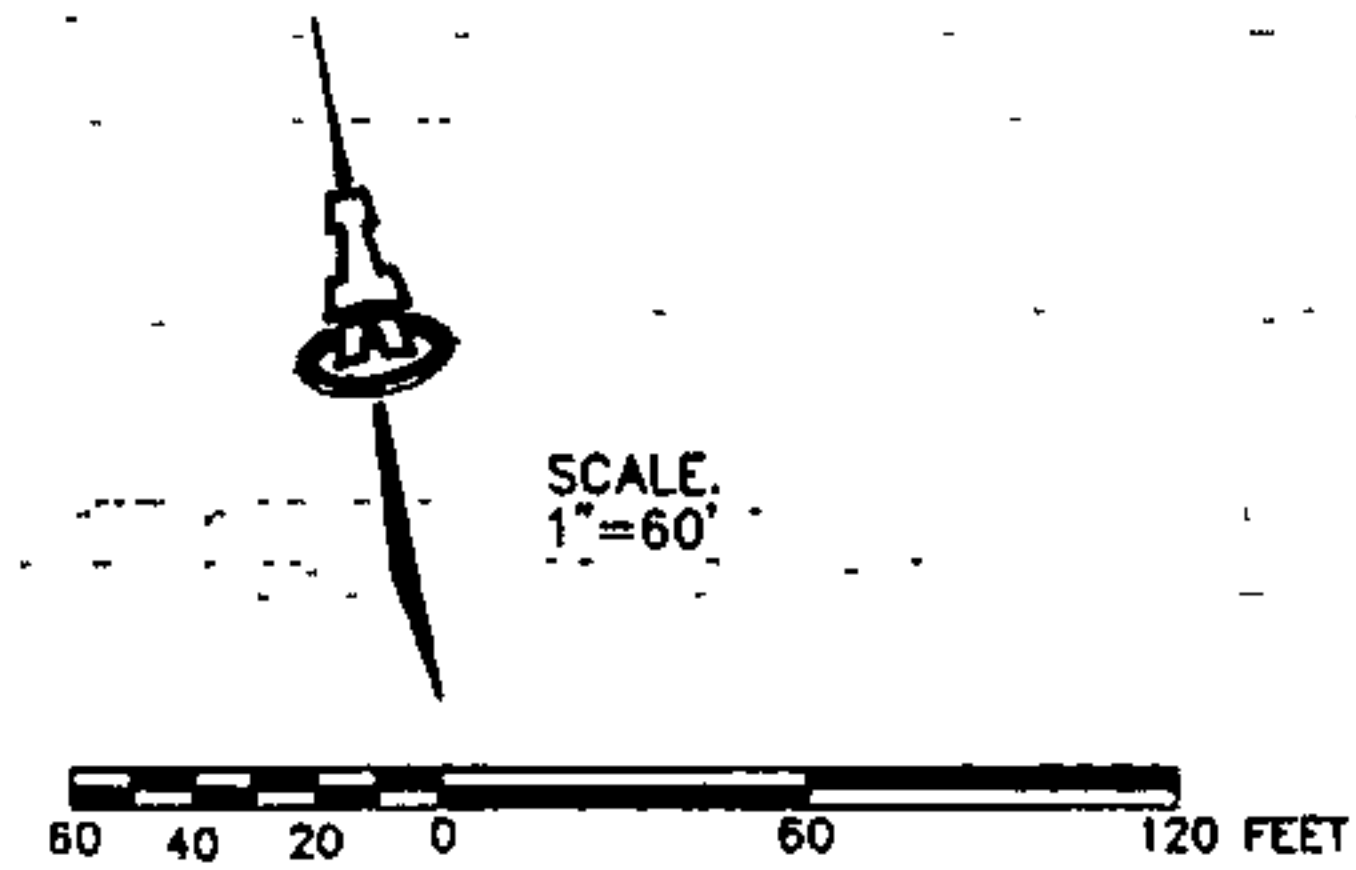


NOTES:

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

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



PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF TRACT F, 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-G=0 99966354
 Δα=-00'16"30"
 (NAD 1927/NGVD 1929)
 ELEVATION=5429.35
 CENTRAL ZONE

TRACT D, THE TRAILS
 19.2631 AC.
 FILED: DECEMBER 15, 2003
 (Bk-2003C;Pg-375)

34' HALF R.O.W DEDICATED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

Stiff
 09-21-04

TRACT J, THE TRAILS
 71.4666 AC.
 FILED: DECEMBER 15, 2003
 (Bk-2003C;Pg-375)

TRACT G, THE TRAILS
 25.7535 AC.
 FILED: DECEMBER 15, 2003
 (Bk-2003C;Pg-375)

TRACT J, THE TRAILS
 71.4666 AC.
 FILED: DECEMBER 15, 2003
 (Bk-2003C;Pg-375)

RAINBOW BLVD. N.W.
 (156' R/W)

SHEET 2 OF 29

SHEET 2 OF 3

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME THE TRAILS
AGENT WILSON & CO
ADDRESS 2600 THE AMERICAN RD. STE 100
PROJECT & APP # 1003403/06 DRB 00707
PROJECT NAME THE RESERVE @ THE TRAILS

\$ 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.

**WILSON
& COMPANY**

P.O. Box 94000,
Albuquerque, NM 87199-4000,
505-348-4000



83-62
1011

107643
107643

VOID AFTER 90 DAYS

5/19/2006

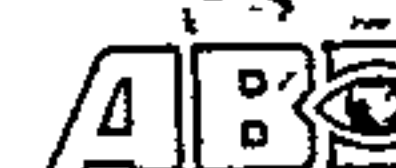
PAY *****140 DOLLARS AND *****00 CENTS

*****140.00

TWO SIGNATURES REQUIRED OVER \$50,000

TO CITY OF ALBUQUERQUE/PLANNING DEPT.
THE ONE STOP SHOP
ORDER 600 2ND STREET NW
OF ALBUQUERQUE, NM 87102 US

James A. Gibbs



DOCUCHECK™
SECURITY PAPERS

MICROPRINTING
SIGNATURE LINE

COPY VOID
PANTOGRAPH

⑈ 107643 ⑆ ⑈ 10110062100109146348 ⑆ ⑈

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

5/19/2006 10:49AM LOC: ANNX
RECEIPT# 00063185 WSH# 007 TRANS# 0019
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$145.00
J24 Misc \$20.00
Thank You

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

5/19/2006 10:49AM LOC: ANNX
RECEIPT# 00063186 WSH# 007 TRANS# 0019
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$145.00
J24 Misc \$50.00
Thank You

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

5/19/2006 10:50AM LOC: ANNX
RECEIPT# 00063187 WSH# 007 TRANS# 0019
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$145.00
J24 Misc \$75.00
CF \$140.00
CA \$5.00
CHANGE \$0.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 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 30, 2006 To JUNE 14, 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.

Angela Valdez _____ (Date)
(Applicant or Agent)

I issued 3 signs for this application, 05/19/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003403

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
___ Major Subdivision action		___ Annexation	
___ Minor Subdivision action		___ County Submittal	
___ Vacation	V	___ EPC Submittal	
___ Variance (Non-Zoning)		___ Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	___ Sector Plan (Phase I, II, III)	
___ ...for Subdivision Purposes		___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ ...for Building Permit		___ Text Amendment (Zoning Code/Sub Regs)	
___ IP Master Development Plan			
___ Cert. of Appropriateness (LUCC)	L		
		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 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

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 F Block: _____ Unit: _____
 Subdiv / Addn. The Trails (fbka The Reserve at the Trails Subdivision)
 Current Zoning: R-D Proposed zoning: Same proposed tracts: 2
 Zone Allas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 80
 Total area of site (acres): 17.2070 Density if applicable: dwellings per gross acre: 4.6 dwellings per net acre: _____
 Within city limits? Yes. No ____, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No 100906420226820122 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW
 Between: Paseo del Norte NW and Town of Alameda Grant South Boundary

CASE HISTORY: Proj#1003403; App#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; App#'s 04DRB-00632; 04DRB-00633; 04DRB-00634; 04DRB-00635

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE Genny Donart DATE 9/27/04
 (Print) Genny Donart ___ Applicant Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01493</u>	<u>FP</u>	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>1</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	\$ _____
	Hearing date <u>10.6.04</u>		Total \$ <u>20.00</u>
	<u>Oliver Serrano</u> <u>9/28/04</u>	Project # <u>1003403</u>	
	Planner signature / date		

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
 - in process* 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)

Genny Donart
 Applicant signature / date

9/27/04



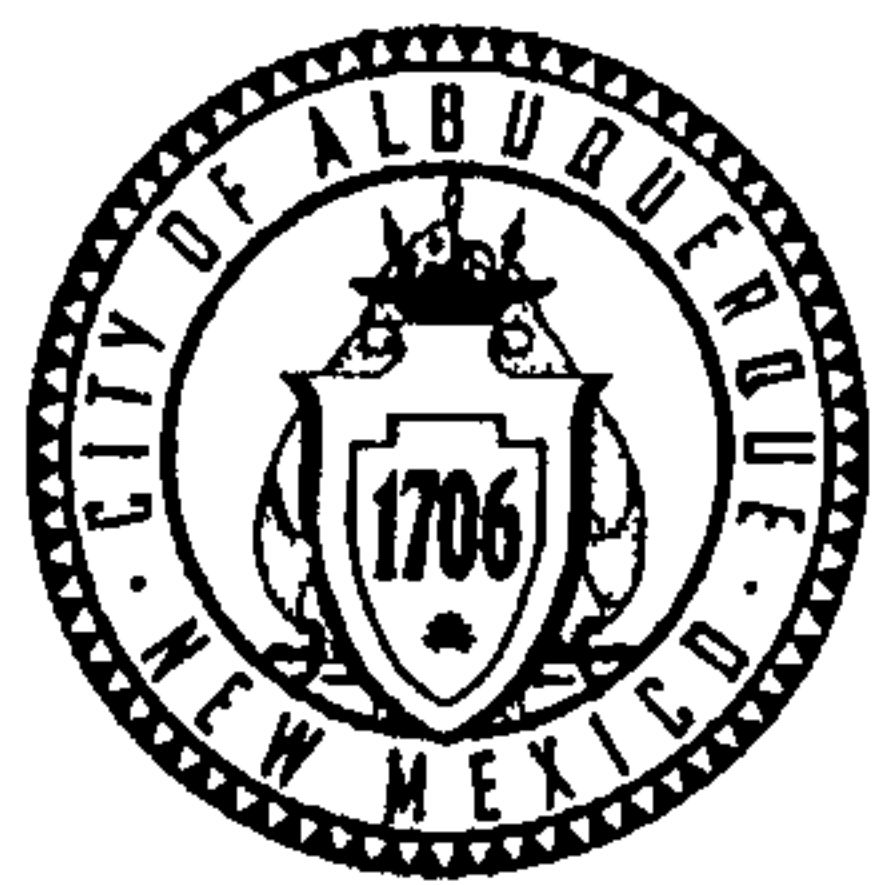
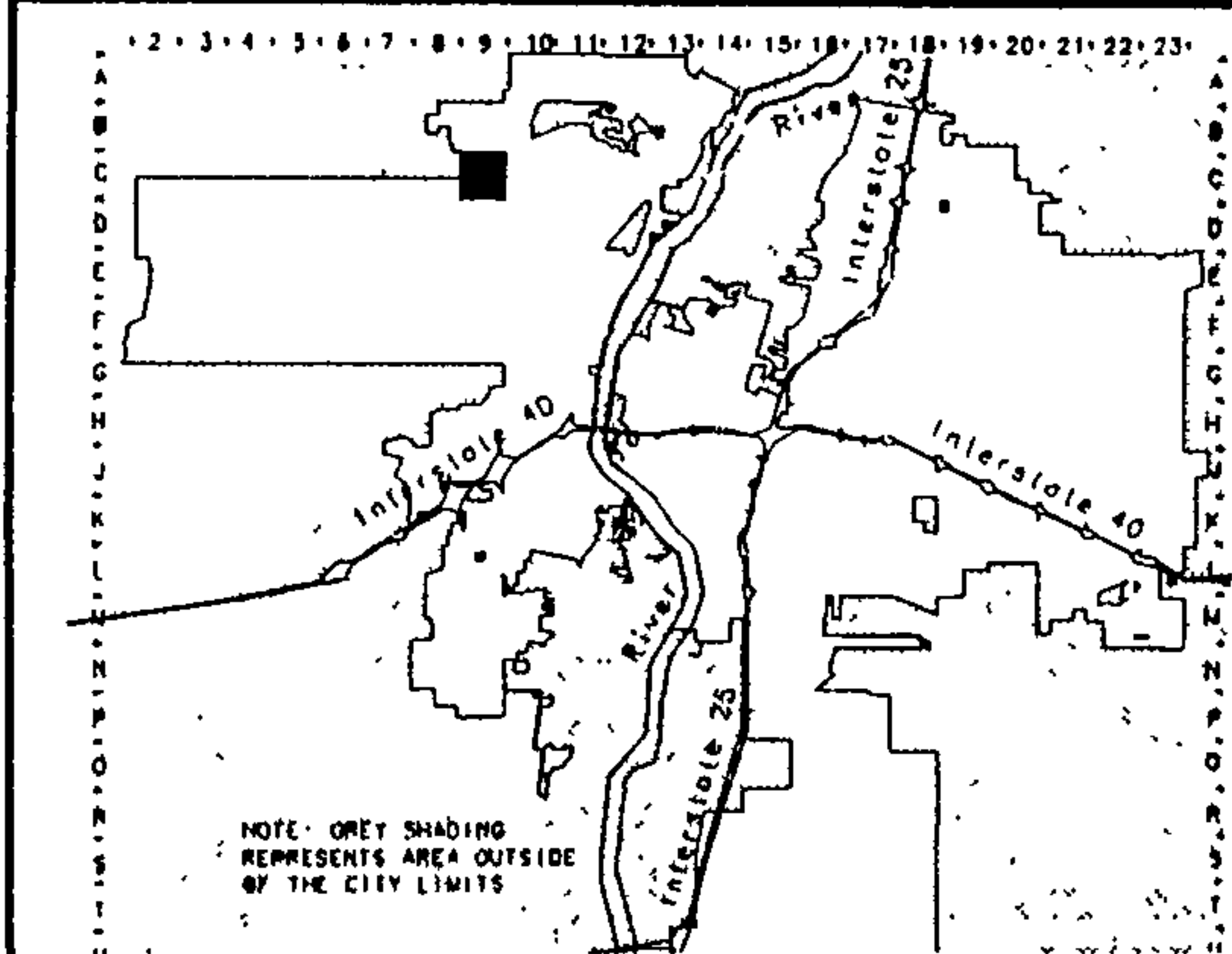
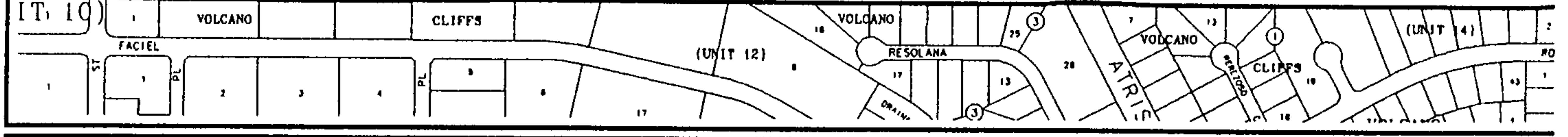
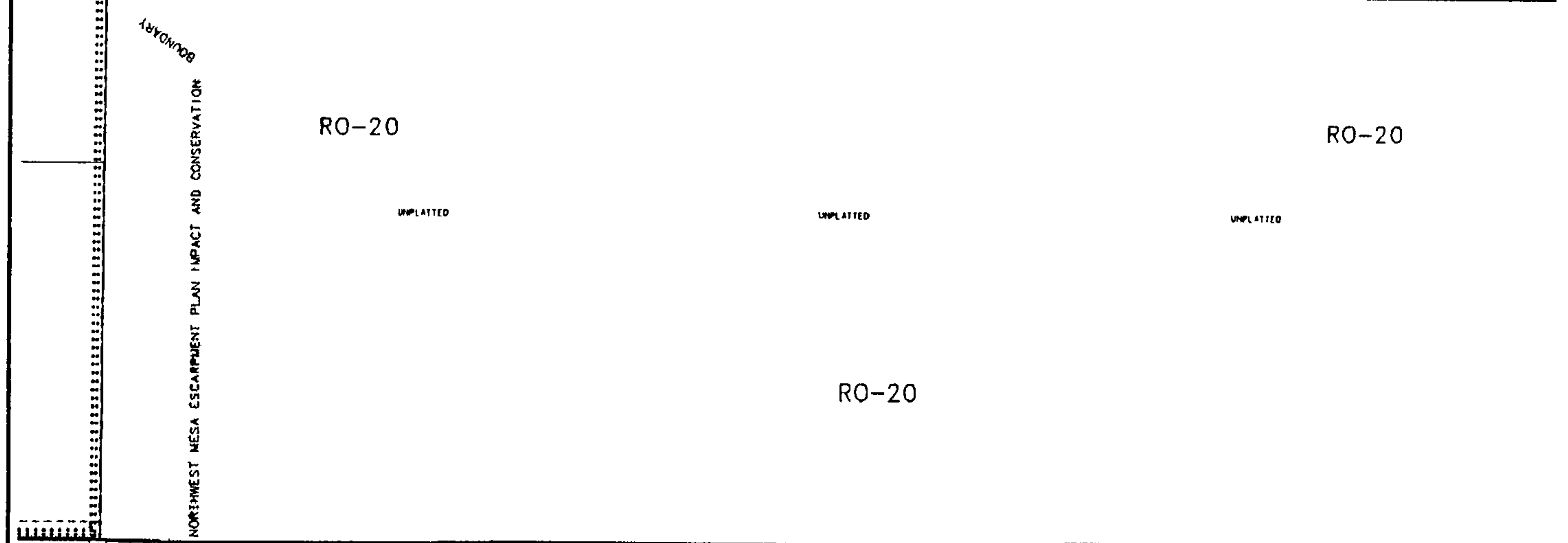
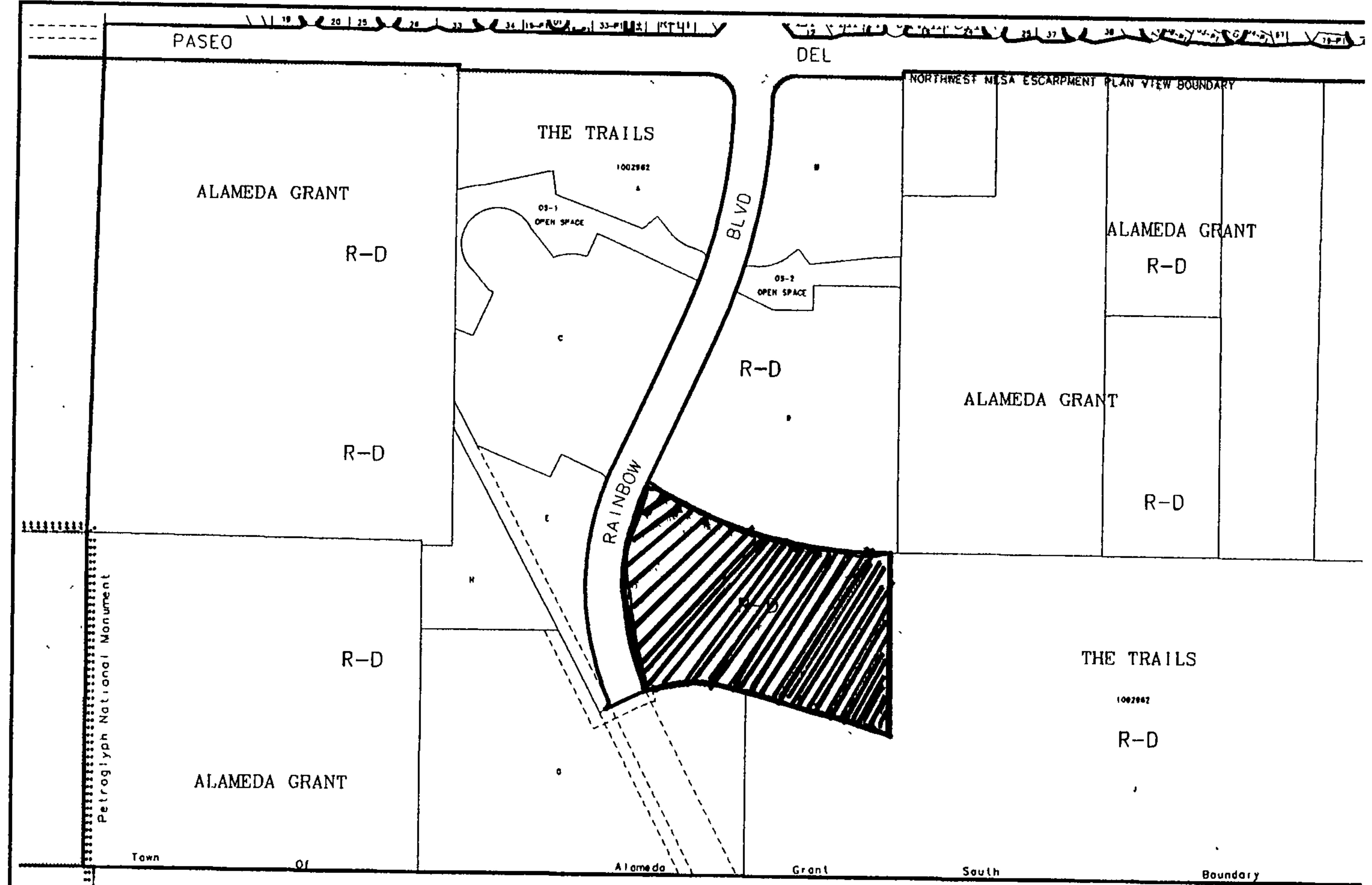
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB- - - - - 01493

Form revised 3/03 and 8/03

Clare Leon 9/28/04
 Planner signature / date

Project # 1003403



Albuquerque Geographic Information Systems
 PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

C-9-Z

Map Amended through April 02, 2004

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Center Homes

AGENT Jason Legman

ADDRESS _____

PROJECT & APP # 1003403

PROJECT NAME Reserve @ the Trails

\$ 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.

City Of Albuquerque
Treasury Division

9/28/2004 9:58AM LOC: ANNX
RECEIPT# 00029851 WS# 006 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

RESERVE AT THE TRAILS #1003403

Subdivision Perimeter Wall Submittal

Conceptual Plant List

October 6, 2003

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

Trees:

<i>Botanical name</i>	<i>Common name</i>	<i>Water Use</i>	<i>Pollen</i>
<i>Chilopsis linearis</i>	Desert Willow	Low	Low
<i>Forestiera neomexicana</i>	New Mexico Privet	Medium	Low
<i>Gledistia tricanthos inermis</i>	Honeylocust	Medium	Low
<i>Populus 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>	Rcd Flowering Aloc	Low	Low
<i>Opuntia imbricate</i>	Cholla	Low	Low
<i>Opuntia species</i>	Prickly Pear	Low	Low
<i>Rhus trilobata</i>	Three Leaf Sumac	Low	Low
<i>Santolina virens</i>	Green Santolina	Low	Low
<i>Yucca baccata</i>	Banana Yucca	Low	Low
<i>Yucca glauca</i>	Small Soapweed	Low	Low

Ornamental Grasses: (non-turf)

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

Perennials

<i>Botanical name</i>	<i>Common name</i>	<i>Water Use</i>	<i>Pollen</i>
<i>Castilleja integra</i>	Indian Paintbrush	Low	Low
<i>Delosperma nubigeum</i>	Yellow Hardy Iceplant	Low	Low
<i>Gaillardia x grandiflora</i>	Gaillardia	Medium	Low
<i>Guara lindheimeri</i>	Guara	Medium	Low
<i>Hymenoxys acaulis</i>	Angelita Daisy	Low	Low
<i>Datura melioditis</i>	Sacred Datura	Low	Low
<i>Nepeta fasseni</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.

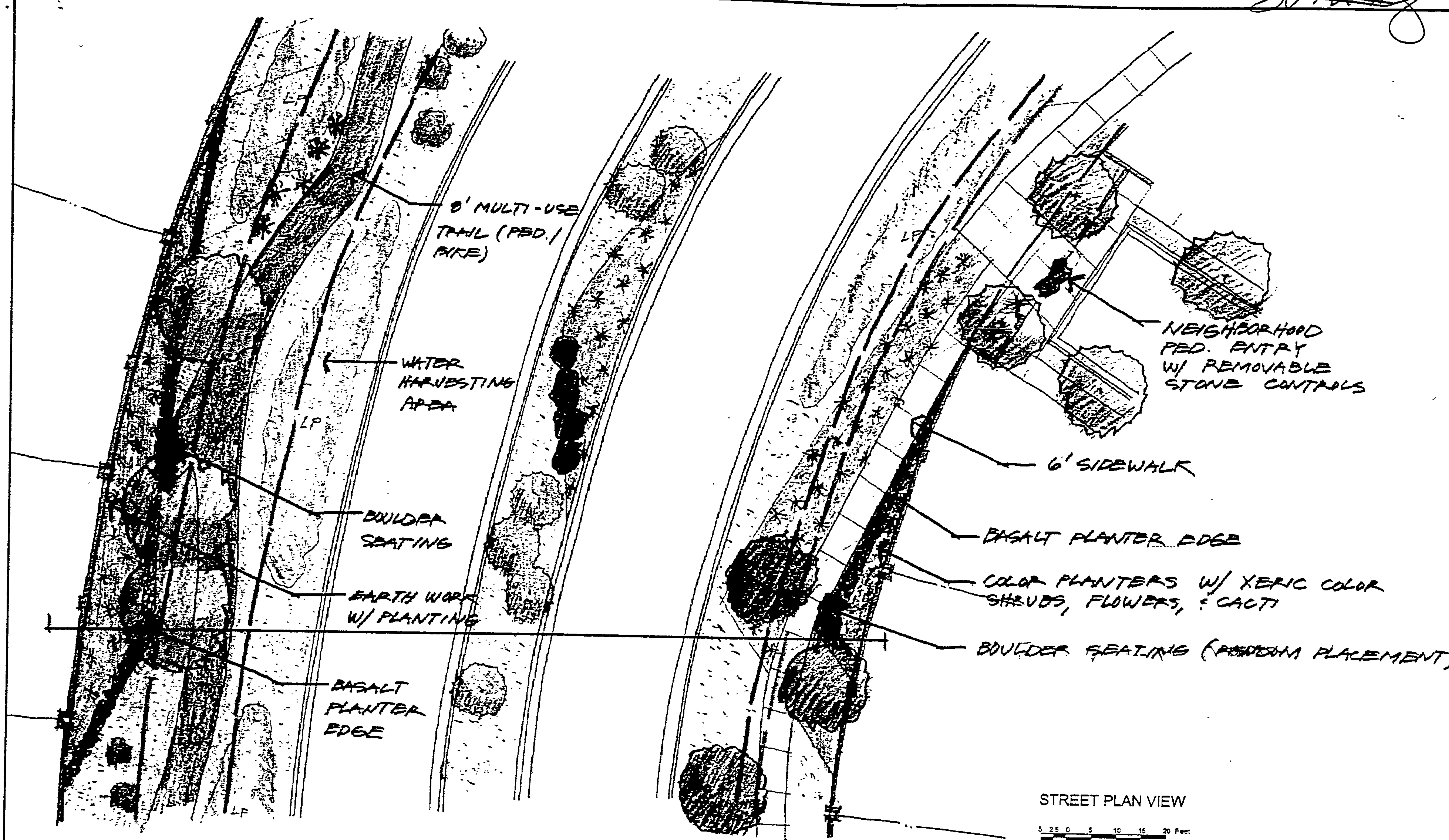
Wall Colors and Materials

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

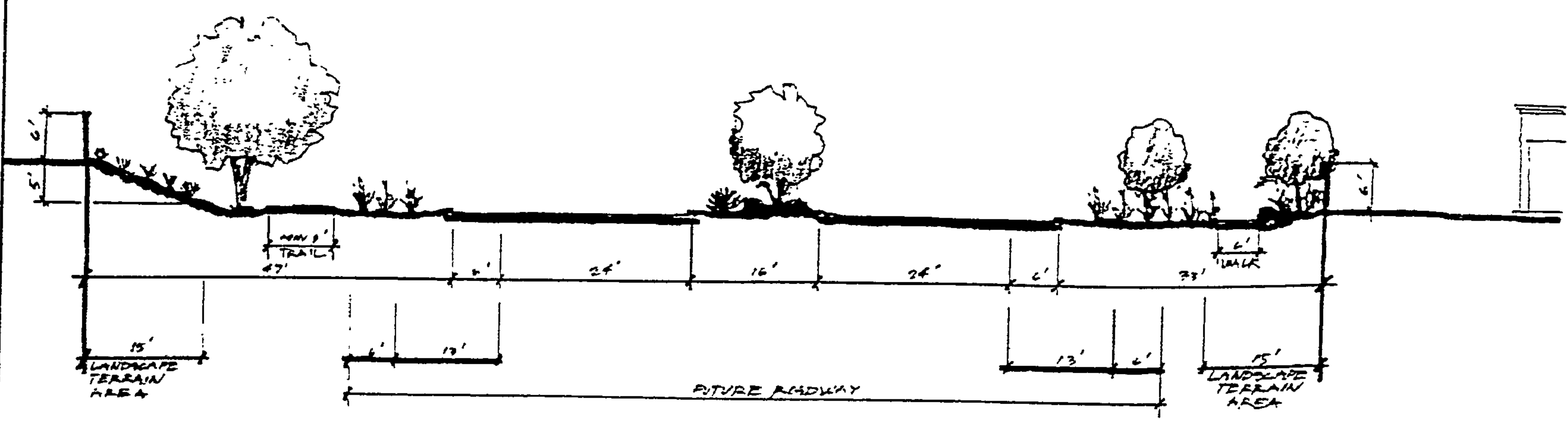
The Trails developer will maintain the public landscaped areas until such time as the maintenance responsibility is transferred to a community homeowners association ~~or other similar community entity~~

nl 12-31-03



STREET PLAN VIEW

0 5 10 15 20 Feet



STREET CROSS SECTION

0 5 10 15 20 Feet

Perimeter Wall Approved
[Signature]
 DRB Chair
 6/2/04
 Date

PASEO DEL NORTE
 & RAINBOW BLVD
 ZONE ATLAS # C-9
 DRB PROJECT # 1063403

GLP
 5/18/04
 RESERVE AT THE
 TRAILS

THE TRAILS LLC.
 LAND DEVELOPER

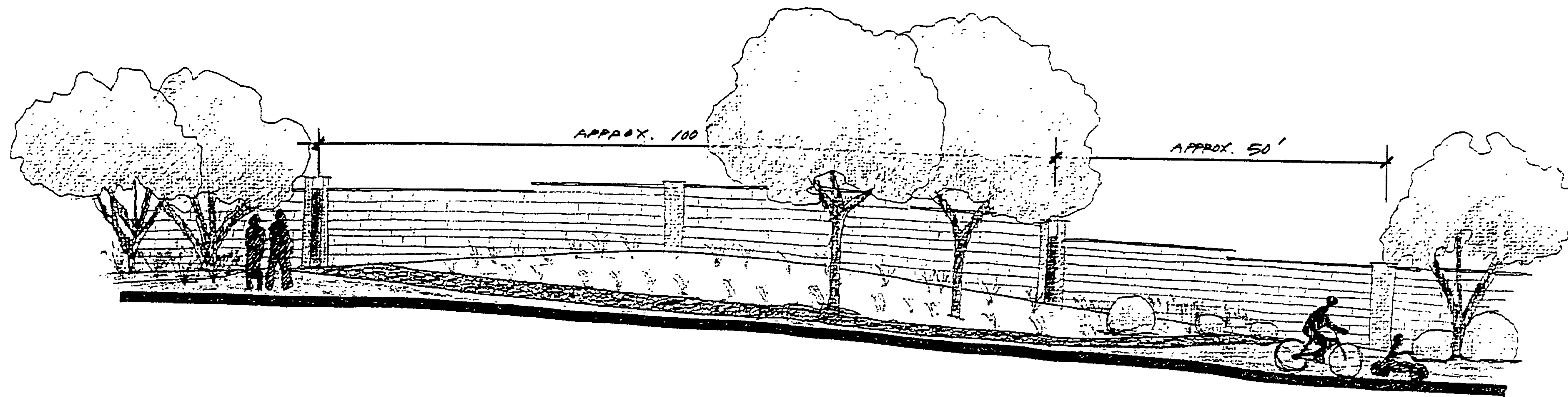
DENISH - KLINE & ASSOCIATES
 PLANNING CONSULTANTS

DESIGNWORKSHOP
 LAND PLANNING / LANDSCAPE ARCHITECTURE

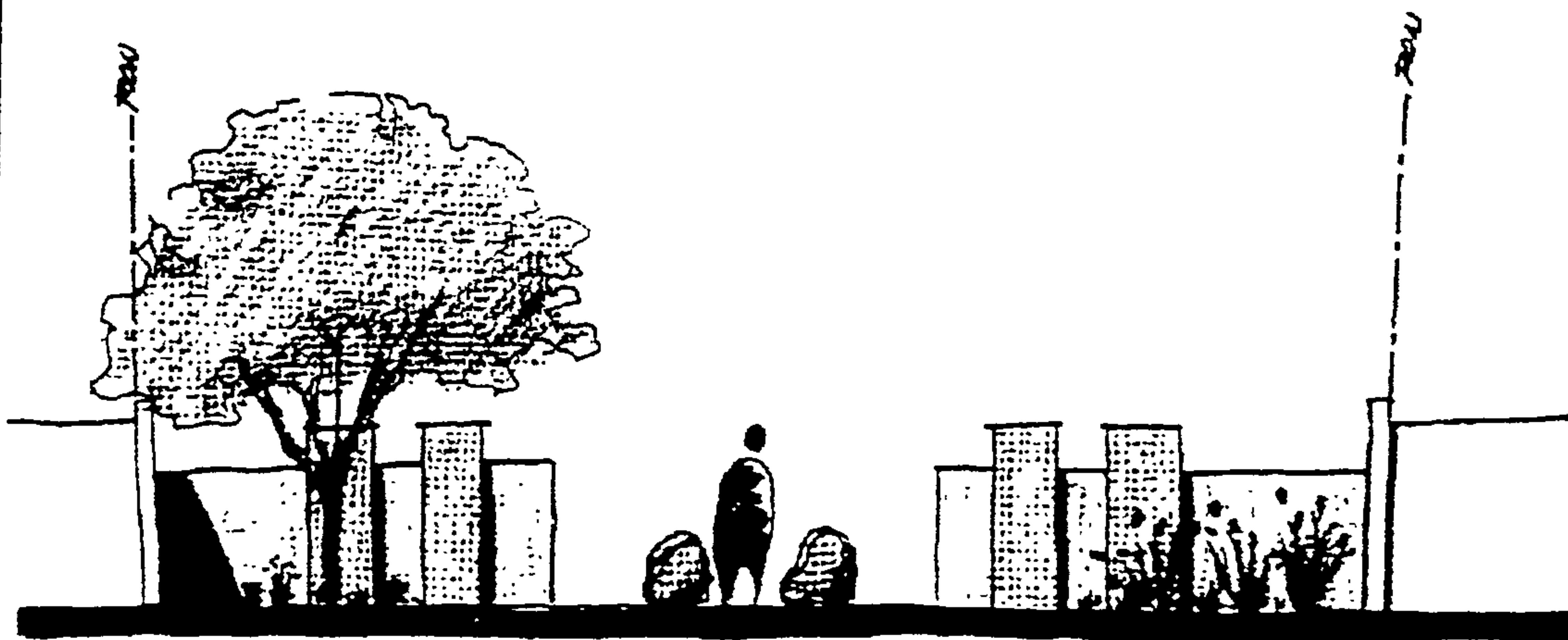
BOHANNAN HUSTON
 CIVIL ENGINEERING

Site Location
 South of Paseo del Norte/Rainbow Boulevard

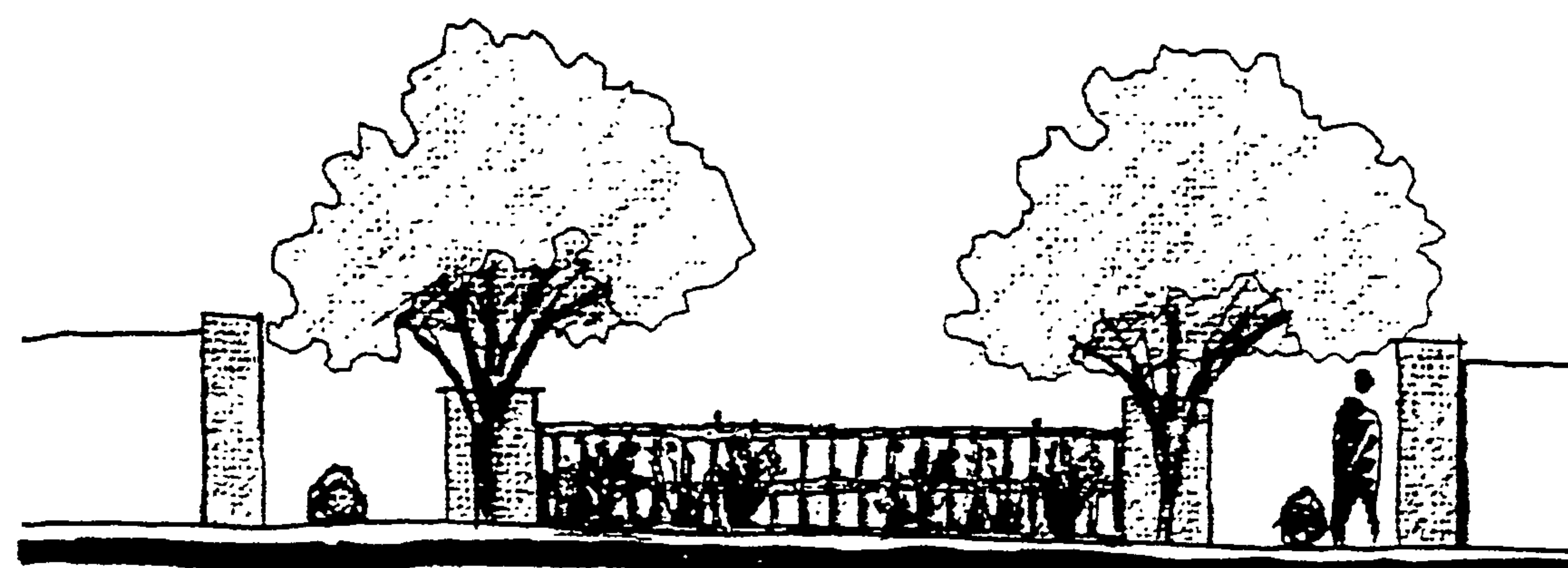
C.O.A. Project Number
 The Trails #1002928



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

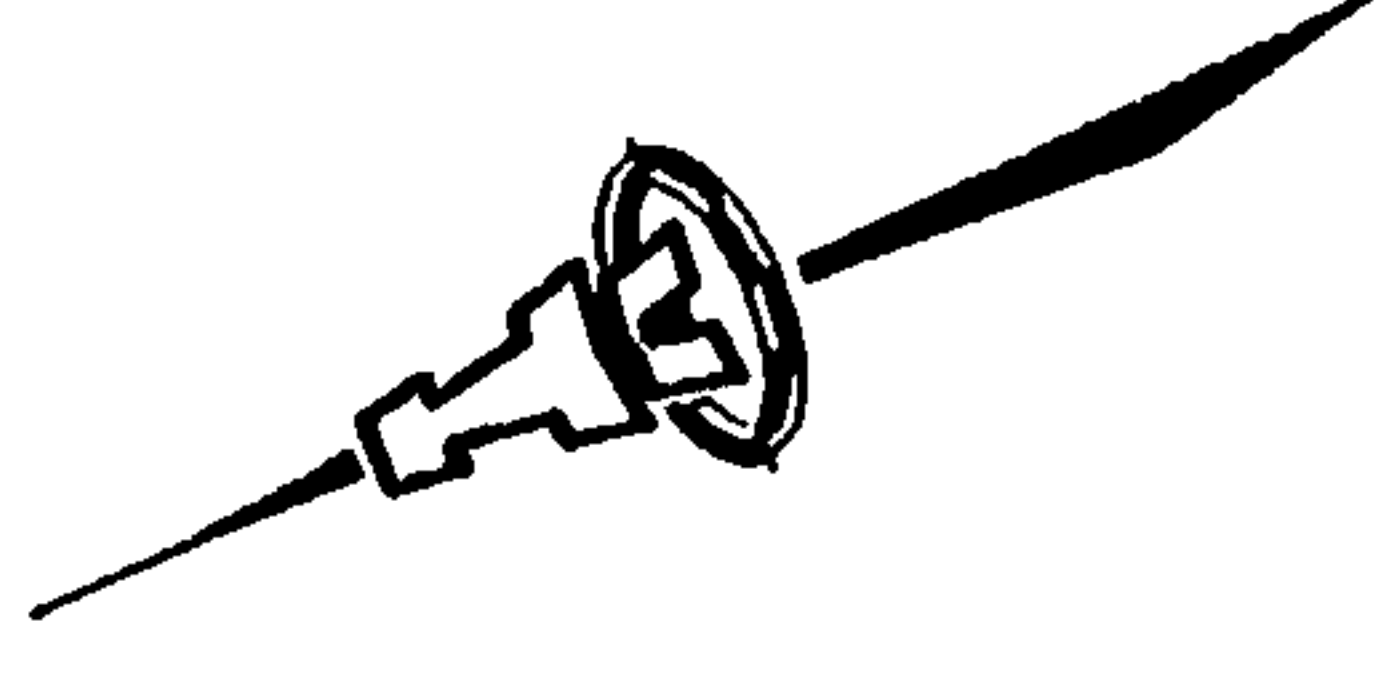
DESIGNWORKSHOP
LAND PLANNING / LANDSCAPE ARCHITECTURE

BOHANNAN HUSTON
CIVIL ENGINEERING

Site Location
South of Paseo del Norte/Rainbow Boulevard

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

DATE	PAGE
OCT. 06, 2003	2 OF 5



SCALE:
1"=100'

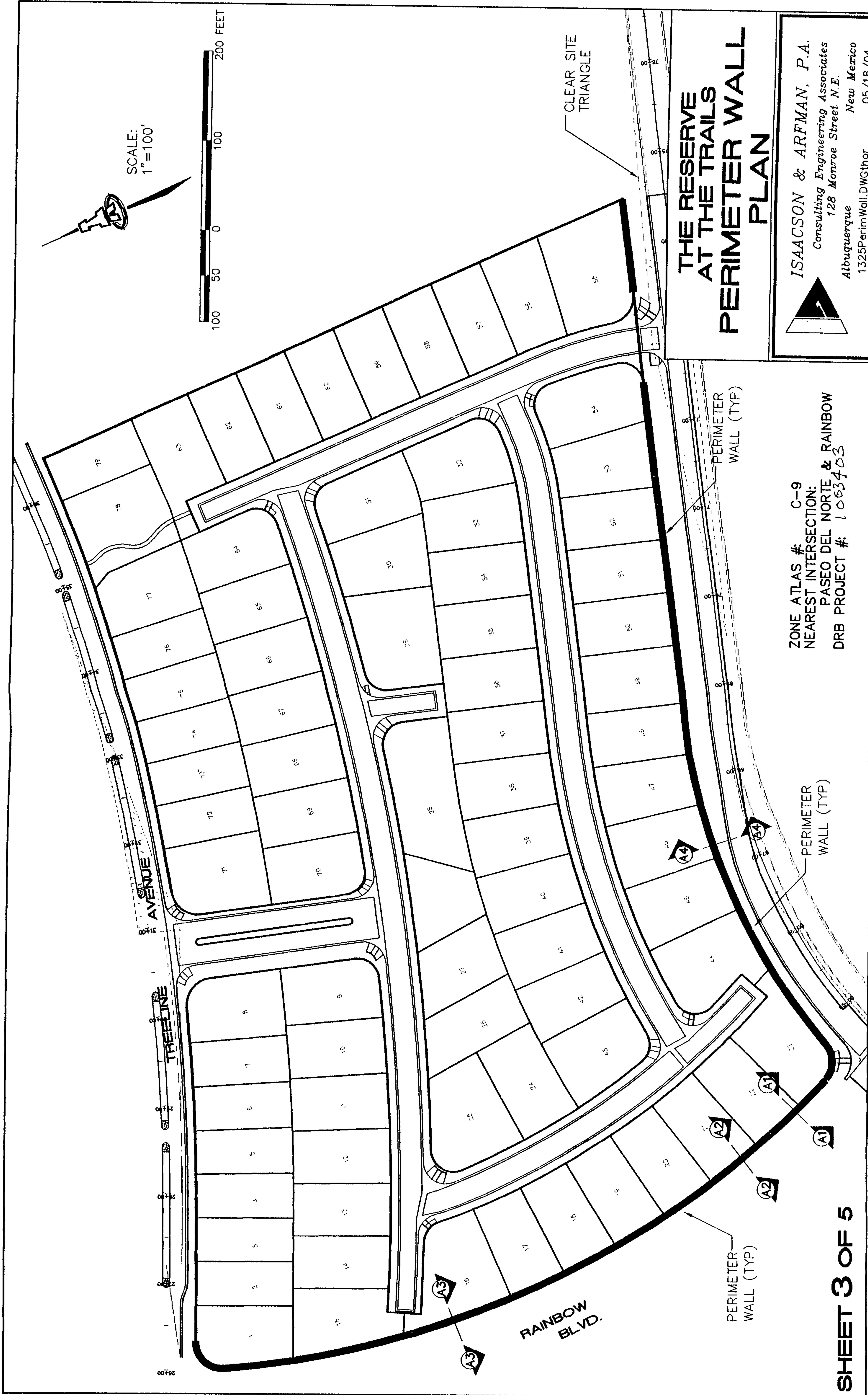


THE RESERVE AT THE TRAILS PERIMETER WALL PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque
New Mexico
1325PerimWall.DWGthor 05/18/04

ZONE ATLAS #: C-9
NEAREST INTERSECTION:
PASEO DEL NORTE & RAINBOW
DRB PROJECT #: 1063403

SHEET 3 OF 5



CLEAR SITE
TRIANGLE

PERIMETER
WALL (TYP)

PERIMETER
WALL (TYP)

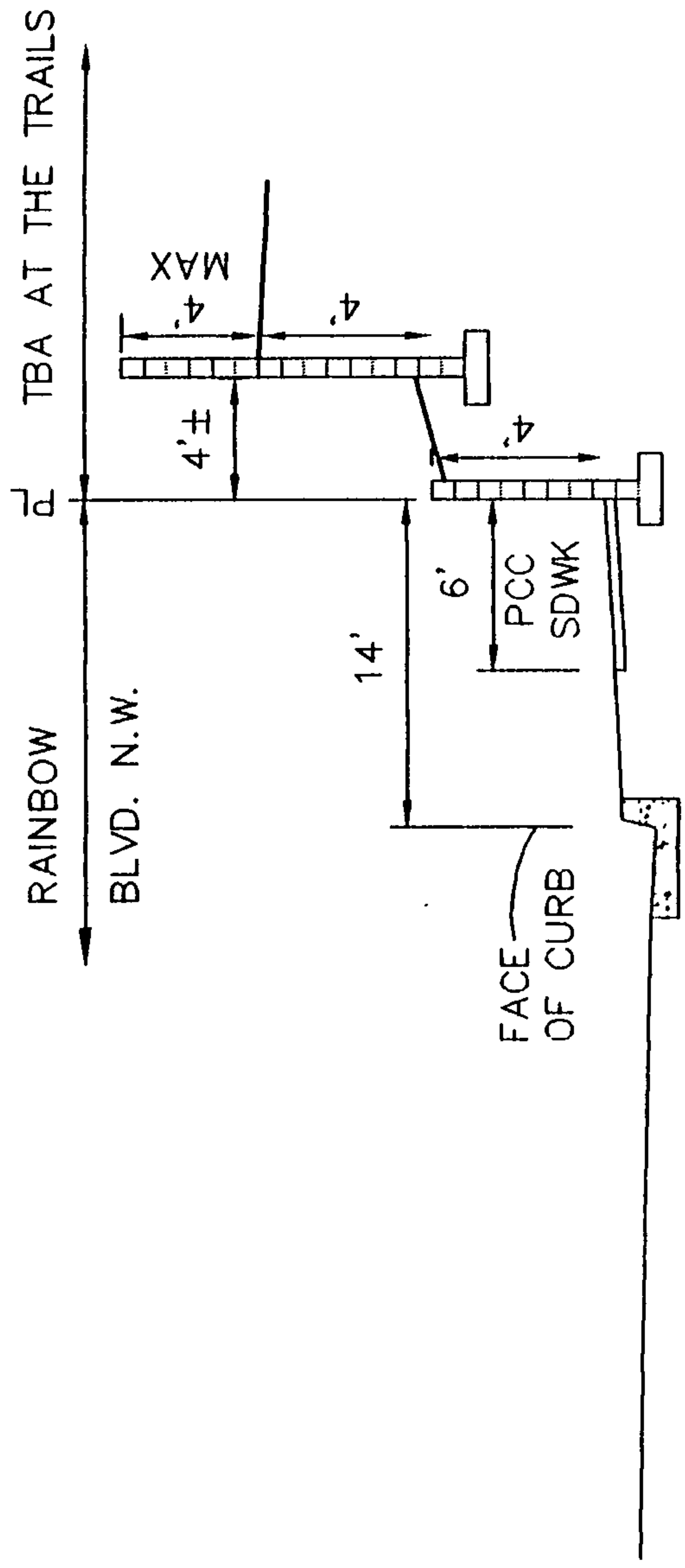
PERIMETER
WALL (TYP)

RAINBOW
BLVD.

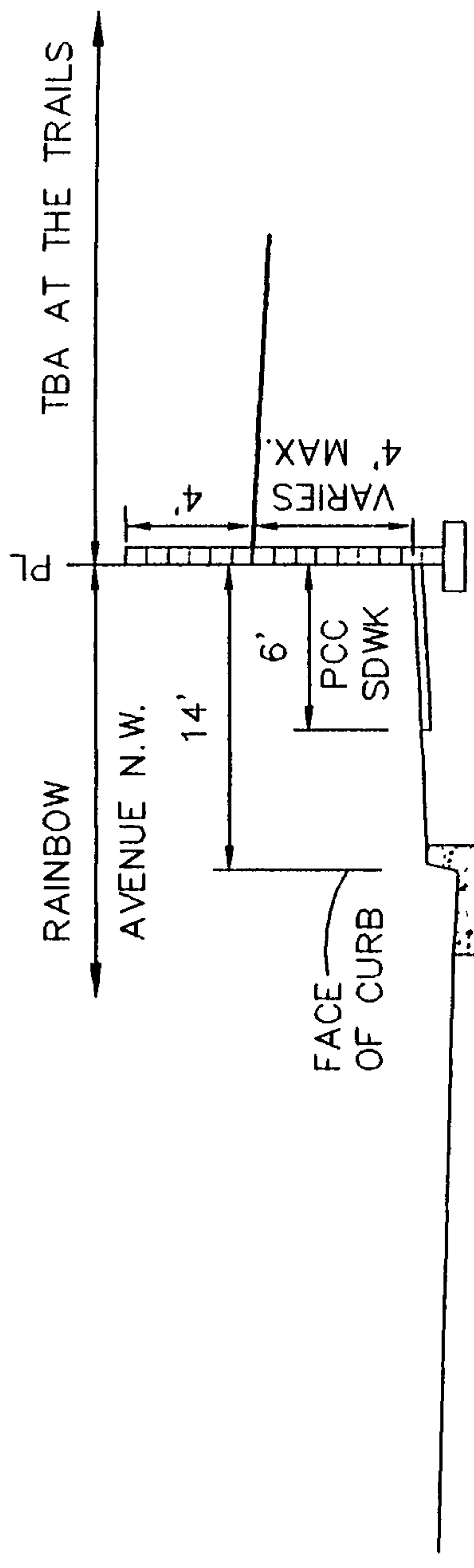
AVENUE

TREELINE

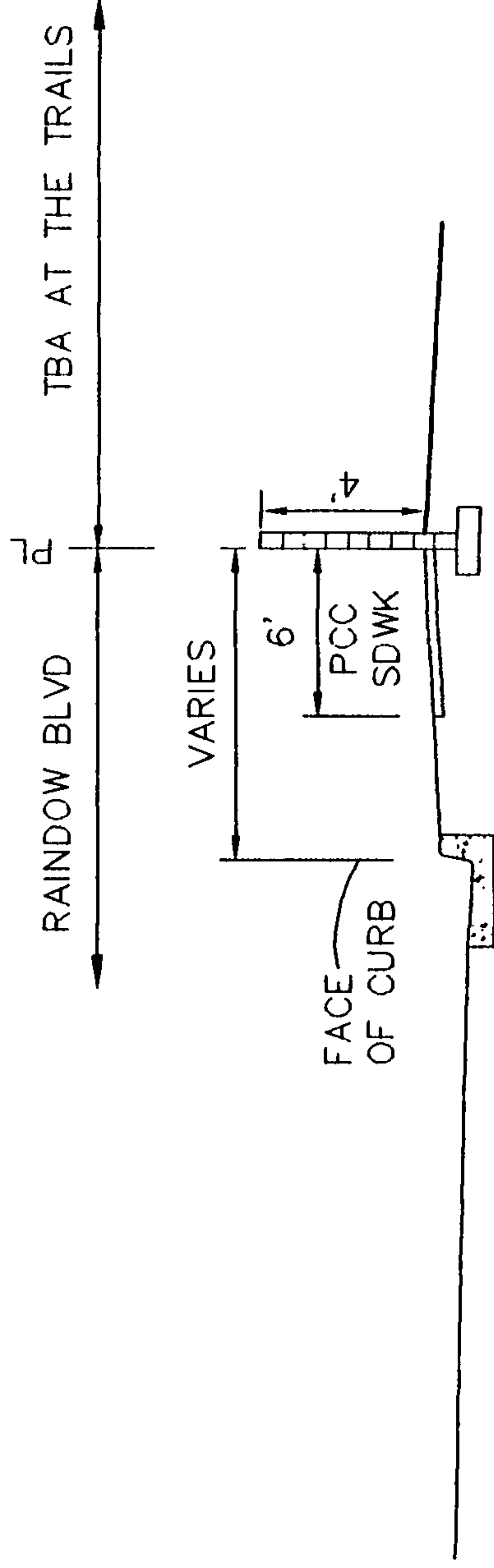
00F02



SECTION A1-A1
DOUBLE WALL
NTS



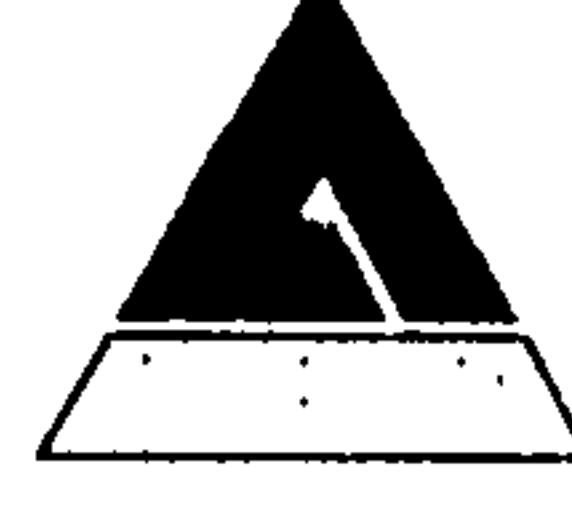
SECTION A2-A2
SINGLE WALL
NTS



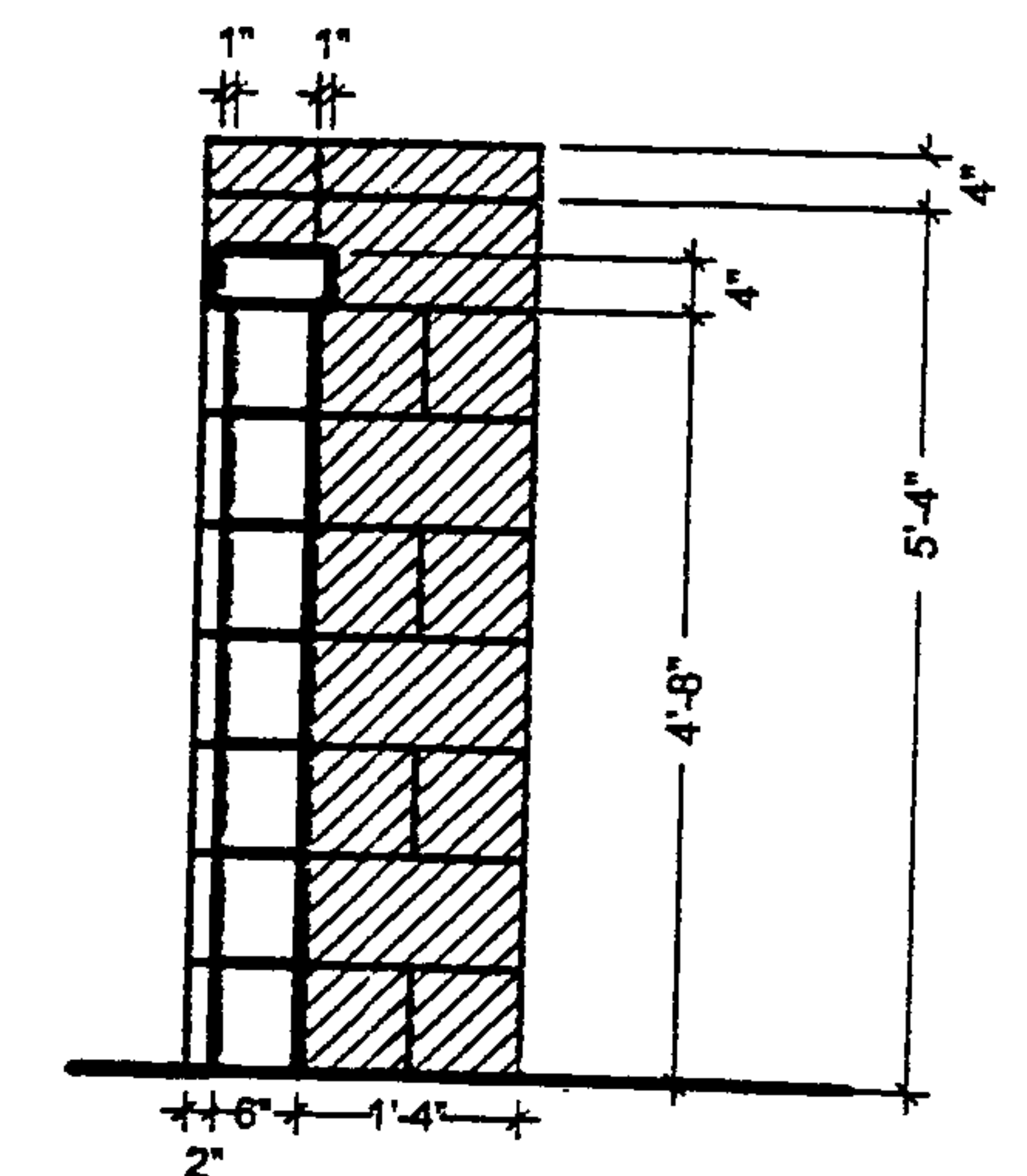
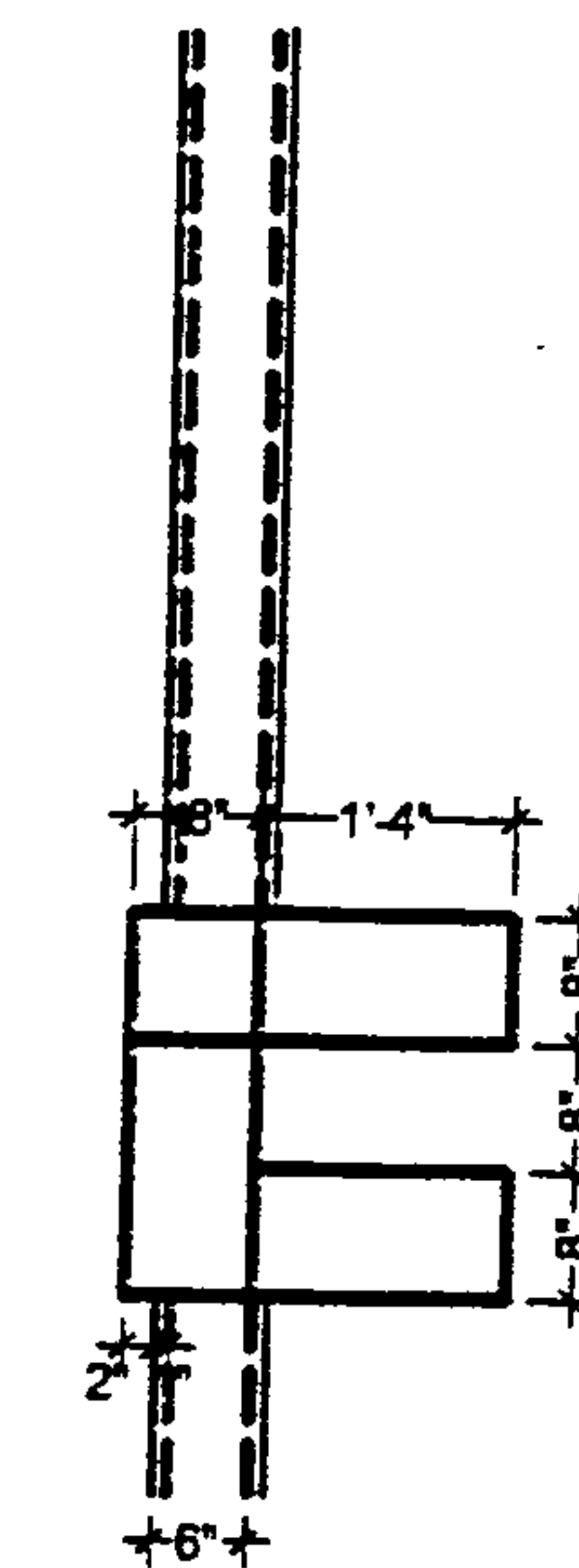
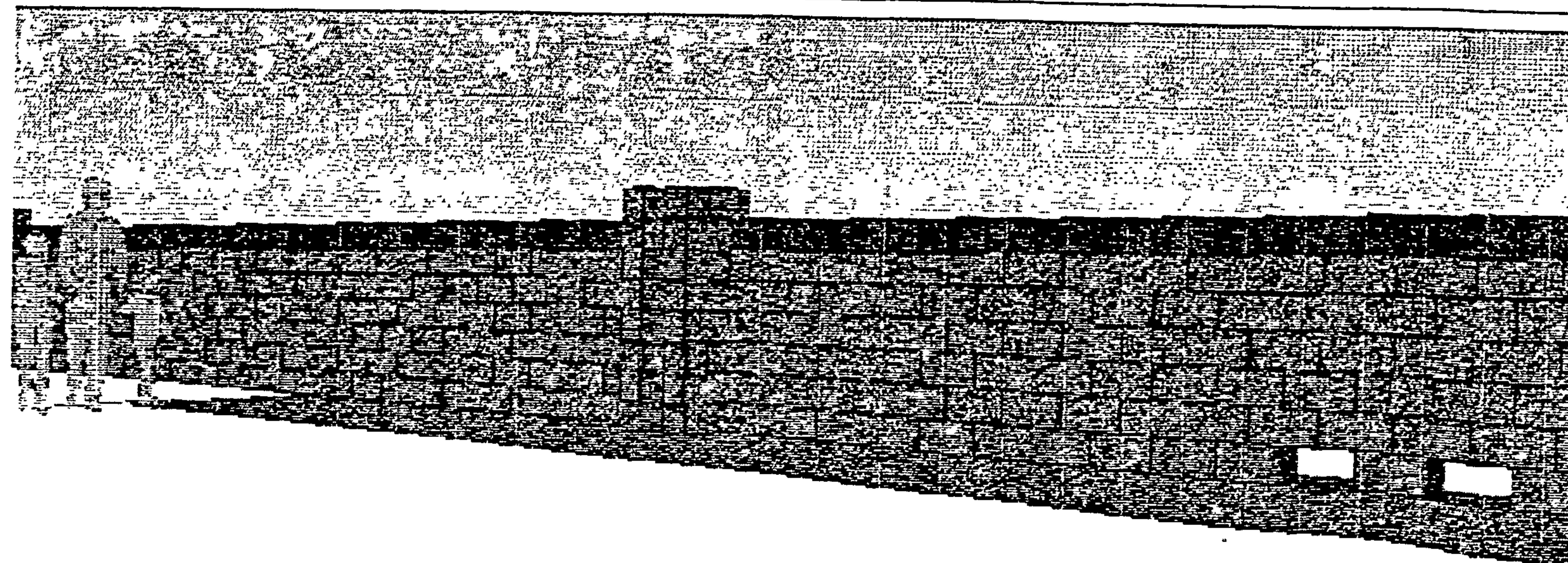
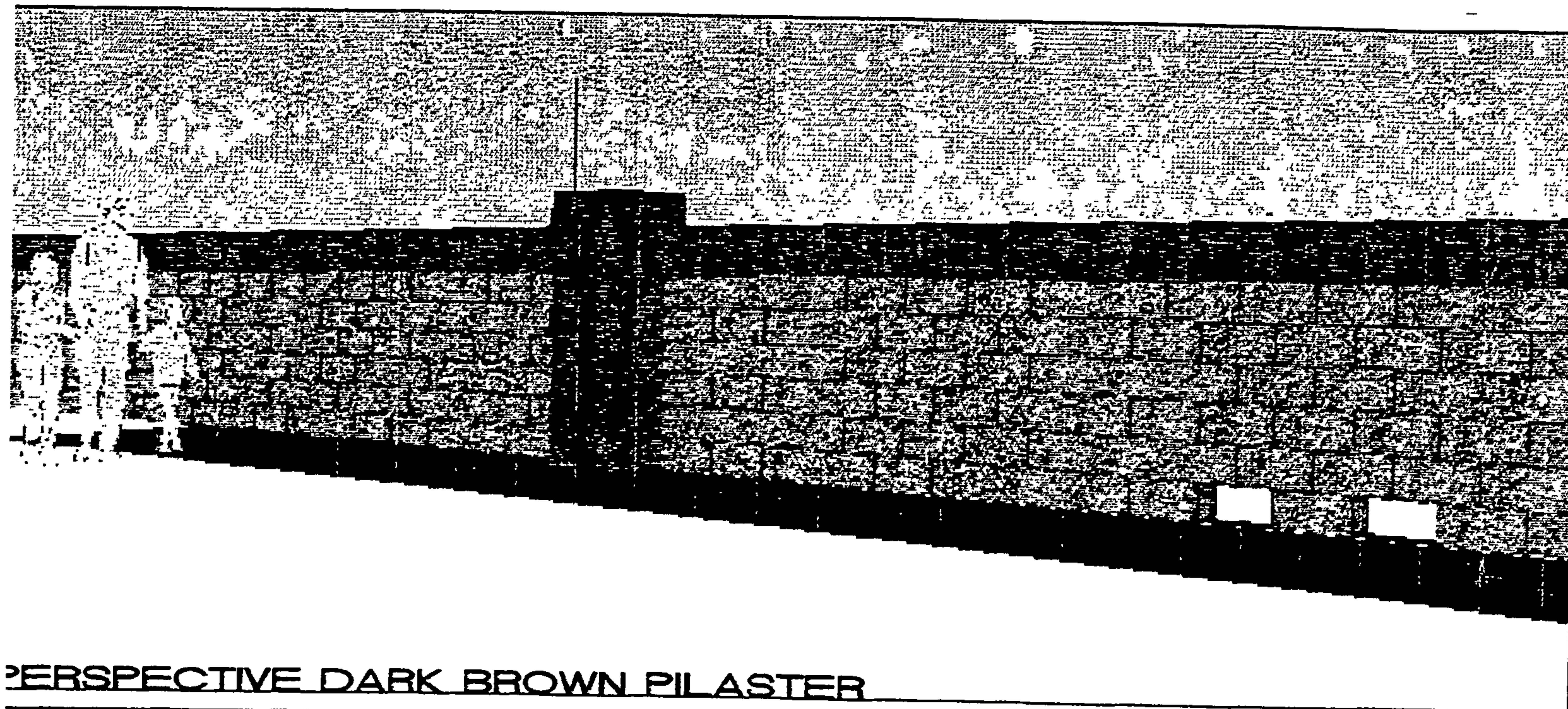
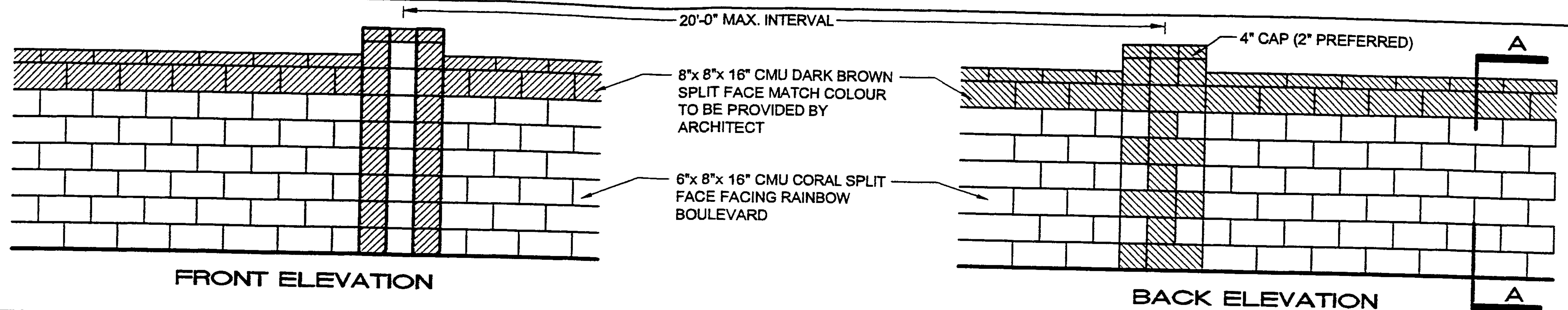
SECTION A3-A3
SINGLE WALL
NTS

ZONE ATLAS #: C-9
NEAREST INTERSECTION:
PASEO DEL NORTE & RAINBOW
DRB PROJECT #: 1003473

THE RESERVE AT THE TRAILS PERIMETER WALL SECTIONS



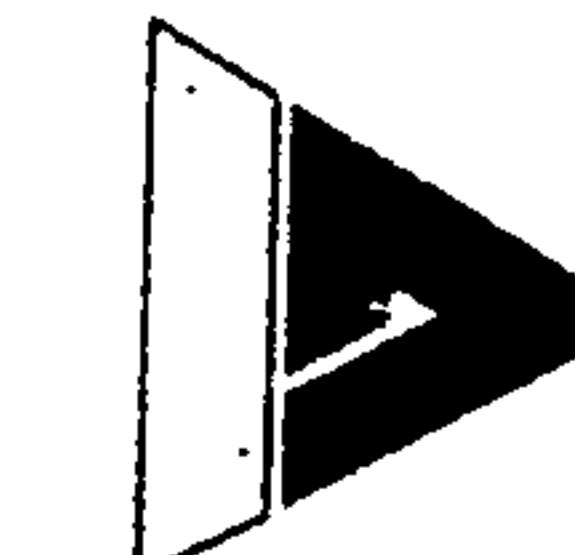
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1325PerimWall.DWGthor 05/18/04



ZONE ATLAS #: C-9
 NEAREST INTERSECTION:
 PASEO DEL NORTE & RAINBOW
 DRB PROJECT #: 1003403

SHEET 5 OF 5

THE RESERVE
 AT THE TRAILS
 PERIMETER WALL
 DETAILS



ISAACSON & ARFMAN, P.A.

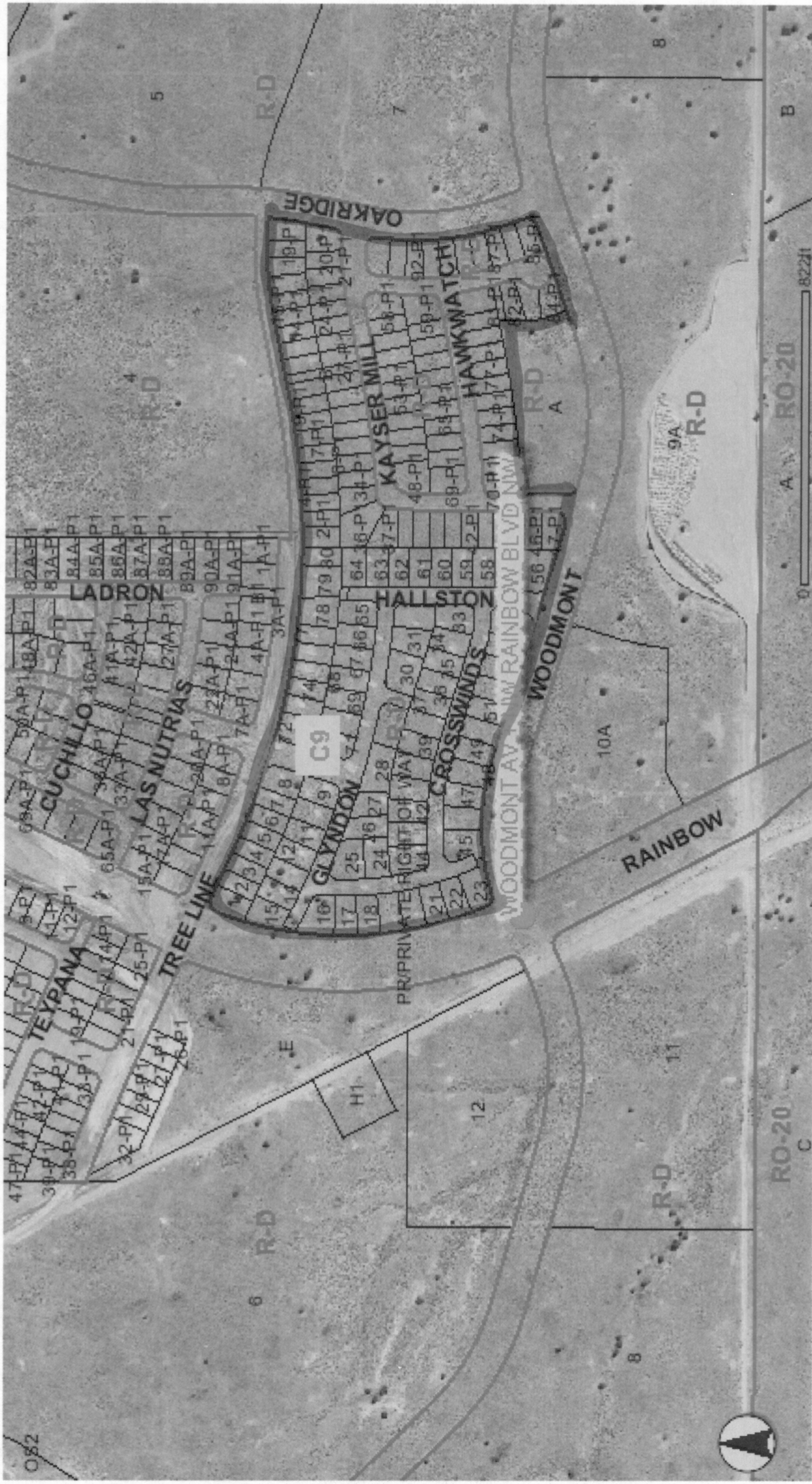
Consulting Engineering Associates
 128 Monroe Street N.E.

Albuquerque

New Mexico

1325PerimWall.DWGthor

05/18/04



3

1003403

6/14/02

Vertical text on the right edge of the page.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 9, 2004

12. Project # 1003403
04DRB-00633 Major-Vacation of Public Easements
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9)

At the June 9, 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. 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.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

With the signing of the infrastructure list dated 6/9/04 and approval of the grading plan engineer stamp dated 4/22/04 the preliminary plat was approved with the following condition:

1. There will be a disclaimer as per mutual agreement with the developer that this will be the last plat approved before the Sector Plan for the Trails area.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



OFFICIAL NOTICE OF DECISION

PAGE 2

Project # 1003403
04DRB-00634 Minor-Sidewalk Waiver

The sidewalk waiver listed above was requested on the application for the May 19, 2004 Development Review Board meeting. However, it did not appear on the June 9, 2004 agenda. It will be heard under Other Matters at the June 16, 2004 Development Review Board public meeting.

If you wish to appeal this decision, you must do so by June 24, 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.

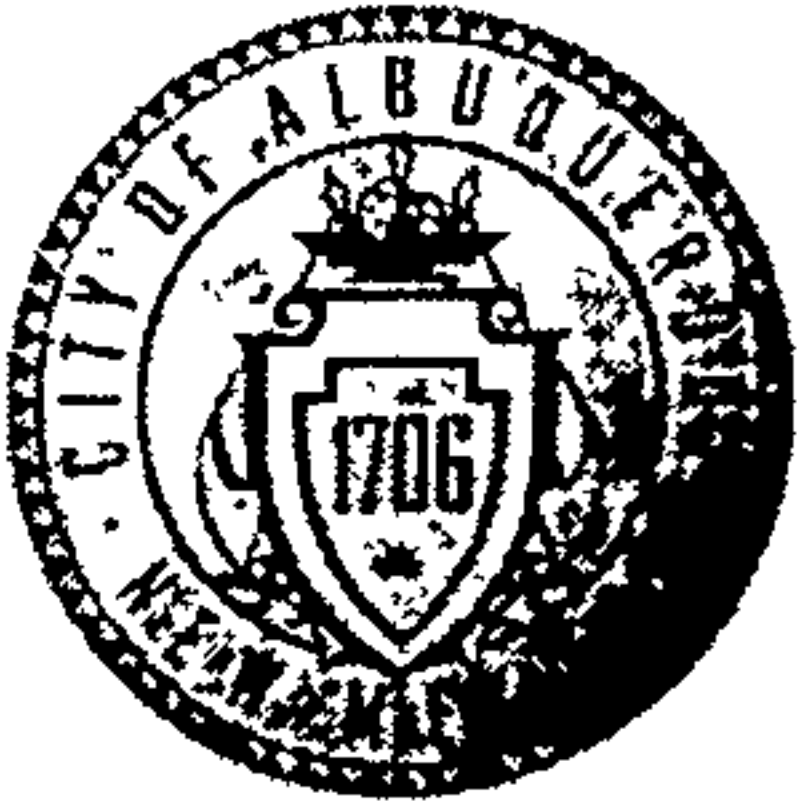
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: Centex Homes, 5120 Masthead NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
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

June 9, 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: Noon

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

1. **Project # 1001862**
04DRB-00757 Major-Two Year SIA
LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, **OAKLAND COURT SUBD**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA
BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK
TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**
5. **Project # 1002632**
04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat Approval
- TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**
6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat Approval
04DRB-00759 Minor-Temp Defer SDWK
- TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

7. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS
SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C,
PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS
SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE
LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK
D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS
SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN
THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE
AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY
DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE
9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO
ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE
COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN
BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE
LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY
DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL
BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE
SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A
POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF
WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72
FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47
FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE
EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG
SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40";
CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID
EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT
ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE
N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E
793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE
29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE
FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE
NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE
30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET
TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG
SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39";
CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS
NW and LEGENDS AVE NW containing
approximately 10 acre(s). [REF:SD-80-5, 03DRB-
0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-
11) **WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 6/9/04 AND**

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project # 1003112
04DRB-00839 Minor-SiteDev Plan
Subd/EPC
04DRB-00840 Minor-Subd Design
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.
10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub Right-of-Way
04DRB-00752 Major-Vacation of Public Easements
04DRB-00753 Minor-Prelim&Final Plat Approval
- ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE 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 AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

11. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [*Deferred from 5-19-04 & 6-2-04*] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # -1003403**
04DRB-00633 Major-Vacation of Public Easements
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**), zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

04DRB-00634 Minor-Sidewalk Waiver

THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

**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.

13. **Project # 1003447**
04DRB-00756 Major-SiteDev Plan
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [*Deferred from 6-2-04*] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003473**
04DRB-00836 Minor-Prelim&Final Plat Approval
CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003411**
04DRB-00841 Minor-Prelim&Final Plat Approval
SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
17. **Project # 1002857**
04DRB-00809 Minor-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 Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [Deferred from 6-2-04] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **ADJOURNED: Noon**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003403

AGENDA ITEM NO: 12

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:

An approved drainage report dated 4-22-04 is on file for Preliminary Plat approval. The Hydrology Section has no objection to the vacation request.

RESOLUTION:

signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003403 AGENDA#: 12 DATE: 6-9-04

1. Name: Fred Newman Address: 128 Riverside NE 817108 Zip: 817108

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: _____

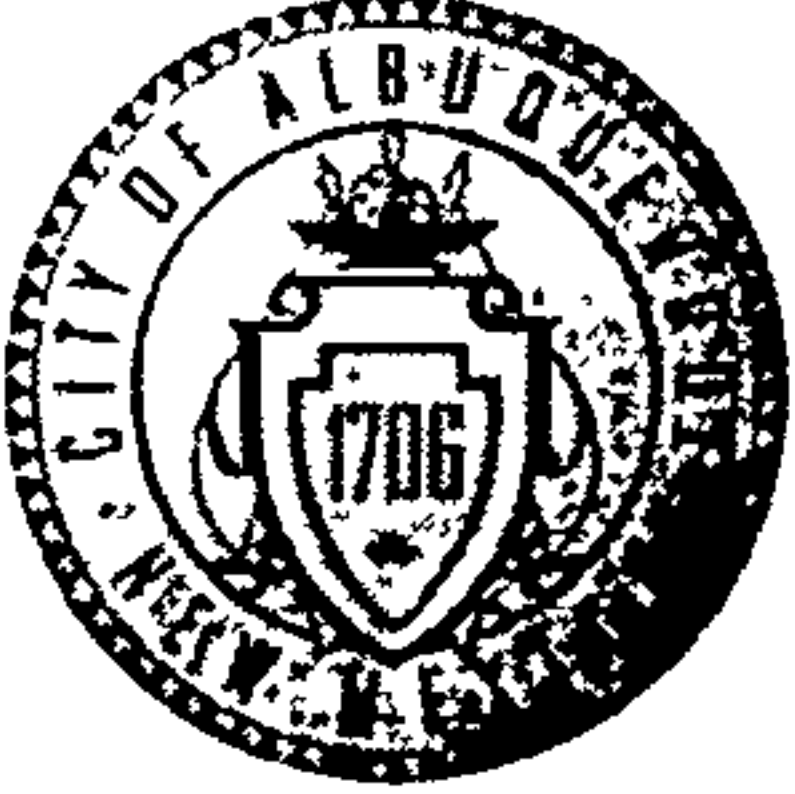
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 2, 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:
- 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 # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [deferred from 5-19-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

2. **Project # 1003403**
04DRB-00635 Minor-Temp Defer SDWK
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Block(s) N/A, Tract(s) F, **THE TRAILS (TBKA 'THE RESERVE')**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 18 acre(s). [deferred from 5-19-04] [REF: 1002962, 03DRB-01528] (C-9) **DEFERRED AT-AGENT'S REQUEST TO 6-9-04.**

3. **Project # 1002796**
04DRB-00667 Major-Vacation of
Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

4. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval

JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NO. ALBQ. ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [REF: NA] (B-18) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

5. **Project # 1000418**
04DRB-00824 Minor-SiteDev Plan
Subd

LPDJ ARCHITECTS, LLC/LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 BERUMAN - J.G. LANDS OF, **VICTORY LOVE FELLOWSHIP CHURCH &**, zoned SU-1 FOR CHURCH & REL. FAC, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] K-10) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

6. **Project # 1000575**
04DRB-00813 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI
agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) 7-9, **PRESBYTERIAN HOSPITAL MAIN CAMPUS**, zoned SU-2/SU-1, located on LEAD AV E NE, between SPRUCE ST NE and SYCAMORE ST NE containing approximately 27 acre(s). [REF: DRB-02-500-00035, EPC-01128-01561] (K-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER, CARMEN MARRONE'S INITIALS AND TRANSPORTATION FOR COMPACT SPACES TO BE LABELED AND RADII 15 FOOT MINIMUM.**

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

7. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 03, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AV E NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [deferred from 5-19-04] [REF: DRB 97-298, DRB 98-410] (B-13) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

8. **Project # 1002739**
04DRB-00818 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D INCLUDE: TR B-1, ROSNER TRACTS UPC# 100805446922740130 & PARCEL A, ANDERSON HEIGHTS UPC# 100805326344510142, **LANDS OF RIO BRAVO PARTNERS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: AX-29, Z-985, Z-986, DRB-95-440](N-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

9. **Project # 1002800**
04DRB-00783 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1 TBKA QUIVERA ESTATES SUBD., **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on SO. OF GLENDALE AVE NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 14 acre(s). [REF: 03-01990, 03DRB-01992, 03DRB-01127, 03DRB-02152] (B-19) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

10. **Project # 1002821**
04DRB-00822 Minor-Final Plat
Approval

ADIL RIZVI agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 14, Tract(s) 14,15,16 TRACT 3, UNIT 2, **NORTH ALBUQUERQUE ACRES, TALEA COURT**, zoned R-D residential and related uses zone, developing area, located on CORONADO AVE NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114, 03DRB-01189, 03DRB-01191, 03DRB-01192] (D-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR AFD APPROVAL OF CUL-DE-SAC DIMENSIONS.**

11. **Project # 1002856**
04DRB-00808 Major-Final Plat
Approval

MARK GOODWIN & ASSOC PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3, **MEADOWS @ ANDERSON HILLS**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH STREET SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: AX-29, Z-985, Z-986, 03DRB-01194] (P-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR TRACT B SD/PUE CONFLICT, DXF AGIS, 2WR WATERLINE ACCEPTANCE AND PARKS FOR APPROVAL OF OPEN SPACE DEDICATION BY OPEN SPACE DIVISION AND MAINTENANCE LANGUAGE FOR TRACTS A, C, D-M.**

12. **Project # 1002857**
04DRB-00809 Major-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 Tract(s) A INCLUDE TRACT B, ARROWOOD RANCH DEV. UPC# 1009053098548020102 (ZONE ATLAS PAGE N-9), **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200,03DRB01202, 03DRB-01203,04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] (P-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

13. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **THE TRAILS / TAOS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). [deferred from 5-19-04] [REF: 1002928] (C-9) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

14. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **THE TRAILS @ SANTA FE**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). [deferred from 5-19-04] (C-09) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

15. **Project # 1003177**
04DRB-00014 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). [deferred from 1-21-04] [REF: Proj.#1000213, 04ZHE-00119] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**
16. **Project # 1003183**
04DRB-00775 Minor-Prelim&Final Plat
Approval
- SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [deferred from 5-26-04] [REF: 04DRB-00025] (H-16) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1000984**
04DRB-00815 Minor-Sketch Plat or
Plan
- BRASHER & LORENZ agent(s) for CROWN LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE: TR B, AVALON SUBD, UNIT 4 - UPC# 100905716139520402, **AVALON SUBD, UIT 4**, zoned SU-1 IP USES, located on BLUEWATER RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 26 acre(s). [REF: 03DRB-00383] (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project # 1002134**
04DRB-00794 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOC. agent(s) for VISTA DEL NORTE DEV., LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, 3, 4&, **U-6, VISTA DEL NORTE**, zoned SU-1 special use zone, for IP, located on EL PUEBLO RD. NE, between EDITH BLVD. NE and JEFFERSON ST. NE containing approximately 30 acre(s). [REF: 1001150, Z-87-113, DRB-94-288, 02DRB-01196 THRU -01199] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project # 1003226**
04DRB-00806 Minor-Sketch Plat or
Plan

J C ENGINEERING LLC agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9-A, **V.E. BARRETT SUBD**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER SW and TOWER SW containing approximately 6 acre(s). [REF: Z-72-114, Z-72-210, Z-71-125] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project # 1003460**
04DRB-00807 Minor-Sketch Plat or
Plan

JAMES R COPASS, JULIE NESON, LARRY MIERA agent(s) for JAMES R. COPASS/LARRY MIERA & JULIE NESON request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 37 INCL UPC# 102005944010819, **SNOW HEIGHTS SUBD**, zoned R-1 residential zone, located on ARVADA AVE NE, between EUBANK NE and WYOMING NE containing approximately 1 acre(s). [REF: NA] (H-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

21. **Project # 1003466**
04DRB-00812 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS agent(s) for H & S INC request(s) the above action(s) for all or a portion of Tract(s) A INCL: TR. B-1, EL CAMBIO PLAZA ADDN, UPC# 101405604944021002, ZONING SU-2, SU-1 FOR C-3, **EL CAMBIO PLAZA ADDN**, zoned SU-2 FOR C-2, located on BRIDGE BLVD SW, between 4TH STREET SW and EIGHTH ST SW containing approximately 3 acre(s). [REF: Z-85-116, Z-83-116] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

22. **Project # 1003467**
04DRB-00814 Minor-Sketch Plat or Plan

NA agent(s) for CHARLES MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDN., #1**, zoned R-2 residential zone, located on RICE AVE NW, between INDIAN SCHOOL RD. NW and I-40 WEST containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

23. **Project # 1003469**
04DRB-00821 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 & 27, Block(s) 2 UPC # 102006410844020407 (LT 26) & 102006410844020407 (LT 27), **N. ALBQ. ACRES, TRACT 3, UNIT 3**, 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). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

24. **Project # 1003470**
04DRB-00825 Minor-Sketch Plat or Plan

WILSON & COMPANY INC agent(s) for ROBERT SAAD request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 2B INCLUDE FOLLOWING UPC#: 100906339709440114, & 100906338702440113, **KASSUBA-MONTEBEL LANDS**, zoned R-1 residential zone, located on ALBERICOQUE PL SW, between 81ST STREET SW and ATRISCO BLVD SW containing approximately 132 acre(s). [REF: DRB 97-274, Z-85-84, AX85-20] (D-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. Other Matters:

ADJOURNED: **11:50 A.M.**

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003403 AGENDA#: 2 DATE: 6-2-04

1. Name: Fred Artman Address: _____ Zip: _____

2. Name: Genny Donart 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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003403

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 4-22-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

6-9-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 2, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 19, 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
 - B. Changes and/or Additions to the Agenda
 - C. New or Old Business
- Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000262**
04DRB-00628 Major-Two Year SIA
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub
Right-of-Way
04DRB-00630 Major-Vacation of Public
Easements
04DRB-00631 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

- 04DRB-00677 Minor-SiteDev Plan
Subd/EPC
04DRB-00679 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

4. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**
5. **Project # 1003403**
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**
6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.
8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub Right-of-Way
04DRB-00593 Minor-Vacation of Private Easements
- MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.
9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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.

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.
16. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.
17. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

21. **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] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1003403

Agenda Item no. 5

Subject:

1. pre-plat
2. vacation
3. SW waiver
4. SW def.
- 5.
- 6.

Comments:

drainage report not approved

Resolution:

defer to 6-2-04

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003403 AGENDA#: 5 DATE: 5.19.04

1. Name: Henry Donat Address: _____ Zip: _____

2. Name: Fred Artman 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

May 19, 2004

Project # 1003403

04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (C-9)

AMAFCA No comment.

COG No adverse comment. For information, this portion of Rainbow Boulevard is identified on the Long Range Roadway System map as a principal arterial with a minimum right-of-way width of 156 feet. The Long Range Bikeway System map provides for a bicycle path trail and a bicycle lane on Rainbow.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coord. No Association.

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 Electric & Gas

Approved.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. The Hydrology section has no objection to the vacation requests.

Transportation Development

Need to coordinate with subdivision to the North. Traffic volumes may need to be reduced for Treeline Ave. Main entrance may need to be moved to Woodmont. Is there a full access at proposed entrance from Treeline? Right-in / Right-out. Sidewalk needs to be constructed along Lot 54. Is median in Treeline being constructed with project to the north? Woodmont will require bikelanes F-E = 30' with median? When will Woodmont be dedicated? Treeline is a major local, this requires 6' sidewalk.

Parks & Recreation

The park dedication and development requirements have been met through an existing park dedication and development agreement for the Trails Subdivision. No objection to the vacation requests. Defer to Transportation regarding the sidewalk issues.

Utilities Development

No objection to Vacation request. No objection to Preliminary Plat approval except that all public water and sewer easements must also be dedicated to the City of Albuquerque. No objection to Sidewalk Deferral and Waiver.

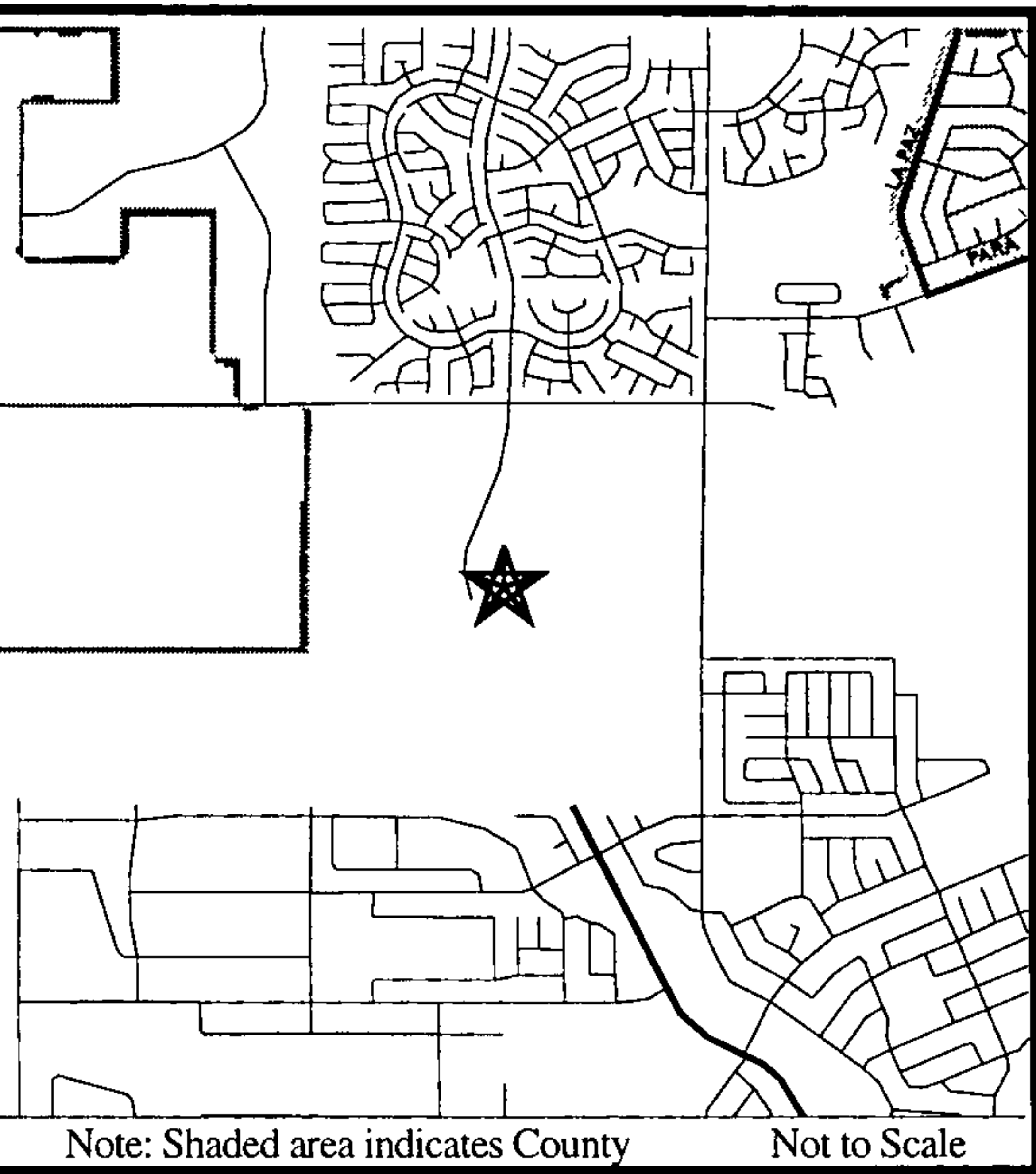
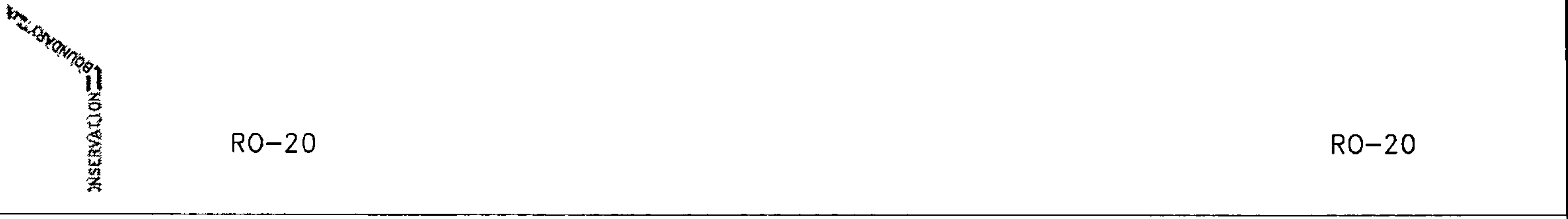
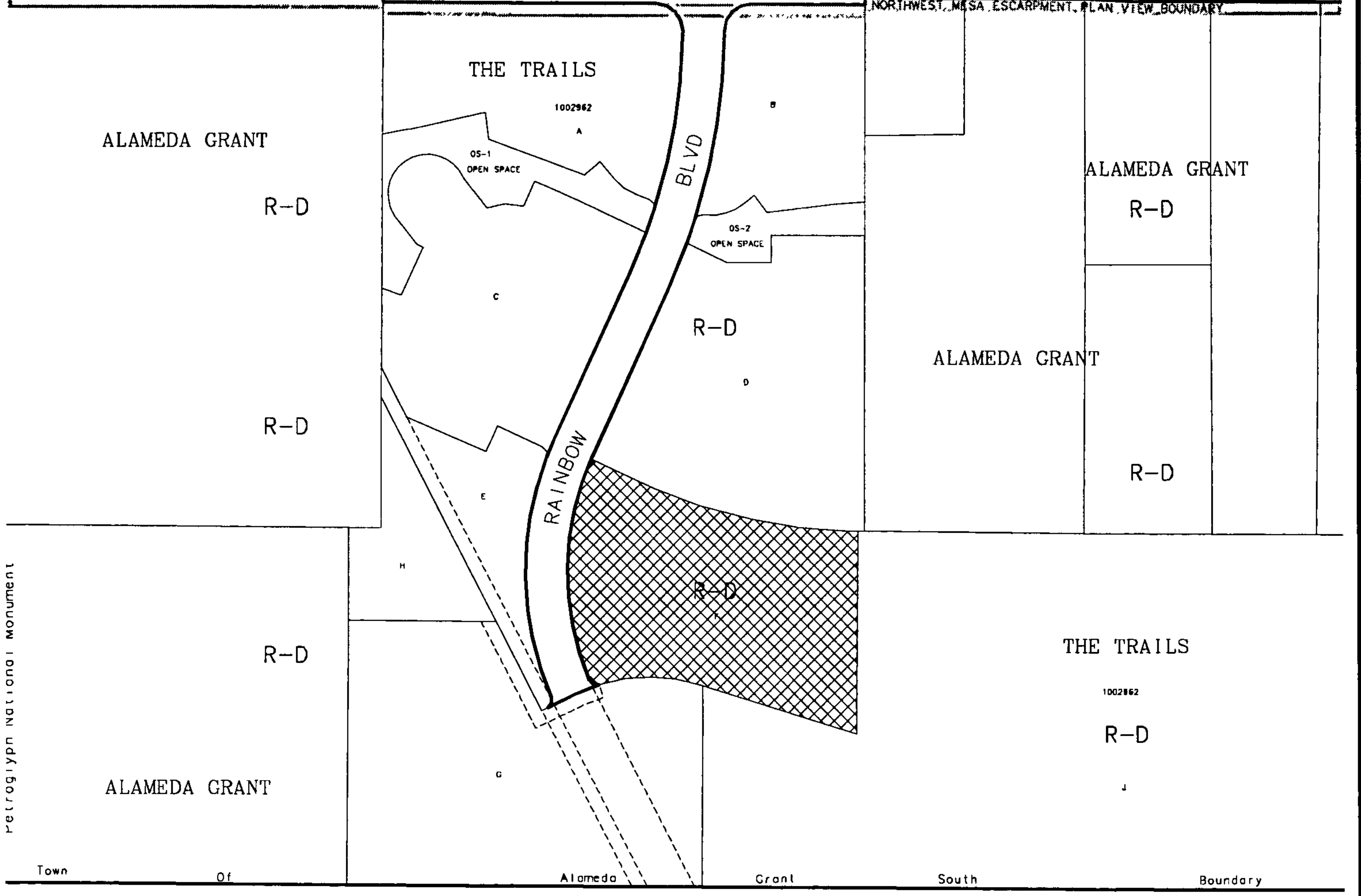
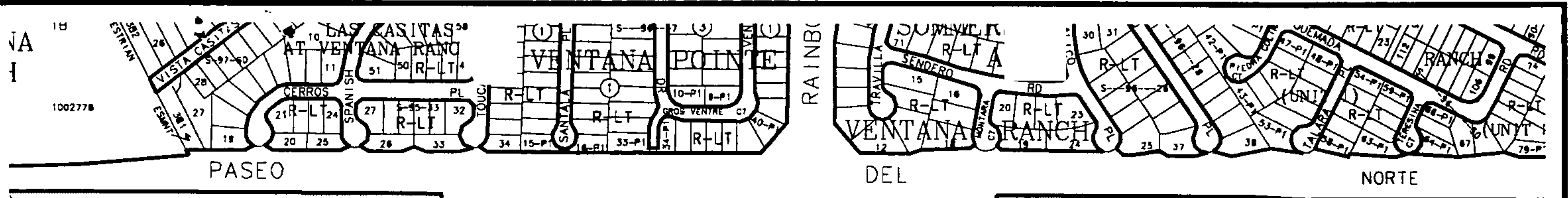
Planning Department

The perimeter wall design submittal does not appear to match the previously Trails submittal. Will there be landscaping? Why is this submittal different? No objection to any of the requested actions once the wall design is approved.

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



ZONING MAP

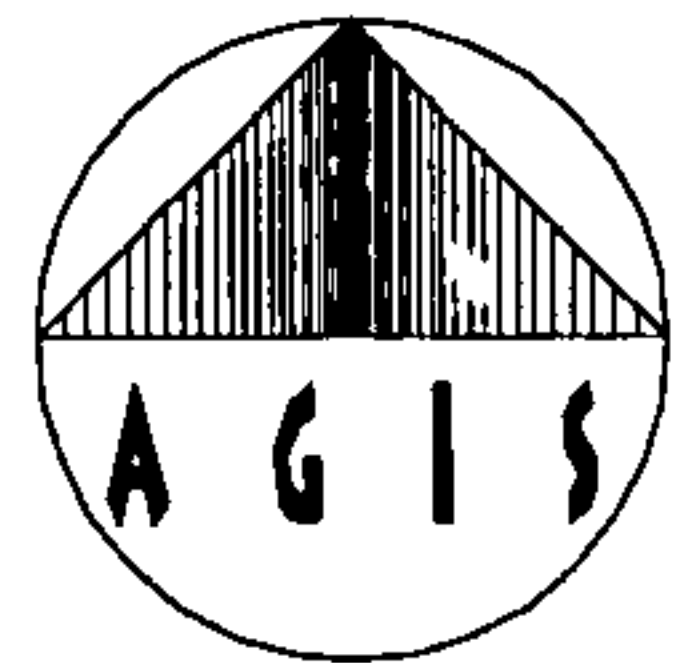
Town of Alameda Grant South Boundary

RO-20

RO-20

Note: Shaded area indicates County Not to Scale

04DRB-00635



Scale 1" = 641'

PROJECT NO. 1003403
HEARING DATE 5-19-04
MAP NO. C-9
ADDITIONAL CASE NUMBER(S) 04DRB-00632 04DRB-00633 04DRB-00634



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

PAGE 2

Project # 1002739

04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK

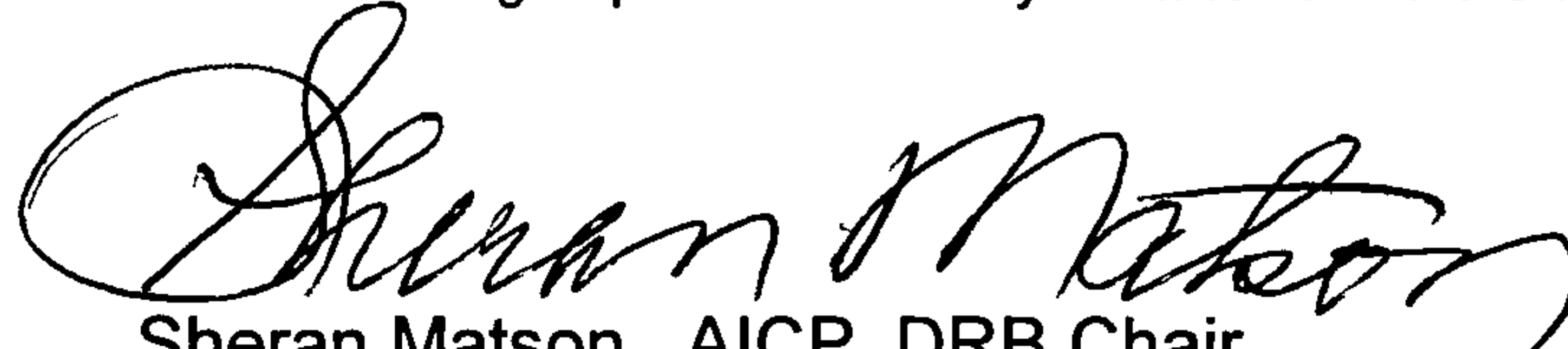
MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (N-8/P-8)

~~Project # 1003403~~

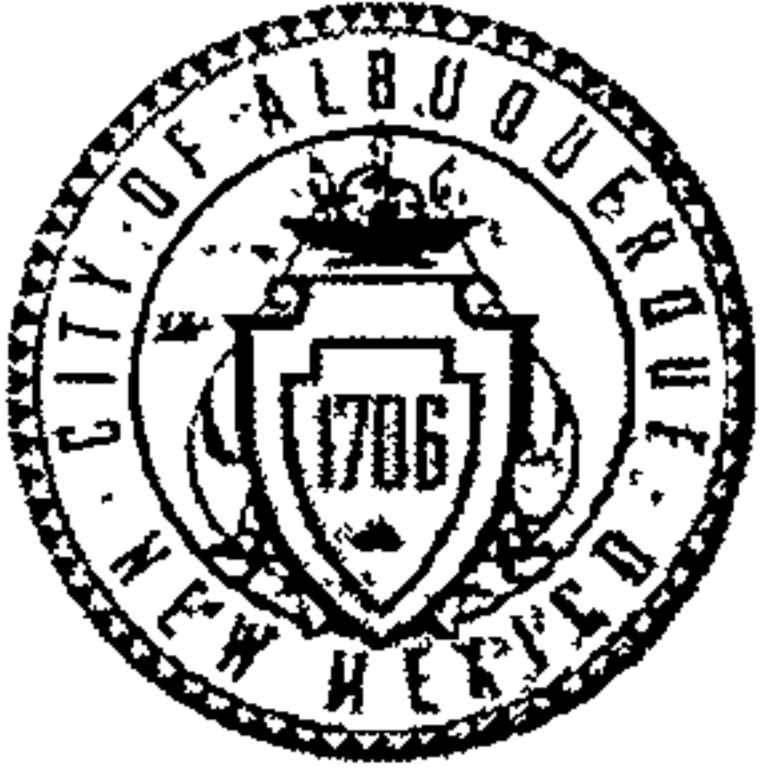
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 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, MAY 3, 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, May 19, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat Approval

04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (C-13)

Project # 1003277

04DRB-00629 Major-Vacation of Pub Right-of-Way

04DRB-00630 Major-Vacation of Public Easements

04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .

191
CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 19, 2004
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# 1003403
App# 04DRB-00632
App# 04DRB-00633
App# 04DRB-00634
App# 04DRB-00635

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 30, 2004

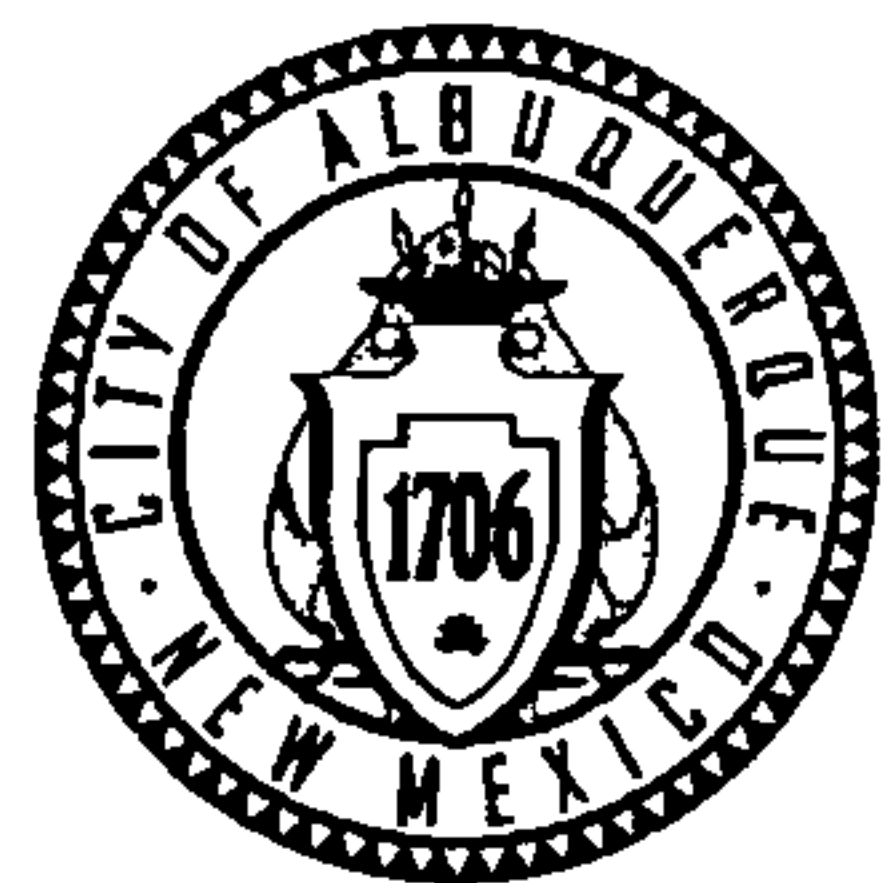
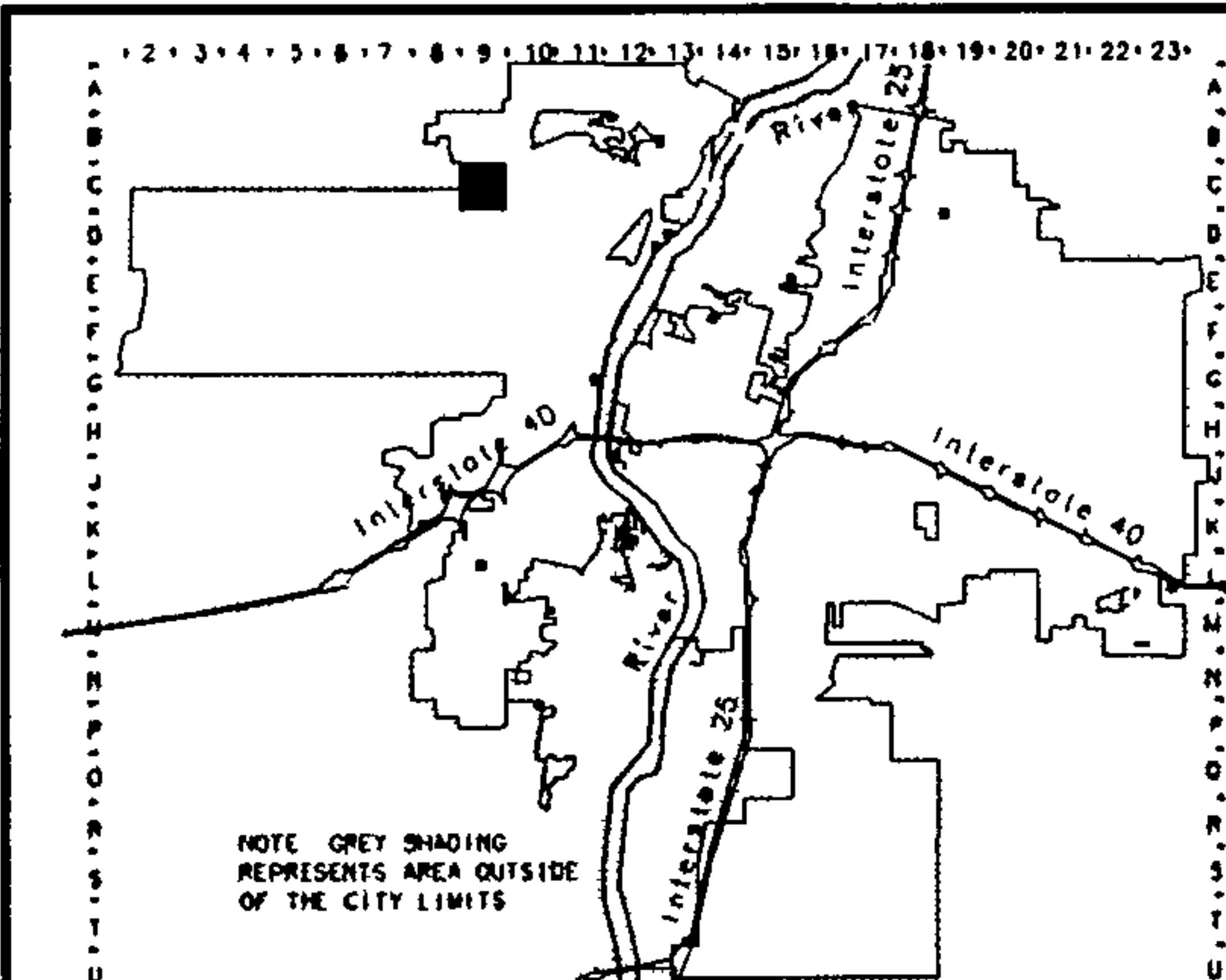
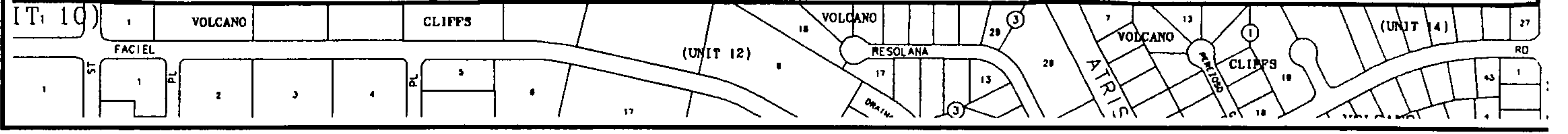
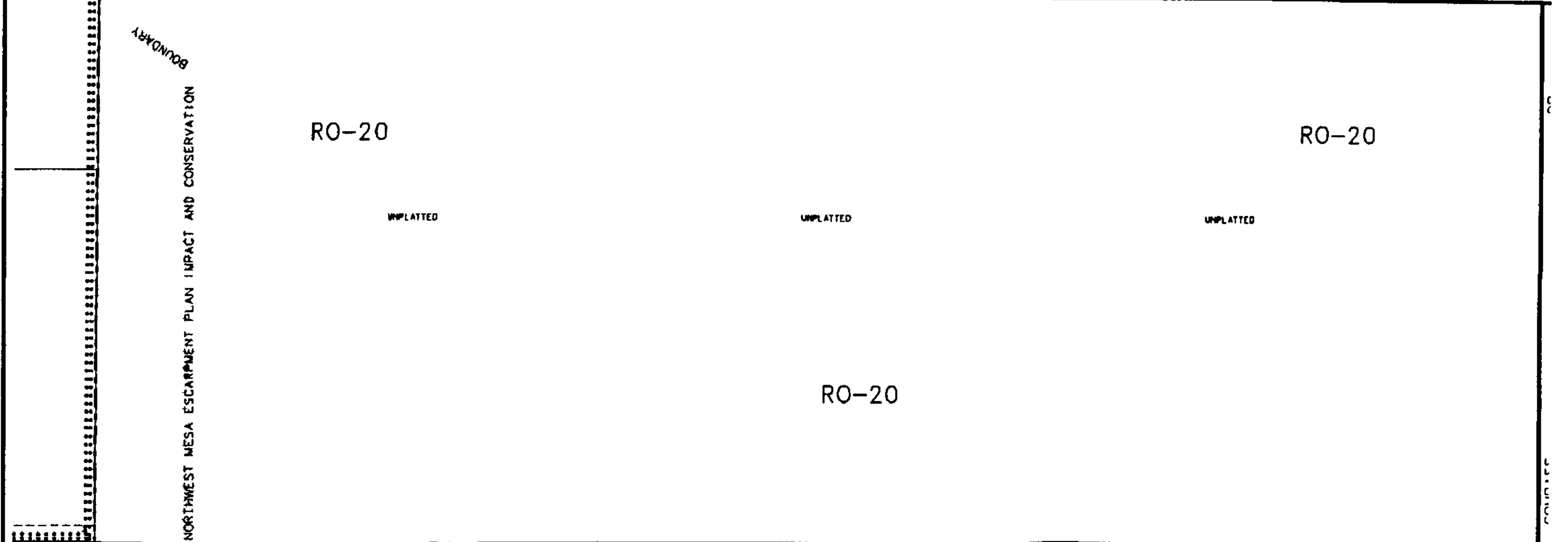
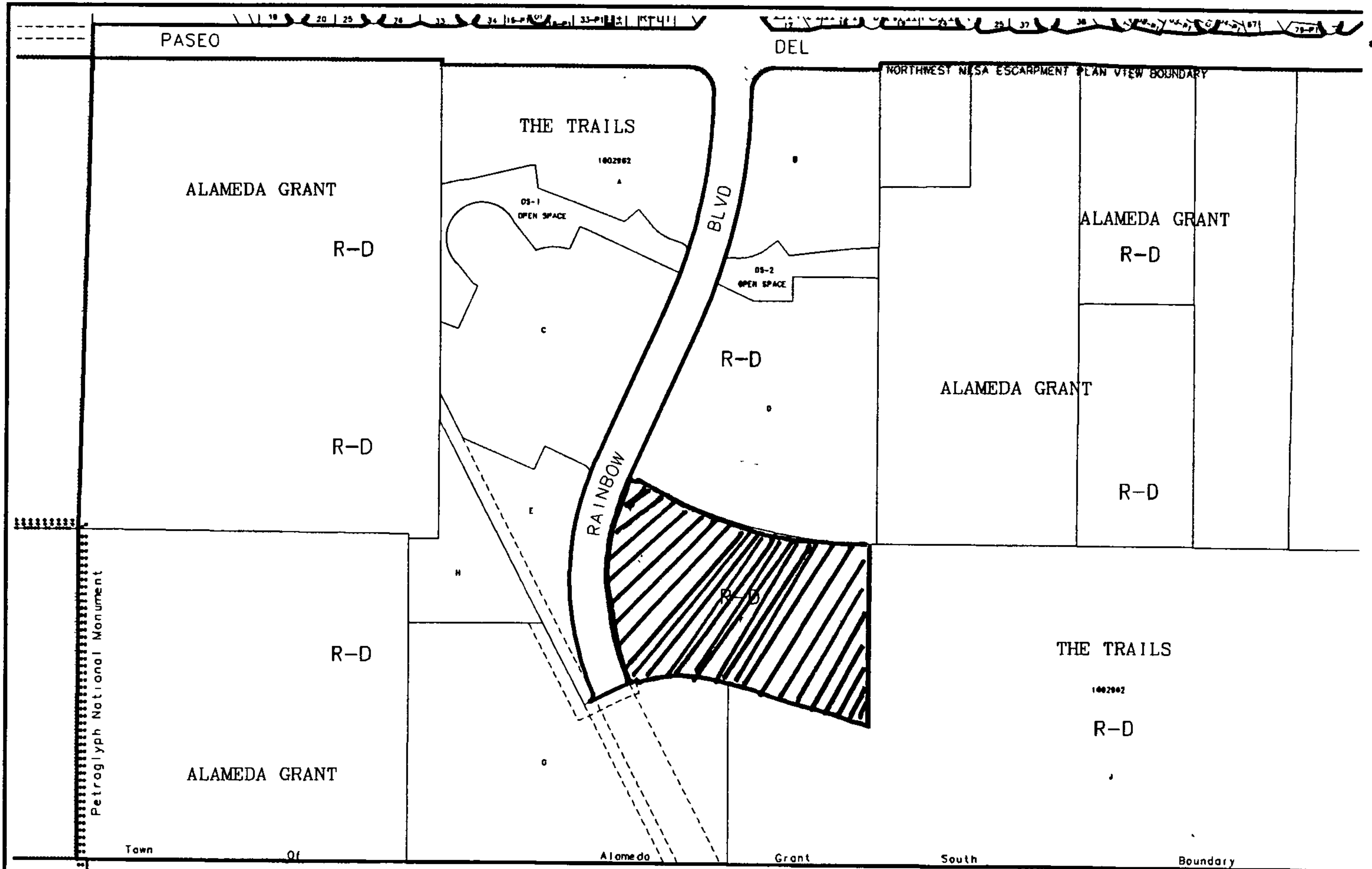
Signature: KYLE TSETHLIKAI



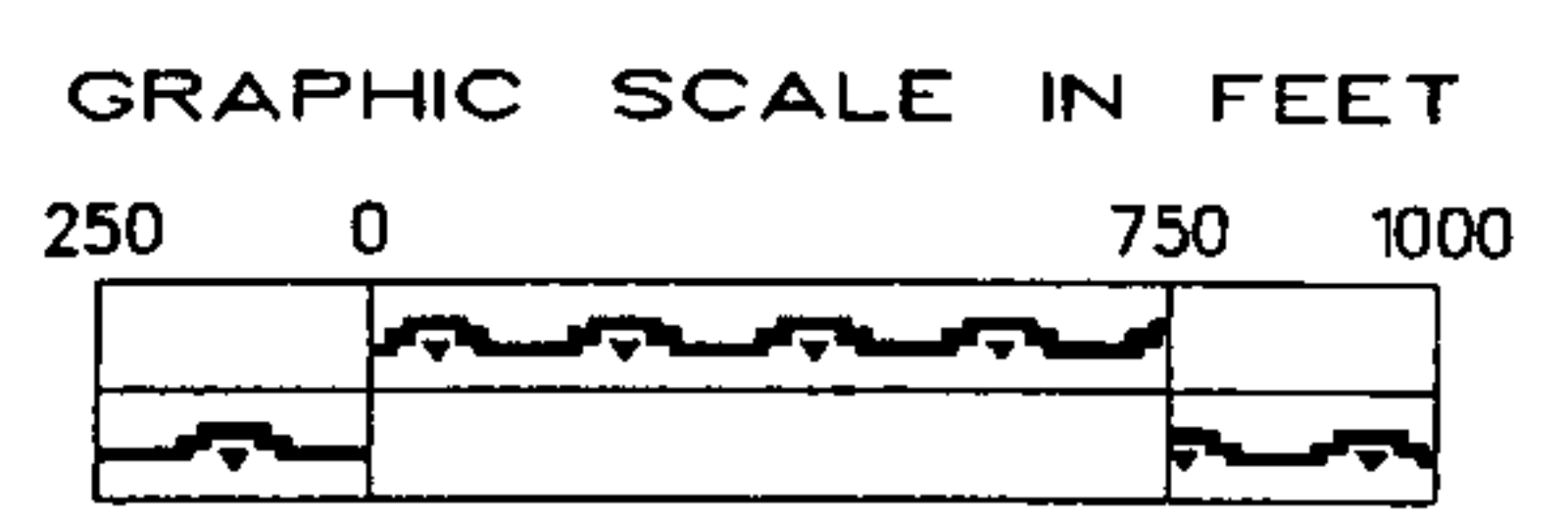
<mainframe@coa1mp
3.cabq.gov>
04/30/04 11:44 AM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01009064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100906434835510107 LEGAL: SEC 16 T 11N R2E TRACT OF LAND IN SW1/4 NE1/4
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BACA JOSEPH A SR & JOSIE ETAL
OWNER ADDR: 01729 BLACK RIVER CT NE
RIO RANCHO NM 87124
QUIT



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

C-9-Z

Map Amended through April 02, 2004

CENTEX HOMES

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

March 26, 2004

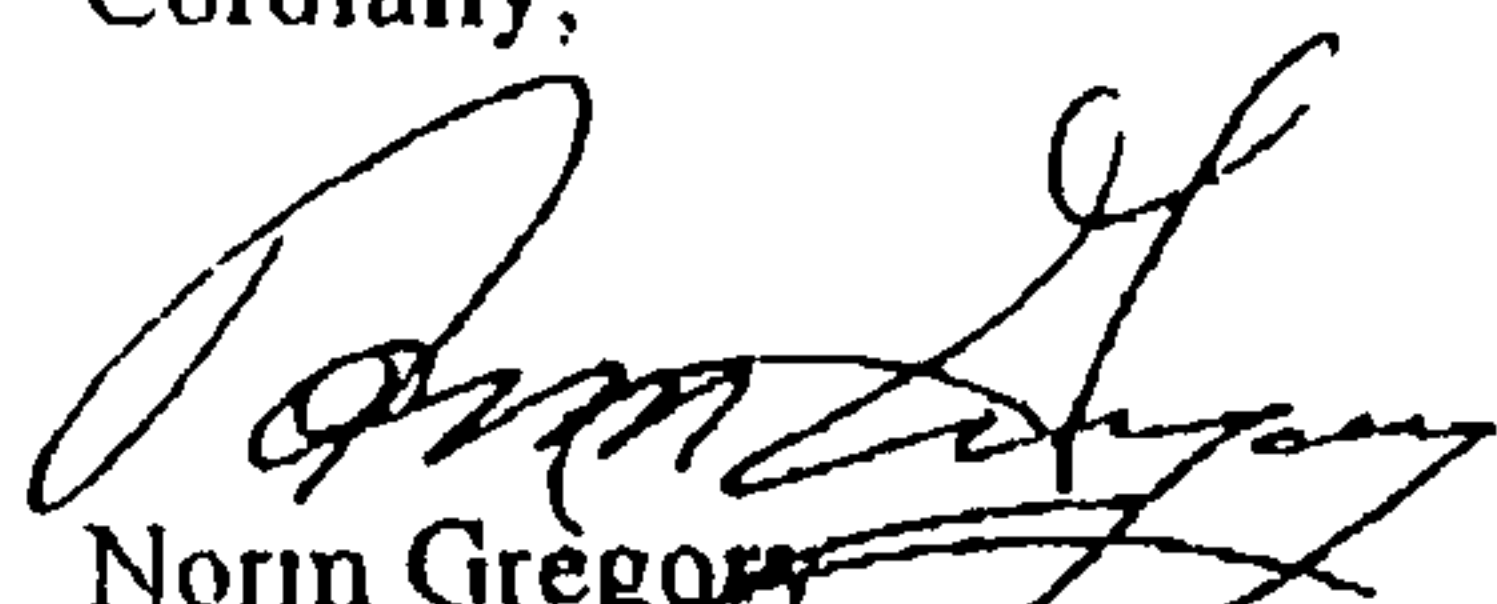
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

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

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

RESERVE AT THE TRAILS

PROPOSED NAME OF PLAT

TRACT F, THE TRAILS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Claire
Date Submitted: April 23, 2004
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6/2/04
Date Preliminary Plat Expires: 6/2/05
DRB Project No.: 1003103
DRB Application No.: 04-00632
11 6/24/04

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 (7)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		28' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr	Winncrest Tr	west to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr stub	Glyndon Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Winncrest Tr	Crosswinds Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	north to hammerhead	/	/	/
		^{28'} 22' F-F	Residential Paving (7) (gated exit)	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		50' F-F (incl Median)	Residential Paving (7) (gated entrance/exit)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		20' F-F (half of full width)	Residential Paving	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		³⁰ 24' F-E	Arterial Paving w/ roadway and utility easements	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		31' F-F (half of full width)	Arterial Paving (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Modified Procedure "C" (9)				/	/	/
							/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Median	Curb and Gutter	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Median	Curb and Gutter (North Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		Median	Curb and Gutter (8) (West Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		4'	PCC Sidewalk (1) (South Side Only)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (Both Sides)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		10'6"	<i>PCC Sidewalks Asphalt Trail</i> (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		6'	PCC Sidewalk (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Perimeter Walls	(not subject to financial guaranty)			/	/	/
			<i>median curb & gutter</i>	<i>Woodmont Rd</i>	<i>Rainbow</i>	<i>East Rd</i>	/	/	/
		4"	Waterline	Glyndon Tr	hammerhead	Winncrest Tr	/	/	/
		6"	Waterline	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4"	Waterline	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		6"	Waterline	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		6"	Waterline	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/

ORIGINAL


SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		4"	Waterline	Winncrest Tr	Crosswinds Tr	hammerhead	/	/	/
		4"	Waterline	Hallston Tr	hammerhead	Glyndon Tr	/	/	/
		6"	Waterline	Hallston Tr	Glyndon Tr	Woodmont Rd	/	/	/
		8"	Waterline	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		8"	Waterline	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	Waterline	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		20"	Waterline (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Water meter for landscaping				/	/	/
							/	/	/
		8"	SAS	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		8"	SAS	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		8"	SAS	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		8"	SAS	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		8"	SAS (8)	Hallston Tr	Tree Line Ave	Woodmont Rd	/	/	/
		8"	SAS	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	SAS	Woodmont Rd	Rainbow Blvd	Hallston Tr	/	/	/
		8" - 12"	SAS (8)	Tract J	Woodmont Rd	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (8)	Tract J	Universe Blvd		/	/	/

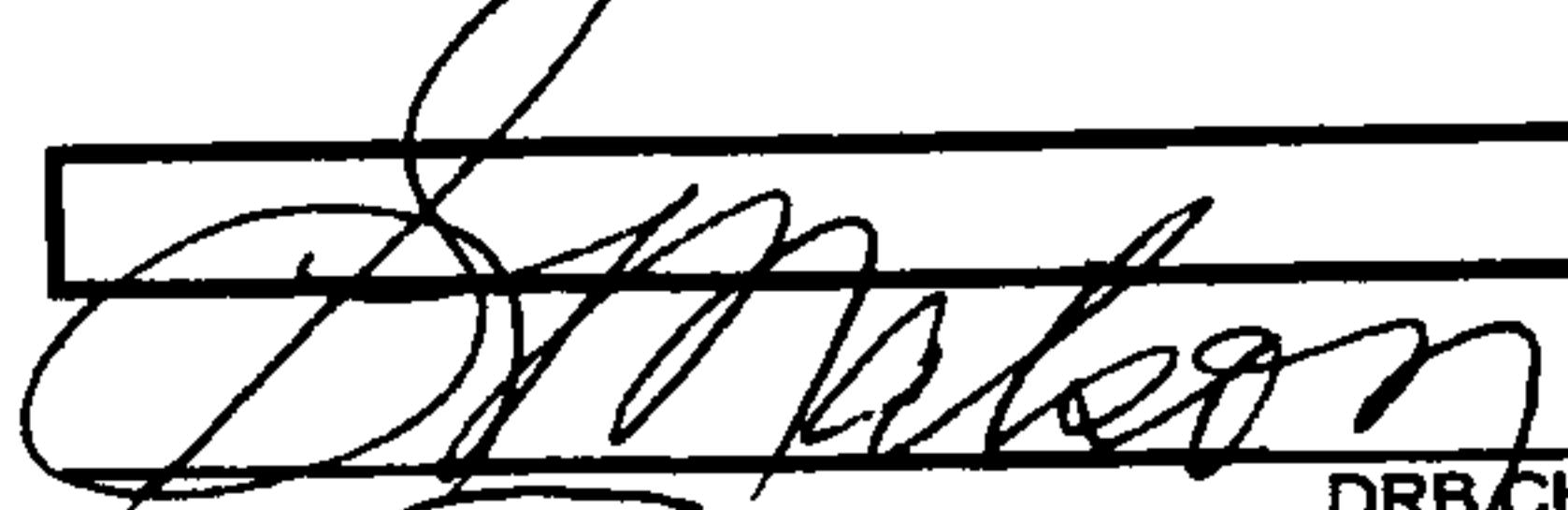

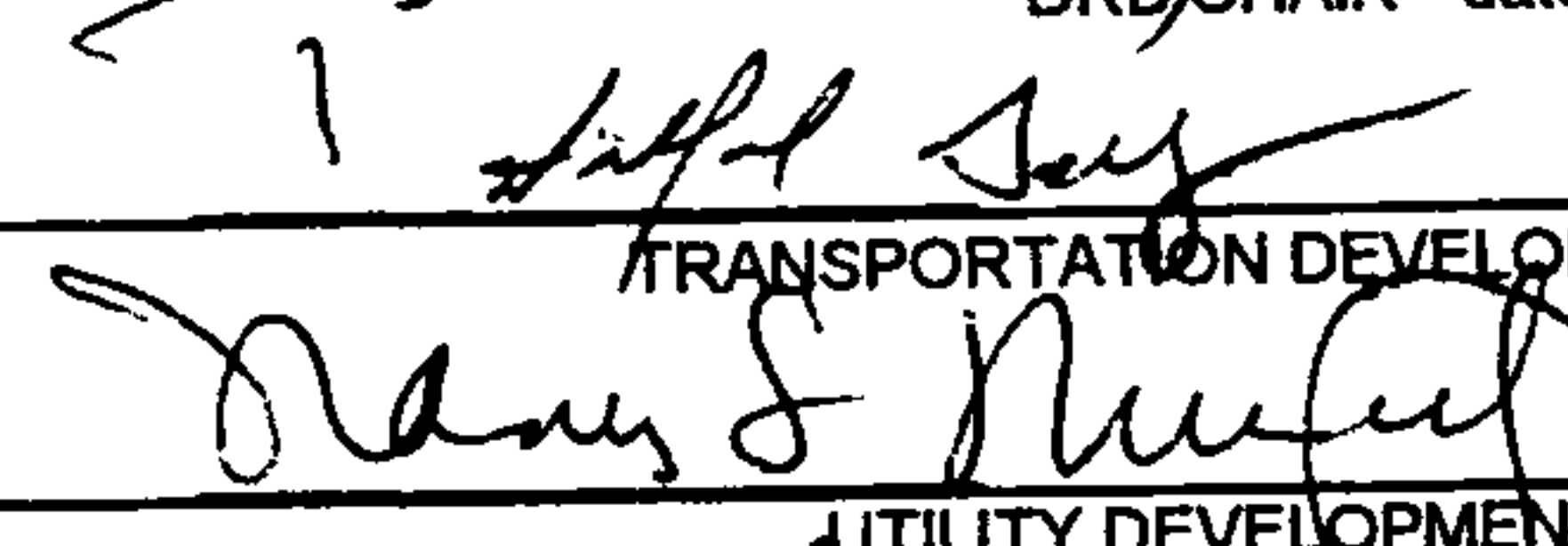
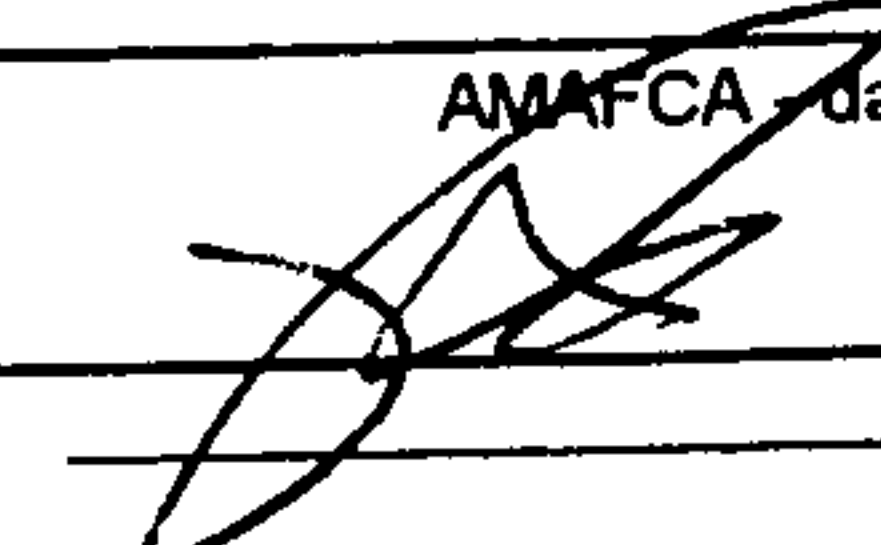
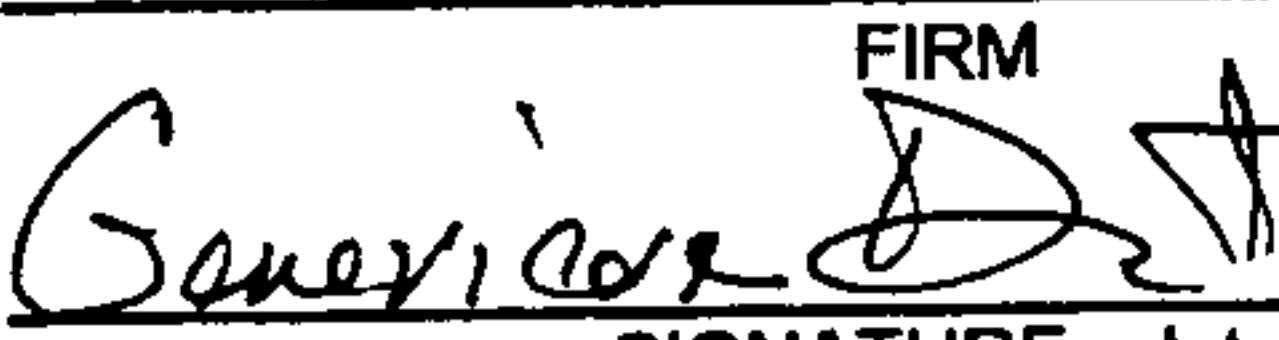

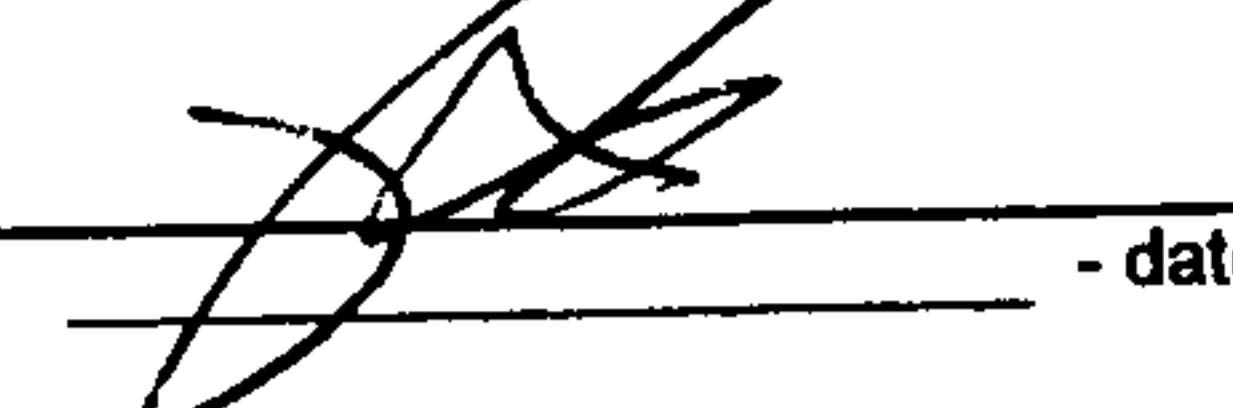

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		8"	Temporary SAS Force Main (8)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
		24"-36"	RCP Storm Drain	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		24" - 42"	RCP Storm Drain	Woodmont Rd	Hallston Tr	Pond G, <u>Tract J</u>	/	/	/
		3.56 Ao Ft	Temp Pond Retention Pond on unplatted land east of Tract J, The Trails.				/	/	/
		A	w/ easmt, Covenant & Agreement, and emergency overflow w/ easmt, ABC				/	/	/
			Temporary Storm Drain Pump Station & Force Main (10)	Universe Blvd	Pond L	Las Ventanas Dam		/	/
		54"	RCP Storm Drain	Treeline	Pedest. Easmt	E #	/	/	/
					Lot 2B		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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. Where noted, streets are privately and maintained by the Homeowner's Association.
8. Adjacent portions of Rainbow Blvd and other offsite improvements to be built by a separate project. (DRB Project#1002962, CPN#730081)
9. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 79 lots = \$44,635
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 DRC procedure review.~~
11. The Homeowner's Association shall maintain landscaping within the right-of-way. A Landscape Agreement is required between the City of Albuquerque and the Homeowner's Association.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE NAME (print)	 DRB CHAIR - date 6/9/04	 PARKS & GENERAL SERVICES - date 6/2/04 6/9/04	
Isaacson & Arfman, P.A. FIRM	 TRANSPORTATION DEVELOPMENT - date 6-9-04 6/9/04	 AMAFCA - date 6/2/04	
 SIGNATURE - date 4/23/04	 UTILITY DEVELOPMENT - date 6/2/04	 - date 6-2-04	
	 CITY ENGINEER - date 6/9/04		

NUMBER OF MONTHS TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04			

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

RESERVE AT THE TRAILS

PROPOSED NAME OF PLAT

TRACT F, THE TRAILS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Claire

Date Submitted: April 23, 2004
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 6/2/04
 Date Preliminary Plat Expires: 6/2/05
 DRB Project No.: 1003103
 DRB Application No.: 04-00632
 ① 6/24/04
 ② 7-13-04
 ③ 8-31-04

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 (7)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		28' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr	Winncrest Tr	west to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr stub	Glyndon Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Winncrest Tr	Crosswinds Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	north to hammerhead	/	/	/
		28' 40' min 22' F-F	Residential Paving (7) (gated exit)	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		50' F-F (incl Median)	Residential Paving (7) (gated entrance/exit)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		20' F-F (half of full width)	Residential Paving	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		³⁰ 24' F-E	Arterial Paving w/ roadway and utility easements	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		31' F-F (half of full width)	Arterial Paving (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Modified Procedure "C" (9)				/	/	/
							/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Median	Curb and Gutter	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Median	Curb and Gutter (North Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		Median	Curb and Gutter (8) (West Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/

ORIGINAL

Private Inspector	City Inspector	City Const Engineer
-------------------	----------------	---------------------

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		4'	PCC Sidewalk (1) (South Side Only)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (Both Sides) WESTSIDE ONLY	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		10'6"	PCC Sidewalk Asphalt Trail (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		6'	PCC Sidewalk (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Perimeter Walls	(not subject to financial guaranty)			/	/	/
			median curb & gutter	Woodmont Rd	Rainbow	East Rd	/	/	/
		4"	Waterline	Glyndon Tr	hammerhead	Winncrest Tr	/	/	/
		6"	Waterline	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4"	Waterline	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		6"	Waterline	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		6"	Waterline	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		4"	Waterline	Winncrest Tr	Crosswinds Tr	hammerhead	/	/	/
		4"	Waterline	Hallston Tr	hammerhead	Glyndon Tr	/	/	/
		6"	Waterline	Hallston Tr	Glyndon Tr	Woodmont Rd	/	/	/
		8"	Waterline	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		8"	Waterline	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	Waterline	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		20"	Waterline (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Water meter for landscaping				/	/	/
							/	/	/
		8"	SAS	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		8"	SAS	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		8"	SAS	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		8"	SAS	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		8"	SAS (8)	Hallston Tr	Tree Line Ave	Woodmont Rd	/	/	/
		8"	SAS	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	SAS	Woodmont Rd	Rainbow Blvd	Hallston Tr	/	/	/
		8" - 12"	SAS (8)	Tract J	Woodmont Rd	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (8)	Tract J	Universe Blvd		/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		8"	Temporary SAS Force Main (8)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
		24"-36"	RCP Storm Drain	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		24" - 42"	RCP Storm Drain	Woodmont Rd	Hallston Tr	Pond G, <i>Tract J</i>	/	/	/
		3.56 Ae Ft	Temp <i>Temp</i> Pond Tract J <i>Tract J</i> Retention Pond on unplatted land east of Tract E, The Trails. <i>w/ esmt, ABC</i>				/	/	/
		<i>▲</i>	Temporary Storm Drain Pump Station & Force Main (10)	Universe Blvd	Pond L	<i>Las Ventanas Dam</i>	/	/	/
		54"	RCP Storm Drain	Tree Line	Pedest. Esmt	<i>E 28</i>	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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. Where noted, streets are privately and maintained by the Homeowner's Association.
8. Adjacent portions of Rainbow Blvd and other offsite improvements to be built by a separate project. (DRB Project#1002962, CPN#730081)
9. 3 Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): $\$565/\text{lot} \times 79 \text{ lots} = \$44,635$ ~~\$44,635~~ ^{\$45,200} ₈₀
10. 1 ~~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.~~
11. The Homeowner's Association shall maintain landscaping within the right-of-way. A Landscape Agreement is required between the City of Albuquerque and the Homeowner's Association.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Genevieve Donart, PE <small>NAME (print)</small>	<i>[Signature]</i> <small>DRB CHAIR - date</small> 6/9/04	<i>[Signature]</i> <small>PARKS & GENERAL SERVICES - date</small> 6/2/04 6/9/04	
Isaacson & Arfman, P.A. <small>FIRM</small>	<i>[Signature]</i> <small>TRANSPORTATION DEVELOPMENT - date</small> 6-9-04	<i>[Signature]</i> <small>UTILITY DEVELOPMENT - date</small> 6/2/04	<i>[Signature]</i> <small>AMAFCA - date</small> 6-2-04
<i>[Signature]</i> <small>SIGNATURE - date</small> 4/23/04	<i>[Signature]</i> <small>CITY ENGINEER - date</small> 6/9/04		

MAXIMUM TIME ALLOWED TO CONSTRUCT THIS DEVELOPMENT WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6/24/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	7-13-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	8-31-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

Claire

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: April 23, 2004
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6/2/04
Date Preliminary Plat Expires: 6/2/05
DRB Project No.: 1003103
DRB Application No.: 04-00132
11 6/24/04

RESERVE AT THE TRAILS

PROPOSED NAME OF PLAT

TRACT F, 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 (7)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		28' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr	Winncrest Tr	west to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr stub	Glyndon Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Winncrest Tr	Crosswinds Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	north to hammerhead	/	/	/
		^{28' 40' min} 22' F-F	Residential Paving (7) (gated exit)	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		50' F-F (incl Median)	Residential Paving (7) (gated entrance/exit)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		20' F-F (half of full width)	Residential Paving	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		³⁰ 24' F-E	Arterial Paving w/ roadway and utility easements	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		31' F-F (half of full width)	Arterial Paving (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Modified Procedure "C" (9)				/	/	/
							/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Median	Curb and Gutter	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Median	Curb and Gutter (North Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		Median	Curb and Gutter (8) (West Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		4'	PCC Sidewalk (1) (South Side Only)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (Both Sides) <i>WESTSIDE ONLY</i>	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		10'6"	<i>PCC Sidewalks</i> Asphalt Trail (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		6"	PCC Sidewalk (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Perimeter Walls	(not subject to financial guaranty)			/	/	/
			<i>median curb & gutter</i>	<i>Woodmont Rd</i>	<i>Rainbow</i>	<i>East Rd</i>	/	/	/
		4"	Waterline	Glyndon Tr	hammerhead	Winncrest Tr	/	/	/
		6"	Waterline	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4"	Waterline	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		6"	Waterline	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		6"	Waterline	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/

ORIGINAL

Private Inspector	City Inspector	City Const Engineer
-------------------	----------------	---------------------


SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		4"	Waterline	Winncrest Tr	Crosswinds Tr	hammerhead	/	/	/
		4"	Waterline	Hallston Tr	hammerhead	Glyndon Tr	/	/	/
		6"	Waterline	Hallston Tr	Glyndon Tr	Woodmont Rd	/	/	/
		8"	Waterline	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		8"	Waterline	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	Waterline	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		20"	Waterline (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Water meter for landscaping				/	/	/
							/	/	/
		8"	SAS	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		8"	SAS	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		8"	SAS	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		8"	SAS	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		8"	SAS (8)	Hallston Tr	Tree Line Ave	Woodmont Rd	/	/	/
		8"	SAS	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	SAS	Woodmont Rd	Rainbow Blvd	Hallston Tr	/	/	/
		8" - 12"	SAS (8)	Tract J	Woodmont Rd	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (8)	Tract J	Universe Blvd		/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		8"	Temporary SAS Force Main (8)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
		24"-36"	RCP Storm Drain	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		24" - 42"	RCP Storm Drain	Woodmont Rd	Hallston Tr	Pond G, Tract J	/	/	/
		3.56 Ac Ft	Temp Pond Retention Pond on unplatted land east of Tract J, The Trails. w/ easmt, Covenant & Agreement, and emergency overflow w/ easmt, ABC	Tract J			/	/	/
			Temporary Storm Drain Pump Station & Force Main (10)	Universe Blvd	Pond L	Las Ventanas Dam		/	/
		54"	RCP Storm Drain	Treeline	Pedest. Easmt	E.R	/	/	/
					Lot 28		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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. Where noted, streets are privately and maintained by the Homeowner's Association.
8. Adjacent portions of Rainbow Blvd and other offsite improvements to be built by a separate project. (DRB Project#1002962, CPN#730081)
9. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 79 lots = \$44,635
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 DRC procedure review.
11. The Homeowner's Association shall maintain landscaping within the right-of-way. A Landscape Agreement is required between the City of Albuquerque and the Homeowner's Association.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER

Genevieve Donart, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Genevieve Donart 4/23/04
SIGNATURE - date

[Signature] 6/9/04
DRB CHAIR - date

[Signature] 6-9-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/2/04
UTILITY DEVELOPMENT - date

Bradley D. Bixler 6/9/04
CITY ENGINEER - date

Christina Sandoval 6/2/04 6/9/04
PARKS & GENERAL SERVICES - date

[Signature] 6-2-04
AMAFCA - date

- date

- date

1. 'UM TIME ALLOWED TO CONSTRUCT
2. 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>[Signature]</i>	<i>Genevieve Donart</i>
2	7-13-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



Richard H. Dourte
05/17/04 04:05 PM

To: dsaguirr@wilsonco.com, sjsalazar@wilsonco.com,
fredarfman@mcleodusa.net
cc: Sheran A. Matson/PWD/CABQ@COA, Wilfred A.
Gallegos/PLN/CABQ@COA
Subject: The Trails Development

Gentleman,

About in August of 2003 we had a meeting with the representatives from Longford homes and their agents on the above development. It was determined that phase I (approx. 100 acres (Santa Fe, Taos at the Trails plus two Centex subdivision)) would be permitted to go forward and a masterplan/sector plan is required prior to further subdivision or development of the remainder of the site. Phase I has received preliminary plat approval and phase is now coming in and we not aware of a sector plan being approved.

What is the status of this sector plan?

Richard Dourte
Development and Building Services Div.
Planning Dept.

Current DRC
Project Number:

FIGURE 12

Date Submitted: April 23, 2004

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 6/2/04

Date Preliminary Plat Expires: 6/2/05

DRB Project No.: 1003403

DRB Application No.: 04-00632

#12

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

RESERVE AT THE TRAILS

PROPOSED NAME OF PLAT

TRACT F, 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 (7)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		28' F-F	Residential Paving (7)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		28' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr	Winncrest Tr	west to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Glyndon Tr stub	Glyndon Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Winncrest Tr	Crosswinds Tr	south to hammerhead	/	/	/
		22' F-F	Residential Paving (7)	Hallston Tr	Glyndon Tr	north to hammerhead	/	/	/
		^{28'} 22' F-F	Residential Paving (7) (gated exit)	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		50' F-F (incl Median)	Residential Paving (7) (gated entrance/exit)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		20' F-F (half of full width)	Residential Paving	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		³⁰ 24' F-E	Arterial Paving w/ roadway and utility easements	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		31' F-F (half of full width)	Arterial Paving (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Modified Procedure "C" (9)				/	/	/
							/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Median	Curb and Gutter	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		Std. or Mntbl	Curb and Gutter (6) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Median	Curb and Gutter (North Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		Std.	Curb and Gutter (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		Median	Curb and Gutter (8) (West Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Glyndon Tr	hammerhead	Hallston Tr	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		4'	PCC Sidewalk (1) (South Side Only)	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (1) (East Side Only)	Hallston Tr	hammerhead	Woodmont Rd	/	/	/
		4'	PCC Sidewalk (1) (West Side Only)	Hallston Tr	Glyndon Tr	Crosswinds Tr	/	/	/
		4'	PCC Sidewalk (Both Sides)	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		10'6"	<i>PCC Sidewalks Asphalt Trail</i> (North Side Only)	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		6'	PCC Sidewalk (8) (East Side Only)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Perimeter Walls	(not subject to financial guaranty)			/	/	/
			<i>median curb & gutter</i>	<i>Woodmont Rd</i>	<i>Rainbow</i>	<i>East Rd</i>	/	/	/
		4"	Waterline	Glyndon Tr	hammerhead	Winncrest Tr	/	/	/
		6"	Waterline	Glyndon Tr	Winncrest Tr	Hallston Tr	/	/	/
		4"	Waterline	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		6"	Waterline	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		6"	Waterline	Winncrest Tr	Glyndon Tr	Crosswinds Tr	/	/	/

ORIGINAL

Private Inspector	City Inspector	City Const Engineer
-------------------	----------------	---------------------

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		4"	Waterline	Winncrest Tr	Crosswinds Tr	hammerhead	/	/	/
		4"	Waterline	Hallston Tr	hammerhead	Glyndon Tr	/	/	/
		6"	Waterline	Hallston Tr	Glyndon Tr	Woodmont Rd	/	/	/
		8"	Waterline	Winterset Tr	Tree Line Ave	Glyndon Tr	/	/	/
		8"	Waterline	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	Waterline	Woodmont Rd	Rainbow Blvd	East Property Line	/	/	/
		20"	Waterline (8)	Rainbow Blvd	Tree Line Ave	Woodmont Rd	/	/	/
			Water meter for landscaping				/	/	/
							/	/	/
		8"	SAS	Glyndon Tr	hammerhead	Hallston Tr	/	/	/
		8"	SAS	Glyndon Tr stub	Glyndon Tr	hammerhead	/	/	/
		8"	SAS	Crosswinds Tr	Winncrest Tr	Hallston Tr	/	/	/
		8"	SAS	Winncrest Tr	Glyndon Tr	hammerhead	/	/	/
		8"	SAS (8)	Hallston Tr	Tree Line Ave	Woodmont Rd	/	/	/
		8"	SAS	Tree Line Ave	Rainbow Blvd	East Property Line	/	/	/
		8"	SAS	Woodmont Rd	Rainbow Blvd	Hallston Tr	/	/	/
		8" - 12"	SAS (8)	Tract J	Woodmont Rd	Universe Blvd	/	/	/
		750 gpm	Temp SAS Lift Station (8)	Tract J	Universe Blvd		/	/	/

ORIGINAL

Private Inspector	City Inspector	City Const Engineer
-------------------	----------------	---------------------

SIA Sequence #	COA DRC Project #					Private Inspector	City Inspector	City Const Engineer	
		8"	Temporary SAS Force Main (8)	Universe Blvd	Tree Line Avenue	Paseo del Norte	/	/	/
		24"-36"	RCP Storm Drain	Hallston Tr	Crosswinds Tr	Woodmont Rd	/	/	/
		24" - 42"	RCP Storm Drain	Woodmont Rd	Hallston Tr	Pond G, <i>Tract J</i>	/	/	/
		3.56 Ac-Ft	<i>Temp</i> Retention Pond on <i>Tract J</i> unplatted land east of Tract E, The Trails. w/ easmt, Covenant & Agreement, and emergency overflow				/	/	/
			Temporary Strom Drain Pump Station & Force Main (10)	Universe Blvd	Pond L	Las Ventanas Dam	/	/	/
		54"	RCP Storm Drain	<i>Tree Line</i>	<i>Pedest. Easmt</i>	<i>E #</i>	/	/	/
					<i>Lot 2B</i>		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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. Where noted, streets are privately and maintained by the Homeowner's Association.
8. Adjacent portions of Rainbow Blvd and other offsite improvements to be built by a separate project. (DRB Project#1002962, CPN#730081)
9. Offsite Traffic Mitigation Fees of \$565 per lot to be paid by Modified Procedure "C" (non-work order): \$565/lot x 79 lots = \$44,635
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 DRC procedure review.
11. The Homeowner's Association shall maintain landscaping within the right-of-way. A Landscape Agreement is required between the City of Albuquerque and the Homeowner's Association.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER

Genevieve Donart, PE
NAME (print)

[Signature] 6/9/04 DRB CHAIR - date
Christina Sandoval 6/2/04 6/9/04
 PARKS & GENERAL SERVICES - date

Isaacson & Arfman, P.A.
FIRM

Genevieve Donart 4/23/04
SIGNATURE - date

[Signature] 6-9-04
TRANSPORTATION DEVELOPMENT - date
[Signature] 6/2/04
UTILITY DEVELOPMENT - date

[Signature] 6-2-04
AMAFCA - date
- date

Bradley D. Biker 6/9/04
CITY ENGINEER - date
- date

MONTHS TIME ALLOWED TO CONSTRUCT
 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 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: Preliminary Plat Approval; Temporary Deferral + Waiver of Sidewalk; Vacation of Public Easement - tbka The Reserve at the Trails

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. F Block: _____ Unit: _____
 Subdiv. / Addn. THE TRAILS TBKA THE RESERVE @ THE TRAILS
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 79
 Total area of site (acres): 17.207 Density if applicable: dwellings per gross acre: 4.6 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100906420226820122 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE Rainbow, NM
 Between: Rainbow Blvd and UNIVERSE BLVD

CASE HISTORY: Paseo del Norte, NW Town of Alameda Grant Brandy
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): #1002962

App # 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 4/23/04

(Print) Genevieve Donart _____ Applicant Agent

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

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
- E.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - 00632	PP	5(2)	\$2185.00
04DRB - 00633	VPE	✓	\$ 45
04DRB - 00634	SW	✓	\$ 0
04DRB - 00635	TDS	✓	\$ 0
	Adv. & Not. Fee		\$ 75
	CNFL. MGMT		\$ 0
			Total \$ 3165.00

Hearing date MAY 19 11 04

Bo Denhart 4/23/04
 Planner signature / date

Project # 1003403

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) *4500*
- 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

Applicant signature / date

4/23/04



Form revised April 2003

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

Application case numbers	
<i>04DRB -</i>	<i>-00633</i>
<i>04DRB -</i>	<i>-00634</i>
<i>04DRB -</i>	<i>-00635</i>

Robert 4/23/04
Planner signature / date

Project # 1003403

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 4/23/04
 Applicant signature / date



Form revised 9/01, 8/03 and 9/03

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

Application case numbers
04DRWS - _____ - 00632
 _____ - _____ - _____
 _____ - _____ - _____

Robert 4/23/04
 Planner signature / date
Project # 1003403



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 23, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for The Reserve at The Trails

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 The Reserve at The Trails, a single-family residential subdivision.

This subdivision is Tract F 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 south of Paseo del Norte and south of Ventana Ranch. Rainbow Blvd (to the west) and Tree Line Ave (to the north) are 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 F. 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. The only existing improvement within this easement is a sanitary sewer line that runs in the proposed Hallston Trail, and a public sanitary sewer easement will be granted on this alignment by final plat. The public welfare is in no way served by retaining the blanket easement.

We are also requesting deferral of the majority of the sidewalk within the subdivision, as shown on the Sidewalk Exhibit. 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/ânw

CENTEX HOMES

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

March 26, 2004

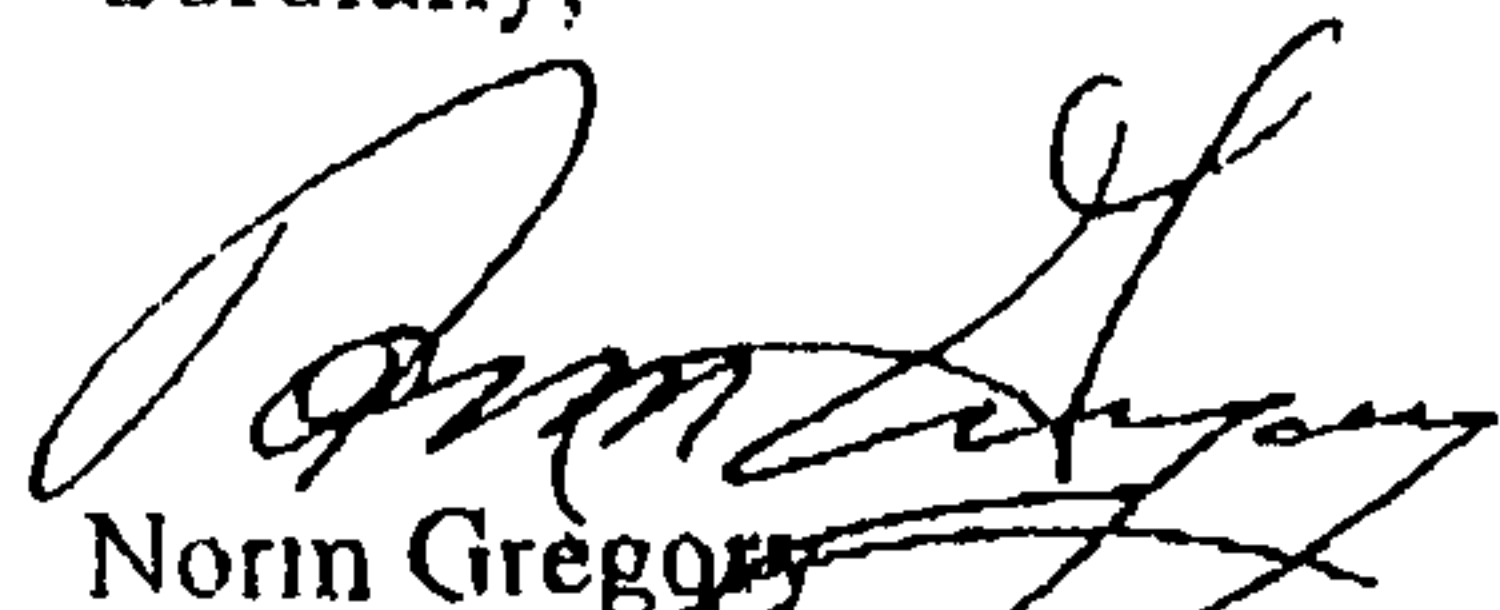
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

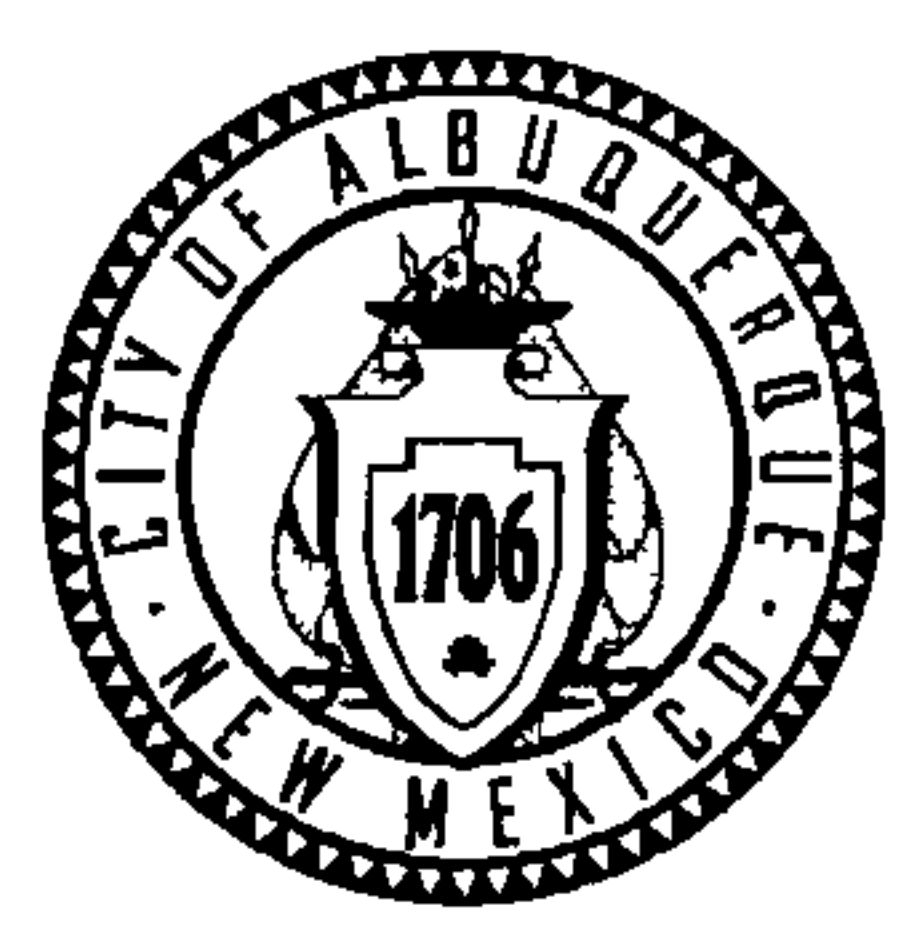
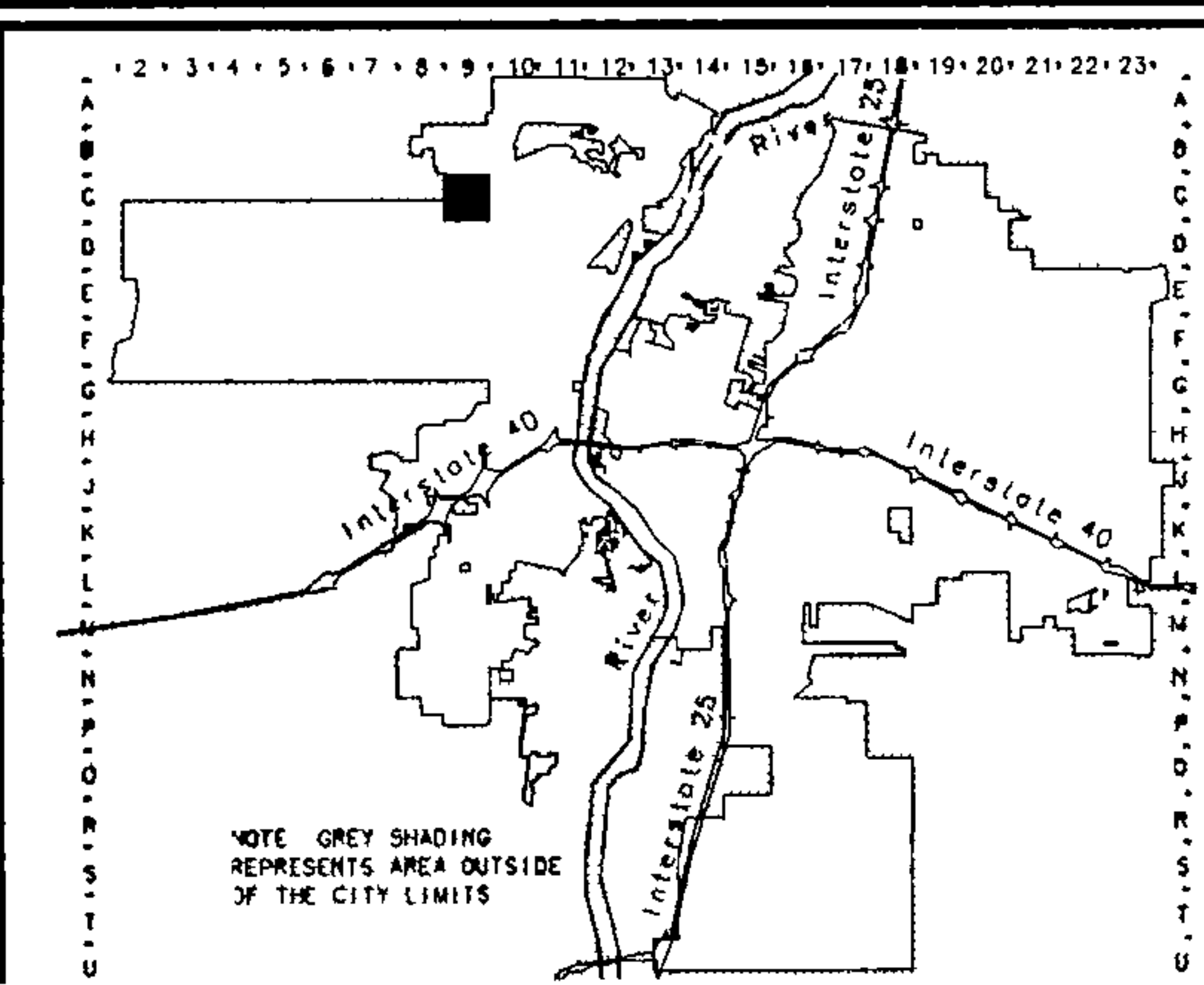
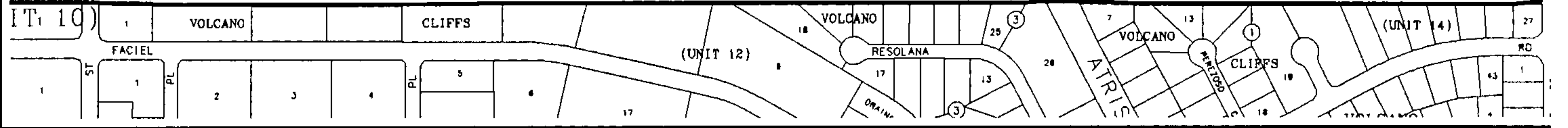
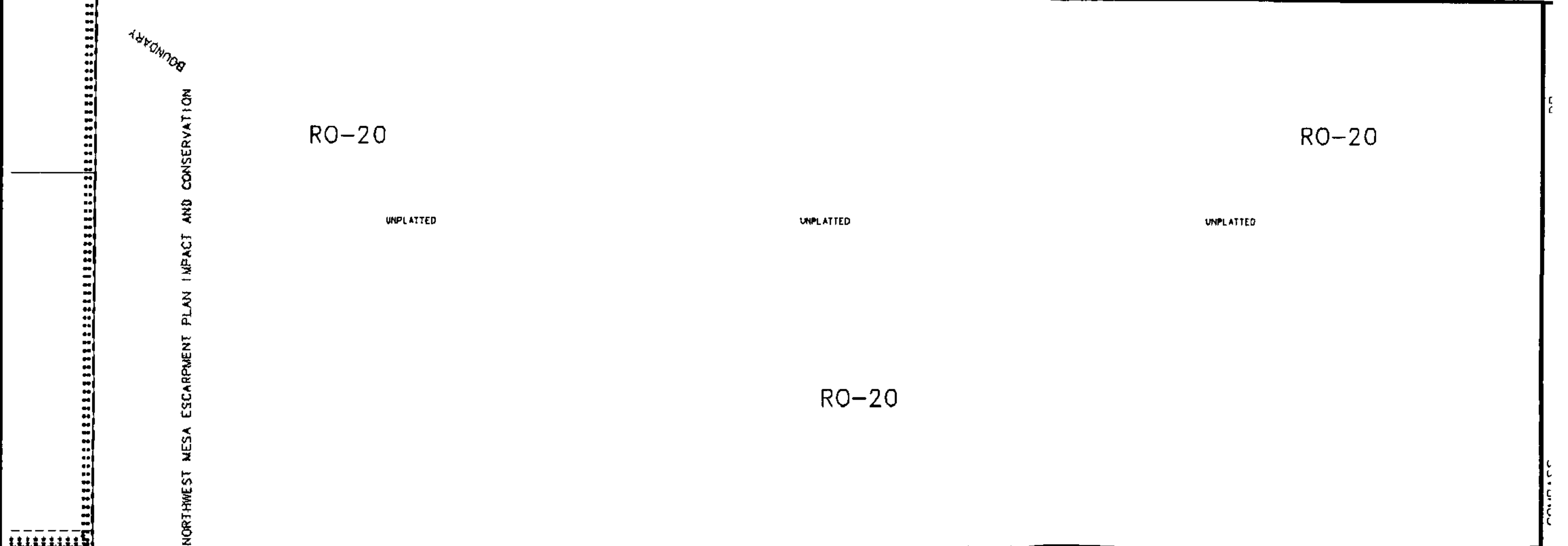
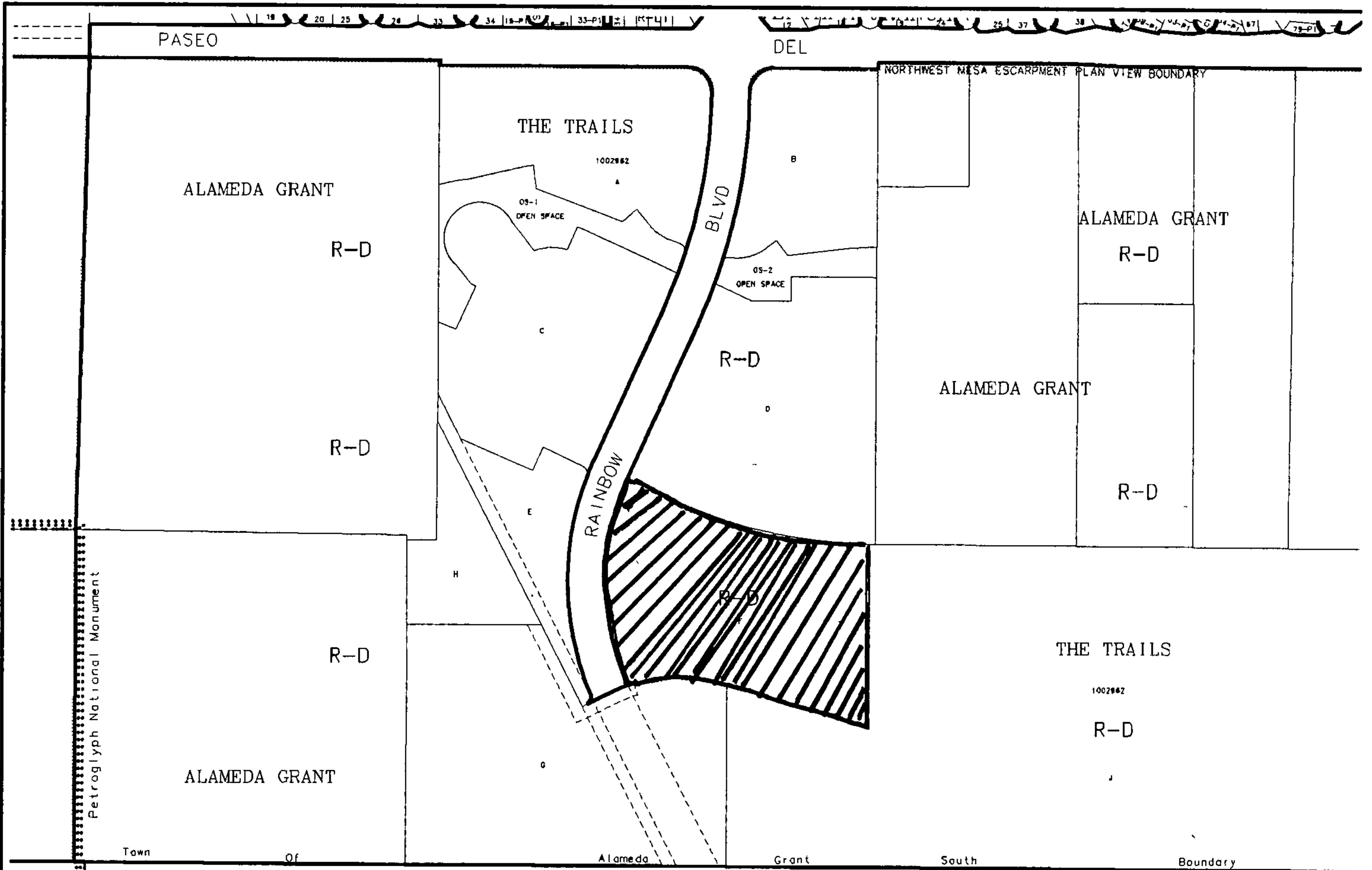
Re: Trails Subdivision

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



A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

C-9-Z

Map Amended through April 02, 2004



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



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: April 15, 2004

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on April 15, 2004
(date)

TO CONTACT NAME: Ruth Lozano
COMPANY/AGENCY: Isaacson + Arpman PA
ADDRESS/ZIP: 128 Monte St. NE 87108
PHONE/FAX #: 208-5828 / 208-7637

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract F, The Trails
zone map page(s) C-9

Our records indicate that as of 4-15-04
(date) there were **no Recognized**

Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina Cannon
OFFICE OF NEIGHBORHOOD COORDINATION

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 Reserve at the Trails

AGIS MAP # C-9

LEGAL DESCRIPTION: Tract F, The Trails

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ date].

Isaacson + Arfman, P.A. 4/23/04
Applicant/Agent Date

[Signature] 4/23/04
Hydrology 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. 4/23/04
Applicant/Agent Date

Utilities Division representative Date

DRB- 1003403

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Centex Homes Date of request: 4/23/04 Zone atlas page(s): C-9

PERMIT Zoning: R-D

Legal Description - Lot or Tract # F Block #

Parcel Size (acres / sq.ft.): 17.21 Ac

Subdivision Name The Trails

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:

GENERAL DESCRIPTION OF ACTION: Preliminary Plat

- No construction / development []
New Construction [X]
Expansion of existing development []

of units - 79
Building Size - (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Genevieve Date 4/22/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: Submitted Previously by BHI

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.

TRAFFIC ENGINEER

DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED / /
- FINALIZED / /

TRAFFIC ENGINEER

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME Costco Wholesale Corp.
 AGENT Bohannan Huston, Inc
 ADDRESS 7500 Jefferson NE 87109
 PROJECT & APP # 1000262 04DRB-00628
 PROJECT NAME COSTCO

DUPLICATE
 City of Albuquerque
 Division

04/23/2004 9:06AM LOC: ANMX
 RECEIPT# 00021563 USH 006 TRANS# 0002
 Account 469099 Fund 0110
 Activity 4916000 TESTAM
 Trans Amt \$145.00
 JCT Misc \$20.00

Thank You

- \$ 20.00 469099/4916000 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.**

Bohannan Huston INC.
 COURTYARD I, 7500 JEFFERSON STREET NE
 ALBUQUERQUE, NM 87109-4335
 505.823.1000

BANK OF AMERICA
 ALBUQUERQUE, NEW MEXICO
 95-32 / 1070 130439

00021563 USH 006 TRANS# 0002
 9:06AM
 441006
 469099
 4916000
 4916000

4/22/2004 NO. 130439

DUPLICATE
 City of Albuquerque
 Treasury Division

PAY *****145 DOLLARS & *****00 CENTS *****145.00

BOHANNAN-HUSTON INC.
 04/23/2004 9:07AM LOC: ANMX
 RECEIPT# 00021563 USH 006 TRANS# 0002

AUTHORIZED SIGNATURE: *[Signature]*

AUTHORIZED SIGNATURE: *[Signature]*

CITY OF ALBUQUERQUE
 PO Box 1313
 Albuquerque, NM 87103-1313 US

⑈ 130439 ⑆ ⑆ 107000327 ⑆ 002865399404 ⑆

CHANGE \$145.00 \$0.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two 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 May 4 To May 19

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.

Stephanie Stratton
(Applicant or Agent)

4-23-04
(Date)

I issued 2 signs for this application,

4-23-04
(Date)

Leslie Swanceaux
(Staff Member)

DRB PROJECT NUMBER: 1000262

CHANGE \$0.00
 CK \$3,165.00
 J24 MISC \$840.00
 Trans Amt \$3,165.00
 Activity 4983000
 TRSDMM

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT
 Development & Building Services

LOC: ANN 11:45AM 04/23/2004

PAID RECEIPT

APPLICANT NAME
 DUPLICATE

DETEX HMS,

AGENT

ISAACSON & ARAMAN

ADDRESS

128 Monroe St, NE

PROJECT & APP #

1003403

PROJECT NAME

THE RESERVE @ THE TRAILS

DUPLICATE
 City of Albuquerque
 Treasury Division

LOC: ANN 11:45AM 04/23/2004
 RECEIPT# 00022719 WSH# 008 TRANSH# 0018
 Account 441018 Fund 0110
 Activity 4971000 TRSDMM
 Trans Amt \$3,165.00
 J24 MISC \$75.00

Thank You

- \$ 20 469099/4916000 Conflict Management Fee
- \$ 2185 441006/4983000 DRB Actions
45 VACATION
- \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75 441018/4971000 Public Notification
- \$ 840.00 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
- \$ 3165 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

04/23/2004 11:45AM LOC: ANN
 RECEIPT# 00022717 WSH# 008 TRANSH# 0018
 Account 469099 Fund 0110 TRSDMM
 Activity 916000
 Trans Amt \$3,165.00
 J24 MISC \$20.00

268-8828
ISAACSON AND ARFMAN, P.A.
 128 MONROE ST. NE
 ALBUQUERQUE, NM 87108

DATE 4/23/04 15740
 95-219-176
 1070
 135074399

City of Albuquerque
 Treasury Division

DUPLICATE
 City of Albuquerque
 Treasury Division

DOLLARS \$3,165.00

04/23/2004 11:45AM LOC: ANN
 X
 RECEIPT# 00022719 WSH# 008 TRANSH# 0018
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$3,165.00
 J24 MISC \$75.00

FOR 1325 DRB Fee

\$2,230.00

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 May 4th To May 19th 04

5. REMOVAL

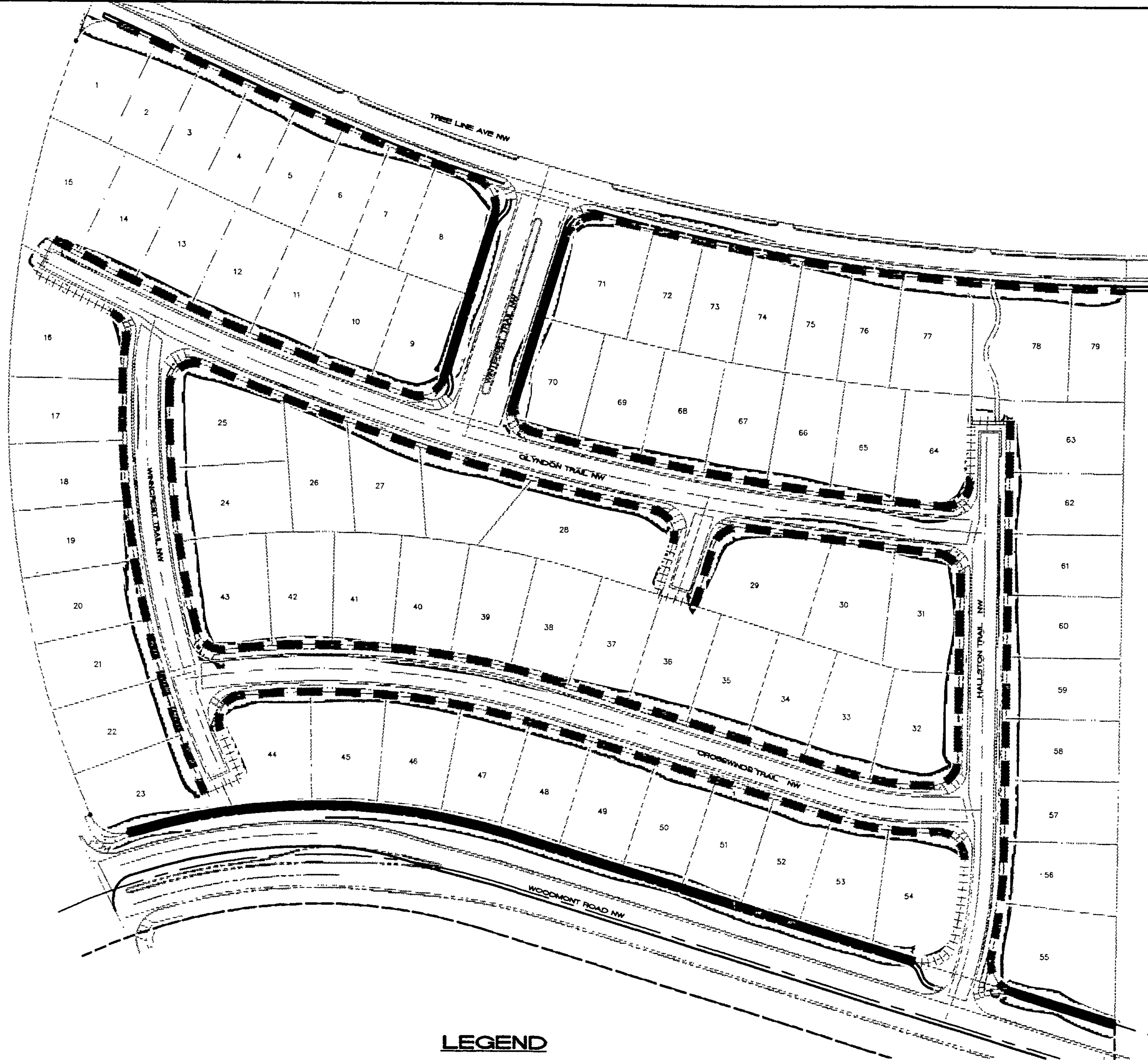
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Ruth Logans 4/23/04
(Applicant or Agent) (Date)
for Isaacson + Artman

I issued 1 sign for this application, 4/23/04, Bobker
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003403



SCALE:
1"=120'

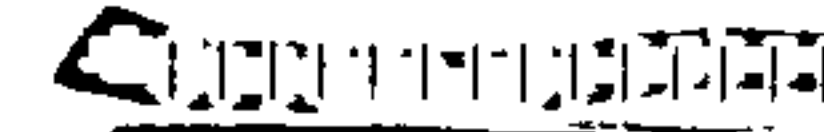


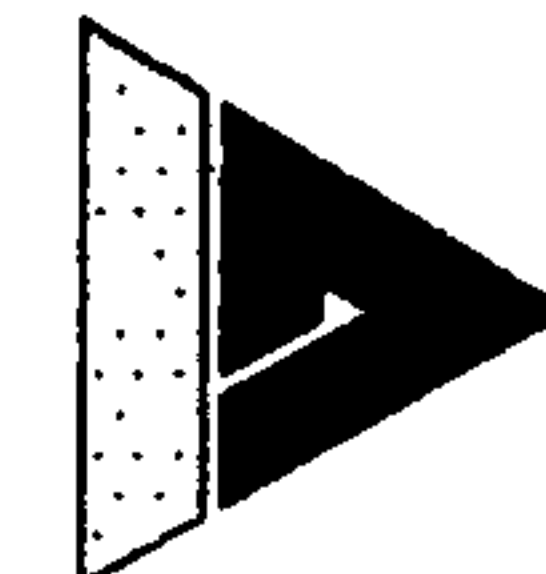
LEGEND
 SIDEWALKS TO BE WAIVED
 SIDEWALKS TO BE CONSTRUCTED
 SIDEWALKS TO BE DEFERRED

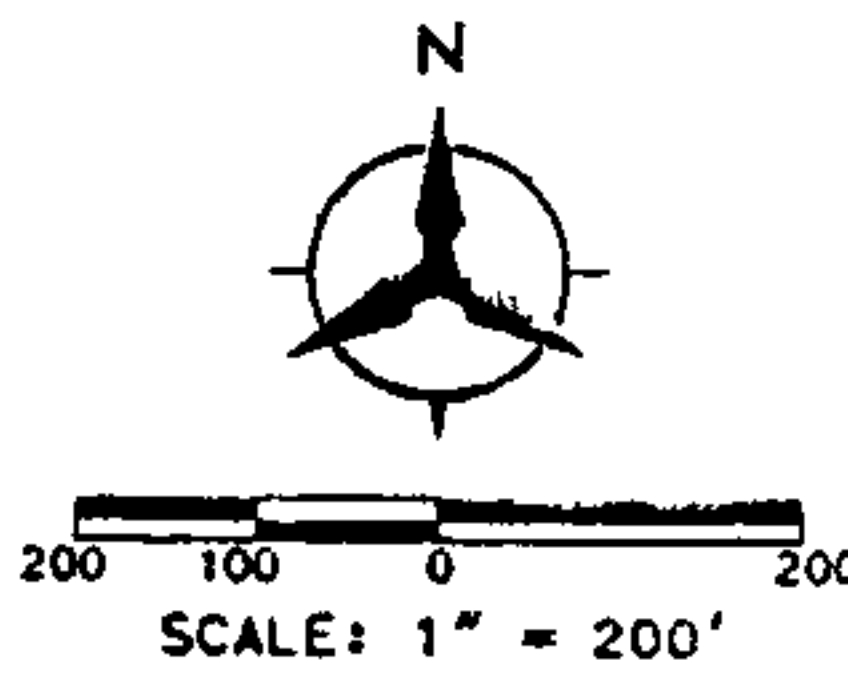
EXHIBIT C
 Date 4/11/04

SIDEWALK EXHIBIT


ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 1325-EXH-SDWK.DWGrfh 04/13/04

BLANKET EASEMENT NOTES

1. Tracts OS-1 and OS-2 are subject to a blanket easement for public access, public open space and public storm drain easements to be granted to the City of Albuquerque with the filing of this plat. Tracts OS-1 and OS-2 are also subject to a blanket easement for public water and public sanitary sewer to be granted to the City of Albuquerque and New Mexico Utilities with the filing of this plat.
2. Tracts A, B, C, D, E, & F are subject to a blanket easement for public cross-lot storm drain, public water, and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat.
3. Tracts G, H, and J are subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat.
4. Tracts G, H, and J are subject to a public water easement for a future well site to be granted to the New Mexico Utilities, Inc. with the filing of this plat.



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (ORIGINAL) TRACT LINE
	SECTION LINE
	RIGHT OF WAY
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	5/8" REBAR WITH 1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
	FOUND 1/2" REBAR W/YELLOW CAP STAMPED "G CRITSKO 8686" IN ROCK MOUND
	FOUND USGOLD BRASS CAP STAMPED "TA. CC - 516. 515. 1911"
	10' PUE
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT



**BULK PLAT OF
THE TRAILS**
(A REPLAT OF A PORTION OF TRACT 4
BLACK RANCH)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

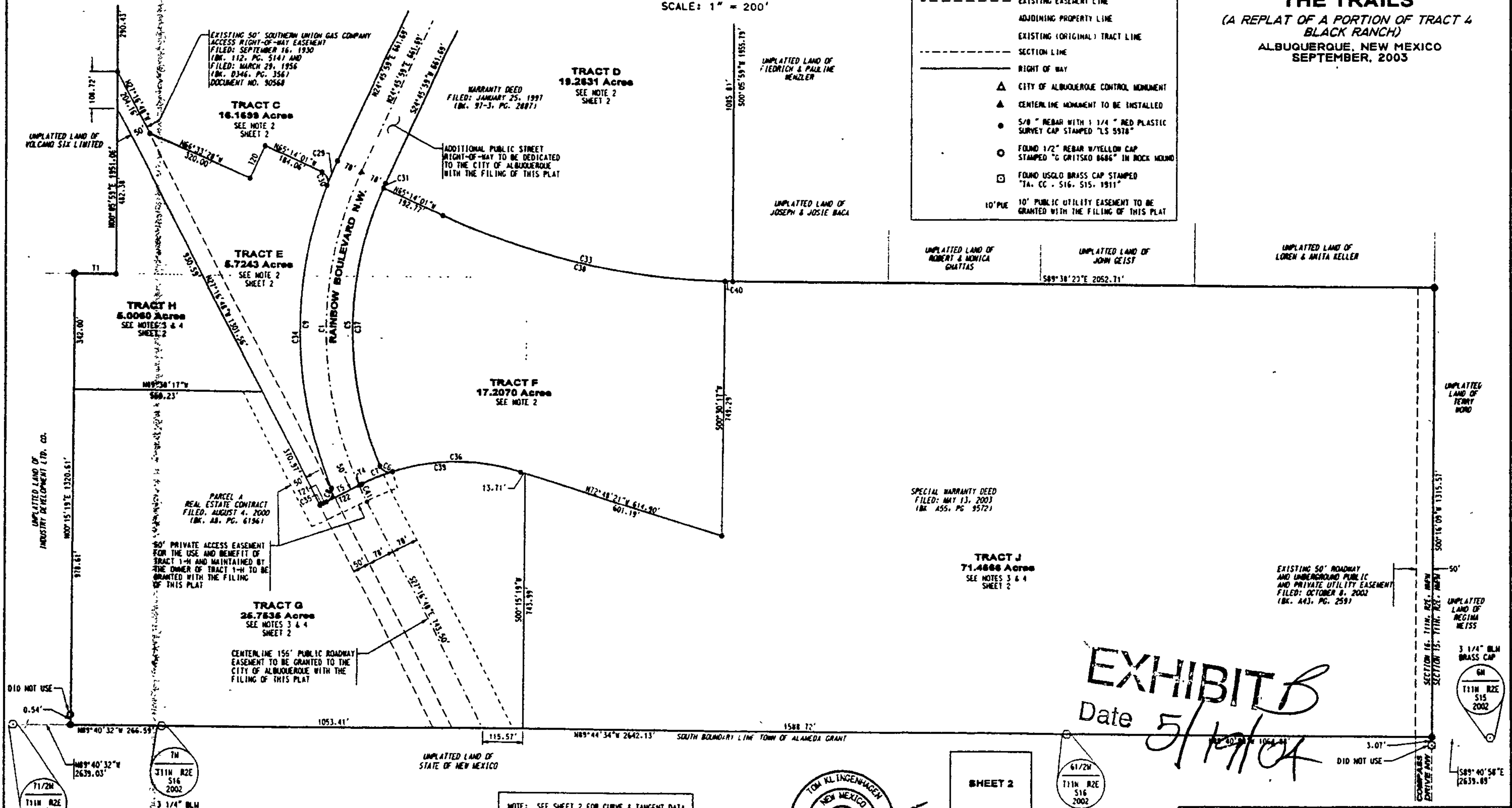
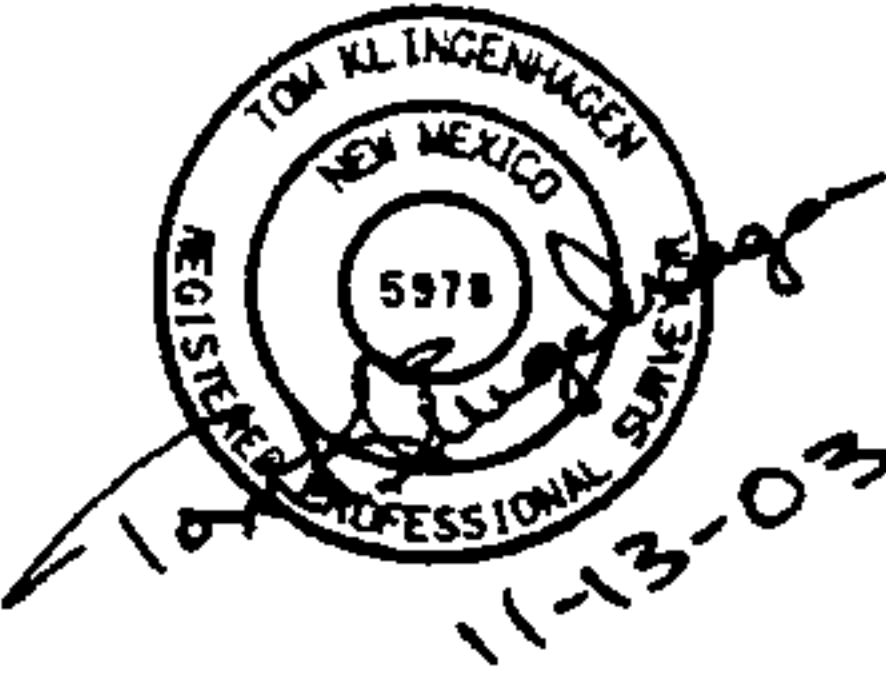
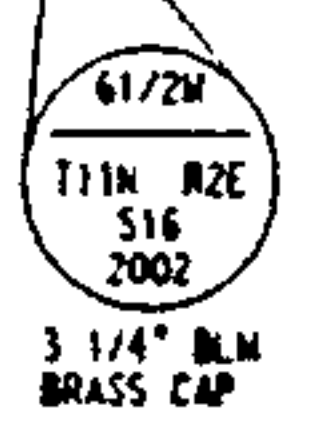


EXHIBIT B
Date *5/19/04*

NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA



SHEET 2
SHEET 3



Bohannon & Huston
 Courtyard I 7500 Jefferson BL NE Albuquerque, NM 87108-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES