

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003688 AGENDA# 2 DATE: 7/23/08

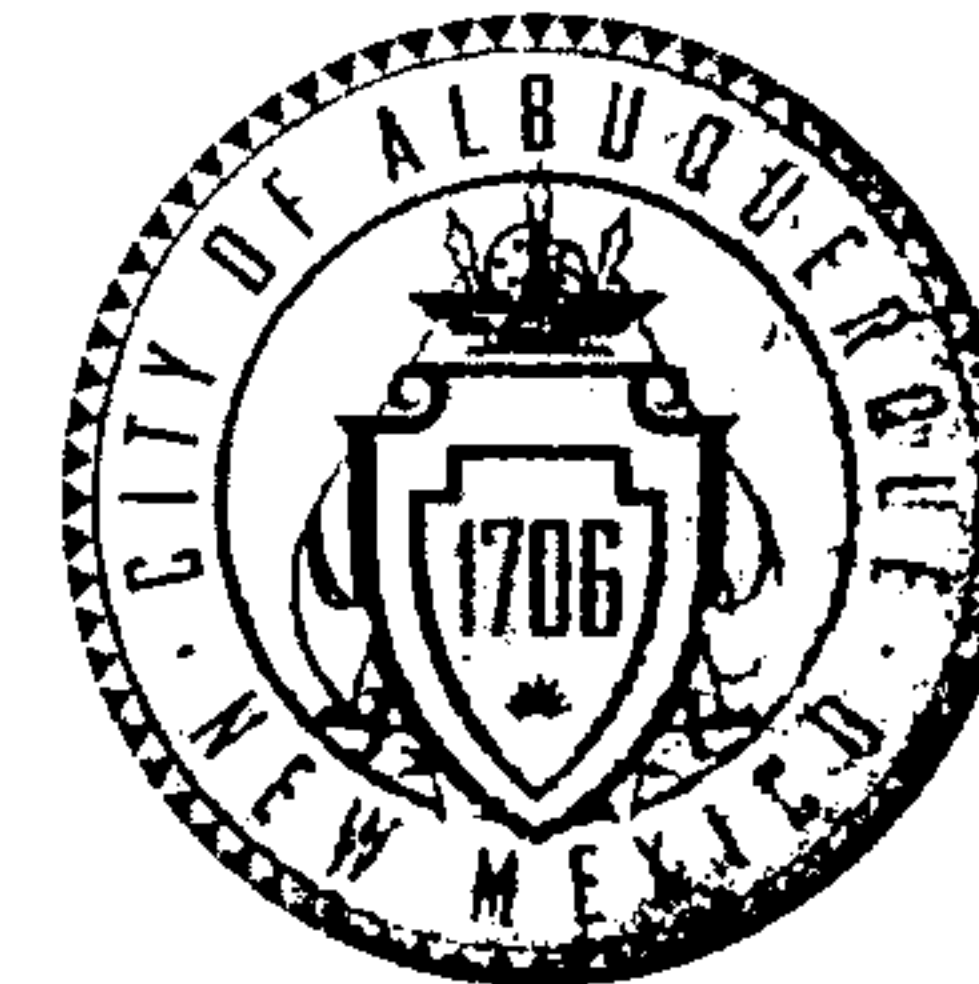
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DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003688 AGENDA# 2 DATE: 8/6/08

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

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003688

AGENDA ITEM NO: 2

SUBJECT:

Vacation

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request on condition that appropriate alternate easements are provided.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR: _____

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 6, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003688

AGENDA ITEM NO: 5

SUBJECT:

Vacation

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

See DRB staff report dated 7-23-08.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 8-6-08 X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

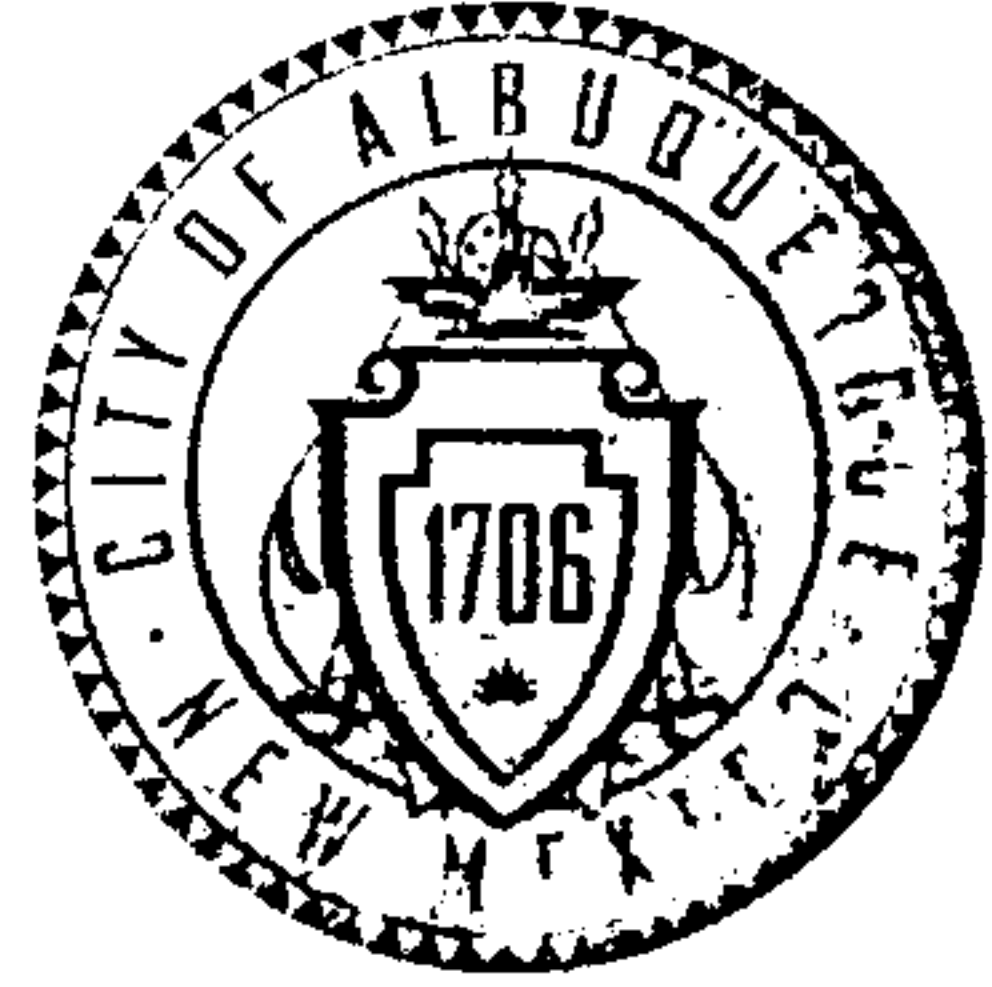
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 30, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1003688

AGENDA ITEM NO: 2

SUBJECT:

Vacation of Public Easement
Vacation of Private Easement

ENGINEERING COMMENTS:

*Rick Boltram doesn't want
to put an alternate.*

Hydrology has no objection to the vacation requests as long as an alternate acceptable drainage easement is provided. In addition, NMUI must concur with the vacation request.

PO Box 1293

RESOLUTION:

Albuquerque

APPROVED ____; DENIED ____; DEFERRED *X* ⁷⁻³⁰⁻⁰⁸; COMMENTS PROVIDED ____; WITHDRAWN

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

NM 87103

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

FOR:

www.cabq.gov

SIGNED:

Curtis Cherne
City Engineer Designee
924-3695

DATE: 7-23-08

*Should wait until they
know what is going on*

*Don't like
the idea
of a
paper
easement*

*fuss Hugg
vacate blanket easement
once they have site designed
they will grant another easement
use paper easements*



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 6, 2008

Project# 1003688

08DRB-70290 VACATION OF PUBLIC EASEMENT

08DRB-70291 VACATION OF PRIVATE EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the vacation of certain access, drainage, water and sanitary sewer easements on portion(s) of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2/ SU-1 FOR SCHOOL, PARK, OPEN SPACE, FUTURE ROW, & SRSL 26, located on the north side of WOODMONT AVE NW and west of RAINBOW BLVD NW containing approximately 25.25 acre(s). (C-9)

At the August 6, 2008 Development Review Board meeting, the vacation for application 08DRB-70290 was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance as shown on revised exhibit 'B'.

The vacation of private easement, application 08DRB-70291 was withdrawn.

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

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by August 21, 2008 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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.)



Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc. – 9384 Valley View Dr. NW – Albuquerque, NM 87114

Cc: The Trails, LLC – 7007 Jefferson St NE Ste A – Albuquerque, NM

Marilyn Maldonado

Scott Howell

File

2. **Project# 1003688**
08DRB-70290 VACATION OF PUBLIC
EASEMENT
08DRB-70291 VACATION OF PRIVATE
EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-9100906413032322306) [Deferred from 7/23/08 & 7/30/08] **THE VACATION OF PUBLIC EASEMENT, APPLICATION 08DRB-70290 WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE AS INDICATED ON REVISED EXHIBIT 'B'.**

THE VACATION OF PRIVATE EASEMENT, APPLICATION 08DRB-70291 WAS WITHDRAWN.

3. **Project# 1000650**
08DRB-70316 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

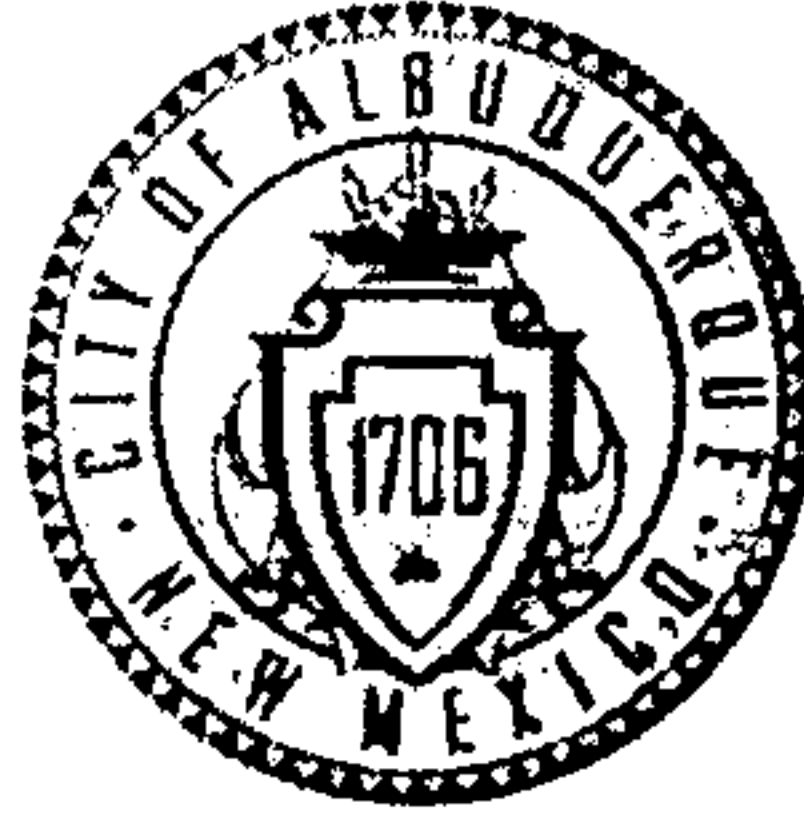
TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA AND WENK** zoned SU-1 FOR C-1, PERMISSIVE USES, located on COORS BLVD SW BETWEEN RIO BRAVO SW AND LAMONICA RD SW containing approximately 20.05 acre(s). (P-10) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1002858**
08DRB-70314 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of located on ANDERSON HILLS AVE SE BETWEEN UNSER SE AND DESERT DR SE **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1004818**
08DRB-70319 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 26, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER DR SE BETWEEN UNIVERSITY AVE SE AND HAWKING DR SE containing approximately 28.28 acre(s). (R-16) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

August 6, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1003604
08DRB-70298 VACATION OF PUBLIC
EASEMENT**

ALPHA PROFESSIONAL SURVEYING agent(s) for ANTHONY MONTOYA JR request(s) the above action(s) for all or a portion of Lot(s) A, **MIRA MESA ESTATES** zoned R-2, located on TELSTAR LOOP NW BETWEEN 68TH ST NW AND GLENRIO RD NW containing approximately 0.2353 acre(s). (J-10)[*Deferred from 7/30/08.*]
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.



**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, July 23, 2008**, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002962

08DRB-70292 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion **HERITAGE AT THE TRAILS Unit(s) 1 & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS**, zoned SU-2/ RD, located on either side of RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVE NW containing approximately 76 acre(s). (C-9)

Project# 1003688

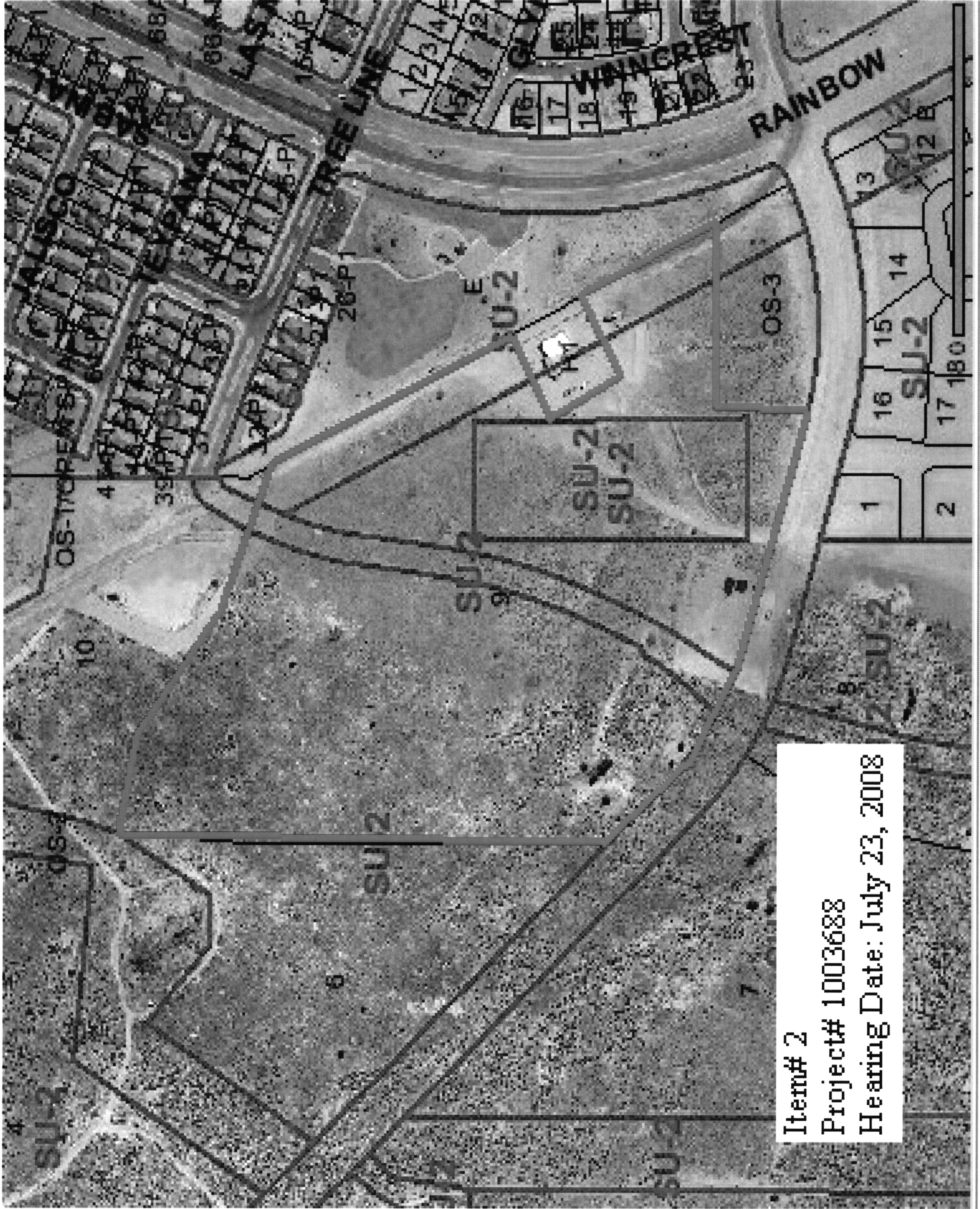
08DRB-70290 VACATION OF PUBLIC
EASEMENT
08DRB-70291 VACATION OF PRIVATE
EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the vacation of certain access, drainage, water and sanitary sewer easements on portion(s) of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2/ SU-1 FOR SCHOOL, PARK, OPEN SPACE, FUTURE ROW, & SRSL 26, located on the north side of WOODMONT AVE NW and west of RAINBOW BLVD NW containing approximately 25.25 acre(s). (C-9)

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

Jack Cloud, AICP, DRB Chair
Development Review Board

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



Item# 2
Project# 1003688
Hearing Date: July 23, 2008

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

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

Project# 1003688
App#08DRB-70290
08DRB-70291

**Cross Reference and Location: WOODMONT AVE NW BETWEEN RAINBOW
BLVD NW AND PASEO DEL NORTE NW**

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

Agent: SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: JULY 3, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: THE TRAILS, LLC PHONE: 761-9911
 ADDRESS: 7007 JEFFERSON ST NE SUITE 4 FAX: 761-9922
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC AND PRIVATE EASEMENTS

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

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

Lot or Tract No. TRACT 9 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: THE TRAILS UNIT 3A
 Existing Zoning: SU-2 for 99SL26 Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): C-9 UPC Code: 100906413032322306

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 25.25 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT AVE NW
 Between: RAINBOW BLVD NW and PASEO DEL NORTE NW

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

SIGNATURE [Signature] DATE 6.26.08
 (Print) Russ Hugg Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
ORDER# 70290
ORDER# 70291

 Hearing date 07/23/08

Action	S.F.	Fees
VPE	✓	\$ 45.00
VPRE	✓	\$ 45.00
ADV	—	\$ 75.00
CME	—	\$ 20.00
		\$ _____
		Total
		\$ 185.00

Form revised 4/07

Sandy Handley 06/27/08
 Planner signature / date

Project # 1003688

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ✓ Zone Atlas map with the entire property(ies) clearly outlined
 ✓ Letter briefly describing, explaining, and justifying the request
 ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ✓ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

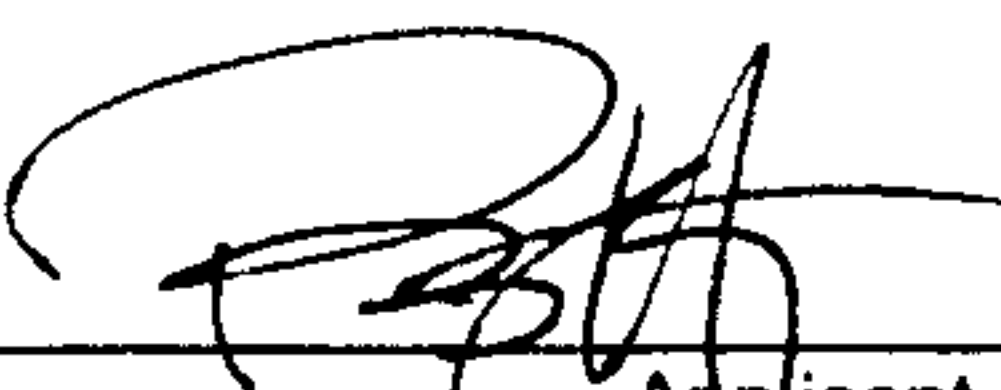
- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

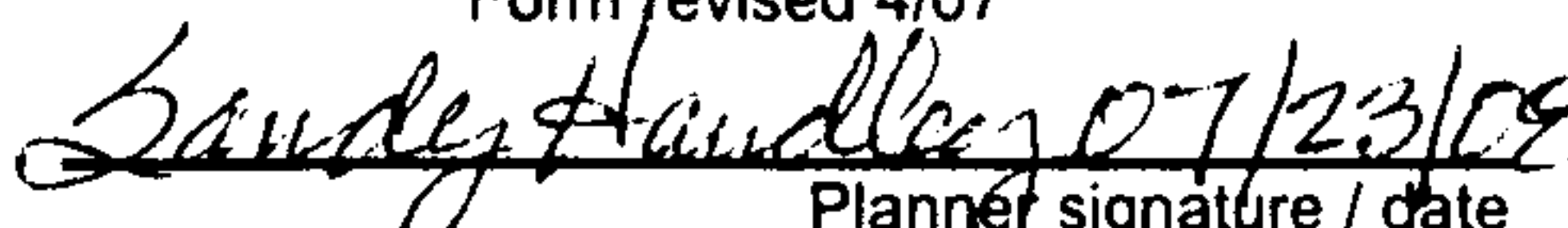
- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ✓ Zone Atlas map with the entire property(ies) clearly outlined
 ✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ✓ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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


 Applicant name (print) Russ Hugg
 Applicant signature / date 6/26/08



Form revised 4/07


 Planner signature / date 07/23/08
 Project # 9003688

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

Application case numbers
08093 - 70290
08093 - 70291

REC	COASDE.BERNCO.PARCELDEC_2007.U PC	COASDE.BERNCO.PARCELDEC_2007.OWNER	COASDE.BERNCO.PARCELDEC_2007.OWNADD	COASDE.BERNCO.PARCELDEC_2007.OWNCITY	COASDE.BERNCO.PARCELDEC_2007.OWNSTATE	COASDE.BERNCO.PARCELDEC_2007.OWNZIPCODE	COASDE.BERNCO.PARCELDEC_2007.PROPCLASS	COASDE.BERNCO.PARCELDEC_2007.TAXDIST	COASDE.BERNCO.PARCELDEC_2007.LEGALDESC
1	1009064 1753072 0220	NEW MEXICO UTILITIES INC	4700 IRVING BLVD NW SUITE 201	ALBUQUERQUE	NM	87114	V	A1A	TR H-1 TRACTS H-1 AND H-2 THE TRAILS (BEING A REPLAT OFTRACT H THE TRAILS) CONT .7181 AC
2	1009064 2322792 2023	JOHNSTON GLEN L & DIANA L	8901 WINNCREST TRL NW	ALBUQUERQUE	NM	87121	R	A1A	LT 23 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1946 AC
3	1009064 2292822 2022	MUSE JERRY L SR & BRENDA LEE	8905 WINNCREST TRL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 22 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1572 AC
4	1009064 2282882 2021	BRETTI JEFFREY A & JODIE K	8909 WINNCREST TRL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 21 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1572 AC
5	1009064 2262942 2020	STEELE DONALD & JULIE	8915 WINNCREST TRL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 20 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1572 AC
6	1009064 1893632 0207	THOMAS RONI	7216 TREE LINE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 26-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1085 AC
7	1009064 1853652 0206	COLEMAN LINDA S & EDWARD	7220 TREE LINE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 27-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1099 AC
8	1009064 1803672 0205	BLAISURE KERRI	7224 TREE LINE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 28-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1116 AC
9	1009064 1763692 0204	LEE BYUNG H & MYUNG LEE	684 BLACKHAWK DR NE	ALBUQUERQUE	NM	87122	R	A1A	LT 29-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1122 AC
10	1009064 1723712 0203	MOUNT ROBERT A & MADELEINE J TRUSTEES MOUNT RV FT	6575 LOWER RIDGE RD	SANTA ROSA	CA	95404	R	A1A	LT 30-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1122 AC
11	1009064 1683732 0202	MOUNT ROBERT A & MADELEINE TRUSTEES MOUNT RVT	6575 LOWER RIDGE RD	SANTA ROSA	CA	95404	R	A1A	LT 31-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1118 AC
12	1009064 1613762 0201	RAYON MYRNA D	PO BOX 44550	RIO RANCHO	NM	87124	R	A1A	LT 32-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .2702 AC
13	1009064 1913332 0218	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR E BULK PLAT OF THE TRAILS A REPLAT OF A PORTION OFTRACT 4 BLACK RANCH CONT 5.7243 AC
1	1009064	PHAM PHU	3371 GO	SANTA C	CA	95051	R	A1A	LT 33-

4	1793872 1358	V & SUSAN L	NZAGA P L	LARA						P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1215 AC
1 5	1009064 1753892 1359	ZHENG WEI FENG & LI Y EE GUO	1005 SEC RET GAR DEN ST	LAS VEG AS	NV	89145	R	A1A		LT 34- P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1039 AC
1 6	1009064 1703902 1360	VERDUCCI ANTHONY T	2112 CA MELLA C T	PITTSBU RG	CA	94565	R	A1A		LT 35- P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1039 AC
1 7	1009064 1663922 1361	BOGDAN G ARY L	7243 TRE E LINE D R NW	ALBUQU ERQUE	NM	87114	R	A1A		LT 36- P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1039 AC
1 8	1009064 1623942 1362	NGUYEN A NH THI- PHUNG & DI NH LIEM D	3063 BAY BERRY L N	SAN JOS E	CA	95148	R	A1A		LT 37- P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1039 AC
1 9	1009064 1583952 1363	GILES ERIC S & MICHEL LE D	7305 TRE E LINE N W	ALBUQU ERQUE	NM	87114	R	A1A		LT 38- P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1039 AC
2 0	1009064 1533972 1364	ARNOLD BE AU LEE	7309 TRE E LINE A VE NW	ALBUQU ERQUE	NM	87114	R	A1A		LT 39- P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1368 AC
2 1	1009064 1792373 0315	THE TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A		LT 15 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A RE PLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .5004 AC
2 2	1009064 1932403 0314	THE TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A		LT 14 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A RE PLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .5002 AC
2 3	1009064 1642403 0316	THE TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A		LT 16 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A RE PLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .4810 AC
2 4	1009064 1882263 0319	THE TRAILS COMMUNIT Y ASSOCIA TION INC	7007 JEF FERSON BLVD NE SUITE A	ALBUQU ERQUE	NM	87109	V	A1A		TR A CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A RE PLAT OF TRACT 11 THE TRAILS UNIT 2)CONT 1.6938 AC
2 5	1009064 1432433 0301	THE TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A		LT 1 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2) CONT .4726 AC
2 6	1009064 1072273 0204	TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A		TR 8 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 8.8705 AC
2 7	1009064 1852672 2307	TRAILS CO MMUNITY A SSOCIATIO N INC (THE)	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A		TR OS-3 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 8.8705 AC

									RU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 1.9999 AC
28	1009064 0402573 0203	TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A	TR 7 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 21.3406 AC
29	1009064 0523592 2303	TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A	TR 6 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 7.7893 AC
30	1009064 1303232 2306	TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A	TR 9 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 25.2463 AC
31	1009064 0774242 2302	TRAILS COMMUNITY ASSOCIATION INC (THE)	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A	TR OS-2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 8.8106 AC
32	1009064 0354642 2301	TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A	TR 4 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 29.3345 AC
33	1009064 1194092 2305	TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	NV	89120	V	A1A	TR 10 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 6.3980 AC

OR CURRENT RESIDENT
100906415339721364
ARNOLD BEAU LEE
7309 TREE LINE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906418036720205
BLAISURE KERRI
7224 TREE LINE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906416639221361
BOGDAN GARY L
7243 TREE LINE DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906422828822021
BRETTI JEFFREY A & JODIE K
8909 WINNCREST TRL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906418536520206
COLEMAN LINDA S & EDWARD
7220 TREE LINE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906415839521363
GILES ERIC S & MICHELLE D
7305 TREE LINE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906423227922023
JOHNSTON GLEN L & DIANA L
8901 WINNCREST TRL NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100906417636920204
LEE BYUNG H & MYUNG LEE
684 BLACKHAWK DR NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
100906417237120203
MOUNT ROBERT A & MADELEINE J
TRUSTEES MOUNT RVFT
6575 LOWER RIDGE RD
SANTA ROSA, CA 95404

OR CURRENT RESIDENT
100906422928222022
MUSE JERRY L SR & BRENDA LEE
8905 WINNCREST TRL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906417530720220
NEW MEXICO UTILITIES INC
4700 IRVING BLVD NW SUITE 201
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906416239421362
NGUYEN ANH THI-PHUNG & DINH
LIEM D
3063 BAYBERRY LN
SAN JOSE, CA 95148

OR CURRENT RESIDENT
100906417938721358
PHAM PHU V & SUSAN L
3371 GONZAGA PL
SANTA CLARA, CA 95051

OR CURRENT RESIDENT
100906416137620201
RAYON MYRNA D
PO BOX 44550
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
100906422629422020
STEELE DONALD & JULIE
8915 WINNCREST TRL NW
ALBUQUERQUE, NM 87114

Project# 1003688
100906418822630319
THE TRAILS COMMUNITY
ASSOCIATION INC
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100906417923730315
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

OR CURRENT RESIDENT
100906418936320207
THOMAS RONI
7216 TREE LINE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906418526722307
TRAILS COMMUNITY ASSOCIATION
INC (THE)
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

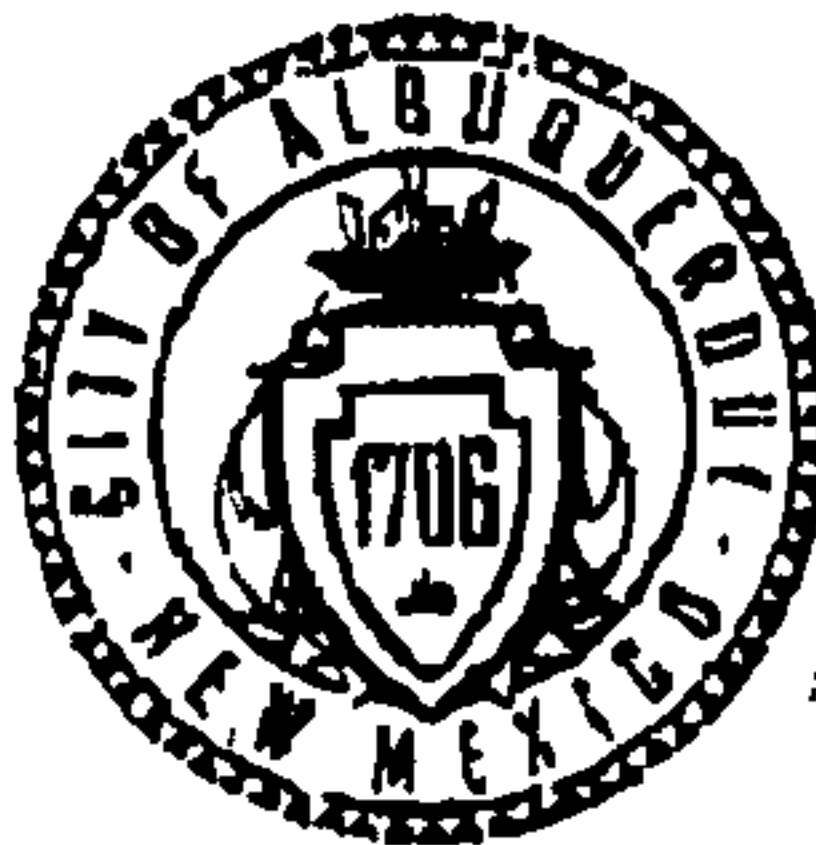
OR CURRENT RESIDENT
100906417039021360
VERDUCCI ANTHONY T
2112 CAMELLA CT
PITTSBURG, CA 94565

OR CURRENT RESIDENT
100906417538921359
ZHENG WEIFENG & LI YEE GUO
1005 SECRET GARDEN ST
LAS VEGAS, NV 89145

Project# 1003688
SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1003688
LAURA HORTON
Ventana Ranch NA
71224 CASCADA RD NW
ALBUQUERQUE, NM 87114

Project# 1003688
KEVIN PATTON
Ventana Ranch NA
10422 BORREGO CREEK DR NW
ALBUQUERQUE, NM 87114



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: June 25, 2008

TO CONTACT NAME: Russ Hugg
 COMPANY/AGENCY: Surv-Tek, Inc.
 ADDRESS/ZIP: 9384 Valley View NW 87114
 PHONE/FAX #: 897-3366 897-3377

Thank you for your inquiry of June 25, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract 9, The Trails Unit 3A Located on Woodmont Ave. between Rainbow Blvd. and Paseo Del Norte zone map page(s) C-9.

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

Ventana Ranch N.A.
 Neighborhood or Homeowner Association
 Contacts: Laura Horton
7224 Cascada Rd. NW 87114
898-8103(w) 710-0646(s)
Kevin Patton
10422 Borrego Creek Dr. NW 87114
238-2857 (c)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {}

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

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

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



**LONGFORD
HOMES**

June 26, 2008

Mr. Russ Hugg
Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of The Trails, LLC, for the purpose of Vacation of existing Public and Private easements and Preliminary/Final Plat approval to reference said vacated easements.

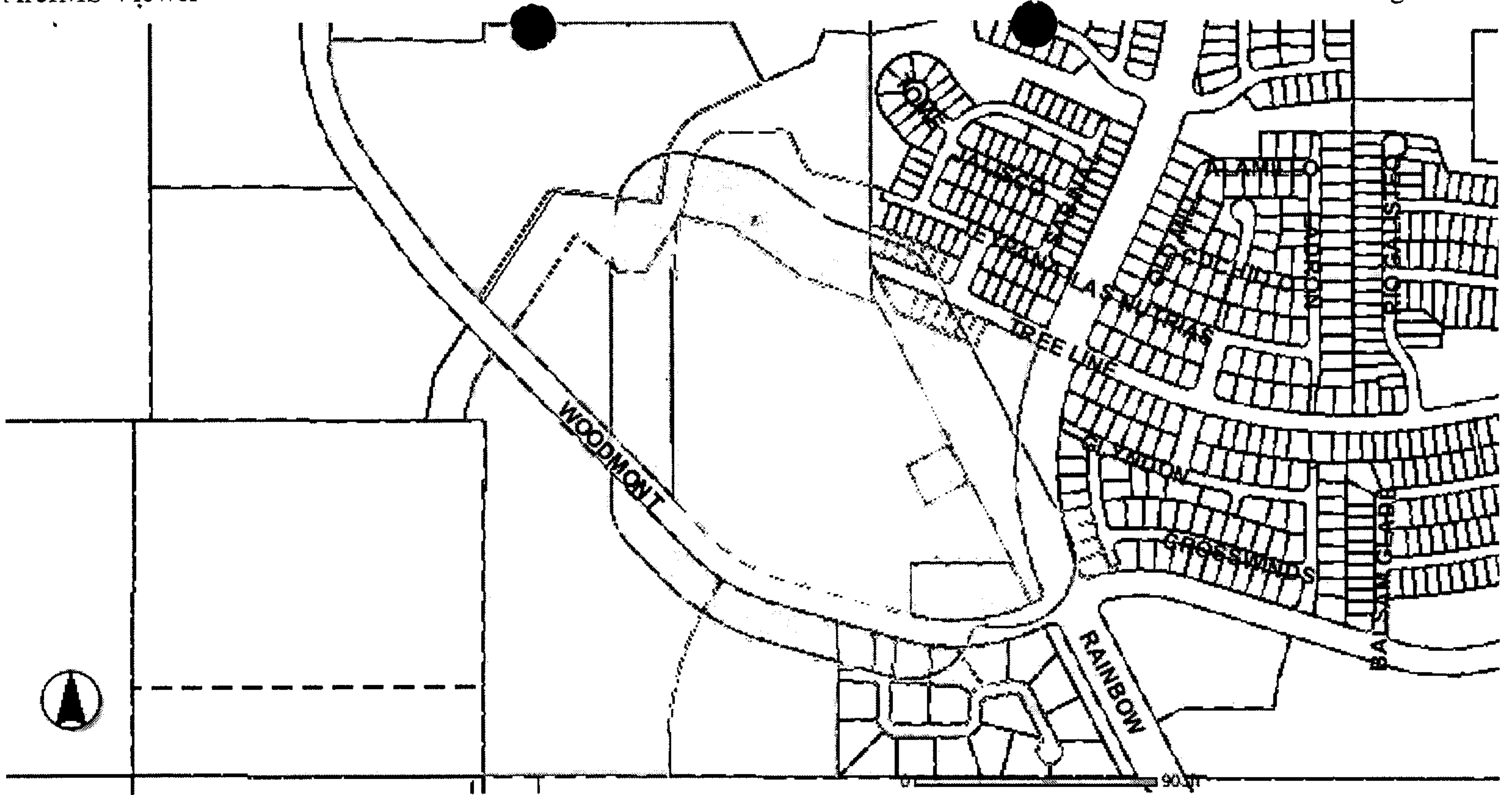
Please call me if you have any further questions.

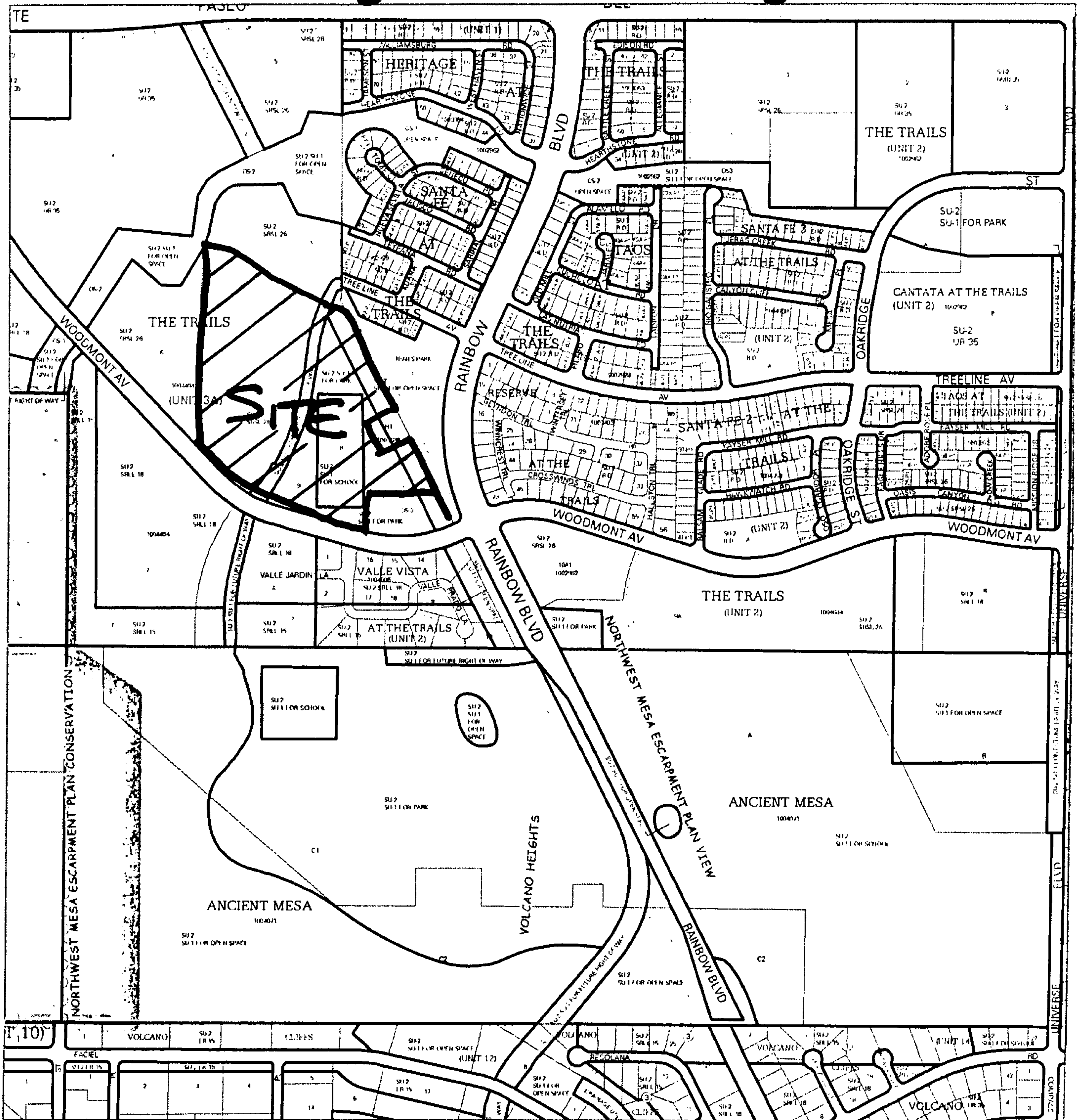
Sincerely,

The Trails, LLC
The Longford Group, It=s manager



By: John K. Murtagh, President





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

Map amended through: 6/13/2008

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

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

June 26, 2008

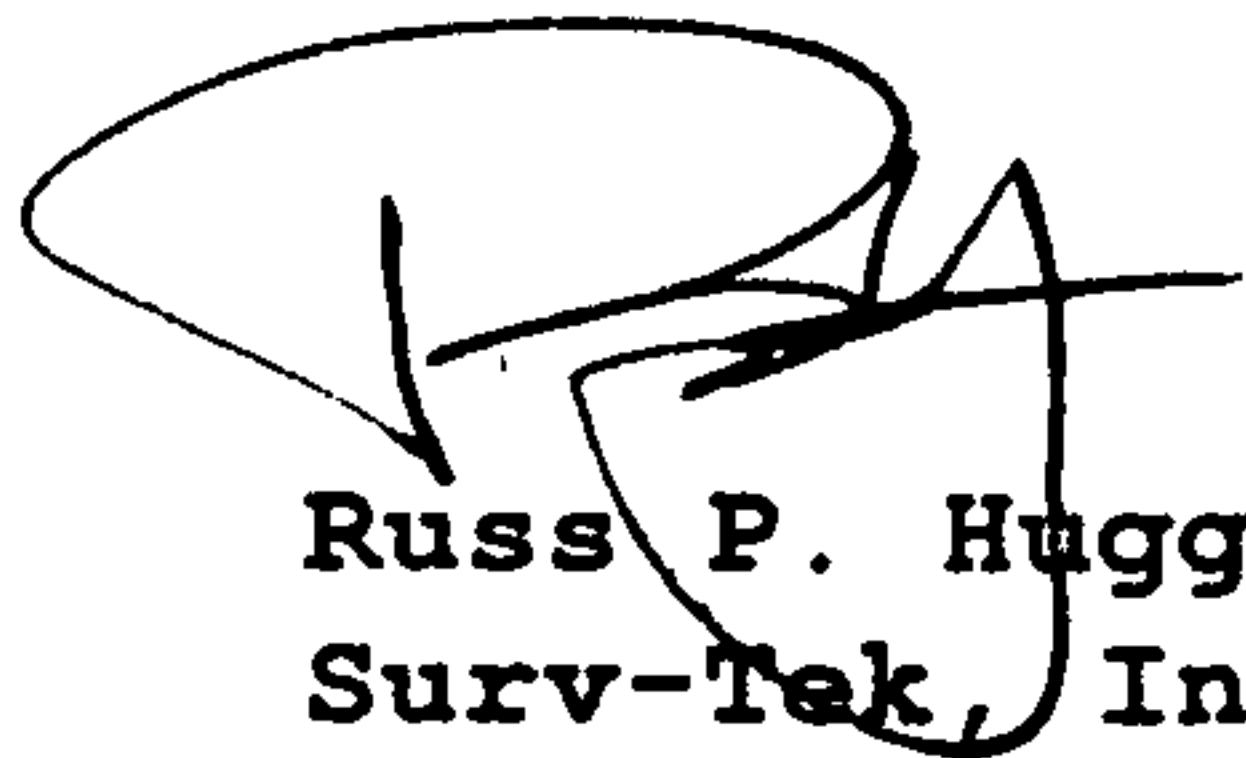
Mr. Jack Cloud, Chairman
Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: Tract 9 of The Trails Unit 3A, City of Albuquerque, Bernalillo
County, New Mexico. (Zone Atlas pages C-8 and C-9.

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Vacation of existing Public and Private easements as shown and designated on the attached Vacation Exhibit.

Please contact me at your convenience, should you have any questions regarding this submittal.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1003688

08DRB-70290 VACATION OF PUBLIC EASEMENT

08DRB-70291 VACATION OF PRIVATE EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the vacation of certain access, drainage, water and sanitary sewer easements on portion(s) of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2/ SU-1 FOR SCHOOL, PARK, OPEN SPACE, FUTURE ROW, & SRS� 26, located on the north side of WOODMONT AVE NW and west of RAINBOW BLVD NW containing approximately 25.25 acre(s). (C-9)

AMAFCA No comment.
COG No comments received.
TRANSIT No comments received.
ZONING ENFORCEMENT No comments received.
NEIGHBORHOOD COORDINATION Letters sent to: Ventana Ranch NA (R)
APS The Trails Unit 3A , Tract 9, is located on the north side of Woodmont Ave NW and west of Rainbow Blvd NW. The owner of the above property requests a Vacation of Public Easement and a Vacation of Private Easement for a property zoned SU-2/SU-1 for School, Park, Open Space, Future ROW, and SRS� 26. This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments received.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & GAS No comments received.
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No Adverse Comments
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER

Hydrology has no objection to the vacation requests as long as an alternate acceptable drainage easement is provided. In addition, NMUI must concur with the vacation request.

TRANSPORTATION DEVELOPMENT

No comments received.

PARKS AND RECREATION

Defer to NMUI and Hydrology.

ABCWUA

Vacation actions must be approved by NMUI.

PLANNING DEPARTMENT

Refer to comments from Transportation Development, ABCWUA and Hydrology/
City Engineer regarding proposed vacation(s).

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

Cc: Surv-Tek, Inc – 9384 Valley View Dr. NW – Albuquerque, NM 87114

Cc: The Trails, LLC – 7007 Jefferson St NE Ste 4 – Albuquerque, NM 87109

TRANSMISSION VERIFICATION REPORT

TIME : 07/21/2008 15:13
 NAME :
 FAX : 9243864
 TEL : 5059243979
 SER.# : BR0L6J570919

DATE, TIME	07/21 15:13
FAX NO./NAME	98973377
DURATION	00:00:23
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1003688
 08DRB-70290 VACATION OF PUBLIC EASEMENT
 08DRB-70291 VACATION OF PRIVATE EASEMENT

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AMAFCA No comment.
COG No comments received.
TRANSIT No comments received.
ZONING ENFORCEMENT No comments received.
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APS The Trails Unit 3A, Tract 9, is located on the north side of Woodmont Ave NW and west of Rainbow Blvd NW. The owner of the above property requests a Vacation of Public Easement and a Vacation of Private Easement for a property zoned SU-2/SU-1 for School, Park, Open Space, Future ROW, and SRSL 26. This will have no adverse impacts to the APS district.
POLICE DEPARTMENT

TRANSMISSION VERIFICATION REPORT

TIME : 07/21/2008 15:15
 NAME :
 FAX : 9243864
 TEL : 5059243979
 SER.# : BRDL6J570919

DATE, TIME	07/21 15:14
FAX NO./NAME	97619922
DURATION	00:00:21
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1003688

08DRB-70290 VACATION OF PUBLIC EASEMENT

08DRB-70291 VACATION OF PRIVATE EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the vacation of certain access, drainage, water and sanitary sewer easements on portion(s) of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2/ SU-1 FOR SCHOOL, PARK, OPEN SPACE, FUTURE ROW, & SRSL 26, located on the north side of WOODMONT AVE NW and west of RAINBOW BLVD NW containing approximately 25.25 acre(s). (C-9)

AMAFCA

No comment.

COG

No comments received.

TRANSIT

No comments received.

ZONING ENFORCEMENT

No comments received.

NEIGHBORHOOD COORDINATION

Letters sent to: Ventana Ranch NA (R)

APS

The Trails Unit 3A, Tract 9, is located on the north side of Woodmont Ave NW and west of Rainbow Blvd NW. The owner of the above property requests a Vacation of Public Easement and a Vacation of Private Easement for a property zoned SU-2/SU-1 for School, Park, Open Space, Future ROW, and SRSL 26. This will have no adverse impacts to the APS district.

POI ICE DEPARTMENT

#12



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

REVISED 2/5/04

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

DRB Application No.: **05DRB-00164 (SBP)**

Project # **1003688**

Project Name: **THE TRAILS**

Agent: **Bohannon Huston Inc.**

Phone No.: **823-1000**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/9/09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): Cond 3. Elvira's comment.
- see file JMM 2/14/09
- _____
- _____

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

Called agent 2-14-09
for P/w
M2

Project Number 1003688



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

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00164 (SBP)</u>	Project # <u>1003688</u>
Project Name: <u>THE TRAILS</u>	
Agent: <u>Bohannon Huston Inc.</u>	Phone No.: <u>823-1000</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Cond 3. Elvira's comment.
- see file
- _____
- _____

Project Number 1003688

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



City of Albuquerque

Planning Department

#12

Martin Chavez, Mayor
Interoffice Memorandum

February 7, 2005

To: Sheran Matson, DRB Chair, Planning Department

CC: Claire A. Senova

From: Elvira Lopez, Planning Department

Subject: Project 1003688

The applicant has met the Conditions of Approval in the following manner:

Condition 1: satisfied

Condition 2: satisfied

Condition 3: a note on sheet 3 indicates that the Desert Willow trees were added to reflect the Official Notice of Decision. The Desert Willow trees were in fact called out on the EPC approved site plan. What was not called out were the Dwarf Chamisa and Trident Sage plants that are now shown on sheet 3 for DRB approval. The latter should be noted as a change rather than the Desert Willow trees.

Condition 4: Hydrology will verify that this condition has been met.

Condition 5: The "Fire Flow Statement" does not appear to be included in the file.

Condition 6: satisfied

Condition 7: Transportation Development and/or Traffic Engineer will verify that this condition is met.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 9, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
David Flores, 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: 12:55 p.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub
Right-of-Way
05DRB-00029 Major-Vacation of Public
Easements
RIO GRANDE ENGINEERING agent(s) for ERIMY
PROPERTIES LTD request(s) the above action(s) for all or a
portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH
ALBUQUERQUE ACRES, TRACT 3, (to be known as
OAKLAND SOUTH SUBDIVISION) zoned RD, located on
OAKLAND AVE NE, between VENTURA BLVD NE and
BARSTOW BLVD NE containing approximately 3 acre(s).
[Deferred from 2/2/05] (C-20) **VACATIONS WERE
APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING
FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**
05DRB-00087 Major-Vacation of
Pub Right-of-Way
05DRB-00088 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **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.**

3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] [*Deferred from 1/12/05*] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**

4. **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 & 11/3/04 & 1/12/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003594**
05DRB-00086 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-00166 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**

6. **Project # 1003471**
05DRB-00083 Major-Vacation of Pub
Right-of-Way
05DRB-00084 Major-Vacation of Public
Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00158 Minor-SiteDev Plan
Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00165 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

8. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat
Approval
05DRB-00033 Major-Vacation of Public
Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717) *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00126 Minor-SiteDev Plan
Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat
Approval
04DRB-01992 Major-Vacation of Pub
Right-of-Way
04DRB-01993 Major-Vacation of Public
Easements
04DRB-01994 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [*Deferred from 1/26/05 & 2/2/05*] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE 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.**

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

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05 & 2/9/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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.

12. ~~Project # 1003688~~
05DRB-00164 Minor- Amended
SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] [Elvira Lopez, EPC Case Planner] (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**

13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev
Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00160 Minor-Prelim&Final Plat
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
05DRB-00142 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**
05DRB-00127 Major-Final Plat
Approval
05DRB-00128- Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**
05DRB-00157 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04*] [*Deferred from 2/9/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

21. **Project # 1002584**
05DRB-00168 Minor-Prelim&Final
Plat Approval

WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL, PARADISE HEIGHTS, UNIT 1**, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT**, zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

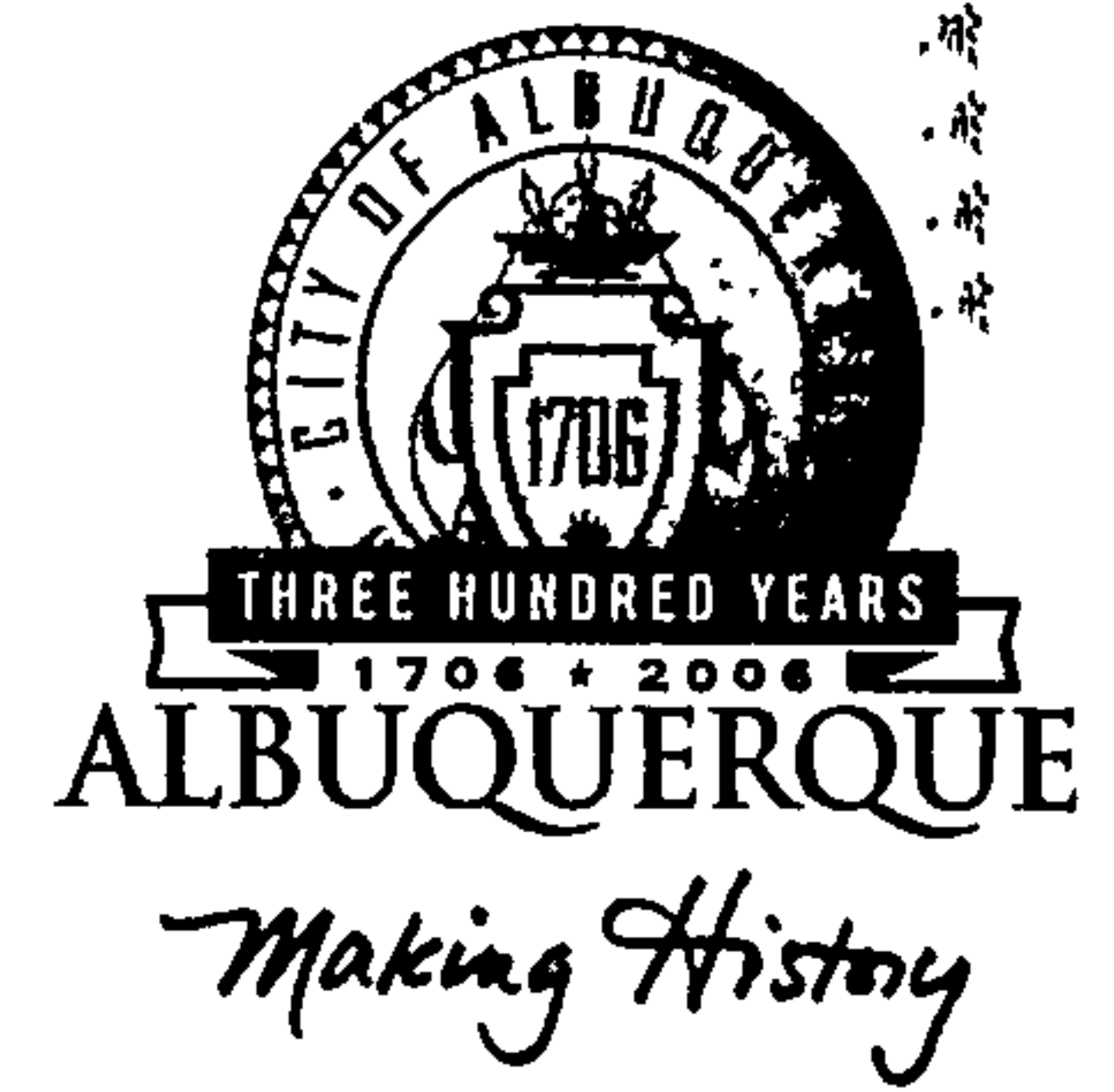
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or
Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003688

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 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:()

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005

32



Completed
12/2/04
OS

Bobbie

DRB CASE ACTION LOG
REVISED 2/5/04

Pre & Final

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. 04DRB01463(P/F) Project # 1003688
 Project Name: The Trails
 Agent: Andrew Lee Phone No.: 897-3366

Project Number

1003688

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

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

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.

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

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003688

Subdivision Name: The Trails - tracts H1 and H2

Surveyor: Russ P. Hugg

Company/Agent: SurvTek, Inc

Contact Person: Margo Lucero E-mail: _____

Phone: 897-3366 Fax: _____

DXF Received Date: 12/3/2004

Hard-Copy Date: 12/3/2004

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


Approved

12/3/04
Date

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

AGIS Use Only

Copied cov3688 to agiscov on 12/3/2004. Contact person notified on 12/3/2004

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

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

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

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

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

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

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

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

04DRB-01634 Minor-SiteDev Plan
Subd

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

04DRB-01633 Minor-Prelim&Final Plat
Approval

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

6. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
7. **Project # 1003039**
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] *[Deferred from 12/1/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/2005.**

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

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

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

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

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

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

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

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

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

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

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

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

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

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

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

04DRB-01703 Minor-Prelim&Final Plat
Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 4:30 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 17, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000029**
04DRB-01650 Major-Vacation of Public Easements
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] [Deferred from 11/17/04] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way

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-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508; 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

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-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04 & 11/11/04] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [Deferred from 11/17/04] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

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.

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

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
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, **MUSTANG MESA SUBDIVISION, 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] *[Final Plat was Indefinitely Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. ~~Project # 1003688~~
04DRB-01463 Minor-Prelim&Final Plat
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04*]-~~(G-9) DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.~~

17. **Project # 1003231**
04DRB-01743 Minor-Amnd Prelim Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]**[Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

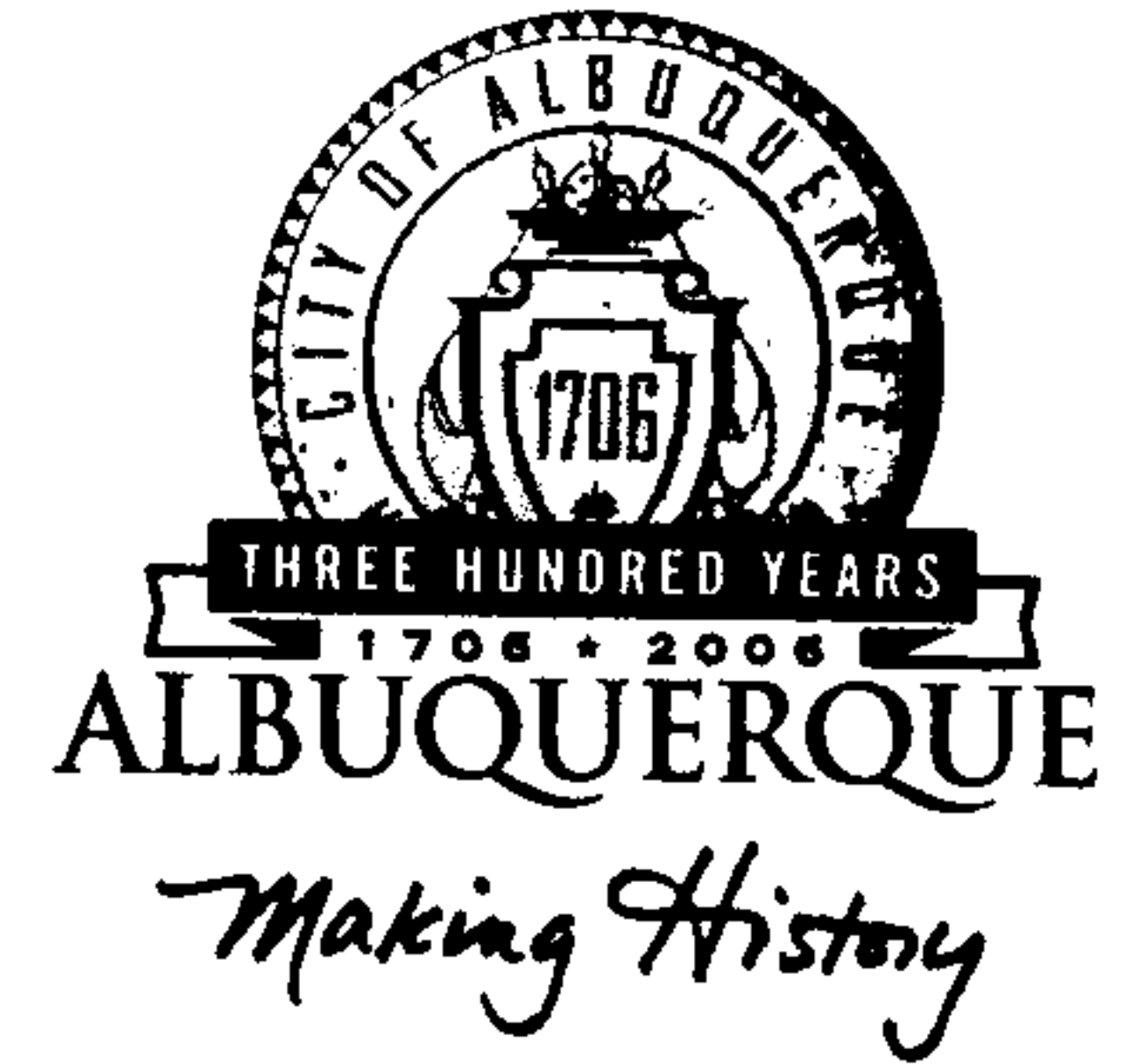
25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003688

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

12-1-04

www.cabq.gov

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: November 17, 2004

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

November 15, 2004

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

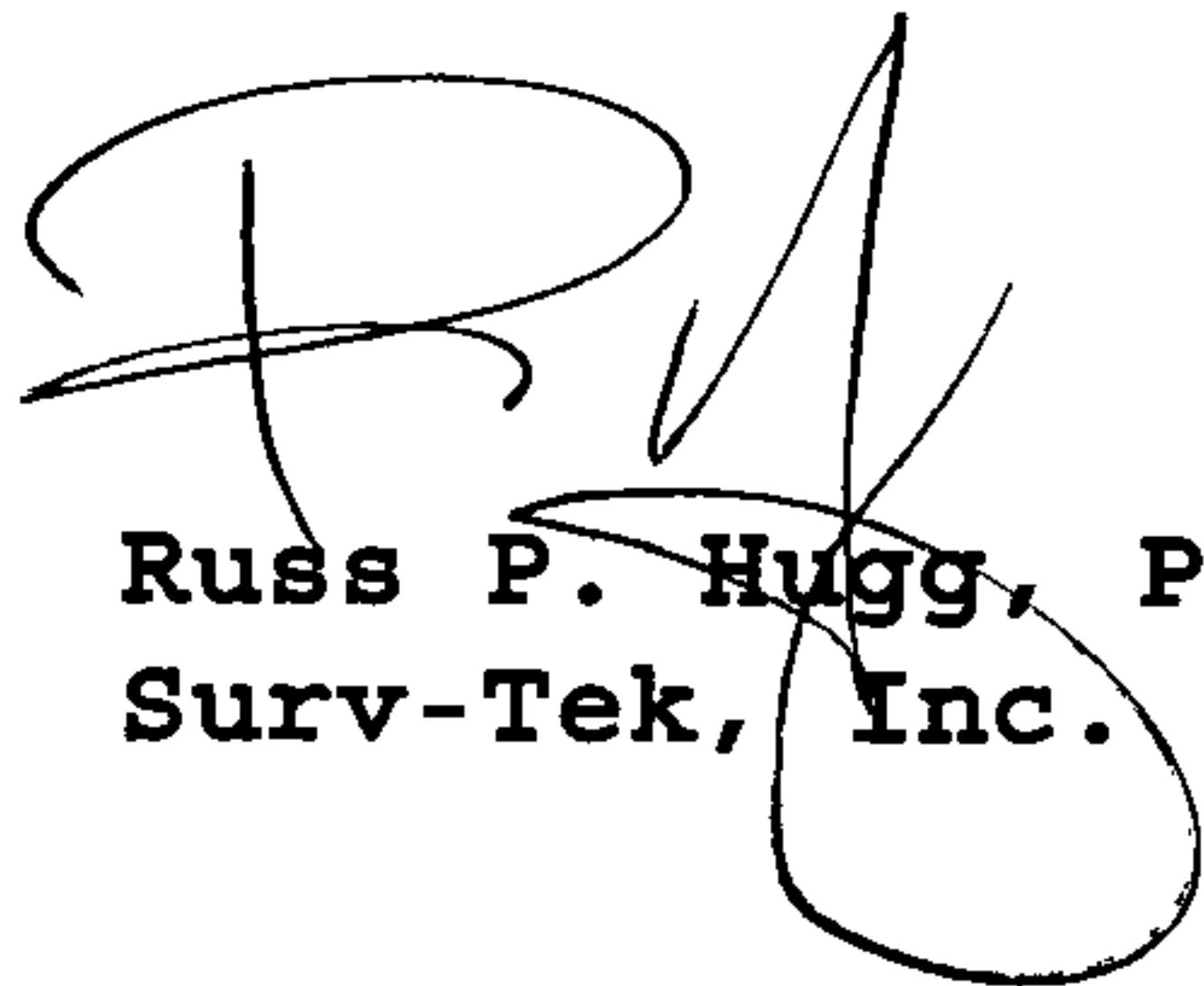
*Paul
B. J. J.*

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1003688: Tract H, The Trails, City of
Albuquerque, Bernalillo County, New Mexico.

Please defer the public hearing on this project one (1) week to
December 1, 2004, to allow time for completion and submittal of a
site plan by Bohannan Huston.

Sincerely,


Russ P. Hugg, PS
Surv-Tek, Inc.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 17, 2004
DRB Comments**

ITEM # 16

PROJECT # 1003688

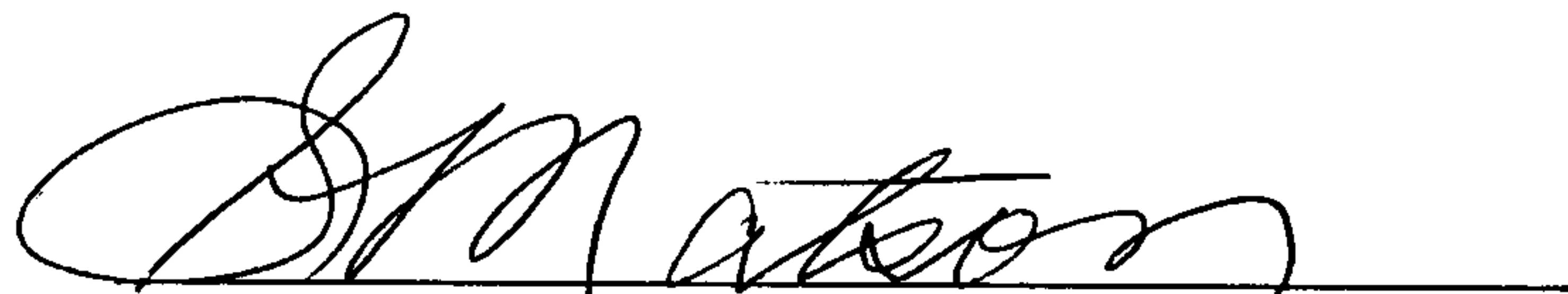
APPLICATION # 04-01463

RE: Tract H, The Trails/plat

No objection to the platting action.

AGIS dxf approval is required before Planning signs the plat.

Planning will record the plat.



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

BULK LAND PLAT OF
THE TRAILS UNIT 3A
 (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 N
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2007

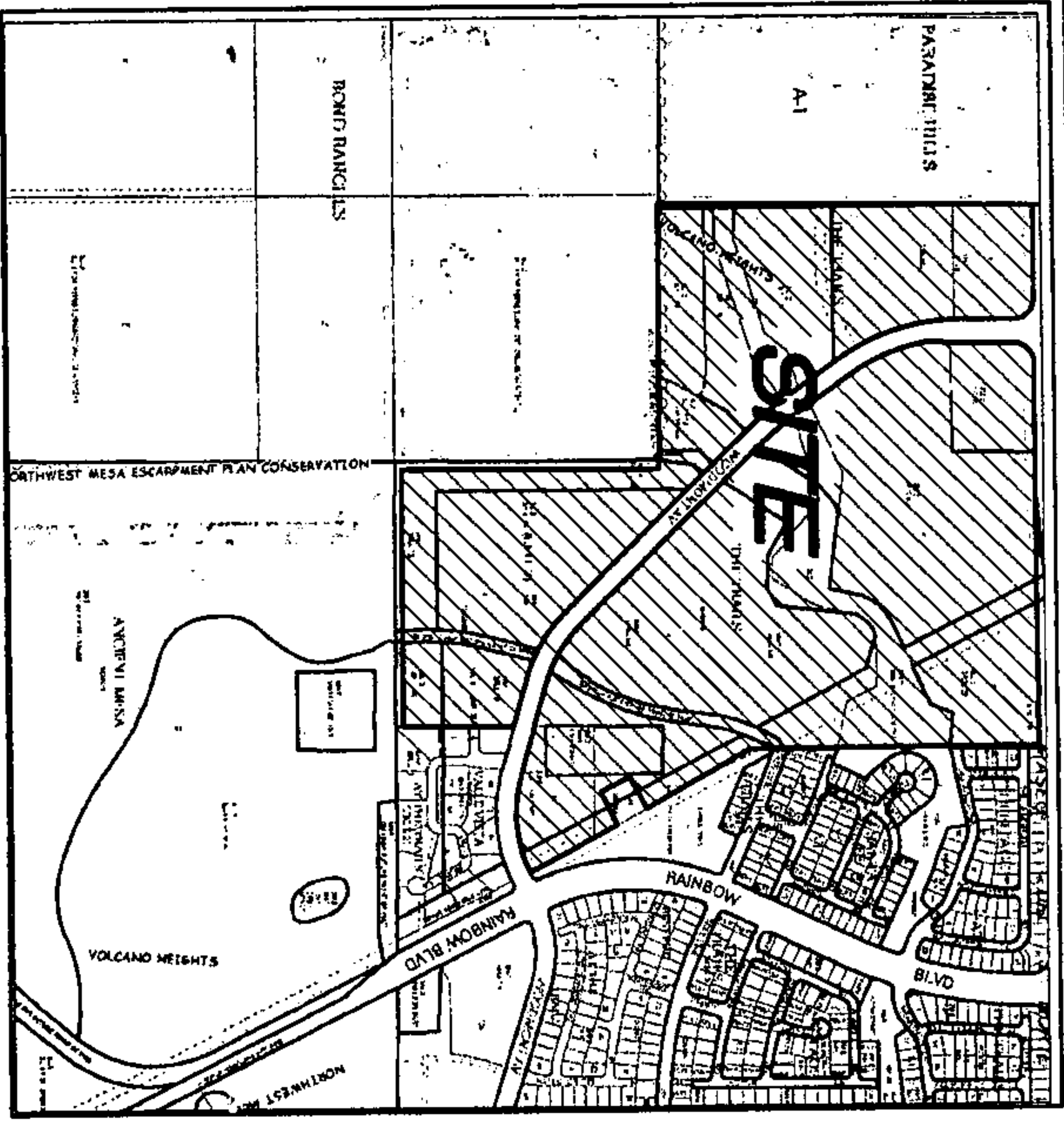
TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 1004404 25/130203, see attached for additional info
 Trails LLC
 12-21-07
 Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer services.



GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plot bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-8 and C-9.
6. U.C.L.S. Log Number 2007391925.
7. No direct access to Paseo Del Norte will be allowed.
8. All street centerline monumentation shall be installed at all centerline P.C.s, P.T.s, angle points and street intersections and shown thus. All centerline monumentation will be set using the standard four (4) aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, P.S. Number 9750" and will be set flush with the final asphalt fill.
9. Monholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
10. Current Zoning per the Volcano Heights Sector Development Plan as follows:
 Tracts 1 and 4 are designated SU-2 UR
 Tracts 2, 7 and 8 are designated SU-2 SRLF
 Tracts 6, 9 and 5 are designated SU-2 SRSI
 Tract 3 is designated SU-2 VC
 Tracts OS-1 thru OS-3 are designated SU-2 SU-1 Open Space

SUBDIVISION DATA

1. Total number of existing Tracts: 11
2. Total number of Tracts created: 13
3. Total mileage of full width streets created: 0
4. Gross Subdivision acreage: 158.6623 acres.
5. Tracts OS-1 thru OS-3 are Private Open Space Areas conveyed to The Trails Community Association, Inc. Maintenance of said Tracts shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts parcels or lots.
6. Tracts OS-1 thru OS-3 are subject to a blanket access, public open space and public storm drain easements to be granted with the filing of this plat. Said Tracts OS-1, OS-2 and OS-3 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, Inc. with the filing of this plat.

PURPOSE OF PLAT:

1. Eliminate the existing interior tract lines and create the Thirteen (13) New Bulk Tracts shown hereon to facilitate platting of future Trails Units.
2. Grant the Public Roadway and Drainage Easements to the City of Albuquerque as shown hereon.
3. Grant the Public Water and Sanitary Sewer Easement to New Mexico Utilities, Inc (NMU), as shown hereon.
4. Show the various Public Easements Vacated by 07DRB-70296

PURPOSE OF PLAT:

The purpose of this Bulk Land Plat is to:

1. Eliminate the existing interior tract lines and create the Thirteen (13) New Bulk Tracts shown hereon to facilitate platting of future Trails Units.
2. Grant the Public Roadway and Drainage Easements to the City of Albuquerque as shown hereon.
3. Grant the Public Water and Sanitary Sewer Easement to New Mexico Utilities, Inc (NMU), as shown hereon.
4. Show the various Public Easements Vacated by 07DRB-70296

SHEET INDEX

SHEET 1 OF 5 -	Approvals, General Notes, Etc...
SHEET 2 OF 5 -	Legal Description, Fee consent and dedication
SHEET 3 OF 5 -	Overall Plot Boundary and Vacated Lot lines and easements
SHEET 4 OF 5 -	North 1/2 of Trails Unit 3A
SHEET 5 OF 5 -	South 1/2 of Trails Unit 3A
SHEET 6 OF 5 -	Curve and Line Tables

PLAT APPROVAL

UTILITY APPROVAL:	
PNM Gas and Electric Services	10-04-07
Qwest Corporation	10/8/07
Comcast	10-3-07
New Mexico Utilities	12/19/07

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

CITY APPROVAL: *[Signature]* 10-3-07
 City Surveyor

Real Property Division
 Date

Environmental Health Department
 Date

Traffic Engineering/Transportation Division
 Date

ABCWA
 Date

Christine Anderson
 Parks and Recreation Department
 Date

Budley J. Ruppman
 Date

AMARCA
 Date

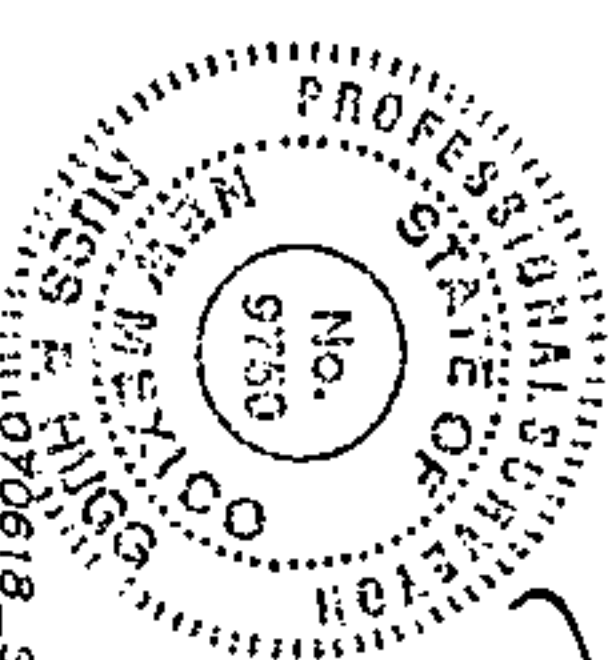
City Engineer
 Andrew Sautz
 Date

DRB Chairperson, Planning Department
 Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared by me from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 September 25, 2007



LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Alameda Grant in Projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising:

All of Tracts 1 thru 8, OS-1 and OS-2. The Trails Unit 3, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, LLC AND TRACT H-2, TRAILS UNIT 1) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 16, 2006 in Book 2006C, Page 85.

AND

All of Tract 12, The Trails Unit 2, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County on October 18, 2004 in Book 2004C, Page 332.

Said Parcels contains 158.6623 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land so subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNERS)

THE TRAILS, LLC
a Nevada limited liability company
Longford Group, Inc., it's manager
By Kelly Murtagh
Kelly Murtagh, President

THE TRAILS COMMUNITY ASSOCIATION, INC.
Tracy Murphy 10-2-02
Tracy Murphy, President Date

ACKNOWLEDGEMENT

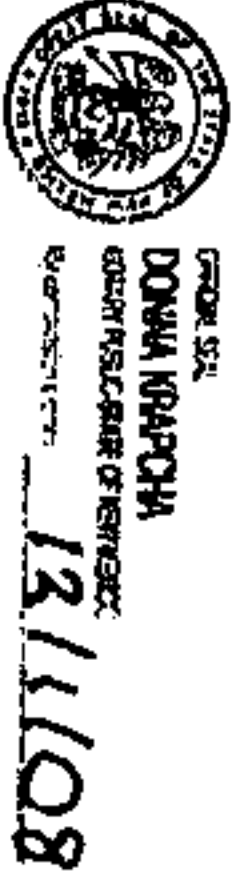
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 2nd
day of October 2007, by Kelly Murtagh, Vice President
of The Longford Group, Inc.

Notary Public



STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 2nd
day of October 2007, by Tracy Murphy, President of The
Trails Community Association, Inc.

Tracy Murphy
Notary Public My commission expires 12-1-08



BULK LAND PLAT OF
THE TRAILS UNIT 3A
(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2
THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 has been granted a variance or waiver from certain subdivision and/or site development requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2006 in Book A113, page 6952

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 10 AND TRACTS OS-1 and OS-2
THE TRAILS UNIT 3A

The plat of TRACTS 1 THRU 10 AND TRACTS OS-1 and OS-2, THE TRAILS UNIT 3A has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

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

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

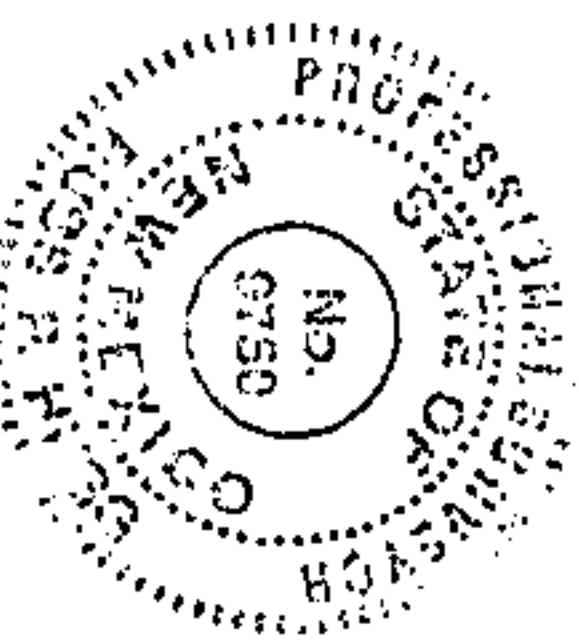
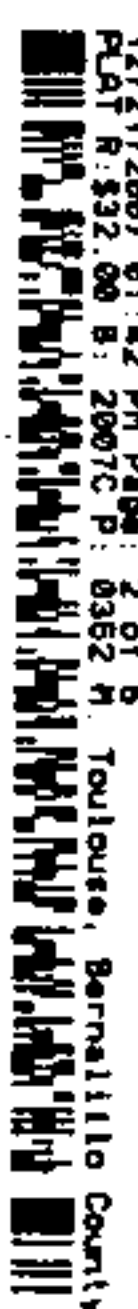
At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

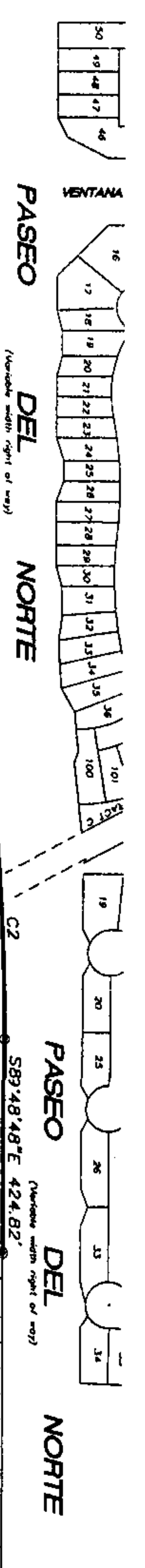
Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 10 and Tracts OS-1 and OS-2, The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____ 2007 in Book _____ page _____

SECTION 14-14-4.7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision"

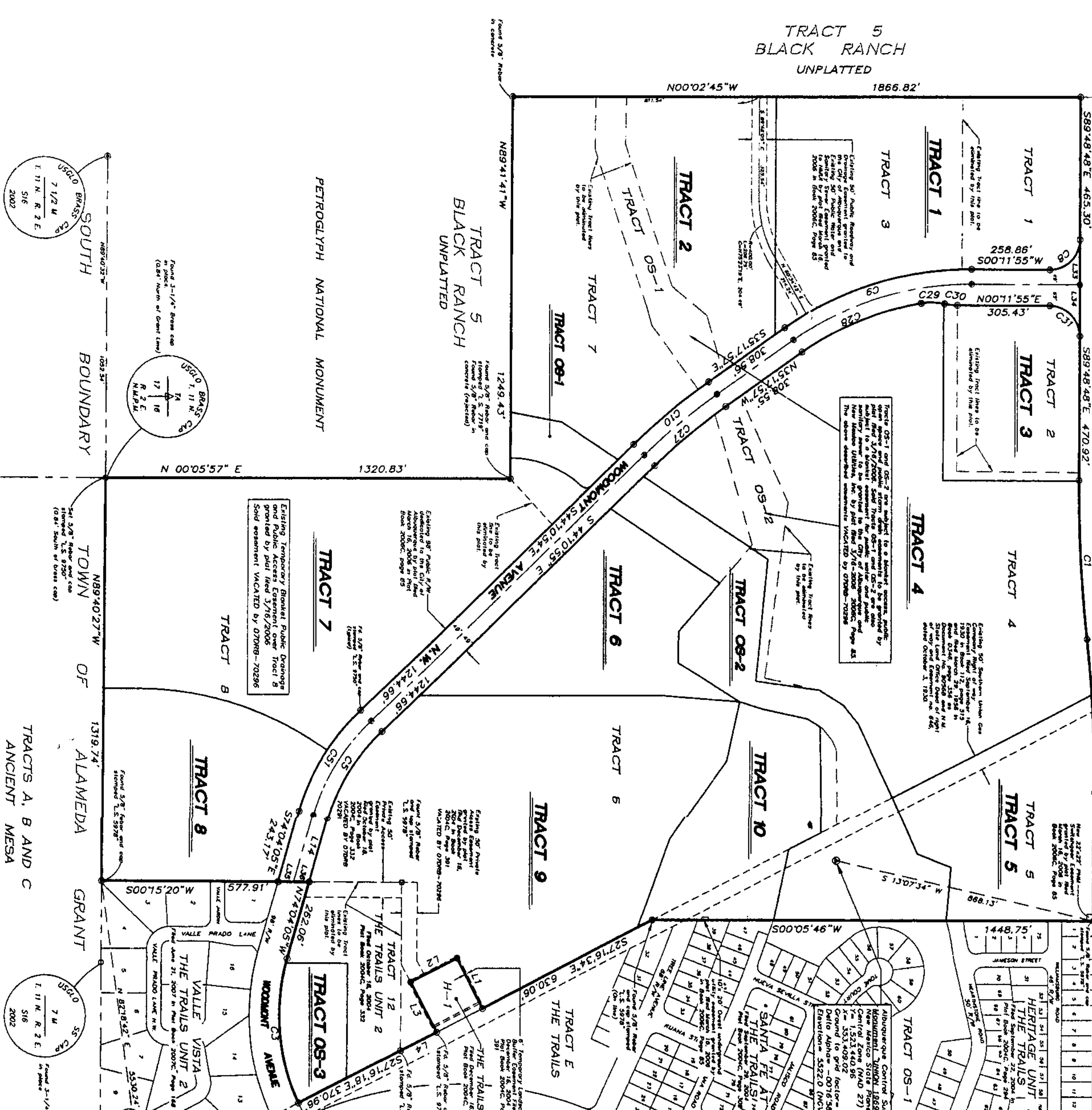
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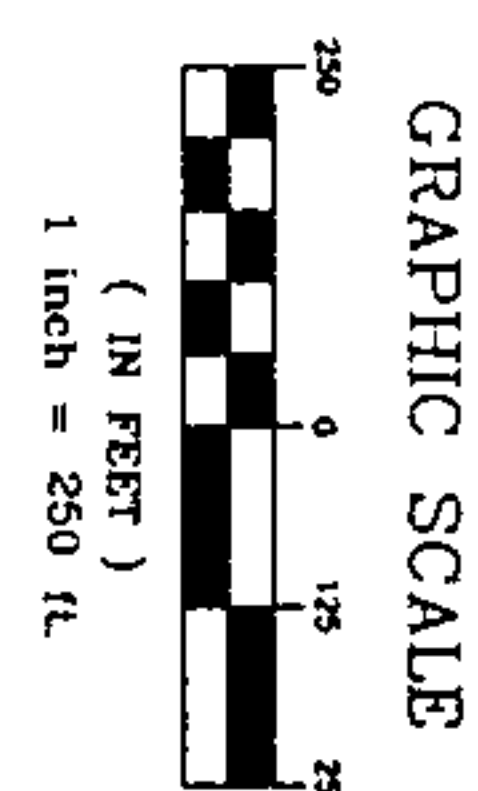
**BULK LAND PLAT OF
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(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
N
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2007

**EXISTING EASEMENTS AND TRACT
LINES VACATED BY THIS PLAT**



Abbuquerque Central Survey Monument 7-CID
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Zone 15S 954534
Ground to grid factor - 0.999634
Datum Alpha - 0016179
Elevation 3422.388 (NAVD83)

Doc# 2007111107
12/21/2007 01:42 PM Page 3 of 6
12/21/2007 01:42 PM Page 3 of 6
12/21/2007 01:42 PM Page 3 of 6

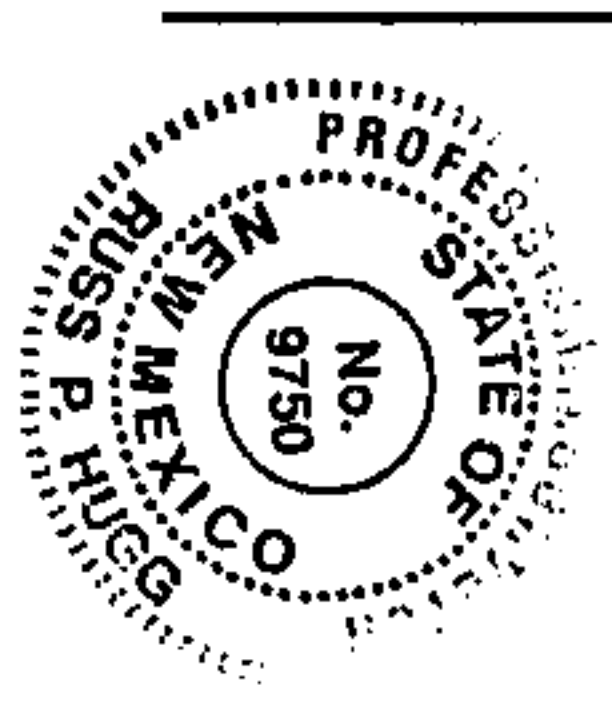
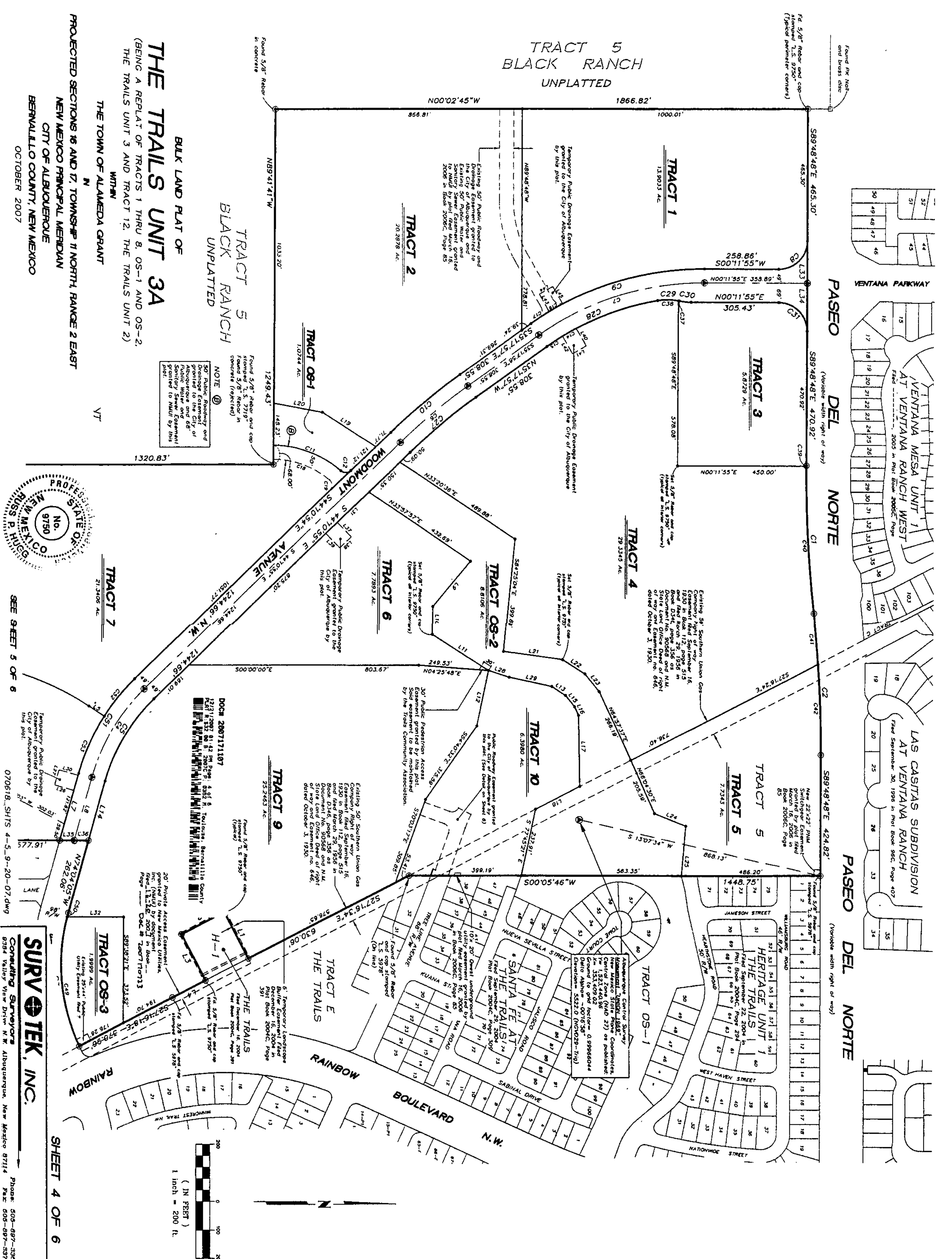
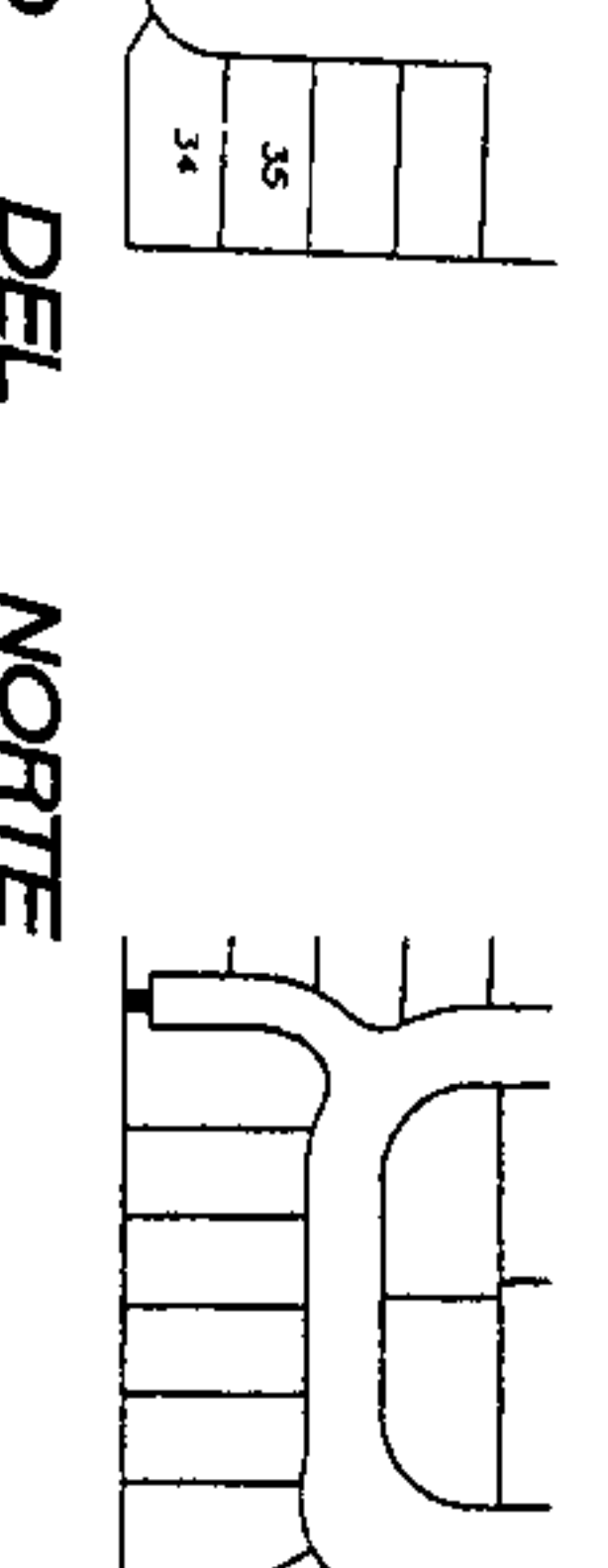
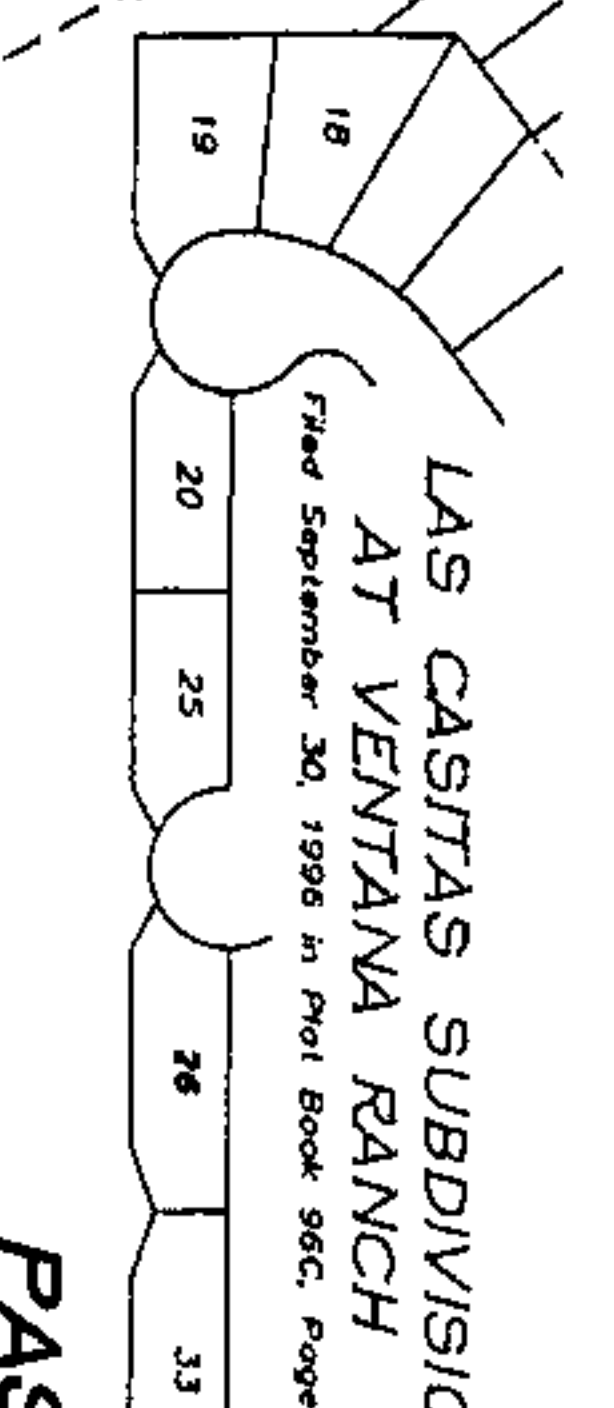
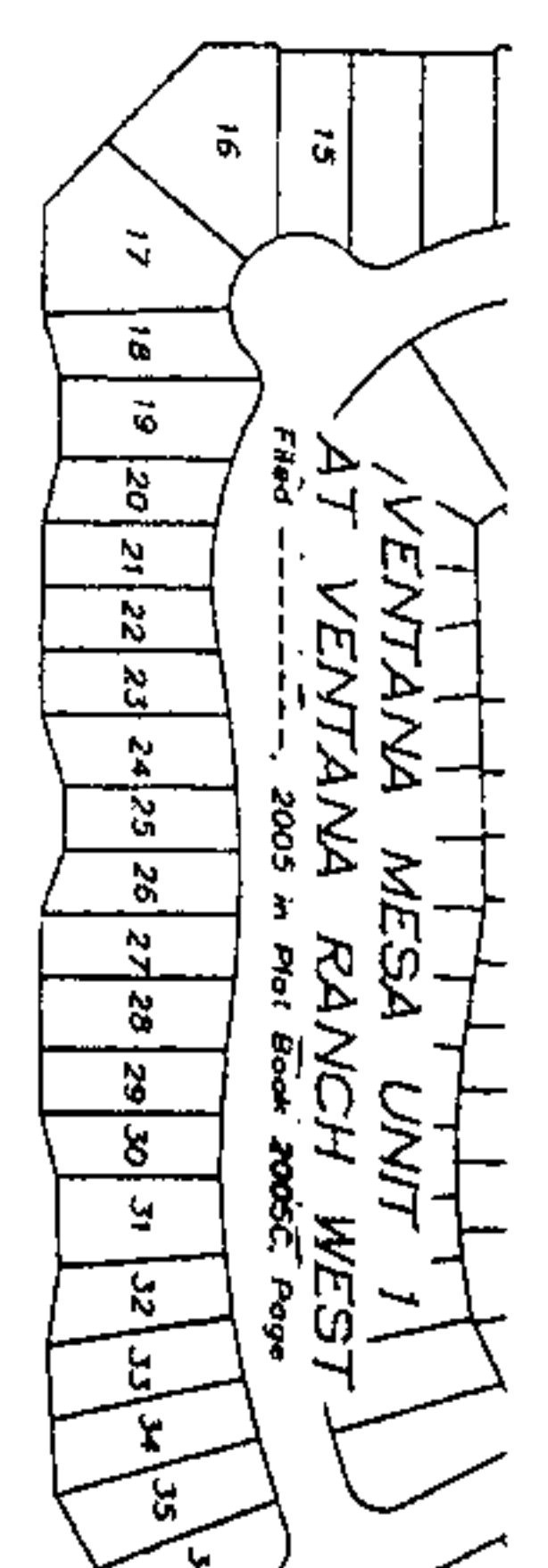
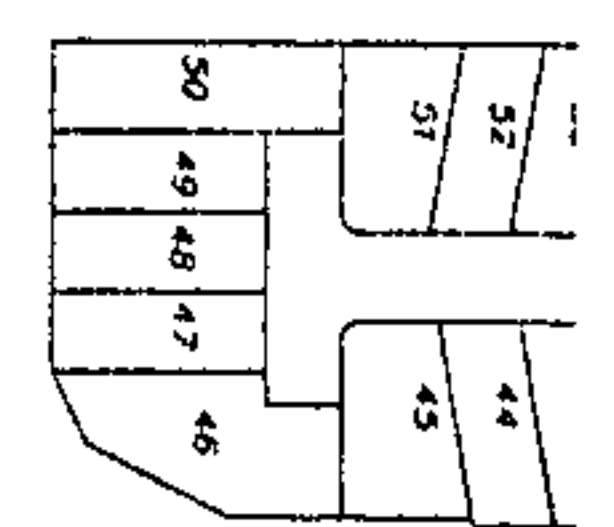


TRACT 5 BLACK RANCH UNPLATTED

BULK LAND FLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)

THE TOWN OF ALAMEDA GRANT
WITHIN
THE TOWN OF ALAMEDA GRANT
N
VT

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2007

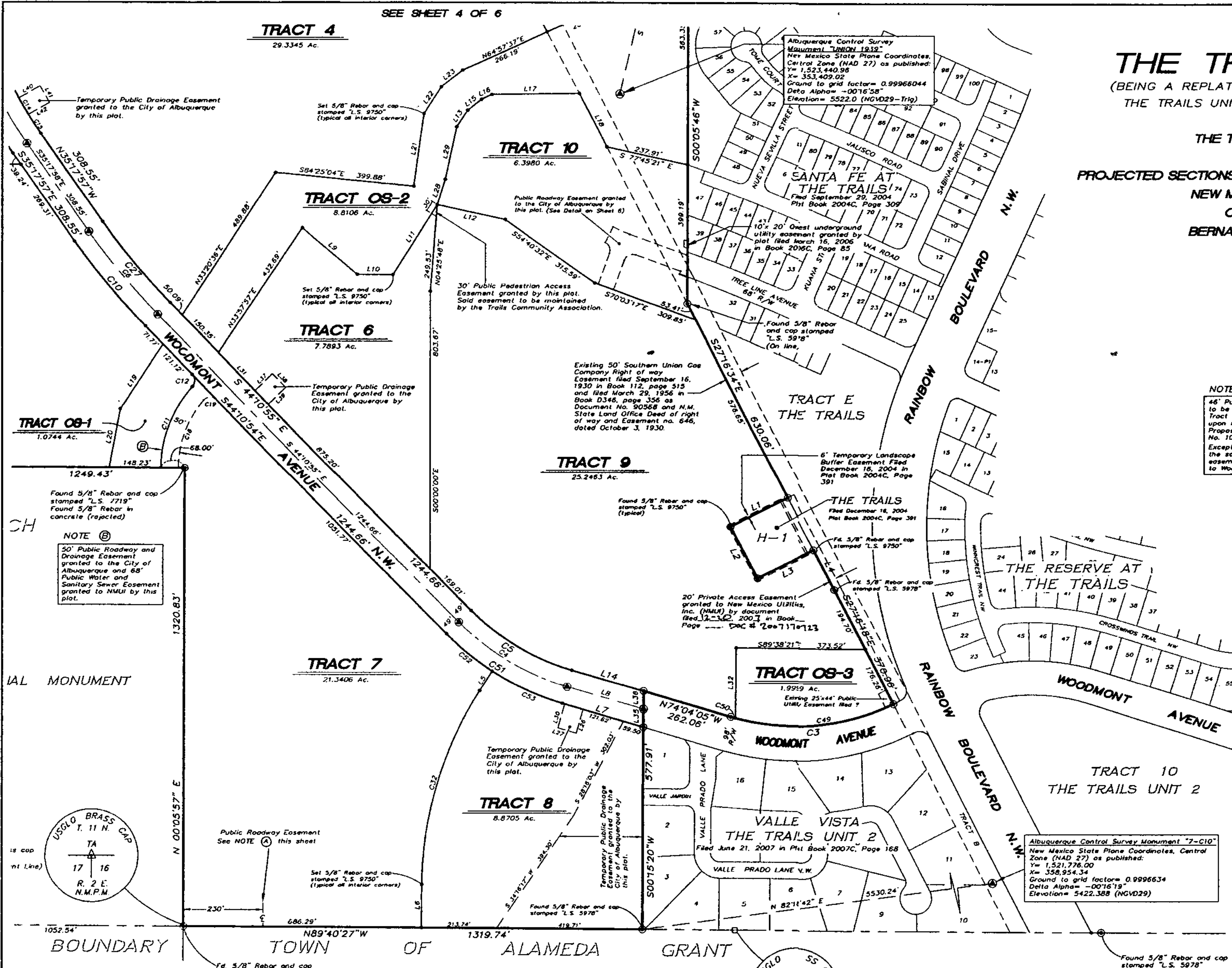


SEE SHEET 5 OF 6
070618_SHTS 4-5-9-20-07.dwg

SURV TEK, INC.
Consulting Surveyors
8704 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



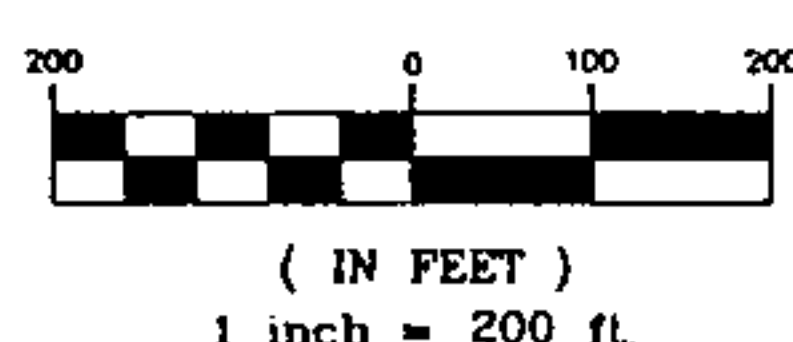
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007



NOTE (A)
 46' Public Roadway Easement reserved by this platting action to be granted in the future: upon subsequent platting of Tract 7, or upon request by the City of Albuquerque, or upon request by the owner of Tract C, Ancient Mesa, or Proposed Tracts C-1 and C-2, Ancient Mesa (DRB Project No. 1004071).
 Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at that time.

NOTE (B)
 50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMU by this plat.

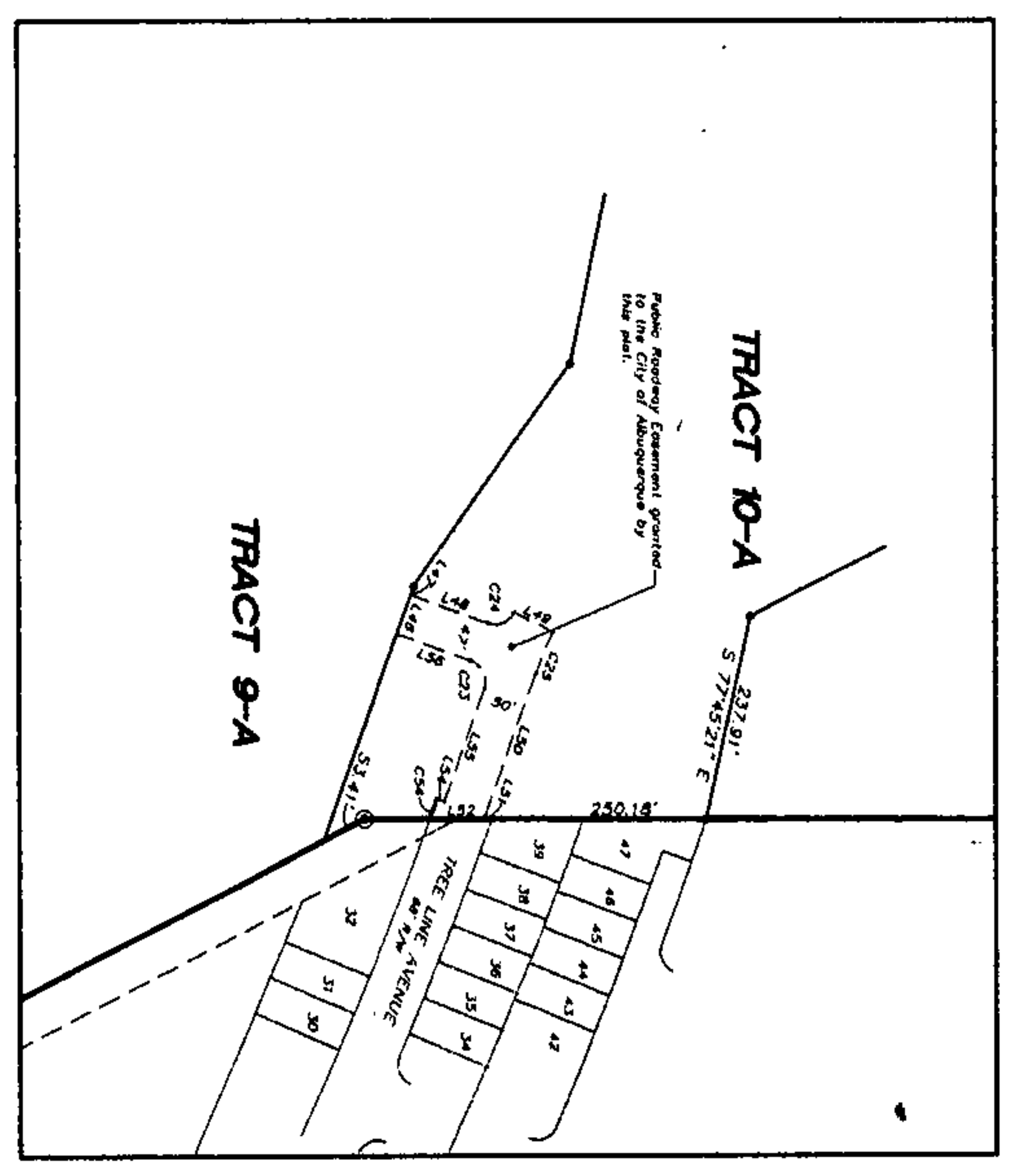
Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y= 1,521,776.00
 X= 358,954.34
 Ground to grid factor= 0.9996634
 Delta Alpha= -00'16"19"
 Elevation= 5422.388 (NGVD29)



DOC# 2007171107
 12/21/2007 8:42 PM Page: 5 of 6
 PLAT # 832 98 8 - 2007C P: 8322 R: Toulouse, Bernalillo County

**BULK LAND PLAT OF
THE TRAILS UNIT 3A**
(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
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THE TOWN OF ALAMEDA GRANT

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2007



LINE	LENGTH	BEARING
L1	184.00'	S62.43.26"W
L2	170.00'	S27.16.34"E
L3	184.00'	N62.43.26"E
L4	130.51'	S27.16.34"E
L5	66.10'	S32.32.08"W
L6	124.07'	S00.19.33"W
L7	243.17'	S74.04.05"E
L8	229.42'	N74.04.05"W
L9	207.93'	S49.49.12"E
L10	102.11'	S89.33.10"E
L11	237.43'	N32.12.03"E
L12	199.32'	S27.51.46"E
L13	57.66'	N32.28.33"E
L14	213.62'	N74.04.05"W
L15	50.89'	N31.14.35"E
L16	33.00'	N64.57.37"E
L17	250.90'	N69.01.47"E
L18	174.90'	S27.16.30"E
L19	221.41'	S33.20.36"W
L20	172.48'	S10.36.24"W
L21	211.17'	N07.50.45"E
L22	92.07'	N32.28.33"E
L23	79.17'	N51.74.55"E
L24	118.15'	N22.01.51"E
L25	174.85'	S84.56.30"E
L26	70.00'	S15.56.41"W
L27	55.00'	N74.03.19"W
L28	77.52'	N17.42.46"E
L29	153.58'	N12.11.46"E
L30	69.99'	N15.56.41"E
L31	152.04'	S44.10.54"E
L32	200.51'	N00.21.41"E
L33	149.02'	S89.48.48"E
L34	168.98'	S89.48.48"E
L37	20.00'	N45.49.06"E
L38	58.00'	S44.10.54"E
L39	70.00'	S45.49.06"W
L40	70.15'	N60.17.12"E
L41	53.00'	S29.42.48"E
L42	20.20'	S60.17.12"W
L43	20.21'	S60.24.54"W
L44	53.00'	N29.35.06"W
L45	20.17'	N60.24.54"E
L46	42.00'	N70.03.17"W
L47	10.50'	N70.03.17"W
L48	96.04'	N19.56.43"E
L49	50.00'	N26.43.31"E
L50	173.64'	S70.03.17"E
L51	9.00'	N19.56.43"E
L52	72.36'	S00.03.46"W
L54	9.00'	N19.56.43"E
L55	137.56'	N70.03.17"W
L56	92.43'	S19.56.43"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	519.29'	1428.00'	260.17'	519.51'	N86.56.02"E	63.02.20"
C2	502.08'	442.00'	251.31'	501.81'	N86.56.02"E	63.02.20"
C3	481.26'	672.00'	251.47'	471.05'	S85.24.55"W	41.02.00"
C4	363.13'	700.00'	186.82'	361.00'	S59.07.30"E	29.53.10"
C5	339.57'	651.00'	173.74'	335.73'	S59.07.30"E	29.53.10"
C6	310.06'	2000.00'	155.34'	309.75'	S39.44.26"E	8.52.57"
C7	619.56'	1000.00'	320.08'	609.70'	S17.33.01"E	35.29.53"
C8	157.10'	100.00'	100.02'	141.44'	N44.48.26"W	90.00.43"
C9	649.92'	1049.00'	335.72'	639.57'	S17.33.01"E	35.29.53"
C10	312.65'	2049.00'	158.15'	312.34'	S39.44.26"E	8.52.57"
C11	236.74'	351.33'	134.41'	231.07'	S21.04.27"W	41.52.12"
C12	37.61'	23.00'	23.39'	34.16'	N01.05.17"W	86.11.28"
C14	55.01'	951.00'	22.51'	55.00'	S29.39.31"E	31.8.51"
C15	66.12'	951.00'	33.07'	66.11'	S33.18.27"E	3.59.01"
C16	55.01'	1049.00'	27.51'	55.00'	S29.37.28"E	3.00.16"
C17	76.40'	1049.00'	38.21'	76.38'	S33.12.47"E	4.10.22"
C18	213.08'	301.33'	111.21'	208.67'	S20.22.10"W	40.30.58"
C19	41.53'	43.00'	27.37'	36.92'	S88.13.22"W	93.11.27"
C23	39.27'	25.00'	28.00'	35.36'	S64.56.43"W	90.00.00"
C24	36.31'	25.00'	22.20'	33.20'	N21.39.43"W	83.12.52"
C25	52.23'	441.00'	26.14'	52.20'	S96.39.43"E	6.47.08"
C28	424.24'	1951.00'	151.53'	420.73'	S39.44.26"E	8.52.57"
C29	76.55'	200.00'	18.75'	76.09'	S01.13.33"W	25.33.34"
C30	41.88'	200.00'	21.01'	41.79'	N06.11.42"E	11.59.33"
C31	157.06'	100.00'	99.98'	141.41'	S43.11.34"W	89.59.17"
C32	584.44'	1028.98'	300.34'	576.62'	S16.35.51"W	32.32.35"
C37	3.10'	200.00'	1.55'	3.10'	S11.44.50"W	0.53.16"
C38	73.45'	200.00'	37.15'	73.04'	S00.46.34"W	21.02.35"
C39	2.20'	4578.00'	1.10'	2.20'	S89.49.38"E	0.01.39"
C40	517.58'	4578.00'	259.07'	512.32'	N86.55.12"E	6.28.40"
C41	181.92'	442.00'	91.01'	181.98'	S84.51.37"W	2.21.29"
C42	320.09'	442.00'	160.11'	320.02'	S88.06.47"W	4.08.51"
C49	466.76'	672.00'	243.24'	457.43'	N84.47.49"E	39.47.47"
C50	14.51'	672.00'	7.25'	14.51'	S74.41.11"E	1.14.13"
C51	390.69'	749.00'	199.90'	386.27'	S59.07.30"E	29.53.10"
C52	169.28'	749.00'	85.00'	168.92'	S50.39.23"E	12.56.58"
C53	221.41'	749.00'	111.52'	220.60'	S65.35.58"E	16.56.13"
C54	24.57'	4966.00'	12.28'	24.57'	N69.54.47"W	0.17.00"



DCM 280711107
12/31/2007 8:42 PM Page: 5 of 5
PLAT R-332 80 B 280707 6383 N
TOWNSHIP 11 NORTH RANGE 2 EAST
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

070518_SHTS 4-5-9-20-07.dwg

SURV TEK, INC.
CONSULTING SURVEYORS
8364 Valley View Drive N.W. Albuquerque, New Mexico 87114
Phone: 508-897-8988 Fax: 508-897-8977

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" NEO PLASTIC SURVEY CAP STAMPED 'LS 5318'
 - FOUND 1/2" REBAR W/YELLOW CAP STAMPED 'G CRISTO 6668' IN ROCK MOUND
 - FOUND USDAO BRASS CAP STAMPED 'TA. CC. 516. 515. 1911'
- 10' PACE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAN

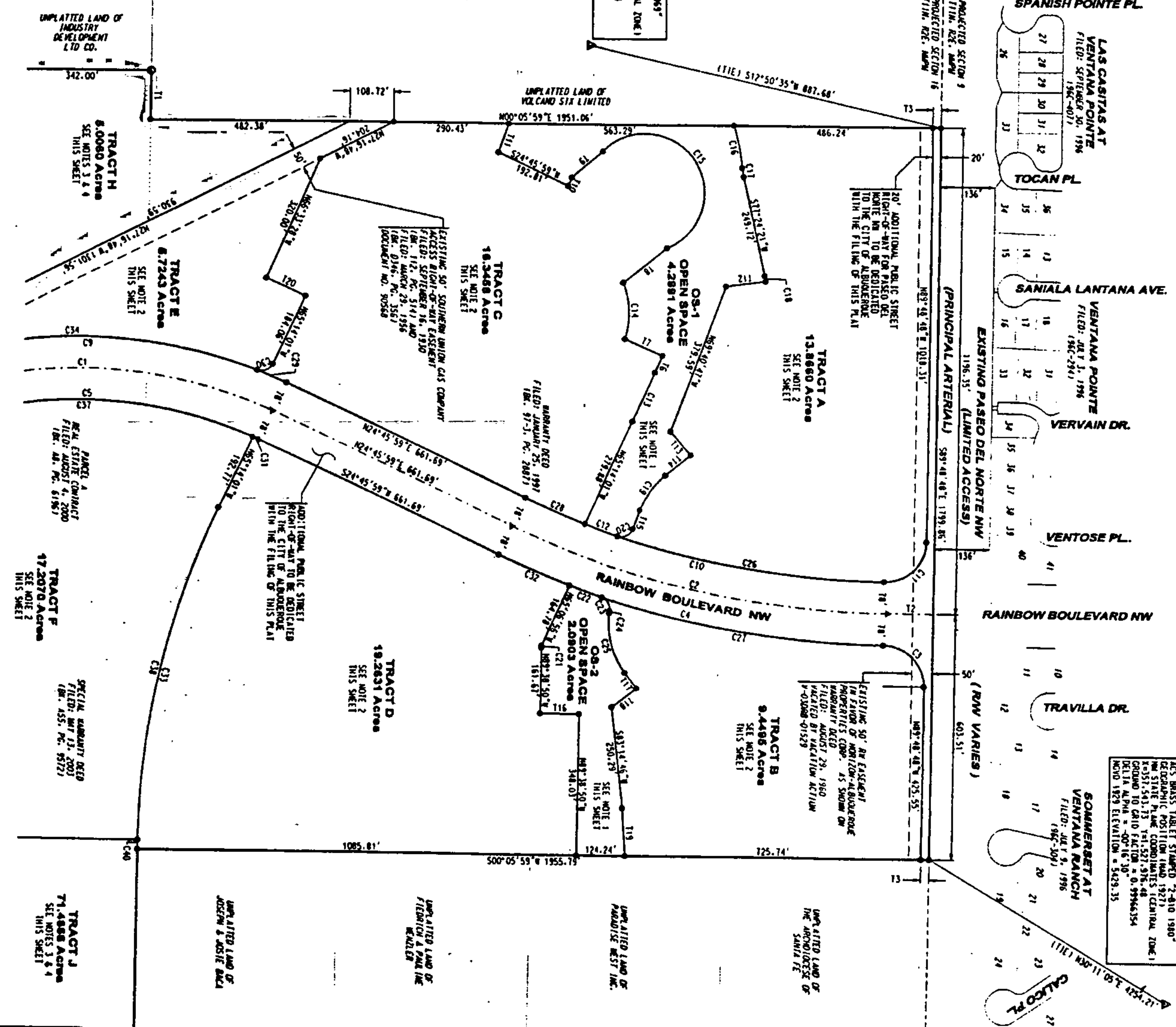
TANGENT DATA

ID	BEARING	DISTANCE
1	S89°18'17"E	121.13'
2	S00°10'51"E	110.61'
3	S00°05'59"W	20.00'
4	S43°55'34"W	8.64'
5	S43°55'34"W	106.94'
6	S67°32'42"W	45.00'
7	N12°22'42"E	101.23'
8	N12°22'42"E	102.90'
9	N12°22'42"E	102.90'
10	N12°22'42"E	102.90'
11	N12°22'42"E	102.90'
12	N12°22'42"E	102.90'
13	N12°22'42"E	102.90'
14	N12°22'42"E	102.90'
15	N12°22'42"E	102.90'
16	N12°22'42"E	102.90'
17	N12°22'42"E	102.90'
18	N12°22'42"E	102.90'
19	N12°22'42"E	102.90'
20	N12°22'42"E	102.90'
21	N12°22'42"E	102.90'
22	N12°22'42"E	102.90'
23	N12°22'42"E	102.90'
24	N12°22'42"E	102.90'
25	N12°22'42"E	102.90'
26	N12°22'42"E	102.90'
27	N12°22'42"E	102.90'
28	N12°22'42"E	102.90'
29	N12°22'42"E	102.90'
30	N12°22'42"E	102.90'
31	N12°22'42"E	102.90'
32	N12°22'42"E	102.90'

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG	CHORD END
C1	49°13'15"	506.07'	646.93'	1100.00'	917.93'	N00°06'32"E	N00°06'32"E
C2	26°13'08"	490.75'	646.93'	1100.00'	917.93'	N00°06'32"E	N00°06'32"E
C3	69°47'02"	91.47'	100.00'	100.00'	141.15'	S45°11'41"W	S45°11'41"W
C4	24°21'49"	502.35'	989.42'	2128.00'	962.48'	S12°35'05"W	S12°35'05"W
C5	41°51'51"	453.39'	853.19'	1022.00'	829.18'	S00°50'01"E	S00°50'01"E
C6	88°12'22"	21.11'	44.09'	30.00'	40.23'	S68°18'51"W	S68°18'51"W
C7	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C8	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C9	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C10	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C11	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C12	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C13	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C14	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C15	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C16	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C17	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C18	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C19	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C20	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C21	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C22	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C23	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C24	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C25	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C26	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C27	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C28	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C29	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C30	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C31	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C32	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C33	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C34	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C35	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C36	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C37	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C38	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C39	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C40	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C41	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E
C42	04°16'07"	48.15'	96.30'	30.00'	41.31'	N02°01'42"E	N02°01'42"E

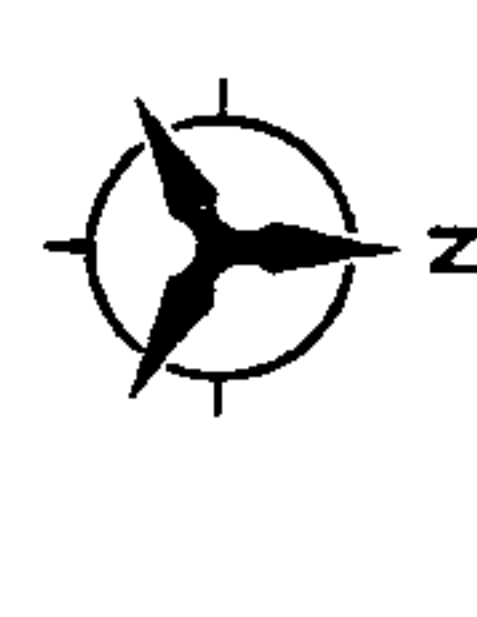
ACS BRASS TARGET STAMPED JUNIOR 1989
 GEOGRAPHIC POSITION (NAD 1921)
 STATE PLANE COORDINATES (CENTRAL ZONE)
 PROJ. TO GRID FACTOR = 0.9946044
 MEAN SEA LEVEL ELEVATION = 5322.0



ACS BRASS TARGET STAMPED 2-2-10 1980
 GEOGRAPHIC POSITION (NAD 1921)
 STATE PLANE COORDINATES (CENTRAL ZONE)
 PROJ. TO GRID FACTOR = 0.9946044
 MEAN SEA LEVEL ELEVATION = 5429.35

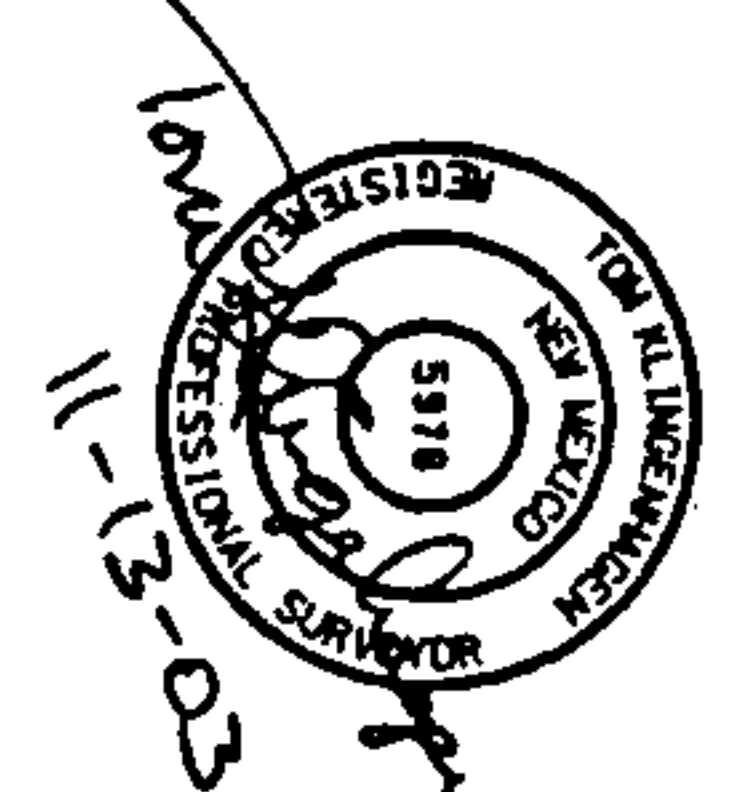
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 Page: 2 of 3
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 12/17/00 BR-2862C Pg-3/5

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



BLANKET EASEMENT NOTES

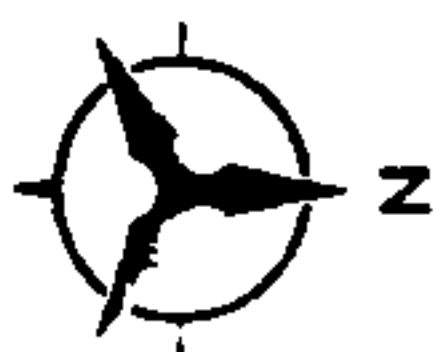
- Tracts OS-1 and OS-2 are subject to a blanket easement for public access, public open space, and utility easements to be granted to the City of Albuquerque with the filing of this plat. Tracts OS-1 and OS-2 are also subject to a blanket easement for public utility easements to be granted to the City of Albuquerque with the filing of this plat.
- Tracts A, B, C, D, E, and F are subject to a blanket easement for public utility easements to be granted to the City of Albuquerque with the filing of this plat.
- Tracts G, H, I, and J are subject to a blanket easement for public utility easements to be granted to the City of Albuquerque with the filing of this plat.
- Tracts A, B, C, D, E, and F are subject to a blanket easement for public utility easements to be granted to the City of Albuquerque with the filing of this plat.
- Tracts G, H, I, and J are subject to a blanket easement for public utility easements to be granted to the City of Albuquerque with the filing of this plat.



SHEET 2
 SHEET 3

Bohannon & Huston
 Consulting Engineers & Surveyors
 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

SHEET 2 OF 3

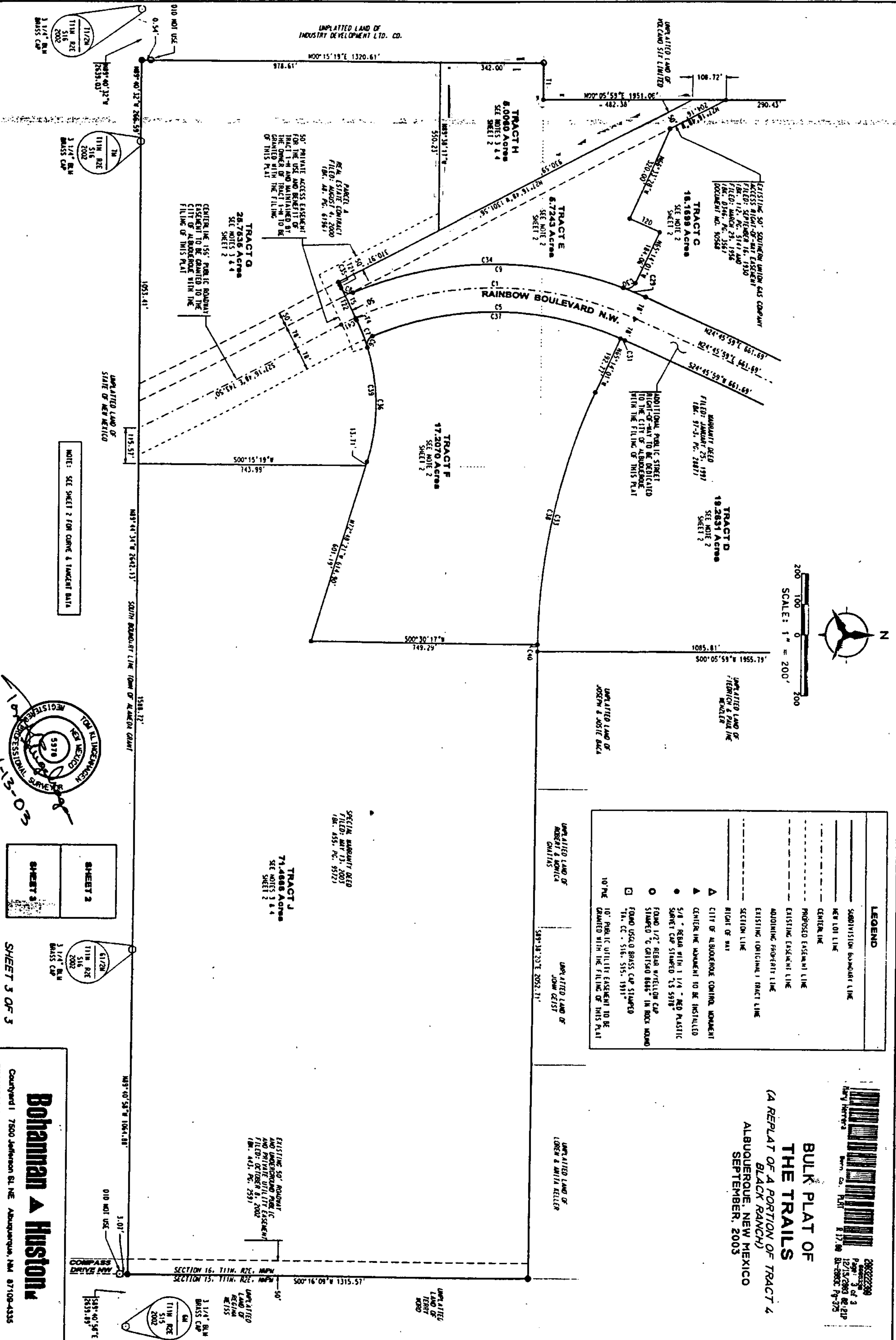


200
100
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SCALE: 1" = 200'

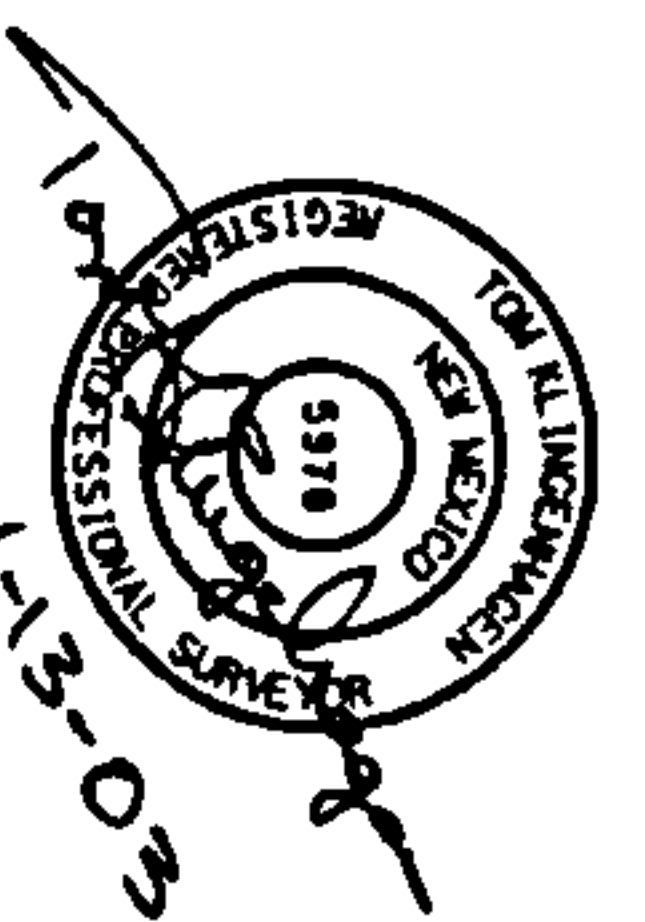
LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	NEW LOT LINE
---	CENTERLINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING (ORIGINAL) TRACT LINE
---	SECTION LINE
---	RIGHT OF WAY
▲	CITY OF ALBUQUERQUE CONTROL MONUMENT
▲	CENTERLINE MONUMENT TO BE INSTALLED
●	5/8" REBAR WITH 1 1/4" RED PLASTIC SURVEY CAP STAMPED 73 5978
○	FOUND 1/2" REBAR W/REINFORCED CAP STAMPED "C" CRITISED BRASS IN BOX MONUMENT TA. CC - 516, 515, 1911"
□	FOUND USGOLD BRASS CAP STAMPED "TA. CC - 516, 515, 1911"
10"	PUBLIC UTILITY EASEMENT TO BE DEDICATED WITH THE FILING OF THIS PLAN

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

286222390
 12/15/2003 02:21P
 3 of 3
 11/17/00
 BL-0803C Pg. 3/3



NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

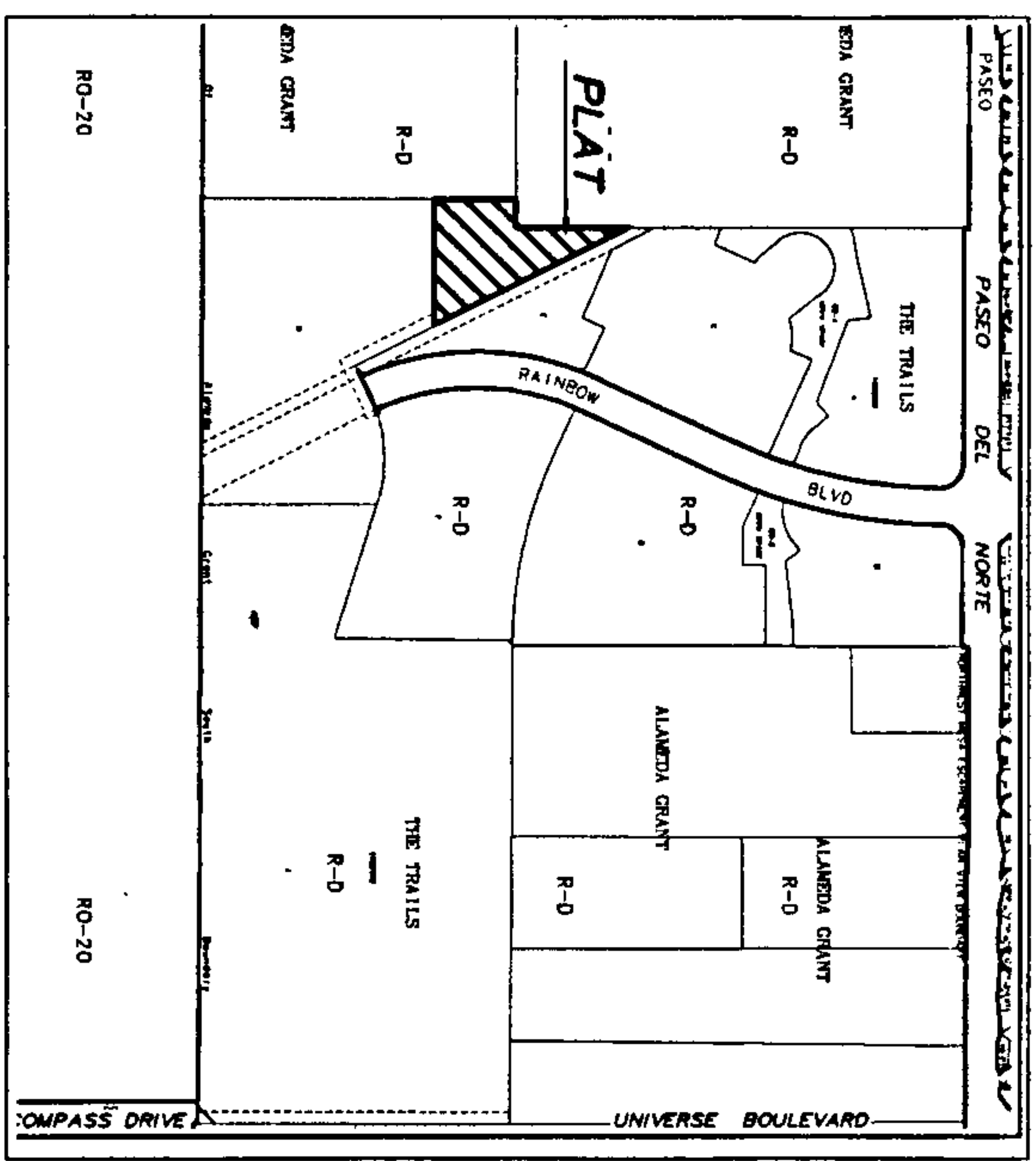


SHEET 2
 SHEET 3

SHEET 3 OF 3

Bohannon & Huston
 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SURVEYING DATA & ADVANCED TECHNOLOGIES

Printed on 28x42 inch paper at 1/8 inch scale. Job No. 030278-017



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plot bearings and distances when they differ from those measured by field survey are shown in parentheses ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
6. U.C.L.S. Log Number 2004370086.

DISCLOSURE STATEMENT

The purpose of this Bulkhead Plat is to:

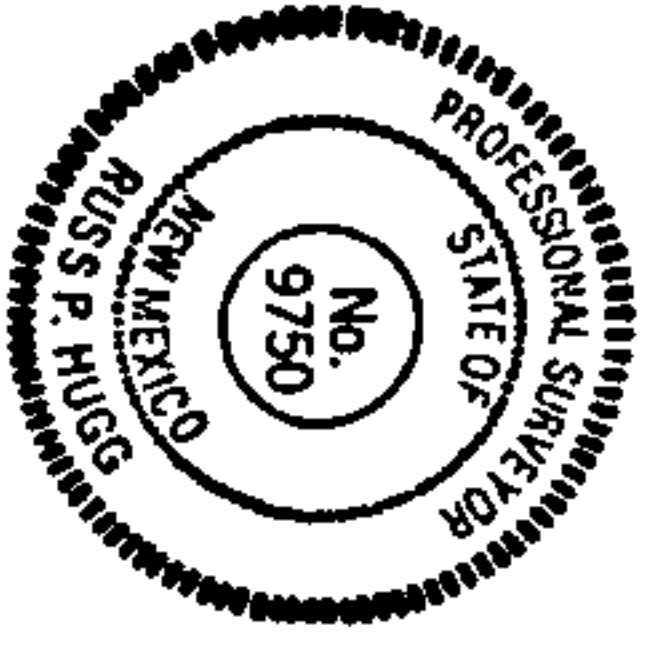
1. Divide existing Tract H into two (2) Tracts as shown hereon. Tract H-1 to be conveyed to New Mexico Utilities, Inc. as a well site.
2. Grant the additional Public Utility Easements as shown hereon (if any).

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 5.0054 acres.

BLANKET EASEMENT NOTES

1. Existing Tract H, The Trails is subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer granted to the City of Albuquerque by plot filed December 15, 2003 in Plot Book 2003C, page 375.
2. Existing Tract H, The Trails is subject to a public water easement for a future well site granted to New Mexico Utilities, Inc. by plot filed December 15, 2003 in Plot Book 2003C, page 375.



TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:

1009 06X 159 381 200 19

Shades Development L.P.

Alamy T. P. R.
Bernillo County Treasurer
Date: 11 Dec 04

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Okfest Corporation for the installation, maintenance, and service of such lines, cables, or other related equipment and facilities reasonably necessary to provide maintenance and services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with the right to enter, cross, and use the land, easements, and adjacent areas, and to use the land, easements, and adjacent areas for the purposes set forth herein. No building, sign, pool (aboveground or aboveground), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/facilities, as detailed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me and my assistants, and that it meets the standards for a plat of survey as prescribed in the Rules and Regulations of the State Board of Registration of Professional Surveyors, that it meets the minimum requirements for survey and monumentation of the Albuquerque Subdivision Ordinance, that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
N.M.P.S. No. 9750
August 18, 2004

TRACTS H-1 AND H-2
THE TRAILS

(BEING A REPLAT OF TRACT H, THE TRAILS)

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
AUGUST, 2004

PROJECT NUMBER: 100368Y

Application Number: 04DRB61465

PLAT APPROVAL

URBY Approvals:
 PNM Electric Services: *Leah B. Mude* 10-25-04
 PNM Gas Services: *Leah B. Mude* 10-25-04
 Comcast: *David R. Muller* 10-11-04
 New Mexico Utilities: *Rita E. Mick* 9-22-04

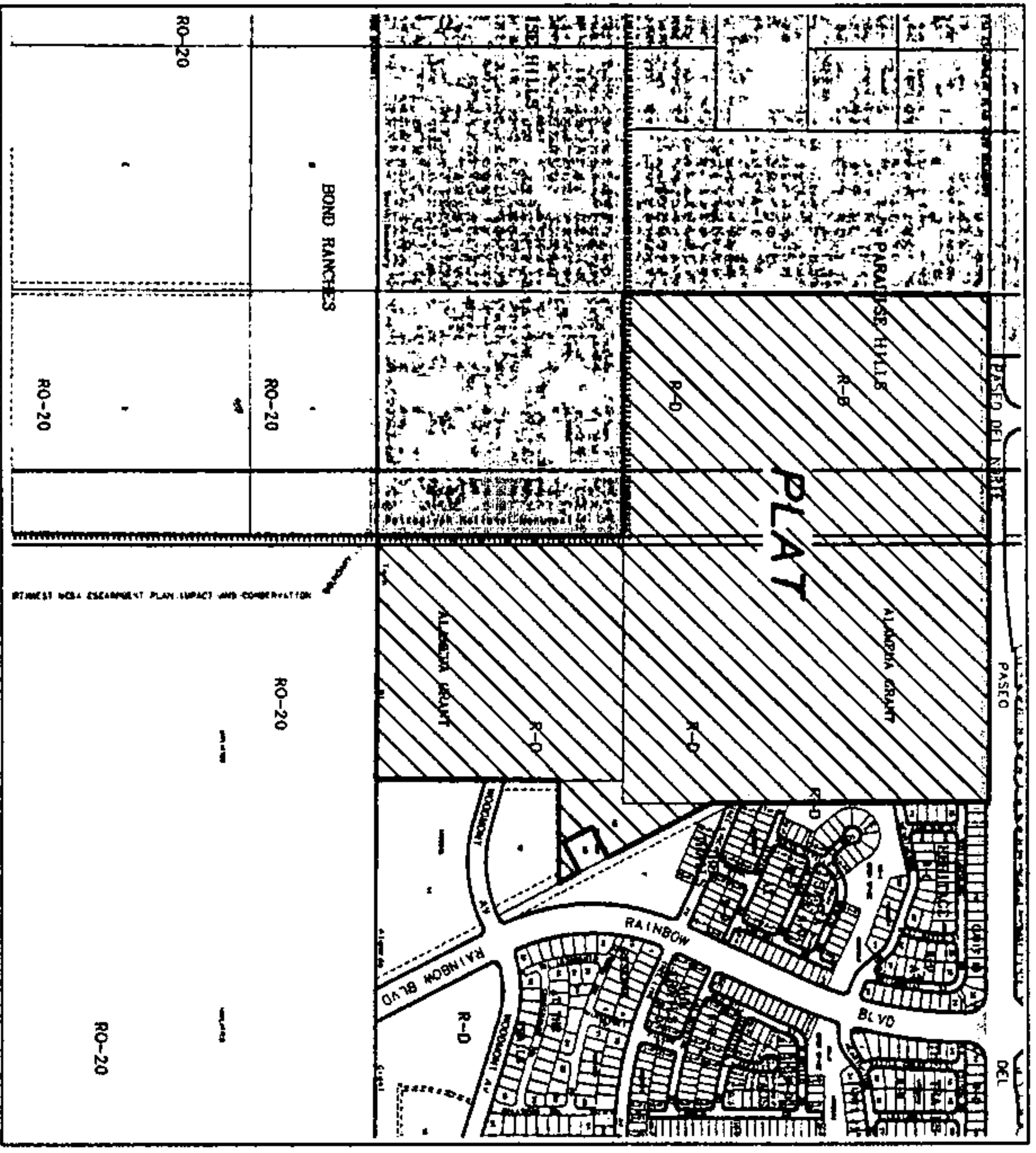
Note: These properties lie within the New Mexico Utilities, Inc. (NMU) franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:
 City Surveyor: *[Signature]* 9-15-04
 Road Property Division: *[Signature]* _____
 Environmental Health Department: *[Signature]* 12-01-04
 Planning, Transportation Division: *[Signature]* 12-1-04
 Utilities Department: *[Signature]* 12/1/04
 Parks and Recreation Department: *[Signature]* 12/1/04
 ALAMEDA: *[Signature]* 12/1/04
 Registrar: *[Signature]* 12/1/04
 DBS: *[Signature]* 12/03/04



SURV-TEK, INC.
 Consulting Surveyors
 6043 Parkway Blvd., N.E. Albuquerque, New Mexico 87114

RECEIVED
 HOMES NEW MEXICO
 266 @ 8 5004



GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plot bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated herein.
5. Albuquerque City Zone Atlas page C-9.
6. U.C.L.S. Log Number 2003300996.
7. No direct access to Paseo Del Norte will be allowed.
8. All street centerline monumentation shall be installed at all centerline (C.S.), right of way (R.O.W.) and street side easement (S.E.) points. All monumentation shall be made of aluminum monument stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENT" Do not disturb. PS Number 9750" and will be set flush with the final asphalt lift.
9. Monholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
10. Current Zoning is: R-0

Vicinity Map

N.T.S.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

APC 1209064623552219

1009064623552219

1009064623552219

1009064623552219

Bernalillo County Treasurer
 Date 3-16-06

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
 - D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
 - E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, reconstruct, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for constructing any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers, switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown herein. Consequently, PNM does not waive or releases any easement or easement rights to which it may be entitled.

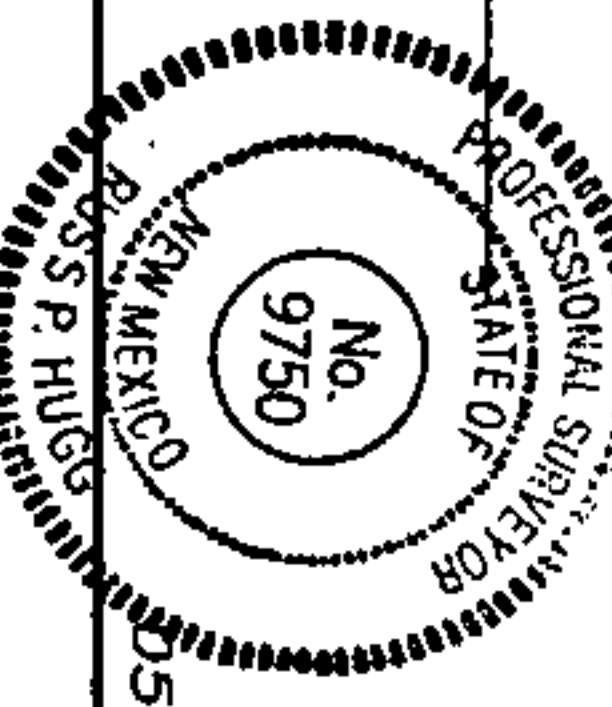
PURPOSE OF PLAT:

- The purpose of this Bulkland Plat is to:
1. Show the various Public Roadway and Utility Easements which were vacated by DBS-OS-01-01-06
 2. Create the Ten (10) Bulk Parcels shown hereon to facilitate platting of future Tracts Units.
 3. Dedicate the Additional street right of way for Woodmont Avenue to the City of Albuquerque fee simple with warranty covenants by this plat.
 4. Grant the additional Public Utility Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance, that it shows all bearings of record, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 July 18, 2005



BULK LAND PLAT OF

THE TRAILS UNIT 3

(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C. AND TRACT H-2, TRAILS UNIT 1) WITHIN

THE TOWN OF ALAMEDA GRANT

N

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 2005

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

PROJECT NUMBER 1004404
 Application Number 05008 - 01367

PLAT APPROVAL

- UTILITY APPROVAL
- PNM Electric Services: *Paul J. Mule*, Date 8-11-05
- PNM Gas Services: *Paul J. Mule*, Date 8-11-05
- Qwest Corporation: *Paul J. Mule*, Date 8-12-05
- Comcast: *Paul J. Mule*, Date 8-11-05
- New Mexico Utilities: *Paul J. Mule*, Date 8-22-05

Note: These properties lie within the New Mexico Utilities, Inc. (NMU) Inc. Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

- CITY APPROVAL
- City Surveyor: *Paul J. Mule*, Date 8-11-05
- City Surveyor: *Paul J. Mule*, Date 3/08/06
- Read Property Division: *Paul J. Mule*, Date 2-25-06
- Environmental Health Department: *Paul J. Mule*, Date 3/08/06
- Traffic Engineering & Transportation Division: *Paul J. Mule*, Date 2/15/06
- Utilities Development: *Paul J. Mule*, Date 2/15/06
- Christine Sandoval Parks and Recreation Department: *Paul J. Mule*, Date 2/15/06
- Paul J. Mule: *Paul J. Mule*, Date 2/15/06
- AMAFCA: *Paul J. Mule*, Date 8/08/06
- DBS Chairperson, Planning Department: *Paul J. Mule*, Date 8/08/06

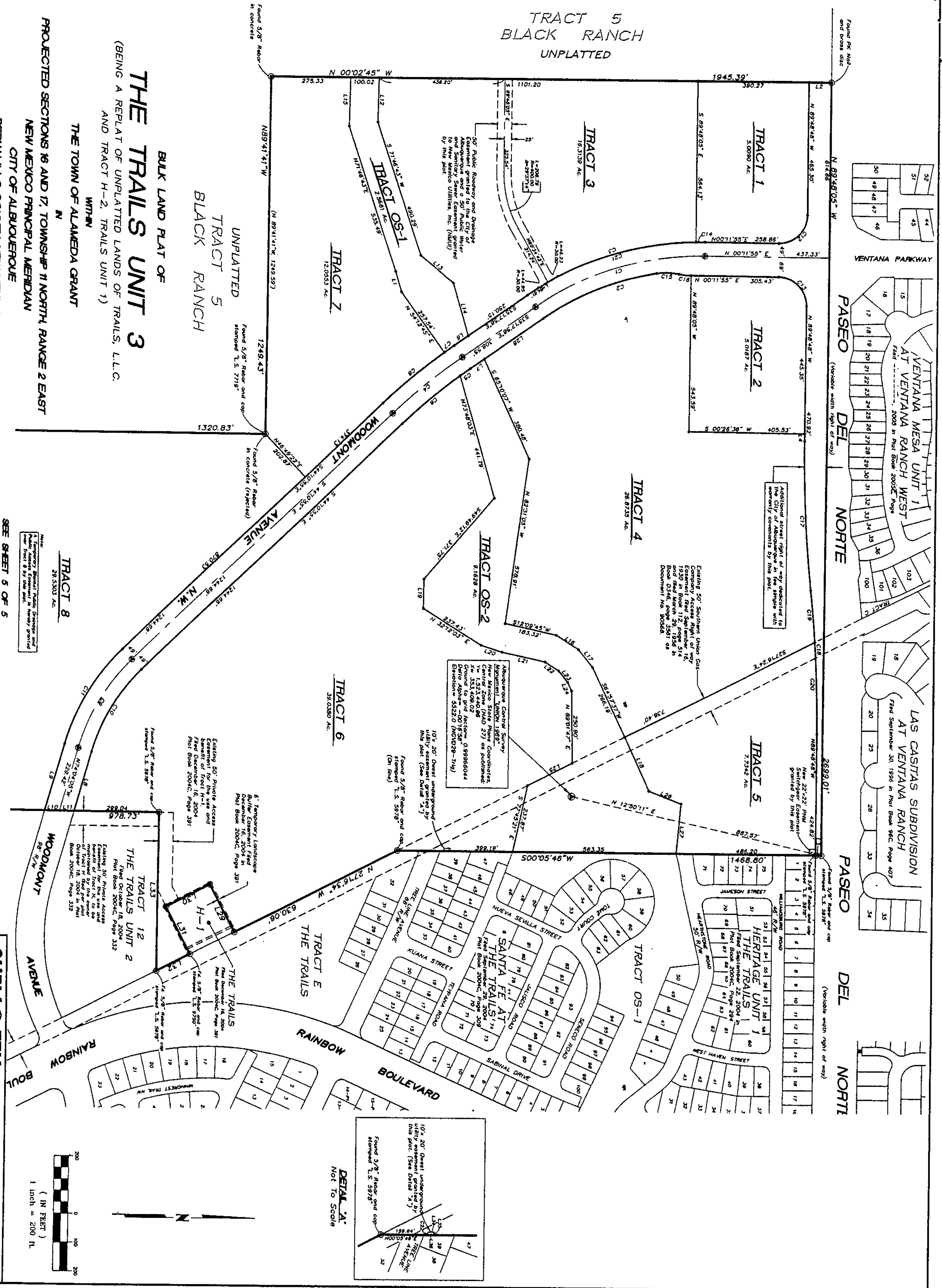


SHEET 1 OF 5

SURV TEK, INC.

Consulting Surveyors
 6649 Paradise Blvd., N.E. Albuquerque, New Mexico 87114 Phone: 505-897-5300
 Fax: 505-897-5377

TRACT 5
BLACK RANCH
UNPLATTED



**BULK LAND PLAT OF
THE TRAILS UNIT 3**
(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
AND TRACT H-2, TRAILS UNIT 1)
WITHIN
THE TOWN OF ALAMEDA GRANT
N

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

SEE SHEET 5 OF 5

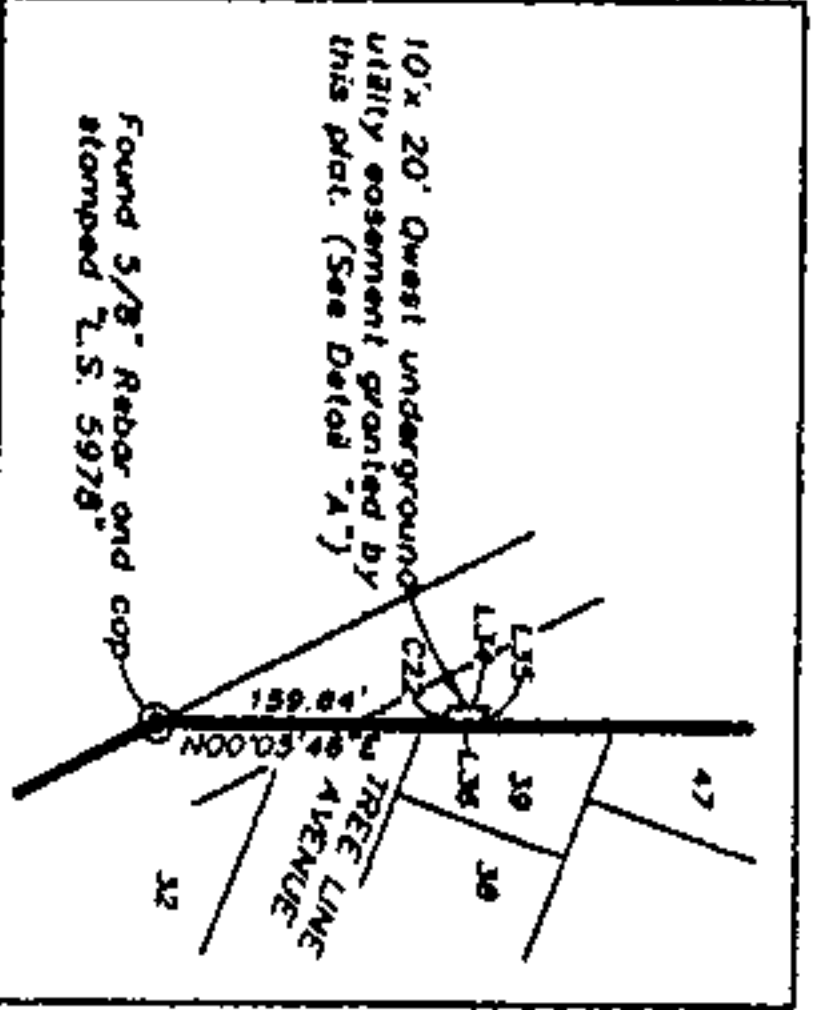
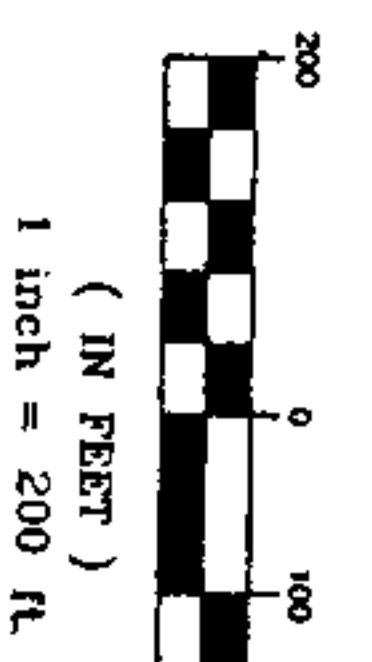


20050727
Page 5 of 5
S218298818.581
R27/08 81-2888-17-05

SHEET 4 OF 5

SURV-TEK, INC.
Consulting Surveyors

894 Valley View Drive N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5366
Fax: 505-897-5377



Abbuquerque Control Survey Monument, JUNON, 1989. New Mexico State Plane Coordinates: Central Zone (NAD 27) as published: X = 151,409.02 Y = 3,116,358.56 Ground to grid factor = 0.999860044 Elevation = 5022.0 (MGS02a-714)

10% 20' Overl underground utility easement, granted by this plat. (See Detail 'A') Found 5/8\"/>

5' Temporary Landscaping Buffer Easement, granted by this plat. (See Detail 'A') Found 5/8\"/>

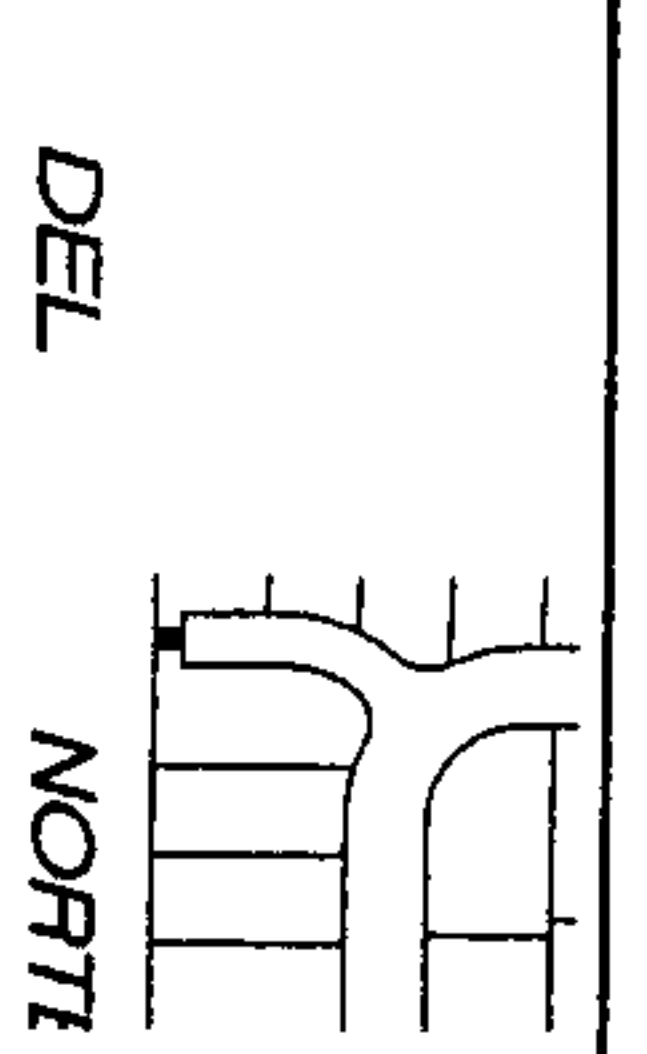
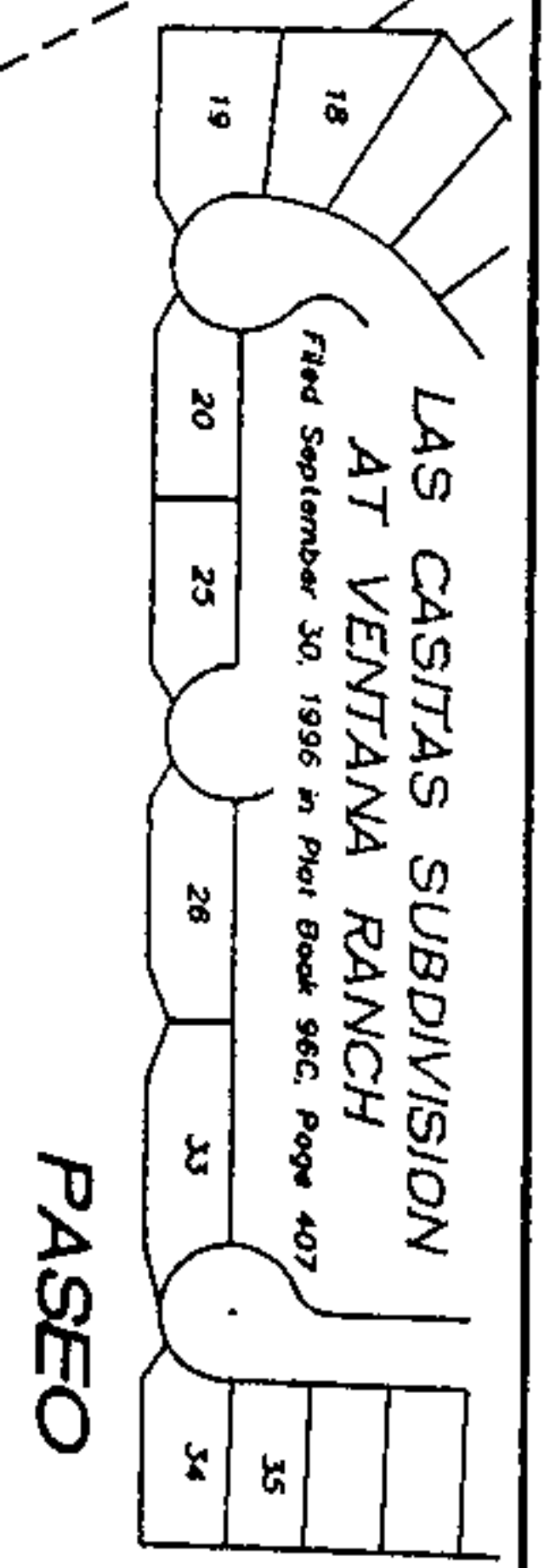
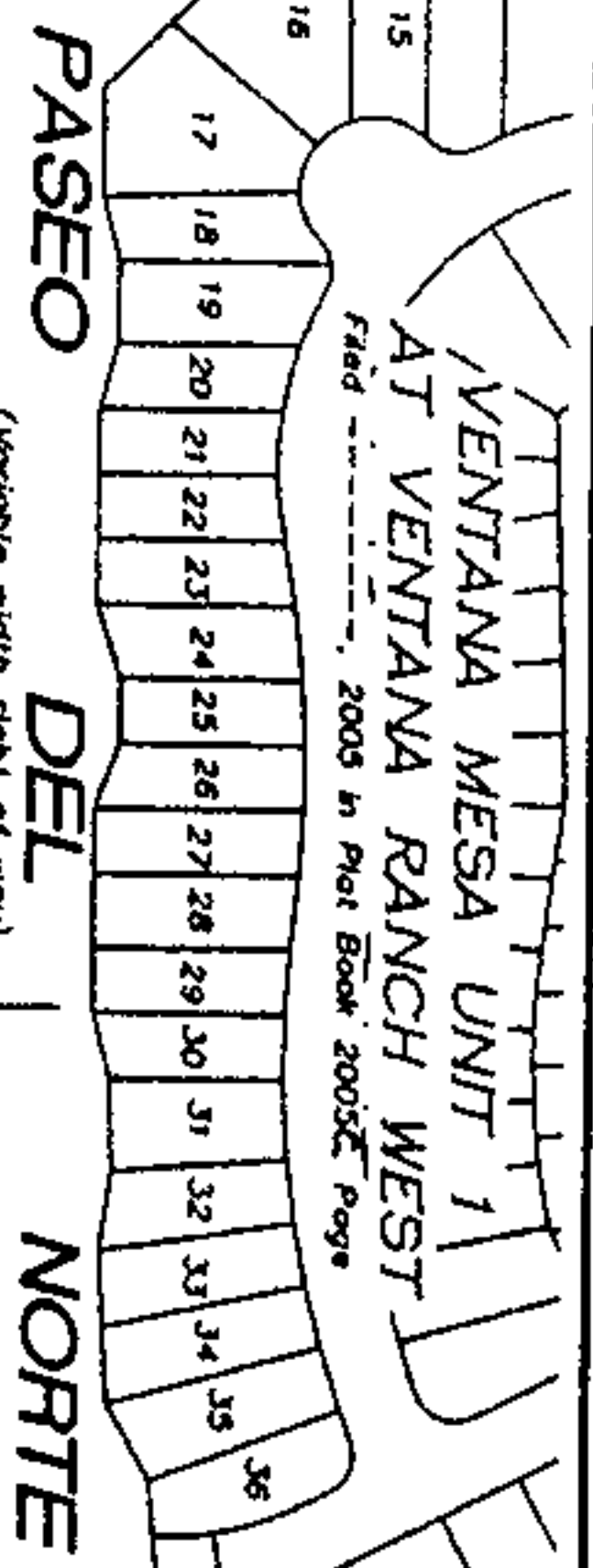
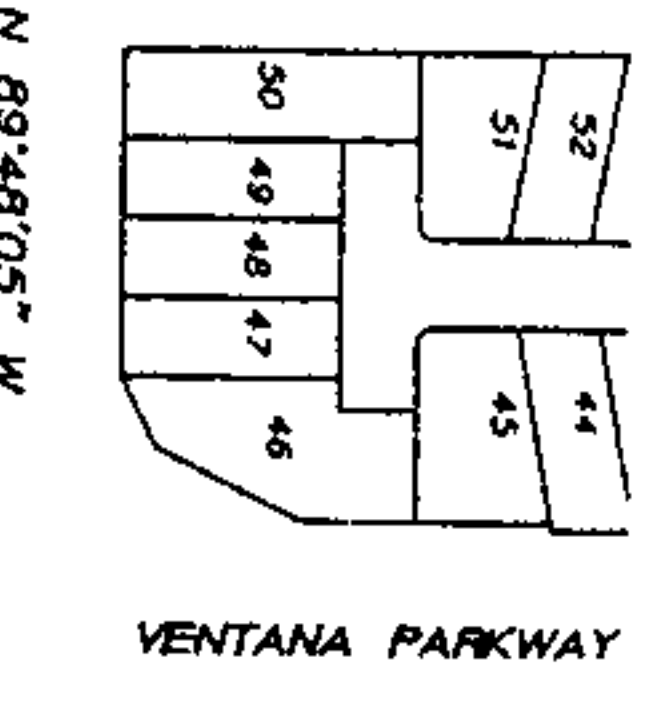
Existing 50' Private Access Easement, granted by this plat. (See Detail 'A') Found 5/8\"/>

Existing 50' Private Access Easement, granted by this plat. (See Detail 'A') Found 5/8\"/>

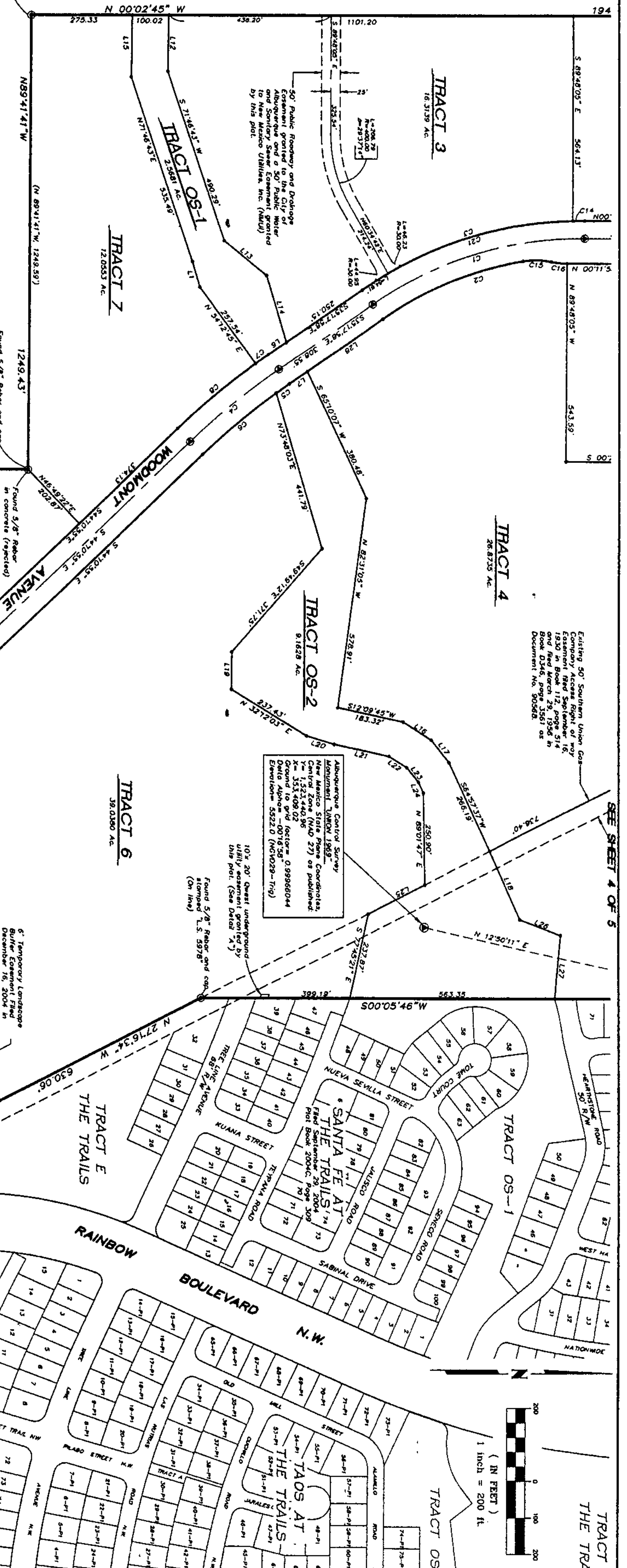
Additional street right of way dedicated to the City of Albuquerque in fee simple with severally covenants by this plat.

Existing 50' Southern Union Gas Easement, granted by this plat. (See Detail 'A') Found 5/8\"/>

Found 5/8\"/>



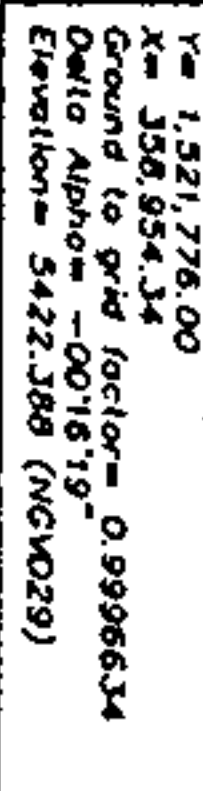
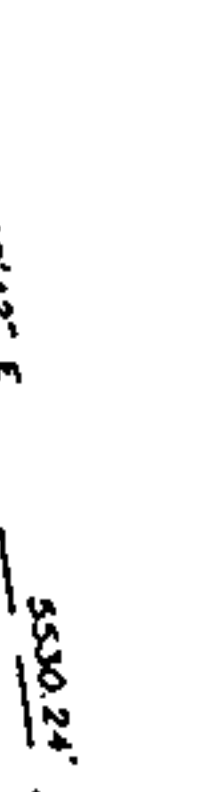
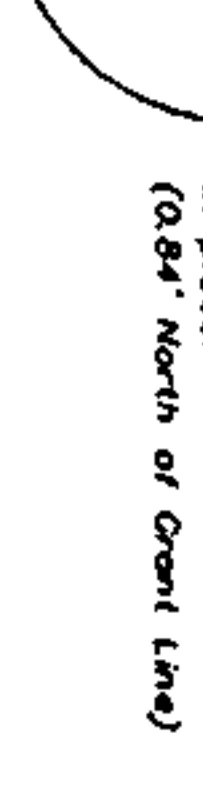
TRACT 5
BLACK RANCH
UNPLATTED



THE TRAILS UNIT 3

(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
AND TRACT H-2, TRAILS UNIT 1)
WITHIN
THE TOWN OF ALAMEDA GRANT

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005



UNPLATTED LAND OF
STATE OF NEW MEXICO

UNPLATTED LAND OF
STATE OF NEW MEXICO

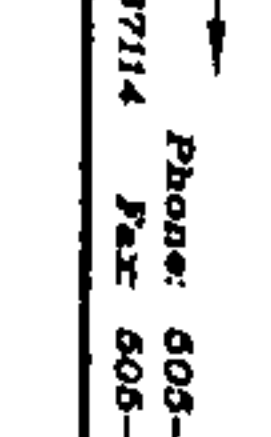
SHEET 5 OF 5

UNPLATTED LAND OF
STATE OF NEW MEXICO

SHEET 5 OF 5

UNPLATTED LAND OF
STATE OF NEW MEXICO

SURV-TEK, INC.
CONSULTING SURVEYORS
8888 Valley View Drive N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5866
Fax: 505-897-5877



SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

August 1, 2008

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

RE: DRB 1003688- Tract 9 of The Trails Unit 3A, City of Albuquerque, Bernalillo County, New Mexico. Zone Atlas pages C-8 and C-9.

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Vacation of an existing Blanket Public Water, Access, Storm Drain and Sanitary sewer Easement which covers former Tract H-2, of the Trails Subdivision as shown and designated on the attached Vacation Exhibit.

This Blanket Easement was originally granted by plat filed December 15, 2003 in Plat Book 2003C, page 375 wherein Tract H, of the Trails Subdivision was created. Tract H was subsequently replatted by summary plat filed December 16, 2004 in Plat Book 2004C, page 391 wherein Tracts H-1 and H-2 were created and Tract H-1 was conveyed to New Mexico Utilities for a well site which has been constructed and is in use currently.

In 2005 a Bulk Land Plat of The Trails Unit 3 was filed March 16, 2006 in Plat Book 2006C, page 85 wherein Tract H-2 of the Trails Subdivision was combined into Tract 6 of The Trails Unit 3.

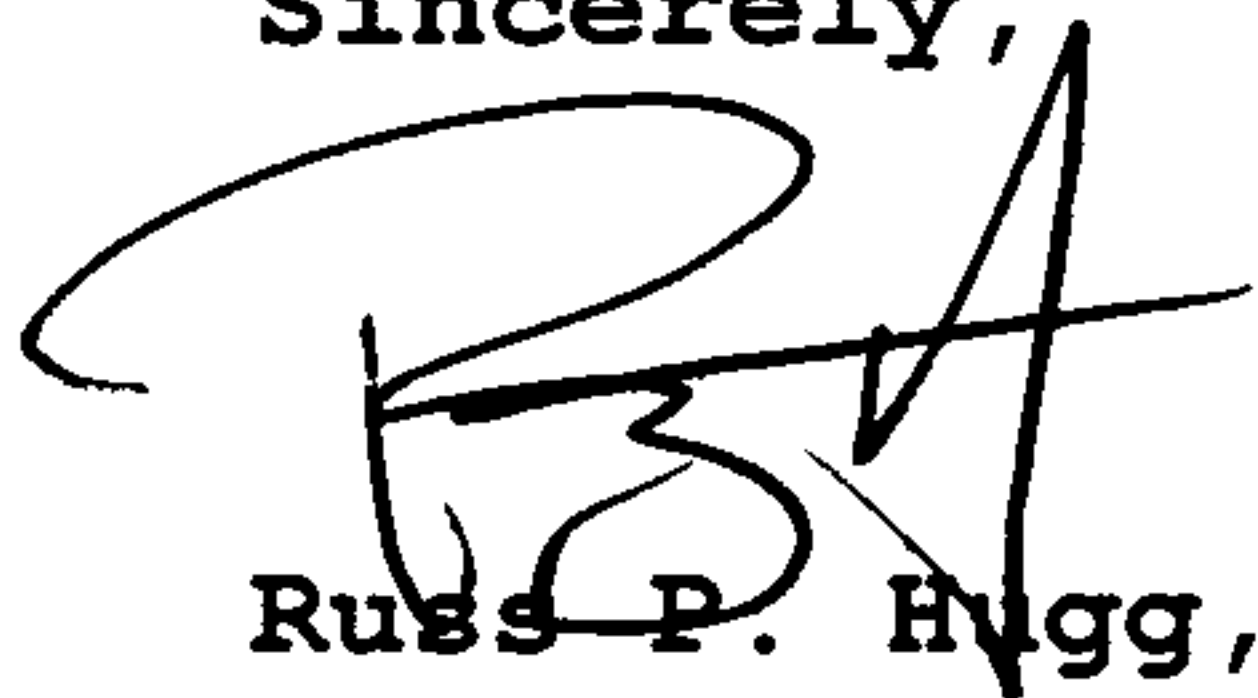
Tract 6 was then re subdivided by Bulk Land Plat of The Trails Unit 3A filed December 21, 2007 in Plat Book 2007C, page 352 wherein Tract 6 was combined with Tract 12 of Trails Unit 2 to create current Tract 9, The Trails Unit 3A.

Page 2

Recently it has come to our attention that this blanket easement is still in existence within current Tract 9 and was not vacated by any of the afore mentioned platting actions. Therefore it is our desire to request vacation of said easement as current improvements within the Trails subdivisions have been constructed and subsequent platting action requirements should allow for vacation of this easement at this time.

Please contact me at your convenience, should you have any questions regarding this re submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'RPH', with a large, sweeping flourish above the letters.

Russ P. Hugg, PS
Surv-Tek, Inc.

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Dr. NW Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

LETTER OF TRANSMITTAL

DATE 8.1.08 JOB NO _____

RE VACATION ACTION

TRACT 9, TRAILS

UNIT 3A

FROM Russ Hugg

TO CITY PLANNING DRB

ATTN: Jack Cloud, CHAIR
DRB 100-3688

VIA: Parcel Post First Class Air Mail Special Delivery Messenger _____
 Air Freight via RR Express Other _____

GENTLEMEN: WE ARE SENDING YOU Attached Under separate cover _____
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Payrolls _____

QUANT.	DATED	NO.	DESCRIPTION
1-			REVISED/UPDATED LETTER OF EXPLANATION W/ COPIES OF 4 UNDERLYING PLATS
6-			COPIES OF REVISED VACATION EXHIBIT
1-			COPY SITE MAP

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use & information
- As requested
- For review and comment
- FOR BIDS DUE _____ 20_____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit
- Submit
- Return
- copies for approval
- copies for distribution
- corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED _____

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Dr. NW Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

LETTER OF TRANSMITTAL

TO CITY PLANNING DRB

DATE 8.1.08 JOB NO _____

RE VACATION ACTION

TRACT 9, TRAILS

UNIT 3A

FROM RUSS HUGG

ATTN: Jack Cloud, CHAIR

DRB 1003688

VIA: Parcel Post First Class Air Mail Special Delivery Messenger _____
 Air Freight via RR Express Other _____

GENTLEMEN: WE ARE SENDING YOU Attached Under separate cover _____
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2-			COPIES OF REVISED VACATION EXHIBIT
1-			COPY SITE MAP

THESE ARE TRANSMITTED as checked below:

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- For review and comment
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- Approved as noted
- Returned for corrections
- _____
- Resubmit
- Submit
- Return
- _____
- copies for approval
- copies for distribution
- corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED _____

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

06/27/2008 Issued By: PLNSDH

.....
Permit Number: 2008 070 291 **Category Code 910**

Application Number: 08DRB-70291, Vacation Of Private Easement

Address:

Location Description: WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW

Project Number: 1003688

Applicant
The Trails Llc

7007 Jefferson St Ne Ste A
Albuquerque NM 87108
761-9811

Agent / Contact
Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4983000	DRB Actions	\$45.00
TOTAL:		\$45.00

City Of Albuquerque
Treasury Division

6/27/2008 8:33AM LOC: ANNX
WSH 007 TRANS# 0003
RECEIPT# 00100639-00100639
PERMIT# 2008070291 TRSLJS
Trans Amt \$155.00
DRB Actions \$45.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

06/27/2008 Issued By: PLNSDH

Permit Number: 2008 070 290 **Category Code 910**

Application Number: 08DRB-70290, Vacation Of Public Easement

Address:

Location Description: WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW

Project Number: 1003688

Applicant
The Trails Llc

7007 Jefferson St Ne Ste A
Albuquerque NM 87109
761-9911

Agent / Contact
Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

6/27/2008 9:34AM LOC# ANNX
 WS# 007 TRANS# 0003
 RECEIPT# 00100639-00100640
 PERMIT# 2008070290 TRSLJS
 Trans Amt \$185.00
 AFN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$45.00
 SA \$185.00
 CANCEL \$0.00

Thank You

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

June 26, 2008

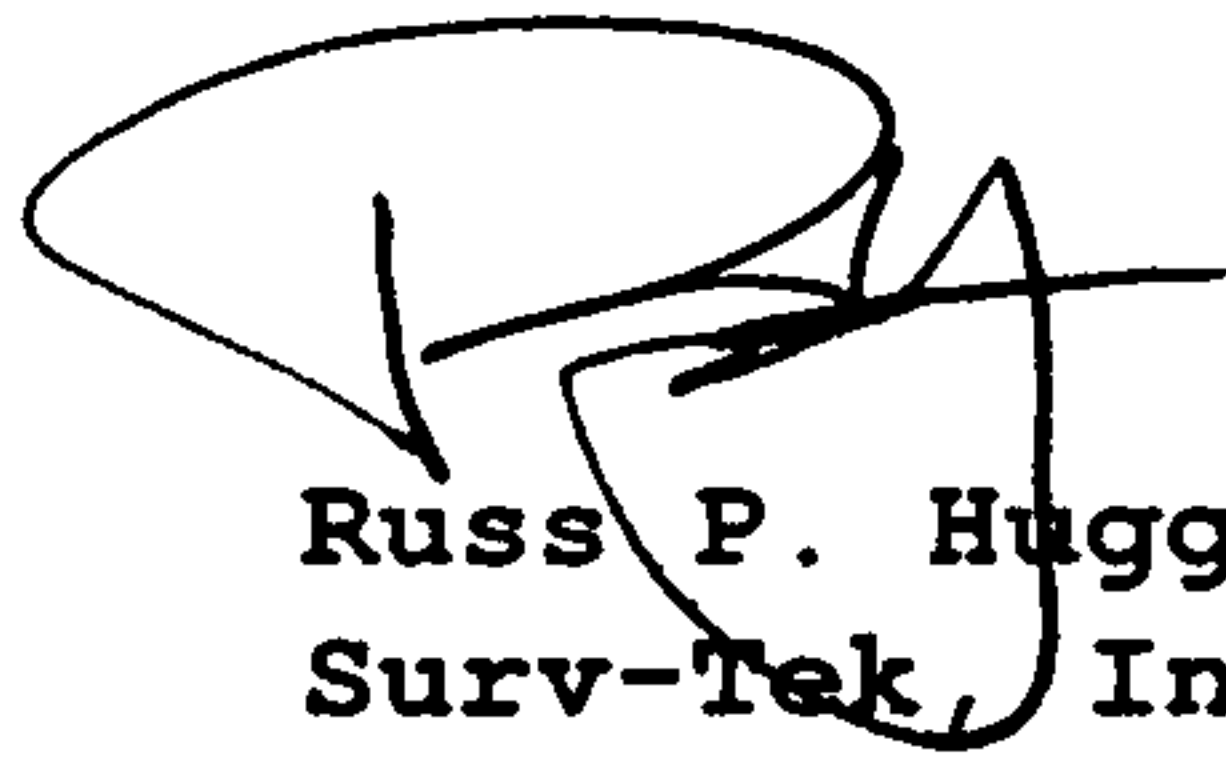
Mr. Jack Cloud, Chairman
Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: Tract 9 of The Trails Unit 3A, City of Albuquerque, Bernalillo
County, New Mexico. (Zone Atlas pages C-8 and C-9.

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Vacation of existing Public and Private easements as shown and designated on the attached Vacation Exhibit.

Please contact me at your convenience, should you have any questions regarding this submittal.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

PRIVATE SANITARY SEWER

EASEMENT

This grant of Easement, between THE TRAILS LLC
("Grantor"), whose address is 3017 E. WARM SPRINGS RD., L.V., NV.,
and NEW MEXICO UTILITIES, INC., a New Mexico Corporation, ("NMUI"), whose
address is 4700 Irving Blvd., N.W., Suite 201, Albuquerque, New Mexico
87114, is made in Albuquerque, Bernalillo County, New Mexico and is
entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at Woodmont Avenue N.W. in the Trails Unit 3A Subdivision, in Bernalillo County, New Mexico (the "Property").
2. Grant of Easement. The Grantor grants to NMUI a permanent easement ("Easement") in, over, upon and across the Property for Private Sanitary Sewer. The Easement is more particularly described in the attached Exhibit "A".

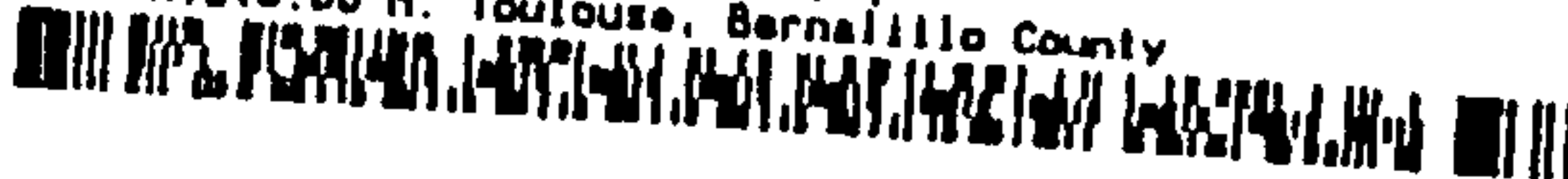
The grant of Easement includes the right of NMUI to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if NMUI determines they interfere with the appropriate use of the Easement. This grant prohibits the erection or placement of any structures within the Easement area without NMUI's prior written consent. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.
4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute running with the land for the benefit of NMUI and its successors and assigns until terminated.
5. Form Not Changed. Grantor agrees that changes to this form are not binding upon NMUI unless initialed by the Grantor and approved and signed by an officer of NMUI in writing on this form.

Doc# 2008026800

03/07/2008 04:10 PM Page: 1 of 4
ERSE R: \$15.00 M. Toulouse, Bernalillo County



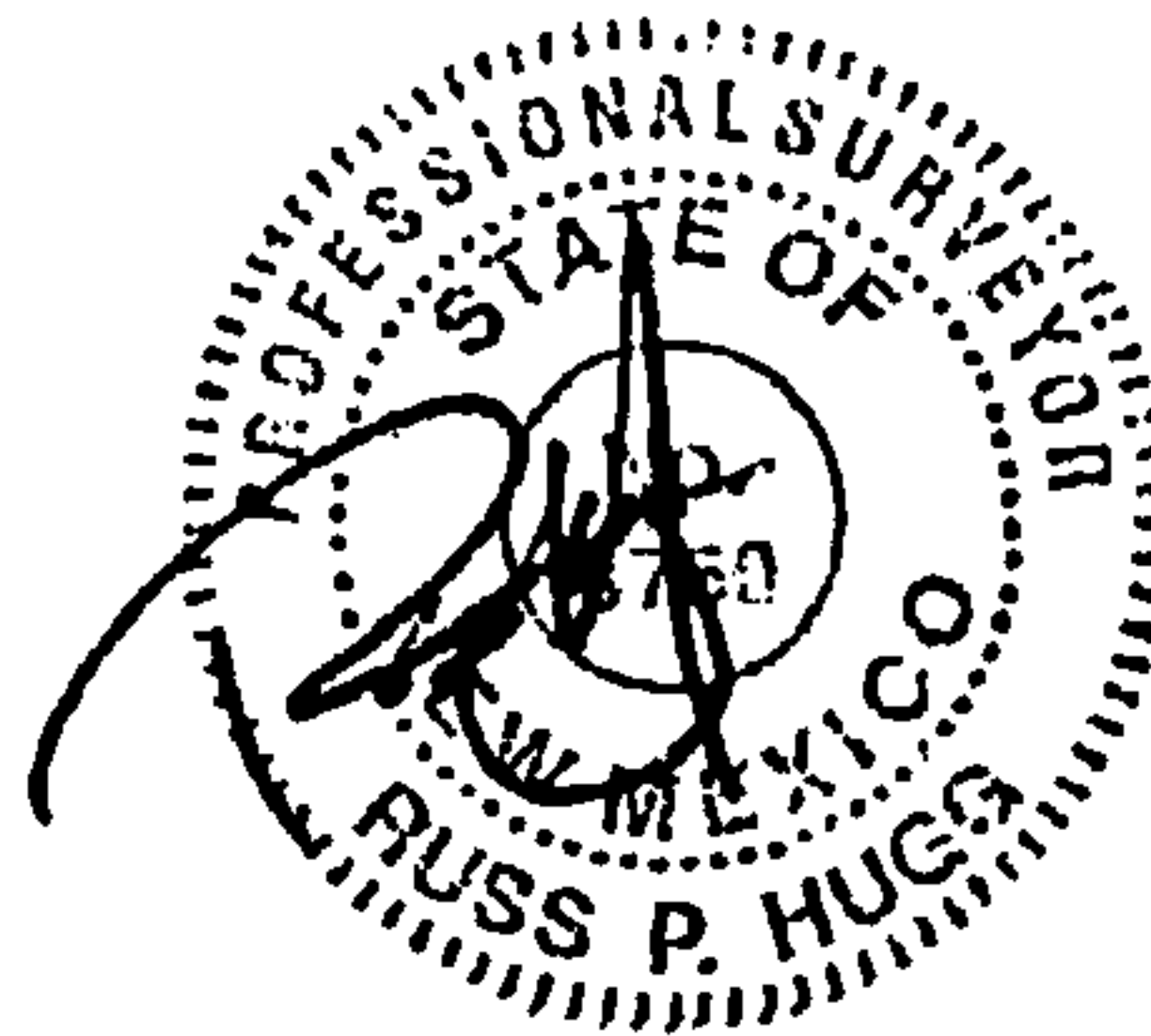
LEGAL DESCRIPTION - Private Sanitary Sewer Easement

An Easement within Tract 9, The Trails Unit 3A, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTIONS 16 and 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 21, 2007, in Plat Book 2007C, Page 352 being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone - NAD27, grid bearings and ground distances as follows:

An Easement twenty feet (20') in width, being ten feet (10') on either side of the following described centerline;

BEGINNING at a point on the Westerly boundary line of Tract H-1, The Trails, as the same is shown and designated on the plat entitled, "TRACTS H-1 AND H-2, THE TRAILS, (BEING A REPLAT OF TRACT H, THE TRAILS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 2004, in Plat Book 2004C, Page 391, whence the Northwest corner of said Tract H-1, The Trails, (a 5/8" rebar and cap stamped "LS 9750" found in place), bears N 27° 16' 34" W, 141.71 feet distant; Thence running as a centerline:

S 17° 42' 08" W, 425.47 feet to a point on the Southerly boundary line of said Tract 9, The Trails Unit 3A, also being a point on Northerly right of way line of Woodmont Avenue N.W. and the terminus of the centerline herein described.



PRIVATE DRAINAGE

EASEMENT

This grant of Easement, between THE TRAILS, LLC ("Grantor"), whose address is 3077 E. WARM SPRINGS DR., L.V. NV., and NEW MEXICO UTILITIES, INC., a New Mexico Corporation, ("NMUI"), whose address is 4700 Irving Blvd., N.W., Suite 201, Albuquerque, New Mexico 87114, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at Woodmont Avenue N.W. in the Trails Unit 3A Subdivision, in Bernalillo County, New Mexico (the "Property").
2. Grant of Easement. The Grantor grants to NMUI a permanent easement ("Easement") in, over, upon and across the Property for Private Drainage. The Easement is more particularly described in the attached Exhibit "A".

The grant of Easement includes the right of NMUI to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if NMUI determines they interfere with the appropriate use of the Easement. This grant prohibits the erection or placement of any structures within the Easement area without NMUI's prior written consent. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.
4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute running with the land for the benefit of NMUI and its successors and assigns until terminated.
5. Form Not Changed. Grantor agrees that changes to this form are not binding upon NMUI unless initialed by the Grantor and approved and signed by an officer of NMUI in writing on this form.

Doc# 2008026799

03/07/2008 04:10 PM Page: 1 of 4
EASE R:\$15.00 M. Toulouse, Bernalillo County



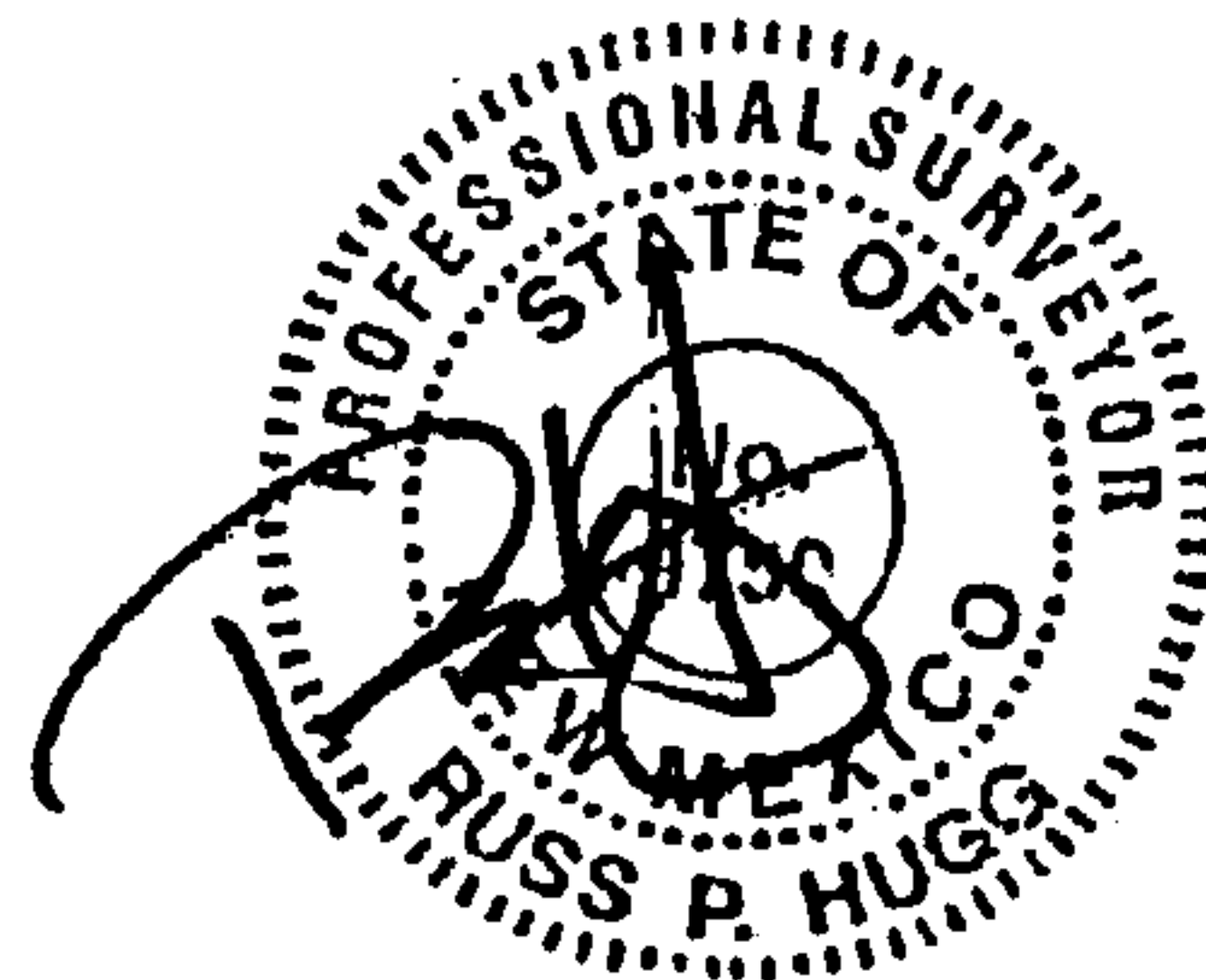
LEGAL DESCRIPTION- Private Drainage Easement

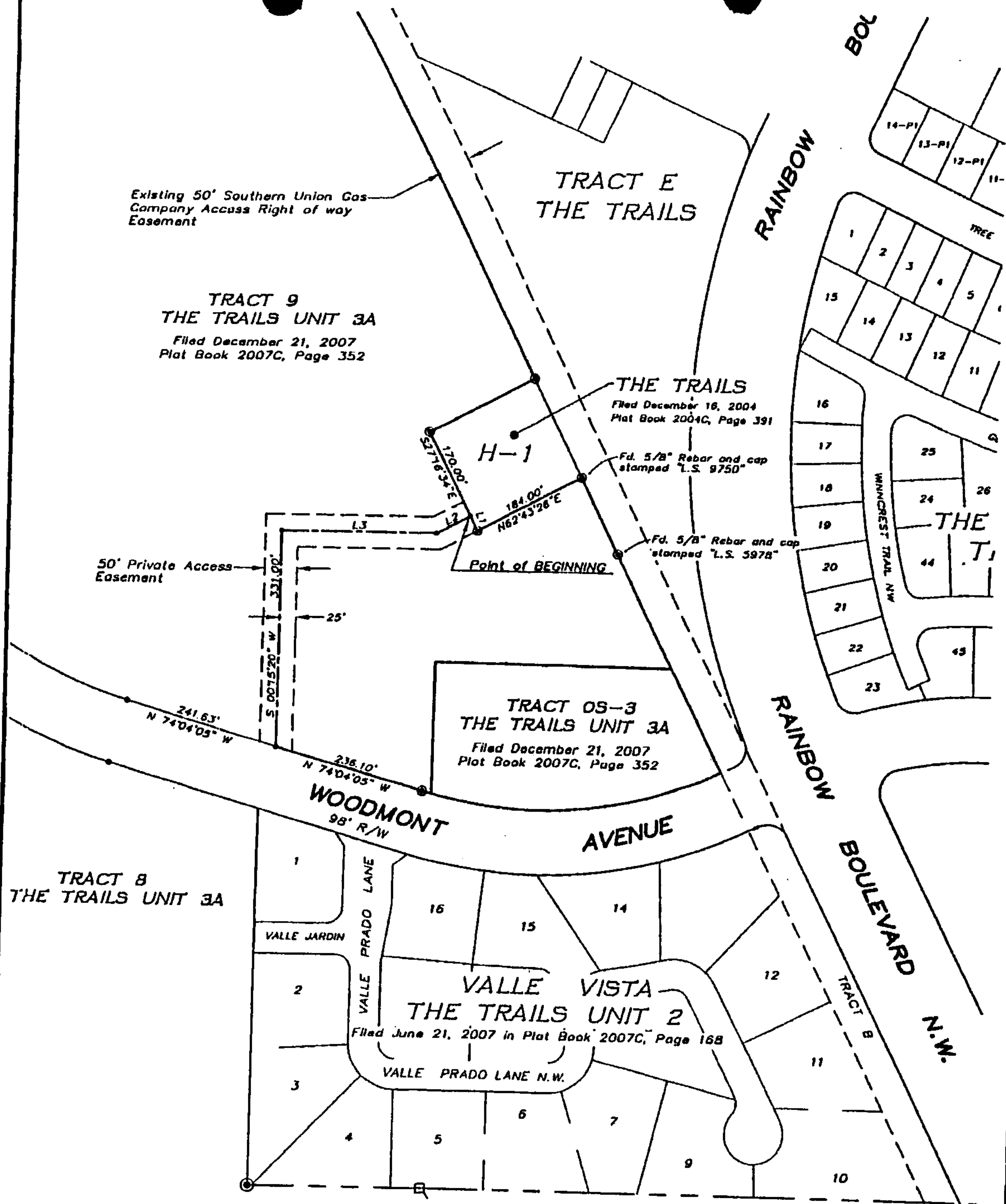
An Easement within Tract 9, The Trails Unit 3A, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTIONS 16 and 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 21, 2007, in Plat Book 2007C, Page 352 and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone - NAD27, grid bearings and ground distances as follows:

An Easement twenty feet (20') in width, being ten feet (10') on either side of the following described centerline:

BEGINNING at the Southwest corner of Tract H-1, The Trails, (a 5/8" rebar and cap stamped "LS 9750" found in place) as the same is shown and designated on the plat entitled, "TRACTS H-1 AND H-2, THE TRAILS, (BEING A REPLAT OF TRACT H, THE TRAILS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 2004, in Plat Book 2004C, Page 391, Thence running as a centerline:

S 17° 42' 08" W, 166.66 feet to a point; Thence,
S 00° 21' 39" W , 43.68 feet to a point on the Northerly
boundary line of Tract OS-3 of said Trails
Unit 3A and the terminus of said centerline.





Scale 1" = 200'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	S27°16'34"E
L2	58.97'	S62°43'26"W
L3	237.90'	N89°37'33"W

~~#12~~
PRIVATE ACCESS

EASEMENT

This grant of Easement, between THE TRAILS, LLC. ("Grantor"), whose address is 3077 E. WARM SPRINGS ROAD, LV. NV., and NEW MEXICO UTILITIES, INC., a New Mexico Corporation, ("NMUI"), whose address is 4700 Irving Blvd., N.W., Suite 201, Albuquerque, New Mexico 87114, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

- H 24
1. Recital. Grantor is the owner of certain real property located at Woodmont Avenue N.W. in the Trails Unit 3A Subdivision, in Bernalillo County, New Mexico (the "Property").
 2. Grant of Easement. The Grantor grants to NMUI a permanent easement ("Easement") in, over, upon and across the Property for Private Access. The Easement is more particularly described in the attached Exhibit "A".

The grant of Easement includes the right of NMUI to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if NMUI determines they interfere with the appropriate use of the Easement. This grant prohibits the erection or placement of any structures within the Easement area without NMUI's prior written consent. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.
4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute running with the land for the benefit of NMUI and its successors and assigns until terminated.
5. Form Not Changed. Grantor agrees that changes to this form are not binding upon NMUI unless initialed by the Grantor and approved and signed by an officer of NMUI in writing on this form.

Doc# 2008026798

03/07/2008 04:10 PM Page: 1 of 4
EASE R: \$15.00 M. Toulouse, Bernalillo County



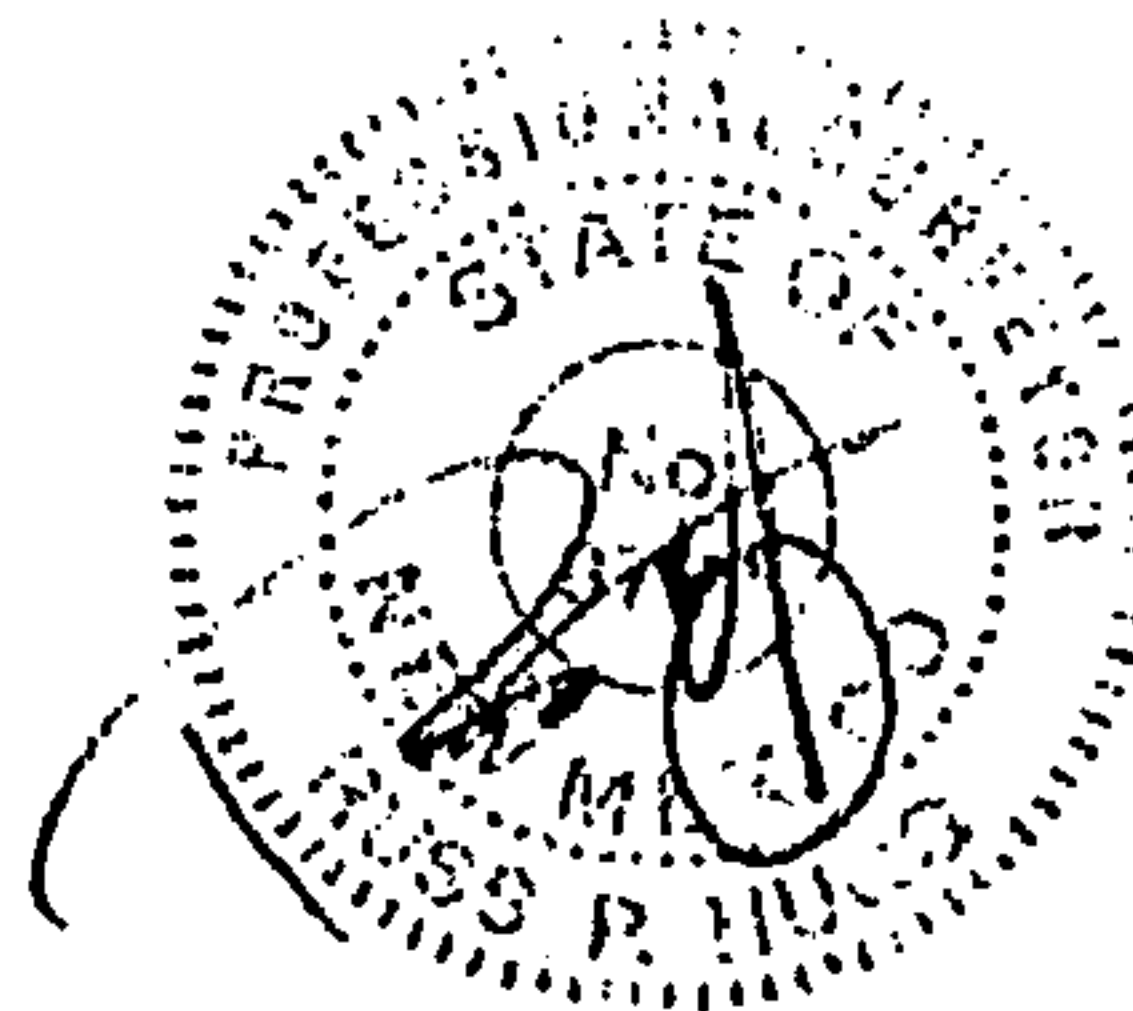
LEGAL DESCRIPTION - Private Access Easement

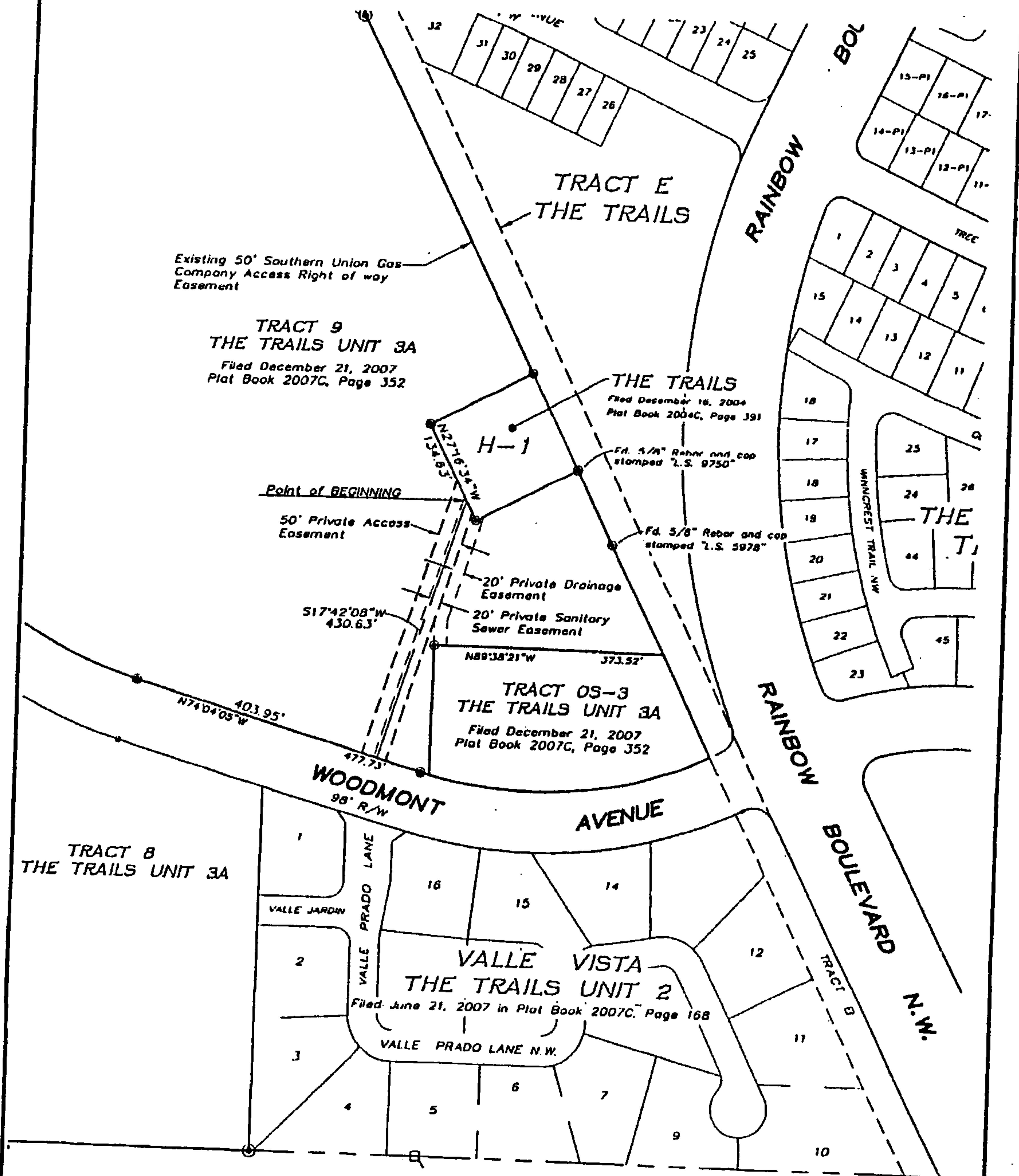
An Easement within Tract 9, The Trails Unit 3A, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTIONS 16 and 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 21, 2007, in Plat Book 2007C, Page 352 being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone - NAD27, grid bearings and ground distances as follows:


An Easement Fifty feet (50') in width, being Twenty five feet (25') on either side of the following described centerline;

BEGINNING at a point on the Westerly boundary line of Tract H-1, The Trails, as the same is shown and designated on the plat entitled, "TRACTS H-1 AND H-2, THE TRAILS, (BEING A REPLAT OF TRACT H, THE TRAILS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 2004, in Plat Book 2004C, Page 391, whence the Northwest corner of said Tract H-1, The Trails, (a 5/8" rebar and cap stamped "LS 9750" found in place), bears N 27° 16' 34" W, 134.63 feet distant; Thence running as a centerline:

S 17° 42' 08" W, 430.63 feet to a point on the Southerly boundary line of said Tract 9, The Trails Unit 3A, also being a point on Northerly right of way line of Woodmont Avenue N.W. and the terminus of the centerline herein described.



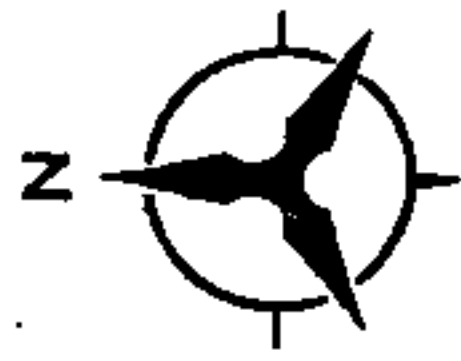




 Scale 1" = 200'

2062222000
 PLAT NO. 4
 12/15/2003 02:21P
 R 17.00 BR-2866 Pg 3/5

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



SCALE: 1" = 200'

BLANKET EASEMENT NOTES

- Tracts 05-1 and 05-2 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 05-1 and 05-2 are also subject to a blanket easement for public water and public sanitary sewer with the filing of this plat. The City of Albuquerque and New Mexico Utilities with the filing of this plat, the City of Albuquerque and New Mexico Utilities, B. C. D. E. & F. 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. Tracts 05-1 and 05-2 are also subject to a blanket easement for public access, public water, and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat. Tracts 05-1 and 05-2 are also subject to a blanket easement for public access, public water, and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat. Well site to be granted to the New Mexico Utilities, Inc. with the filing of this plat.

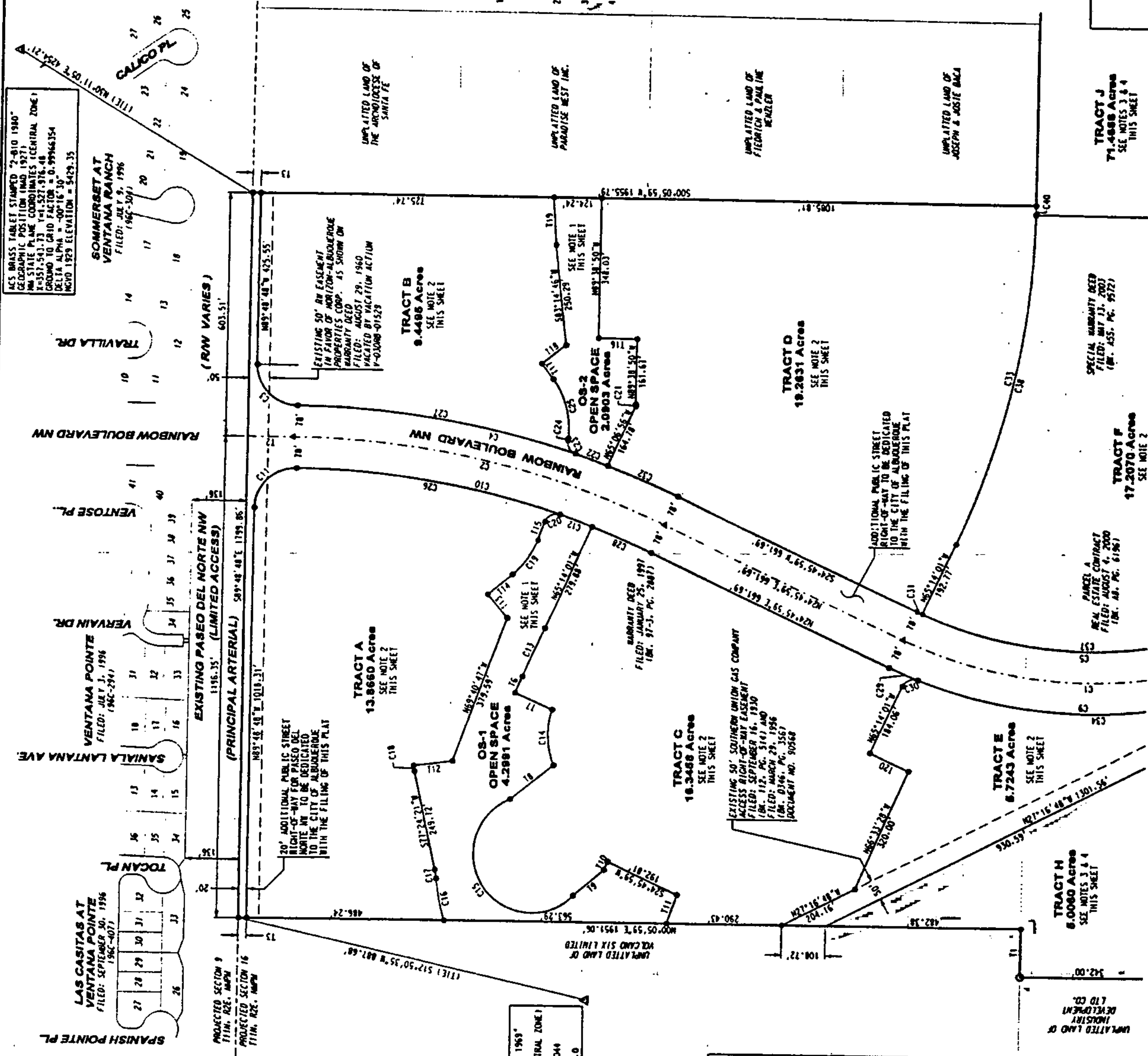


SHEET 2
 SHEET 3

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

PLAT NO. 4
 12/15/2003 02:21P
 R 17.00 BR-2866 Pg 3/5



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTRAL LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING ORIGINAL TRACT LINE
- SECTION LINE
- RIGHT OF WAY
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTRAL LINE 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 "C CRITSCO 8686" IN ROCK MOUND
- FOUND USGLD BRASS CAP STAMPED "TA, CC, 516, 515, 1911"
- 10" PILE GRANTED WITH THE FILING OF THIS PLAT

TANGENT DATA

ID	BEARING	DISTANCE
1	S89°18'13.7"E	121.37'
2	S00°10'51"E	110.61'
3	S00°05'59.7"W	20.00'
4	S83°55'34"W	8.64'
5	S83°55'34"W	108.94'
6	S83°55'34"W	45.00'
7	S83°55'34"W	191.23'
8	S83°55'34"W	22.79'
9	S83°55'34"W	75.91'
10	S83°55'34"W	98.18'
11	S83°55'34"W	76.97'
12	S83°55'34"W	48.88'
13	S83°55'34"W	100.00'
14	S83°55'34"W	48.21'
15	S83°55'34"W	118.01'
16	S83°55'34"W	104.47'
17	S83°55'34"W	106.94'
18	S83°55'34"W	106.94'

CURVE DATA

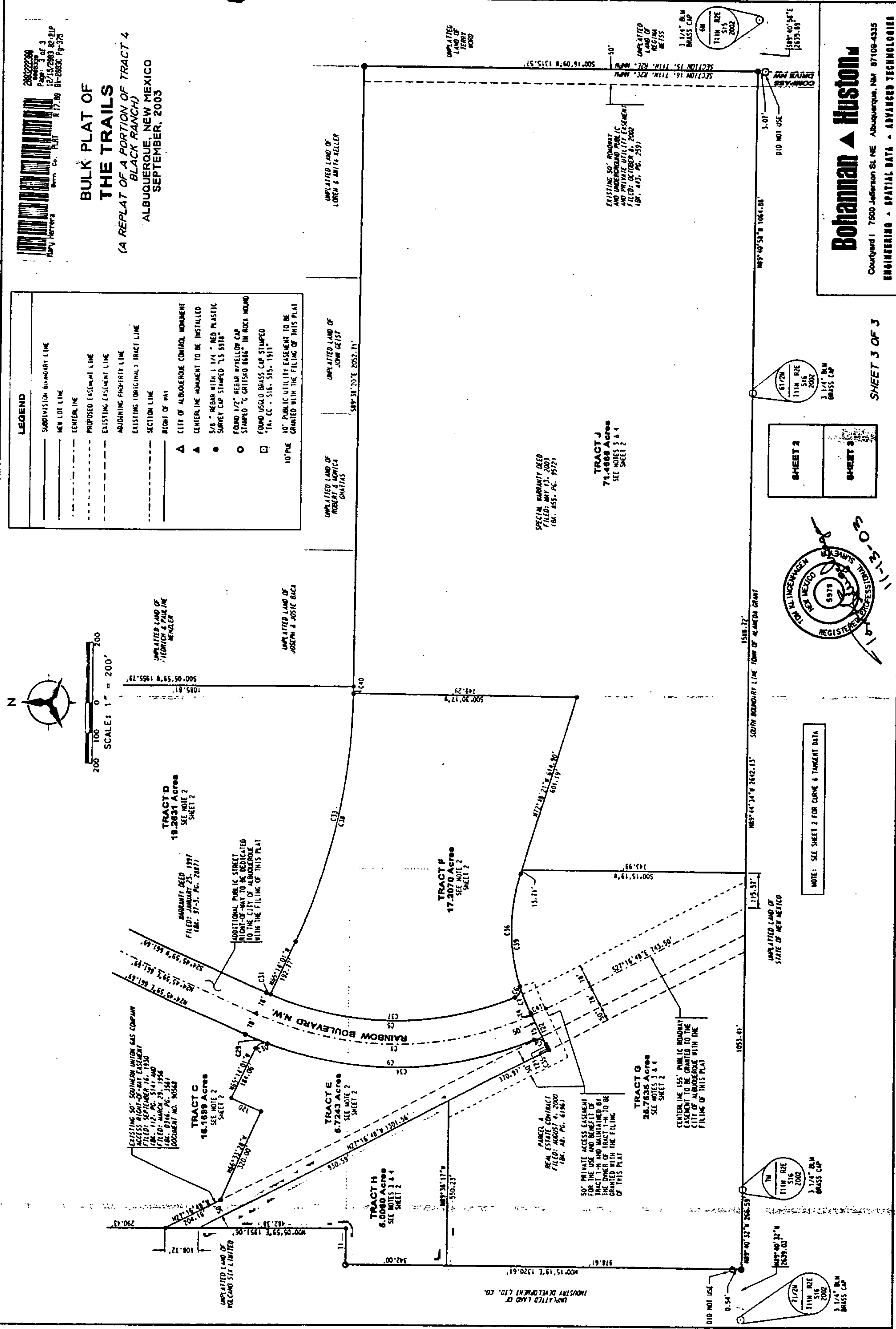
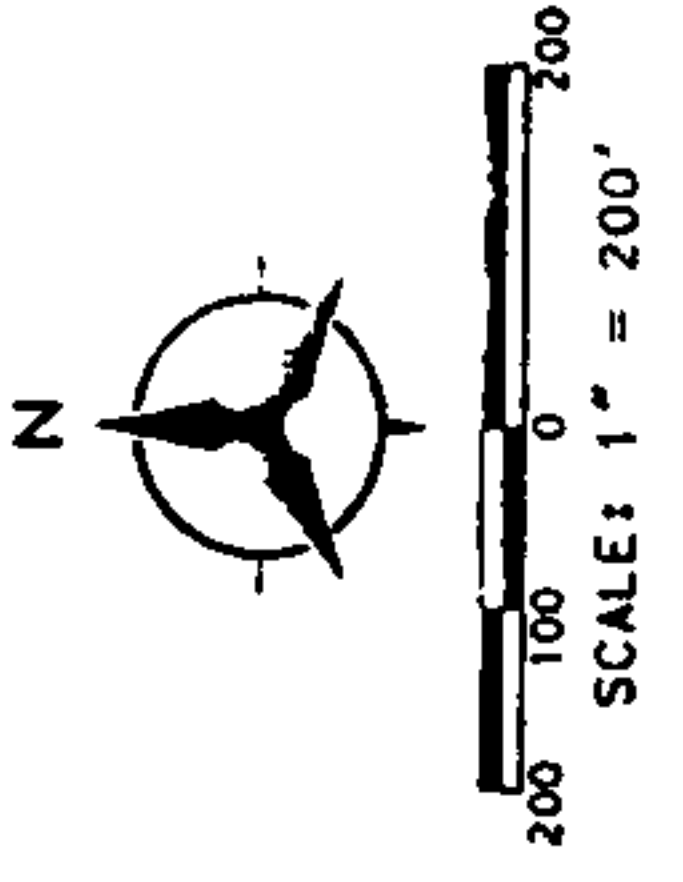
ID	DELTA	TANGENT	ABC	RADIUS	CHORD	CHORD BKG
1	48°19'15"	505.03'	848.89'	1100.00'	817.93'	MOOP 04 22 1'E
2	24°15'08"	248.00'	424.00'	2700.00'	417.28 75 1'E	
3	89°47'03"	592.56'	1025.12'	500.00'	517.35 05 0"W	
4	24°15'08"	248.00'	424.00'	2700.00'	417.28 75 1'E	
5	47°51'51"	453.59'	807.18'	500.00'	500.50 07 0"W	
6	84°12'29"	44.09'	86.00'	30.00'	565.12 08 2"E	
7	41°11'33"	45.85'	81.37'	30.00'	820.19 47 1"E	
8	41°11'33"	45.85'	81.37'	30.00'	820.19 47 1"E	
9	41°11'33"	45.85'	81.37'	30.00'	820.19 47 1"E	
10	90°15'12"	100.44'	151.52'	110.00'	89.40'	519°14 15 0"W
11	90°15'12"	100.44'	151.52'	110.00'	89.40'	519°14 15 0"W
12	01°18'04"	66.32'	132.63'	5441.00'	132.62'	555°53 03 0"W
13	38°28'24"	72.83'	135.66'	203.00'	146.50'	537°33 04 0"W
14	20°35'05"	53.62'	106.50'	520.55'	146.50'	555°36 23 0"W
15	02°08'58"	10.98'	21.96'	622.00'	106.45'	518°37 58 0"E
16	02°08'58"	10.98'	21.96'	622.00'	106.45'	518°37 58 0"E
17	02°08'58"	10.98'	21.96'	622.00'	106.45'	518°37 58 0"E
18	30°08'55"	54.58'	109.16'	203.00'	102.48'	525°48 22 0"E
19	87°44'31"	28.84'	45.84'	30.00'	41.58'	525°48 22 0"E
20	02°51'03"	2.44'	4.88'	30.00'	4.88'	525°48 22 0"E
21	02°12'24"	44.84'	89.68'	2328.00'	89.68'	518°53 34 0"E
22	02°12'24"	44.84'	89.68'	2328.00'	89.68'	518°53 34 0"E
23	02°12'24"	44.84'	89.68'	2328.00'	89.68'	518°53 34 0"E
24	02°12'24"	44.84'	89.68'	2328.00'	89.68'	518°53 34 0"E
25	02°12'24"	44.84'	89.68'	2328.00'	89.68'	518°53 34 0"E
26	11°23'09"	355.84'	711.68'	355.84'	711.68'	509°08 00 0"E
27	11°23'09"	355.84'	711.68'	355.84'	711.68'	509°08 00 0"E
28	04°20'39"	82.34'	164.68'	312.00'	164.64'	527°55 40 0"E
29	04°20'39"	82.34'	164.68'	312.00'	164.64'	527°55 40 0"E
30	04°20'39"	82.34'	164.68'	312.00'	164.64'	527°55 40 0"E
31	06°15'37"	28.10'	45.17'	30.00'	41.02'	523°06 13 0"W
32	06°15'37"	28.10'	45.17'	30.00'	41.02'	523°06 13 0"W
33	06°15'37"	28.10'	45.17'	30.00'	41.02'	523°06 13 0"W
34	06°15'37"	28.10'	45.17'	30.00'	41.02'	523°06 13 0"W
35	06°15'37"	28.10'	45.17'	30.00'	41.02'	523°06 13 0"W
36	06°15'37"	28.10'	45.17'	30.00'	41.02'	523°06 13 0"W
37	06°15'37"	28.10'	45.17'	30.00'	41.02'	523°06 13 0"W
38	47°02'11"	195.00'	390.00'	1022.00'	815.64'	517°33 23 0"E
39	47°02'11"	195.00'	390.00'	1022.00'	815.64'	517°33 23 0"E
40	47°02'11"	195.00'	390.00'	1022.00'	815.64'	517°33 23 0"E
41	47°02'11"	195.00'	390.00'	1022.00'	815.64'	517°33 23 0"E
42	47°02'11"	195.00'	390.00'	1022.00'	815.64'	517°33 23 0"E

SHEET 2 OF 3

2083222300
 Plan No. 3
 12/15/2003 02:11P
 8:17:00 BR-2003-14-375
 Terry Herrera
 Term Co. Plot

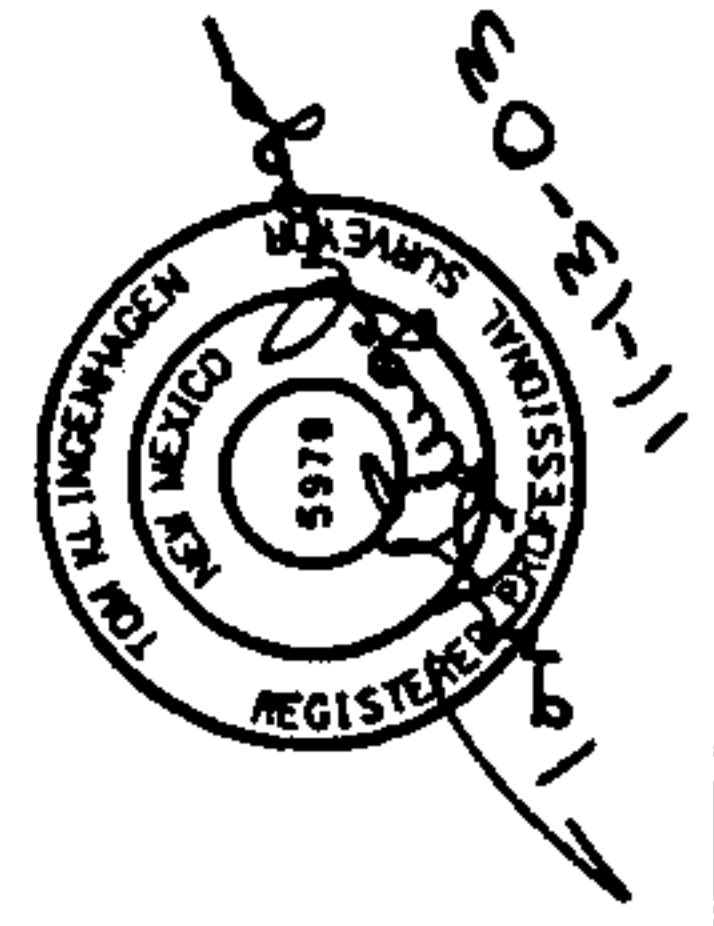
**BULK PLAT OF
 THE TRAILS
 (A REPLAT OF A PORTION OF TRACT 4
 BLACK RANCH)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 2003**

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 "S 9978"
○	FOUND 1/2" REBAR W/YELLOW CAP STAMPED "G GRITTSKO 8886" IN ROCK MOUND
□	FOUND USQLO BRASS CAP STAMPED "TA. CC. 518. 515. 1911"
10' PNE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT



Bohannon & Huston
 Courtyard I 7500 Jefferson Bl. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 2	SHEET 3
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NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

SHEET 3 OF 3

JOB NO. 020276-017
 12-NOV-2003

TRACTS H-1 AND H-2 THE TRAILS

(BEING A REPLAT OF TRACT H, THE TRAILS)

WITHIN
THE TOWN OF ALAMEDA GRANT

IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2004

PROJECT NUMBER: 100368Y

Application Number: 04 DR B 01463

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	<u>Lead R. Muth</u>	<u>10-25-04</u>
PNM Gas Services	<u>Lead R. Muth</u>	<u>10-25-04</u>
QWest Corporation	<u>Patricia R. Muller</u>	<u>10-11-04</u>
Comcast	<u>Rita Zwick</u>	<u>10-22-04</u>
New Mexico Utilities	<u>[Signature]</u>	<u>9-22-04</u>

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise and Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

CITY APPROVALS
[Signature]
City Surveyor

[Signature]
Real Property Division

[Signature]
Environmental Health Department

[Signature]
Traffic Engineering, Transportation Division

[Signature]
Utilities Department

[Signature]
Parks and Recreation Department

[Signature]
AMAFCA

[Signature]
City Engineer

[Signature]
DRB Chairperson, Planning Department

[Signature]
DRB Chairperson, Planning Department

[Signature]
DRB Chairperson, Planning Department

[Signature]
DRB Chairperson, Planning Department

[Signature]
DRB Chairperson, Planning Department

[Signature]
DRB Chairperson, Planning Department

2004 08 08

RECEIVED
CITY OF ALBUQUERQUE, NEW MEXICO

SHEET 1 OF 2

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1009064 (S) 321 202 19

London Development Ltd

Donny Veigle Sr
Bernillo County Treasurer

16 Dec 04
Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, reconstruct, relocate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be located or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

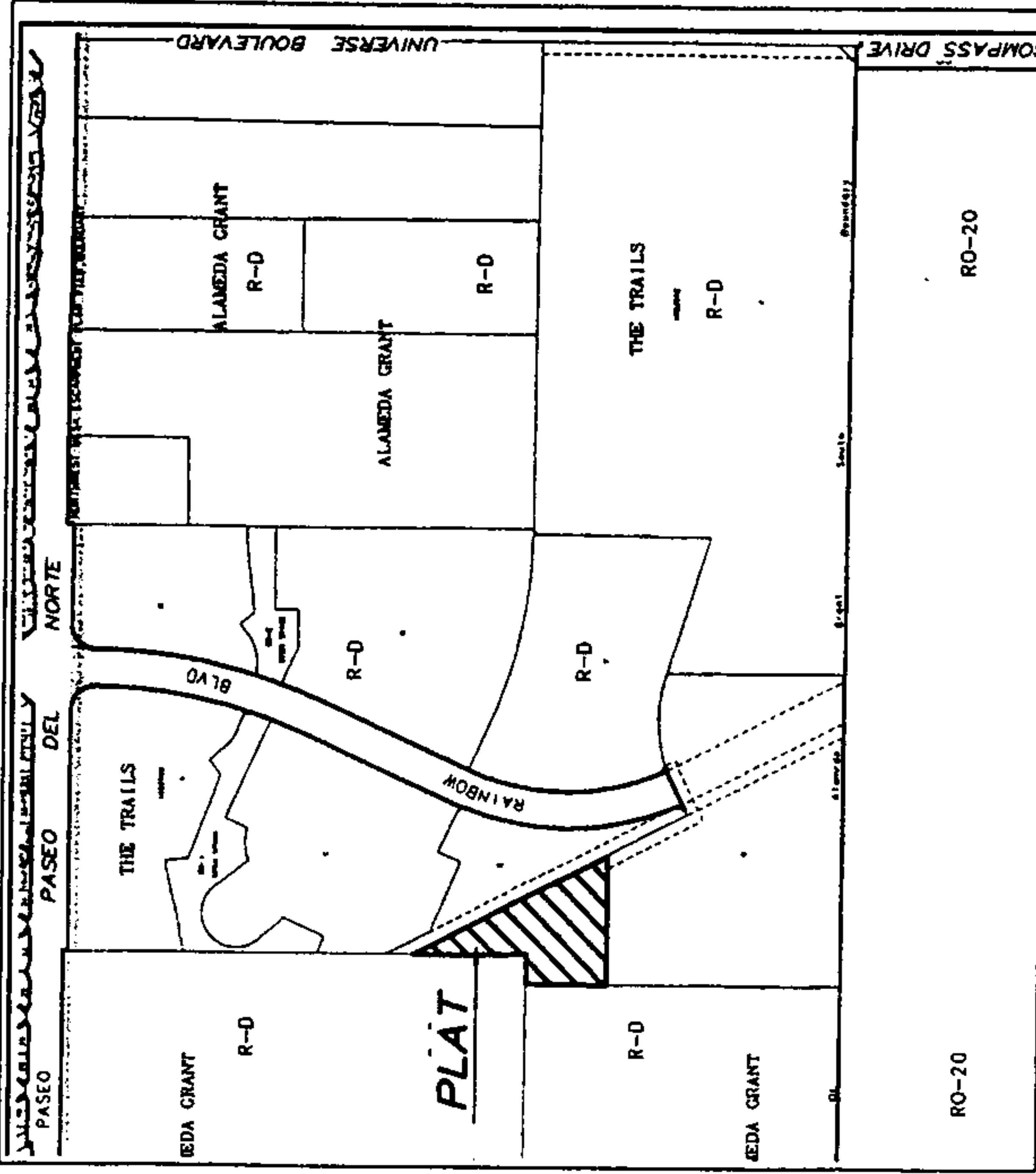
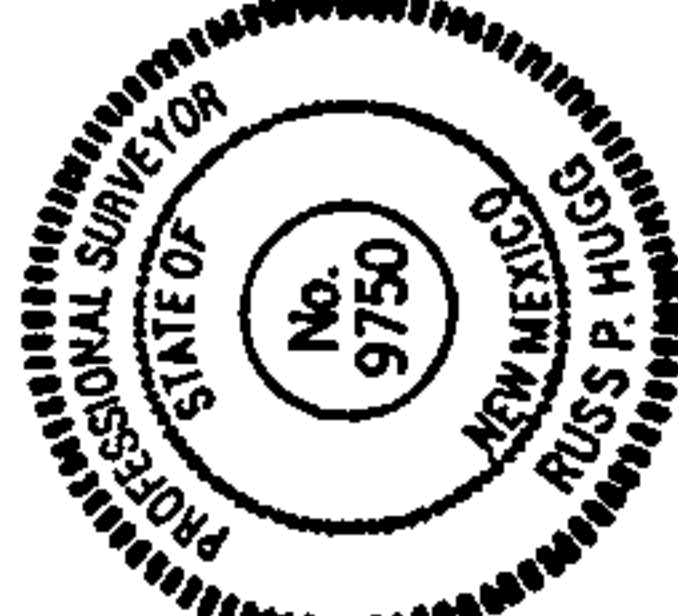
DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights to which it may be entitled.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMP S. No. 9750
August 16, 2004



Vicinity Map

N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 2004J370086.

DISCLOSURE STATEMENT

The purpose of this Bulkland Plat is to:

- Divide existing Tract H into two (2) Tracts as shown hereon. Tract H-1 to be conveyed to New Mexico Utilities, Inc. as a well site.
- Grant the additional Public Utility Easements as shown hereon (if any).

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 5.0054 acres.

BLANKET EASEMENT NOTES

- Existing Tract H, The Trails is subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer granted to the City of Albuquerque by plat filed December 15, 2003 in Plat Book 2003C, page 375.
- Existing Tract H, The Trails is subject to a public water easement for a future well site granted to New Mexico Utilities, Inc. by plat filed December 15, 2003 in Plat Book 2003C, page 375.

TRACTS H-1 AND H-2 THE TRAILS

(BEING A REPLAT OF TRACT H, THE TRAILS)

WITHIN
THE TOWN OF ALAMEDA GRANT

IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract H of the Trails as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS (A REPLAT OF A PORTION OF TRACT 4, BLACK RANG ALBUQUERQUE, NEW", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2003 in Plat Book 2003C, Page 375.

Said parcel contains 5.0054 acres, more or less.

FREE CONSENT AND DEDICATION

SURVIVED and REPLATED and now comprising "TRACTS H-1 AND H-2, THE TRAILS (BEING A REPLAT OF TRACT H, THE TRAILS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon (if any). Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and undivided title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to execute this instrument.

OWNER- TRACT H, THE TRAILS

THE TRAILS, LLC
Longford Group, Inc. Its Manager

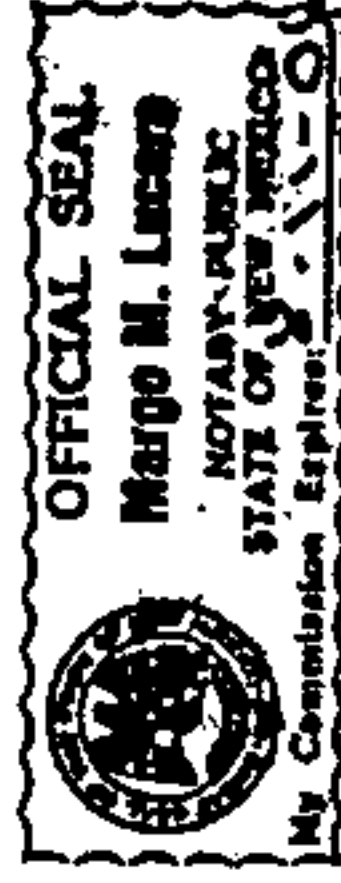
By *[Signature]* 12/09/04
Larry Johannessen, Division President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 3rd day of August, 2004, by Larry Johannessen, Division President of The Trails, LLC.

[Signature]
Notary Public

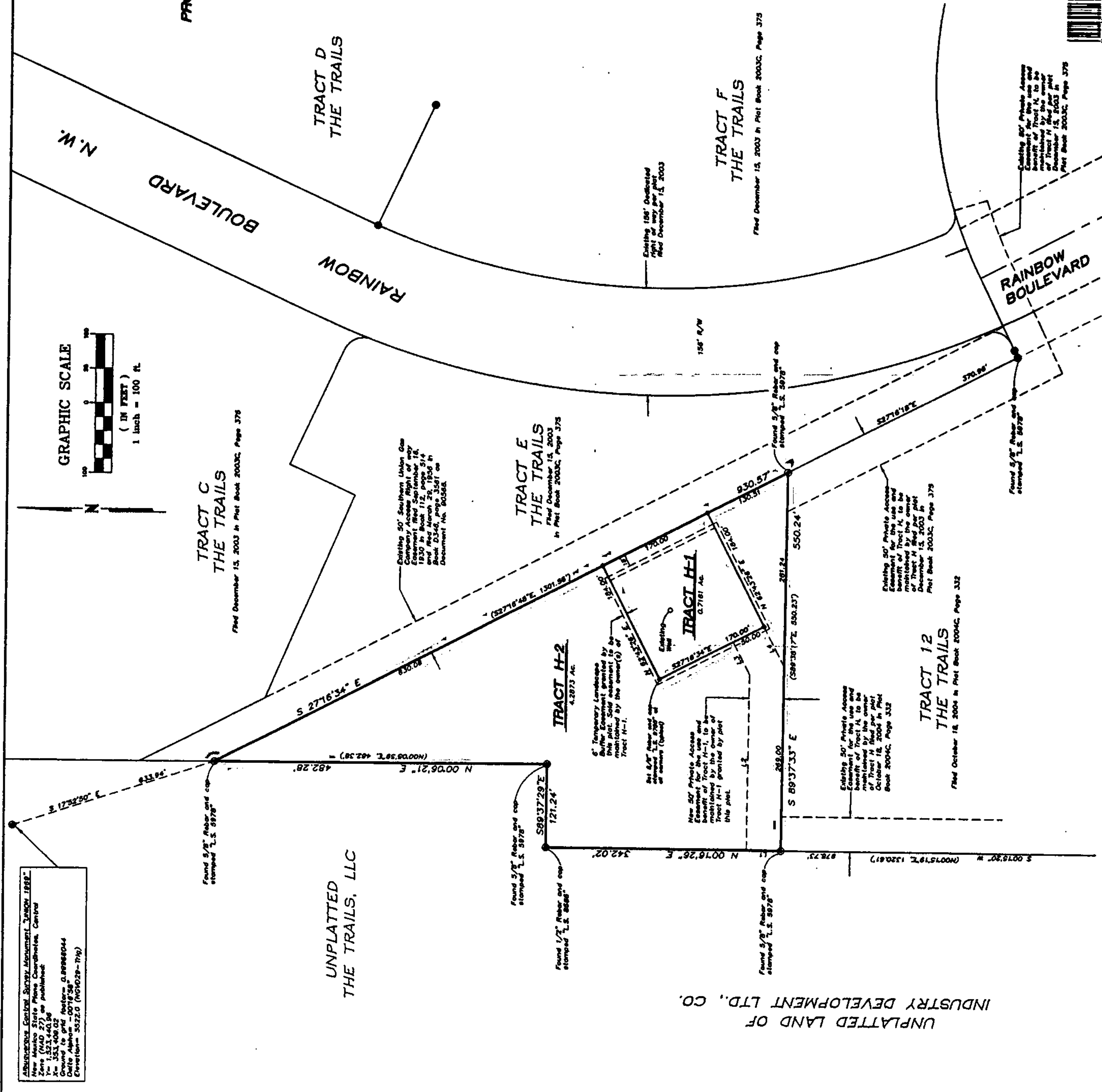


LINE	LENGTH	BEARING
L1	50.00'	N00°22'27"E
L2	256.69'	N89°37'33"W
L3	52.81'	N62°43'28"E
L4	65.12'	N62°43'28"E

200417833
Margo M. Lanning
Notary Public
12160041638
Rt. 12, Box 111
Bernalillo, NM 87104

SURVOTEK, INC.
Consulting Surveyors
6645 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
Phone: 505-897-2966
Fax: 505-897-5277

SHEET 2 OF 2



N

ALBUQUERQUE CENTRAL SURVEY MONUMENT TOWN 1882 -
New Mexico State Plane Coordinate System, Central
Zone 10N (4073) as published
X = 353,408.02
Y = 6,250,000.00
Ground to grid factor = 0.99999044
Datum = NAD 83
Elevation = 5422.0 (109023-714)

TRACTS H-1 AND H-2 THE TRAILS

(BEING A REPLAT OF TRACT H, THE TRAILS)

WITHIN

THE TOWN OF ALAMEDA GRANT
IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2004

PROJECT NUMBER **100369X**

Application Number: **0408801463**

FLAT APPROVAL

Utility Approvals

PNM Electric Services	<i>Leah D. Muck</i>	10-25-04
PNM Gas Services	<i>Leah D. Muck</i>	10-25-04
QWest Corporation	<i>Debra R. Muck</i>	10-11-04
Comcast	<i>Cita Rich</i>	10-22-04
New Mexico Utilities	<i>[Signature]</i>	9-22-04

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

CITY APPROVALS
[Signature]
City Surveyor
Date: **9-15-04**

Real Property Division
Date: _____

Environmental Health Department
Date: _____

Public Engineering, Transportation Division
Date: **12-10-04**

Utilities Department
Date: **12-10-04**

Christine S. Sandoval
Parks and Recreation Department
Date: **12-11-04**

Bradley J. Dwyer
AMATCA
Date: **12-11-04**

Bradley J. Dwyer
Date: **12-11-04**

[Signature]
DRB Chairperson, Planning Department
Date: **12/09/04**

2E6 0 8 5004

RECEIVED
CITY OF ALBUQUERQUE, NEW MEXICO



SURVOTEK, INC.
Consulting Surveyors
6445 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5368
Fax: 505-897-5377

SHEET 1 OF 2

TRASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

100906415932120219

[Signature]
Sandra Development Ltd

[Signature]
Bernardo County Treasurer
Date: **16 Dec 04**

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool, decking, or other structure shall be erected or constructed on, said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

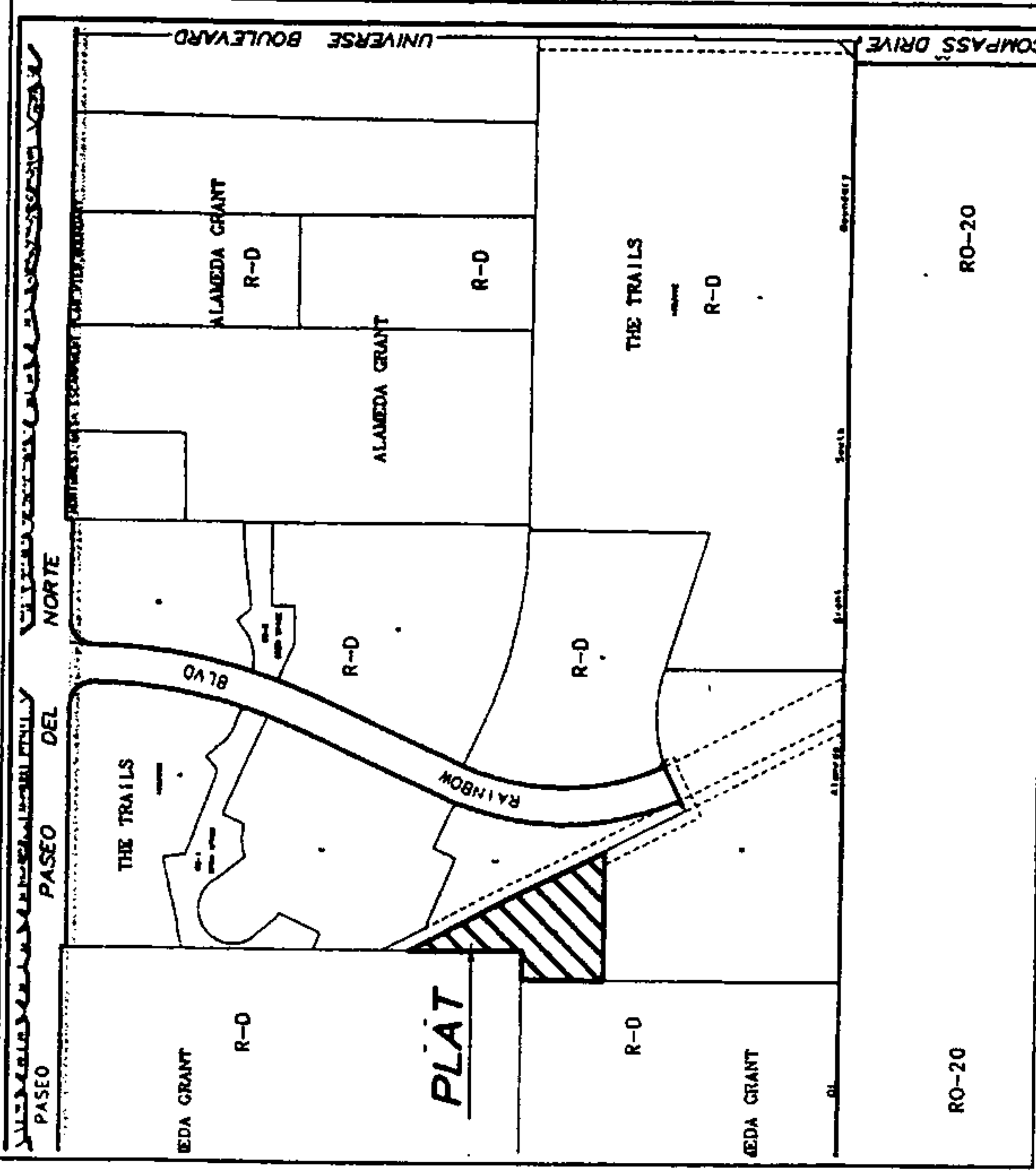
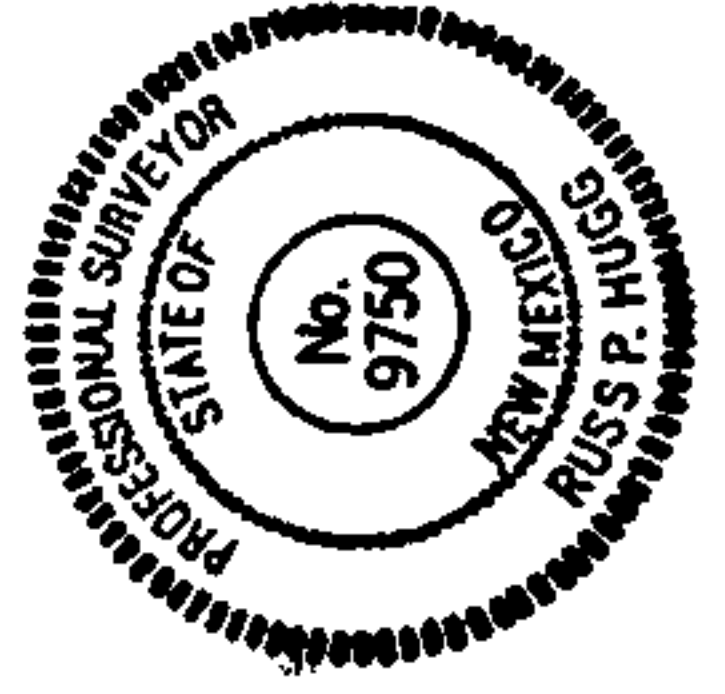
DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPSS No. 9750
August 16, 2004



Vicinity Map
N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 2004J70086.

DISCLOSURE STATEMENT

The purpose of this Bulkland Plat is to:

- Divide existing Tract H into two (2) Tracts as shown hereon. Tract H-1 to be conveyed to New Mexico Utilities, Inc. as a well site.
- Grant the additional Public Utility Easements as shown hereon (if any).

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 5.0054 acres.

BLANKET EASEMENT NOTES

- Existing Tract H, The Trails is subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer granted to the City of Albuquerque by plat filed December 15, 2003 in Plat Book 2003C, page 375.
- Existing Tract H, The Trails is subject to a public water easement for a future well site granted to New Mexico Utilities, Inc. by plat filed December 15, 2003 in Plat Book 2003C, page 375.

TRACTS H-1 AND H-2 THE TRAILS

(BEING A REPLAT OF TRACT H, THE TRAILS)

WITH-IN
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
AUGUST, 2004

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FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising, "TRACTS H-1 AND H-2, THE TRAILS (BEING A REPLAT OF TRACT H, THE TRAILS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon (if any). Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

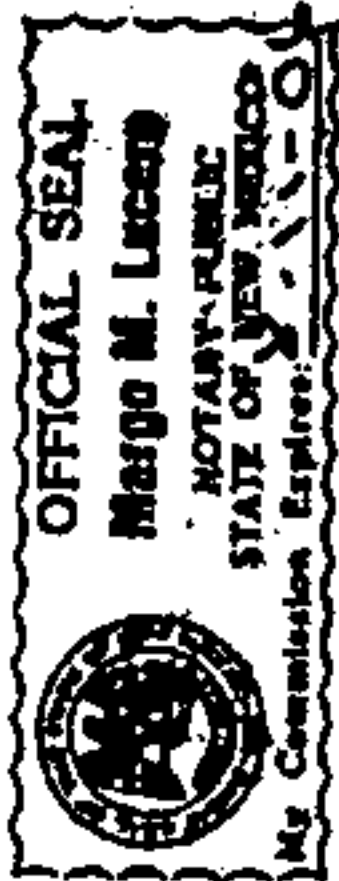
OWNER- TRACT H, THE TRAILS
THE TRAILS, LLC
Langford Group, Inc., Its Manager

By *[Signature]* 12/03/04
Larry Johannessen, Division President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 2 day of December, 2004, by Larry Johannessen, Division President of The Trails, LLC.

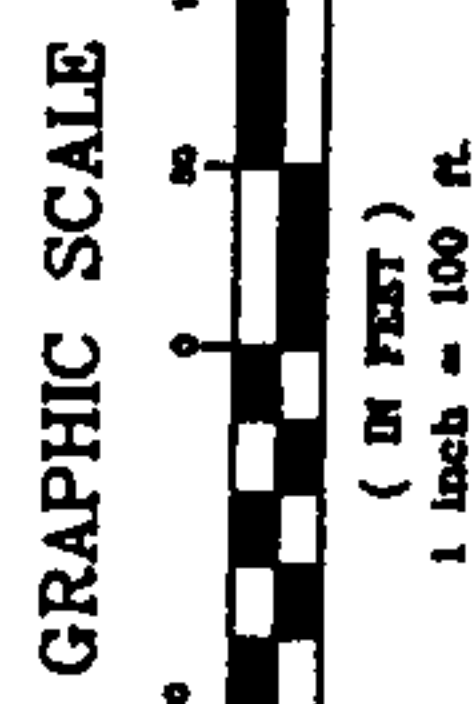
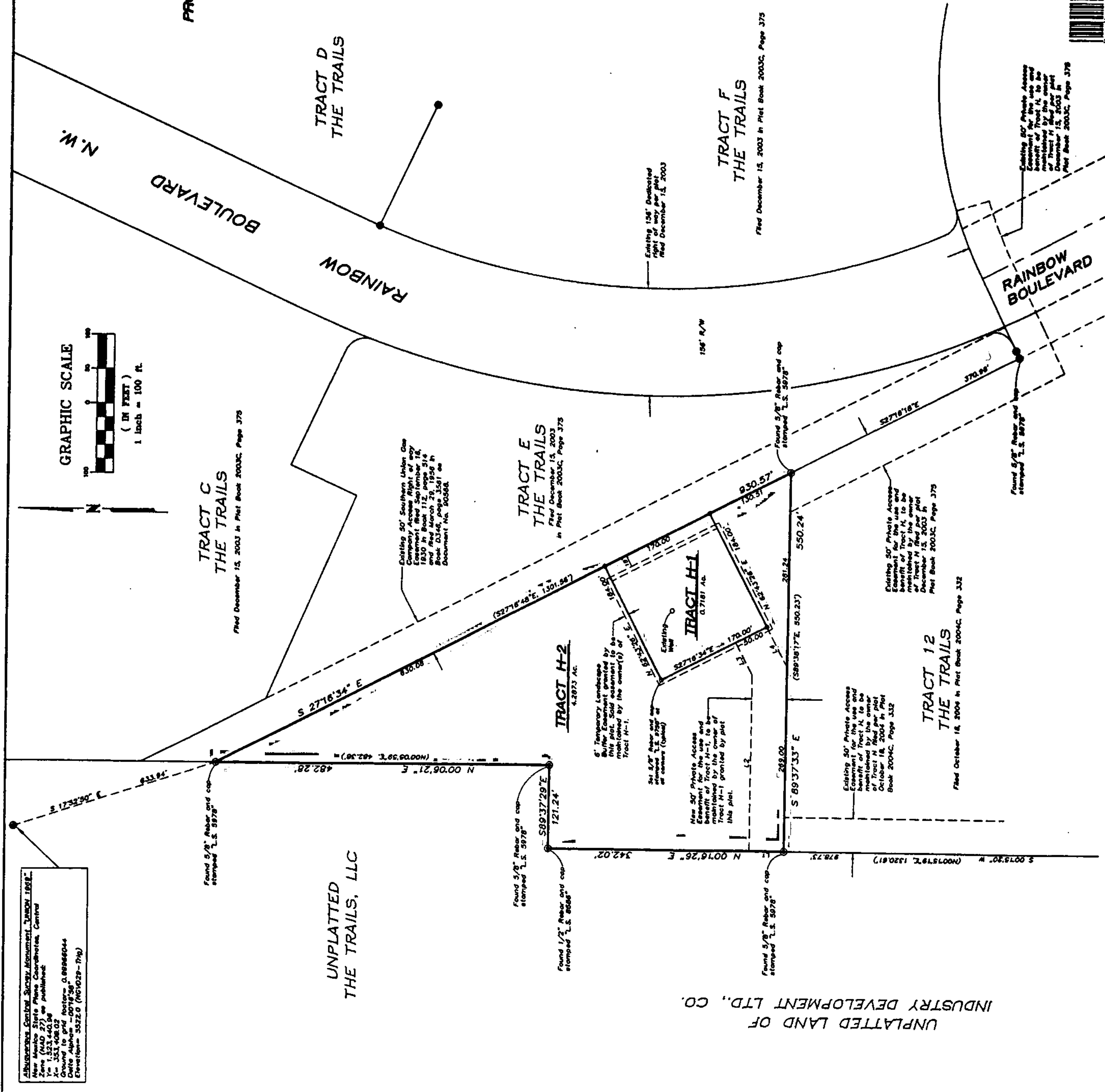
[Signature]
Notary Public
My commission expires 8-11-06



LINE	LENGTH	BEARING
L1	50.00'	N102°22'27"E
L2	258.69'	N89°37'33"W
L3	52.81'	N62°43'26"E
L4	63.12'	N62°43'26"E



SURVOTEK, INC.
Consulting Surveyors
6845 Paradise Blvd., N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5508 Fax: 505-897-5377



Albuquerque Central Survey Monument, TAMON, 1882.
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published.
X = 153,548.02
Y = 1,111,111.11
Ground to grid factor = 0.99986044
Delta Alpha = -00'19.56"
Elevation = 5022.0 (NGVD29-79)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSEHUGG@SURVTEK.COM

APPLICANT: THE TRAILS, LLC PHONE: 761-9911
 ADDRESS: 7007 JEFFERSON ST NE SUITE A FAX: 761-9922
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC AND PRIVATE EASEMENTS

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

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

Lot or Tract No. TRACT 9 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: THE TRAILS UNIT 3 A area
 Existing Zoning: SU-2 for SRS 26 Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): C-9 UPC Code: 100906413032322306

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 25.25 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT AVE NW
 Between: RAINBOW BLVD NW and PASEO DEL NORTE NW

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

SIGNATURE _____

DATE 6.26.08

(Print) _____

Russ Hugg

Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
08DRB. 70290
08DRB. 70291

Action	S.F.	Fees
VPE	V	\$ 45.00
VPRE	V	\$ 45.00
ADV	—	\$ 75.00
CME	—	\$ 20.00
		\$
		\$
		Total
		\$ 185.00

Hearing date 07/23/08

Sandy Handley 06/27/08
 Planner signature / date

Project # 1003688

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.


- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

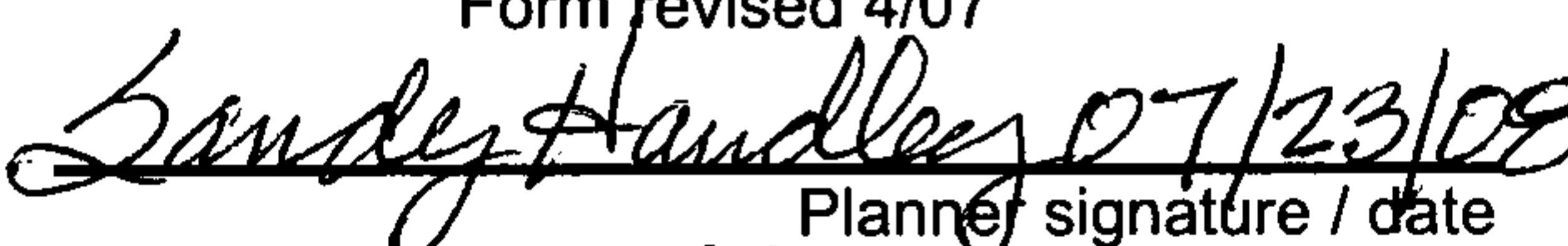
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print) Russ Hugg
 Applicant signature / date 6/26/08



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

Application case numbers
08DRB - 70290
08DRB - 70291

Form revised 4/07

 Planner signature / date 07/23/08
 Project # 9003688

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.

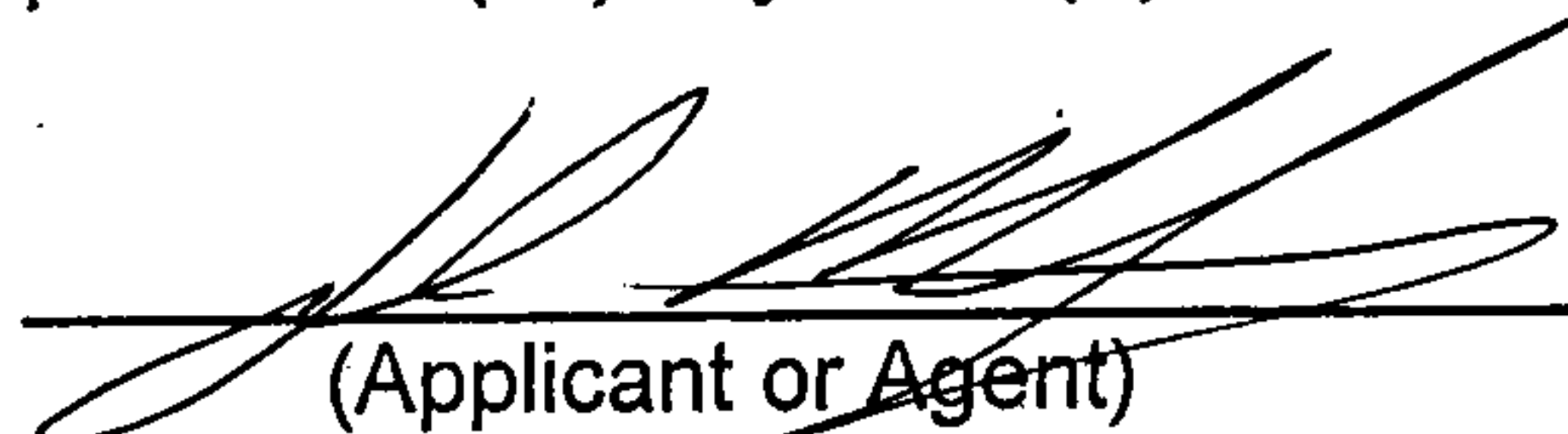
4. TIME

Signs must be posted from JULY 8, 2008 to JULY 23, 2008

5. REMOVAL

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

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



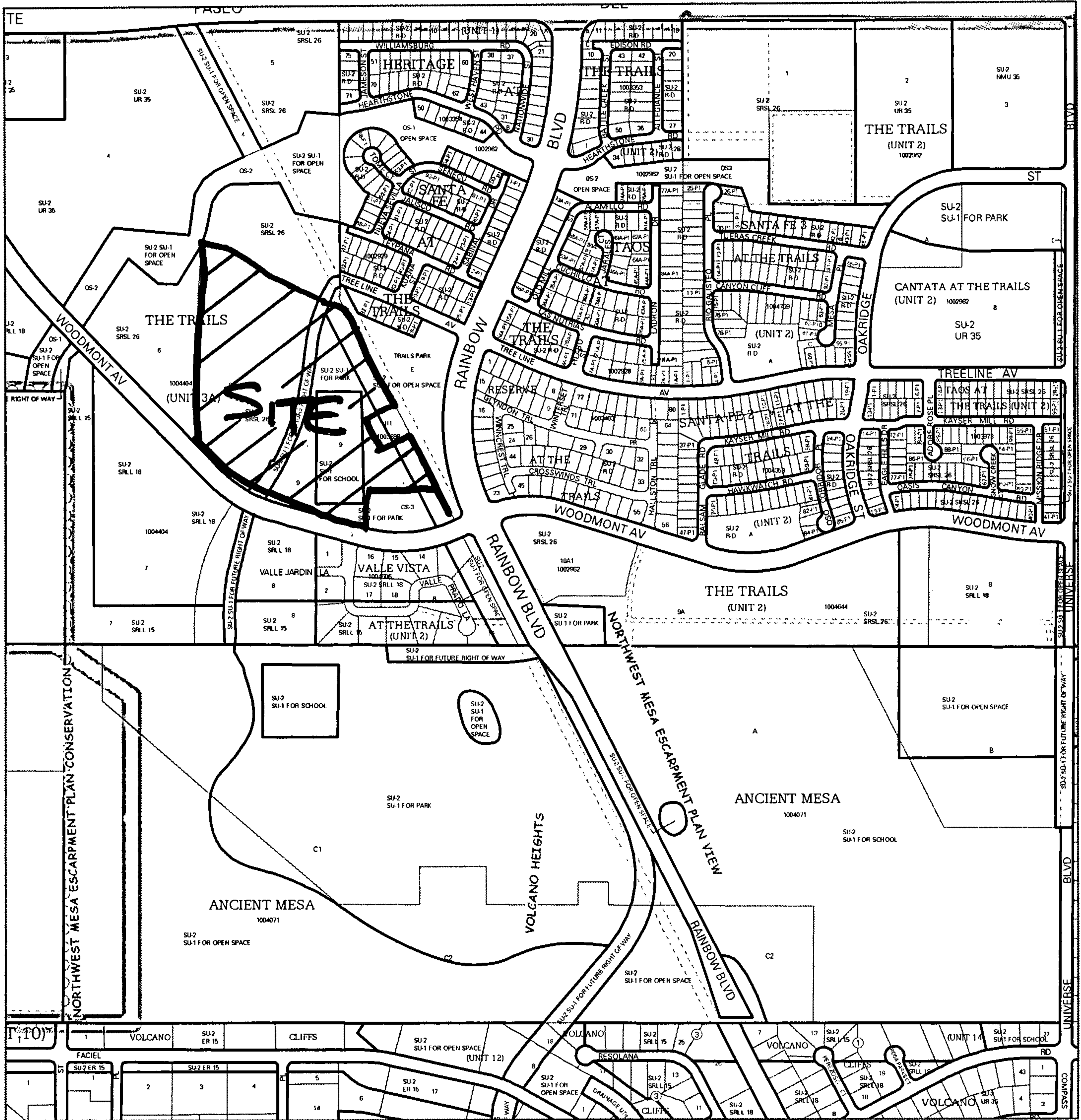
(Applicant or Agent)

6-27-08

(Date)

I issued 3 signs for this application, 06/27/08 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003688



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

City of Albuquerque
AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/13/2008

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

June 26, 2008

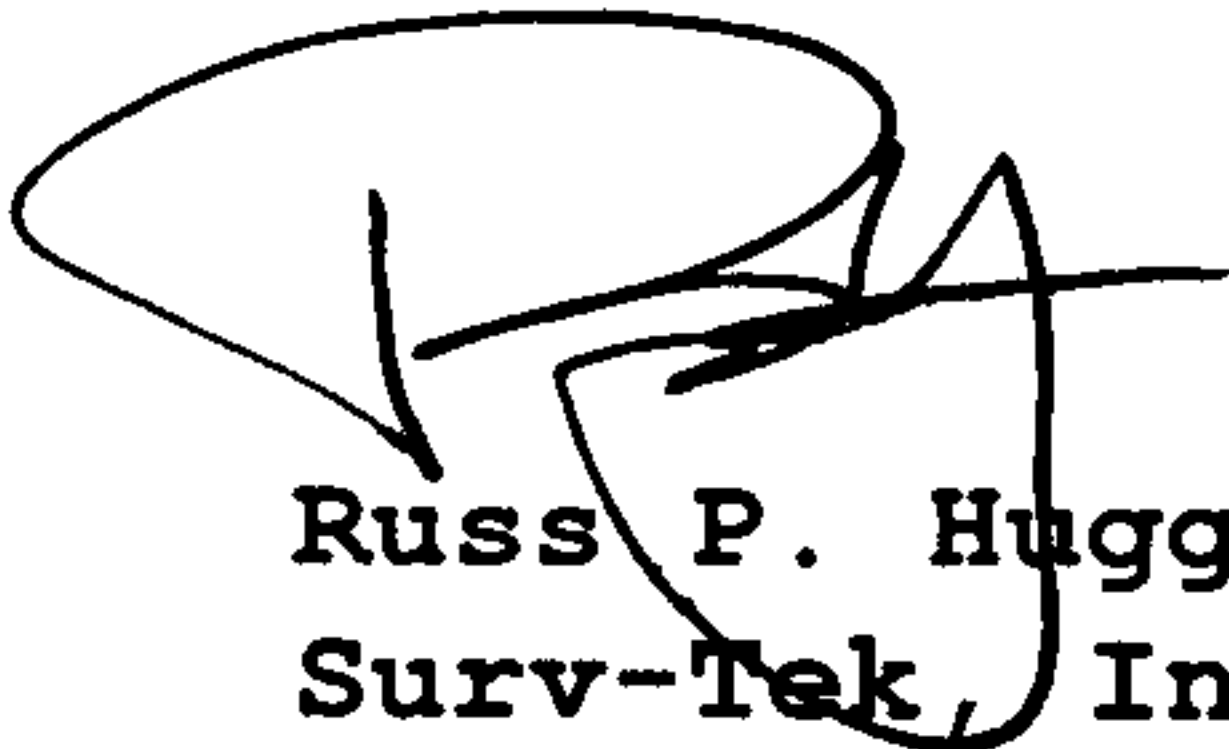
Mr. Jack Cloud, Chairman
Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: Tract 9 of The Trails Unit 3A, City of Albuquerque, Bernalillo
County, New Mexico. (Zone Atlas pages C-8 and C-9.

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Vacation of existing Public and Private easements as shown and designated on the attached Vacation Exhibit.

Please contact me at your convenience, should you have any questions regarding this submittal.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.



June 26, 2008

Mr. Russ Hugg
Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114

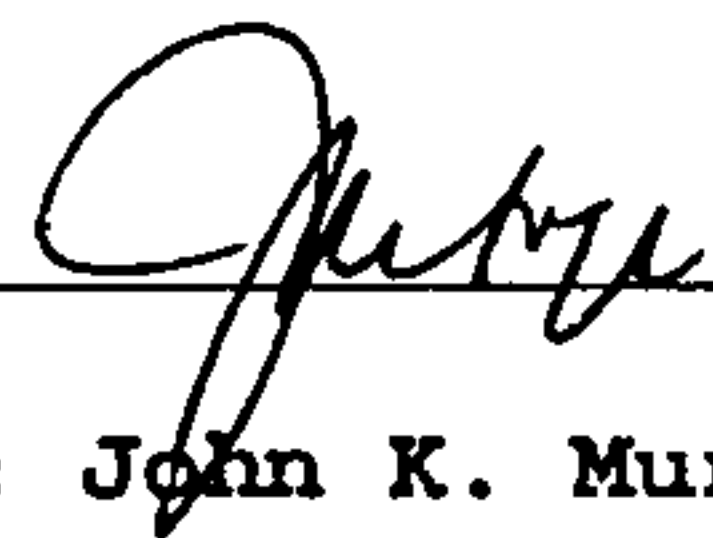
Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of The Trails, LLC, for the purpose of Vacation of existing Public and Private easements and Preliminary/Final Plat approval to reference said vacated easements.

Please call me if you have any further questions.

Sincerely,

The Trails, LLC
The Longford Group, It=s manager



By: John K. Murtagh, President



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: June 25, 2008

TO CONTACT NAME: Russ Hugg
 COMPANY/AGENCY: Surv-Tek, Inc.
 ADDRESS/ZIP: 9384 Valley View NW 87114
 PHONE/FAX #: 897-3366 897-3377

Thank you for your inquiry of June 25, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract 9, The Trails Unit 3A Located on Woodmont Ave. between Rainbow Blvd. and Paseo Del Norte zone map page(s) C-9

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

Ventana Ranch N.A.

Neighborhood or Homeowner Association	Neighborhood or Homeowner Association
--	--

Contacts: Laura Horton
7224 Cascada Rd. NW 87114
898-8103(W) 710-0646(S)
Kevin Patton
10422 Borrego Creek Dr. NW 87114
238-2857 (C)

Neighborhood or Homeowner Association

Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO {X}

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

Sincerely,

Valerie Harmon
 OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

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

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

(Below this line for ONC use only)

Date of Inquiry: June 25, 2008 Time Entered: 2:36 PM ONC Rep. Initials: DC

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

June 26, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ventana Ranch N.A.
7224 Cascada Road NW
Albuquerque 87114
Attention: Laura Horton

Re: Tract 9 of The Trails Unit 3A, City of Albuquerque, Bernalillo
County, New Mexico. (Zone Atlas pages C-8 and C-9.

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public and Private Easements as shown on the attached Vacation Exhibit.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE NM 87114	
Postage	\$ 1.00
Certified Fee	\$ 2.70
Return Receipt Fee (Endorsement Required)	\$ 2.20
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.90
Postmark Here JUN 26 2008 06/26/2008	
Sent To Ventana Ranch NA Street, Apt. No., or PO Box No. 7224 Cascada Rd City, State, ZIP+4 Alb. NM 87114	

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

June 26, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ventana Ranch N.A.
10422 Borrego Creek Drive NW
Albuquerque 87114
Attention: Kevin Patton

Re: Tract 9 of The Trails Unit 3A, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas pages C-8 and C-9.

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public and Private Easements as shown on the attached Vacation Exhibit.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com ®	
ALBUQUERQUE NM 87104 ALBUQUERQUE NM 87114 E	
Postage	\$ 1.00
Certified Fee	\$ 2.70
Return Receipt Fee (Endorsement Required)	\$ 2.20
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 6.90

7007 2680 0002 6629 2962

Postmark Here JUN 26 2008

Sent To
Ventana Ranch NA
Street, Apt. No.;
or PO Box No. 10422 Borrego Creek Dr
City, State, ZIP+4
Alb. NM 87114

PS Form 3800, August 2006 See Reverse for Instructions



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

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

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

Z

A

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: NMUI
 ADDRESS: 4700 IRVING BLVD. NW
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87114
 STATE NM ZIP 87109

PHONE: 898-2661
 FAX: _____
 E-MAIL: _____
 PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: DRB FINAL SIGN-OFF FOR EPC

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

Recommended SBP

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

Lot or Tract No. TRACT H Block: _____ Unit: _____
 Subdiv. / Addn. THE TRAILS
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.71 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF RAINBOW BLVD. NW
 Between: WOODMONT AVE NW and PASEO DEL NORTE NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): EPC#1003688-04EPC-01832-01833 04DRB 01463, 1002462

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

SIGNATURE

Richard Hall

DATE 2/1/2005

(Print) RICHARD HALL

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

- 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>05DRB - 00164</u>	<u>SBP</u>		\$ <u>-0-</u>
		<u>CMF</u>	\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>20.00</u>

Hearing date 2-9-05
Clare Senora 2/1/05
 Planner signature / date

Project # 1003688

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) *UNMANUED* - *N/A PCB*
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

Richard Hall

Applicant name (print)

Stephanie Shatten

Applicant signature / date

2-1-05

Form revised October 2004



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

Application case numbers
05DRB - 00164

Cheryl Lenora 2/1/05
 Planner signature / date

Project # 1003688



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003688*
04EPC-01833 EPC Site Development Plan-
Building Permit

The Trails LLC
3077 Warm Springs RD.
Las Vegas, NV 89120

LEGAL DESCRIPTION: for all or a portion of Tract H, The Trails Subdivision, zoned RD, located WEST OF RAINBOW BLVD. NW, between WOODMONT AVE. and PASEO DEL NORTE NW, containing approximately 1 acre.
(C-9) Elvira Lopez, Staff Planner

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003688/04EPC 01833, a request for approval of a site development plan for building permit, for Tract H-1, The Trails Subdivision (formerly known as Tract H, The Trails Subdivision), zoned RD, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 0.71-acre site located west of the proposed alignment of Rainbow Boulevard NW and south of Paseo del Norte.
2. The applicant is proposing to develop a privately owned well site to serve a proposed 450-acre master planned community located west of Universe at Paseo del Norte that will be identified as "The Trails" as well as the entire NMUI service area.
3. The submittal portrays a use that is permissive in the underlying R-D zone. The Zoning Code gives the Environmental Planning Commission authority to review and approve site development plans for building permit for public utility structures in the R-D zone (§14-16-2-14 and §14-16-2-6 (A)(8)).
4. The submittal furthers the applicable goals and policies of the *Comprehensive Plan* by facilitating development which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment (Established Urban Goal).

**OFFICIAL NOTICE OF DECISION
PROJECT #1003688
JANUARY 20, 2005
PAGE 2 OF 4**

5. The submittal will help to maintain a dependable, quality supply of water for the urbanized area's needs, provide for development and management of public services in accordance with other land use planning policies, and support efficient water management and use (*Comprehensive Plan Water Quality, Service Provision and Water Management Goals*).
6. The submittal furthers the applicable policies of the *West Side Strategic Plan* by facilitating a master planned development that will lead to acquisition of necessary rights-of-way, and by providing water service in a location contiguous to a currently served area (Policies 3.70, 3.71 and 9.4).
7. The submittal complies with the design policies of the *Northwest Mesa Escarpment Plan* by proposing wall, building and roof colors that blend with the natural colors of the mesa, and heights that do not exceed 26 feet (Policies 20 and 21).
8. There is no known opposition to this request.
9. The submittal will be adequate with some changes and additions as outlined in the Conditions of Approval.
10. A sector development plan covering the currently zoned R-D "Trails" planned community is necessary to comprehensively guide future development, its intensity, and land use mix.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. All lighting shall be according to the Night Sky Ordinance and to Area Lighting Regulations of the City Zoning Code (Section 14-16-3-19). If any site lighting is proposed, it should be no higher than sixteen feet and have a full cut-off design.
3. The applicant shall identify the type of trees proposed within the landscape buffer strip.
4. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

027 017 2000 10.07 38324333
CITY OF ALBUQUERQUE

OFFICIAL NOTICE OF DECISION
PROJECT #1003688
JANUARY 20, 2005
PAGE 3 OF 4

5. The applicant shall obtain a "Fire Flow Statement" to determine the number of fire hydrants required and their spacing prior to DRB. An additional fire hydrant may be needed for this site.
6. The applicant shall obtain approval for this proposal from the Solid Waste Management Department prior to DRB approval.
7. Conditions from City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 4, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

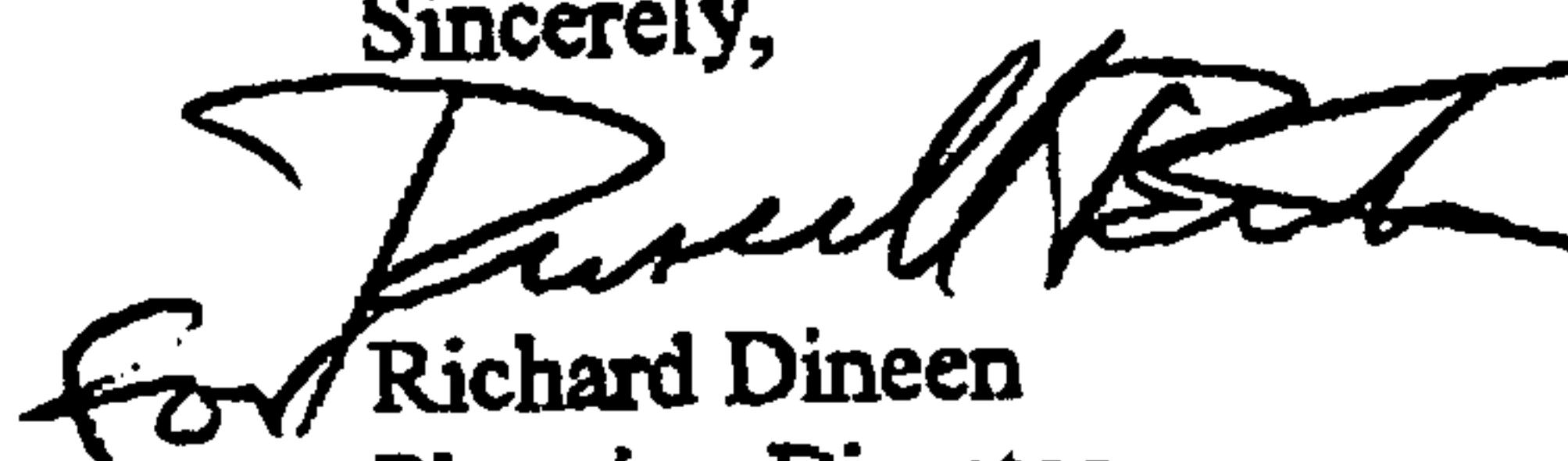
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
PROJECT #1003688
JANUARY 20, 2005
PAGE 4 OF 4

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

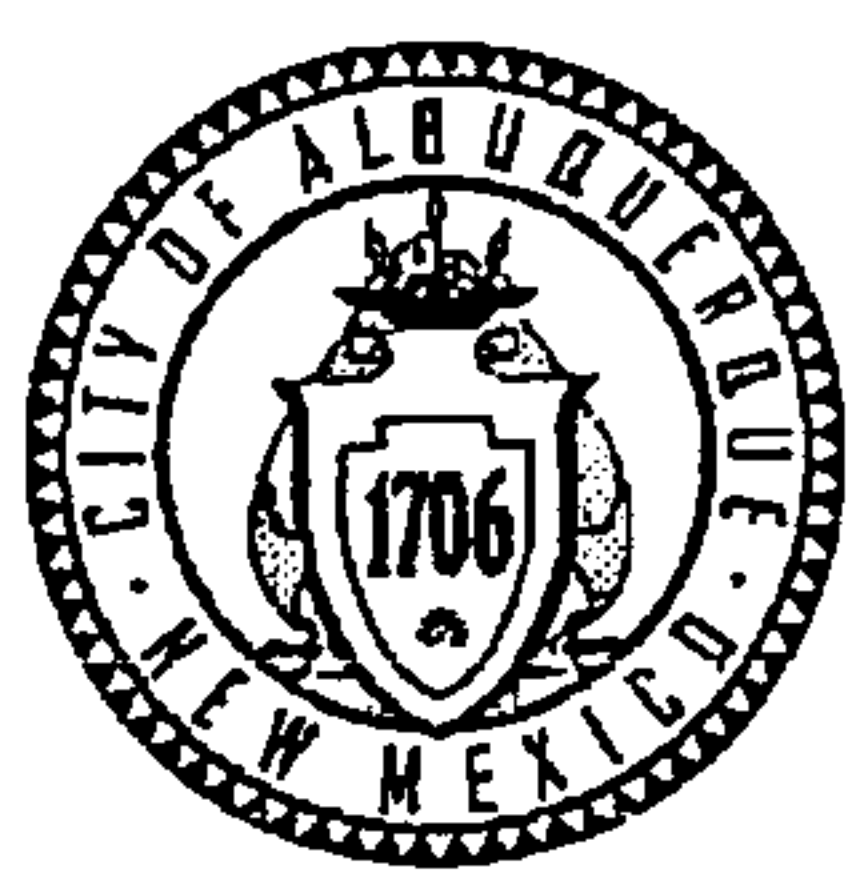
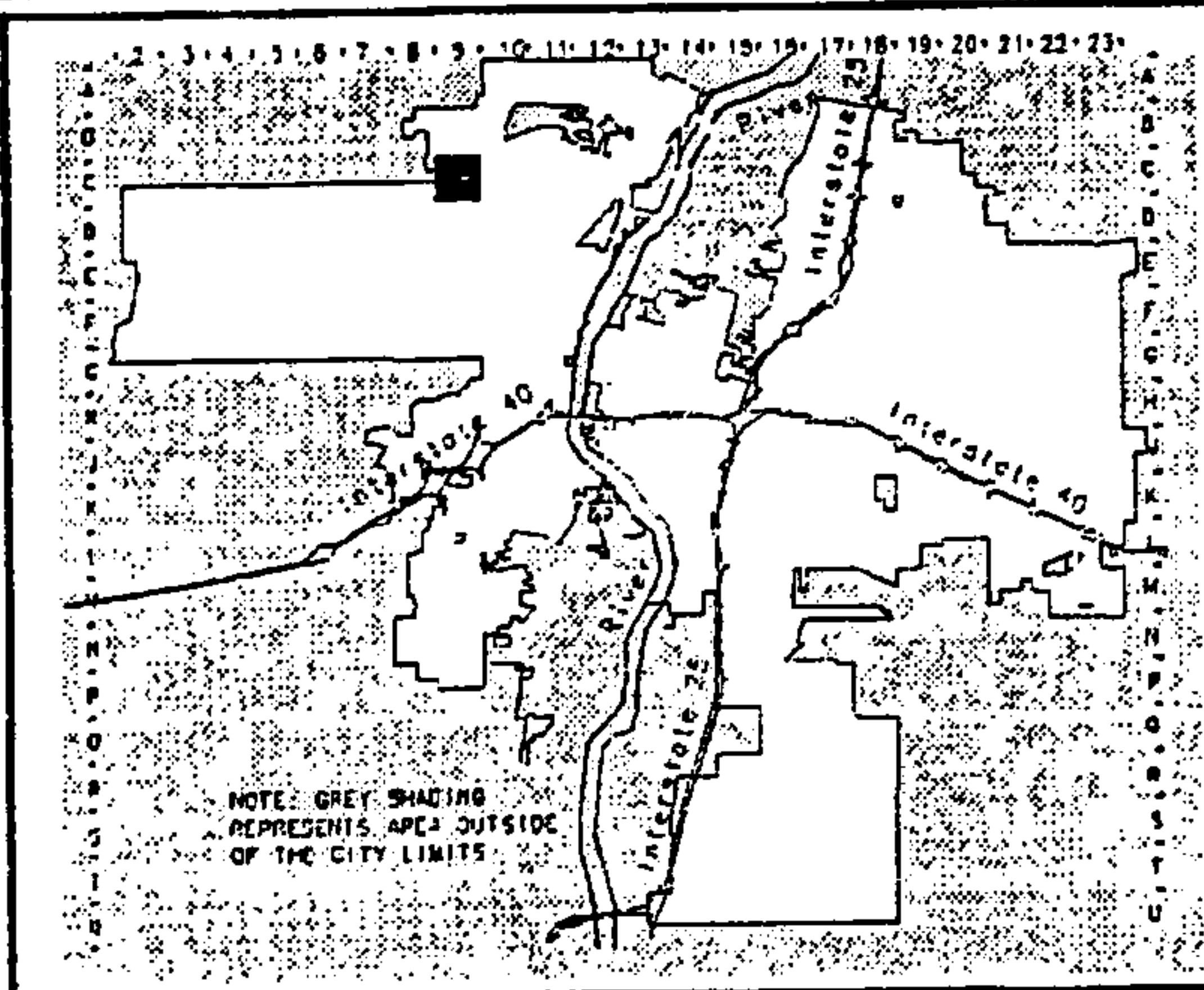
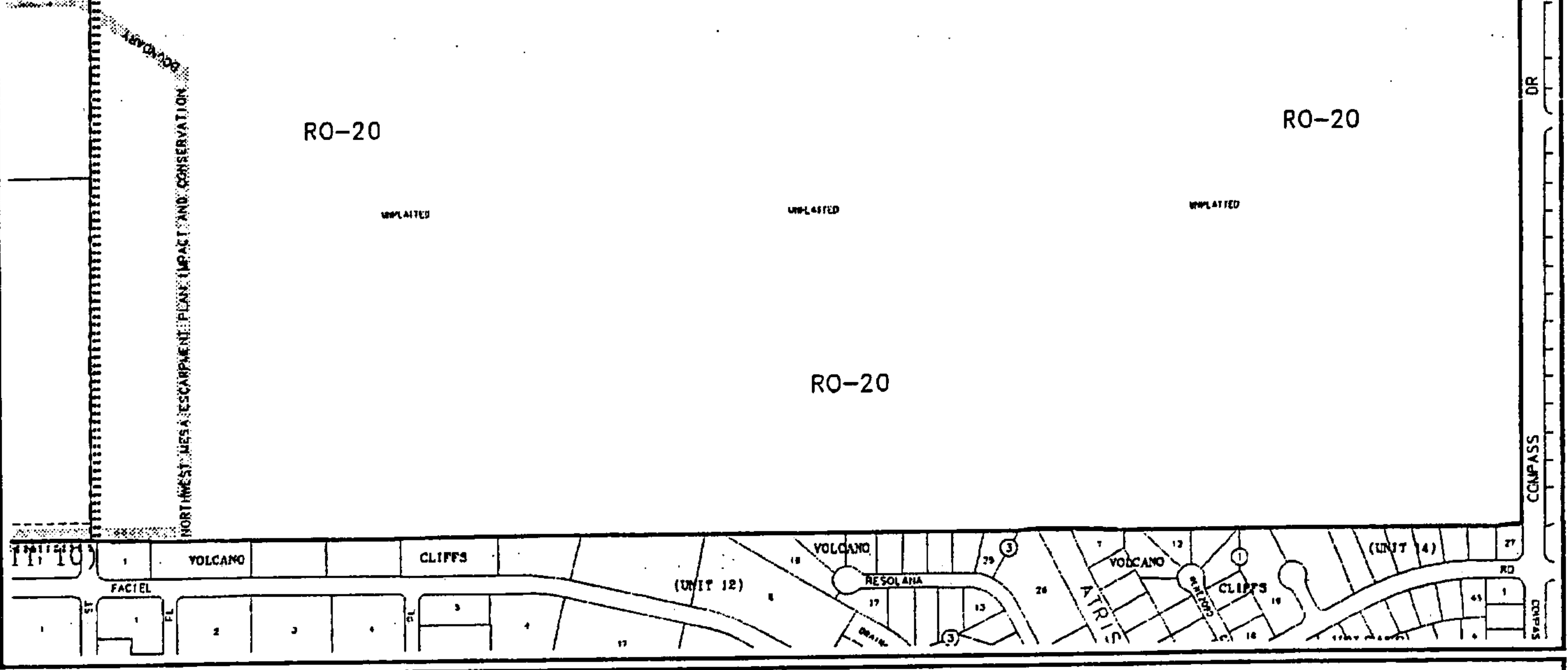
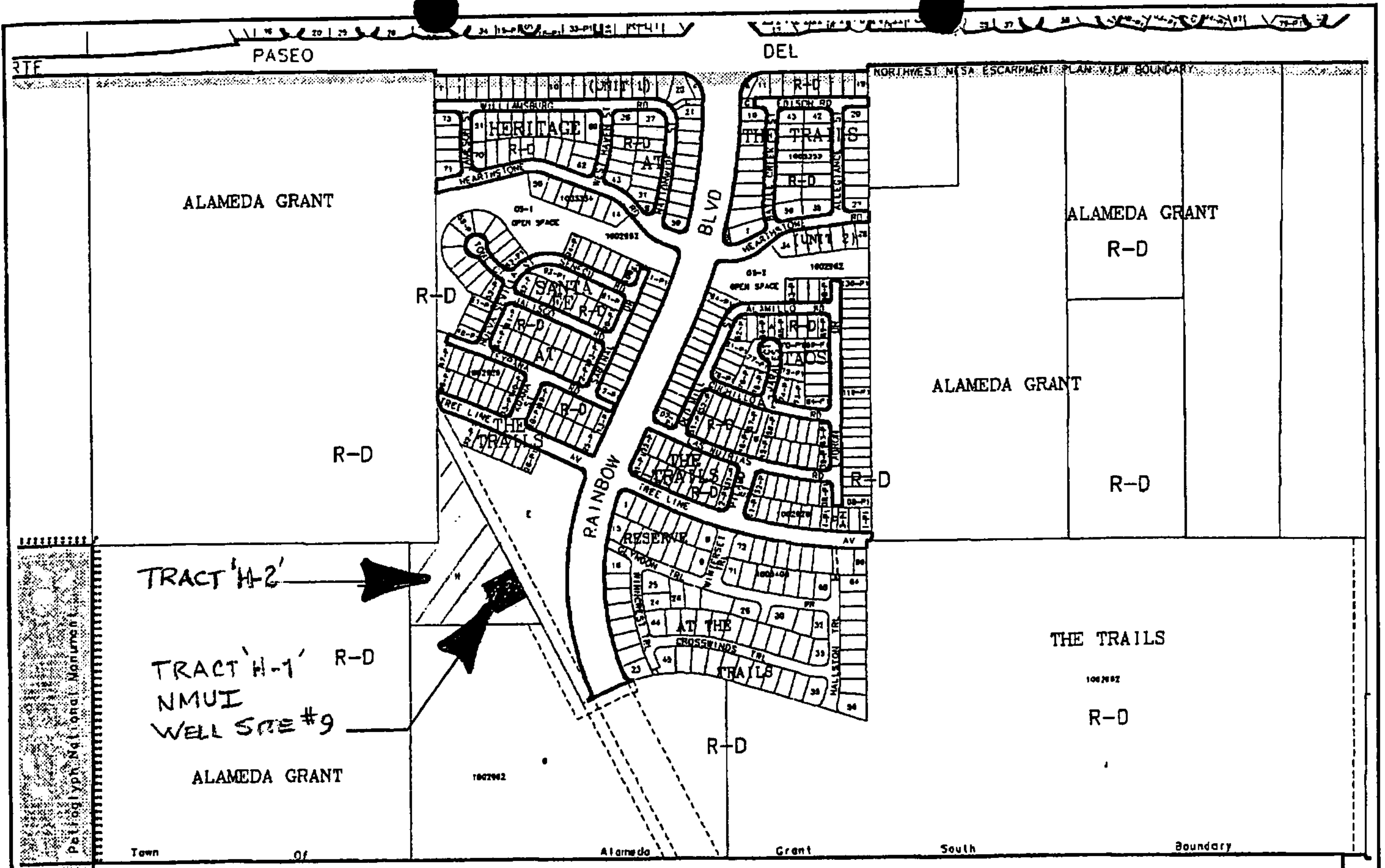
Sincerely,



Richard Dineen
Planning Director

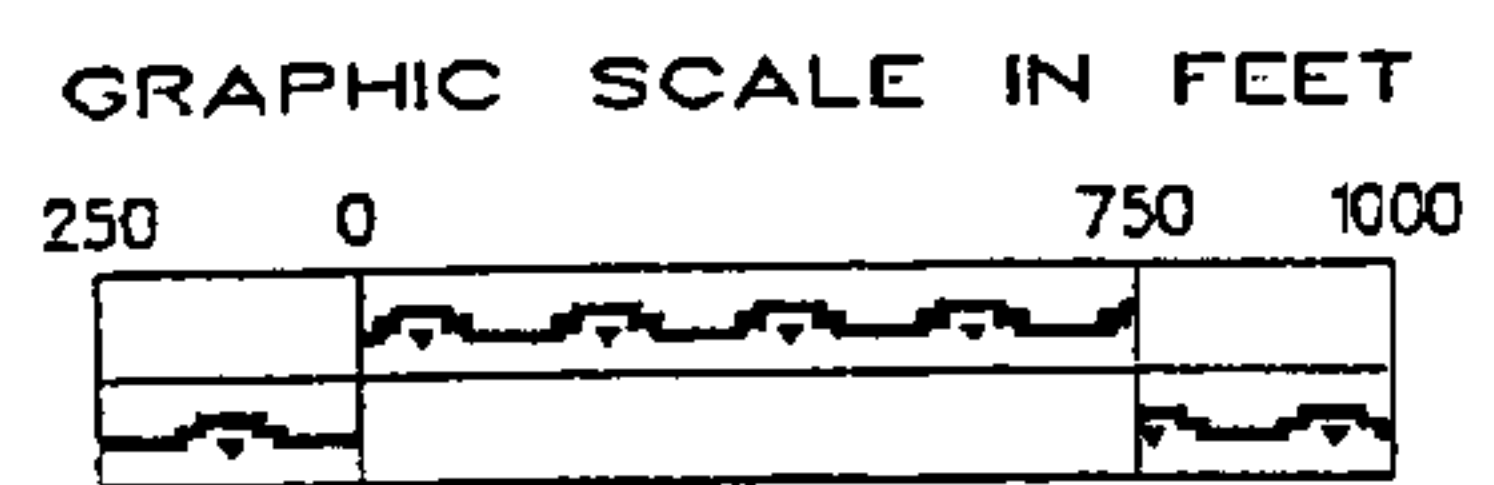
RD/EL/ac

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



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004



Zone Atlas Page

C-9-Z

Map Amended through November 03, 2004

February 1, 2005

Ms. Sheran Matson
Planning Manager, DRB Chairperson
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: DRB Final Sign-off for EPC: Case Number 04EPC 01832/01833

Dear Ms. Matson:

In accordance with the Environmental Planning Commission (EPC) conditions for the subject project, the purpose of this letter is to provide you with a list of modifications made to the submittal package to address each. The following numerical list corresponds to the conditions placed on the project by the EPC:

1. This letter will serve as the required description of modifications made to address each EPC condition.
2. A note has been added to Sheet 1 of 5 describing the limitations for site lighting and the requirement for conformance to the Night Sky Ordinance and Area Lighting Regulations of the City Zoning Code.
3. A note has been added to Sheet 3 of 5 identifying the type of trees proposed on site (Desert Willows).
4. A Grading and Drainage Plan has been submitted to Hydrology staff for review and approval. A Grading and Drainage Plan for the site was previously approved by Hydrology staff for this site with the smaller building. It is anticipated that Hydrology staff will have no objections to increasing the size of the building, as the drainage concepts are identical to the previously approved plan.
5. Copies of the Fire Flow Statement and Site Plan indicating approval by the Fire Marshal are enclosed for your review.
6. Solid Waste Management has indicated that this unmanned facility will not require refuse pick-ups. They have indicated such by adding "unmanned facility" on their signature line of Sheet 1 of 5 of the submittal package.
7.
 - a. All requirements of the previous EPC submittal have been addressed as witnessed by the fact that DRB approved the previous submittal.
 - b. Longford Homes, the developer of "The Trails" project, is in the process of constructing all public infrastructure surrounding the subject well site. Public infrastructure has been designed by a separate Engineer and has been approved by the City Design Review Committee (DRC) for its conformance to all City Standards.
 - c. The Site Plan has been designed to conform to DPM requirements.

Ms. Sheran Matson
Planning Manager, DRB Chairperson
City of Albuquerque
February 1, 2005
Page 2

With the above described modifications, we believe we have adequately addressed each EPC condition. Please place this request on the DRB agenda for the February 9, 2005 hearing. Should you have any comments or questions relative to this request, please do not hesitate to call.

Sincerely,



Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am
Enclosure

cc: Bob Gay, NMUI
Jim Thomte, BHI
Rick Beltramo, BHI
Richard Hall, BHI

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

PAID RECEIPT

APPLICANT NAME MMU
AGENT Bahanna Huston
ADDRESS _____
PROJECT & APP # 1003688 / 05DRB00164
PROJECT NAME The Trails

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

2/1/2005 11:13AM LOC: ANNX
RECEIPT# 00035467 WSH 008 TRANSH 0018
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME The Trails LLC
AGENT Supo Tek
ADDRESS _____
PROJECT & APP # 1003688/04DRB01463
PROJECT NAME The Trails

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50⁰⁰ 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

\$ 50⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

11/18/2004 3:44PM LGC: ANA
RECEIPT# 00031723 WSH 006 TRANS# 0022
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form			Supplemental form
SUBDIVISION		S	ZONING AND PLANNING		Z
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation		
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal		
<input type="checkbox"/> Vacation		V	<input type="checkbox"/> EPC Submittal		
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)		
SITE DEVELOPMENT PLAN			<input type="checkbox"/> Sector Plan (Phase I, II, III)		
<input type="checkbox"/> ... for Subdivision Purposes		P	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan		
<input type="checkbox"/> ... for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)		
<input type="checkbox"/> IP Master Development Plan					
<input type="checkbox"/> Cert. of Appropriateness (LUCC)		L			
			APPEAL / PROTEST OF ...		A
			<input type="checkbox"/> 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: JAMES BAKER, THE TRAILS, LLC LONGFORD GROUP, INC. ITS MANAGER PHONE: _____

ADDRESS: 7707 Jefferson NE Suite A FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary Interest in Site: owner List all owners: _____

AGENT (if any): Surv-Tek, Inc PHONE: 897-3366

ADDRESS: ~~5643 Paradise Blvd NW~~ 9384 Valley View Dr NW FAX: 897-3377

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: Preliminary and final plat approval to divide existing tract H into ~~two~~ ^{two} tracts and grant a new private access easement.

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

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

Lot or Tract No. TRACT H Block: _____ Unit: _____

Subdv. / Addn. THE TRAILS

Current Zoning: ~~NAB 27~~ RD Proposed zoning: ~~NAB 27~~ RD

Zone Atlas pages(s) C-9 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 5.0054 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 100906420226820122 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BLVD NW south of Paseo del Norte

Between: _____ and _____

CASE HISTORY:

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

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

SIGNATURE Margo Lucero DATE 9/17/04

(Print) Margo Lucero Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>040RB - 01463</u>	<u>PLF</u>		<u>\$ 285.00</u>
<input type="checkbox"/> All fees have been collected				<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>11/17/04</u>			Total <u>\$ 305.00</u>

Clare Senora 10/28/04

Project # 1003688

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ SIA financial guaranty verification
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, ⁴4 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.** *Need.*

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - ___ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Mary Lucero 9-21-04
Applicant name (print)
Mary Lucero 9-21-04
Applicant signature / date



Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
04 DRB - 01463

Clara Senora 10/28/04
Planner signature / date
Project # 1003688

SURV TEK, INC.

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

September 7, 2004

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Tracts H-1 and H-2, The Trails, City of Albuquerque,
Bernalillo County, New Mexico (C-9-Z).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final Plat approval to divide existing Tract H into two (2) tracts and grant a new Private Access easement to proposed Tract H-1.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

LONGFORD HOMES NEW MEXICO
RECEIVED

Q2 SEP 08 2004

September 7, 2004

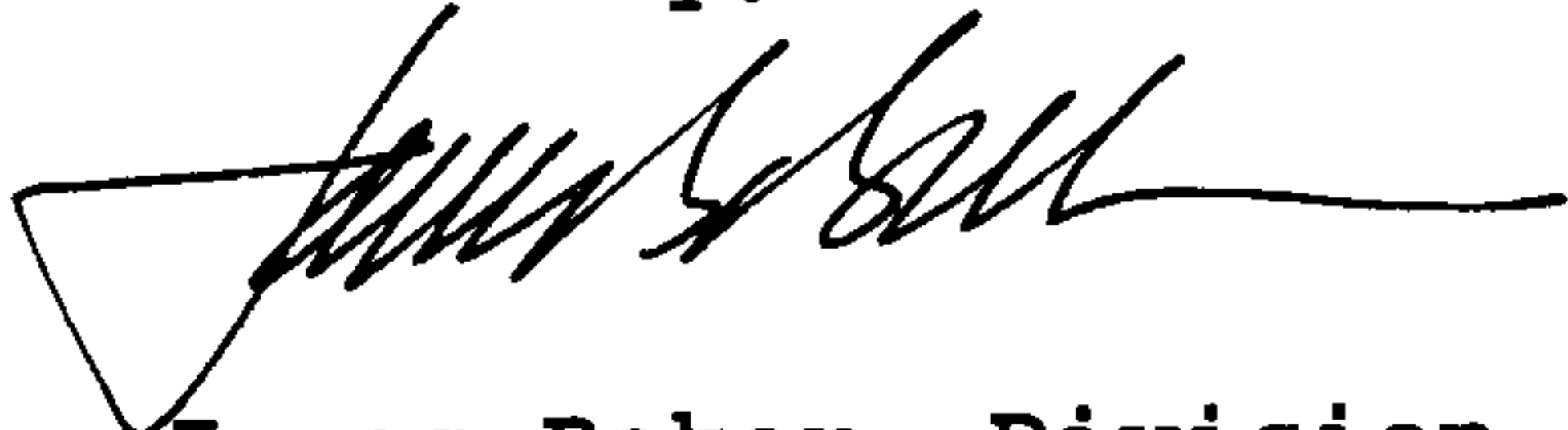
Mr. Russ P. Hugg
Surv-Tek, Inc,
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114

Dear Russ:

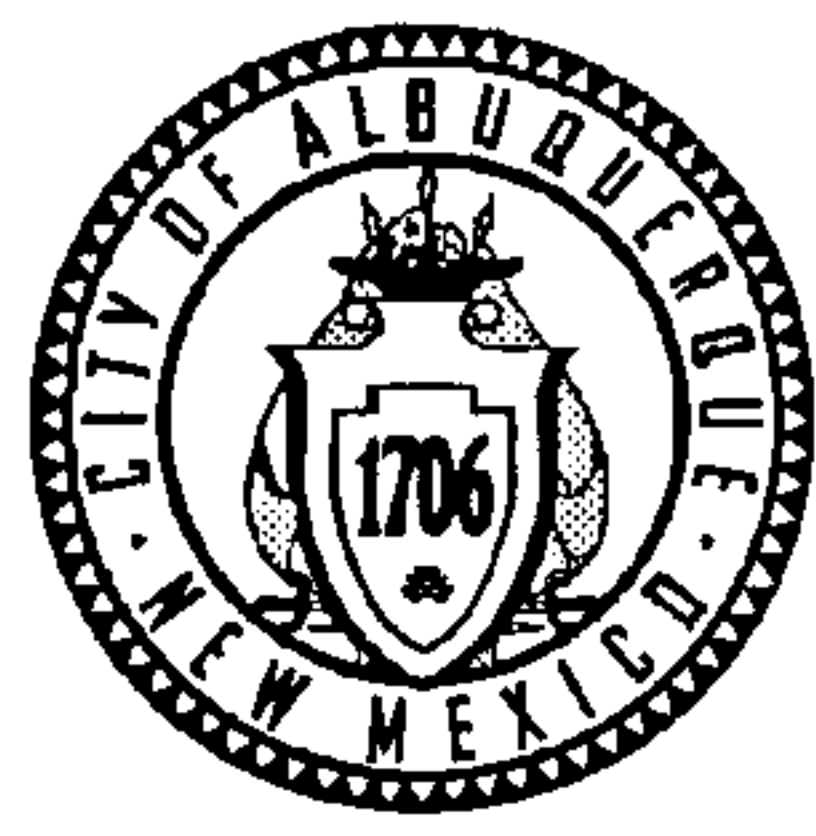
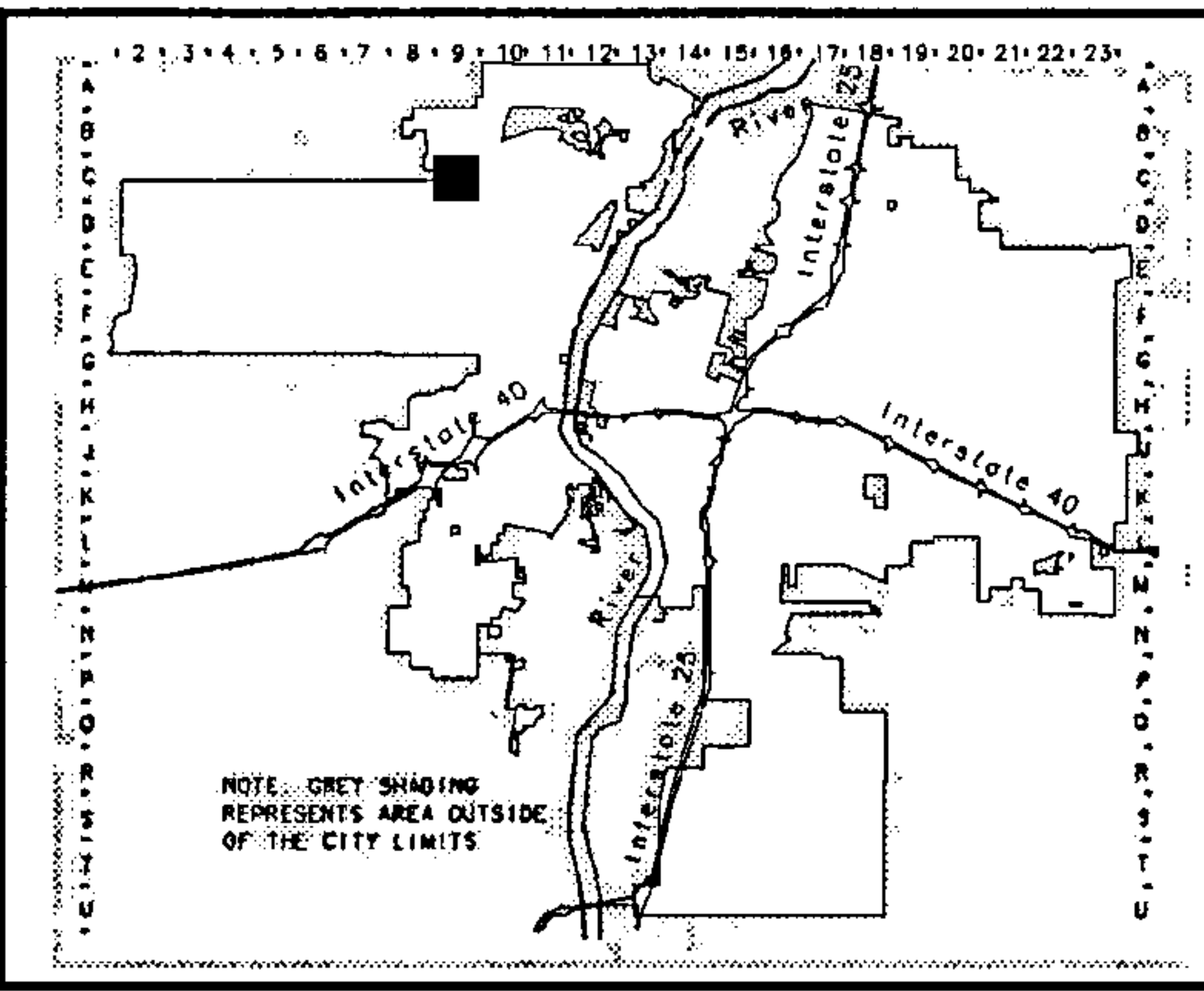
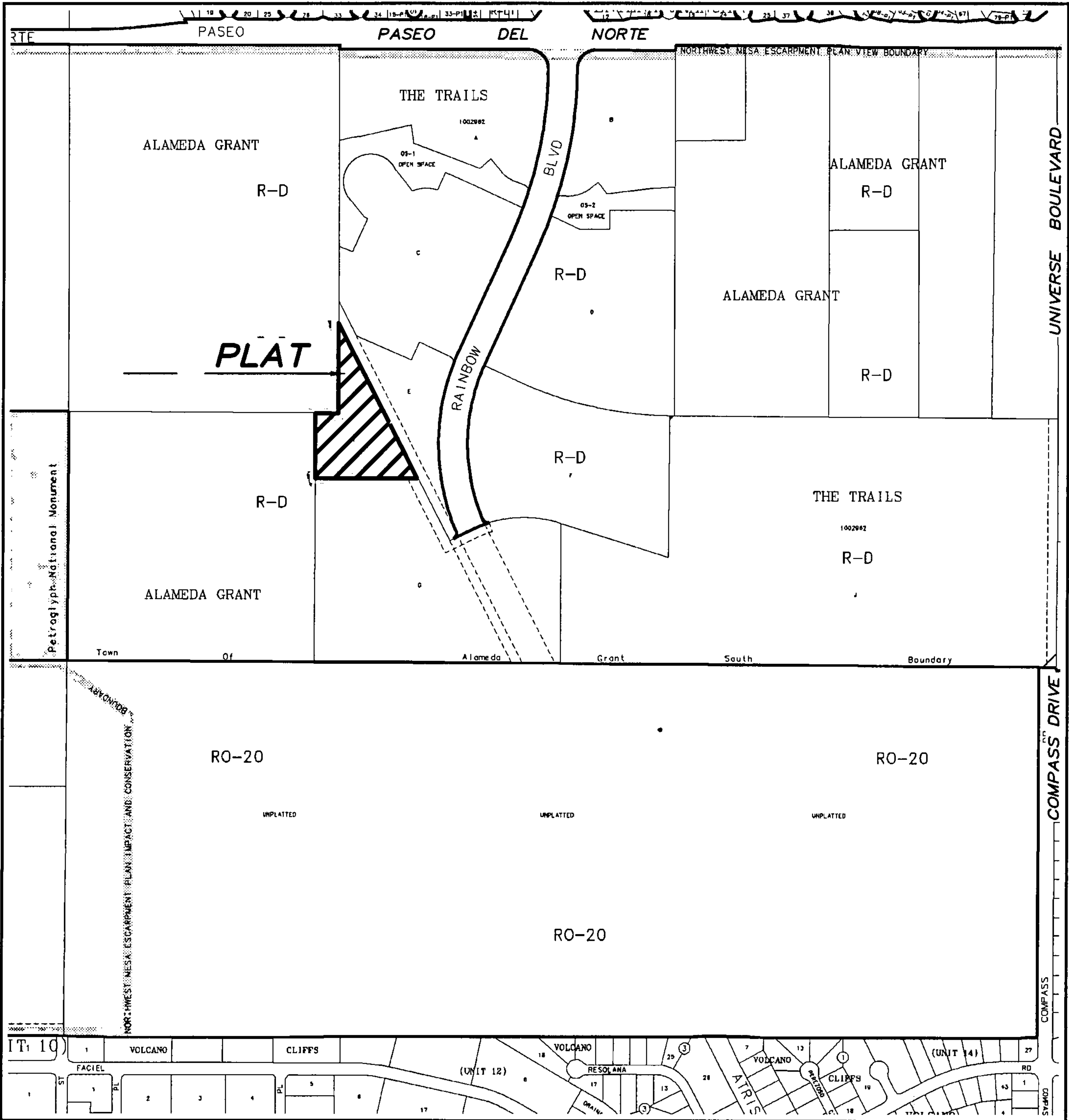
By this letter, I hereby authorize you to act as agent on behalf of The Trails, LLC, for the purpose of re-platting Tract H of The Trails, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

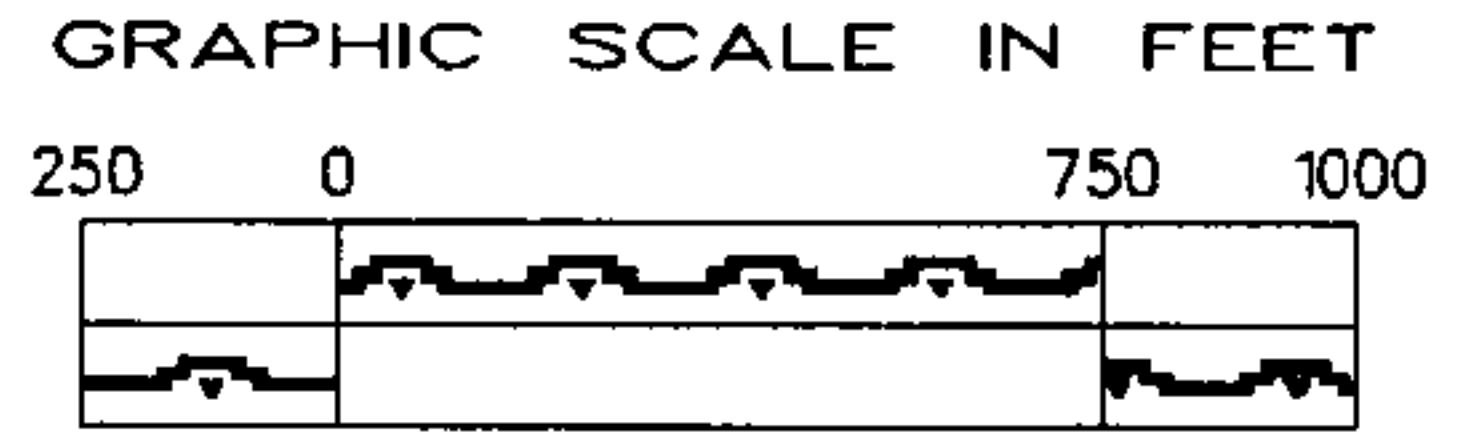


James Baker, Division President
The Trails, LLC
Longford Group, Inc, its Manager
7707 Jefferson NE, Suite A
Albuquerque, New Mexico 87109



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004



Zone Atlas Page

C-9-Z

Map Amended through July 06, 2004

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

PAID RECEIPT

APPLICANT NAME James Baker, The Trails LLC Longleaf Group
AGENT Assoc. Tek Inc
ADDRESS 9384 Valley View Dr NW
PROJECT & APP # 1003688
PROJECT NAME The Trails

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 305.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

9/21/2004 11:31AM LOC: ANNX
RECEIPT# 00029329 WSH 008 TRANS# 0004
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Counterreceipt.doc 6/21/04
Trans Amt \$305.00
J24 Misc \$20.00

Thank You

9/21/2004 11:31AM LOC: ANNX
RECEIPT# 00029400 WSH 008 TRANS# 0004
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$305.00
J24 Misc \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME James Baker, The Trails LLC Longleaf Group
 AGENT Assoc Top One
 ADDRESS 9384 Valley View Dr NW
 PROJECT & APP # 1003688
 PROJECT NAME The Trails

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 285.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
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*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

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

9/21/2004 11:31AM LOC: ANNX
 RECEIPT# 00029399 WS# 008 TRANS# 0004
 Account 441032 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$305.00
 J24 Misc \$20.00

9/21/2004 11:31AM LOC: ANNX
 RECEIPT# 00029400 WS# 008 TRANS# 0004
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$305.00
 J24 Misc \$285.00
 CK \$305.00
 CHANGE \$0.00

Thank You

Thank You