



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2011

Project# 1004353

11DRB-70004 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) [Deferred from 2/9/11, 2/23/11, 3/9/11, 3/16/11, 3/23/11, 4/13/11, 4/20/11, 5/4/1, 6/1/11, 6/15/11] **AN EXTENSION THROUGH AUGUST 2011 WAS APPROVED TO MATCH PROJECT # 1002962.**

At the June 22, 2011 Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved through August 2011.

If you wish to appeal this decision, you must do so by July 7, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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



Jack Cloud, DRB Chair

Cc: Marilyn Maldonado
File

3. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) [Deferred from 2/9/11, 2/23/11, 3/9/11, 3/16/11, 3/23/11, 4/13/11, 4/20/11, 5/4/1, 6/1/11, 6/15/11] **AN EXTENSION THROUGH AUGUST 2011 WAS APPROVED TO MATCH PROJECT # 1002962.**

4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC
DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN
VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY
DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3**, zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) [Deferred from 4/27/1, 5/11/11, 5/25/11, 6/8/11] **DEFERRD TO 8/31/11 AT THE AGENT'S REQUEST.**

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

5. **Project# 1002202**
11DRB-70150 - SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

CONSENSUS PLANNING agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION** zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19) [Deferred from 6/8/11] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/11 THE SITE PLAN FOR BUILDING PERMIT WAS CONDITIONALLY APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COMPLETION OF THE SIA AND TO PLANNY FOR RESOLUTION OF VACATION ACTIONS AND TO AMEND THE PLAN TO ADDRESS PLANNING AND TRANSPORTATION COMMENTS.**

6. **Project# 1007928**
11DRB-70162 EPC APPROVED SDP
FOR SUBDIVISION

RBA ARCHITECTS agent(s) for TWRB INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-A-1, Tract(s) PLAT OF TRACTS 1-A-1, **RAYCO** zoned SU-2/MR, located on WHEELER BETWEEN BROADWAY AND WHEELER containing approximately 2.42 acre(s). (M-14) **DEFERRED TO 6/29/11 AT THE AGENT'S REQUEST.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1004353

AGENDA ITEM NO: 3

SUBJECT:

2-Year SIA Extension

ENGINEERING COMMENTS:

The application should state what is or isn't built.

The application lists Sunrise Ranch West Unit 2 for the SIA, not Santa Fe at the Trails Unit 2.

AMAFCA would like the contribution for the Boca Negra Dam in 6 months.

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
924-3695

DATE: 2-2-11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004353

AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

Please clearly define all infrastructure not yet completed and provide an approximate timeline.

RESOLUTION:

02-09-11

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

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

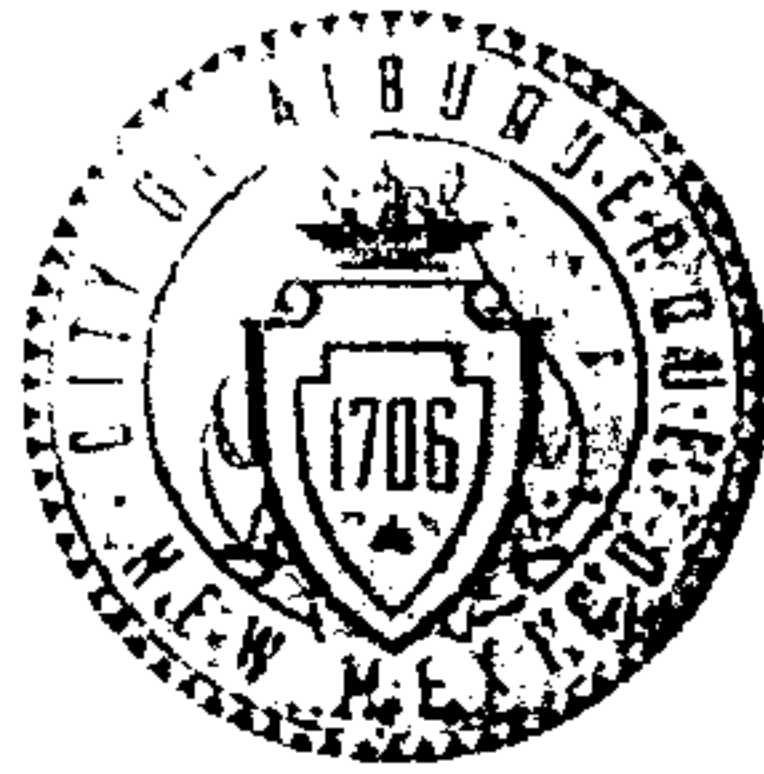
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: FEBRUARY 2, 2011



**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, February 2, 2011**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000934

11DRB-70002 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SUNRISE RANCH WEST Unit(s) 2**, zoned R-D, located on the southeast corner of 106TH ST SW and SUNSET GARDENS SW containing approximately 9.0586 acre(s). (L-8)

Project# 1002962

11DRB-70003 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F of THE TRAILS], zoned 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# 1004353

11DRB-70004 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

Project# 1008435

11DRB-70001 VACATION OF PUBLIC
PARK SITE EASEMENT

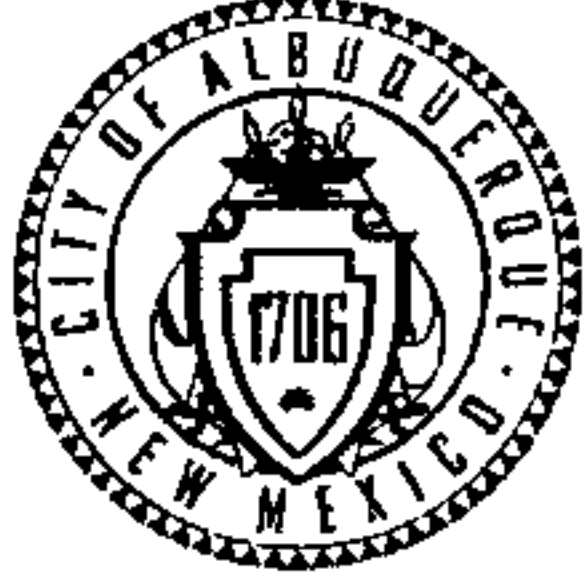
BOHANNAN HUSTON INC agent(s) for DR WILLIAM GALBRETH request(s) the referenced/ above action(s) for a portion of Tract(s) N-7, **TANOAN PROPERTIES**, zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately .1132 acre. (E-22)

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, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 17, 2011.

HEARING DATE 2-2-11(SIA)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 13, 2010

Project# 1004353

09DRB-70383 MAJOR – ONE YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (1YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

At the January 13, 2010, Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement for the drainage easement (Bond # 8230501 S) was approved, and a six month extension of the Subdivision Improvements Agreement was approved for the Woodmont/Rainbow Traffic Signal (Bond # 8230505 S).

If you wish to appeal this decision, you must do so by January 28, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, AICP, DRB Chair

cc:
Longford Homes – 7023 Tree Line Ave. NW – Albuquerque, NM 87114
Marilyn Maldonado
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004353 AGENDA# 3 DATE: 1/13/10

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



**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, January 6, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1003747

09DRB-70374 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the referenced/ above action(s) for all or a portion of Parcel 1-A, **WYOMING MALL** zoned C-2 (SC), located on the east side of WYOMING BLVD NE between MENUAL BLVD NE AND NORTHEASTERN ST NE containing approximately 22.2080 acre(s). (H-20)

Project# 1004353

09DRB-70383 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

Project# 1007871

09DRB-70379 MAJOR - PRELIMINARY
PLAT APPROVAL
09DRB-70380 SIDEWALK WAIVER
09DRB-70381 SUBDIVISION DESIGN
VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for BISHOP'S COMPOUND, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS UNIT 3 [TBKA BISHOP'S COMPOUND]**, zoned R-LT, located on CANDELARIA RD NW between RIO GRANDE BLVD NW and CALLE SAN YSIDRO NW containing approximately 1.3379 acre(s). (G-12)

Project# 1008093

09DRB-70377 SUBDIVISION DESIGN
VARIANCE FROM MIN STANDARDS

PNM request(s) the referenced/ above action(s) for an **OVERHEAD ELECTRIC DISTRIBUTION LINE** located on ATRISCO DR NW, SCENIC DR NW, UNSER BLVD NW, AND URRACA ST NW, from Volcano Vista High School to La Cuentista Subdivision. (C-9, D-9, D-10)

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) 924-3367 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-6331.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, December 21, 2009.

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

Meeting Date: January 6, 2010
Zone Atlas Page: C-9
Notification Radius: 100 Ft.

Project# 1004353
App# 09DRB-70383

Cross Reference and Location: OAKRIDGE ST WN BETWEEN TREE LINE AVE NW
AND WOODMONT AVE NW

Applicant: LONGFORD HOMES
7023 TREE LINE AVE NW
ALBUQUERQUE, NM 87114

Agent:

Special Instructions:

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

Date Mailed: DECEMBER 24, 2009
SIGNATURE: *ERIN TREMLIN*

UPC	OWNER	OWNADD	OWNADD2	LEGALDESC	Shape_Area
100906433228310000	HENDRICKS GWENDOLY N J	8927 BALSAM GLADE RD NW	ALBUQUERQ UE NM 87114	LT 41-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.57
100906439027610000	BARRETT JESSICA & VIGIL BENEDICT J	6924 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 80-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4723.03
100906432228622000	ALEXANDER IVORY C & SHIRLEY H	8916 HALLSTON TRL NW	ALBUQUERQ UE NM 87114 4576	LT 60 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC	6595.34
100906442728011000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 20-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1148 AC	4999.01
100906436725510000	TRAILS COMMUNITY ASSOCIATIO N (THE)	7007 JEFFERSON BLVD NE SUITE A	ALBUQUERQ UE NM 87109	TR A CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING AREPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT 2.2413 AC	97529.58
100805641527340000	KURTZ EDWIN IV SUITE 170- 164	2869 PAULINE CHURCH RD	QUITMAN GA 31643	LT 55-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0998 AC	4345.82
100805646831611000	106TH STREET PARTNERS LTD	PO BOX 1669	CEDAR CREST NM 87008	LT 14-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1071 AC	4815.76
100805647234540000	LOPEZ GERALD L & VERONICA	10409 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 7-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0951 AC	4169.70

100906432231022000	DEATHERAG E AMY F	8932 HALLSTON TRL NW	ALBUQUERQ UE NM 87114 4576	LT 64 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1768 AC	7695.10
100805643729211000	HOLGUIN THOMAS P	10516 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 3-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1068 AC	4929.38
100906435829610000	TRUJILLO KRISTAL R	7016 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 50-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1100 AC	4790.71
100906440132910000	ZAFAR ZULFIQAR A & CARLEN	1720 ONYX COVE	WHITEHOUS E TX 75791	LT 16-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1137 AC	4944.18
100805641432611000	TENORIO EDWINA R	10527 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 10-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1242 AC	5330.41
100906439331810000	RUDOLPH DANIEL JR	6919 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 24-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1093 AC	4651.99
100906438127410000	MARTINEZ DAMON G & BARBARA A	6932 HAWKWATCH RD NW	ALBUQUERQ UE NM 87120	LT 78-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4722.06
100805648633940000	PAIZ FRANCES J	400 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 10-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1508 AC	6400.68

100906434628410000	KHIMJI RISHMA	7027 HAWKWATCH RD NW	ALBUQUERQ UE NM 87121	LT 69-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1803 AC	7857.88
100805648527740000	ORTIZ JANETH	460 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121 0901	LT 25-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0955 AC	4160.04
100805641531311000	CIFUENTES ENRIQUE M JR	409 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 7-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0973 AC	4240.09
100906439527010000	TRAILS COMMUNITY ASSOCIATIO N (THE)	7007 JEFFERSON BLVD NE SUITE A	ALBUQUERQ UE NM 87109	TR C CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .0466 AC	2028.19
100906434932110000	ARMENDARI Z DOMINIQUE D	7020 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 5-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4798.68
100805648528940000	LOPEZ GARY	448 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 22-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0955 AC	4160.10
100906435228510000	TIMMONS JAMES & CYNTHIA	7023 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 68-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1099 AC	4782.89
100906440634810000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 58 P1-G PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1264 AC	5514.00

100805646031411000	ALVARADO OFELIA	10415 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 16-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0948 AC	4267.43
100906430930922000	WELCH BRIAN G & THERESA A	7101 GLYNDON TRL NW	ALBUQUERQ UE NM 87114 4515	LT 65 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1711 AC	7447.75
100805642633411000	JOHNSON CHRISTOPHE R LEE	10515 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 13-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4156.25
100805648533440000	VALENZUELA THOMAS A & KIMBERLY D	404 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 11-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0973 AC	4171.17
100805644834040000	RENDON JOSE & M TRINIDAD SANCHEZ- RENDON	1860 MESA GRANDE LP NE	RIO RANCHO NM 87144 0567	LT 1-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1072 AC	4663.94
100805643433611000	HOLGUIN HERLINDA	10505 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 15-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4157.31
100906443832911000	TAOS AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 3-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .0938 AC	4084.90
100906443126711000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 23-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1013 AC	4415.91
100906439632910000	NGUYEN THUY KIM	1250 LANCELOT LN	SAN JOSE CA 95127	LT 15-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1137 AC	4946.86

100906437132410000	PEREZ ROCEL G	32458 JEAN DR	UNION CITY CA 94587	LT 10-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1086 AC	4729.16
100805646834540000	JOHNLOUIS MARILYNN	10415 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 6-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0983 AC	4258.45
100906437832510000	HIDEYOSHI COE & TAYLOR SHELLY J	6932 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 11-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.86
100805646429911000	CHAVES PATRICK J & ROSALITA T	10416 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 10-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0983 AC	4422.08
100906433126610000	MARTINEZ CLAUDIA P & ARTURO	8905 BALSAM GLADE RD NW	ALBUQUERQ UE NM 87114	LT 46-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.47
100906441734710000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 56-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1120 AC	4876.95
100805641529311000	HARRIS FLORENTINA M & VIGIL BRIDEIDA G	431 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 2-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0973 AC	4240.11
100906430829322000	HOWARD JOHN W & HEATHER A	7100 GLYNDON TRL NW	ALBUQUERQ UE NM 87114	LT 32 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1813 AC	7902.00

100906442629711000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 16-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1134 AC	4935.88
100906435332110000	NG YING	2635 SCHOOL ST	OAKLAND CA 94602	LT 6-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4798.29
100906441127110000	LIU JOSEPHINE	8908 OSO CORRIDOR PL NW	ALBUQUERQUE NM 87114	LT 87-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1131 AC	4930.93
100906438329010000	NEW YORK TRUSTEE CWABS INC C/O COUNTRYWIDE HOME LOANS SERVICING	400 COUNTRYWIDE WAY SV35	SIMI VALLEY CA 93065	LT 61-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.54
100906436931310000	MULLIKIN ROBERT P	7005 KAYSER MILL RD	ALBUQUERQUE NM 87114	LT 29-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1069 AC	4803.72
100906440829910000	SCHLICHTE MICHAEL & HORTON DANIELLE	8932 OSO CORRIDOR PL NW	ALBUQUERQUE NM 87114	LT 93-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1131 AC	4931.18

100906435131110000	NGUYEN HENRY	3405 PRINCE OF WALES LN	SAN JOSE CA 95132	LT 33-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1104 AC	4801.72
100906433126510000	PEREZ DANIEL & DIANA E	8909 BALSAM GLADE RD NW	ALBUQUERQ UE NM 87114	LT 45-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.28
100805646830111000	VALLEJOS RICKY M	10404 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 11-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1151 AC	5012.07
100805643331811000	ISAIAS RAQUEL	10512 MESA SUNSET DR SW	ALBUQUERQ UE NM 87121	LT 2-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4160.05
100906433126910000	HOANG YEN THI	12 VISTA LINDA RD	RANCHO DE TAOS NM 87571	LT 44-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.29
100906430933821000	COELLO- PAGAN CHRISTINA	2540 SCHOOLEY DR	TUSTIN CA 92782	LT 3A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OFTAOS AT THE TRAILS) CONT .1629 AC	7100.14
100906433125510000	MCDONALD KEVIN C & JENNIFER L	8901 BALSAM GLADE RD NW	ALBUQUERQ UE NM 87114	LT 47-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1402 AC	6074.39
100805641432111000	MEZA HECTOR M & MARY K TRUSTEES MEZA RVT	16301 PHIDIAS LN	CHINO HILLS CA 91709	LT 9-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0914 AC	3953.91

100906433932110000	SANCHEZ DAVID A	7028 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 3-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4796.26
100906441134710000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 57-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1120 AC	4887.89
100805647232811000	CHAVEZ RUDY	10416 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 12-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1355 AC	6002.94
100906441332010000	NGUYEN HELEN	5598 FARMHOUSE CT	SAN JOSE CA 95123	LT 20-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1584 AC	7048.61
100906443531911000	TAOS AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 11-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1129 AC	4916.60
100805643330711000	CLAUSON JESSICA N & MARCHBANK S JONATHAN W	10519 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 23-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1125 AC	5162.49
100906434526910000	OFFERDAHL BARRY	7028 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 70-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1368 AC	5949.19
100906432633721000	GRIFFIN JAMES A & DELIA	343 MANOR DR	PACIFICA CA 94044	LT 1A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OFTAOS AT THE TRAILS) CONT .1675 AC	7274.24

100805650332810000	COY BONNIE & GAIL L	10301 ROUND UP PL SW	ALBUQUERQ UE NM 87121	LOT 11-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1446 AC	6747.18
100906431531222000	CENTEX HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQ UE NM 87109	TR A PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .0192 AC	837.41
100805642831611000	MENDEZ JOHN F & KRISTY M MENDEZ	10516 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 1-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1260 AC	5490.92
100906439526810000	LILLY VINSON P & LISA M ANGSTADT	8909 OSO CORRIDOR PL NW	ALBUQUERQ UE NM 87114	LT 82-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1255 AC	5469.31
100805646431511000	ZAMORA DIANE E	10409 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121 2133	LT 15-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1005 AC	4524.51
100805648531740000	GRANADOS YVETTE	8304 CASA AZUL CT NW	ALBUQUERQ UE NM 87120	LT 15-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4159.07
100906437531910000	TRAILS COMMUNITY ASSOCIATION (THE)	7007 JEFFERSON BLVD NE SUITE A	ALBUQUERQ UE NM 87109	TR B CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1205 AC	5246.74
100906441533010000	MATA ROLDAN A	6900 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 19-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1373 AC	6115.96
100805648530640000	FARGO HOME MORTGAGE INC MAC# X7801-013	3476 STATEVIEW BLVD	FORT MILL SC 29715	LT 18-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4160.01

100805644832211000	ARCHULETA OLIVER & ARCHULETA MICHELLE	10440 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 6-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4160.11
100805644132011000	106TH STREET PARTNERS LTD	PO BOX 1669	CEDAR CREST NM 87008	LT 4-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4159.97
100805650435710000	CORDERO GUADALUPE	10209 ROUND UP PL SW	ALBUQUERQ UE NM 87121	LOT 3-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .0924 AC	4047.73
100906442932911000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 1-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1334 AC	5813.37
100906433733810000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 2 P1-G PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1446 AC	6295.40
100805644130911000	KIMBERLEY LEAH M	10509 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 21-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0988 AC	4440.76
100906439132810000	PASCUA BENJAMIN O	1666 WHEATLEY PL	SAN JOSE CA 95121	LT 14-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1093 AC	4757.79
100805643329111000	APODACA CHRISTOPHE R B	10520 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 2-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1144 AC	5166.07
100906432229822000	JARAMILLO MICHAEL A & CINDY J	8924 HALLSTON TRL	ALBUQUERQ UE NM 87114	LT 62 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC	6595.64

100906442628511000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 19-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1090 AC	4743.76
100805643728011000	ATENCIO CARLOS A	10515 LOST ARROWHEAD AVE SW	ALBUQUERQUE NM 87121	LT 22-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1010 AC	4400.03
100805647329011000	SANCHEZ RUDY D & MARSHA A	10401 LOST ARROWHEAD AVE SW	ALBUQUERQUE NM 87121	LT 13-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1351 AC	5874.65
100906438732710000	ZORA SALAM	3653 BONITA RANCH CT	BONITA CA 91902	LT 13-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.84
100906434733710000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 4-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1131 AC	4806.67
100906441033010000	DARVASI ARIEL	29-3 HABOSSEM ST	90805 ISRAEL	LT 18-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1137 AC	4941.17
100906437335010000	THE TRAILS COMMUNITY ASSOCIATION	7007 JEFFERSON BLVD NE SUITE A	ALBUQUERQUE NM 87109	TR A PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT 2.2160 AC	96528.83
100805648528640000	VELARDE VERNON L	452 CACTUS POINT DR SW	ALBUQUERQUE NM 87121	LT 23-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0955 AC	4160.00

100805646428811000	OLIVAS MARIA & CANDELARIO	10409 LOST ARROWHEAD AVE SW	ALBUQUERQ UE NM 87121	LT 15-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1098 AC	4783.46
100906440134710000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 59 P1-G PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1251 AC	5460.20
100906436732310000	MATI NAFEH N	3604 BONITA RANCH CT	BONITA CA 91902	LT 9-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4796.90
100906433227410000	SAIZ FRED P	8919 BALSAM GLADE RD NW	ALBUQUERQ UE NM 87114	LT 43-P1CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.62
100906431533721000	TAOS AT THE TRAILS HOMEOWNE RS ASSOC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	TR B-1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OFTAOS AT THE TRAILS) CONT .0610 AC	2654.52
100906442629311000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 17-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1147 AC	4992.47
100906438829110000	HO ADELINE	2255 SHOWERS DR APT 394	MOUNTAIN VIEW CA 94040	LT 60-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4722.06

100906440828510000	GO GEORGIANA C	8920 OSO CORRIDOR PL NW	ALBUQUERQ UE NM 87114	LT 90-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1131 AC	4931.24
100805643730811000	SANDOVAL JIMMY J & MONTROYA DIMAS M	10515 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 22-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0996 AC	4475.51
100805644028111000	CHAVEZ CARLOS & MELISSA S	10509 LOST ARROWHEAD AVE SW	ALBUQUERQ UE NM 87121	LT 21-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1010 AC	4400.66
100906436128610000	LUNA JESSICA A & CASTANEDA TENIA A	7015 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 66-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1099 AC	4782.99
100805648531040000	ACUNA GERARDO	428 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 17-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4159.93
100906439329210000	CANDELARIA ELOY JR	6919 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 59-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1862 AC	8119.65
100906438431610000	TRAN TUAN & HA DORIS	3122 GLEN ALTO CT	SAN JOSE CA 95148	LT 26-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.80
100805649535310000	AMBURN KENNETH C JR & LEENA M	10219 ROUND UP PL SW	ALBUQUERQ UE NM 87121	LOT 5-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1317 AC	5760.14

100906432226822000	GUTIERREZ ALBERT T & HOA	11450 ERIDANUS CT	SAN DIEGO CA 92126	LT 57 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1663 AC	7239.77
100906437727310000	MORENO ANA E	7000 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 77-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4781.28
100805648532640000	VASQUEZ CHANTAL	412 CACTUS POINT DR SW	ALBUQUERQ UE NM 87112	LT 13-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4081.55
100805644828311000	GARCIA LEONARD	8900 HATTERAS PL NW	ALBUQUERQ UE NM 87121 7242	LT 19-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1010 AC	4400.49
100906433032010000	CERTAIN JUAN C	7320 TOME CT NW	ALBUQUERQ UE NM 87114	LT 1-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1317 AC	5701.14
100906433229210000	MAI PETER	70 BELHAVEN CT	DALY CITY CA 94015	LT 39-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.54
100805641531711000	VALENZUELA FRANCISCO E	405 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 8-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0969 AC	4688.75
100805644432111000	TRUJILLO JENNIFER E	10500 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 5-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4160.05

100906434631010000	YAPOR LUIS & CECILIA	7027 KAYSER MILL RD	ALBUQUERQ UE NM 87104	LT 34-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1109 AC	4830.76
100906439831910000	RAND BERNADETT E & ROBERT A ROWE	6915 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 23-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1134 AC	4921.18
100906434729410000	NGUYEN HELENA	6810 ELVORA WAY	ELK GROVE CA 95757	LT 48-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .2045 AC	8893.98
100805649534310000	GARAY MARIO S	10227 ROUND UP PL SW	ALBUQUERQ UE NM 87121	LOT 7-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .0981 AC	4401.59
100906432531922000	TRUJILLO ANGELO M	7100 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 80 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1346 AC	5871.05
100906438030010000	SANCHEZ PAUL A & ROSALIE S	PO BOX 67576	ALBUQUERQ UE NM 87193	LT 55-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.67
100805646332611000	GUZMAN JORGE A & LIDIA	10424 MESA SUNSET AVE	ALBUQUERQ UE NM 87121	LT 10-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4160.11

100906435531110000	HA BA MINH	10521 POTTS WAY	SAN JOSE CA 95111	LT 32-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1104 AC	4802.65
100805647330111000	RODRIGUEZ CONSTANTINO	10400 SECRET OASIS SW	ALBUQUERQUE NM 87121	LT 12-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1340 AC	6305.09
100805646829011000	VILLA KINSEY	10405 LOST ARROWHEAD AVE SW	ALBUQUERQUE NM 87121	LT 14-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1158 AC	5047.42
100805643033411000	LOPEZ DIANE L	10509 MESA SUNSET AVE SW	ALBUQUERQUE NM 87121	LT 14-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4157.25
100805645629711000	RIVERA EMILIO J & MARGOT J	10424 SECRET OASIS AVE SW	ALBUQUERQUE NM 87121	LT 8-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0984 AC	4426.11
100805649933110000	VARGAS ABIGAIL	10239 ROUND UP PL SW	ALBUQUERQUE NM 87121	LOT 10-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1155 AC	5145.85
100906440729410000	PROVENCIO DANIEL M & DESIREE R	8928 OSO CORRIDOR PL NW	ALBUQUERQUE NM 87114	LT 92-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1131 AC	4931.28
100805648529440000	CONNER KRISTIN N	444 CACTUS POINT DR SW	ALBUQUERQUE NM 87121	LT 21-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0955 AC	4159.92
100805648529740000	GALLEGOS ANTONIO	440 CACTUS POINT DR SW	ALBUQUERQUE NM 87121	LT 20-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0955 AC	4160.03

100906435628510000	CHAPMAN SOPHIA P & LINCOLN R	7019 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 67-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1099 AC	4783.06
100805641530911000	LOPEZ ESEQUIEL	415 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 6-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0973 AC	4239.94
100805645228511000	ROBERSON RAY D & TRONCOSA PAULINE J	10423 LOST ARROWHEAD AVE SW	ALBUQUERQ UE NM 87121	LT 18-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1010 AC	4400.46
100805648530240000	BROWN MARGARET A	436 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 19-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0955 AC	4160.18
100906438930110000	NGUYEN KHOA	8571 BLACK KITE DR	ELK GROVE CA 95624 1217	LT 57-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.70
100805642830611000	FOLEY COLLEAN T & MEGAN R LEBLEU	10523 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 24-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1282 AC	5896.73
100906441226710000	FOSSA BRIAN L	3360 SOUTH ATLANTIC AVE 404	COCOA BEACH FL 32931	LT 86-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1095 AC	4766.71
100906437428810000	LE CHARLES PHUC	610 WILORA LANDING RD	CHARLOTTE NC 28212	LT 63-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1100 AC	4787.68

100906440927610000	REYES JANNA N & DANIEL P	8912 OSO CORRIDOR PL NW	ALBUQUERQ UE NM 87114	LT 88-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1131 AC	4931.25
100906442628911000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 18-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1132 AC	4928.97
100906440732010000	LEE IRWIN	4801 TAMPICO WAY	SAN JOSE CA 95118	LT 21-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1134 AC	4925.24
100906430828222000	FERNANDEZ SELSO & ANNA	7101 CROSSWINDS TRL NW	ALBUQUERQ UE NM 87114	LT 33 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1829 AC	7966.16
100906433227910000	CASTILLO RICHARD M JR & RENEE E	PO BOX 1844	ALBUQUERQ UE NM 87103	LT 42-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.00
100805648533040000	FREDERICKS ON JAMES & RENEE	408 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 12-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0979 AC	4156.27
100805641633211000	VARELA OSCAR C	10523 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 11-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1172 AC	5170.33
100805641527740000	FOGLESONG ROBERT & CAROL	439 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 56-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1188 AC	5476.63

100906436431210000	VESCUSO THOMAS M	7009 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 30-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1104 AC	4803.43
100906437928910000	DANG BINH Q	8248 HEMINGWAY DR	SACRAMENT O CA 95828	LT 62-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4722.24
100906434131010000	LUCERO SHANE E & MELANIE D	7031 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 35-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1407 AC	6130.21
100805649935510000	MUNDINE DAVID D	10215 ROUND UP PL SW	ALBUQUERQ UE NM 87121	LOT 4-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1119 AC	4879.46
100906435329610000	MCKINNON ROBERT B	7020 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 49-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1100 AC	4790.56
100906437421440000	INDUS DEVELOPME NT LTD CO	8224 CALLE PRIMERA NW	ALBUQUERQ UE NM 87120	TR 9-A BULK LAND PLAT OF TRACTS 9-A & 10-A THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 9 & 10 THE TRAILS UNIT 2)CONT 19.7656 AC	860434.59
100906439535410000	THE TRAILS COMMUNITY ASSOCIATIO N	7007 JEFFERSON BLVD NE SUITE A	ALBUQUERQ UE NM 87109	TR C PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1825 AC	7958.99

100805643328011000	AGUILAR ELIAZAR A	10519 LOST ARROWHEAD AVE SW	ALBUQUERQUE NM 87121 7116	LT 23-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1133 AC	4942.30
100805644428311000	MAREZ CHUCK R & CYNTHIA C	10505 LOST ARROWHEAD AVE SW	ALBUQUERQUE NM 87121	LT 20-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1010 AC	4400.24
100805649533810000	TALAMANTE S JOSE CRUZ & REBECCA D	10231 ROUND UP PL SW	ALBUQUERQUE NM 87121	LOT 8-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1177 AC	5195.88
100805645632411000	VILLA RASALBA	10432 MESA SUNSET AVE SW	ALBUQUERQUE NM 87121	LT 8-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4160.04
100906442827511000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 21-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1107 AC	4825.71
100906434434410000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 5-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1012 AC	4406.12
100906440533010000	LEE ALVIN	5408 CARLS CT	SAN JOSE CA 95123 2143	LT 17-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1137 AC	4942.19
100805650835910000	CHAVEZ ROSEMARY & PATROCINO MAEZ	10416 MESA SUNSET AVE SW	ALBUQUERQUE NM 87121	LOT 2-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .0918 AC	3949.29
100805644831111000	MADRID JOSEPH J & CLARISSA D MONTOYA	10501 SECRET OASIS AVE SW	ALBUQUERQUE NM 87121	LT 19-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0972 AC	4371.50

100805641530511000	FOSTER RITA	419 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 5-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0973 AC	4239.93
100805648528240000	HOVEY KATHRYN A	456 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 24-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0955 AC	4159.96
100805646029911000	MONTOYA DELICIA	10420 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 9-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0984 AC	4423.79
100805643833711000	MACERNIE DANIEL B & DEANETTE A ATLAMIRANO	10501 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 16-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1072 AC	4655.09
100805646732711000	ELTER JUDY L	10420 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 11-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4261.04
100906433233810000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 1 P1-G PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1422 AC	6189.38
100906436528610000	GUTIERREZ MICHAEL L & LISA M	7009 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 65-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1099 AC	4782.81
100906438627510000	WELCH THOMAS D II % JOHNNY TAPIA & BEN CHAVEZ	2405 JANET ANNE LN	LAS CRUCES NM 88007	LT 79-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4722.90
100805646434440000	ARRIOLA GUSTAVO ADOLFO & SANDRA	10419 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 5-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4157.71

100805644829511000	COCA CHRISTOPHE R L	10504 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 6-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0985 AC	4429.33
100906442630211000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 15-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1093 AC	4757.67
100805646028711000	SERNA ROBERT J & GALLEGOS DANIELLE N	10415 LOST ARROWHEAD AVE SW	ALBUQUERQ UE NM 87121	LT 16-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1010 AC	4400.45
100906444031911000	TAOS AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 10-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1122 AC	4883.51
100906441435410000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 55-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1185 AC	5163.04
100906439634610000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 60-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1244 AC	5426.67
100906433734810000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 6 P1-G PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .2147 AC	9347.63
100805642827911000	MIGUEL O & HILDA DURAN OROZCO & OROZCO	10523 LOST ARROWHEAD AVE SW	ALBUQUERQ UE NM 87121	LT 24-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1281 AC	5580.08

100906434432110000	CHAMBERS TYRONE L	7024 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 4-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4798.51
100906437028710000	DECUNAE JANUS J & HELGA L GLADIK	7005 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 64-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1099 AC	4783.38
100906434926910000	RODRIGUEZ JUAN & RAMOS MYRIAM	7024 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 71-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4781.44
100906431933721000	SORIANO SANDRA S	7150 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 2A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OFTAOS AT THE TRAILS) CONT .1661 AC	7221.55
100805645232311000	MARTINEZ RICHARD	10436 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 7-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4159.97
100805647331711000	DIAZ DEBBIE M	10401 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 13-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1353 AC	6014.62
100906442630611000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 14-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1130 AC	4921.32

100906436827210000	THOMPSON NASHAUM M	7008 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 75-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4781.56
100906441435910000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 54-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1123 AC	4888.36
100906431832022000	FORTUS BARRY L TRUSTEE FORTUS RVT	7102 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 79 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2211 AC	9632.19
100805649534810000	JOHNSON COURTNEY A	10223 ROUND UP PL NW	ALBUQUERQ UE NM 87121	LOT 6-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .0987 AC	4404.76
100805649633410000	HENRY STEVEN E & SYLVIA R	PO BOX 22087	ALBUQUERQ UE NM 87154	LOT 9-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1284 AC	5782.25
100906443131911000	TAOS AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 12-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1124 AC	4896.88
100805648532240000	IGNACIO & FELIZ A GARCIA C/O SANDOVAL SAM A	12525 TOWNER NE	ALBUQUERQ UE NM 87112	LT 14-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4125.79
100906432228022000	TRUJILLO ALFONSO R & TANA A	8912 HALLSTON TRL NW	ALBUQUERQ UE NM 87114	LT 59 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC	6595.69

100906441326110000	SILVA JOHNNY J & MONICA C	8900 OSO CORRIDOR PL NW	ALBUQUERQ UE NM 87114	LT 85-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1469 AC	6388.39
100906439626110000	TRUJILLO STEPHEN R	8905 OSO CORRIDOR PL NW	ALBUQUERQ UE NM 87114	LT 83-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1238 AC	5391.93
100805641526840000	HALL JOSEPH L & BRANNON- HALL JAMIE L	447 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 54-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0998 AC	4346.11
100906437129810000	GARCIA ADAM A & SONYA M PEREA	7004 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 53-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1100 AC	4790.26
100906442927111000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 22-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .0946 AC	4120.18
10090643222922000	SNOW DANIEL G & KIMBERLY A	8920 HALLSTON TRL NW	ALBUQUERQ UE NM 87114	LT 61 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC	6595.52
100805648631440000	ROMERO RAYMOND	424 CACTUS POINT DR SW	ALBUQUERQ UE NM 87121	LT 16-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4160.01

100906436229710000	GURUNG SANDHYA & SHREE P	7012 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 51-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1100 AC	4790.22
100906442932911000	TAOS AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 13-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .1229 AC	5350.89
100805641530111000	GUINN THOMAS G	423 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 4-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0973 AC	4239.64
100805646032511000	DYLAN S & CARLOS M DOMINGUEZ & PAULA STILL	10428 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 9-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4159.80
100805648534840000	BENALLIE AUDREY C	10401 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 9-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .2656 AC	11464.62
100805644531011000	STIDHAM DENNIS NORMAN	10505 SECRET OASIS SW	ALBUQUERQ UE NM 87121	LT 20-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0980 AC	4405.86
100805643731911000	HO LAM T	10508 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 3-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4159.89
100805646034340000	BARRAZA FRANCISCO	10423 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 4-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4157.65
100805641529711000	LOPEZ RAUL	427 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 3-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .0973 AC	4240.40

100906439530210000	SAAL CHRISTIAN W	6920 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 58-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1605 AC	6997.68
100906438031510000	MAESTAS STEVE J & MAESTAS STEVE M	6931 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 27-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.68
100906433229710000	NGUYEN CHO THI	3155 ANTONIO LP	TRACY CA 95377	LT 38-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4765.68
100906437227310000	JONES BRADLEY R & SABRINA	7004 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 76-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4781.47
100906433532010000	GURUNG SHIELA	5535 MANSFIELD PL NW	ALBUQUERQ UE NM 87114	LT 2-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4799.03
100906443432911000	TAOS AT THE TRAILS, INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 2-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS 5 & 7 THE TRAILS UNIT 2)CONT .0938 AC	4084.96
100906440728910000	HUYNH LINDA	8721 FESTIVAL DR	ELK GROVE CA 95624	LT 91-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1131 AC	4931.03

100805645634240000	BARRIOS EDWARD & ADRIENNE CRUEA	3501 ATRISCO DR NW APT 1021	ALBUQUERQ UE NM 87120	LT 3-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4157.65
100805642829111000	ARAGON HELEN	10524 SECRET OASIS AVE NW	ALBUQUERQ UE NM 87121	LT 1-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1473 AC	6236.27
100906440828010000	TAYLOR CHRISTOPHE R & ELIZABETH	8916 OSO CORRIDOR PL NW	ALBUQUERQ UE NM 87114	LT 89-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1131 AC	4930.91
100805642133311000	BOYDEN KAMARIA A	10519 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 12-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0984 AC	4310.39
100906437331310000	MINK GARY E & ELIZABETH A	7001 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 28-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1083 AC	4714.49
100805641528811000	APODACA LUCILLE	435 SUNRISE WEST DR SW	ALBUQUERQ UE NM 87121	LT 1-P1 BLK 2 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1094 AC	5069.37
100906436729710000	NUNEZ LEO & MARTHA A	7008 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 52-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1100 AC	4789.99
100906435927010000	FULGENZI DENNIS C/O FULGENZI GARON L	PO BOX 92826	ALBUQUERQ UE NM 87199	LT 73-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4781.33

100906439625610000	LY TONG	766 SAINT TIMOTHY PL	MORGAN HILL CA 95037	LT 84-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1386 AC	6037.40
100805647734940000	BENCH JESSICA	10405 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 8-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .1462 AC	6368.88
100805644529411000	CHINO MELVA B	10508 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 5-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0985 AC	4431.43
100906430626622000	BURNS JOHN P & MELISSA L	7100 CROSSWINDS TRL NW	ALBUQUERQ UE NM 87114	LT 55 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2131 AC	9276.69
100805645231211000	PALACIOS CLAUDIA	10423 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 18-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0964 AC	4336.64
100805645329611000	APODACA RICHARD E	10500 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 7-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0985 AC	4427.82
100906432230422000	BORREGO DIEGO D & YVONNE K	8928 HALLSTON TRL NW	ALBUQUERQ UE NM 87114	LT 63 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC	6595.64
100805645234140000	ARCHULETA DANIEL	10431 MESA SUNSET AVE SW	ALBUQUERQ UE NM 87121	LT 2-P1 BLK 1 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0955 AC	4157.61
100906440232010000	HECHAVARR IA RAFAEL & VERONICA E	6909 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 22-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1134 AC	4916.87

100906433228710000	PADILLA DAVID R & DEBORAH A PHILIPS	8931 BALSAM GLADE RD NW	ALBUQUERQ UE NM 87114	LT 40-P1CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4707.55
100805645631311000	OTERO KEVIN J	10419 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 17-P1 BLK 3 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0956 AC	4301.76
100805650832410000	MCINTOSH BEN & RENAY & VALERIE WOLFROM	10307 ROUND UP PL SW	ALBUQUERQ UE NM 87121	LOT 13-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1486 AC	7128.47
100906436232310000	LU LIYUE	7008 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 8-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4797.20
100906440830410000	LOPEZ ROBERT & JULIANNE VELARDE	8936 OSO CORRIDOR PL NW	ALBUQUERQ UE NM 87114	LT 94-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1439 AC	6270.97
100906433330910000	LIDDELL PARIS	PO BOX 91613	ALBUQUERQ UE NM 87199	LT 36-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .2496 AC	10854.63
100906432227422000	TORRES ANGEL A & AUDRA L	8908 HALLSTON TRL NW	ALBUQUERQ UE NM 87114	LT 58 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC	6595.65
100906432334521000	DAVILA JOSEPH R III & NIDIA I	9000 LADRON DR NW	ALBUQUERQ UE NM 87114	LT 91A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OFTAOS AT THE TRAILS) CONT .1880 AC	8182.42

100805644129311000	SILVA GABRIEL	10512 SECRET OASIS AVE SW	ALBUQUERQ UE NM 87121	LT 4-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 2SUBDIVISION CONT .0986 AC	4433.30
100906435427010000	DONG LAM	34288 PINNACLES DR	UNION CITY CA 94587	LT 72-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4781.52
100805645628611000	GALLEGOS ANTHONY M	10419 LOST ARROWHEAD AVE SW	ALBUQUERQ UE NM 87121	LT 17-P1 BLK 4 PLAT FOR SUNRISE RANCH WEST UNIT 1SUBDIVISION CONT .1010 AC	4400.18
100906437629910000	CALABRO RICHARD C	7000 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 54-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1087 AC	4733.69
100906433230210000	HOURIGAN NICOLE L	8943 BALSAM GLADE RD NW	ALBUQUERQ UE NM 87114	LT 37-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1552 AC	6730.12
100805650834211000	GARCIA NOE M & MARQUEZ ALICIA D	10212 ROUND UP PL SW	ALBUQUERQ UE NM 87121	LOT 31-P1 BLOCK 7 PLAT FOR SUNRISE RANCH UNIT 2 TOWN OFATRISCO GRANT CONT .1186 AC	4876.53
100906436327110000	FULGENZI WARREN	7012 HAWKWATCH RD NW	ALBUQUERQ UE NM 87114	LT 74-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1098 AC	4781.27
100906438232610000	SORO FIRAS N SR	3122 CASA BONITA DR	BONITA CA 91902	LT 12-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.89

100906434233710000	SIERRA AT THE TRAILS INC	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120	LT 3-P1 PLAT OF SANTA FE 3 AT THE TRAILS UNIT 2 (BEING AREPLAT OF TRACT 4 THE TRAILS UNIT 2) CONT .1096 AC	4884.98
100906439627710000	RUDOLPH DANIEL JR	6919 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 81-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1575 AC	6870.68
100906435832210000	CHANEY RONALD M & CINDY	92 UTAH MEADOWS	RIO RANCHO NM 87124	LT 7-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1102 AC	4797.80
100906435931210000	SANTISTEVE N MICHAEL & JANET	PO BOX 3794	GRANTS NM 87020	LT 31-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1104 AC	4802.37
100906438530110000	KERESTES JOHN W & JEANENE A	6928 KAYSER MILL RD NW	ALBUQUERQ UE NM 87114	LT 56-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.80
100906438931710000	HIGH VISIONS LIMITED PARTNERSHI P	7620 SAN DIEGO AVE NE	ALBUQUERQ UE NM 87122	LT 25-P1 CORRECTION PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 6 THE TRAILS UNIT 2) CONT .1085 AC	4721.76
100906432126022000	WEALE JOHN CHRISTOPHE R	8900 HALLSTON TRL NW	ALBUQUERQ UE NM 87114	LT 56 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2510 AC	10924.98

100906430932122000	HAMBURGER AARON D & CHRISTAL	7104 TREE LINE AVE NW	ALBUQUERQ UE NM 87114	LT 78 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2059 AC	8958.56
--------------------	------------------------------------	--------------------------	--------------------------	--	---------

100805646831611411
106TH STREET PARTNERS LTD
PO BOX 1669
CEDAR CREST NM 87008

100805644132011421
106TH STREET PARTNERS LTD
PO BOX 1669
CEDAR CREST NM 87008

100805648531040156
ACUNA GERARDO
428 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100805643328011202
AGUILAR ELIAZAR A
10519 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121 7116

100906432228622222
ALEXANDER IVORY C & SHIRLEY H
8916 HALLSTON TRL NW
ALBUQUERQUE NM 87114 4576

100805646031411409
ALVARADO OFELIA
10415 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805649535310914
AMBURN KENNETH C JR & LEENA M
10219 ROUND UP PL SW
ALBUQUERQUE NM 87121

100805643329111223
APODACA CHRISTOPHER B
10520 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805641528811301
APODACA LUCILLE
435 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100805645329611218
APODACA RICHARD E
10500 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805642829111224
ARAGON HELEN
10524 SECERET OASIS AVE NW
ALBUQUERQUE NM 87121

100805645234140141
ARCHULETA DANIEL
10431 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805644832211419
ARCHULETA OLIVER & ARCHULETA
MICHELLE
10440 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906434932110344
ARMENDARIZ DOMINIQUE D
7020 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100805646434440144
ARRIOLA GUSTAVO ADOLFO &
SANDRA
10419 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805643728011203
ATENCIO CARLOS A
10515 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100906438329010409
BANK OF NEW YORK TRUSTEE
CWABS INC C/O COUNTRYWIDE
HOME LOANS SERVICING LP
400 COUNTRYWIDE WAY SV35
SIMI VALLEY CA 93065

100805646034340143
BARRAZA FRANCISCO
10423 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906439027610512
BARRETT JESSICA & VIGIL BENEDICT
J
6924 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100805645634240142
BARRIOS EDWARD & ADRIENNE
CRUEA
3501 ATRISCO DR NW APT 1021
ALBUQUERQUE NM 87120

100805648534840148
BENALLIE AUDREY C
10401 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805647734940147
BENCH JESSICA
10405 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906432230422219
BORREGO DIEGO D & YVONNE K
8928 HALLSTON TRL NW
ALBUQUERQUE NM 87114

100805642133311312
BOYDEN KAMARIA A
10519 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805648530240101
BROWN MARGARET A
436 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100906430626622034
BURNS JOHN P & MELISSA L
7100 CROSSWINDS TRL NW
ALBUQUERQUE NM 87114

100906437629910416
CALABRO RICHARD C
7000 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906439329210411
CANDELARIA ELOY JR
6919 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100906433227910306
CASTILLO RICHARD M JR & RENEE E
PO BOX 1844
ALBUQUERQUE NM 87103

100906431531222208
CENTEX HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

·
·
·
·

100906433032010348
CERTAIN JUAN C
7320 TOME CT NW
ALBUQUERQUE NM 87114

100906434432110345
CHAMBERS TYRONE L
7024 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100906435832210342
CHANEY RONALD M & CINDY
92 UTAH MEADOWS
RIO RANCHO NM 87124

100906435628510403
CHAPMAN SOPHIA P & LINCOLN R
7019 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100805646429911215
CHAVES PATRICK J & ROSALITA T
10416 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805644028111204
CHAVEZ CARLOS & MELISSA S
10509 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100805650835910917
CHAVEZ ROSEMARY & PATROCINO
MAEZ
10416 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805647232811413
CHAVEZ RUDY
10416 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805644529411220
CHINO MELVA B
10508 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805641531311307
CIFUENTES ENRIQUE M JR
409 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100805643330711402
CLAUSON JESSICA N & MARCHBANKS
JONATHAN W
10519 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805644829511219
COCA CHRISTOPHER L
10504 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906430933821605
COELLO-PAGAN CHRISTINA
2540 SCHOOLEY DR
TUSTIN CA 92782

100805648529440103
CONNER KRISTIN N
444 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100805650435710916
CORDERO GUADALUPE
10209 ROUND UP PL SW
ALBUQUERQUE NM 87121

100805650332810908
COY BONNIE & GAIL L
10301 ROUND UP PL SW
ALBUQUERQUE NM 87121

100906437928910408
DANG BINH Q
8248 HEMINGWAY DR
SACRAMENTO CA 95828

100906441033010331
DARVASI ARIEL
29-3 HABOSSEM ST
90805 ISRAEL

100906432334521614
DAVILA JOSEPH R III & NIDIA I
9000 LADRON DR NW
ALBUQUERQUE NM 87114

100906432231022218
DEATHERAGE AMY F
8932 HALLSTON TRL NW
ALBUQUERQUE NM 87114 4576

100906437028710406
DECUNAE JANUS J & HELGA L GLADIK
7005 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100805647331711412
DIAZ DEBBIE M
10401 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805646032511416
DOMINGUEZ DYLAN S & CARLOS M
DOMINGUEZ & PAULA STILL
10428 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906435427010504
DONG LAM
34288 PINNACLES DR
UNION CITY CA 94587

100805646732711414
ELTER JUDY L
10420 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906430828222112
FERNANDEZ SELSO & ANNA
7101 CROSSWINDS TRL NW
ALBUQUERQUE NM 87114

100805641527740139
FOGLESONG ROBERT & CAROL
439 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100805642830611401
FOLEY COLLEAN T & MEGAN R
LEBLEU
10523 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906431832022216
FORTUS BARRY L TRUSTEE FORTUS
RVT
7102 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100906441226710519
FOSSA BRIAN L
3360 SOUTH ATLANTIC AVE 404
COCOA BEACH FL 32931

100906433126910304
HOANG YEN THI
12 VISTA LINDA RD
RANCHO DE TAOS NM 87571

100805643433611315
HOLGUIN HERLINDA
10505 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805643729211222
HOLGUIN THOMAS P
10516 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

·
·
·
·

100906433230210311
HOURIGAN NICOLE L
8943 BALSAM GLADE RD NW
ALBUQUERQUE NM 87114

100805648528240106
HOVEY KATHRYN A
456 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100906430829322113
HOWARD JOHN W & HEATHER A
7100 GLYNDON TRL NW
ALBUQUERQUE NM 87114

100906440728910524
HUYNH LINDA
8721 FESTIVAL DR
ELK GROVE CA 95624

100906437421440102
INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

100805643331811423
ISAIAS RAQUEL
10512 MESA SUNSET DR SW
ALBUQUERQUE NM 87121

100906432229822220
JARAMILLO MICHAEL A & CINDY J
8924 HALLSTON TRL
ALBUQUERQUE NM 87114

100805646834540145
JOHNLOUIS MARILYNN
10415 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805642633411313
JOHNSON CHRISTOPHER LEE
10515 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805649534810913
JOHNSON COURTNEY A
10223 ROUND UP PL NW
ALBUQUERQUE NM 87121

100906437227310508
JONES BRADLEY R & SABRINA
7004 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100906438530110414
KERESTES JOHN W & JEANENE A
6928 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906434628410401
KHIMJI RISHMA
7027 HAWKWATCH RD NW
ALBUQUERQUE NM 87121

100805644130911404
KIMBERLEY LEAH M
10509 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805641527340138
KURTZ EDWIN IV SUITE 170-164
2869 PAULINE CHURCH RD
QUITMAN GA 31643

100906437428810407
LE CHARLES PHUC
610 WILORA LANDING RD
CHARLOTTE NC 28212

100906440533010332
LEE ALVIN
5408 CARLS CT
SAN JOSE CA 95123 2143

100906440732010328
LEE IRWIN
4801 TAMPICO WAY
SAN JOSE CA 95118

100906433330910312
LIDDELL PARIS
PO BOX 91613
ALBUQUERQUE NM 87199

100906439526810515
LILLY VINSON P & LISA M ANGSTADT
8909 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100906441127110520
LIU JOSEPHINE
8908 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100805643033411314
LOPEZ DIANE L
10509 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805641530911306
LOPEZ ESEQUIEL
415 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100805648528940104
LOPEZ GARY
448 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100805647234540146
LOPEZ GERALD L & VERONICA
10409 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805641529711303
LOPEZ RAUL
427 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100906440830410527
LOPEZ ROBERT & JULIANNE VELARDE
8936 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100805641530511305
FOSTER RITA
419 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100805648533040151
FREDERICKSON JAMES & RENEE
408 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100906435927010505
FULGENZI DENNIS C/O FULGENZI
GARON L
PO BOX 92826
ALBUQUERQUE NM 87199

100906436327110506
FULGENZI WARREN
7012 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100805645628611208
GALLEGOS ANTHONY M
10419 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100805648529740102
GALLEGOS ANTONIO
440 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100805649534310912
GARAY MARIO S
10227 ROUND UP PL SW
ALBUQUERQUE NM 87121

100906437129810417
GARCIA ADAM A & SONYA M PEREA
7004 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100805644828311206
GARCIA LEONARD
8900 HATTERAS PL NW
ALBUQUERQUE NM 87121 7242

100805650834211005
GARCIA NOE M & MARQUEZ ALICIA D
10212 ROUND UP PL SW
ALBUQUERQUE NM 87121

100906440828510523
GO GEORGIANA C
8920 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100805648531740154
GRANADOS YVETTE
8304 CASA AZUL CT NW
ALBUQUERQUE NM 87120

100906432633721608
GRIFFIN JAMES A & DELIA
343 MANOR DR
PACIFICA CA 94044

100805641530111304
GUINN THOMAS G
423 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100906436229710419
GURUNG SANDHYA & SHREE P
7012 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906433532010347
GURUNG SHIELA
5535 MANSFIELD PL NW
ALBUQUERQUE NM 87114

100906432226822225
GUTIERREZ ALBERT T & HOA
11450 ERIDANUS CT
SAN DIEGO CA 92126

100906436528610405
GUTIERREZ MICHAEL L & LISA M
7009 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100805646332611415
GUZMAN JORGE A & LIDIA
10424 MESA SUNSET AVE
ALBUQUERQUE NM 87121

100906435531110316
HA BA MINH
10521 POTTS WAY
SAN JOSE CA 95111

100805641526840137
HALL JOSEPH L & BRANNON-HALL
JAMIE L
447 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100906430932122215
HAMBURGER AARON D & CHRISTA L
7104 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100805641529311302
HARRIS FLORENTINA M & VIGIL
BRISEIDA G
431 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100906440232010327
HECHAVARRIA RAFAEL & VERONICA E
6909 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906433228310307
HENDRICKS GWENDOLYN J
8927 BALSAM GLADE RD NW
ALBUQUERQUE NM 87114

100805649633410910
HENRY STEVEN E & SYLVIA R
PO BOX 22087
ALBUQUERQUE NM 87154

100906437832510338
HIDEYOSHI COE & TAYLOR SHELLY J
6932 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100906438931710324
HIGH VISIONS LIMITED PARTNERSHIP
7620 SAN DIEGO AVE NE
ALBUQUERQUE NM 87122

100906438829110410
HO ADELINE
2255 SHOWERS DR APT 394
MOUNTAIN VIEW CA 94040

100805643731911422
HO LAM T
10508 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906438930110413
NGUYEN KHOA
8571 BLACK KITE DR
ELK GROVE CA 95624 1217

100906439632910334
NGUYEN THUY KIM
1250 LANCELOT LN
SAN JOSE CA 95127

100906436729710418
NUNEZ LEO & MARTHA A
7008 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906434526910502
OFFERDAHL BARRY
7028 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100805646428811210
OLIVAS MARIA & CANDELARIO
10409 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100805642827911201
OROZCO MIGUEL O & HILDA DURAN
OROZCO & OROZCO MIGUEL F
10523 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100805648527740107
ORTIZ JANETH
460 CACTUS POINT DR SW
ALBUQUERQUE NM 87121 0901

100805645631311408
OTERO KEVIN J
10419 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906433228710308
PADILLA DAVID R & DEBORAH A
PHILIPS
8931 BALSAM GLADE RD NW
ALBUQUERQUE NM 87114

100805648633940149
PAIZ FRANCES J
400 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100805645231211407
PALACIOS CLAUDIA
10423 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906439132810335
PASCUA BENJAMIN O
1666 WHEATLEY PL
SAN JOSE CA 95121

100906433126510303
PEREZ DANIEL & DIANA E
8909 BALSAM GLADE RD NW
ALBUQUERQUE NM 87114

100906437132410339
PEREZ ROCEL G
32458 JEAN DR
UNION CITY CA 94587

100906440729410525
PROVENCIO DANIEL M & DESIREE R
8928 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100906439831910326
RAND BERNADETTE & ROBERT A
ROWE
6915 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100805644834040140
RENDON JOSE & M TRINIDAD
SANCHEZ-RENDON
1860 MESA GRANDE LP NE
RIO RANCHO NM 87144 0567

100906440927610521
REYES JANNA N & DANIEL P
8912 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100805645629711217
RIVERA EMILIO J & MARGOT J
10424 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805645228511207
ROBERSON RAY D & TRONCOSA
PAULINE J
10423 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100805647330111213
RODRIGUEZ CONSTANTINO
10400 SECRET OASIS SW
ALBUQUERQUE NM 87121

100906434926910503
RODRIGUEZ JUAN & RAMOS MYRIAM
7024 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100805648631440155
ROMERO RAYMOND
424 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100906439627710513
RUDOLPH DANIEL JR
6919 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906439331810325
RUDOLPH DANIEL JR
6919 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906439530210412
SAAL CHRISTIAN W
6920 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906433227410305
SAIZ FRED P
8919 BALSAM GLADE RD NW
ALBUQUERQUE NM 87114

100906433932110346
SANCHEZ DAVID A
7028 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100906438030010415
SANCHEZ PAUL A & ROSALIE S
PO BOX 67576
ALBUQUERQUE NM 87193

100805647329011212
SANCHEZ RUDY D & MARSHA A
10401 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100906436232310341
LU LIYUE
7008 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100906434131010313
LUCERO SHANE E & MELANIE D
7031 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100805648532240153
LUJAN IGNACIO & FELIZ A GARCIA
C/O SANDOVAL SAM A
12525 TOWNER NE
ALBUQUERQUE NM 87112

100906436128610404
LUNA JESSICA A & CASTANEDA
TENIA A
7015 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100906439625610517
LY TONG
766 SAINT TIMOTHY PL
MORGAN HILL CA 95037

100805643833711316
MACERNIE DANIEL B & DEANETTE A
ATLAMIRANO
10501 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805644831111406
MADRID JOSEPH J & CLARISSA D
MONTROYA
10501 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906438031510322
MAESTAS STEVE J & MAESTAS
STEVE M
6931 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906433229210309
MAI PETER
70 BELHAVEN CT
DALY CITY CA 94015

100805644428311205
MAREZ CHUCK R & CYNTHIA C
10505 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100906433126610302
MARTINEZ CLAUDIA P & ARTURO
8905 BALSAM GLADE RD NW
ALBUQUERQUE NM 87114

100906438127410510
MARTINEZ DAMON G & BARBARA A
6932 HAWKWATCH RD NW
ALBUQUERQUE NM 87120

100805645232311418
MARTINEZ RICHARD
10436 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906441533010330
MATA ROLDAN A
6900 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100906436732310340
MATI NAFEH N
3604 BONITA RANCH CT
BONITA CA 91902

100906433125510301
MCDONALD KEVIN C & JENNIFER L
8901 BALSAM GLADE RD NW
ALBUQUERQUE NM 87114

100805650832410907
MCINTOSH BEN & RENAY & VALERIE
WOLFROM
10307 ROUND UP PL SW
ALBUQUERQUE NM 87121

100906435329610421
MCKINNON ROBERT B
7020 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100805642831611424
MENDEZ JOHN F & KRISTY M MENDEZ
10516 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805641432111309
MEZA HECTOR M & MARY K
TRUSTEES MEZA RVT
16301 PHIDIAS LN
CHINO HILLS CA 91709

100906437331310320
MINK GARY E & ELIZABETH A
7001 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100805646029911216
MONTROYA DELICIA
10420 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906437727310509
MORENO ANA E
7000 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100906436931310319
MULLIKIN ROBERT P
7005 KAYSER MILL RD
ALBUQUERQUE NM 87114

100805649935510915
MUNDINE DAVID D
10215 ROUND UP PL SW
ALBUQUERQUE NM 87121

100906435332110343
NG YING
2635 SCHOOL ST
OAKLAND CA 94602

100906433229710310
NGUYEN CHO THI
3155 ANTONIO LP
TRACY CA 95377

100906441332010329
NGUYEN HELEN
5598 FARMHOUSE CT
SAN JOSE CA 95123

100906434729410422
NGUYEN HELENA
6810 ELVORA WAY
ELK GROVE CA 95757

100906435131110315
NGUYEN HENRY
3405 PRINCE OF WALES LN
SAN JOSE CA 95132

100906442630611310
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906443432911012
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442628911306
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442628511305
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442630211309
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442728011304
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442629711308
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442827511303
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442629311307
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442927111302
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442932911013
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906443126711301
TAOS AT THE TRAILS, INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906440828010522
TAYLOR CHRISTOPHER & ELIZABETH
8916 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100805641432611310
TENORIO EDWINA R
10527 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906437335010935
THE TRAILS COMMUNITY
ASSOCIATION
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE NM 87109

100906439535410934
THE TRAILS COMMUNITY
ASSOCIATION
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE NM 87109

100906436827210507
THOMPSON NASHAUM M
7008 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100906435228510402
TIMMONS JAMES & CYNTHIA
7023 HAWKWATCH RD NW
ALBUQUERQUE NM 87114

100906432227422224
TORRES ANGEL A & AUDRA L
8908 HALLSTON TRL NW
ALBUQUERQUE NM 87114

100906439527010514
TRAILS COMMUNITY ASSOCIATION
(THE)
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE NM 87109

100906436725510501
TRAILS COMMUNITY ASSOCIATION
(THE)
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE NM 87109

100906437531910321
TRAILS COMMUNITY ASSOCIATION
(THE)
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE NM 87109

100906438431610323
TRAN TUAN & HA DORIS
3122 GLEN ALTO CT
SAN JOSE CA 95148

100906432228022223
TRUJILLO ALFONSO R & TANA A
8912 HALLSTON TRL NW
ALBUQUERQUE NM 87114

100906432531922217
TRUJILLO ANGELO M
7100 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100805644432111420
TRUJILLO JENNIFER E
10500 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906435829610420
TRUJILLO KRISTAL R
7016 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100906439626110516
TRUJILLO STEPHEN R
8905 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100805641531711308
VALENZUELA FRANCISCO E
405 SUNRISE WEST DR SW
ALBUQUERQUE NM 87121

100805648533440150
VALENZUELA THOMAS A & KIMBERLY
D
404 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100805643730811403
SANDOVAL JIMMY J & MONTOYA
DIMAS M
10515 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906435931210317
SANTISTEVEN MICHAEL & JANET
PO BOX 3794
GRANTS NM 87020

100906440829910526
SCHLICHTE MICHAEL & HORTON
DANIELLE
8932 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100805646028711209
SERNA ROBERT J & GALLEGOS
DANIELLE N
10415 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100906434233710603
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906441734710923
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906433734810606
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906439634610919
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906441435410924
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906441134710922
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906441435910925
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906440634810921
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906433233810601
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906433733810602
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906434434410605
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906434733710604
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906440134710920
SIERRA AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100805644129311221
SILVA GABRIEL
10512 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100906441326110518
SILVA JOHNNY J & MONICA C
8900 OSO CORRIDOR PL NW
ALBUQUERQUE NM 87114

100906432229222221
SNOW DANIEL G & KIMBERLY A
8920 HALLSTON TRL NW
ALBUQUERQUE NM 87114

100906431933721607
SORIANO SANDRA S
7150 TREE LINE AVE NW
ALBUQUERQUE NM 87114

100906438232610337
SORO FIRAS N SR
3122 CASA BONITA DR
BONITA CA 91902

100805644531011405
STIDHAM DENNIS NORMAN
10505 SECRET OASIS SW
ALBUQUERQUE NM 87121

100805649533810911
TALAMANTES JOSE CRUZ &
REBECCA D
10231 ROUND UP PL SW
ALBUQUERQUE NM 87121

100906431533721606
TAOS AT THE TRAILS HOMEOWNERS
ASSOC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906442932911001
TAOS AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906443131911002
TAOS AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906443832911011
TAOS AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906443531911003
TAOS AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906444031911004
TAOS AT THE TRAILS INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100805646830111214
VALLEJOS RICKY M
10404 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121

100805641633211311
VARELA OSCAR C
10523 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100805649933110909
VARGAS ABIGAIL
10239 ROUND UP PL SW
ALBUQUERQUE NM 87121

100805648532640152
VASQUEZ CHANTAL
412 CACTUS POINT DR SW
ALBUQUERQUE NM 87112

100805648528640105
VELARDE VERNON L
452 CACTUS POINT DR SW
ALBUQUERQUE NM 87121

100906436431210318
VESCUSO THOMAS M
7009 KAYSER MILL RD NW
ALBUQUERQUE NM 87114

100805646829011211
VILLA KINSEY
10405 LOST ARROWHEAD AVE SW
ALBUQUERQUE NM 87121

100805645632411417
VILLA RASALBA
10432 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121

100906432126022226
WEALE JOHN CHRISTOPHER
8900 HALLSTON TRL NW
ALBUQUERQUE NM 87114

100906430930922207
WELCH BRIAN G & THERESA A
7101 GLYNDON TRL NW
ALBUQUERQUE NM 87114 4515

100906438627510511
WELCH THOMAS D II % JOHNNY
TAPIA & BEN CHAVEZ
2405 JANET ANNE LN
LAS CRUCES NM 88007

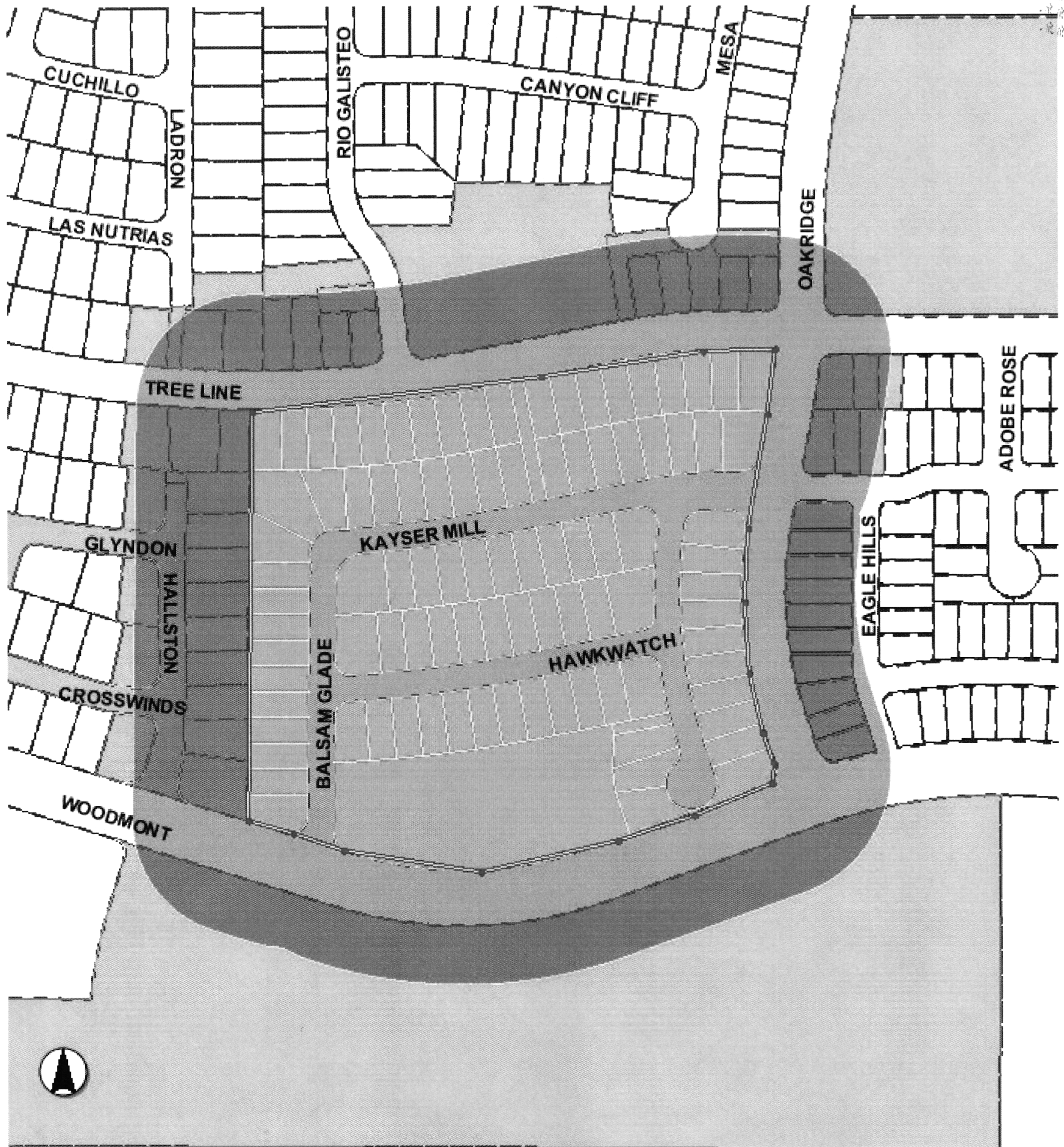
100805648530640157
WELLS FARGO HOME MORTGAGE INC
MAC# X7801-013
3476 STATEVIEW BLVD
FORT MILL SC 29715

100906434631010314
YAPOR LUIS & CECILIA
7027 KAYSER MILL RD
ALBUQUERQUE NM 87104

100906440132910333
ZAFAR ZULFIQAR A & CARLEN
1720 ONYX COVE
WHITEHOUSE TX 75791

100805646431511410
ZAMORA DIANE E
10409 SECRET OASIS AVE SW
ALBUQUERQUE NM 87121 2133

100906438732710336
ZORA SALAM
3653 BONITA RANCH CT
BONITA CA 91902



HEARING DATE 1-6-10 (ESIA)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1004353

07DRB-70431 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
07DRB-70432 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
07DRB-70433 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC. agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned SU-2/RD, located on the northwest corner of OAKRIDGE ST NW BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW containing approximately 17 acre(s). (C-9)

At the January 2, 2008 Development Review Board meeting, the two year extensions of the Subdivision Improvements Agreements were approved.

If you wish to appeal this decision, you must do so by January 17, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing. You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, Acting DRB Chair

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

Cc: Longford at the Trails, LLC – 7007 Jefferson NE – Albuquerque, NM 87109

Marilyn Maldonado

~~File~~

DRB PUBLIC HEARING SIGN IN SHEETS

DRB

PROJECT #: 1004353 AGENDA# 2 DATE: 1/2/08

1. Name: SCOTT STEFFEN Address: 7500 JEFFERSON NE Zip: 87109
2. Name: RICIL BELTRAND Address: 7007 JEFFERSON NE Zip: 87109
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1004353

07DRB-70431 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
 07DRB-70432 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
 07DRB-70433 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC. agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned SU-2/RD, located on the northwest corner of OAKRIDGE ST NW BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW containing approximately 17 acre(s). (C-9)

AMAFCA

Santa Fe at The Trails Subdivision, Unit 2, (C-9)

No objection to requested actions. AMAFCA anticipates construction of the Boca Negra Dam to begin in the summer of 2008.

COG

MPO staff have no comment on this development proposal.

TRANSIT

No Comments

ZONING ENFORCEMENT

No Comments

NEIGHBORHOOD COORDINATION

No Comments

APS

Santa Fe 2 at the Trails Unit 2, is located on the northwest corner of Oakridge St NW between Treeline Ave NW and Woodmont Ave NW. The owner of the above property requests a major 2 YR SIA for a residential subdivision that will consist of 94 residential lots. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Volcano Vista High School. All three schools have enrollment that exceeds capacity. APS is currently constructing two elementary schools, one middle school, and completing one high school to alleviate this problem. These schools will all be operational by Fall 2009.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
264	Ventana Ranch	729	750	21
490	James Monroe	1,519	1,417	-102
575	Volcano Vista	482	750	268

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

POLICE DEPARTMENT

No Comments

FIRE DEPARTMENT

No Comments

PNM ELECTRIC & GAS

No Comments

COMCAST

No Comments

QWEST

No Comments

ENVIRONMENTAL HEALTH

No Comments

M.R.G.C.D

No Adverse Comments

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT

No adverse comments

PARKS AND RECREATION

No objection.

ABCWUA

Out of our service area, no comments.

PLANNING DEPARTMENT

No Comments received

1
2
3

IMPACT FEE ADMINISTRATOR

No comment on the proposed two-year SIA extension. No comment on the proposed one-year SIA extension.

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

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

Cc: Longford at the Trails, LLC – 7007 Jefferson NE – Albuquerque, NM 87109

-it
-it
-it
-it

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

Meeting Date: January 2, 2007
Zone Atlas Page: C-9
Notification Radius: 100 Ft.

Project# ~~1004353~~
App#07DRB-70431

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

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

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

Special Instructions:

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

Date Mailed: DECEMBER 14, 2007
Signature: ERIN TREMLIN

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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: LUNGFORD AT THE TRAILS, LLC PHONE: 761-9911
 ADDRESS: 7007 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SANTA FE AT THE TRAILS UNIT 2
 Existing Zoning: SU-2 RD Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): C-9 UPC Code: 100906436725510501

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1004353 OSDRB-01119, 1004353 06DRB-00238

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 94 No. of proposed lots: 94 Total area of site (acres): 17.00
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE ST NW
 Between: TREELINE AVENUE NW and WOODMONT AVENUE NW

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

SIGNATURE Scott J Steffen DATE 12/6/07
 (Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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
07DRR - 70431

Action	S.F.	Fees
<u>ESIA</u>	_____	<u>\$ 50.00</u>
<u>ADV</u>	_____	<u>\$ 75.00</u>
<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	<u>\$ _____</u>
_____	_____	<u>\$ _____</u>
		Total
		<u>\$ 145.00</u>

Hearing date January 2, 2008

[Signature] 12/7/07
 Planner signature / date

Project # 1004353

FORM S SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
Applicant name (print)
Scott J. Steffen 12/6/07
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 DRB - 70431

Ken Allen
Planner signature / date
 Project # 1004353

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OWNE R ST ATE	OWNE R ZIP CODE	PRO PER TY CLA SS	TA X DIS TRIC T	LEGAL
1	10090 64376 38010 102	THE TRAILS LLC	3077 E W ARM SPRING NGS RD	LAS V EGAS	NV	8912 0	V	A1A	TR 4 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 19.35 91 AC
2	10090 64414 22640 102	INDUS DEVELO PMENT LTD CO	8224 CAL LE PRIME RA NW	ALBU QUER QUE	NM	8712 0	V	A1A	TR 9 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 10.65 93 AC
3	10090 64303 22640 101	INDUS DEVELO PMENT LTD CO	8224 CAL LE PRIME RA NW	ALBU QUER QUE	NM	8712 0	V	A1A	TR 10 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 14.20 84 AC
4	10090 64480 29510 201	INDUS DEVELO PMENT LTD CO	8224 CAL LE PRIME RA NW	ALBU QUER QUE	NM	8712 0	V	A1A	TR 7 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 14.23 92 AC
5	10090 64371 29210 101	LONGFORD AT THE TRAILS LLC	3077 E W ARM SPRING NGS RD	LAS V EGAS	NV	8912 0	V	A1A	TR 6 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 17.00 28 AC
6	10090 64487 36510 202	THE TRAILS LLC	3077 E W ARM SPRING NGS RD	LAS V EGAS	NV	8912 0	V	A1A	TR 5 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 20.22 76 AC
7	10090 64326 33721 608	LONGFORD AT THE TRAILS LLC	3077 E W ARM SPRING NGS RD	LAS V EGAS	NV	8912 0	V	A1A	LT 1A- P1 PLAT OF TAOS AT THE TRAILS (BEING A RE PLAT OF TAOS AT THE TRAILS) CONT .1675 AC
8	10090 64319 33721 607	LONGFORD AT THE TRAILS LLC	3077 E W ARM SPRING NGS RD	LAS V EGAS	NV	8912 0	V	A1A	LT 2A- P1 PLAT OF TAOS AT THE TRAILS (BEING A RE PLAT OF TAOS AT THE TRAILS) CONT .1661 AC
9	10090 64315 33721 606	TAOS AT THE T RAILS HOMEO WNERS ASSO C	3077 E W ARM SPRING NGS RD	LAS V EGAS	NV	8912 0	V	A1A	TR B- 1 PLAT OF TAOS AT THE TRAILS (BEING A REP LAT OF TAOS AT THE TRAILS) CONT .0610 AC
10	10090 64309 33821 605	LONGFORD AT THE TRAILS LLC	3077 E W ARM SPRING NGS RD	LAS V EGAS	NV	8912 0	V	A1A	LT 3A- P1 PLAT OF TAOS AT THE TRAILS (BEING A RE PLAT OF TAOS AT THE TRAILS) CONT .1629 AC
11	10090 64321 26022 226	WEALE JOHN CHRISTOPHER	8900 HAL LSTON TR L NW	ALBU QUER QUE	NM	8711 4	V	A1A	LT 56 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .2510 AC
12	10090 64322 26822 225	GUTIERREZ AL BERT T & HOA	11450 ER IDANUS C T	SAN DI EGO	CA	9212 6	V	A1A	LT 57 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1663 AC
13	10090 64306 26622 034	BURNS JOHN P & MELISSA L	7100 CR OSSWIND S TR L NW	ALBU QUER QUE	NM	8711 4	V	A1A	LT 55 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .2131 AC
14	10090 64322 27422 224	TORRES ANGE L A & AUDRA L	8908 HAL LSTON TR L NW	ALBU QUER QUE	NM	8711 4	V	A1A	LT 58 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1515 AC
15	10090 64322 28022 223	GRUYS BRUCE A & MELISSA S ELBST	8912 HAL LSTON TR L NW	ALBU QUER QUE	NM	8711 4	V	A1A	LT 59 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1515 AC

16	10090 64322 31022 218	DEATHERAGE AMY F	8932 HAL LSTON TR L NW	ALBU QUER QUE	NM	8711 4 45 76	R	A1A	LT 64 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1768 AC
17	10090 64315 31222 208	CENTEX HOME S	5120 MAS THEAD N E	ALBU QUER QUE	NM	8710 9	V	A1A	TR A PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .0192 AC
18	10090 64309 30922 207	WELCH BRIAN G & THERESA A	7101 GLY NDON TR NW	ALBU QUER QUE	NM	8711 4 45 15	R	A1A	LT 65 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1711 AC
19	10090 64325 31922 217	CENTEX HOME S	5120 MAS THEAD N E	ALBU QUER QUE	NM	8710 9	V	A1A	LT 80 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1346 AC
20	10090 64318 32022 216	CENTEX HOME S	5120 MAS THEAD N E	ALBU QUER QUE	NM	8710 9	V	A1A	LT 79 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .2211 AC
21	10090 64309 32122 215	CENTEX HOME S	5120 MAS THEAD N E	ALBU QUER QUE	NM	8710 9	V	A1A	LT 78 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .2059 AC
22	10090 64323 34521 614	LONGFORD AT THE TRAILS LL C	3077 E W ARM SPRI NGS RD	LAS V EGAS	NV	8912 0	V	A1A	LT 91A- P1 PLAT OF TAOS AT THE TRAILS (BEING A RE PLAT OF TAOS AT THE TRAILS) CONT .1880 AC
23	10090 64308 28222 112	FERNANDEZ S ELSO & ANNA	7101 CR OSSWIND S TR L NW	ALBU QUER QUE	NM	8711 4	V	A1A	LT 33 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1829 AC
24	10090 64322 28622 222	ALEXANDER IV ORY C & SHIRL EY H	8916 HAL LSTON TR L NW	ALBU QUER QUE	NM	8711 4 45 76	R	A1A	LT 60 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1515 AC
25	10090 64322 29822 220	JARAMILLO MI CHAEL A & CIN DY J	8924 HAL LSTON TR L	ALBU QUER QUE	NM	8711 4	R	A1A	LT 62 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F TH E TRAILS) CONT .1515 AC
26	1009064322304 22219	RADICE MIC HELLE	8928 H ALLSTO N TR L N W	ALBU QUE RQU E	NM	87 12 1	R	A 1 A	LT 63 PLAT FOR THE RESERVE AT THE TRAILS SU BDIVISION (BEING A REPLAT OF TRACT F THE TR AILS) CONT .1515 AC
27	1009064322292 22221	SNOW DANI EL G & KIMB ERLY A	8920 H ALLSTO N TR L N W	ALBU QUE RQU E	NM	87 11 4	R	A 1 A	LT 61 PLAT FOR THE RESERVE AT THE TRAILS SU BDIVISION (BEING A REPLAT OF TRACT F THE TR AILS) CONT .1515 AC
28	1009064308293 22113	HOWARD JO HN W & HEA THER A	7100 GL YNDON TRL NW	ALBU QUE RQU E	NM	87 11 4	V	A 1 A	LT 32 PLAT FOR THE RESERVE AT THE TRAILS SU BDIVISION (BEING A REPLAT OF TRACT F THE TR AILS) CONT .1813 AC
29	1009064234319 22035	CENTEX HO MES	5120 M ASTHEA D NE	ALBU QUE RQU E	NM	87 10 9	V	A 1 A	TR PR PLAT FOR THE RESERVE AT THE TRAILS S UBDIVISION (BEING A REPLAT OF TRACT F THE T RAILS) CONT 3.3121 AC

Or Current Resident
ALEXANDER IVORY C & SHIRLEY H
8916 HALLSTON TRL NW
ALBUQUERQUE, NM 87114 4576

Or Current Resident
BURNS JOHN P & MELISSA L
7100 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE, NM 87109

Or Current Resident
DEATHERAGE AMY F
8932 HALLSTON TRL NW
ALBUQUERQUE, NM 87114 4576

Or Current Resident
FERNANDEZ SELSO & ANNA
7101 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
GRUYS BRUCE A & MELISSA SELBST
8912 HALLSTON TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
GUTIERREZ ALBERT T & HOA
11450 ERIDANUS CT
SAN DIEGO, CA 92126

Or Current Resident
HOWARD JOHN W & HEATHER A
7100 GLYNDON TRL NW
ALBUQUERQUE, NM 87114

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

Or Current Resident
JARAMILLO MICHAEL A & CINDY J
8924 HALLSTON TRL
ALBUQUERQUE, NM 87114

Or Current Resident
LONGFORD AT THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
RADICE MICHELLE
8928 HALLSTON TRL NW
ALBUQUERQUE, NM 87121

Or Current Resident
SNOW DANIEL G & KIMBERLY A
8920 HALLSTON TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
TAOS AT THE TRAILS
HOMEOWNERS ASSOC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
TORRES ANGEL A & AUDRA L
8908 HALLSTON TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
WEALE JOHN CHRISTOPHER
8900 HALLSTON TRL NW
ALBUQUERQUE, NM 87114

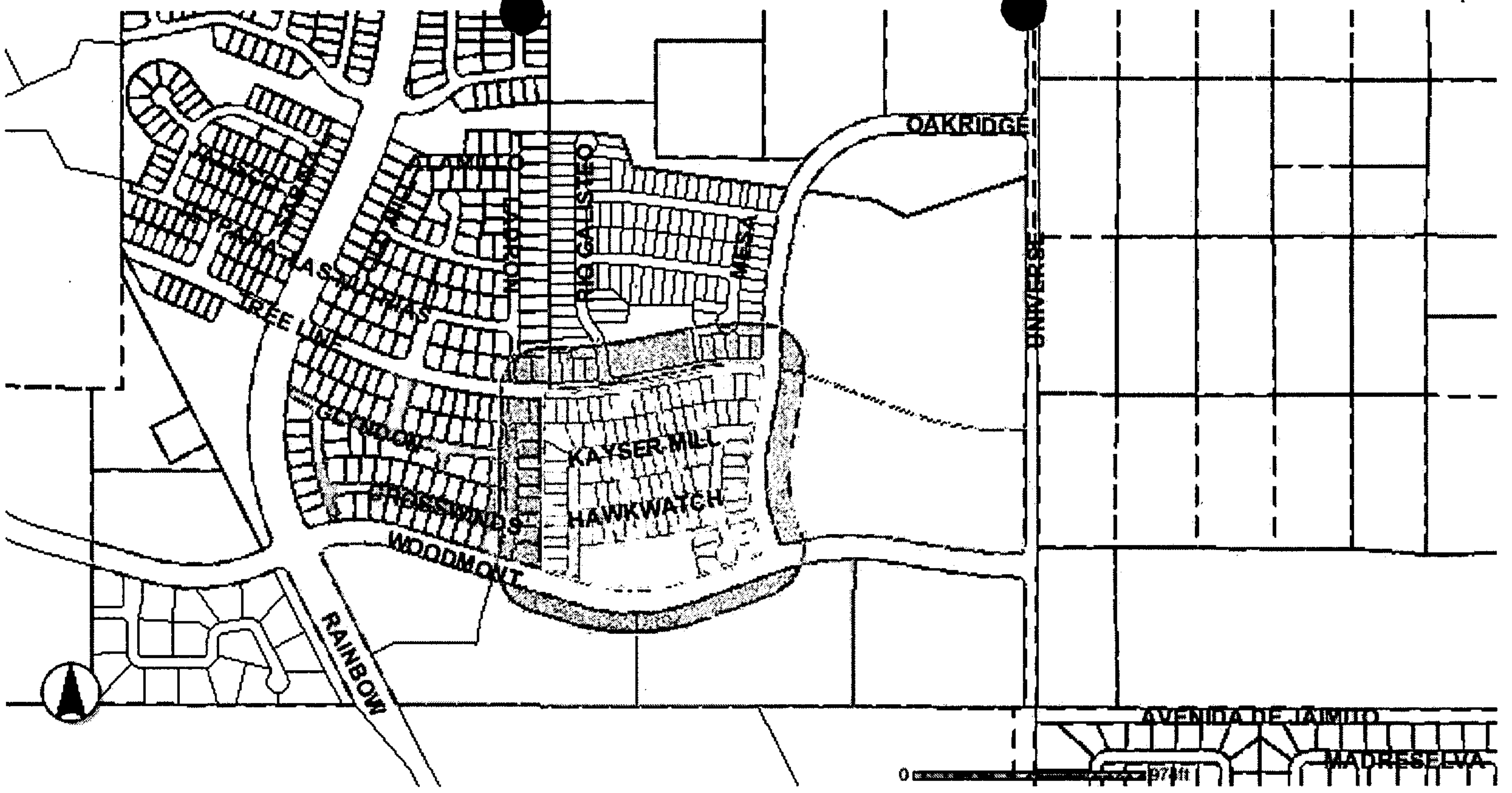
Or Current Resident
WELCH BRIAN G & THERESA A
7101 GLYNDON TRL NW
ALBUQUERQUE, NM 87114 4515

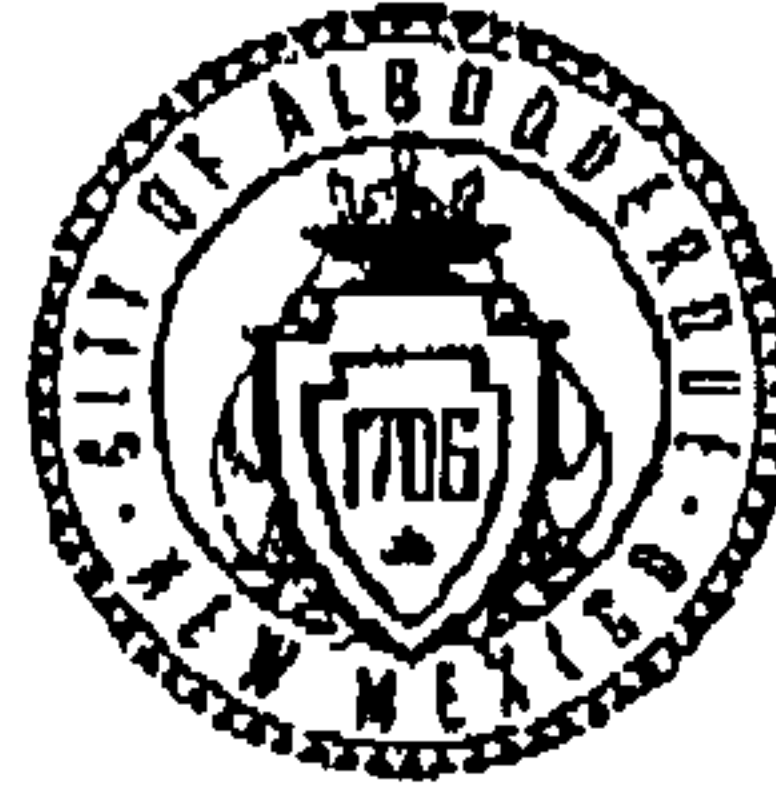
Project# 1004353
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1004353
LONGGORD AT THE TRAILS LLC
7007 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1004353
LAURA HORTON
Ventanna Ranch NA
7224 CASCADE RD NW
ALBUQUERQUE, NM 87114

Project# 1004353
KEVIN PATTON
Ventanna 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: December 6, 2007

TO CONTACT NAME: Scott Steffen
 COMPANY/AGENCY: Behannan Huston
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823.1000 / 798.7988

Thank you for your inquiry of Dec 6, 2007 (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 Santa Fe at the Trails, Unit 2 Located on Oakridge St. NW Between Tree Line Ave NW and Woodmont Ave. NW
 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 MA
 Neighborhood or Homeowner Association
 Contacts: Laura Horton
7224 Cascada Rd NW 87114
898.8103(h) 710.0646(c)
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.

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

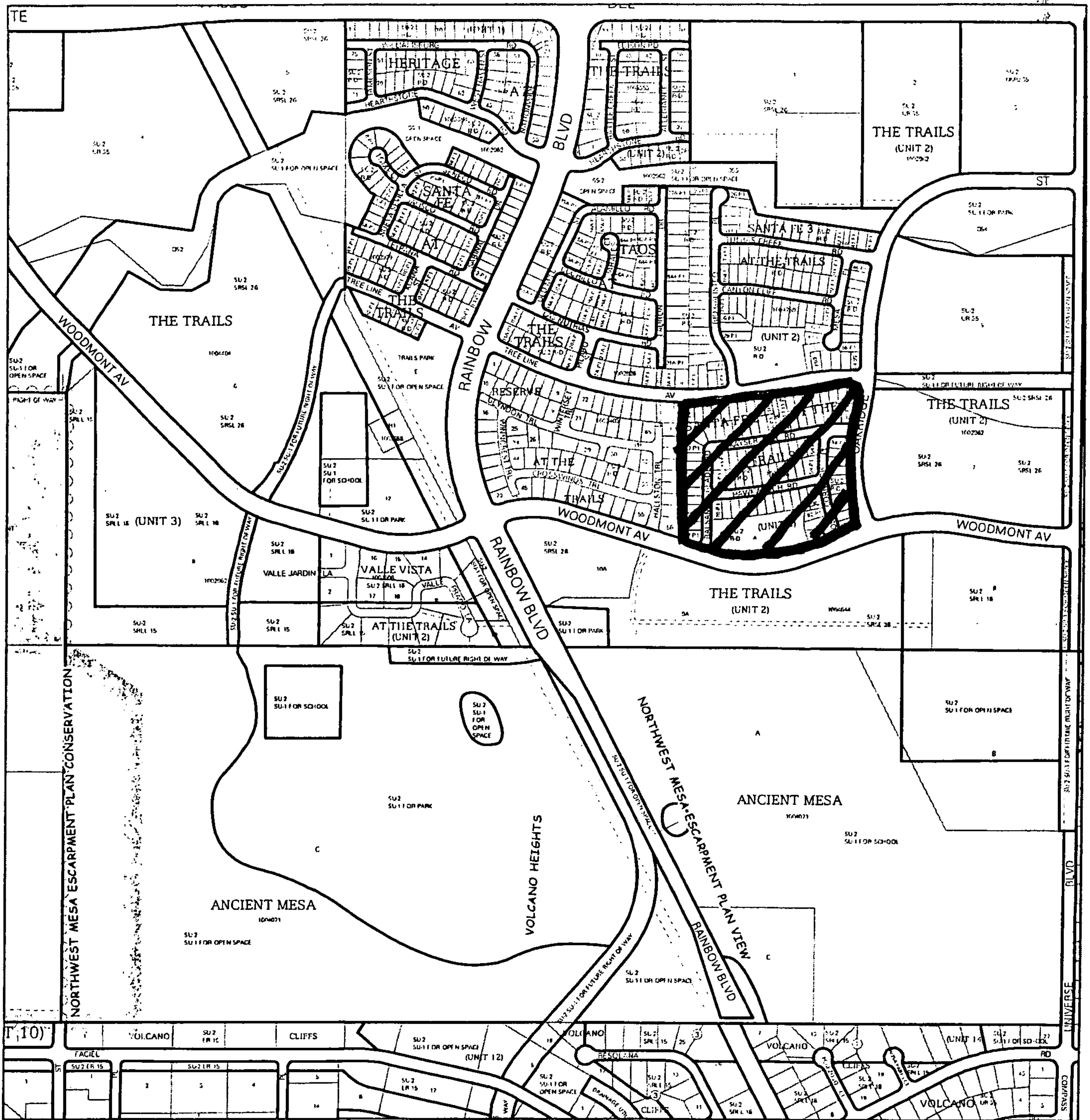
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- 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: Dec 6, 2007 Time Entered: 9:13 AM ONC Rep. Initials: 



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

Map amended through: 9/6/2007

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 6, 2007

Andrew Garcia, Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Subdivision Improvements Agreement Extension (Procedure B Modified Extension)
Santa Fe at the Trails Unit 2 DRB# 1004353-05DRB-01119

Dear Andrew:

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

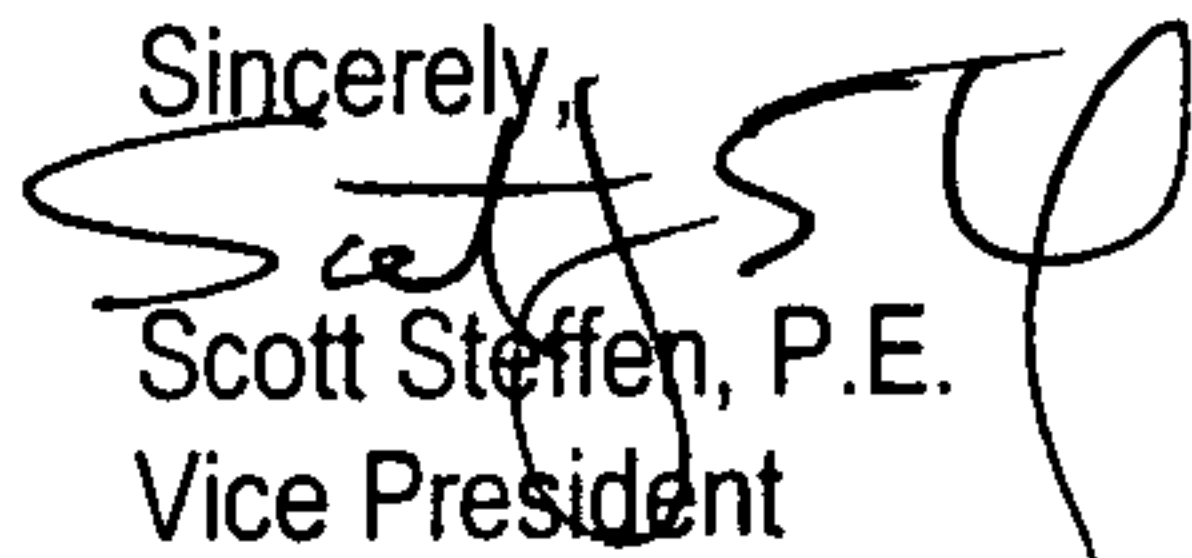
Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notices from the Development Review Board
- Approved Infrastructure List
- Original SIA
- Neighborhood Notification information
- Fee in the amount of \$ 245.00 to cover 3 separate applications

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B Modified) for a traffic signal at the intersection of Rainbow Boulevard and Woodmont Avenue. We are requesting the extension because traffic counts in the area do not warrant the construction of the traffic signal.

Please place this item on the DRB agenda to be heard on January 2, 2008. If you have any questions, or require further information, please call me.

Sincerely,



Scott Steffen, P.E.

Vice President

Community Development and Planning Group

Enclosure

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 



**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, January 2, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002176

07DRB-70423 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MOUNTAIN WEST DEVELOPMENT CO. LLC request(s) the above action(s) for all or a portion of **COVERED WAGON**, zoned SU-1/RESIDENTIAL, located on the south side of CENTRAL AVE SE BETWEEN FOUR HILLS RD SE AND WATERFALL SE containing approximately 5.55 acre(s).

Project# 1004546

07DRB-70416 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

SOUTH COORS L.P. request(s) the above action(s) for all or a portion of Lot(s) A-1A-3A & A-1A-3B, **HUBBELL PLAZA**, zoned C-2, located on the northeast corner of CENTRAL AVE NW AND AIRPORT RD NW containing approximately 3.37 acre(s). (K-10-Z)

Project# 1004353

07DRB-70431 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
07DRB-70432 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
07DRB-70433 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC. agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned SU-2/RD, located on the northwest corner of OAKRIDGE ST NW BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW containing approximately 17 acre(s). (C-9)

Project# 1004606

07DRB-70430 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-2/SRLL, located on the southwest corner of WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 11.73 acre(s). (C-9)

Project# 1005029

07DRB-70426 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70427 VACATION OF PUBLIC
EASEMENT
07DRB-70428 SUBDN DESIGN VARIANCE
FROM MIN DPM STDS
07DRB-70429 MINOR - TEMP DEFR SWDK
CONST

ADVANCED ENGINEERING AND CONSULTING agent(s) for SUNCAL NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) B & J **THE CROSSING**, and Tract R, **STORMCLOUD SUBDIVISION**, zoned SU-2 FOR R-LT, located on the south side of TIERRA PINTADA BLVD NW BETWEEN CALLE AZUELO NW AND ARKANSAS RD NW containing approximately 4.05 acre(s). (H-9-Z)

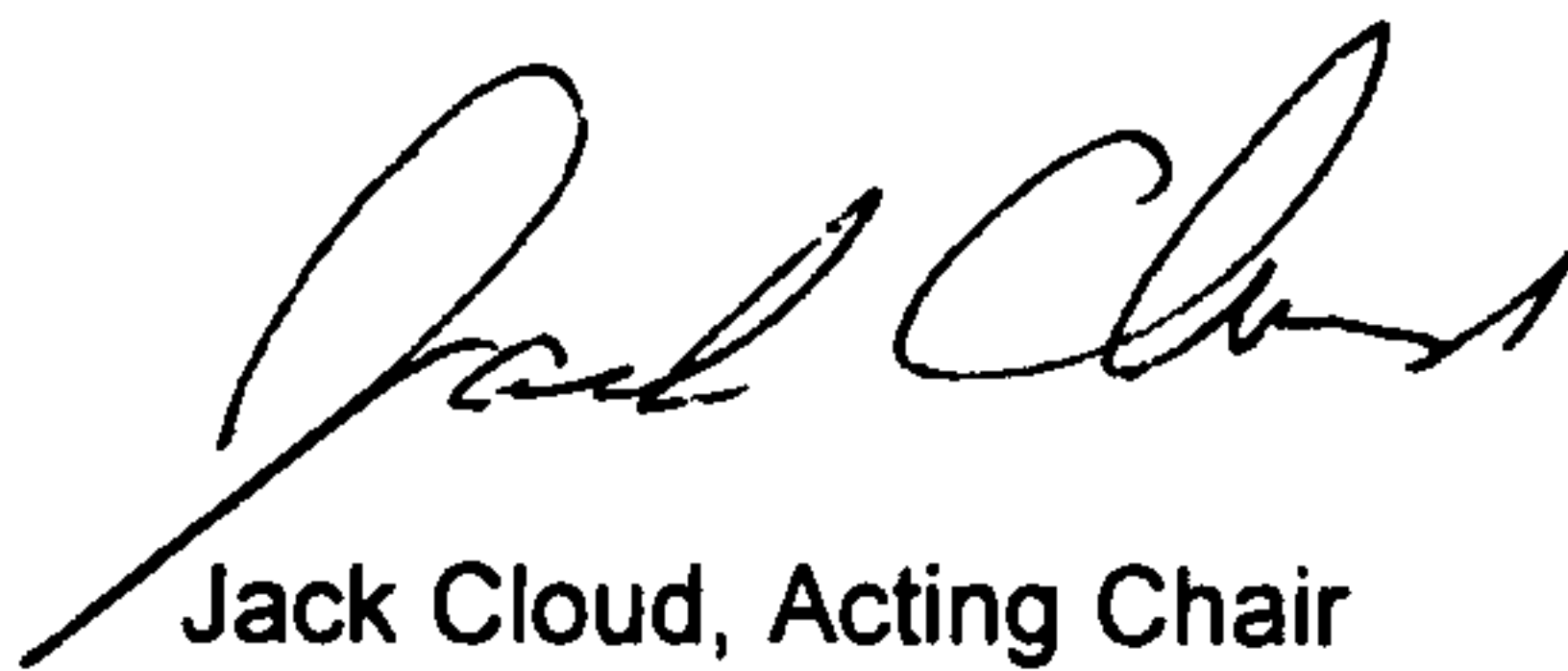
Project# 1006964
07DRB-70417 VACATION OF PUBLIC
RIGHT-OF-WAY

SANTOSH MODY agent(s) for BHARAT AND CHAMPA
MODY request(s) the above action(s) for all of the east-west
alley between Lot(s) 1- 5, **GILLET ADDITION**, zoned C-
2 and Lot(s) 2-8 Block 1 **EVANS ADDITION**, zoned C-3,
located south of **CENTRAL AVE SE BETWEEN SAN**
MATEO AVE SE AND MADERIA DR SE. (K-18)

Project# 1006967
07DRB-70422 VACATION OF PUBLIC
RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for FAIZEL KASSAM
request(s) the above action(s) for a portion of Modesto Ave
NE adjacent to Lot(s) 8-10, Block(s) 26, **NORTH**
ALBUQUERQUE ACRES TRACT 1, UNIT B, located on
the south side of **MODESTO NE BETWEEN SAN PEDRO**
NE AND LOUISIANA NE (C-18)

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



Jack Cloud, Acting Chair
Development Review Board

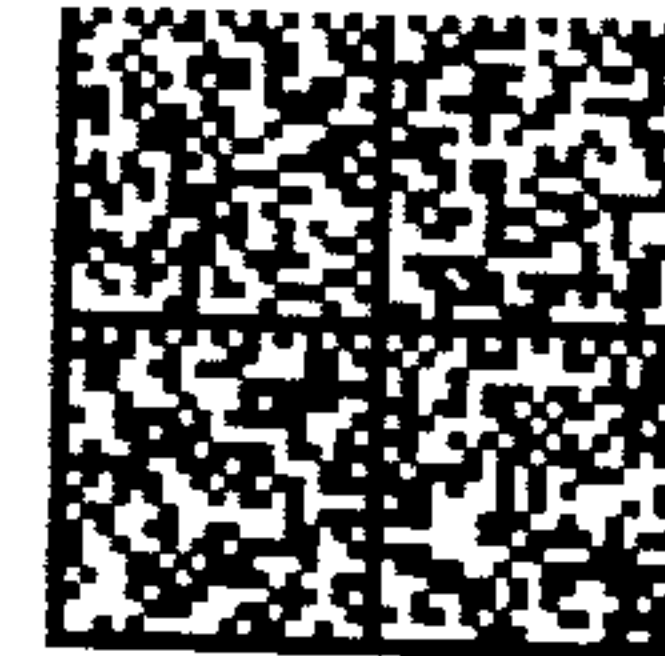
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 17, 2007.

CITY OF ALBUQUERQUE



Planning Department

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



02 1M \$ 00.41⁰
0004219022 DEC 17 2007
MAILED FROM ZIP CODE 87102

DRB

NIXIE 871 CE 1 70 12/20/07

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0268-03451-17-36

8712087103012932



P O Box 1293 Albuquerque, New Mexico 87103



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 13, 2010

Project# 1004353

09DRB-70383 MAJOR – ONE YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (1YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

At the January 13, 2010, Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement for the drainage easement (Bond # 8230501 S) was approved, and a six month extension of the Subdivision Improvements Agreement was approved for the Woodmont/Rainbow Traffic Signal (Bond # 8230505 S).

If you wish to appeal this decision, you must do so by January 28, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, AICP, DRB Chair

cc:

Longford Homes – 7023 Tree Line Ave. NW – Albuquerque, NM 87114
Marilyn Maldonado
File



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

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

APPLICANT: LONGFORD HOMES PHONE: 620-5322

ADDRESS: 3077 E. WARM SPRINGS RD. FAX: 761-9911

CITY: LV STATE NV ZIP 89120 E-MAIL: rbeltrame@longfordgroup.com

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SIA EXTENSION FOR STORM DRAIN

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. SANTAFE AT THE TRILIS UNIT 2 Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: R-2 Proposed zoning: R-2

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

CASE HISTORY:

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

09D23-70383

CASE INFORMATION:

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

No. of existing lots: 94 No. of proposed lots: 94 Total area of site (acres): ~17

LOCATION OF PROPERTY BY STREETS: On or Near: CARRIDGE ST. NW

Between: TRIS LINE AVE and WOODMONT

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

SIGNATURE _____ DATE 1/7/2011

(Print) Erick Beltramo Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

1 DRB - 70004

Action

SIA
ADY
DMF

S.F.

Fees

\$ 50.00
\$ 75.00
\$ 20.00

Total

\$ 145.00

Hearing date February 2, 2011

[Signature]
Planner signature / date 1-7-11

Project # 1004353

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Rick Belmont
 Applicant name (print)
Rick Belmont 1/7/2011
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 11DRB - 70004

Yago 1-7-11
 Planner signature / date
 Project # 1004353

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.

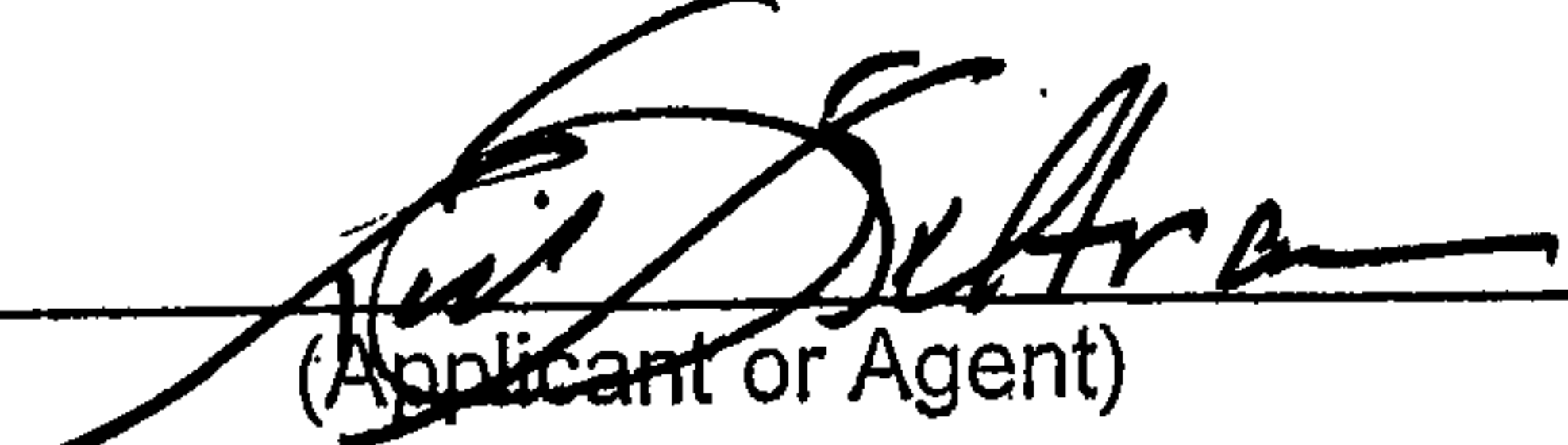
4. TIME


Signs must be posted from January 18, 2011 To February 2, 2011

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.

 1/7/2011
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1-7-11 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004353



December 11, 2009

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2, Project# 730085, 07DRB-70431,09DRB-70383

Dear Mr. Cloud:

Submitted for Development Review Board review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for Sunrise Ranch West, Unit 2. Longford Homes respectfully requests a 2 Year extension to the SIA.

More specifically an extension is requested to the SIA for off-site Drainage Mitigation.

Enclosed is the following:

- Application to DRB
- Reduced copy of recorded plat
- Zone Atlas sheet showing project area
- Letter briefly describing application/request (this letter)
- Official DRB Notice of the approval
- Approved Infrastructure List
- Neighborhood Notification
- Application Fee

Sincerely,



Rick Beltramo
Longford Homes

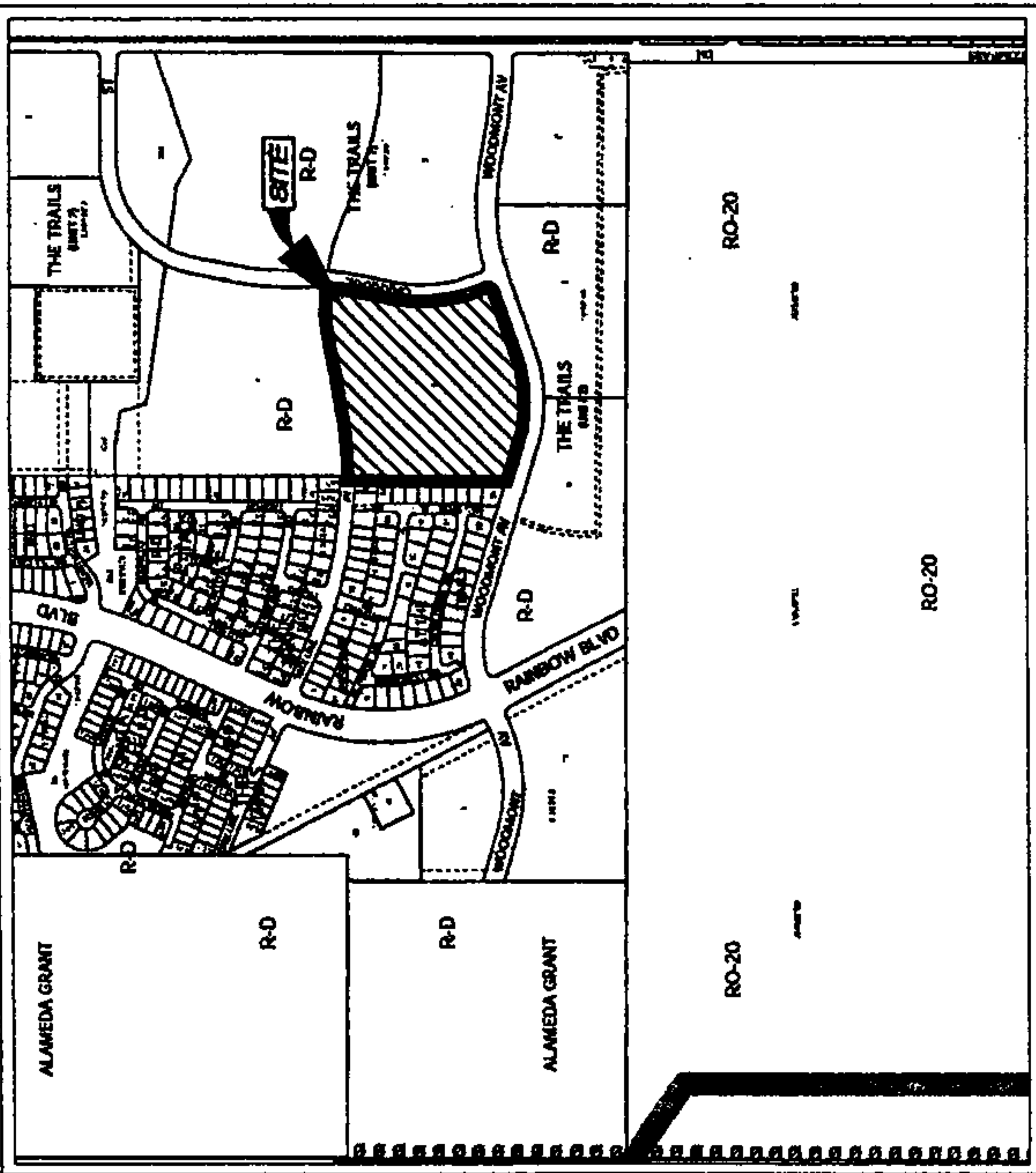
Attachments

TREASURERS CERTIFICATION

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

100900437128210101
INDUS DEVELOPMENT LTDCO

Dimitro Danov
Bernalillo County Treasurer
Date 3-16-06



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 (). unless otherwise indicated hereon.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 20052657
- All street centerline monumentation shall be installed at all centerline P.C.'s, P.T.'s, angles, curves and street intersections and shown thereon. All centerline monumentation will be set on the stationing. Four (4") aluminum monument stamped "City of Albuquerque Centerline Monument" on a hot disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 3
- Total number of Lots created: 94
- Total number of Parcels created: 0
- Total mileage of full width streets created: 0.4605 mile.
- Total mileage of half width streets created: 0.1756 mile.
- Gross Subdivision acreage: 17.0028 acres.
- This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.
- Minimum lot size: 4700 Sq. Ft.

SHEET INDEX

- SHEET 1 OF 6 - Approval, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary and Easement Vacations
- SHEET 4 OF 6 - North 1/2 of Santa Fe Unit 2
- SHEET 5 OF 6 - South 1/2 of Santa Fe Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

**FLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2**
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO.
OCTOBER, 2005

PROJECT NUMBER: 1004353

Application Number: 06 DBS-00238

FLAT APPROVAL

UTILITY APPROVAL	Date
PNM Electric Services <i>Leah D. Muck</i>	1-06-06
PNM Gas Services <i>Leah D. Muck</i>	1-06-06
City of Albuquerque <i>John Crabtree</i>	1-24-06
City of Albuquerque <i>John Crabtree</i>	11-14-07
New Mexico Utilities <i>[Signature]</i>	1-12-06

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	Date
City Surveyor <i>[Signature]</i>	11-14-05
Real Property Division N/A	3-2-06
Environmental Health Department N/A	3-2-06
Traffic Engineering, Transportation Division <i>[Signature]</i>	3-2-06
Utilities Development <i>[Signature]</i>	3/1/06
Parks and Recreation Department <i>[Signature]</i>	3/1/06
AMAFCA <i>[Signature]</i>	3/1/06
City Engineer <i>[Signature]</i>	3/1/06
DIRS, Planning Department <i>[Signature]</i>	3/08/06

PURPOSE OF PLAT:

The Purpose of this plat is to: Create the 84 residential lots as shown hereon; Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

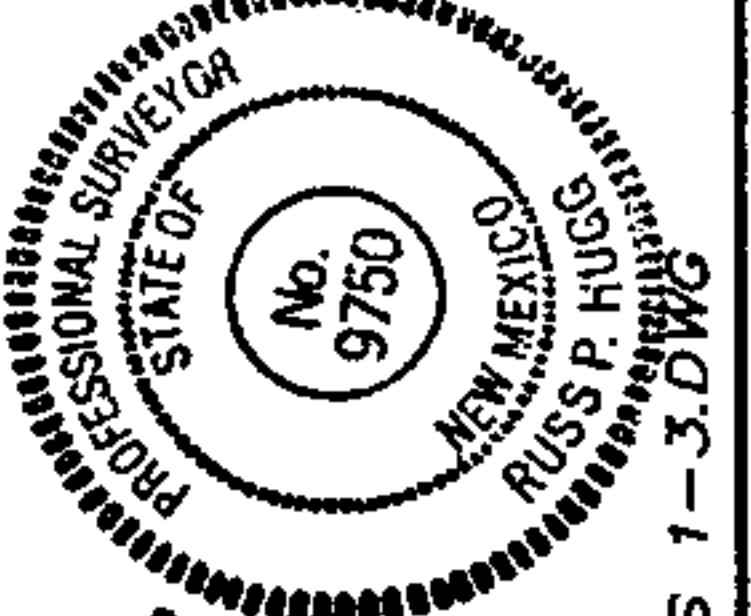
Tracts A, B and C as shown hereon will be conveyed to the Trails Homeowners Association.



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
NMPS No. 9750
October 12, 2005



SHEET 1 OF 6

SURVOTEK, INC.

Consulting Surveyors
9304 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3372

050729_SHTS 1-3.DWG

PLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

LEGAL DESCRIPTION

That certain parcel of land situated 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 6, of 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, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 17.0028 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2, (BEING A REPLAT OF TRACT 6, THE TRAILS UNIT 2) 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 undesignated 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 dedicate the new street right of way as shown hereon to the City of Albuquerque. In fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby convey Tracts A, B and C as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. 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.

OWNERS

LONGFORD THE TRAILS,
By: David Murtagh 11/2/05
David Murtagh, Division President Date

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 11-2-05
Tracy Murphy, President Date



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 8th day of November 2005, by, David Murtagh, Division President of The Trails, LLC.

Donna Krapcho
Notary Public

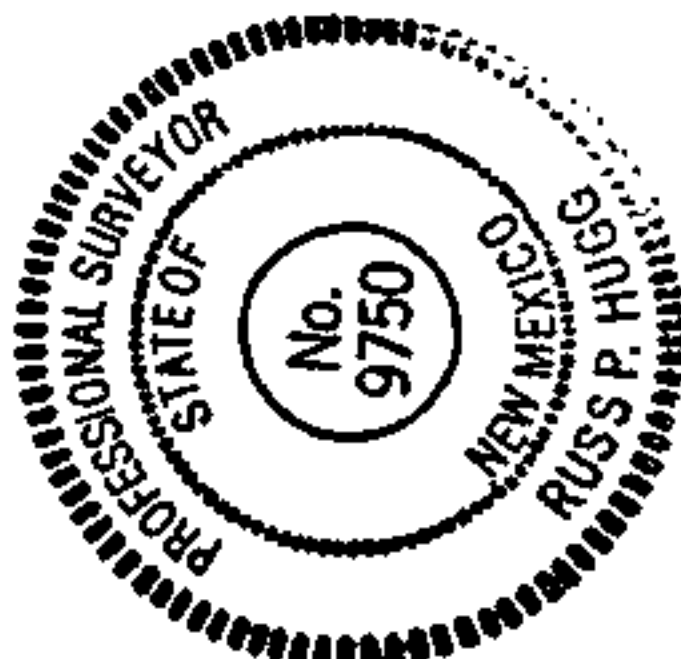
12-1-08
My commission expires

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 7th day of November 2005, by, Tracy Murphy, President of The Trails Community Association, Inc.

Cristal House
Notary Public

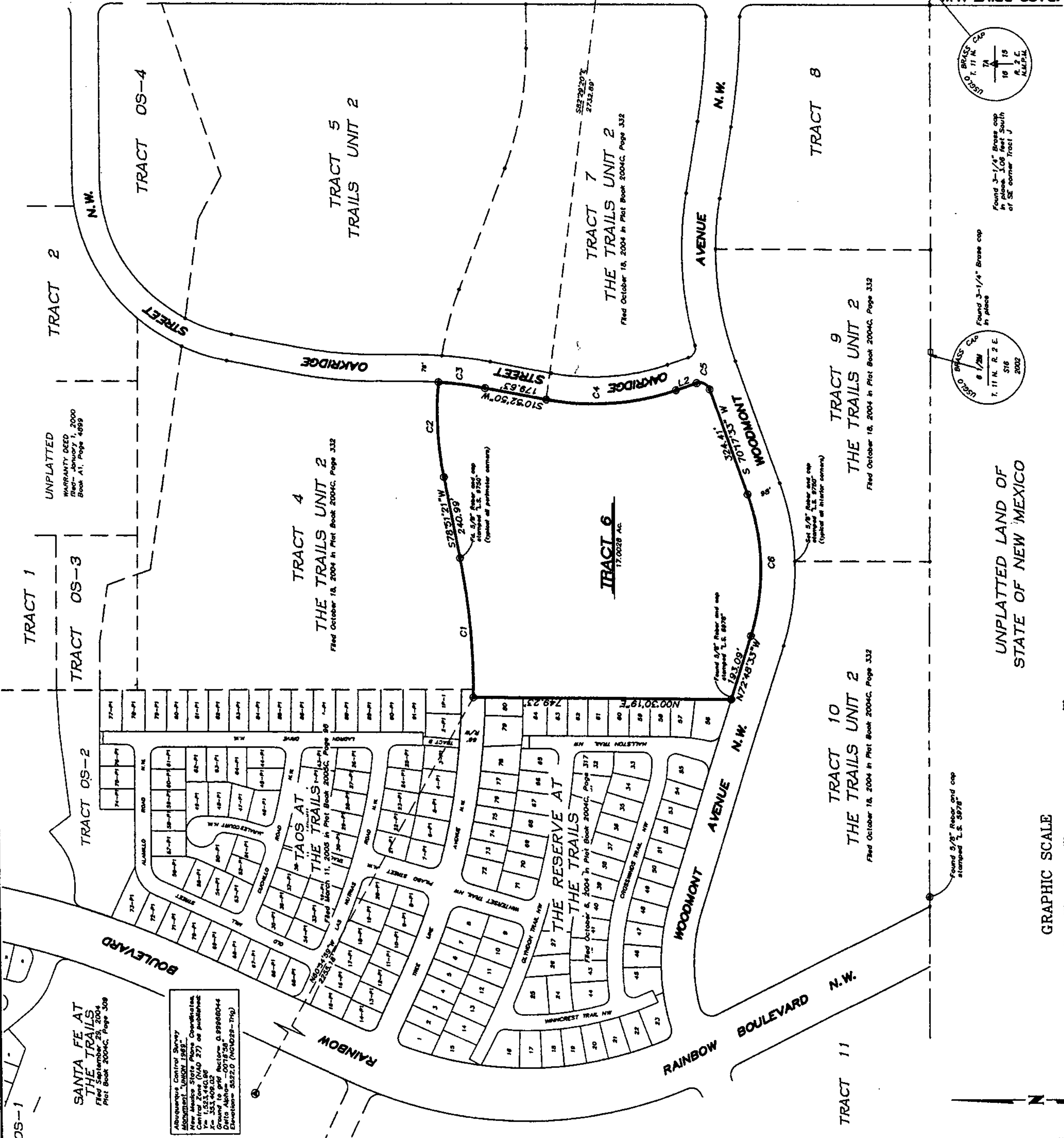
5/5/07
My commission expires



SHEET 2 OF 6
SURV TEK, INC.
Consulting Surveyors
4004 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5866 Fax: 505-897-5979

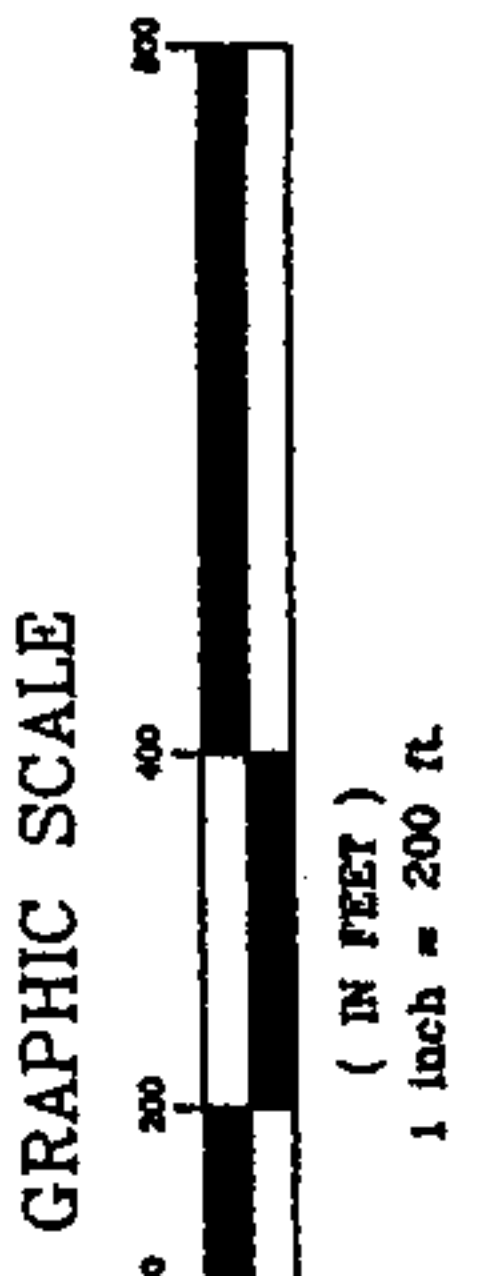
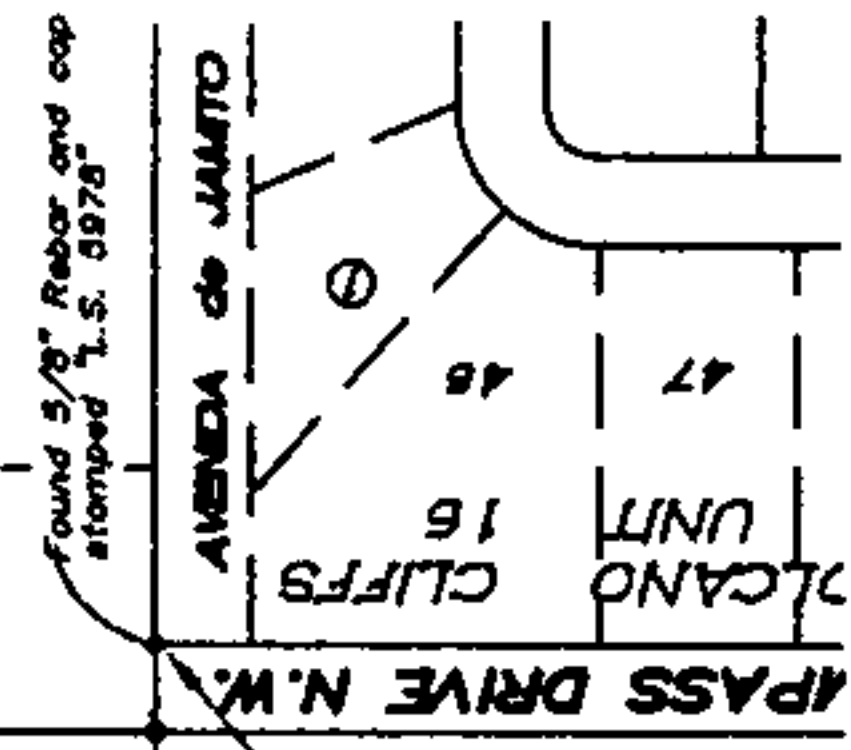
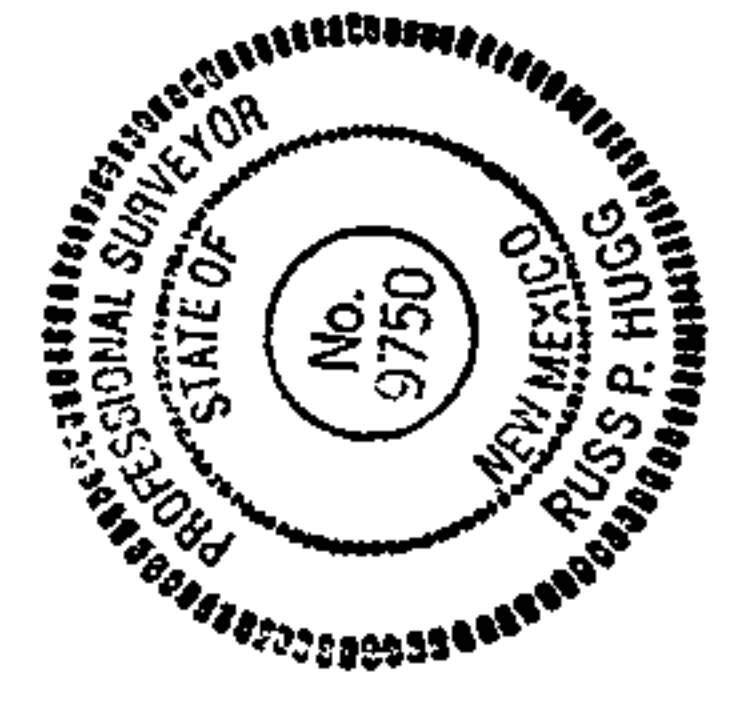
FLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
 WITHIN

THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALLO COUNTY, NEW MEXICO
 OCTOBER, 2005



Albuquerque Control Survey Monument "Z-C10"
 New Mexico State Plane Coordinates, Centroid
 Zone (NAD 83) as published:
 Yr. 1,551,776.00
 Xr. 1,553,140.00
 Spheroid factor = 0.9996034
 Geoid to Ell. factor = 0.0011879
 Elevation = 5422.366 (NGVD29 - Tm)

200507060
 04/24/05
 Page: 3 of 6
 63/15/2005 10:58R
 R. 32. 86 87-2005C Pg. 06
 HARRY HERRERA
 Bern. Co. PLRT



UNPLATTED LAND OF
 STATE OF NEW MEXICO

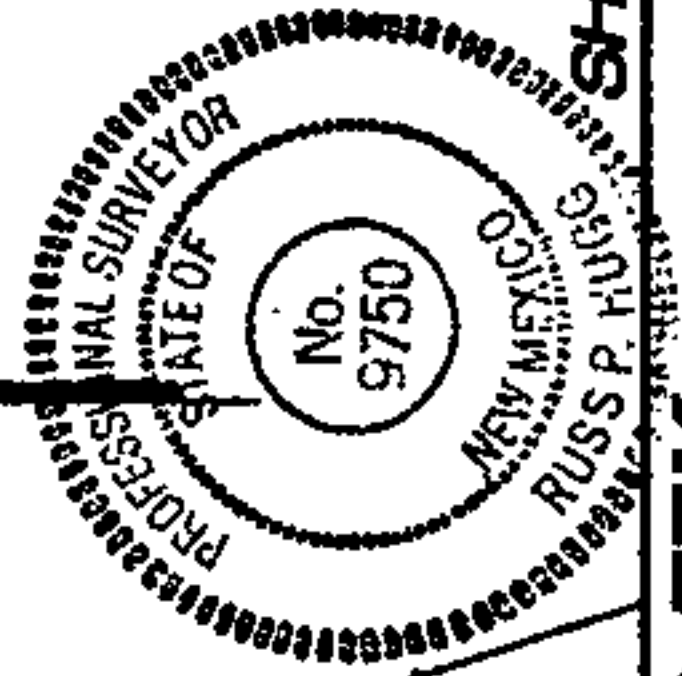
SURVOTEK, INC.
 Consulting Surveyors
 1084 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3300 Fax: 505-897-3977

FLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

TRACT 7
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

268937389
844444
Page 4 of 6
82/12/2005 10:58
New Mexico
Surveyors
No. 9750
Professional Seal



SURVOTEK, INC.
Consulting Surveyors
9004 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Fax: 505-897-5877

② Private Cross Access Easement for Lots 18-P1 and 17-P1, to be maintained by the owners of said lots.

③ Private Cross Access Easement for the joint use and benefit of Lots 18-P1 and 19-P1, to be maintained by the owners of said lots.

All Public Street right of way as shown hereon, including the South 34' of Tree Line Avenue N.W., are hereby dedicated to the City of Albuquerque by this plat.

TRACT 4
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

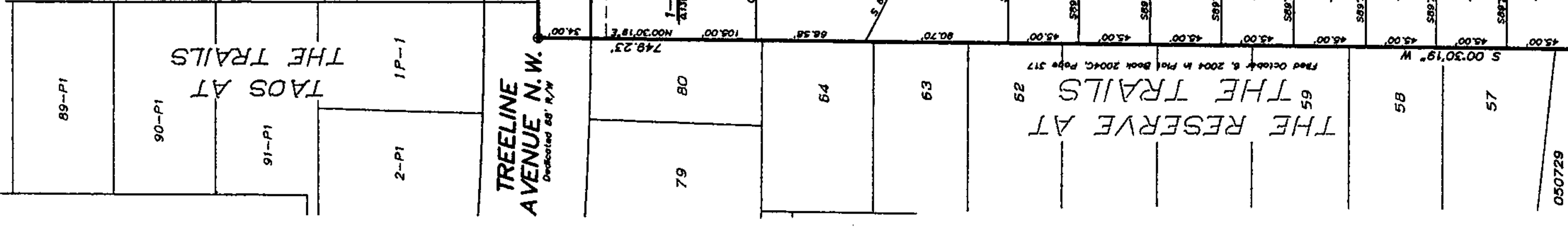
NOTES:

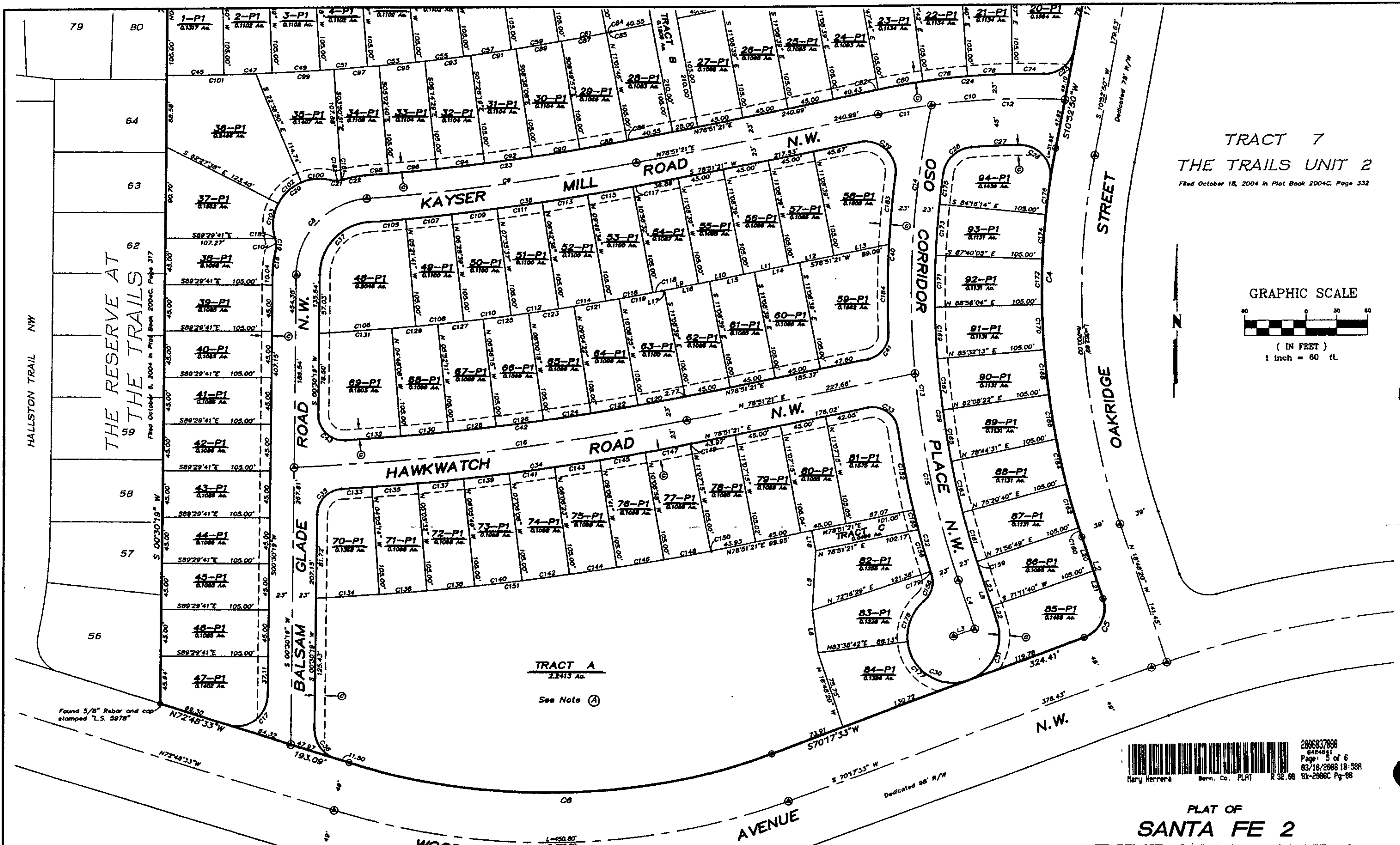
① Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Drainage Easement over said Tracts A and C is hereby granted to the City of Albuquerque by this plat. The responsibility of said Trails Community Association, Inc.

② Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Pedestrian Access and Storm Sewer Easement is hereby granted over said Tract B to the City of Albuquerque by this plat. The responsibility of said Trails Community Association, Inc.

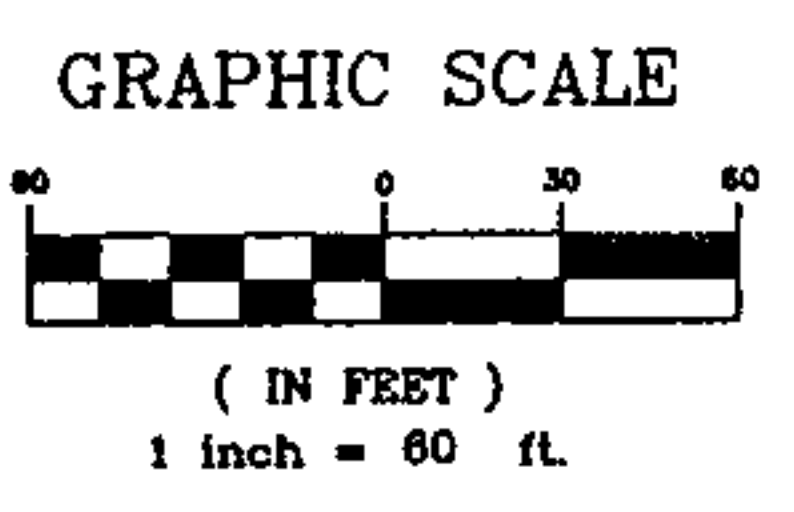
③ A 10' Public Utility Easement is hereby granted by this plat along the front of all lots as shown and designated hereon.

34' Public Roadway and Utility Easement granted to the City of Albuquerque by Longford et al. Tract, LLC current plat No. 9750. This easement is hereby granted by this plat.





TRACT 7
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332



TRACT A
2,343 Ac.
See Note (A)

2006837888
6424841
Page: 5 of 6
63/18/2066 18:58R
Bk-2966C Pg-06
Harry Herrera Bern. Co. PLRT R 32.66

PLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

TRACT 9
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

TRACT 10
THE TRAILS UNIT 2



- NOTES:**
- (A) Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Drainage Easement over said Tracts A and C is hereby granted to the City of Albuquerque by this plat. Maintenance of said Tracts A and C will be the responsibility of said Trails Community Association, Inc.
 - (B) Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Pedestrian Access and Storm Sewer Easement is hereby granted over said Tract B to the City of Albuquerque and a Sanitary Sewer Easement is granted to New Mexico Utilities, Inc. (NMU) by this plat. Maintenance of said Tract B will be the responsibility of said Trails Community Association, Inc.
 - (C) A 10' Public Utility Easement is hereby granted by this plat along the front of all lots as shown and designated hereon.

SURVOTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3379

SF2 @ UNIT 2 BND
BOND # 8235015
COA # 730085
\$250,000.00



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 13, 2010

Project# 1004353

09DRB-70383 MAJOR – ONE YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (1YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

At the January 13, 2010, Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement for the drainage easement (Bond # 8230501 S) was approved, and a six month extension of the Subdivision Improvements Agreement was approved for the Woodmont/Rainbow Traffic Signal (Bond # 8230505 S).

If you wish to appeal this decision, you must do so by January 28, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, AICP, DRB Chair

cc:

Longford Homes – 7023 Tree Line Ave. NW – Albuquerque, NM 87114

Marilyn Maldonado

File

Current DRC
Project Number:

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 25 DRB-0111C

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

△ 9/2/05
△ 12/1/05

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
8-1 / SW-1	730085		PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St. L = 550'	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd. L = 500'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides 4' MEDIAN	Kayser Mill Rd. L = 200'	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd. L = 550'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl. L = 550'	South Property Line	Kayser Mill Rd.	/	/	/
B-2	730085	Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave. L = 850'	West Property Line	East Property Line	/	/	/
B-2	730084	Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St. L = 550'	Woodmont Ave.	Kayser	/	/	/
		Major Local 1/2 Section 24' (F-E)		Oakridge St. L = 200'	Treeline	Kayser	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
B-2	730084	Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave. L = 1050'	West Property Line	Oakridge St.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement L = 200'	Treeline Ave.	Kayser Mill Rd.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
B-2	730084	**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave. L = 850'	West Property Line	Oakridge St. offsite	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement L = 200'	Pond F within Tract 4	Kayser Mill Rd. offsite	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd. L = 200'	Tract B - 25' SAS and Drainage Easement onsite	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl. L = 400'	Kayser Mill Rd. onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl. onsite	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G) L = 600'	onsite		/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave. L = 500'	Tract A (Pond G)	Oakridge St. offsite	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St. L = 350'	Lot 93-P1	Woodmont Ave. offsite	/	/	/
B-2	730085	24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl. L = 400'	South Property Line onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St. L = 150'	Lot 43-P1 onsite	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)	onsite		/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4	onsite	offsite	/	/	/

SIA Sequence #

COA DRC Project #

Size

Type of Improvement

Location

From *ORIGIN* To

Private Inspector City Inspector City Cost Engineer

B-3

730085

~~48-72" Dia. 33" RCP w/ MH & Inlets Universe Blvd. Trails Unit II South Property Line Boca Negra Detention Dam~~
250,000\$ contribution toward drainage outfall
offsite

WATER (NMUI)

NMUI

730085

8" Dia. Waterline w/ Appurtenances Balsam Glade St. Woodmont Ave. Kayser Mill Rd.

8" Dia. Waterline w/ Appurtenances Kayser Mill Pl. Balsam Glade St. Oakridge St.

8" Dia. Waterline w/ Appurtenances Hawkwatch Rd. Balsam Glade St. Oso Corridor Pl.

8" Dia. Waterline w/ Appurtenances Oso Corridor Pl. South Property Line Kayser Mill Rd.

12" Dia. Waterline w/ Appurtenances Treeline Ave. Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails) Oakridge St.

8" Dia. Waterline w/ Appurtenances Oakridge St. Kayser Mill Rd. Treeline Ave.

8" Dia. Waterline w/ Appurtenances Woodmont Ave. Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails) Balsam Glade St.

SANITARY SEWER (NMUI)

8" Dia. Sanitary Sewer w/ MH & Appurtenances Balsam Glade St. Woodmont Ave. Kayser Mill Rd.

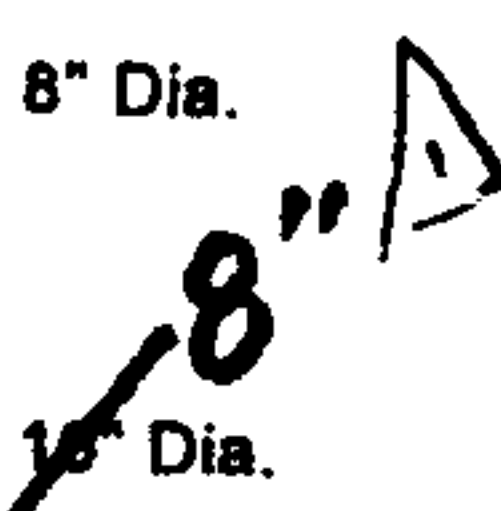
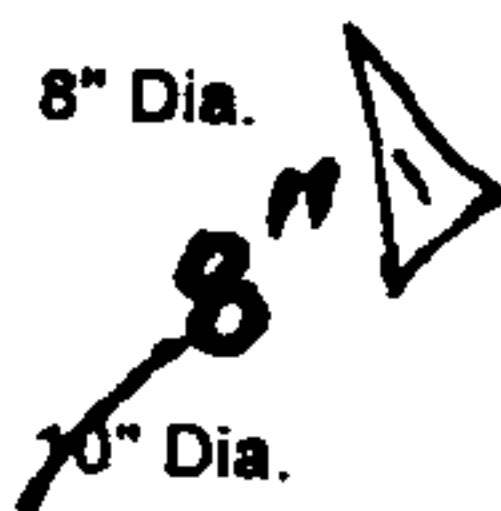
8-10" Dia. Sanitary Sewer w/ MH & Appurtenances Kayser Mill Rd. Balsam Glade St. Oakridge St.

8" Dia. Sanitary Sewer w/ MH & Appurtenances Hawkwatch Rd. Balsam Glade St. Oso Corridor Pl.

10" Dia. Sanitary Sewer w/ MH & Appurtenances Oso Corridor Pl. Woodmont Ave. Kayser Mill Rd.

8" Dia. Sanitary Sewer w/ MH & Appurtenances Treeline Ave. West Property Line Oakridge St.

10" Dia. Sanitary Sewer w/ MH & Appurtenances Woodmont Ave. Oso Corridor Pl. Oakridge St.



SIA Sequence #

COA DRG Project #

NMUI

730085

8" Dia.

8" Dia.

Type of Improvement

Sanitary Sewer w/ MH & Appurturances

Sanitary Sewer w/ MH # Appurturances

Location

20' Utility Easement within Tract 9

TRACT B

From

Woodmont Ave.

TReline

To

Existing 15" Sanitary Sewer / 40' Utility & Drainage Easement

Kayser

Private Inspector	City Inspector	City Crst Engineer

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Crst Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER DR.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)
 NAME(print)
 Wilson & Co., 2600 American Rd., Rio Rancho NM
 87124

FIRM
 SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

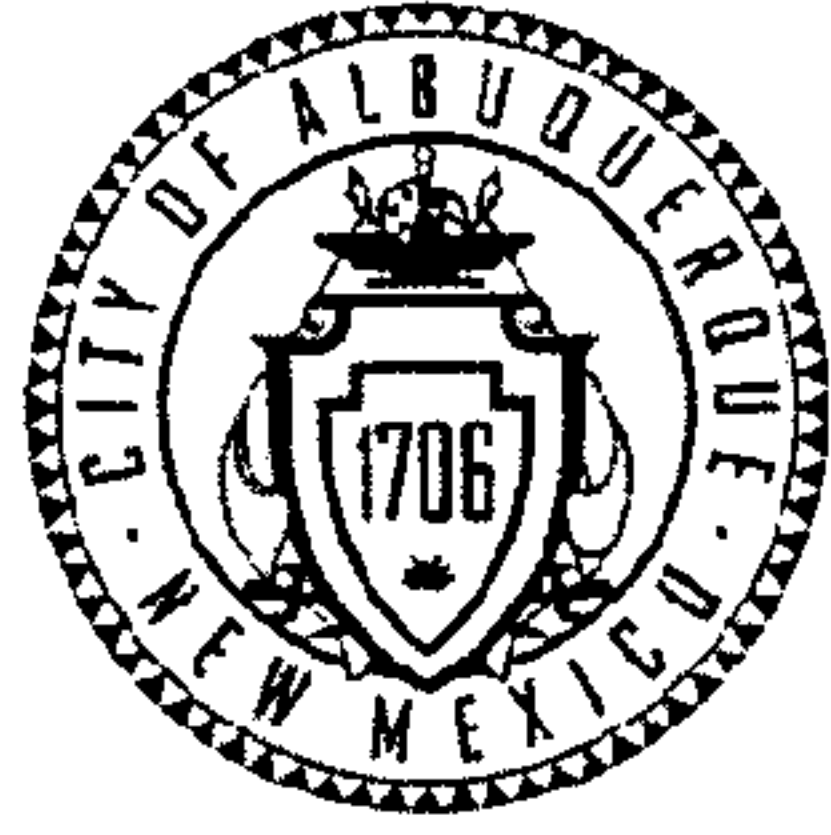
[Signature] 8/17/05 DRB CHAIR - date
[Signature] 8/17/05 PARKS & RECREATION - date
[Signature] 8/17/05 TRANSPORTATION DEVELOPMENT - date
[Signature] 8/17/05 UTILITY DEVELOPMENT - date
[Signature] 8/17/05 CITY ENGINEER - date
[Signature] 8/17/05 AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/22/05	[Signature]	Transp	[Signature]
2	9/20/05	[Signature]	William G. Balch	[Signature]
3	12/1/05	[Signature]	[Signature]	[Signature]

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE SEMI (MIN.) LANDSCAPING.



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

January 7, 2011

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

This letter will serve to notify you that on **January 7, 2011:**

Contact Name: RICK BELTRAMO
Company or Agency: LONGFORD HOMES
7023 TREE LINE AVENUE NW/87114
PHONE: (505) 620-5322 / FAX: (505) 761-9922
E-mail: rbeltramo@longfordgroup.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – SANTA FE 2, THE TRAILS, UNIT 2, LOCATED ON OAKRIDGE STREET NW BETWEEN TREE LINE AVENUE NW AND WOODMONT AVENUE NW** zone map **C-9**.

Our records indicate that as of January 7, 2011, there were no Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/17/08)

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 01/07/11 Time Entered: 9 a.m. ONC Rep. Initials: siw



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

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

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

City Project

Special Exception Application (ZHE)

CONTACT NAME: RICK BELTRAMO

COMPANY NAME: LONGFORD HOMES

ADDRESS/ZIP: 7023 TREE LINE AVE, 87114

PHONE: 620-5322 FAX: 761-9922

LEGAL DESCRIPTION INFORMATION

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

SANTA FE 2, THE TRAILS, UNIT 2

LOCATED ON OAKRIDGE ST. NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN TREE LINE AVE. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

WOODMONT AVE.
STREET NAME OR OTHER IDENTIFYING LANDMARK

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



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: LONGFORD HOMES PHONE (505) 761-9911
 ADDRESS: 7023 TREE LINE AVE. NW FAX: (505) 761-9922
 CITY: ALB. STATE NM ZIP 87114 E-MAIL: rbetram@longfordgroup.com

Proprietary interest in site: OWNER List all owners: Longford & The Trails, LLC

DESCRIPTION OF REQUEST: SIA EXTENSION FOR WOODMONT/RAINBOW TRAFFIC SIGNAL.

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. SANTAFE 2 AT THE TRAILS, UNIT 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2/RD Proposed zoning: SU-2/RD
 Zone Atlas page(s): C-9 UPC Code: _____ MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____
07023-70431, 70432, 70433 COB PROJ # 730 085

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 94 No. of proposed lots: 94 Total area of site (acres): ± 17.0025
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE ST. NW
 Between: TREE LINE AVE, NW and WOODMONT AVE., NW

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

SIGNATURE _____ DATE 12/11/09
 (Print) RICARDO BETRAMO Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB</u> : <u>70383</u>	<u>SIAE</u>	_____	\$ <u>30.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>145.00</u>

Hearing date January 6, 2009

[Signature]
 Planner signature / date 12-11-09

Project # 1004353

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

RICK BELTRAMO
 Applicant name (print)
[Signature] 12/11/09
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 09DRB - 70383

[Signature] 12-11-09
 Planner signature / date
 Project # 1004353

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 December 22, 2009 to January 6, 2009

5. REMOVAL

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

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

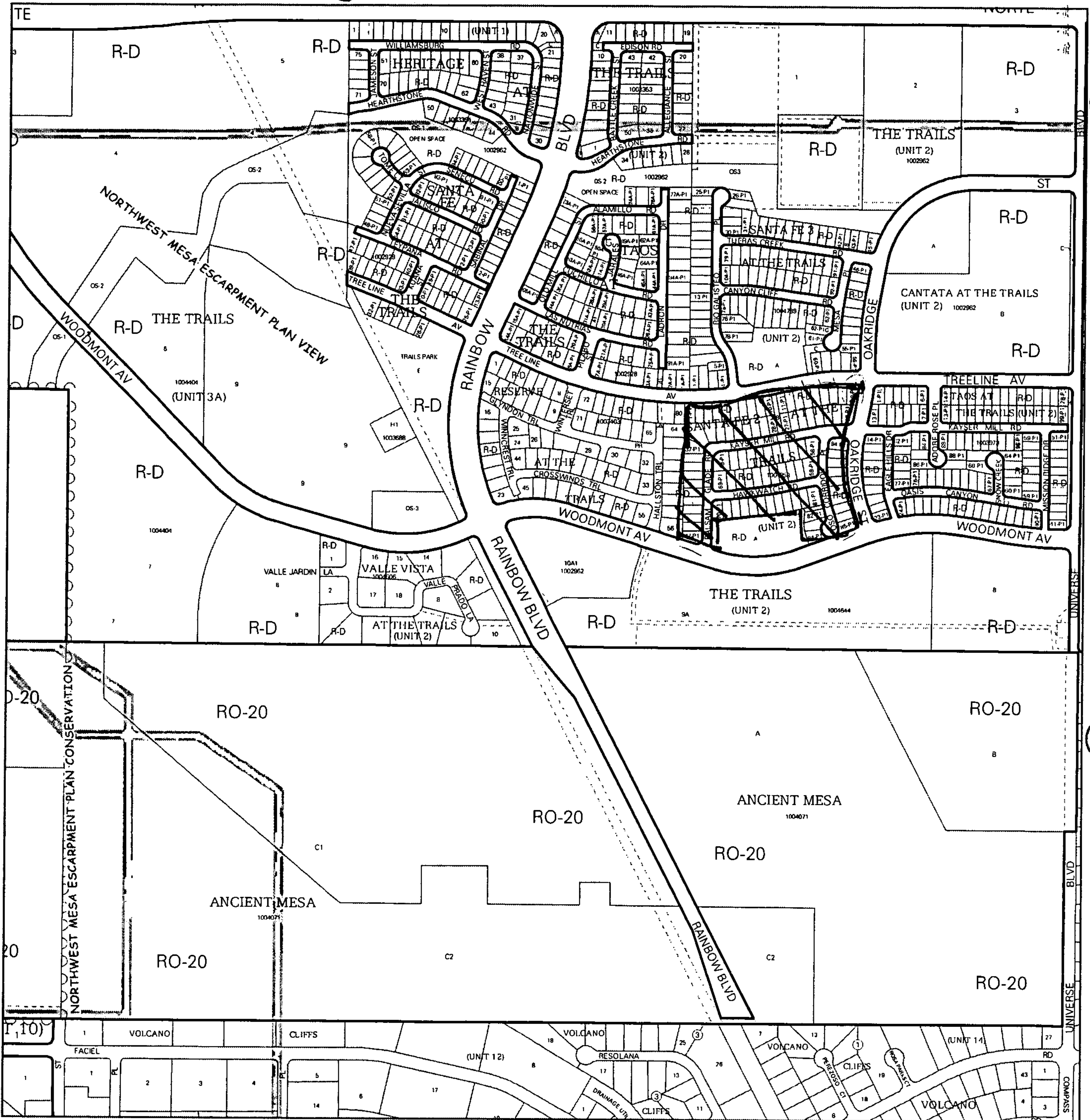
[Signature]
(Applicant or Agent)

12/11/09
(Date)

I issued 3 signs for this application, 12-11-09
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004353



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/5/2009



December 11, 2009

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2, Project# 730085, 07DRB-70431

Dear Mr. Cloud:

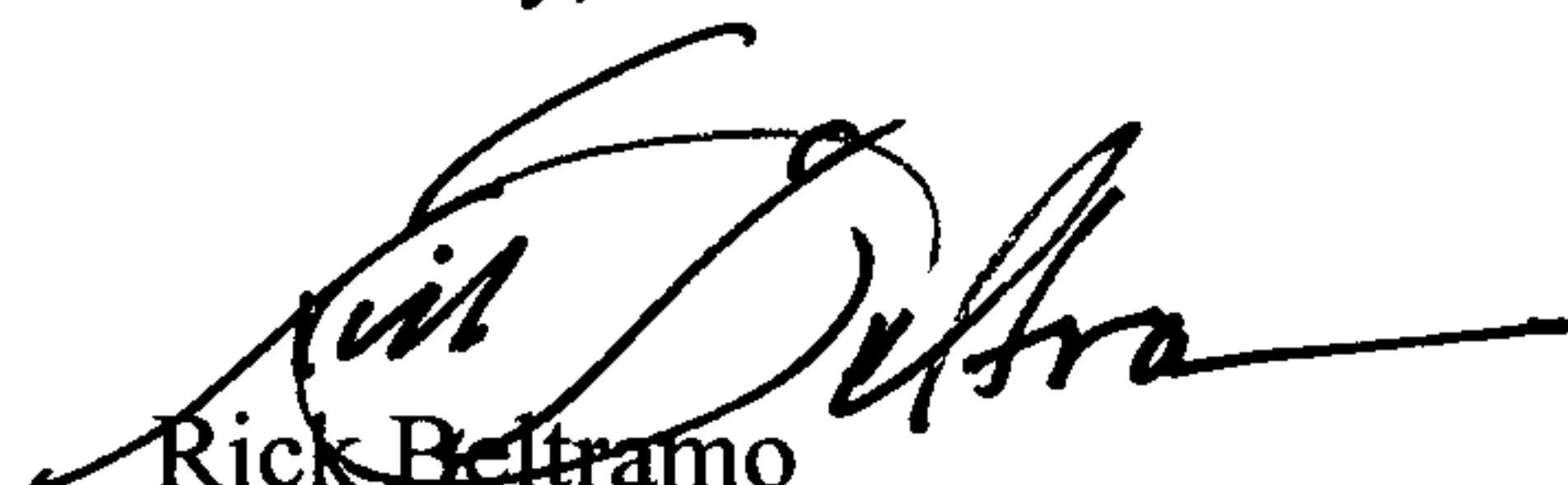
Submitted for Development Review Board review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for Sunrise Ranch West, Unit 2. Longford Homes respectfully requests a 2 Year extension to the SIA.

More specifically an extension is requested to the SIA for off-site infrastructure comprising of the Woodmont/Rainbow traffic Signal..

Enclosed is the following:

- Application to DRB
- Reduced copy of recorded plat
- Zone Atlas sheet showing project area
- Letter briefly describing application/request (this letter)
- Official DRB Notice of the approval
- Approved Infrastructure List
- Neighborhood Notification
- Application Fee

Sincerely,


Rick Beltramo
Longford Homes

Attachments

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 730085

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Longford at the Trails LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada limited liability Corp., whose address is 7007 Jefferson ST NE Suite A-B and whose telephone number is 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] TRACT 6 OF THE BULK plat OF THE Trails

Unit II, recorded on 10/18/04 in the records of the Bernalillo County Clerk at Book 2004C, pages ~~331~~ through 332 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Longford at the Trails LLC, ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Santa Fe at The Trails Unit 2, describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of January, 2008 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



Mary Herrera

Sern. Co. AGRE

R 15.00

2006010786
6398334
Page: 1 of 4
01/25/2006 10:36A
Bk-A111 Pg-735

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

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

Type of Financial Guaranty: Subdivision Bond #8235055
Amount: \$ 328,771.65 Name of Financial Institution or Surety
providing Guaranty: Developers Surety and Indemnity Co.
Date City first able to call Guaranty: January 6, 2008
[Construction Completion Deadline]: January 6, 2008
If Guarantee other than a Bond, last day City able to call on Guaranty
is: _____, 20
Additional information:

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

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



Mary Herrera

Bern. Co. AGRE

R 15.00

2006010786

6398334

Page: 2 of 4

01/25/2006 10:36A

Bk-A111 Pg-735

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



2006010786
6398334
Page: 3 of 4
01/25/2006 10:36A
RL-0111 Dn-725

07/02

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: David Murtagh
Name: DAVID MURTAGH
Title: Div President
Dated: 12/29/05

[Signature]
City Engineer
Dated: 1-24-06

[Signature]
01-16-06

SUBDIVIDER'S NOTARY

STATE OF NM
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 29th day of December 2005 by [name(s) of person(s):] David Murtagh [title or capacity, for instance, "President" or "Owner":] Division President of [Subdivider:] Longford Homes of New Mexico

Donna Krapcha
Notary Public

My Commission Expires:
12-1-08



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

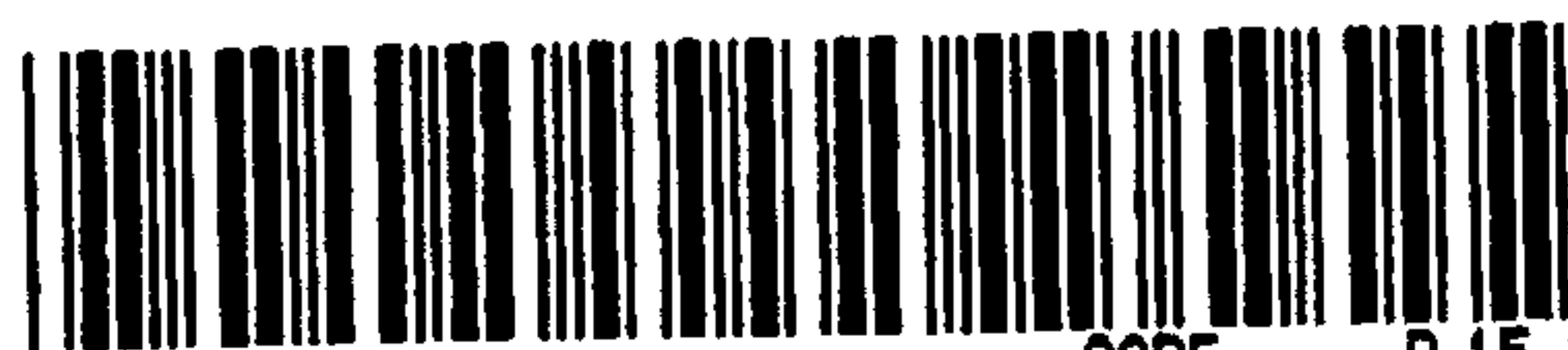
CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 24th day of January, 2006 by Richard Poirte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria V. Saavedra
Notary Public

My Commission Expires:
11-25-2007



Mary Herrera

Sern. Co. AGRE

R 15.00

2006010786
6398334
Page: 4 of 4
01/25/2006 10:36A
Bk-R111 Pg-735

FIGURE 18

1st

EXTENSION AGREEMENT
Procedure "B"
MOD-NON-WO
PROJECT NO. 730085

This Agreement made this 8th day of January, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Longford at The Trails, LLC ("Developer"), whose address is 7007 Jefferson Blvd NE Ste A and whose telephone number is (505) 761-9911 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 24th day of January, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 01/25/06, at Book Misc. A-111 pages 735 through 735, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 6th day of January, 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated n/a recorded n/a, in Book Misc. n/a, pages n/a through n/a, records of Bernalillo County, New Mexico, extending the construction deadline to n/a and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

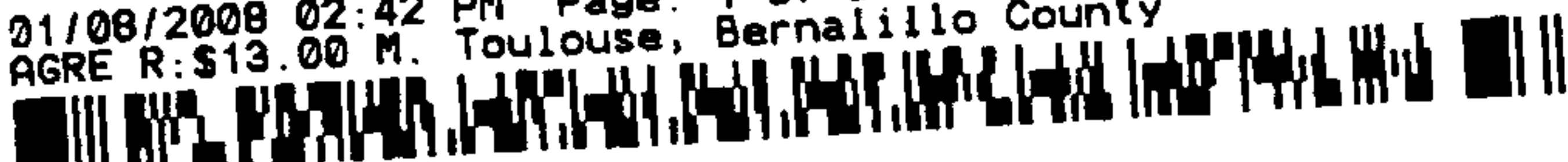
NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 6th day of January, 2009.

B. on portions of the improvements as follows:
IMPROVEMENTS COMPLETION DATE

_____	_____
_____	_____
_____	_____



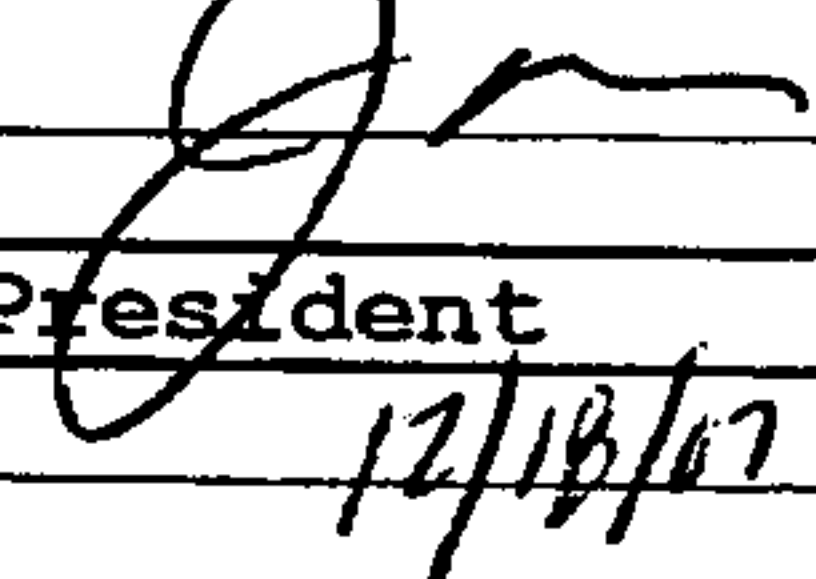
2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Bond Rider #823505S
Amount: \$ 328,771.65. Name of Financial Institution or Surety
providing Guaranty: Developers Surety and Indemnity Company
Date City first able to call Guaranty (Construction Completion
Deadline): January 6, 2009.
If Guaranty other than a Bond, last day City able to call Guaranty
is: N/A.
Additional information: N/A

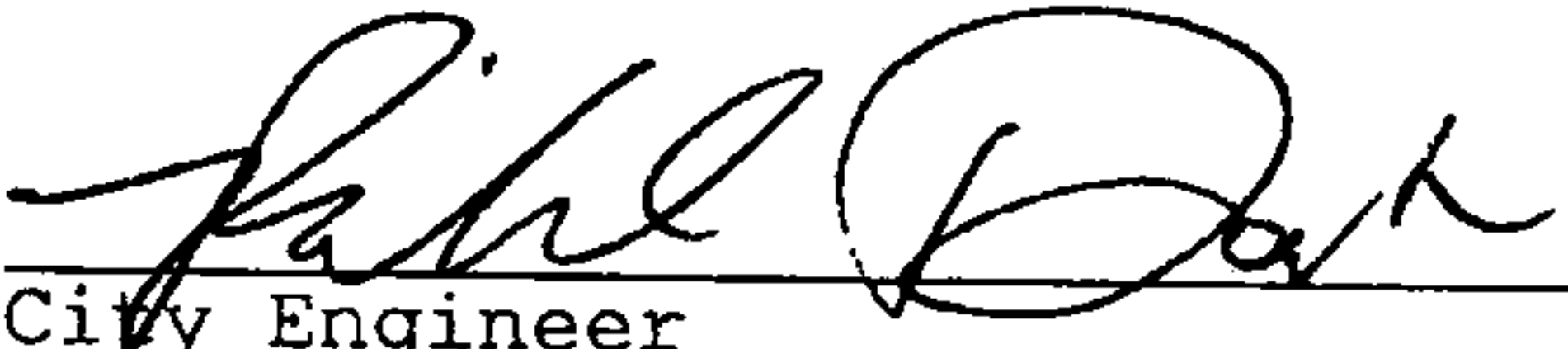
3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

By (Signature): 
Name: Jeff Smith
Title: Division President
Dated: 12/18/07

CITY OF ALBUQUERQUE:


City Engineer
Dated: 1-08-08

1/8/08

DEVELOPER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 18 day of December
2007 by (name of person:) Jeff Smith (title or
capacity, for instance, "President" or "Owner") Division President
of (Developer:) Longford at the Trails LLC

DKrapcha
Notary Public

My Commission Expires:



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 8 day of January
2008 by Richard Douste, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:



1300

1300

FIGURE 18

2nd EXTENSION AGREEMENT
Procedure "B"
MOD-NON-WO
PROJECT NO. 730085

This Agreement made this 20th day of January, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Longford at The Trails, LLC ("Developer"), whose address is 7007 Jefferson Blvd NE Ste A and whose telephone number is (505)761-9911 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 24th day of January, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 01/25/06, at Book Misc. A-111 pages 735 through 735, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 6th day of January, 2008; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated Jan. 8, 2008 recorded Jan. 8, 2008, in Doc.# 2008002360, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to Jan. 6, 2009 and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)
 - A. for all improvements, the 6th day of January, 2010.
 - B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Bond Rider #823505S
Amount: \$ 328,771.65. Name of Financial Institution or Surety
providing Guaranty: Developers Surety and Indemnity Company
Date City first able to call Guaranty (Construction Completion
Deadline): January 6, 2010.
If Guaranty other than a Bond, last day City able to call Guaranty
is: N/A.
Additional information: N/A

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties' only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: John K. Murtagh
Title: President*
Dated: 1/6/09

[Signature]
City Engineer
Dated: 1-20-09

*President of Longford Group Inc., Manager of Longford at The Trails, LLC.

1/15/09

01-12-09

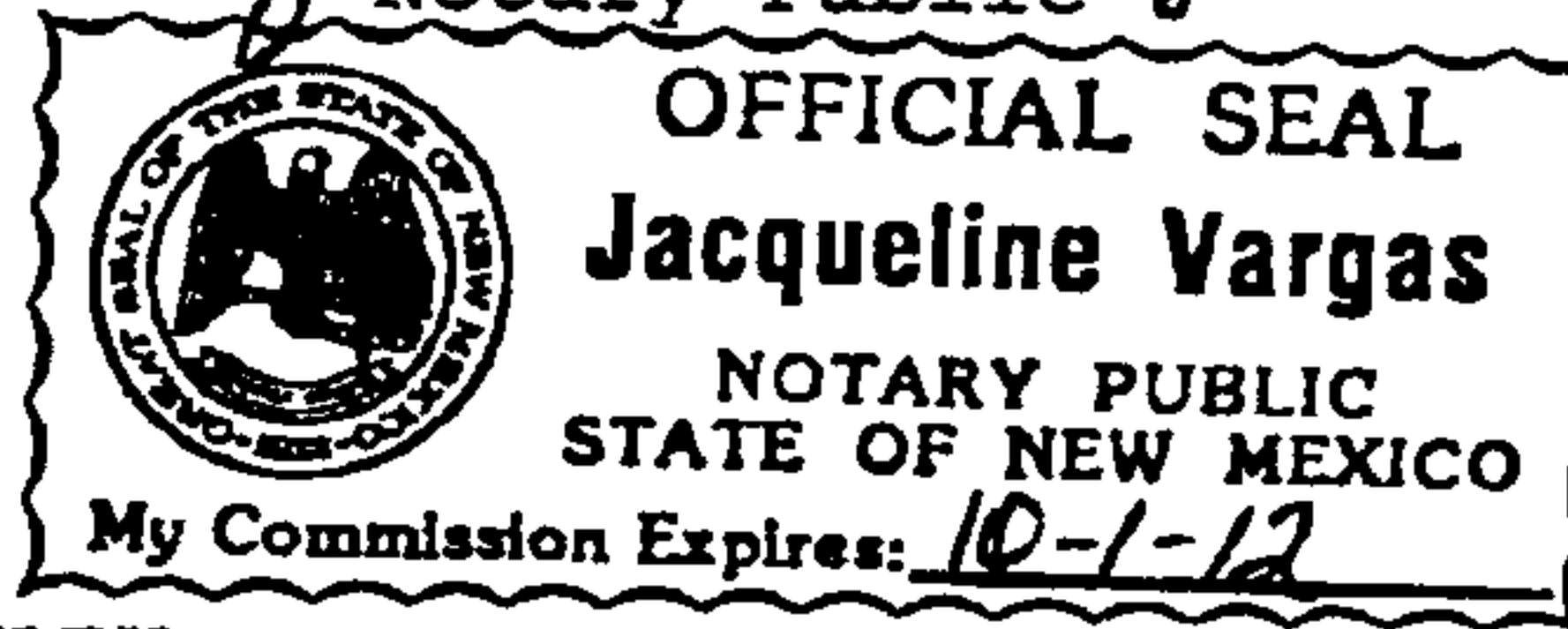
STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 10 day of January,
2009 by (name of person:) John K. Murtagh, (title or
capacity, for instance, "President" or "Owner") President
of (Developer:) Longford Group Inc., Manager of Longford at The Trails, LLC.

Jacqueline Vargas
Notary Public

My Commission Expires:

Oct. 1, 2012



CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 20th day of January,
2009 by Richard Dante, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Ronda C. Evans
Notary Public

My Commission Expires:

10-09-12

172

B-3
Drainage outfall

No. of Lots: 94
Nearest Major Streets
Rainbow Blvd/Woodmont AVE.

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Longford at the Trails LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada limited liability Co. whose address is 7007 Jefferson St NE Suite A-B and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 6 of Bulk Plat of The Trails Unit 1 recorded on 10/18/04 in the records of the Bernalillo County Clerk at Book 2004C pages 332 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Trails LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Santa Fe at The Trails Unit 2 describing Subdivider's Property.


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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 6th day of January, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730085.

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

09/04

2006010787
6398335
Page: 1 of 6
01/25/2006 10:36A
Bk-A111 Pg-736



Mary Herrera Sern. Co. AGRE R 19.00

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

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

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

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

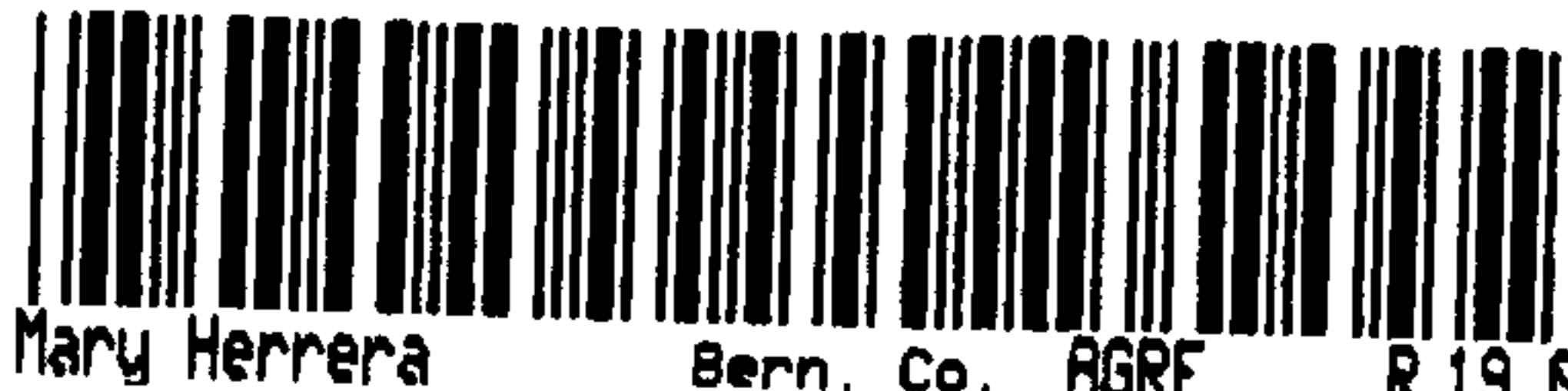
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Construction Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	As required per City-approved estimate. (Figure 7)

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

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

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

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



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

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

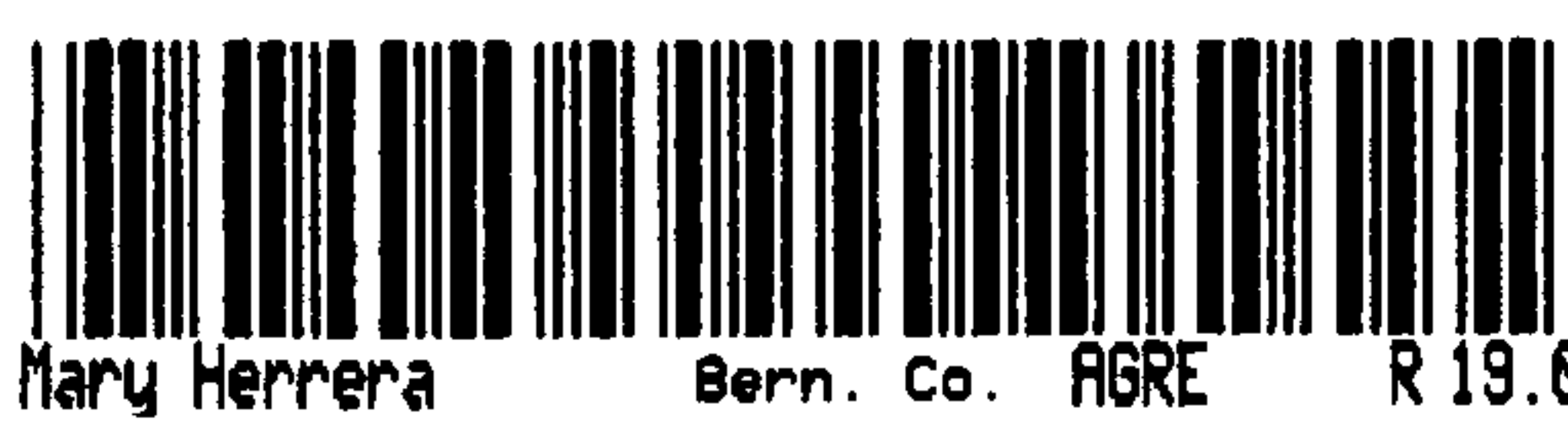
A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

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

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

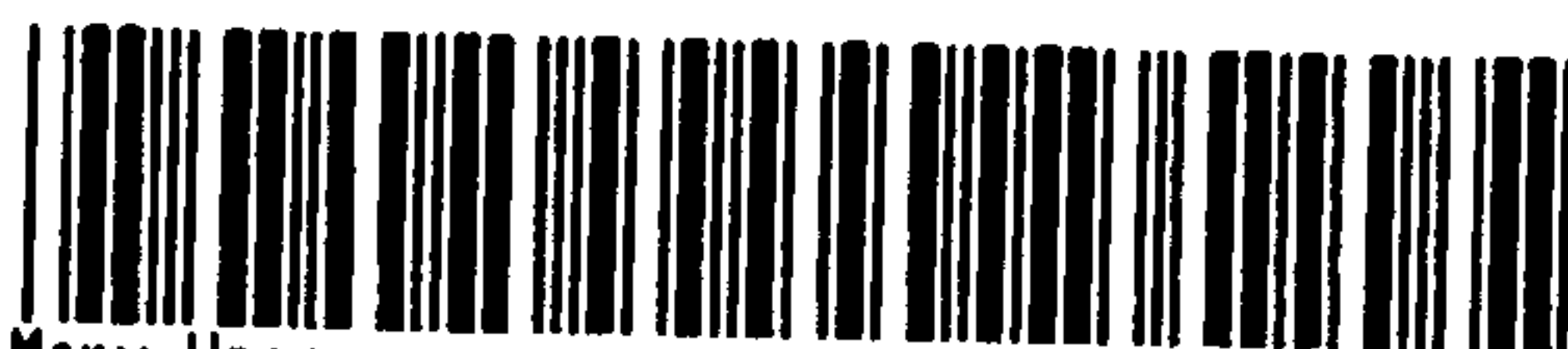
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Mary Herrera

Bern. Co. AGRE

R 19.00

2006010787

6398335

Page: 5 of 6

01/25/2006 10:36A

Bk-A111 Pg-736

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

SUBDIVIDER:

By [Signature]: David Murtagh
Name: David Murtagh
Title: Div President
Dated: 12/29/05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 1-24-06

[Signature] 12/30/06
[Signature] 01-16-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ^{ss}

This instrument was acknowledged before me on 29th day of December, 2005 by [name of person:] David Murtagh [title or capacity, for instance, "President" or "Owner":] Division President of [Subdivider:] _____ of _____

My Commission Expires: 12-1-08

Donna Krapcha
Notary Public
OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)) ^{ss}

This instrument was acknowledged before me on 24th day of January, 2006 by Richard Souto, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

Maria D. Saverio
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



1302

B-3 Drainage
outfall

FIGURE 18

^{1st} EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 730085

This Agreement made this 8th day of January, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Longford at The Trails, LLC ("Developer"), whose address is 7007 Jefferson Blvd. NE, Ste. A, Albuquerque, NM 87109 and whose telephone number is (505)761-9911 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 24th day of January, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 01-25-06, at Book Misc. A111, pages 736 through 736, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 6th day of January, 2008; and

WHEREAS, the Earlier Agreement was amended by an Assignment and Amendment Agreement dated n/a recorded n/a, in Book Misc. n/a, pages n/a through n/a, records of Bernalillo County, New Mexico, extending the construction deadline to n/a; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 6th day of January, 2009.

B. on portions of the improvements as follows:
IMPROVEMENTS COMPLETION DATE

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



11
11
11

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

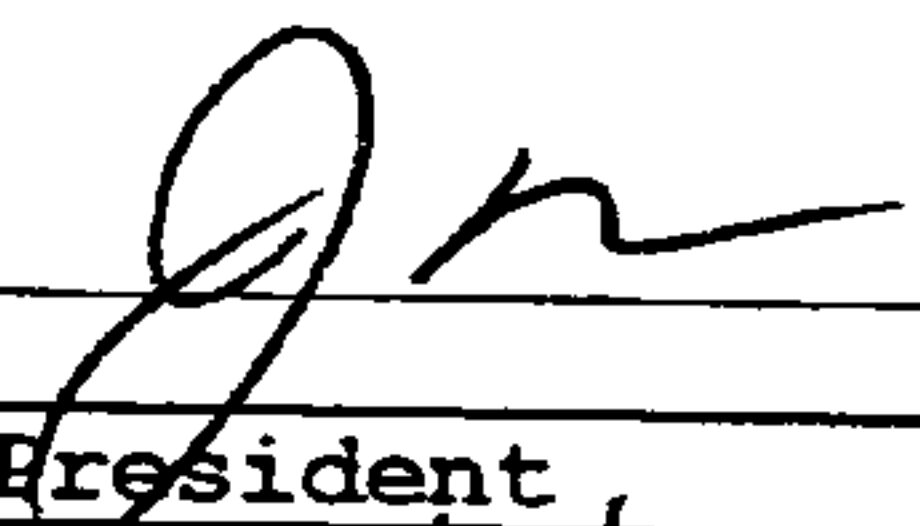
Type of Financial Guaranty: Bond Rider #823501S
Amount: \$250,00.00 Name of Financial Institution or Surety
providing Guaranty: Developers Surety and Indemnity Company
Date City first able to call Guaranty (Construction Completion
Deadline): January 6, 2009.
If Guaranty other than a Bond, last day City able to call Guaranty
is: n/a
Additional information: n/a

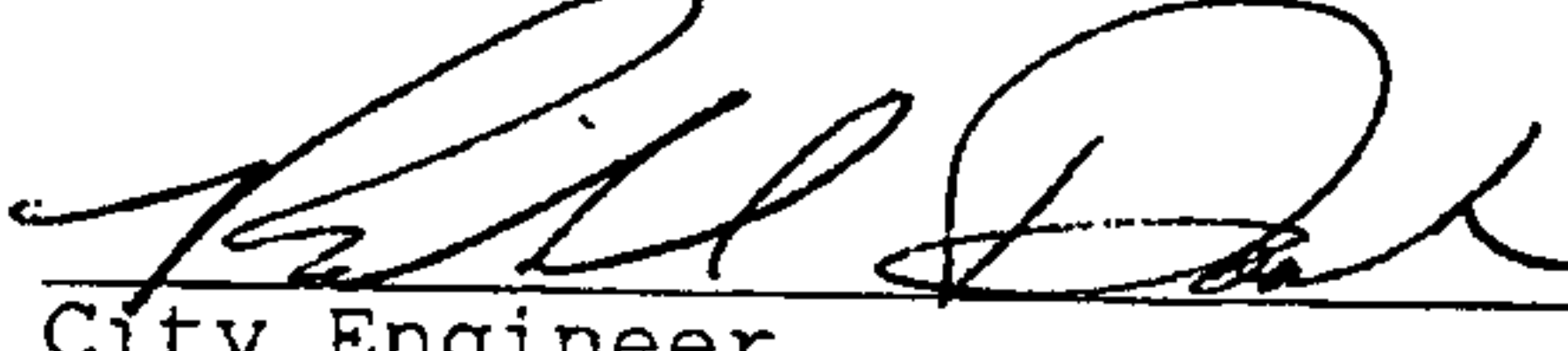
3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): 
Name: Jeff Smith
Title: Division President
Dated: 12/18/07


City Engineer
Dated: 1-08-08
Use #18108

DEVELOPER'S NOTARY

STATE OF NM
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 18 day of December 2007 by (name of person:) Jesse Smith (title or capacity, for instance, "President" or "Owner") Director President of (Developer:) Kongford at the Trails LLC.

DKrapcha
Notary Public

My Commission Expires:



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

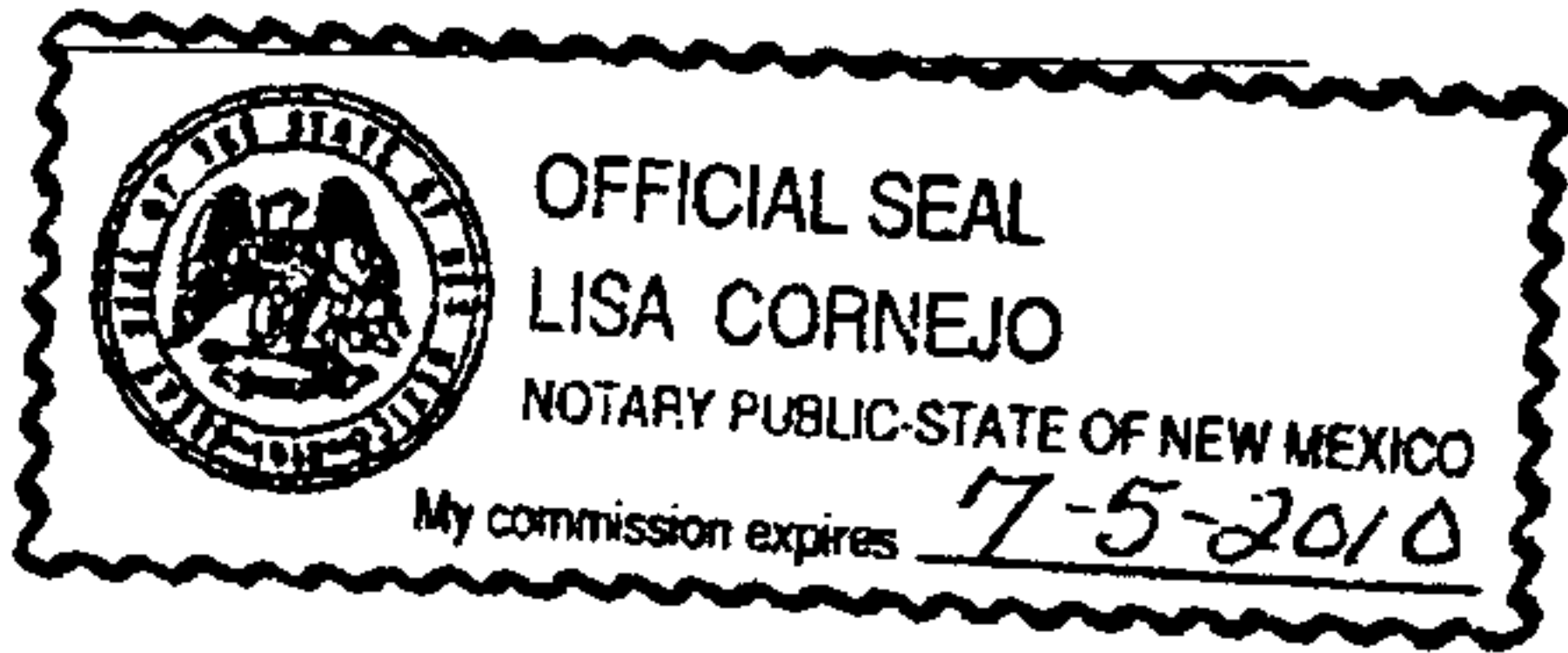
CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 8 day of January 2008 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:



130

130

FIGURE 18

2nd EXTENSION AGREEMENT
Procedure "B"
B-3 Drainage Outfall
PROJECT NO. 730085

This Agreement made this 20th day of January, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Longford at The Trails, LLC ("Developer"), whose address is 7007 Jefferson Blvd. NE, Ste. A, Albuquerque, NM 87109 and whose telephone number is (505)761-9911 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 24th day of January, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 01-25-06, at Book Misc. A111, pages 736 through 736, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 6th day of January, 2008; and

WHEREAS, the Earlier Agreement was amended by an Assignment and Amendment Agreement dated Jan. 8, 2008 recorded Jan. 8, 2008, in Doc.# 2008002361, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to Jan. 6, 2009; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 6th day of January, 2010.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

Doc# 2009005502

01/21/2009 09:46 AM Page: 1 of 3
EXT R:\$13.00 M. Toulouse Oliver, Bernalillo County



- 10
- 11
- 12

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Bond Rider #823501S
Amount: \$250,000.00 Name of Financial Institution or Surety
providing Guaranty: Developers Surety and Indemnity Company
Date City first able to call Guaranty (Construction Completion
Deadline): January 6, 2010.
If Guaranty other than a Bond, last day City able to call Guaranty
is: n/a
Additional information: n/a

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): *John K. Murtegh*
Name: John K. Murtegh
Title: *President
Dated: 1/6/09

Paul D. ...
City Engineer
Dated: 1-20-09

*President Longford Group, Inc., Manager
Of Longford at The Trails, LLC.

WJ 11/5/09

M
01-12-09

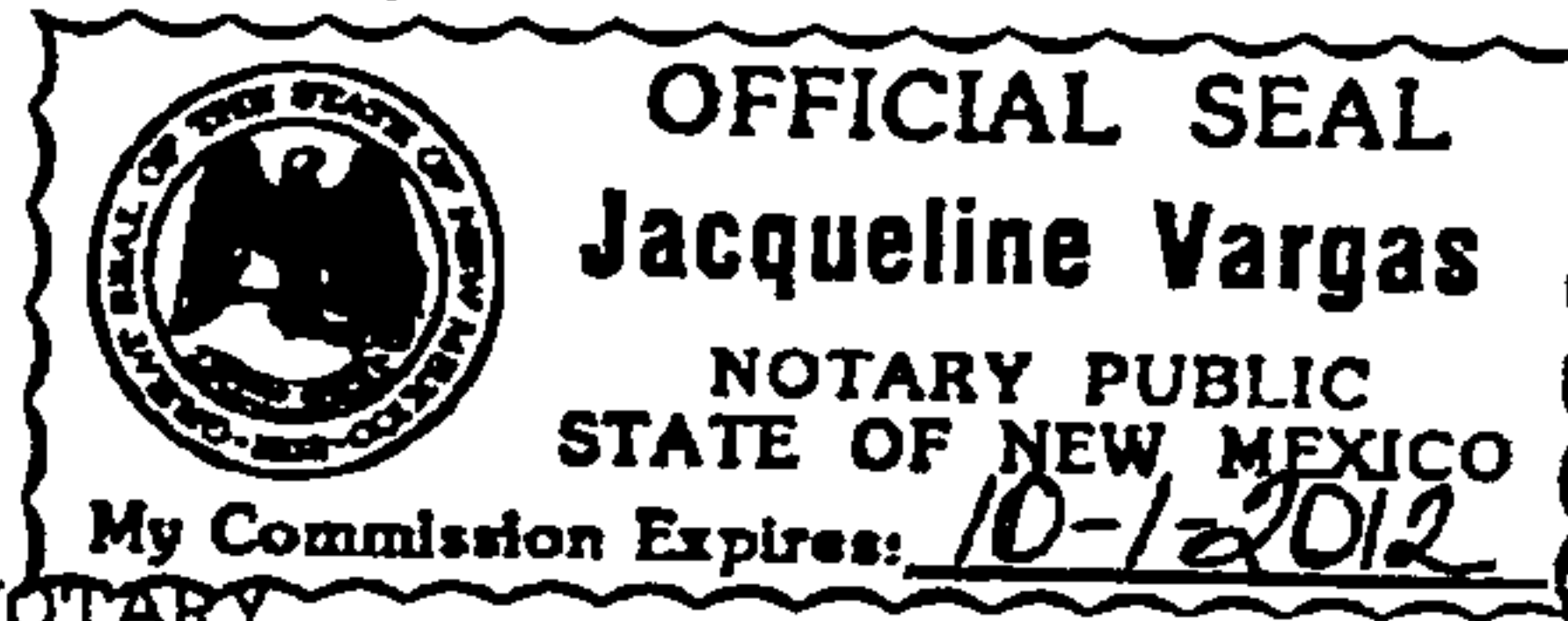
STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 10 day of January,
2009 by (name of person:) John K. Murtagh
(title or capacity, for instance, "President" or "Owner") President of
(Developer:) Longford Group Inc., Manager of Longford at The Trails, LLC.

Jacqueline Vargas
Notary Public

My Commission Expires:

Oct. 1, 2012



CITY'S NOTARY

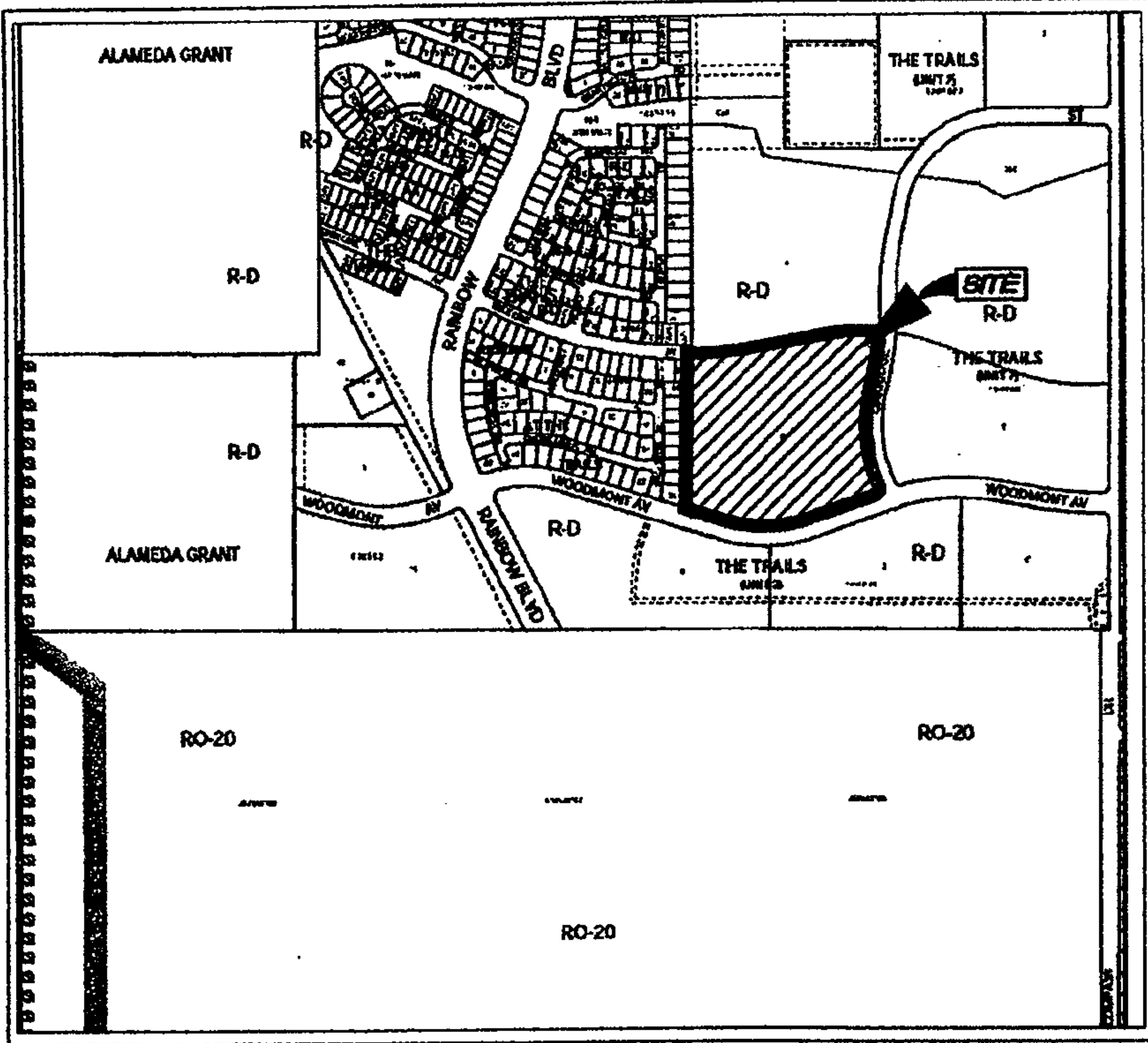
STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 20th day of January,
2009 by Richard Duarte, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Linda Cisneros
Notary Public

My Commission Expires:

10-07-12



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 20052657
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus \odot . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb; PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 3
- Total number of Lots created: 94
- Total number of Parcel created: 0
- Total mileage of full width streets created: 0.4605 mile.
- Total mileage of half width streets created: 0.1756 mile.
- Gross Subdivision acreage: 17.0028 acres.
- This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.
- Minimum lot size: 4700 Sq. Ft.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary and Easement Vacations
- SHEET 4 OF 6 - North 1/2 of Santa Fe Unit 2
- SHEET 5 OF 6 - South 1/2 of Santa Fe Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and p
 10090104371292101
 Indus Developme

MAY 10/2005
 Donna Mares
 Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on the common and joint use of:

- PNM Electric Services for installation service of overhead and underground transformers, and other equipment reasonably necessary to provide el
- PNM Gas Services for installation, natural gas lines, valves and other reasonably necessary to provide n
- QWest Corporation for the installa service of such lines, cable, and c facilities reasonably necessary to services, including but not limited closures.
- Comcast Cable for the installation of such lines, cable, and other facilities reasonably necessary to
- New Mexico Utilities, Inc. for the and service of underground water valves and other equipment and f to provide water and sanitary sew

Included, is the right to build, rebuild, locate, relocate, change, remove, modify, maintain facilities for the purposes desc free access to, from, and over said eas working area space for electric transfor privilege to trim and remove trees, shr, interfere with the purposes set forth he pool (aboveground or subsurface), hot decking, or other structure shall be ere easements, nor shall any well be drilled Property owners shall be solely responsi violations of National Electrical Safety C pools, decking, or any structures adjae shown on this plat.

Easements for electric transformers/swi shall extend ten feet (10') in front of l doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Ser (PNM) did not conduct a Title Search hereon. Consequently, PNM does not wa or easement rights to which it may be

PURPOSE OF PLAT:

The Purpose of this plat is to: Create shown hereon; Dedicate the street righ the City of Albuquerque in fee simple w grant the public utility easements as s

Tracts A, B and C as shown hereon will Community Association, Inc. Said tracts Homeowners Association.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Profes 9750, hereby certify that this plat is from field notes of an actual ground or under my supervision; that it me Land Surveys in New Mexico as ad; State Board of Registration for Prof Professional Surveyors; that it meet requirements for surveys and monur. Albuquerque Subdivision Ordinance; easements of record; and that it is best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 October 12, 2005

TREASURERS CERTIFICATION

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

10091043712921010
INDUS DEVELOPMENT LTDCO

Donaldo Morales B-110-010
Bernalillo County Treasurer Date

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, 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 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 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.

PURPOSE OF PLAT:

The Purpose of this plat is to: Create the 94 residential lots as shown hereon; Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

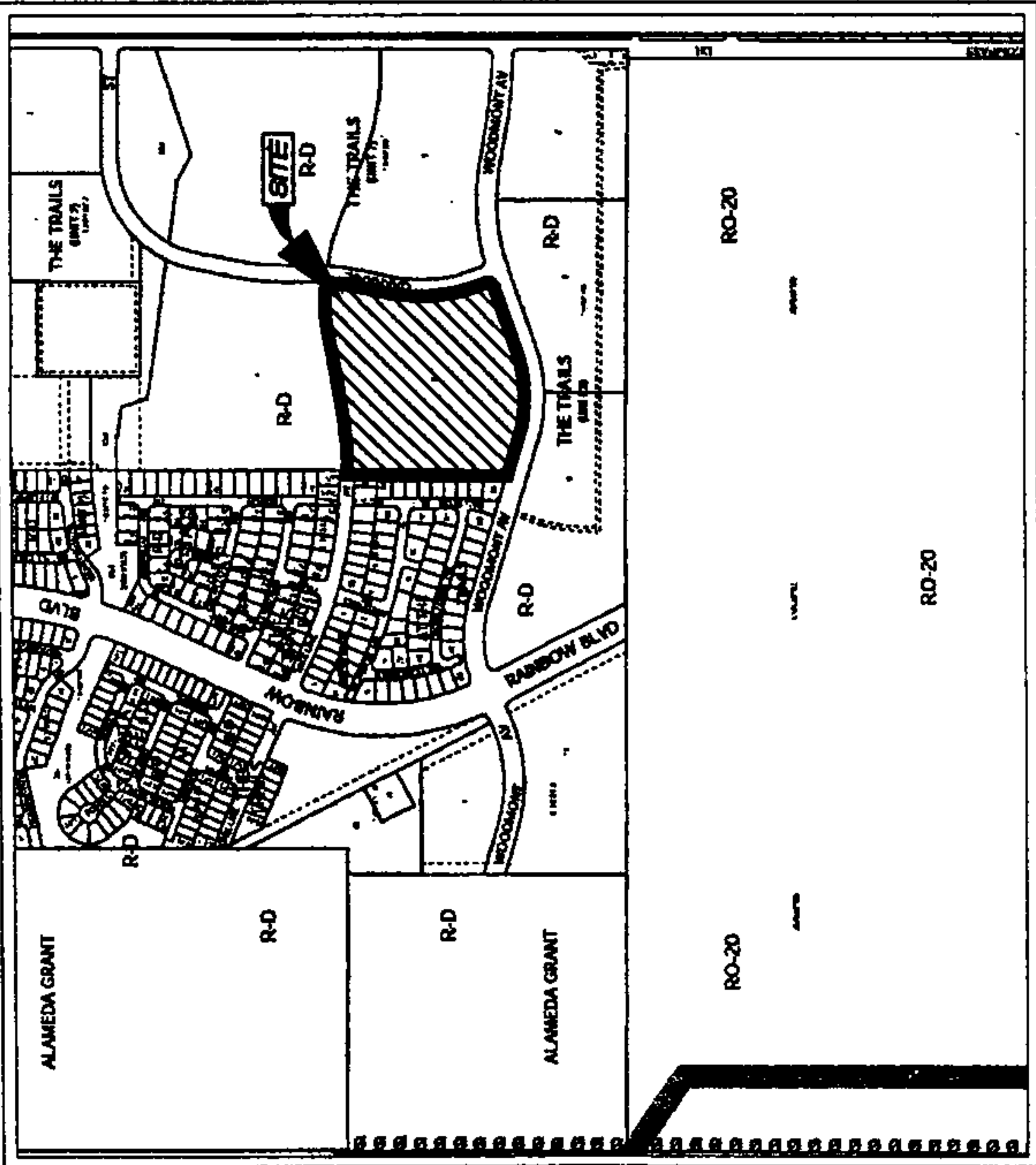
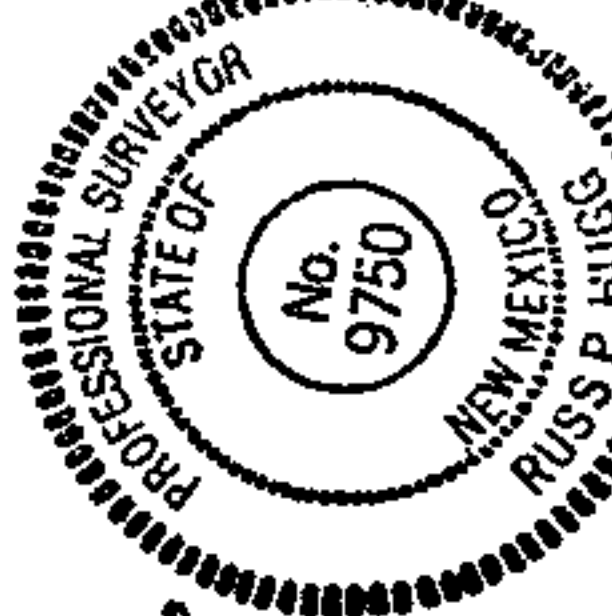
Tracts A, B and C as shown hereon will be conveyed to the Trails Homeowners Association, Inc. Said tracts to be maintained by said Homeowners Association.



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
RPH
Russ P. Hugg
NMPS No. 9750
October 12, 2005



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 plat 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-9.
- 6. U.C.L.S. Log Number 20052657
- 7. All street centerline monumentation shall be installed at all centerline PC's, PT'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, PS Number 9750" and will be set flush with the final asphalt lift.
- 8. Monholes will be offset of all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBMISSION DATA

- 1. Total number of existing Tracts: 1
- 2. Total number of Tracts created: 3
- 3. Total number of Lots created: 94
- 4. Total number of Parcel created: 0
- 5. Total mileage of full width streets created: 0.4505 mile.
- 6. Total mileage of half width streets created: 0.1756 mile.
- 7. Gross Subdivision acreage: 17.0028 acres.
- 8. This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.
- 9. Minimum lot size: 4700 Sq. Ft.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary and Easement Vacations
- SHEET 4 OF 6 - North 1/2 of Santa Fe Unit 2
- SHEET 5 OF 6 - South 1/2 of Santa Fe Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

FLAT OF SANTA FE 2 AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2) WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO.

OCTOBER, 2005

PROJECT NUMBER: 100 4353

Application Number: 06 DRB - 002338

FLAT APPROVAL

Utility Approvals

- PNM Electric Services: Leah D. Muck 1-06-06 Date
- PNM Gas Services: Leah D. Muck 1-06-06 Date
- QWest Corporation: Donna Crabtree 1-24-06 Date
- Comcast: Donna Crabtree 11-14-07 Date
- New Mexico Utilities: [Signature] 1-12-05 Date

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

- City Surveyor: [Signature] 11-14-05 Date
- Real Property Division: N/A 3-2-06 Date
- Environmental Health Department: N/A 3-2-06 Date
- Traffic Engineering, Transportation Division: [Signature] 3-2-06 Date
- Utilities Development: [Signature] 3/1/06 Date
- Parks and Recreation Department: [Signature] 3/1/06 Date
- AMA/CA: [Signature] 3/1/06 Date
- City Engineer: [Signature] 3/1/06 Date
- DRP Chairperson, Planning Department: [Signature] 3/08/06 Date

SHEET 1 OF 6

SURVOTEK, INC.

Consulting Surveyors
504 1/2 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-8868 Fax: 505-899-3897

050729_SHTS 1-3.DWG

FLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

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 6, of 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, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 17.0028 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT 6, THE TRAILS UNIT 2) 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 or and in accordance with the wish and desire of the undesignated 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 easement as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the new street, right of way, shown hereon to the City of Albuquerque for use with any company, Tracts A, B and C as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. 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 hereon. 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(S)

LONGEORO THE TRAILS,
By: David Murtugh 11/2/05
Date

David Murtugh, Division President

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 11-9-05
Date

Tracy Murphy, President



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 8th day of November, 2005, by, David Murtugh, Division President of The Trails, LLC.

Donna Krapcho
Notary Public

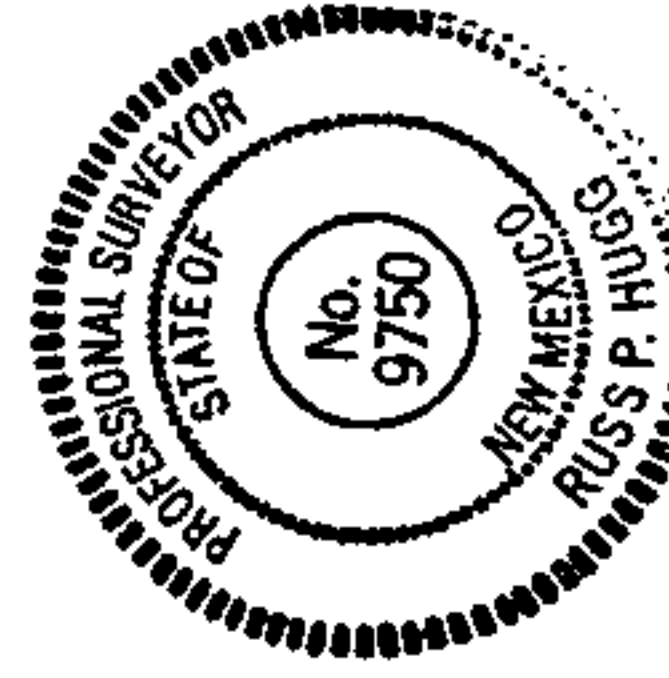
12-1-08
My commission expires

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 7th day of November, 2005, by, Tracy Murphy, President of The Trails Community Association, Inc.

Cristal House
Notary Public

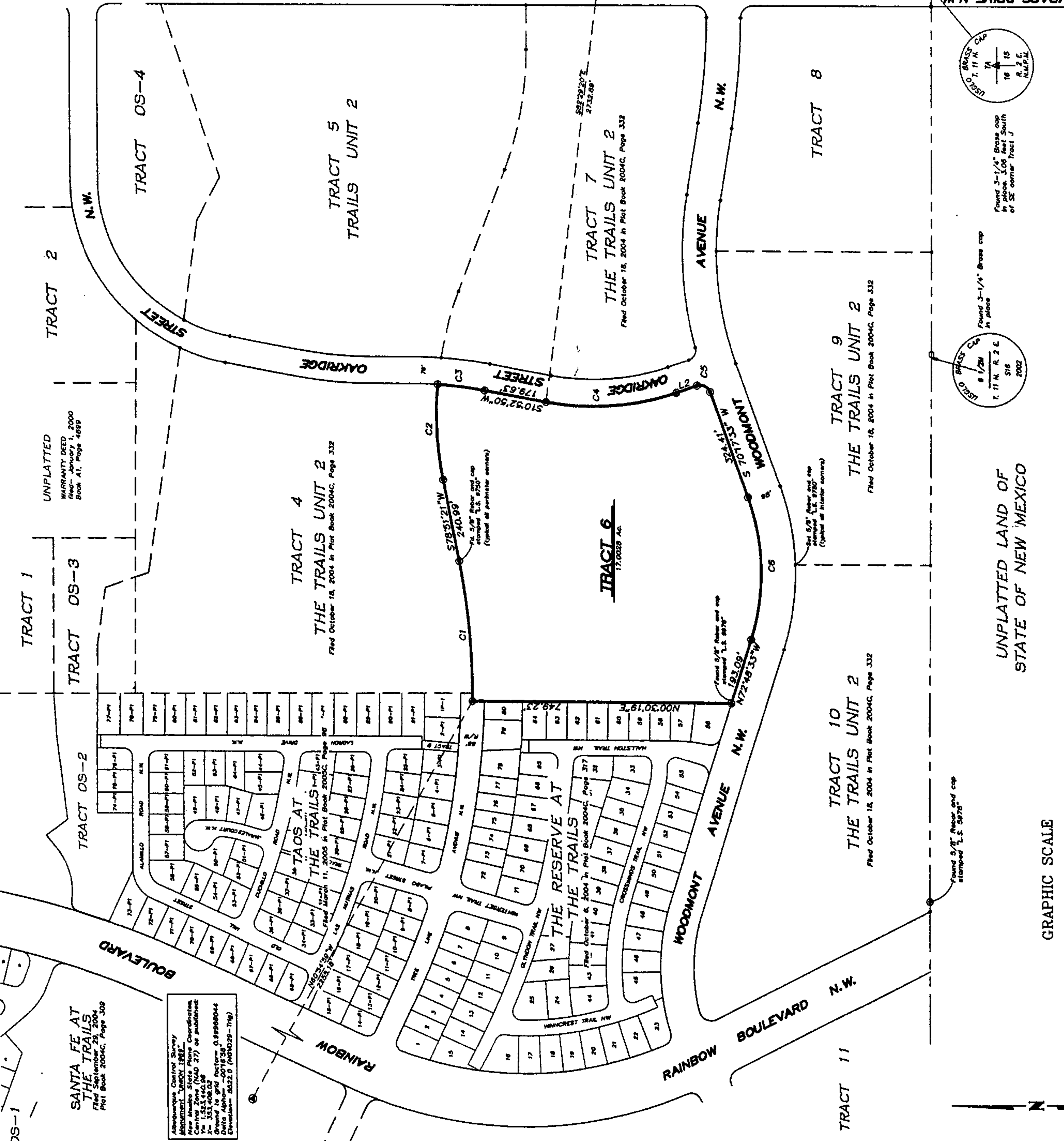
5/5/07
My commission expires



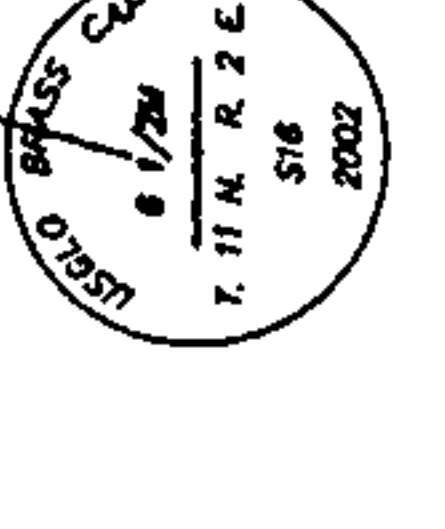
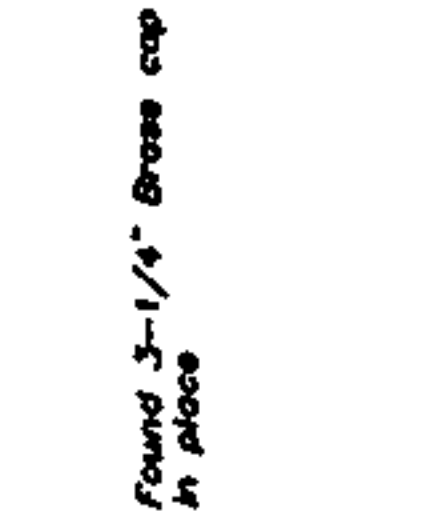
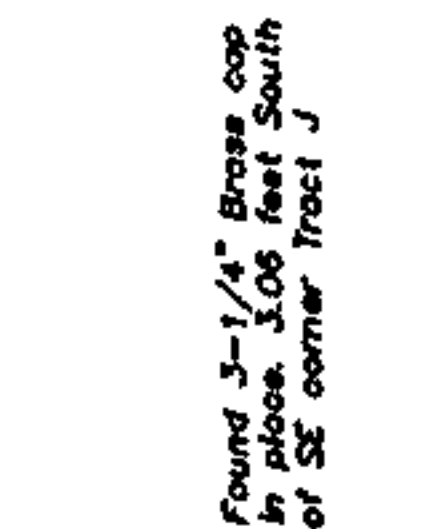
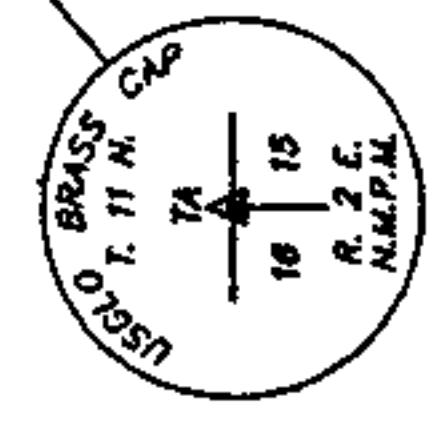
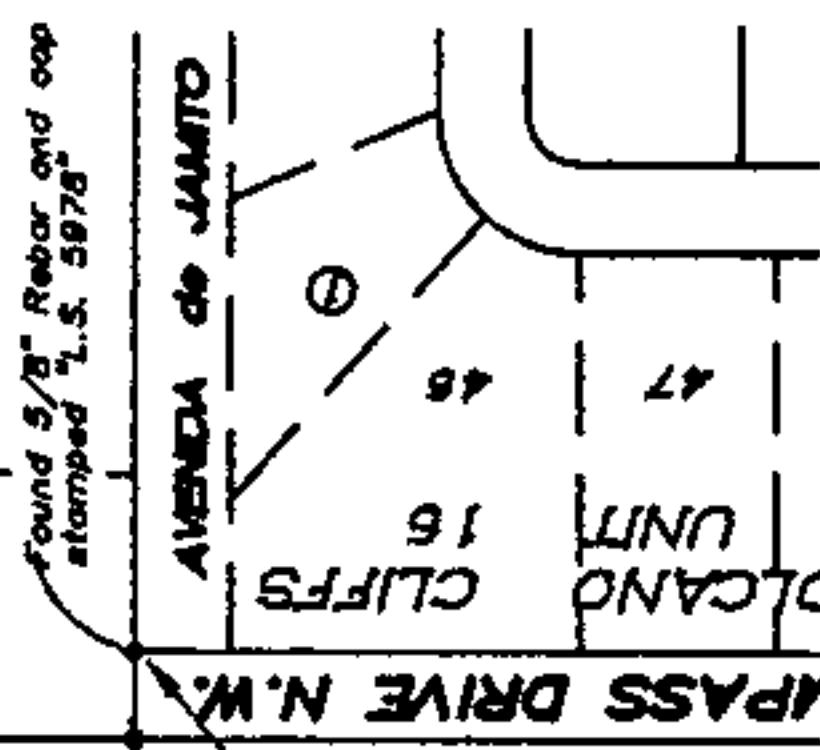
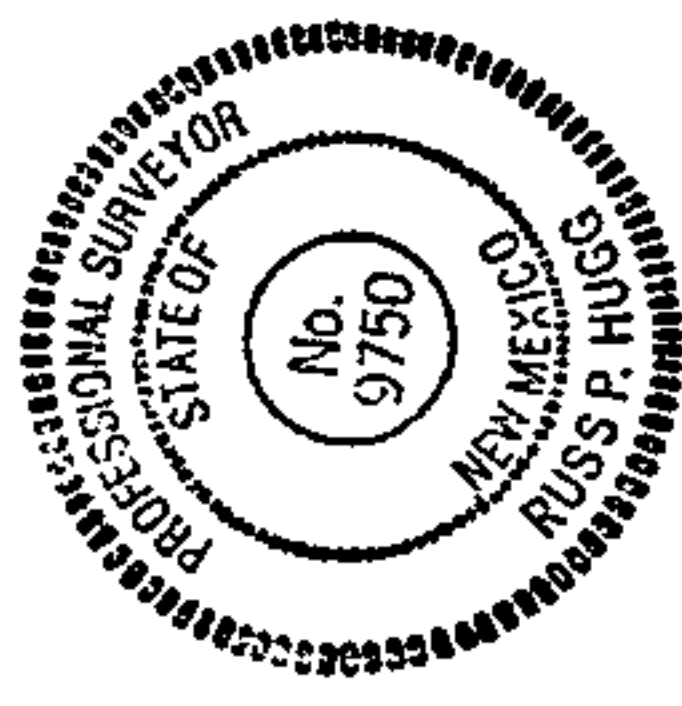
SHEET 2 OF 6
SURVOTEK, INC.
Consulting Surveyors
6084 Valley Park Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-837-3368
Fax: 505-837-5377

PLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
 WITHIN

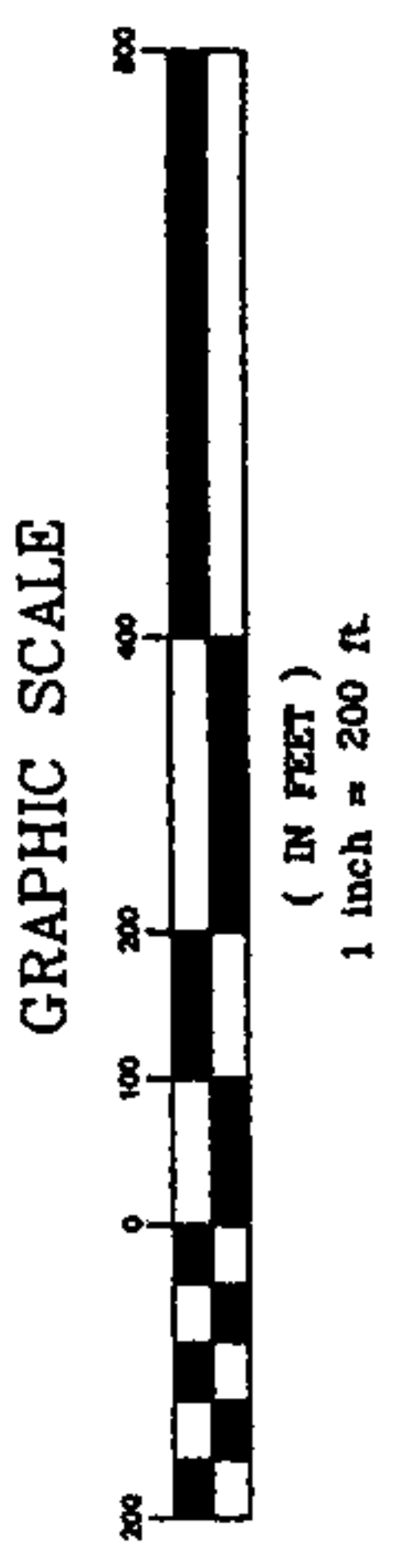
THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP 71 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2005



Albuquerque Control Survey Monument, 7-CIC
 New Mexico State Plane Coordinates, Central
 Zone (NAD 27) as published:
 Zone 17N
 X = 153,154.33
 Y = 11,714.00
 Ground to grid factor = 0.9999634
 Delta Alpha = -00'16"19
 Elevation = 5422.568 (MGS02)



UNPLATTED LAND OF
 STATE OF NEW MEXICO



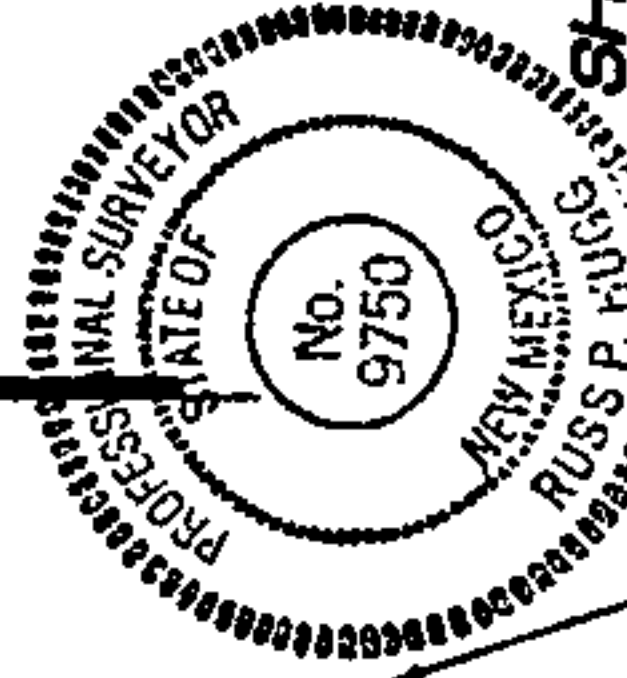
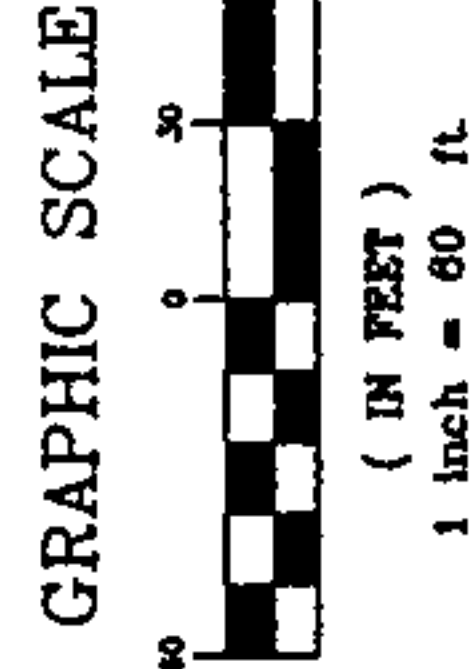
SURVOTEK, INC.
 Consulting Surveyors
 8884 Pulley Row Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

FLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2005

TRACT 7
 THE TRAILS UNIT 2
 Filed October 18, 2004 in Plat Book 2004C, Page 332

200507000
 Page 1 of 8
 03/15/2005 10:58 AM
 R 32.00 Bl-2005C Pg 66
 Mary Herrera
 Bern. Co. P.L.L.C.



SHEET 4 OF 6

SURVOTEK, INC.
 Consulting Surveyors
 8904 Phyllis Way Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-952-3366 Fax: 505-957-3377

Private Cross Access Easement
 for the joint use and benefit of Lots 16-P1 and 17-P1, to be maintained by the owners of said lots.

Private Cross Access Easement
 for the joint use and benefit of Lots 18-P1 and 19-P1, to be maintained by the owners of said lots.

All Public Street Right-of-Way of shown hereon, are hereby dedicated in fee simple with warranty covenants to the City of Albuquerque by this plat.

TRACT 4
THE TRAILS UNIT 2
 Filed October 18, 2004 in Plat Book 2004C, Page 332

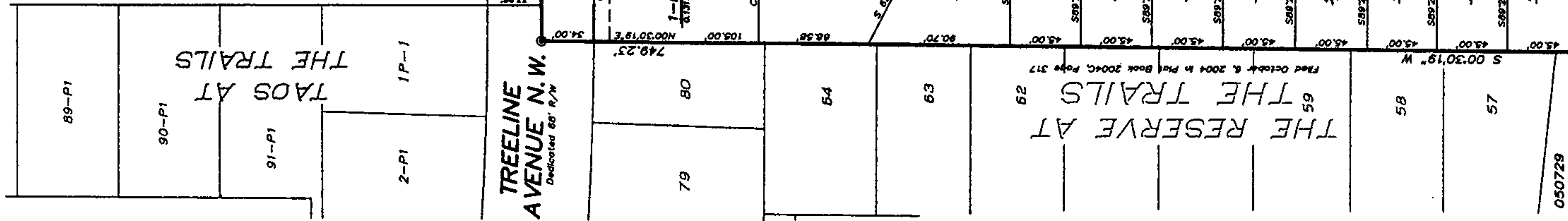
NOTES:

1. Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Drainage Easement over said Tracts A, B and C is hereby granted to the Trails Community Association, Inc. for the responsibility of said Trails Community Association, Inc.

2. Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Pedestrian Access and Street Right-of-Way is hereby granted to the Trails Community Association, Inc. for the responsibility of said Trails Community Association, Inc.

3. A 10' Public Utility Easement is hereby granted by this plat along the front of all lots as shown and designated hereon.

34' Public Roadway and Utility Easement
 for the joint use and benefit of the Trails, LLC current owner(s) of Tract 4, The Trails Unit 2
 Said easement is hereby granted by this plat.



TRACT 7
THE TRAILS UNIT 2

Filed October 18, 2004 in Plot Book 2004C, Page 332



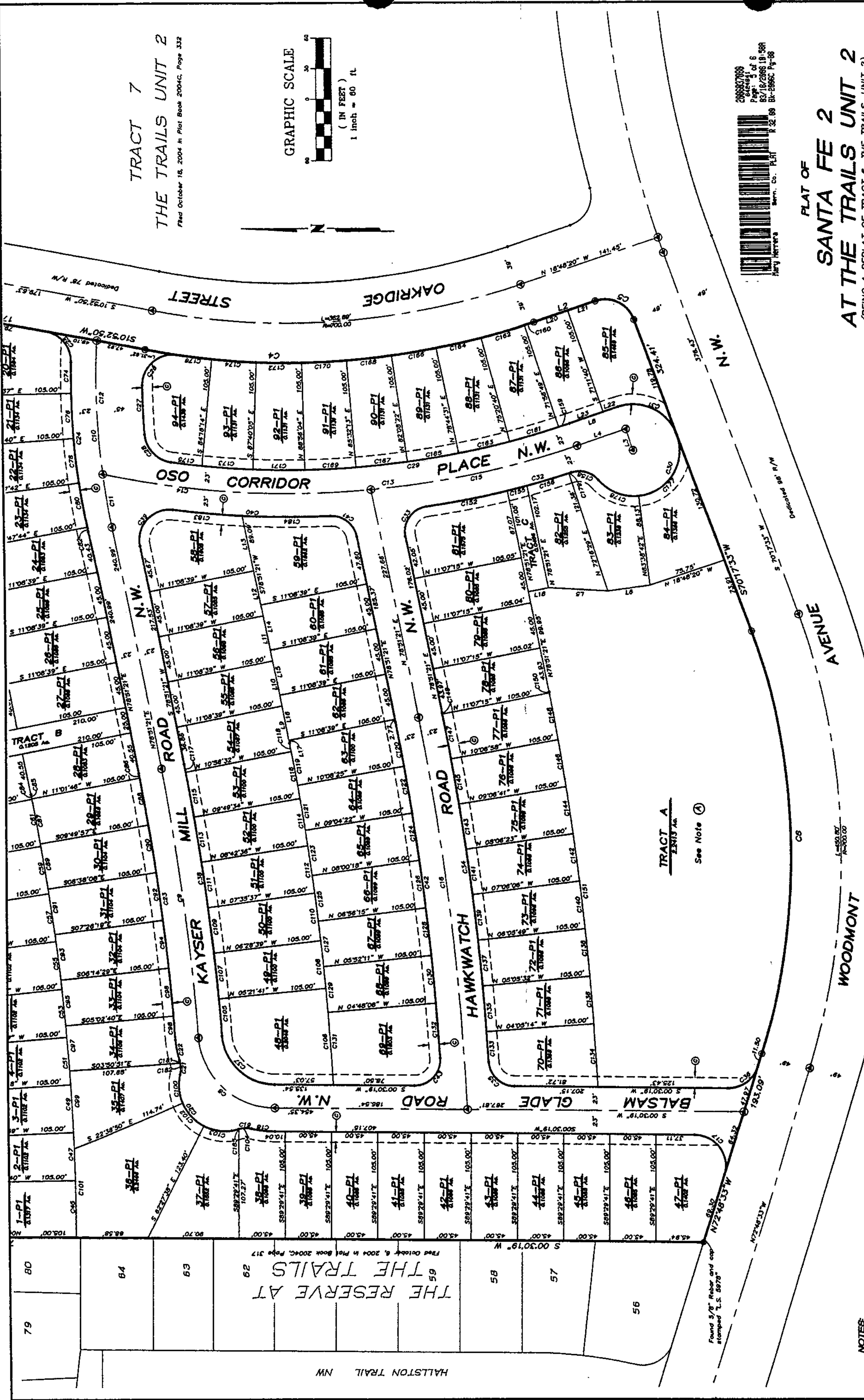
200407089
Page: 5 of 6
83/12/2006 10:38
PLAT
Bernalillo Co., N.M.
32.89 BK-2865C Pg-88

FLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

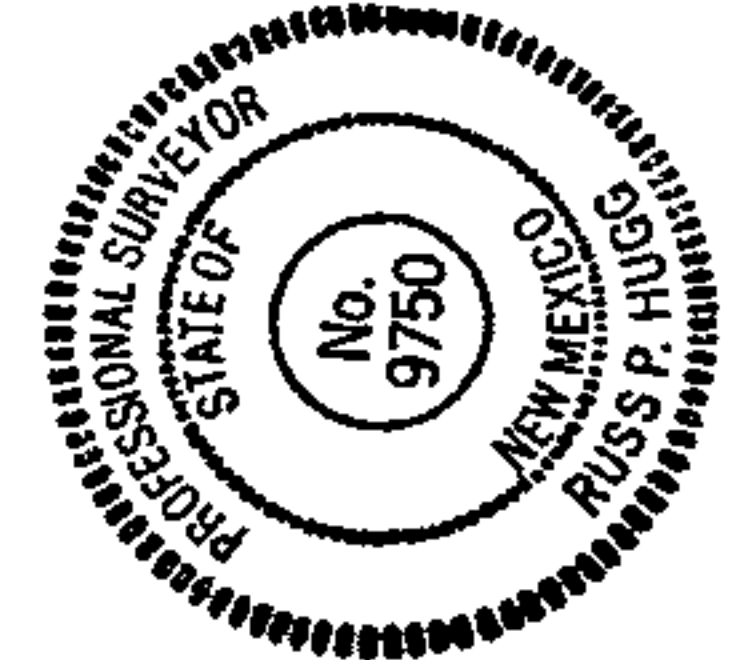
SURVOTEK, INC.
Consulting Surveyors
8004 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3066
Fax: 505-897-3072

SHEET 5 OF 6



TRACT 9
THE TRAILS UNIT 2

Filed October 18, 2004 in Plot Book 2004C, Page 332



TRACT 10
THE TRAILS UNIT 2

- NOTICE:
- (A) Tracts A and C are hereby conveyed to the Trails Community Association, Inc. (TCA) by the City of Albuquerque. The City of Albuquerque hereby grants to the TCA the right to use the easement for the maintenance of said Tracts A and C, and the TCA shall be responsible for the maintenance of said Tracts A and C.
 - (B) Tract B is hereby conveyed to the Trails Community Association, Inc. (TCA) by the City of Albuquerque. The City of Albuquerque hereby grants to the TCA the right to use the easement for the maintenance of said Tract B, and the TCA shall be responsible for the maintenance of said Tract B.
 - (C) A 10' Public Utility Easement is hereby granted by this plat along the front of all lots as shown and designated herein.



EXHIBIT A

OFFICIAL NOTICE OF DECISION

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

January 2, 2008

Project# 1004353

07DRB-70431 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
07DRB-70432 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
07DRB-70433 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

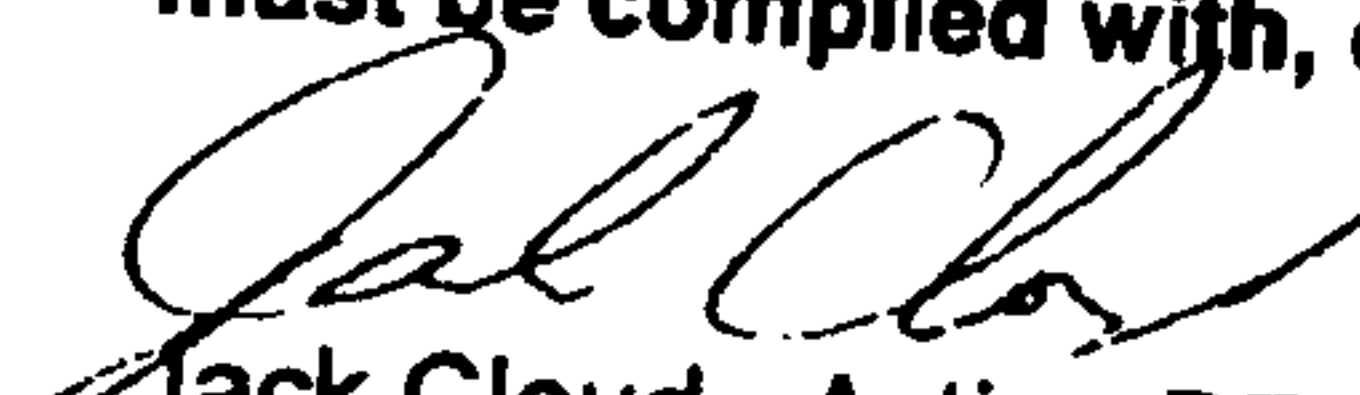
BOHANNAN HUSTON INC. agent(s) for LONGFORD AT THE TRAILS, LLC
request(s) the above action(s) for all or a portion of **SANTA FE 2 AT THE TRAILS
UNIT 2**, zoned SU-2/RD, located on the northwest corner of OAKRIDGE ST NW
BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW containing
approximately 17 acre(s). (C-9)

At the January 2, 2008 Development Review Board meeting, the two year extensions of
the Subdivision Improvements Agreements were approved.

If you wish to appeal this decision, you must do so by January 17, 2008 in the manner
described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any
determination of the Development Review Board may file an appeal on the
Planning Department form, to the Planning Department, within 15 days of the
Development Review Board's decision. The date the determination in question is
issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System
Ordinance, the next working day is considered as the deadline for filing the appeal. Such
appeal shall be heard within 60 days of its filing. You will receive notice if any other person
files an appeal. Successful applicants are reminded that other requirements of the City
must be complied with, even after approval of the referenced application(s).


Jack Cloud, Acting DRB Chair

Cc: Bohannan Huston, Inc. - 7500 Jefferson NE - Albuquerque, NM 87109

Cc: Longford at the Trails, LLC - 7007 Jefferson NE - Albuquerque, NM 87109

Marilyn Maldonado

File

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 05 DRB-0111C

△ 9/2/05
② 12/1/05

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
B-1 / SW-1	730085	28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St. L = 550'	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd. L = 500'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides 4' MEDIAN	Kayser Mill Rd. L = 200'	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd. L = 550'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl. L = 550'	South Property Line	Kayser Mill Rd.	/	/	/
B-2	730085	Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave. L = 850'	West Property Line	East Property Line	/	/	/
B-2	730084	Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St. L = 550'	Woodmont Ave.	Kayser	/	/	/
		Major Local 1/2 Section 24' (F-E)		Oakridge St. L = 200'	Treeline	Kayser	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
B-2	730084	Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave. L = 1050'	West Property Line	Oakridge St.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement L = 200'	Treeline Ave.	Kaysar Mill Rd.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
			DRAINAGE						
B-2	730084	**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave. L = 850'	West Property Line	Oakridge St. offsite	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement L = 200'	Pond F within Tract 4	Kaysar Mill Rd. offsite	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kaysar Mill Rd. L = 200'	Tract B - 25' SAS and Drainage Easement onsite	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl. L = 400'	Kaysar Mill Rd. onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl. onsite	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G) L = 600'	 onsite		/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave. L = 500'	Tract A (Pond G)	Oakridge St. offsite	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St. L = 350'	Lot 93-P1	Woodmont Ave. offsite	/	/	/
B-2	730085	24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl. L = 400'	South Property Line onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St. L = 150'	Lot 43-P1 onsite	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)	onsite		/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4	onsite	offsite	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
B-3	730085	48"-72" Dia.	33" RCP w/ MH & Inlets	Universe Blvd.	Trails Unit II South Property Line	Boca Negra Detention Dam	/	/	/
			WATER (NMUI)						
NMUI	730085	8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kaysers Mill Rd.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Kaysers Mill Pl.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kaysers Mill Rd.	/	/	/
		12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kaysers Mill Rd.	Treeline Ave.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/	/
			SANITARY SEWER (NMUI)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kaysers Mill Rd.	/	/	/
		8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kaysers Mill Rd.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kaysers Mill Rd.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		15" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/	/

8"

8"

250,000\$ contribution toward drainage outfall

offsite

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Const Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER DR.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)
 NAME(print)
 Wilson & Co., 2600 American Rd., Rio Rancho NM
 87124

FIRM

[Handwritten Signature]
 SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Handwritten Signature] 8/17/05
 DRB CHAIR - date

[Handwritten Signature] 8/17/05
 PARKS & RECREATION - date

[Handwritten Signature] 8/17/05
 TRANSPORTATION DEVELOPMENT - date

[Handwritten Signature] 8/17/05
 UTILITY DEVELOPMENT - date

[Handwritten Signature] 8-15-05
 CITY ENGINEER - date

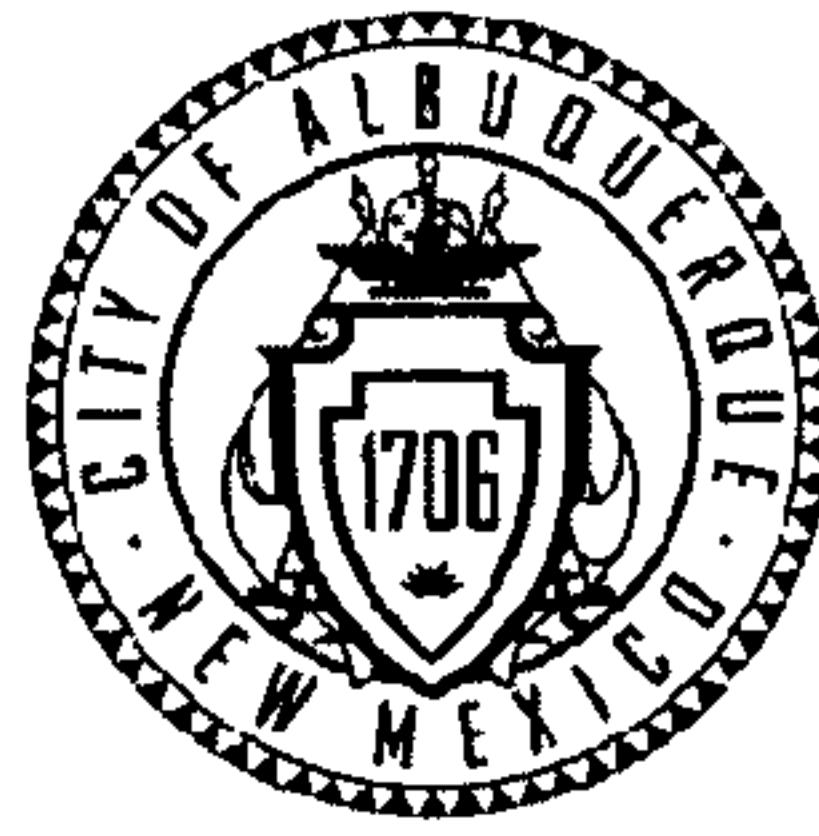
AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Transp	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William G. Balch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE SCENE (MIN.) LANDSCAPING.



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

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

December 11, 2009

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

This letter will serve to notify you that on **December 11, 2009:**

Contact Name: RICK BELTRAMO

Company or Agency: LONGFORD HOMES
7023 TREE LINE AVENUE NW/87114
PHONE: (505) 620-5322/FAX: (505) 761-9911

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - SANTA FE 2 AT THE TRAILS, UNIT 2, LOCATED ON OAKRIDGE STREE NW BETWEEN TREE LINE AVENUE NW AND WOODMONT AVENUE NW** zone map **C-9**.

Our records indicate that as of December 11, 2009, there were no Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/17/08)

!!!Notice to Applicants!!!

-
-
-
-

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **12/11/09** Time Entered: **11:35 a.m.** ONC Rep. Initials: **siw**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004353

AGENDA ITEM NO: 2

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:(x) AMEND:0

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X; 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: January 2, 2008

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

12/07/2007 Issued By: E08375

Permit Number: 2007 070 431 **Category Code 910**

Application Number: 07DRB-70431, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: OAK RIDGE ST NW BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW

Project Number: 1004353

Applicant
Longford At The Trails, Llc

7007 Jefferson Ne
NM 897109
761-9911

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

12/7/2007 9:14AM LOC: ANNX
WSH 006 TRANSH 0006
RECEIPT# 00085372-00085375
PERMIT# 9007070431 TRSLJS
Trans Amt \$390.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
VI \$390.00
CHANGE \$0.00

Thank You

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

12/07/2007 Issued By: E08375

Permit Number: 2007 070 432 **Category Code 910**

Application Number: 07DRB-70432, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: OAK RIDGE ST NW BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW

Project Number: 1004353

Applicant
Longford At The Trails, Llc

7007 Jefferson Ne
NM 897109
781-9911

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

12/7/2007 9:13AM LOC: ANNX
WS# 006 TRANS# 0006
RECEIPT# 00085372-00085373
PERMIT# 2007070432 TRSLJS
Trans Amt \$390.00
DRB Actions \$50.00

Thank You

12

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

12/07/2007 Issued By: E08375

Permit Number: 2007 070 433

Category Code 910

Application Number: 07DRB-70433, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: OAK RIDGE ST NW BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW

Project Number: 1004353

Applicant
Longford At The Trails, Llc

7007 Jefferson Ne
NM 897109
761-9911

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$50.00

TOTAL: \$50.00

City Of Albuquerque
Treasury Division

12/7/2007 9:13AM LOC: ANNX
WS# 006 TRANS# 0006
RECEIPT# 00085372-00085374
PERMIT# 2007070433 TRSLJS
Trans Amt \$390.00
DRB Actions \$50.00

Thank You



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): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: LONGFORD AT THE TRAILS, LLC PHONE: 761-9911
 ADDRESS: 7007 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SANTA FE AT THE TRAILS UNIT 2
 Existing Zoning: SU-2 RD Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): C-9 UPC Code: 100906436725510501

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1004353 05DRB-01119, 1004353 06DRB-00238

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 94 No. of proposed lots: 94 Total area of site (acres): 17.00
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE ST NW
 Between: TREELINE AVENUE NW and WOODMONT AVENUE NW

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

SIGNATURE Scott J Steffen DATE 12/6/07
 (Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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
07DRR - 70431	ESIA		\$ 50.00
	ADV		\$ 75.00
	CME		\$ 20.00
			\$
			\$

Total
\$ 145.00

Hearing date January 2, 2008

[Signature] 12/7/07
 Planner signature / date

Project # 1004353

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
 Applicant name (print)
Scott J. Steffen 12/6/07
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 DRB - 70431

[Signature]
 Planner signature / date
 Project # 1004353

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 December 18, 2007 to January 2, 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.

Scott S. [Signature]
(Applicant or Agent)

12/7/07
(Date)

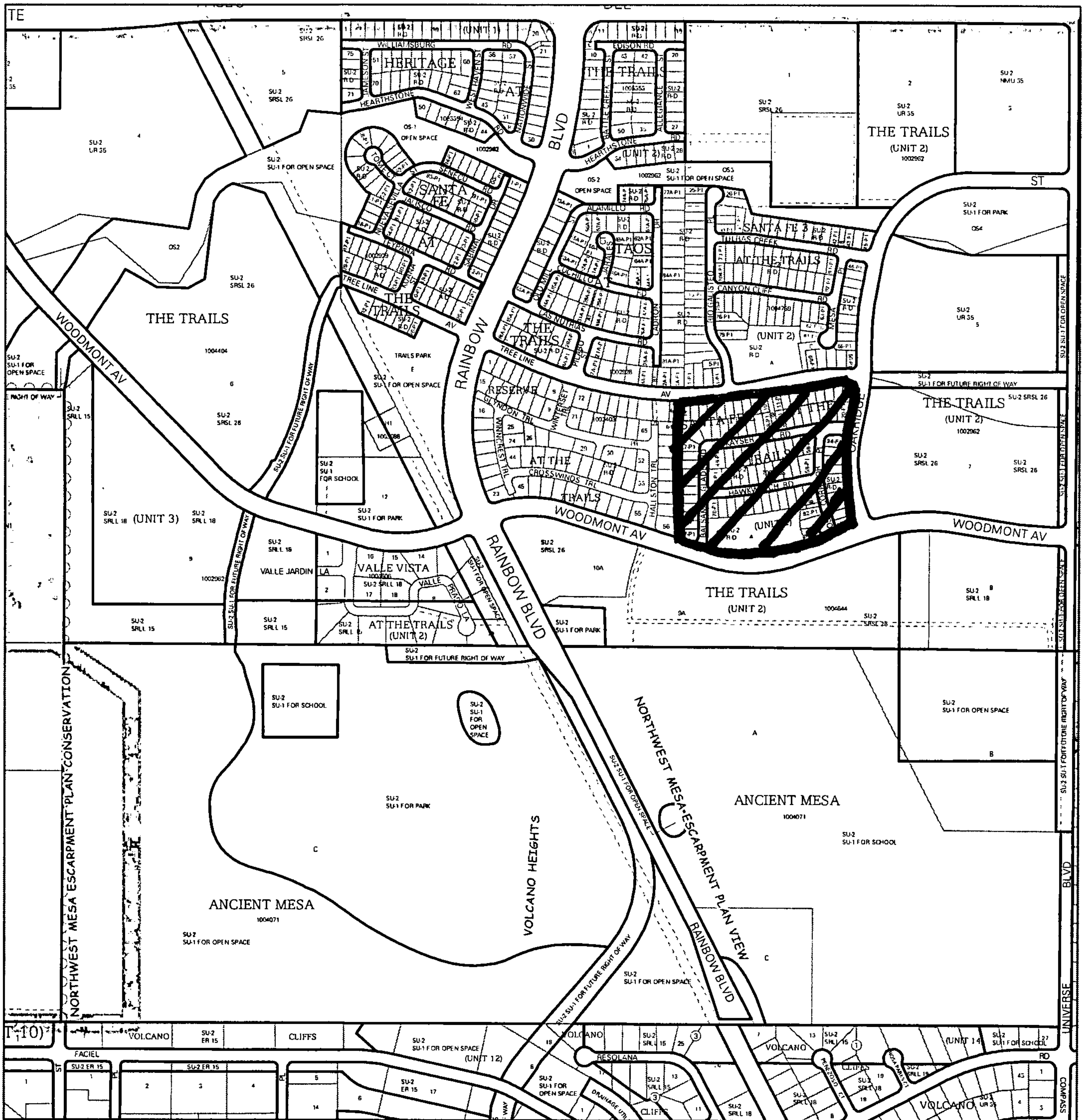
I issued 1 signs for this application,

12/7/07
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004353

07DRB-70431, 70432, 70433



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

Map amended through: 9/6/2007

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 6, 2007

Andrew Garcia, Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Subdivision Improvements Agreement Extension (Procedure B Modified Extension)
Santa Fe at the Trails Unit 2 DRB# 1004353-05DRB-01119

Dear Andrew:

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

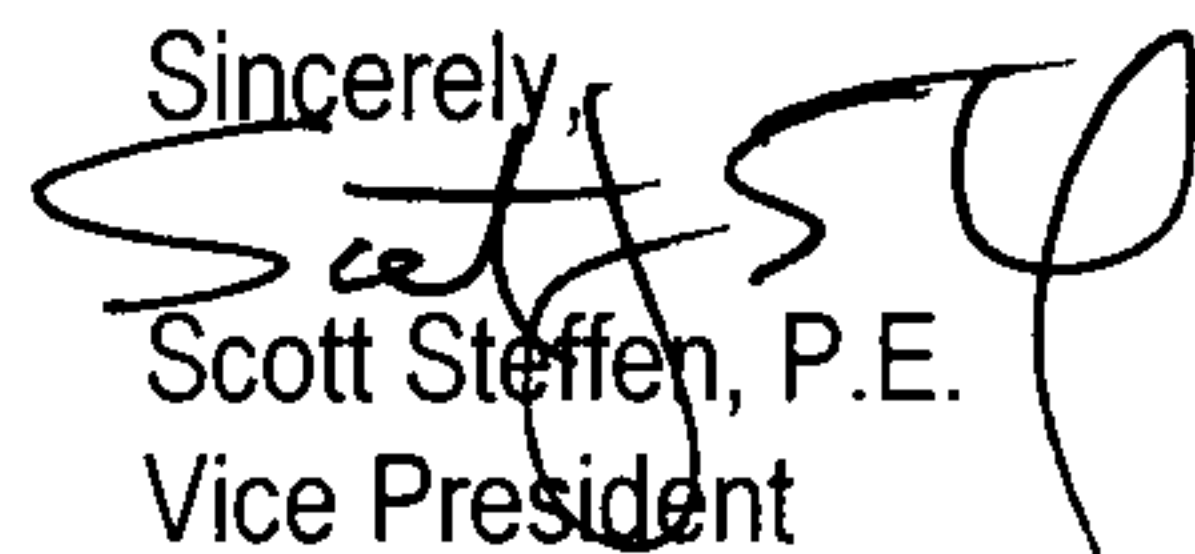
Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notices from the Development Review Board
- Approved Infrastructure List
- Original SIA
- Neighborhood Notification information
- Fee in the amount of \$ 245.00 to cover 3 separate applications

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B Modified) for a traffic signal at the intersection of Rainbow Boulevard and Woodmont Avenue. We are requesting the extension because traffic counts in the area do not warrant the construction of the traffic signal.

Please place this item on the DRB agenda to be heard on January 2, 2008. If you have any questions, or require further information, please call me.

Sincerely,



Scott Steffen, P.E.
Vice President

Community Development and Planning Group

Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

8. Project # 1004353
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] *[Listed under Project #1002962 in error]* *[Deferred from 8/3/05] (C-9)*

At the August 17, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 7/7/05 the preliminary plat was approved with the following conditions of final plat:

~~Use of a hammerhead requires Fire Department and Solid Waste Department approval.~~

An approved perimeter wall design is required prior to final plat.

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

If you wish to appeal this decision, you must do so by September 1, 2005, 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.



OFFICIAL NOTICE OF DECISION
PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc: Longford Homes, 7007 Jefferson St NE, Suite A, 87109
Consensus Planning, 302 8th Street NW, 87102
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Mr Kevin Patton
10422 Borrego Creek Dr NW
Albuquerque, NM 87114

RE: Extension of Subdivision Improvements Agreements
Santa Fe 2 at the Trails Unit 2

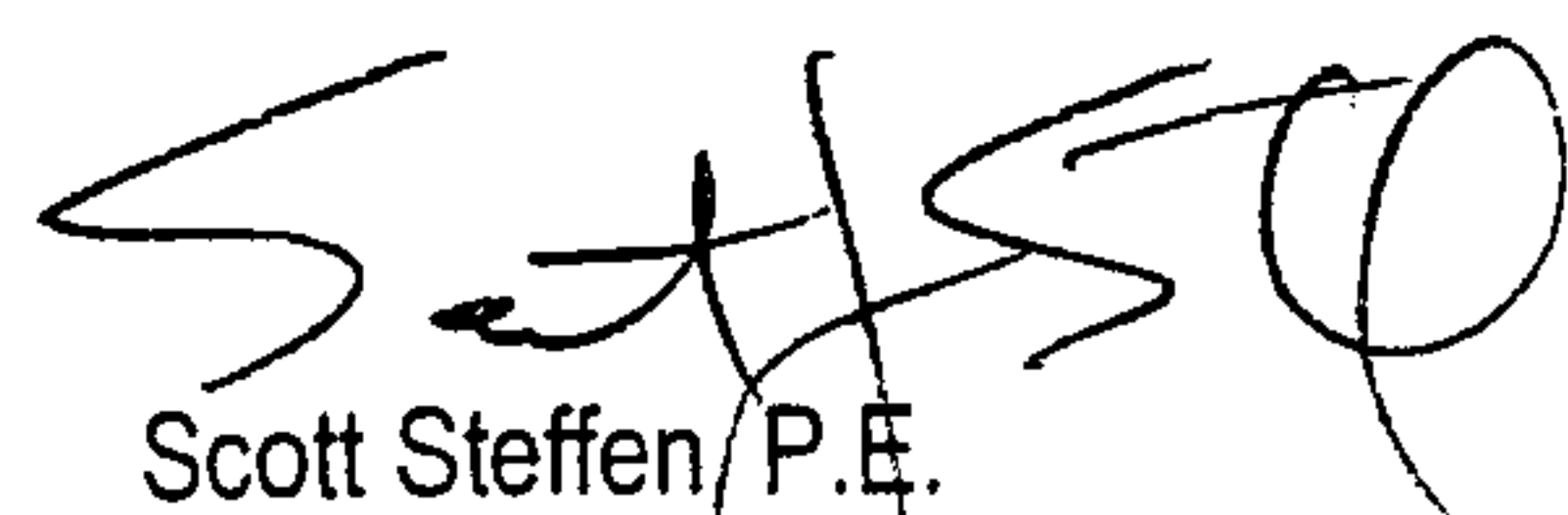
Dear Mr. Patton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval of a 2-year extension of a Subdivision Improvements Agreements (SIA) for the Santa Fe 2 at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for a traffic signal at the intersection of Woodmont Avenue and Rainbow Boulevard. The extension is required because traffic counts in the area do not warrant the construction of the traffic signal.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Ms. Laura Horton
7224 Cascada Rd, NW
Albuquerque, NM 87114

RE: Extension of Subdivision Improvements Agreements
Santa Fe 2 at the Trails Unit 2

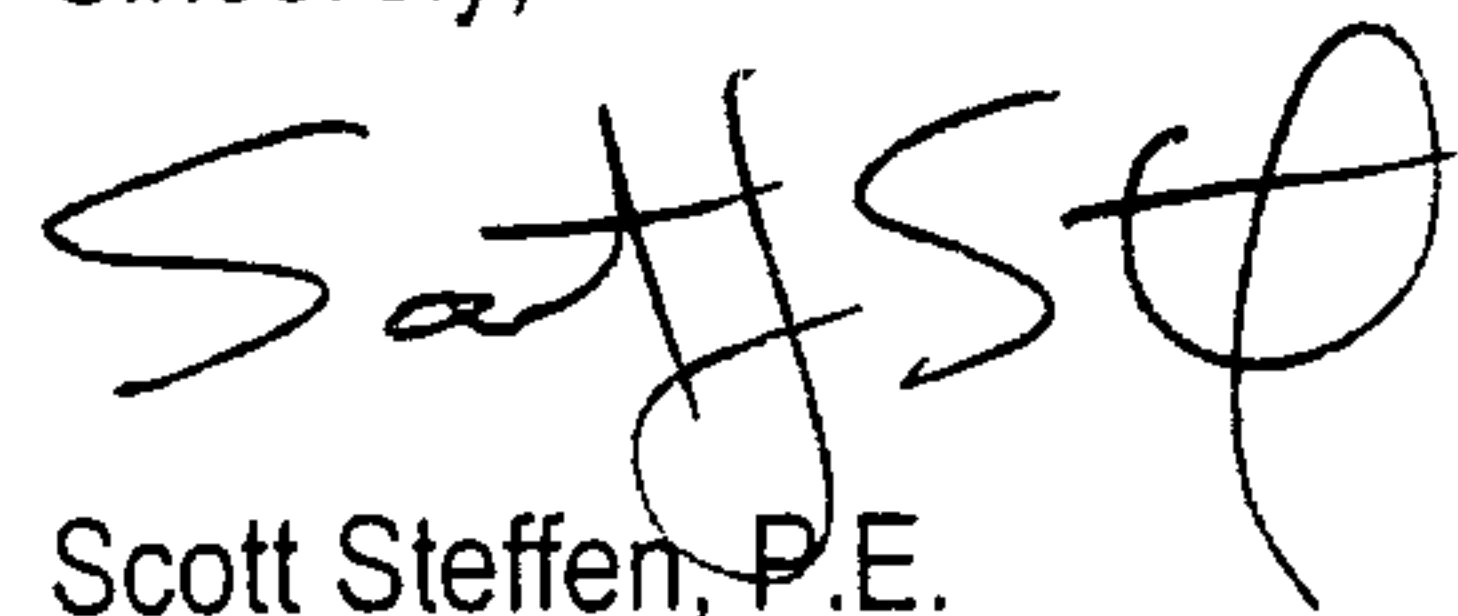
Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval of a 2-year extension of a Subdivision Improvements Agreements (SIA) for the Santa Fe 2 at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for a traffic signal at the intersection of Woodmont Avenue and Rainbow Boulevard. The extension is required because traffic counts in the area do not warrant the construction of the traffic signal.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

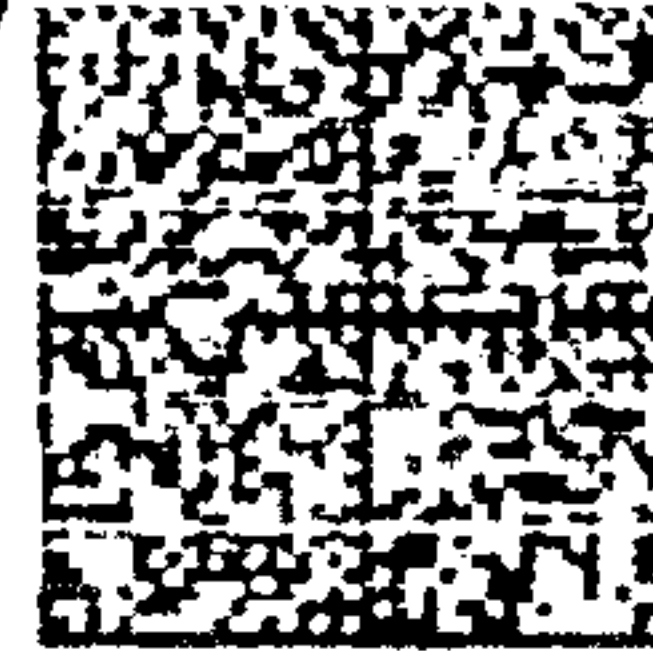
ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES



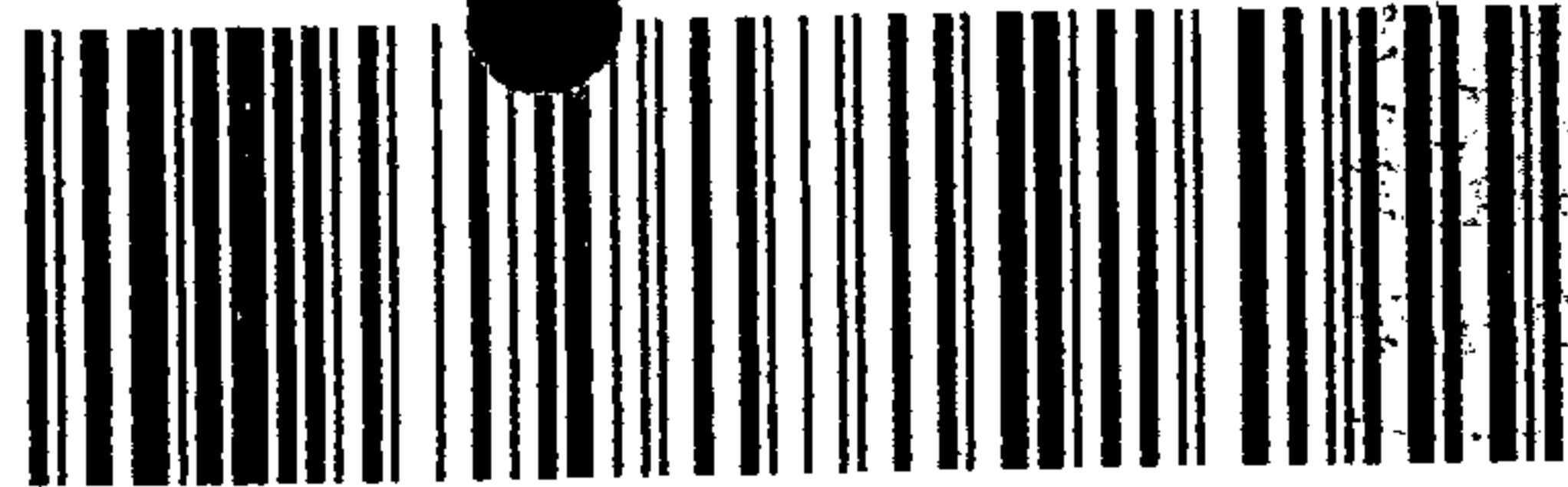
91 7108 2133 3933 4924 7650



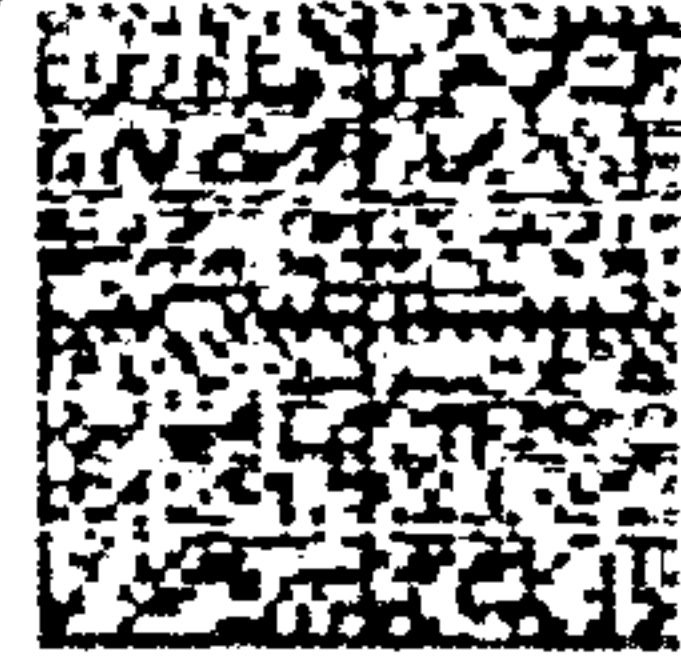
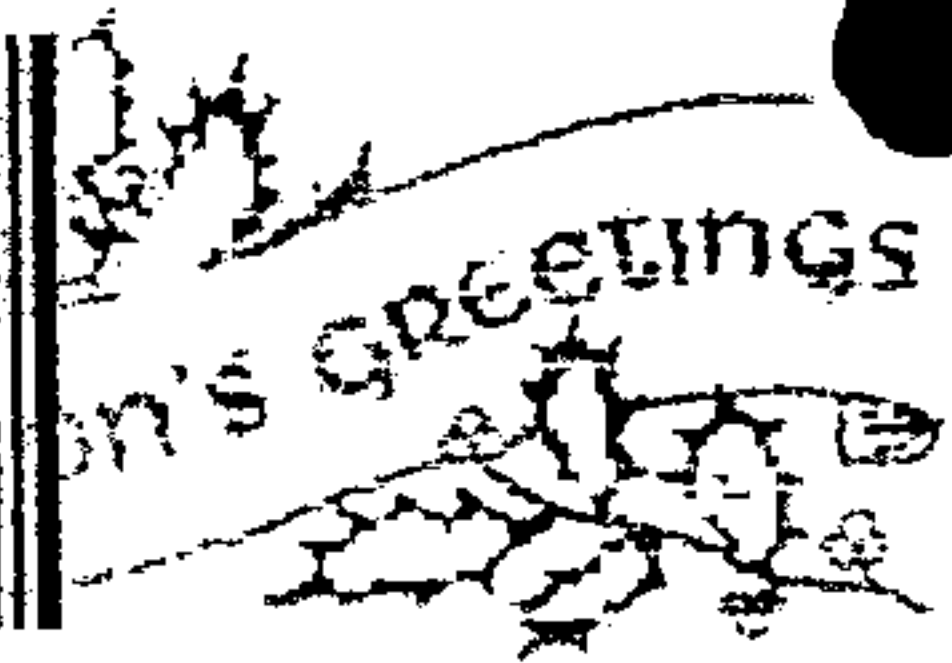
UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$05.38⁰
1002368945 DEC 06 2007
MAILED FROM ZIP CODE 87109

MR KEVIN PATTON
10422 BORREGO CREEK DR NW
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
1. Article Addressed to: Kevin Patton 10422 Borrego Creek Albuquerque, NM 87114	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
91 7108 2133 3933 4924 7650		



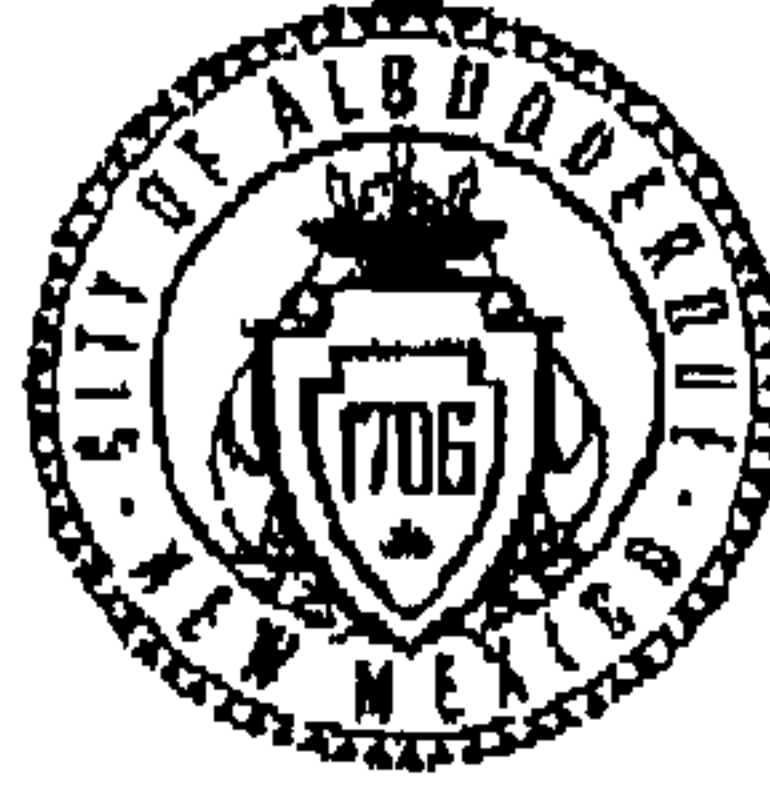
91 7108 2133 3933 4924 7629



UNITED STATES POSTAGE
\$05.38
1002368945 DEC 06 2007
MAILED FROM ZIP CODE 87109

MS LAURA HORTON
7224 CASCADE RD NW
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; font-family: cursive;">LAURA HORTON 7224 CASCADE RD NW ALBUQ NM 87114</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>91 7108 2133 3933 4924 7629</p>



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: December 6, 2007

TO CONTACT NAME: Scott Steffen
 COMPANY/AGENCY: Behannan Huston
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823.1000 / 798.7988

Thank you for your inquiry of Dec 6, 2007 (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 Santa Fe at the Trails, Unit 2 Located on Oakridge St. NW Between Tree Line Ave NW and Woodmont Ave. NW
 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 NA
 Neighborhood or Homeowner Association
 Contacts: Laura Horton
7224 Cascada Rd NW 87114
898.8103(h) 710.0646(c)
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.

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.

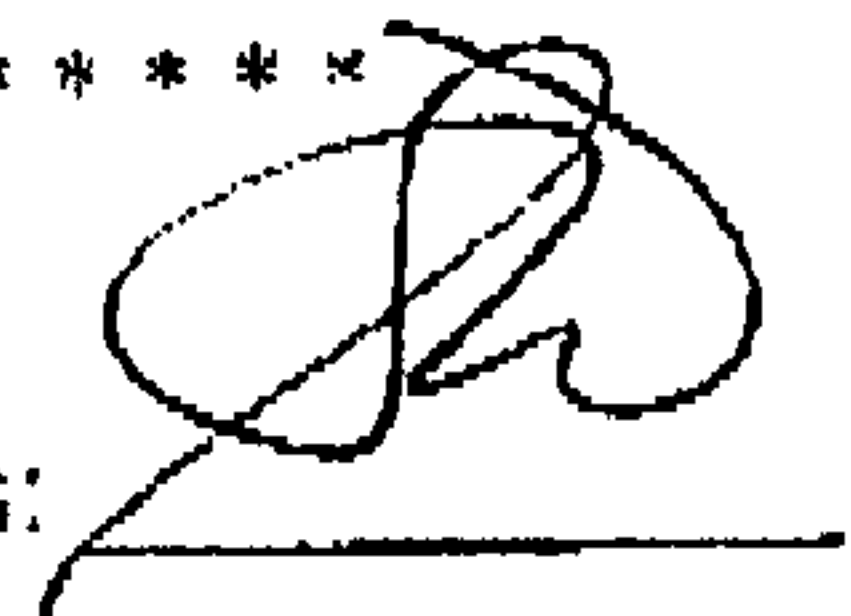
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: Dec 6, 2007

Time Entered: 9:13 AM

ONC Rep. Initials:



TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:
1009020487199210101
INDUS DEVELOPMENT LEASCO

Douglas Marcos
 Date **3-10-06**
 Benavillo County Treasurer

CORRECTION PLAT

SANTA FE 2
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BENVILLO COUNTY, NEW MEXICO.
 OCTOBER, 2005

PURPOSE OF CORRECTION PLAT

The sole purpose of this Correction Plat is to correct the scrivener's errors for the curve labels on Lots 14 P-1, 29 P-1 and the curve label for the Southwest curve on Tract A as shown on Sheet 6 of 6. No other revisions have been made.

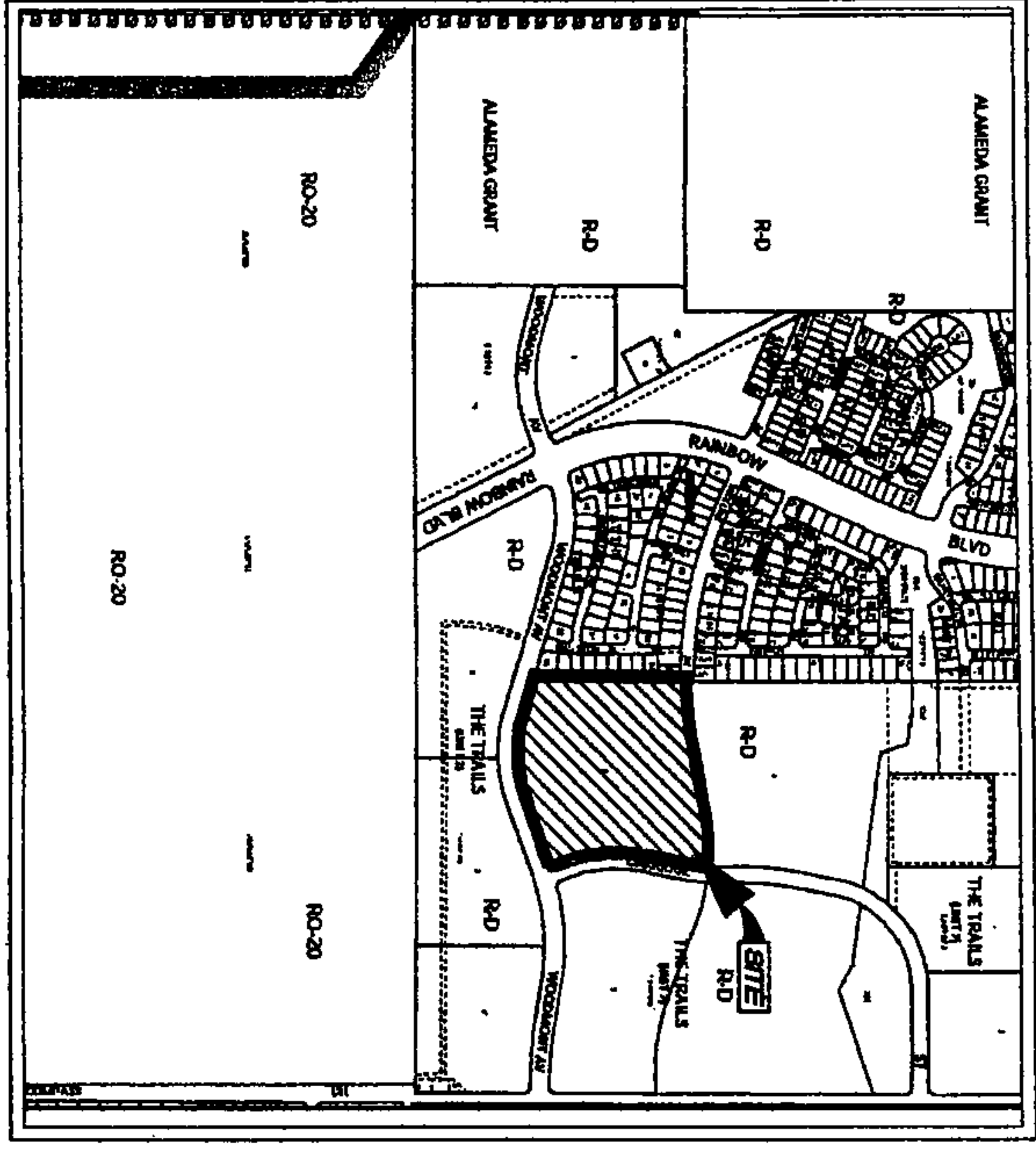
PROJECT NUMBER: **1004353**

Application Number: **06 DBS - 00238**

PLAT APPROVAL

Utility Approver: *Fred B. Muck* Date: **1-06-16**
 PNM Electric Services
 PNM Gas Services: *Fred B. Muck* Date: **1-06-06**
 Object Corporation: *Stella Chabeta* Date: **1-24-06**
 City of Albuquerque: *Denise Fulmer* Date: **11-14-05**
 City of Albuquerque: *[Signature]* Date: **1-12-06**

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.



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 parentheses ().
- 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 20032657
- 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, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 3
- Total number of Lots created: 94
- Total number of Parcels created: 0
- Total mileage of full width streets created: 0.4605 mile.
- Total mileage of half width streets created: 0.1756 mile.
- Gross Subdivision acreage: 17.0028 acres.
- This property is currently zoned "R-0" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.
- Minimum lot size: 4700 Sq. Ft.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc..
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary, and Easement Locations
- SHEET 4 OF 6 - North 1/2 of Santa Fe Unit 2
- SHEET 5 OF 6 - South 1/2 of Santa Fe Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

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, construct, reconstruct, locate, relocate, change, remove, modify, repair, 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 within the easement with the purpose set forth herein. No existing pool deck, or other structure shall be built or constructed on said easement, nor shall any structure be used 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/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 nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The Purpose of this plat is to: Create the 94 residential lots as shown hereon; Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

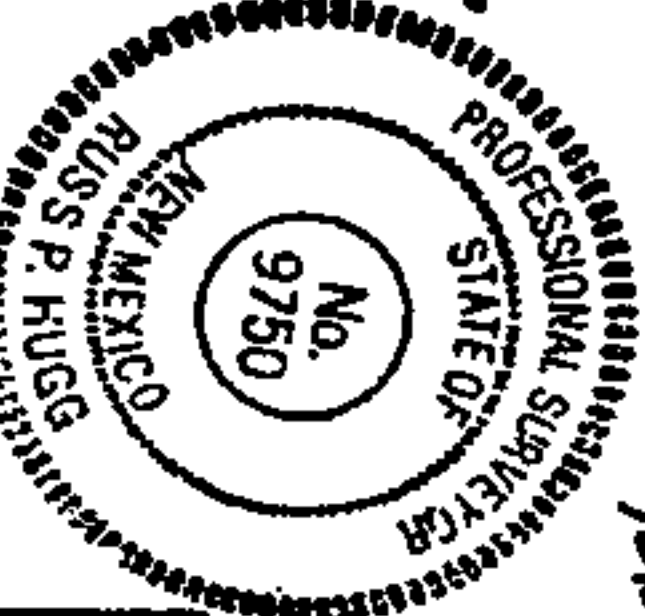
Tracts A, B and C as shown hereon will be conveyed to the Trails Homeowners Association, Inc. Said tracts to be maintained by said Homeowners Association.



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
 NMPS No. 9750
 October 12, 2005



050729_SHTS 1-3.DWG

SHEET 1 OF 6

SURV-TEK, INC.

Consulting Surveyors
 8041 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-5566 Fax: 505-897-5577

City Approver: *[Signature]* Date: **11-14-05**
 City Surveyor: *[Signature]* Date: **3-2-06**
 Real Property Division: *[Signature]* Date: **3-2-06**
 Environmental Health Department: *[Signature]* Date: **3-2-06**
 Traffic Engineering, Transportation Division: *[Signature]* Date: **3-2-06**
 Utilities Department: *[Signature]* Date: **3/1/06**
 Planning and Recreation Department: *[Signature]* Date: **3/1/06**
 AMPLA: *[Signature]* Date: **3/1/06**
 Planning Department: *[Signature]* Date: **3/08/06**

CORRECTION PLAT

OF
SANTA FE 2
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY, NEW MEXICO
 OCTOBER, 2005

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 6, of the Trails Unit 2 as the same is shown and designated on the plat of Tracts C and D, LAND PLAT OF THE TRAILS UNIT 2 (BOOK 5) WITHIN THE TOWN OF ALAMEDA GRANT AND UNREPLATED BEING PARCELS 5 AND 6 WITHIN THE TOWN OF ALAMEDA GRANT, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004c, Page 332.

Said parcel contains 17.0028 acres, more or less.

FREE CONSENT AND DEROGATION

SUBJECTED and REPLATED and now comprising, "PLAT OF SANTA FE 2, AT THE TRAILS UNIT 2, (BEING A REPLAT OF TRACT 6, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) hereof, 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 dedicate the new street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby convey Tracts A, B and C as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and rideable utility 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 do.

OWNER(S)

LONGFORD THE TRAILS
 By: *David Murtagh*
 David Murtagh, Division President Date: 11/16/05

TRAILS COMMUNITY ASSOCIATION, INC.

By: *Tracy Murphy*
 Tracy Murphy, President Date: 11-9-05

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNILLO

The foregoing instrument was acknowledged before me this 8th day of November, 2005, by David Murtagh, Division President of The Trails, LLC.



By: *Dana Krapsch*
 Dana Krapsch, Notary Public

12-1-08
 My commission expires

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNILLO

The foregoing instrument was acknowledged before me this 7th day of November, 2005, by Tracy Murphy, President of The Trails Community Association, Inc.

By: *Cynthia House*
 Cynthia House, Notary Public

5/5/07
 My commission expires

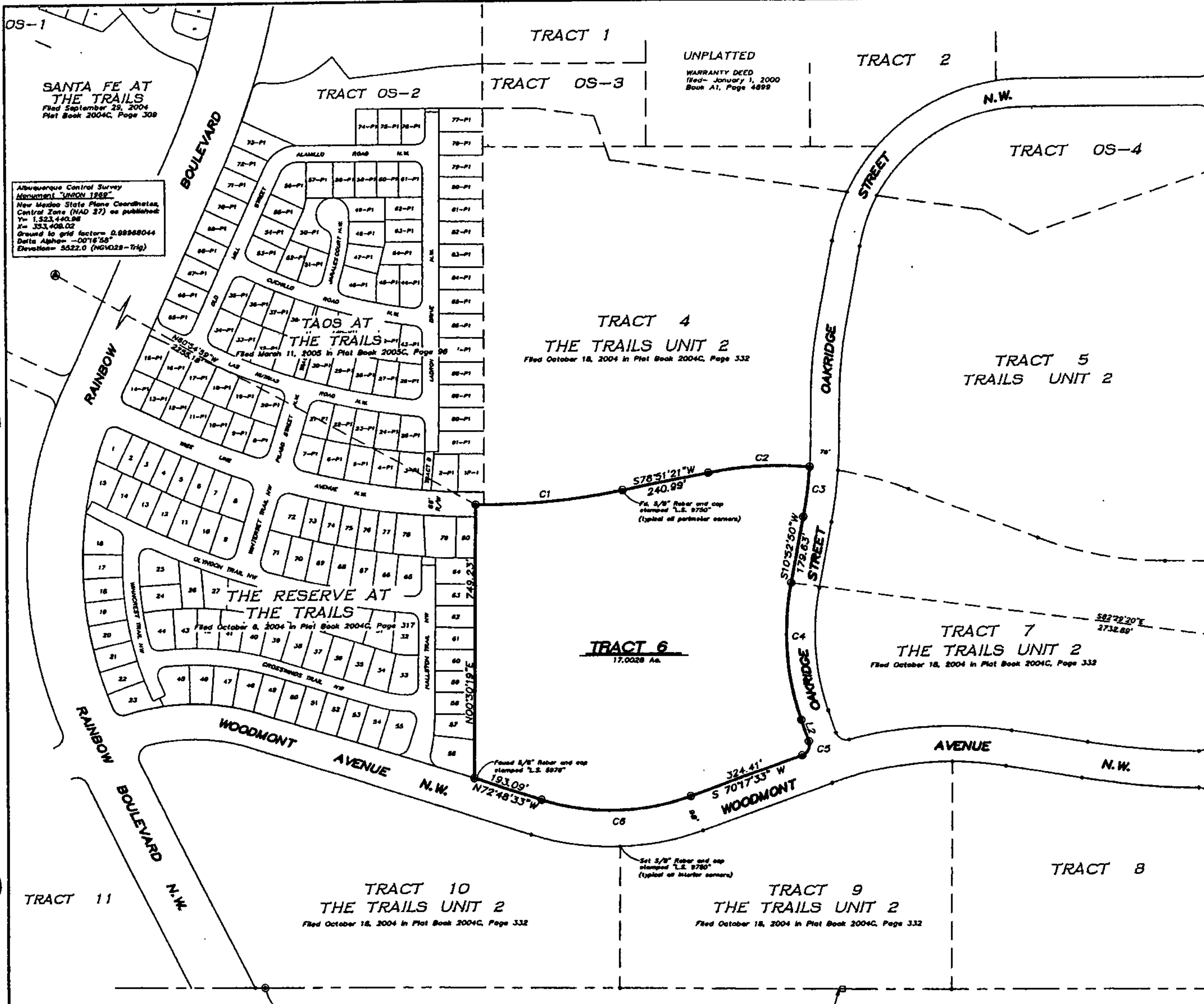


SHEET 2 OF 6

SURV-TEK, INC.
 Consulting Surveyors
 4804 Taylor Court Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-887-3366 Fax: 505-887-3377

050729_SHTS 1-3.DWG

CORRECTION PLAT
 OF
SANTA FE 2
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2005



SANTA FE AT THE TRAILS
 Filed September 29, 2004
 Plat Book 2004C, Page 309

Albuquerque Control Survey Monument "UNION 1255"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,523,440.98
 X= 333,408.02
 Ground to grid factor= 0.99968044
 Delta Alpha= -0016'52"
 Elevation= 5522.0 (NGVD29-Trig)

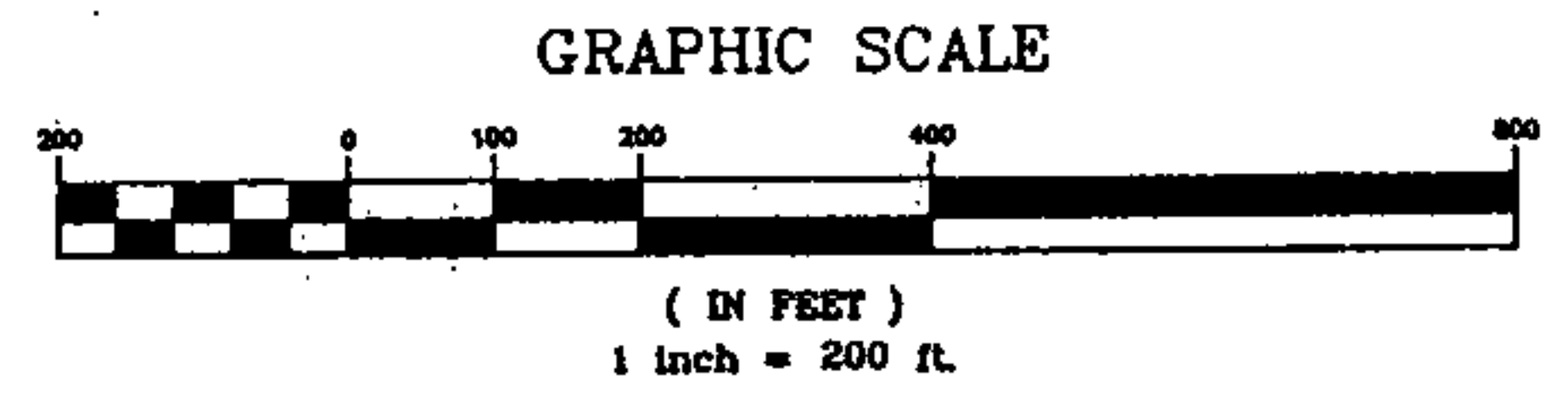
Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,778.00
 X= 358,954.34
 Ground to grid factor= 0.9996834
 Delta Alpha= -0016'19"
 Elevation= 5422.569 (NGVD29)

286607900
 648441
 Page: 3 of 6
 10/26/2005 10:58P

2866163531
 6591193
 Page: 3 of 6
 10/26/2005 12:09P

Rary Herrera Bern. Co. PLRT R 32.00 BK-2986C Pg-36

Rary Herrera Bern. Co. PLRT R 32.00 BK-2986C Pg-322

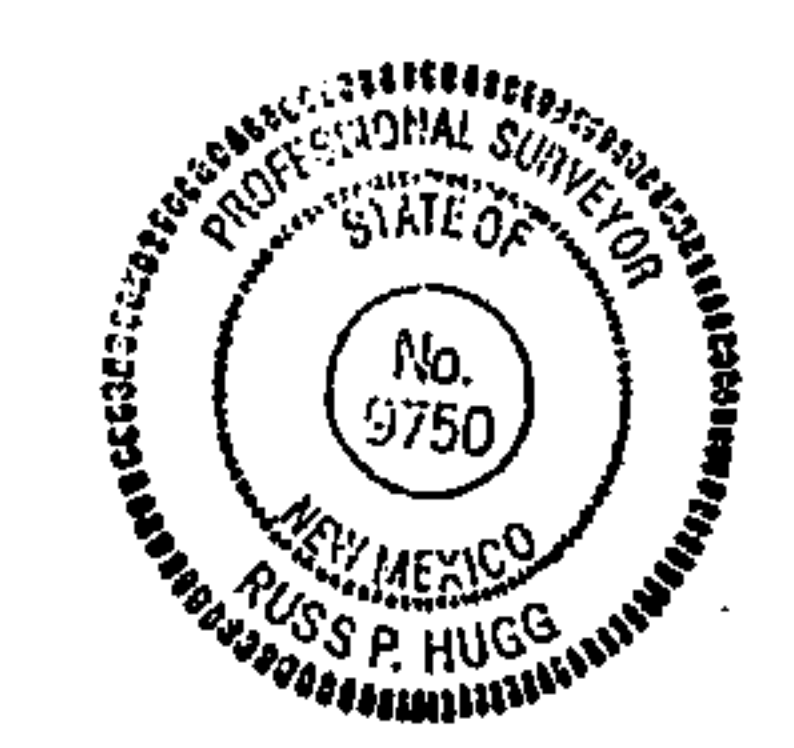
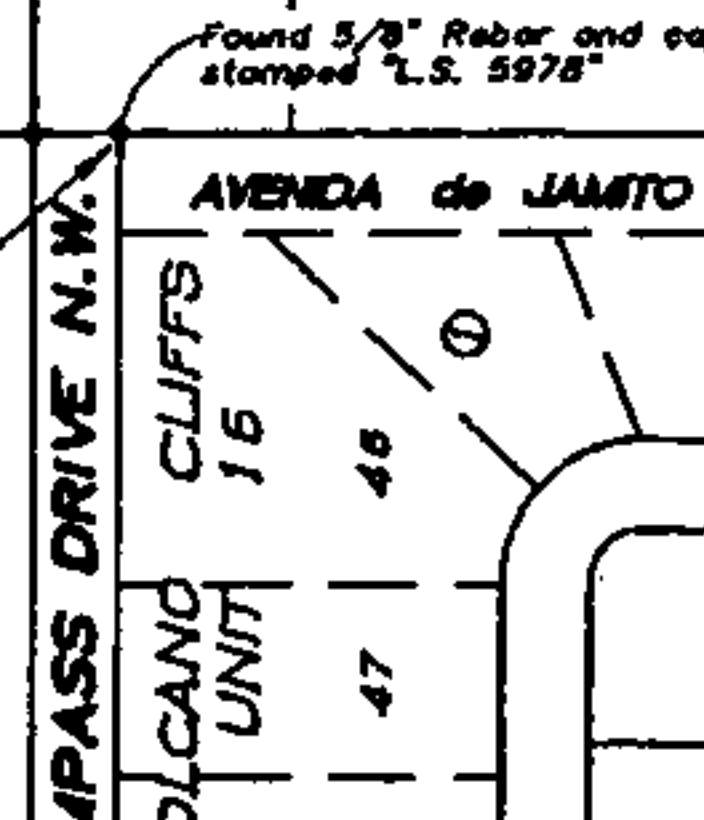
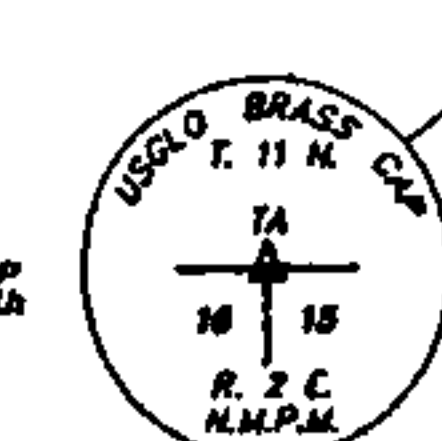


UNPLATTED LAND OF
 STATE OF NEW MEXICO



Found 3-1/4" Brass cap in place

Found 3-1/4" Brass cap in place, 3.06 feet South of SE corner Tract J



SURVOTEK, INC.
 Consulting Surveyors
 6064 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

NOTES:

1. Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by the City of Albuquerque. The Public Utility Easement over and across Tracts A and C is hereby granted to the City of Albuquerque. The City of Albuquerque is the owner of said Tracts A and C and shall be the responsibility of said Trails Community Association, Inc.

2. Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by the City of Albuquerque. The Public Utility Easement over and across Tract B is hereby granted to the City of Albuquerque. The City of Albuquerque is the owner of said Tract B and shall be the responsibility of said Trails Community Association, Inc.

3. A 10' Public Utility Easement is hereby granted by this plat along the front of all lots as shown and designated therein.

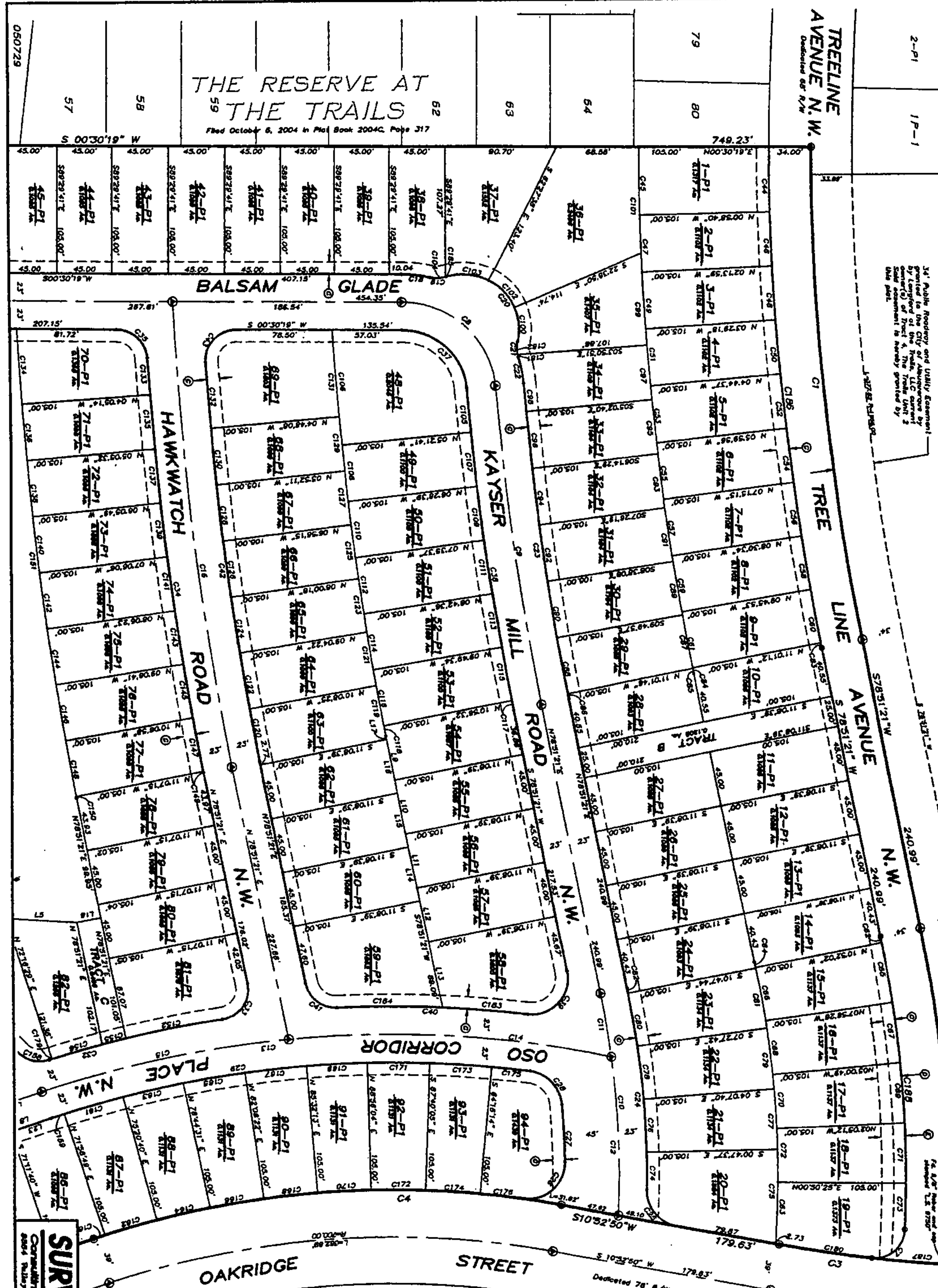
1. Public Utility Easement is hereby granted by this plat along the South 3/4' of Tree Line Avenue N.W. as shown and designated by this plat.

1. Private Open Access Easement for the front, rear and side of lots 18-P1 and 17-P1, to be maintained by the owner of said lots.

2. Private Open Access Easement for the front, rear and side of lots 19-P1 and 20-P1, to be maintained by the owner of said lots.

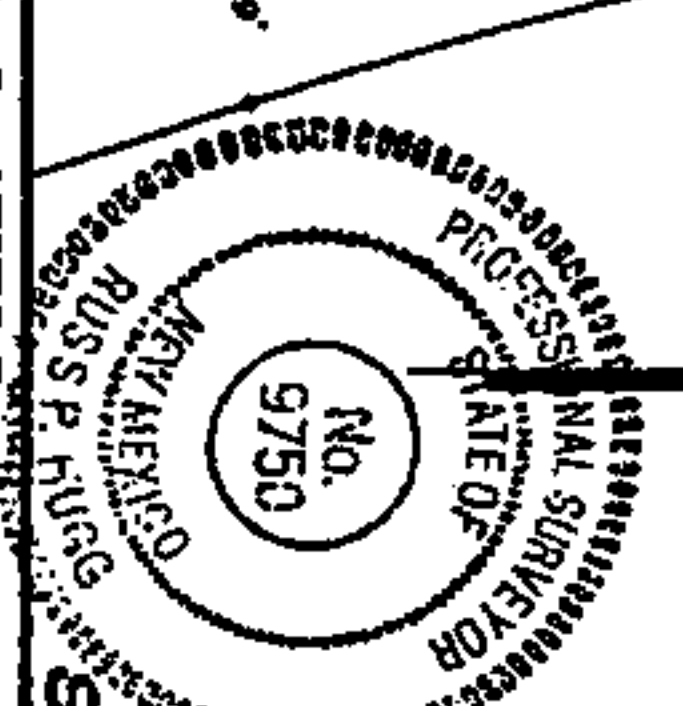
**TRACT 4
THE TRAILS UNIT 2**

Filed October 18, 2004 in Plat Book 2004C, Page 332



**TRACT 7
THE TRAILS UNIT 2**

Filed October 18, 2004 in Plat Book 2004C, Page 332



SURV-TEK, INC.
Consulting Surveyors
10000 1st Avenue N.E., Albuquerque, New Mexico 87114
Phone: 505-897-8288
Fax: 505-897-8277

SHEET 4 OF 6

**THE RESERVE AT
THE TRAILS**

Filed October 6, 2004 in Plat Book 2004C, Page 317

**TAOS AT
THE TRAILS**

060729

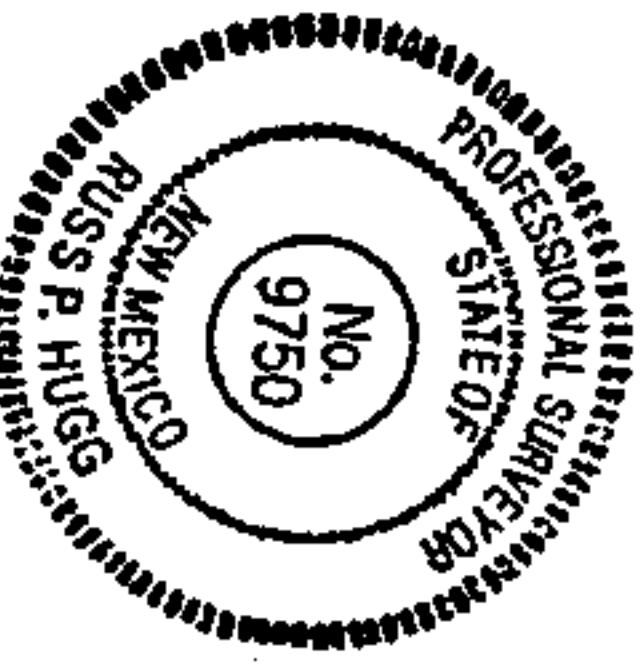
HALLSTON TRAIL NW

THE RESERVE AT THE TRAILS

Filed October 6, 2004 in Plat Book 2004C, Page 317

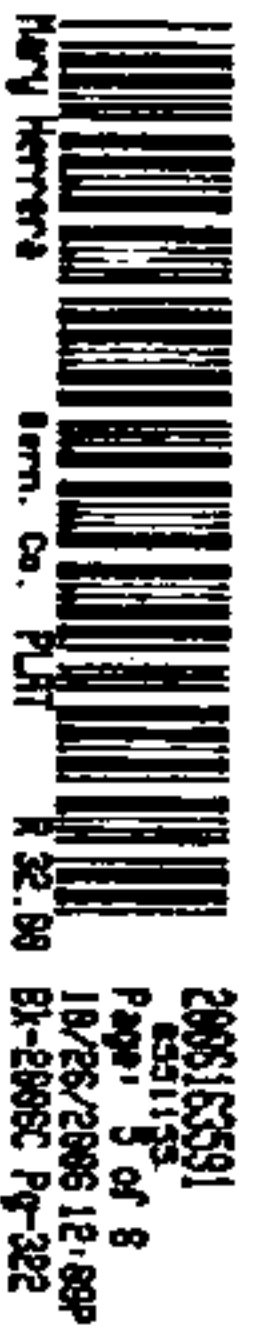
- NOTES**
- 1. Tract A and C are hereby conveyed to the Tract Community Association, Inc. in fee simple by the City of Albuquerque. A Public Utility Easement over said Tract A and C is hereby granted to the City of Albuquerque. The City of Albuquerque shall be responsible for the maintenance and repair of the easement.
 - 2. Tract B is hereby conveyed to the Tract Community Association, Inc. in fee simple by the City of Albuquerque. A Public Utility Easement over said Tract B is hereby granted to the City of Albuquerque. The City of Albuquerque shall be responsible for the maintenance and repair of the easement.
 - 3. A 10' Public Utility Easement is hereby granted by the plat along the front of all lots as shown and described hereon.

TRACT 10
THE TRAILS UNIT 2



TRACT 9
THE TRAILS UNIT 2

Filed October 16, 2004 in Plat Book 2004C, Page 332



2004183931
Page 1 of 8
10/26/04 12:00
R.P.H. K.E.H. B.S. 202

SANTA FE 2 AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)

THE TOWN OF ALAMEDA GRANT
WITHIN
CITY OF ALBUQUERQUE
NEW MEXICO PRINCIPAL MERIDIAN
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

CORRECTION PLAT

OF
SANTA FE 2

TRACT 9
THE TRAILS UNIT 2

TRACT 10
THE TRAILS UNIT 2

TRACT 11
THE TRAILS UNIT 2

TRACT 12
THE TRAILS UNIT 2

TRACT 13
THE TRAILS UNIT 2

TRACT 14
THE TRAILS UNIT 2

TRACT 15
THE TRAILS UNIT 2

TRACT 16
THE TRAILS UNIT 2

TRACT 17
THE TRAILS UNIT 2

TRACT 18
THE TRAILS UNIT 2

TRACT 19
THE TRAILS UNIT 2

TRACT 20
THE TRAILS UNIT 2

TRACT 21
THE TRAILS UNIT 2

TRACT 22
THE TRAILS UNIT 2

TRACT 23
THE TRAILS UNIT 2

TRACT 24
THE TRAILS UNIT 2

TRACT 25
THE TRAILS UNIT 2

TRACT 26
THE TRAILS UNIT 2

TRACT 27
THE TRAILS UNIT 2

TRACT 28
THE TRAILS UNIT 2

TRACT 29
THE TRAILS UNIT 2

TRACT 30
THE TRAILS UNIT 2

TRACT 31
THE TRAILS UNIT 2

TRACT 32
THE TRAILS UNIT 2

TRACT 7
THE TRAILS UNIT 2

Filed October 16, 2004 in Plat Book 2004C, Page 332



2004183931
Page 1 of 8
10/26/04 12:00
R.P.H. K.E.H. B.S. 202

CORRECTION PLAT

OF
SANTA FE 2

TRACT 9
THE TRAILS UNIT 2

TRACT 10
THE TRAILS UNIT 2

TRACT 11
THE TRAILS UNIT 2

TRACT 12
THE TRAILS UNIT 2

TRACT 13
THE TRAILS UNIT 2

TRACT 14
THE TRAILS UNIT 2

TRACT 15
THE TRAILS UNIT 2

TRACT 16
THE TRAILS UNIT 2

TRACT 17
THE TRAILS UNIT 2

TRACT 18
THE TRAILS UNIT 2

TRACT 19
THE TRAILS UNIT 2

TRACT 20
THE TRAILS UNIT 2

TRACT 21
THE TRAILS UNIT 2

TRACT 22
THE TRAILS UNIT 2

TRACT 23
THE TRAILS UNIT 2

TRACT 24
THE TRAILS UNIT 2

TRACT 25
THE TRAILS UNIT 2

TRACT 26
THE TRAILS UNIT 2

TRACT 27
THE TRAILS UNIT 2

TRACT 28
THE TRAILS UNIT 2

TRACT 29
THE TRAILS UNIT 2

TRACT 30
THE TRAILS UNIT 2

TRACT 31
THE TRAILS UNIT 2

TRACT 32
THE TRAILS UNIT 2

050729

SHEET 5 OF 6

SURV TEK, INC.
Professional Surveyors
8044 Valley Road, NE, Albuquerque, New Mexico 87114
Phone: 505-887-5566
Fax: 505-887-5577

CORRECTION PLAT

SANTA FE 2

AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 5, THE TRAILS, UNIT 2)

THE TOWN OF ALAMEDA GRANT
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
REVALILLO COUNTY, NEW MEXICO

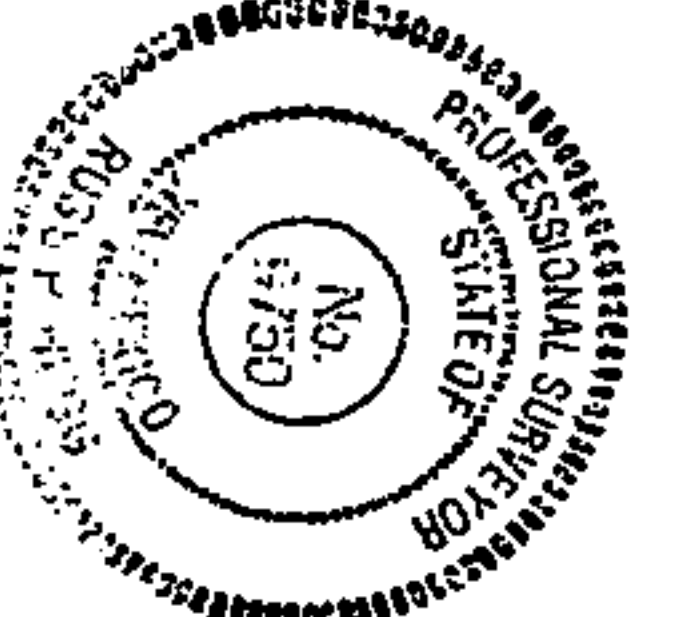
OCTOBER, 2005

LINE TABLE table with columns: LINE, LENGTH, BEARING

CORRECTIVE CURVE TABLE table with columns: CURVE LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA

CURVE TABLE table with columns: CURVE LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA

CURVE TABLE table with columns: CURVE LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA



SURVTEK, INC.

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 05 DRB-01119

△ 9/20/05
△ 12/1/05

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides △ 4' MEDIAN	Kayser Mill Rd.	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave.	West Property Line	East Property Line	/	/	/
		Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St.	Woodmont Ave.	Kayser Treeline Ave.	/	/	/
		Major Local 1/2 Section (24' F-F)	** " " " "	** Oakridge St.	Treeline	Kayser	/	/	/

S/A Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From <i>ORIGINAL</i> To		Private Inspector	City Inspector	City Cnst Engineer
					From	To			
		Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Oakridge St.	/	/	/
		6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement	Treeline Ave.	Kayser Mill Rd.	/	/	/
		6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
		**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement	Pond F within Tract 4	Kayser Mill Rd.	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd.	Tract B - 25' SAS and Drainage Easement	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl.	Kayser Mill Rd.	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G)			/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave.	Tract A (Pond G)	Oakridge St.	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St.	Lot 93-P1	Woodmont Ave.	/	/	/
		24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl.	South Property Line	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St.	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4			/	/	/

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Cnst Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

FIRM

[Handwritten Signature]
SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/17/05 DRB CHAIR - date
[Signature] 8/17/05 PARKS & RECREATION - date
[Signature] 8-17-05 TRANSPORTATION DEVELOPMENT - date
[Signature] 8/17/05 UTILITY DEVELOPMENT - date
[Signature] 8-15-05 CITY ENGINEER - date
 AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William G. Balch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE GRASS (MIN.) LANDSCAPING.

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 730085

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Longford at the Trails LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada limited Liability Corp., whose address is 7007 Jefferson ST NE Suite A-B and whose telephone number is 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] TRACT 6 of the BULK plat of The Trails

unit II, recorded on 10/18/04 in the records of the Bernalillo County Clerk at Book 2004C, pages ~~331~~ through 332 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Longford at the Trails LLC, ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Santa Fe at The Trails Unit 2, describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of January, 2008 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



Mary Herrera

Bern. Co. AGRE

R 15.00

2006010786

6398334

Page: 1 of 4

01/25/2006 10:36A

Bk-A111 Pg-735

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

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

Type of Financial Guaranty: Subdivision Bond #8235055
Amount: \$ 328,771.65 Name of Financial Institution or Surety
providing Guaranty: Developers Surety and Indemnity Co.
Date City first able to call Guaranty: January 6, 2008
[Construction Completion Deadline]: January 6, 2008
If Guarantee other than a Bond, last day City able to call on Guaranty
is: _____, 20____
Additional information: _____

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

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



Mary Herrera

Bern. Co. AGRE

R 15.00

2006010786

6398334

Page: 2 of 4

01/25/2006 10:36A

Bk-A111 Pg-735

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Marij Herrera

Barra Co AGDF

D 15 00

2806010786

6398334

Page: 3 of 4

01/25/2006 10:36A

DL-0111 Da-725

07/02

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
 Date Site Plan Approved: 8/17/05
 Date Preliminary Plat Approved: 08/17/05
 Date Preliminary Plat Expires: 08/17/06
 DRB Project No.: 1004353
 DRB Application No.: 05 DRB-0111C

Santa Fe at the Trails Unit II
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

△ 9/2/05
 △ 12/1/05

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1 / SW-1	730085		PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St. <i>l = 550'</i>	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd. <i>l = 500'</i>	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides △ 4' MEDIAN	Kayser Mill Rd. <i>l = 200'</i>	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd. <i>l = 550'</i>	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl. <i>l = 550'</i>	South Property Line	Kayser Mill Rd.	/	/	/
B-2	730085	Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave. <i>l = 850'</i>	West Property Line	East Property Line	/	/	/
B-2	730084	Major Local Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St. <i>l = 550'</i>	Woodmont Ave.	Kayser	/	/	/
		Major Local 1/2 Section 24' (F-E)	△ Oakridge St.	<i>l = 250'</i>	Treeline	Kayser	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-2	730084	Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave. L = 1050'	West Property Line	Oakridge St.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement L = 200'	Treeline Ave.	Kayser Mill Rd.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
B-2	730084	**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave. L = 850'	West Property Line	Oakridge St. offsite	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement L = 200'	Pond F within Tract 4	Kayser Mill Rd. offsite	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd. L = 200'	Tract B - 25' SAS and Drainage Easement onsite	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl. L = 400'	Kayser Mill Rd. onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl. onsite	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G) L = 600'	onsite		/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave. L = 500'	Tract A (Pond G)	Oakridge St. offsite	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St. L = 350'	Lot 93-P1	Woodmont Ave. offsite	/	/	/
B-2	730085	24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl. L = 400'	South Property Line onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St. L = 150'	Lot 43-P1 onsite	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)	onsite		/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4	onsite	offsite	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
B-3	730085	48-72" Dia.	WPCP w/ MH & Inlets	Universo Blvd.	Trails Unit II South Property Line	Boca Negra Detention Dam	/	/	/
			250,000\$ contribution toward drainage outfall						
			WATER (NMUI)						
NMUI	730085	8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kaysers Mill Rd.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Kaysers Mill Pl.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kaysers Mill Rd.	/	/	/
		12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kaysers Mill Rd.	Treeline Ave.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/	/
			SANITARY SEWER (NMUI)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kaysers Mill Rd.	/	/	/
		8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kaysers Mill Rd.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kaysers Mill Rd.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/	/

8"

8"

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Cnst Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)
 NAME(print)
 Wilson & Co., 2600 American Rd., Rio Rancho NM
 87124

FIRM
 SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/17/05
 DRB CHAIR - date
[Signature] 8/17/05
 PARKS & RECREATION - date

[Signature] 8/17/05
 TRANSPORTATION DEVELOPMENT - date
 AMAFCA - date

[Signature] 8/17/05
 UTILITY DEVELOPMENT - date
 CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Transp	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William G. Balch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE CORNER (MIN.) LANDSCAPING.

FINANCIAL GUARANTY AMOUNT

12/07/2005

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

Project Description:

Project ID #: 730085, Santa Fe @The Trails Unit II Subd, Phase/Unit #: 1

Requested By: Steve Salazar, P.E. - Wilson & Company

Approved estimate amount:		\$226,875.00
Contingency Amount:		\$.00
Subtotal:		\$226,875.00
NMGRT	6.75%	\$15,314.06
Subtotal:		\$242,189.06
Engineering Fee	6.60%	\$15,984.48
Testing Fee	2.00%	\$4,843.78
Subtotal:		\$263,017.32
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$328,771.65

APPROVAL:

DATE:

[Signature]

12/7/05



Notes: Full Signalization at Woodmont / Rainbow Blvd

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL. AGMT.

BOND NO. (SURETYS NO.): 823505S
CONTACT PERSON'S NAME: _____

SUBDIVISION IMPROVEMENTS BOND

Premium \$3,288.00/2 Year Term

KNOW ALL MEN BY THESE PRESENTS: That we Longford at the Trails, LLC
["SUBDIVIDER"] a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc.:] Nevada limited liability company as
"Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Iowa and authorized to do business in the
State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200
Irvine CA 92614 and whose telephone number is 949-263-3300,
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Three hundred twenty eight thousand seven hundred seventy one and 65/100***
Dollars, (AMOUNT OF FIGURES) \$ 328,771.65, as amended by change orders
approved by the Surety or changes to the infrastructure list approved by the
City Development Review Board, the payment of which is well and truly to be
made, and each of us bind ourselves, our and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, and firmly by
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as Santa Fe @ The Trails Unit 2 (Full Signalization at Woodmont/Rainbow Blvd
730085; and
("NAME OF SUBDIVISION"), CITY PROJECT NO.

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the Subdivision: [list the
improvements e.g., water, sewer, pavement, sidewalks:]
SIA Procedure - B - Modified w/F.G ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") Longford at the Trails, LLC
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, page _____
through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended:] January 6, 2008 ("the Construction
Completion Deadline"), then this obligation shall be null and void; if the
Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 6TH day of January, 2006.

SUBDIVIDER: Longford at the Trails, LLC

By (signature): [Signature]
Name: John Murillo
Title: President
Dated: 1/9/06

SURETY: Developers Surety and Indemnity Company

By (signature): [Signature]
Name: Natalie Caicedo Lopez
Title: Attorney-In-Fact
Dated: January 6, 2006

STATE OF NM
COUNTY OF Bernalillo

Subscribed and sworn to before me this 9th day of January 2006

[Signature]
Notary Public

My Commission Expires: 12-1-08

*NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

STATE OF California

COUNTY OF Orange

} SS.

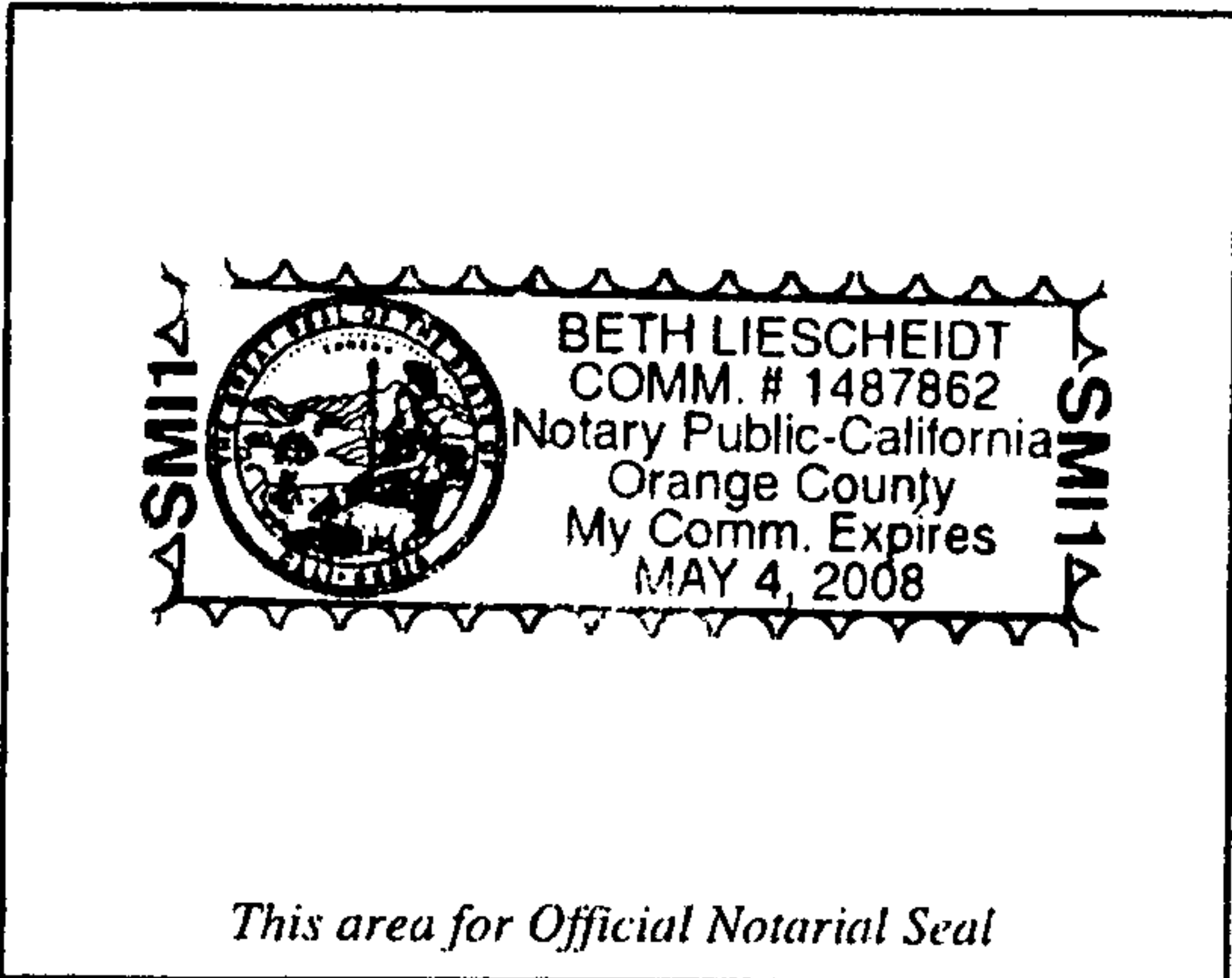
On January 6, 2006, before me, Beth Liescheidt

PERSONALLY APPEARED Natalie Caicedo Lopez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Beth Liescheidt*



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____
- _____
- _____

DESCRIPTION OF ATTACHED DOCUMENT

_____ TITLE OF TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

_____ SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Developers Surety and Indemnity Company

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300**

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

*****Keith E. Sandrock, Patricia J. Sandrock, Natalie Caicedo Lopez, jointly or severally*****


as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: 
David H. Rhodes, Executive Vice-President

By: 
Walter A. Crowell, Secretary



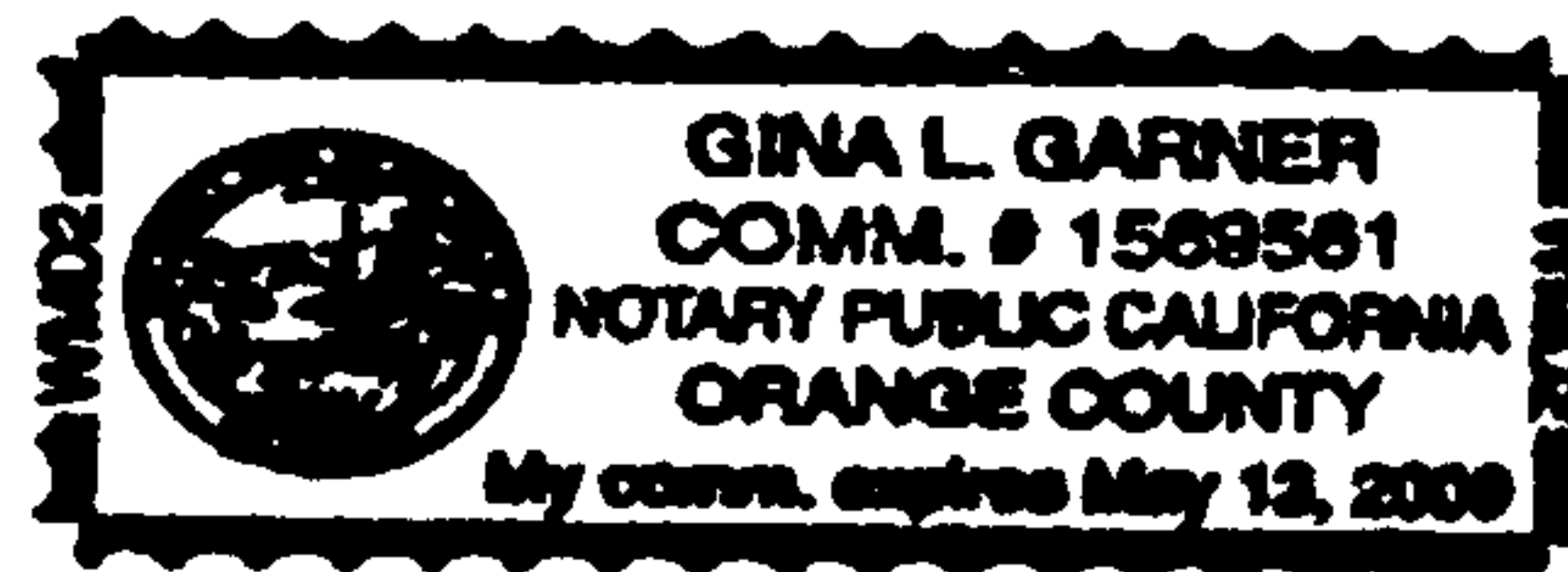
STATE OF CALIFORNIA]
COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(SEAL)



CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 6TH day of January, 2006.

By: 
Albert Hillebrand, Assistant Secretary



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: LONGFORD AT THE TRAILS, LLC PHONE: 761-9911
 ADDRESS: 7007 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SANTA FE AT THE TRAILS UNIT 2
 Existing Zoning: SU-2 RD Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): C-9 UPC Code: 100906436725510501

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1004353 05 DRB-01119, 1004353 06 DRB-00238

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 94 No. of proposed lots: 94 Total area of site (acres): 17.00
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE ST NW
 Between: TREELINE AVENUE NW and WOODMONT AVENUE NW

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

SIGNATURE Scott J. Steffen DATE 12/6/07
 (Print) SCOTT J. STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB . 72432</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>50.00</u>

Hearing date January 2, 2008

[Signature] 12/7/07
 Planner signature / date

Project # 1004353

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
Applicant name (print)
Scott J. Steffen 12/6/07
Applicant signature / date



Form revised **October 2007**

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

Application case numbers
02DRB - 70432

Scott J. Steffen 12/7/07
Planner signature / date
Project # 1004353

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 December 18, 2007 to January 2, 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.

Sarah Scott
(Applicant or Agent)

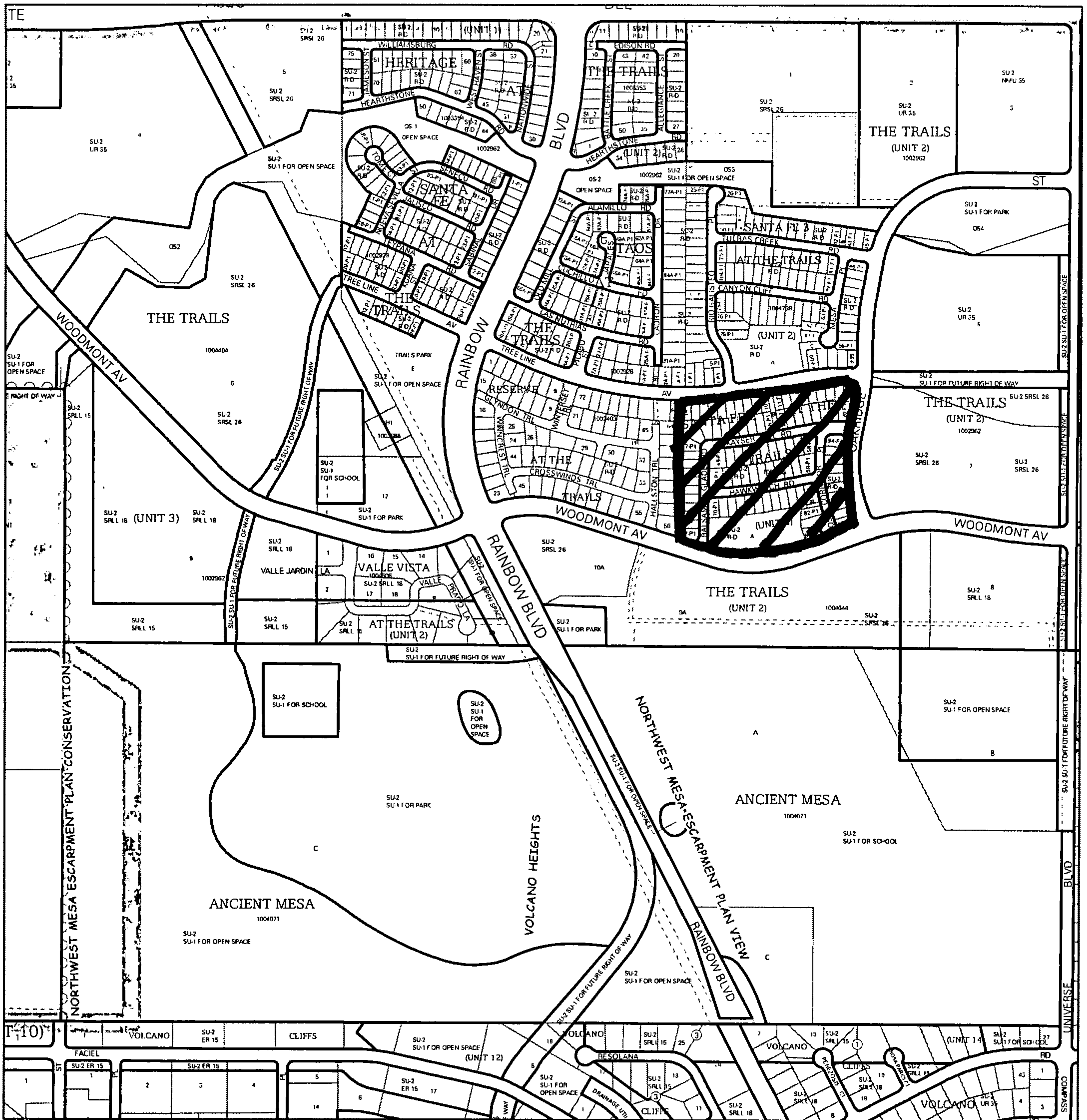
12/7/07
(Date)

I issued 1 signs for this application, 12/7/07
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004353

07PRB-70431, 70432, 70433



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 6, 2007

Andrew Garcia, Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

RE: Subdivision Improvements Agreement Extension (Procedure B Extension)
Santa Fe 2 at the Trails Unit 2 DRB# 1004353-05DRB-01119

Dear Andrew:

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

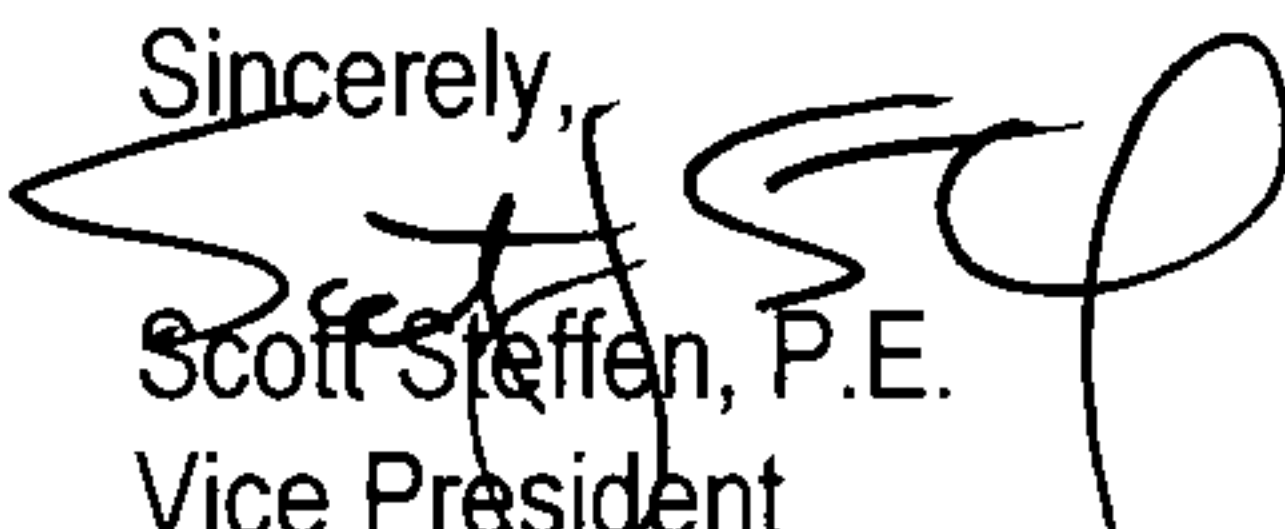
Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notices from the Development Review Board
- Approved Infrastructure List
- Original SIA
- Neighborhood Notification information
- Fee in the amount of \$ 245.00 to cover 3 separate applications for Santa Fe at the Trails

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the required project contribution toward the drainage outfall for the Trails. We are requesting the extension because the drainage outfall contribution is tied to the Boca Negra dam construction, which has not occurred.

Please place this item on the DRB agenda to be heard on January 2, 2008. If you have any questions, or require further information, please call me.

Sincerely,



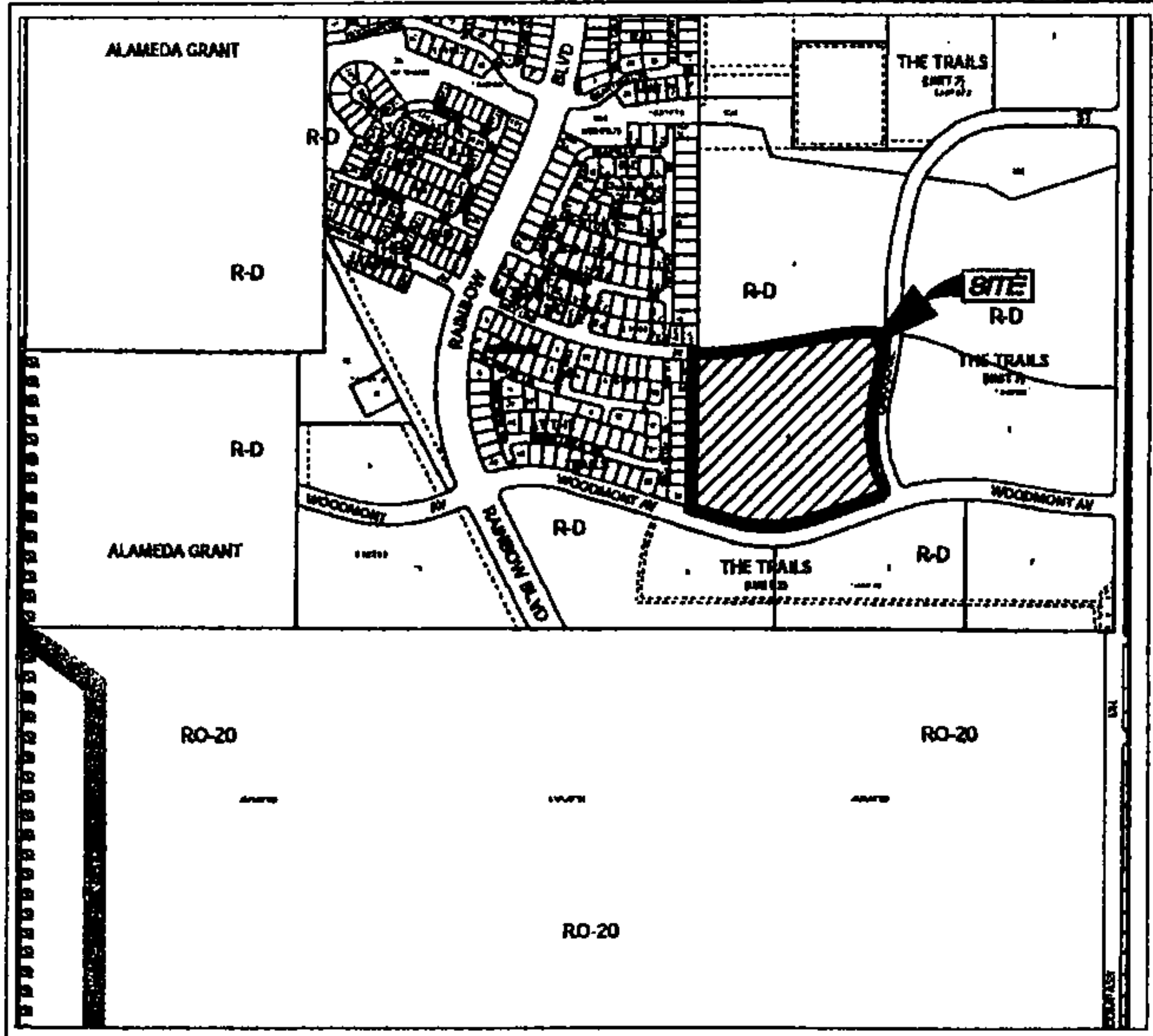
Scott Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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 parentheses ().
- 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 20052657
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (C). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 3
- Total number of Lots created: 94
- Total number of Parcel created: 0
- Total mileage of full width streets created: 0.4605 mile.
- Total mileage of half width streets created: 0.1756 mile.
- Gross Subdivision acreage: 17.0028 acres.
- This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.
- Minimum lot size: 4700 Sq. Ft.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary and Easement Vacations
- SHEET 4 OF 6 - North 1/2 of Santa Fe Unit 2
- SHEET 5 OF 6 - South 1/2 of Santa Fe Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
1009010437129210101
Indus Development Ltaco

Donna Mares B-110-06
 Bernalillo County Treasurer 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, 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.

PURPOSE OF PLAT:

The Purpose of this plat is to: Create the 94 residential lots as shown hereon; Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

Tracts A, B and C as shown hereon will be conveyed to the Trails Community Association, Inc. Said tracts to be maintained by said Homeowners Association.

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
 Russ P. Hugg
 NMPS No. 9750
 October 12, 2005



CORRECTION PLAT

**SANTA FE 2
 AT THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO.

OCTOBER, 2005

PURPOSE OF CORRECTION PLAT

The sole purpose of this Correction Plat is to correct the scrivener's errors for the curve labels on Lots 14 P-1, 29 P-1 and the curve label for the Southwest curve on Tract A as shown on Sheet 6 of 6. No other revisions have been made.

PROJECT NUMBER: 1004353

Application Number: 06 DRB-00238

PLAT APPROVAL

Utility Approvals

<u>Lead D. Mest</u> PNM Electric Services	<u>1-06-06</u> Date
<u>Lead D. Mest</u> PNM Gas Services	<u>1-06-06</u> Date
<u>Scott Crabtree</u> QWest Corporation	<u>1-24-06</u> Date
<u>James Huber</u> Comcast	<u>11-14-05</u> Date
<u>[Signature]</u> New Mexico Utilities	<u>1-12-06</u> Date

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

<u>[Signature]</u> City Surveyor	<u>11-14-05</u> Date
<u>N/A</u> Real Property Division	<u>3-2-06</u> Date
<u>N/A</u> Environmental Health Department	<u>3-2-06</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>3-2-06</u> Date
<u>William D. Malach</u> Utilities Development	<u>3/1/06</u> Date
<u>Christina Dandora</u> Parks and Recreation Department	<u>3/1/06</u> Date
<u>Bradley D. Bingham</u> AMAFCA	<u>3/1/06</u> Date
<u>Bradley D. Bingham</u> City Engineer	<u>3/1/06</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>3/08/06</u> Date

SHEET 1 OF 6

SURV TEK, INC.

Consulting Surveyors
 6384 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

050729_SHTS 1-3.DWG

CORRECTION PLAT
OF
SANTA FE 2
AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

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 6, of 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, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 17.0028 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2, (BEING A REPLAT OF TRACT 6, THE TRAILS UNIT 2) 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. Said owner(s) and proprietor(s) do hereby dedicate the new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby convey Tracts A, B and C as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. 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(S)

LONGFORD THE TRAILS, LLC
By: David Murtagh 11/2/05
David Murtagh, Division President Date

TRAILS COMMUNITY ASSOCIATION, INC.
By: Tracy Murphy 11-9-05
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 8th
day of November 2005, by David Murtagh, Division
President of The Trails, LLC.

Donna Krapcho 12-1-08
Notary Public My commission expires

ACKNOWLEDGEMENT

STATE OF NEW MEXICO Nevada
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 7th
day of November 2005, by Tracy Murphy, President of
The Trails Community Association, Inc.

Crystal House 5/5/07
Notary Public My commission expires



SHEET 2 OF 6.

SURVOTEK, INC.

Consulting Surveyors
6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

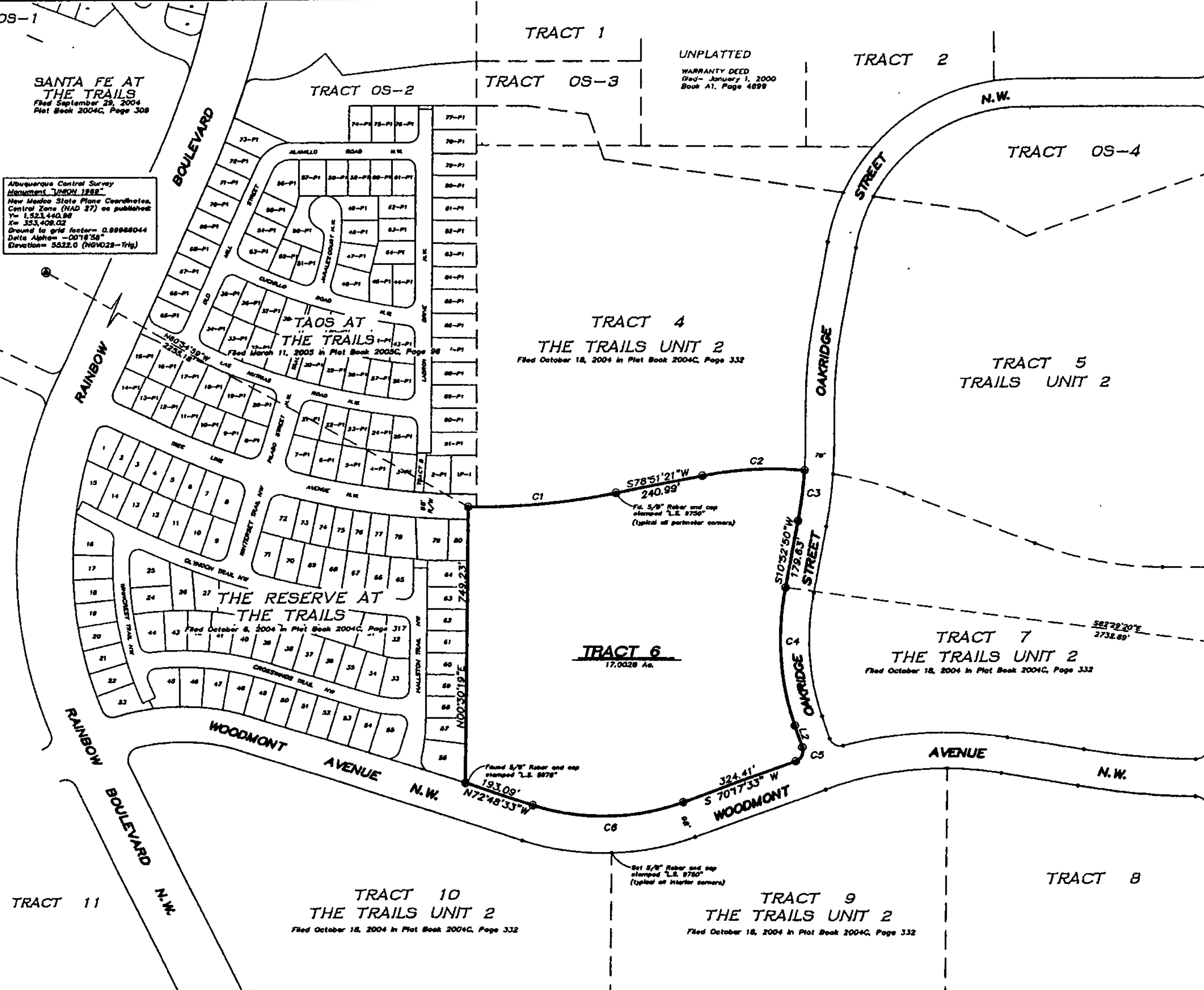
CORRECTION PLAT
 OF
SANTA FE 2
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

UNPLATTED
 WARRANTY DEED
 Filed January 1, 2000
 Book A1, Page 4898

SANTA FE AT
 THE TRAILS
 Filed September 29, 2004
 Plat Book 2004C, Page 308

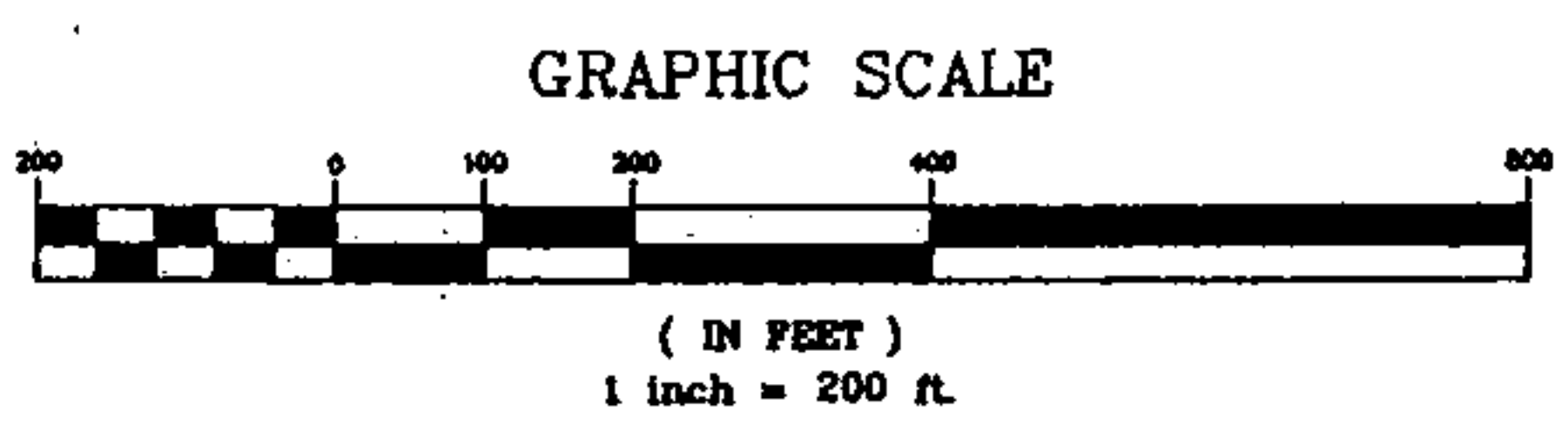
Albuquerque Central Survey
 Monument "UNION 1888"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 Y= 1,521,440.88
 X= 353,409.02
 Ground to grid factor= 0.99988044
 Delta Alpha= -00'16.58"
 Elevation= 5622.0 (NGVD29-Trig)



Albuquerque Central Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y= 1,521,776.00
 X= 358,954.34
 Ground to grid factor= 0.9998834
 Delta Alpha= -00'18.19"
 Elevation= 5422.368 (NGVD29)

2006051800
 648441
 Page: 3 of 6
 10/25/2006 10:58P
 Mary Herrera Bern. Co. PLRT R 32.88 BX-2006C Pg. 06

2006163591
 651199
 Page: 3 of 6
 10/25/2006 12:09P
 Mary Herrera Bern. Co. PLRT R 32.88 BX-2006C Pg. 06



UNPLATTED LAND OF
 STATE OF NEW MEXICO

SURV-TEK, INC.
 Consulting Surveyors
 8384 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3388 Fax: 505-897-3377

CORRECTION PLAT

SANTA FE 2
AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

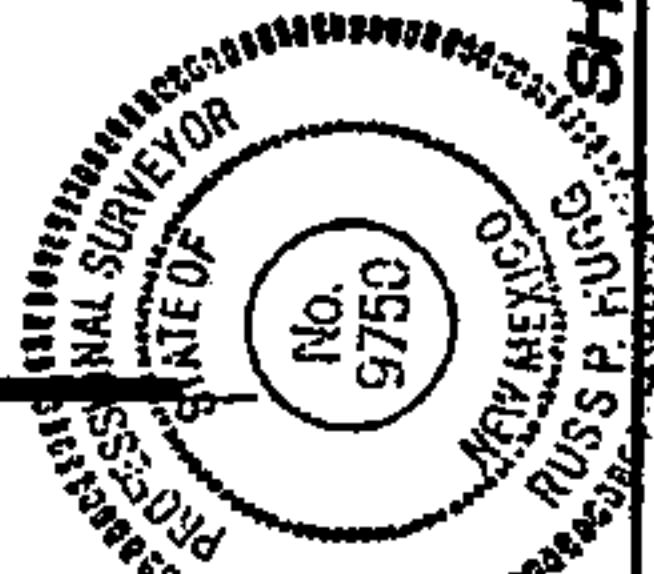
OCTOBER, 2005

TRACT 7
THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332

2005100501
Page 1 of 6
10/25/2005 12:58P
14% SURVEY
Bernalillo Co., N.M.
1:22.00 BL-2004C Pg-322

2005100501
Page 4 of 6
10/25/2005 10:38A
14% SURVEY
Bernalillo Co., N.M.
1:22.00 BL-2004C Pg-322



SURVOTEK, INC.

Consulting Surveyors
6004 Pulley New Drive, N.W. Albuquerque, New Mexico 87114 Phone: 405-897-3366 Fax: 405-897-3377

NOTES

- 1. Private Cross Access Easement for the West side and South side of Lots 18-21 and 19-21, to be maintained by the owner of said lots.
- 2. Private Cross Access Easement for the West side and South side of Lots 18-21 and 19-21, to be maintained by the owner of said lots.

All Public Street (part of) maps on shown hereon, including the South 34' of Tree Line Avenue N.W., are hereby corrected in the amount with, without prejudice to the City of Albuquerque by this plat.

TRACT 4
THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332

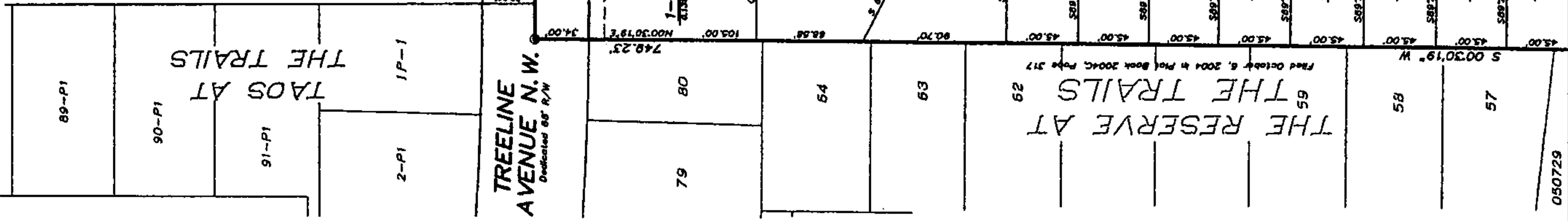
34' Public Roadway and Utility Easement is granted to the City of Albuquerque by the City of Albuquerque by this plat. The City of Albuquerque hereby grants to the City of Albuquerque a 34' Public Roadway and Utility Easement in the amount with, without prejudice to the City of Albuquerque by this plat.

Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Access Easement over said Tract B to the City of Albuquerque is hereby granted to the City of Albuquerque and a Sanitary Sewer Easement is granted to New Mexico Utilities, Inc. from the responsibility of said Trails Community Association, Inc.

Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Access Easement over said Tracts A and C to the City of Albuquerque is hereby granted to the City of Albuquerque and a Sanitary Sewer Easement is granted to New Mexico Utilities, Inc. from the responsibility of said Trails Community Association, Inc.

Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Access Easement over said Tract B to the City of Albuquerque is hereby granted to the City of Albuquerque and a Sanitary Sewer Easement is granted to New Mexico Utilities, Inc. from the responsibility of said Trails Community Association, Inc.

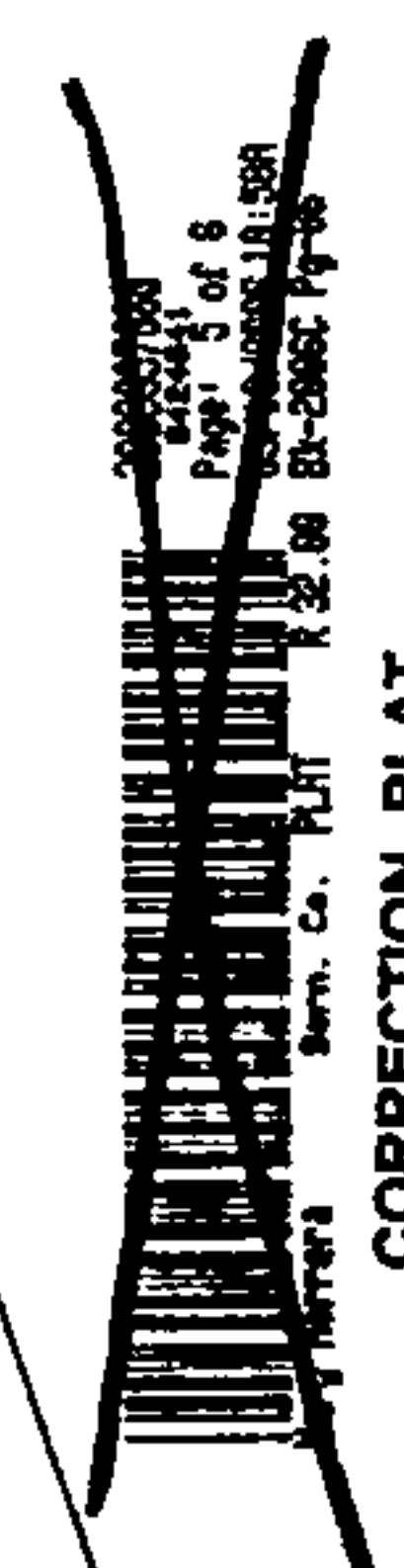
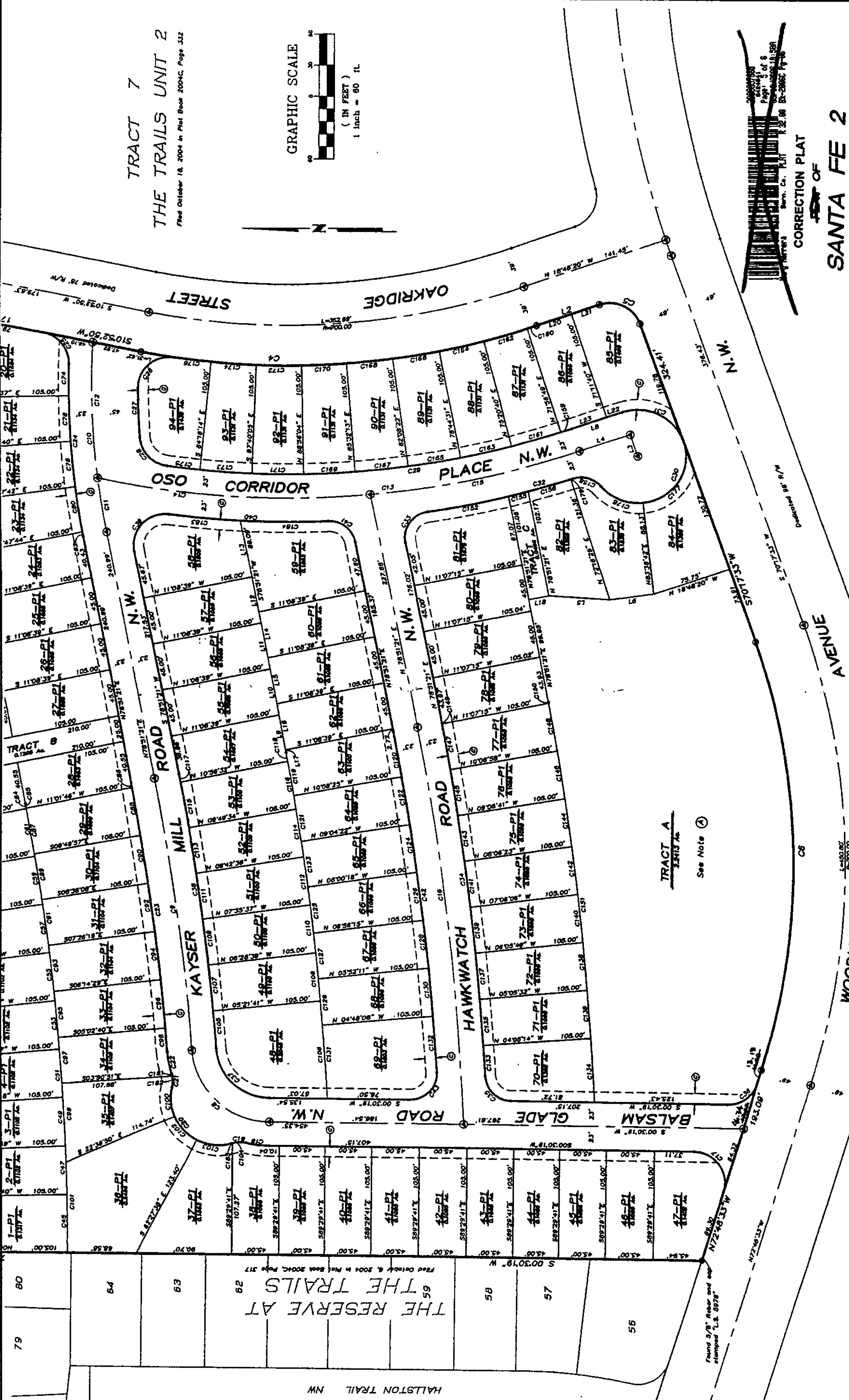
Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Access Easement over said Tracts A and C to the City of Albuquerque is hereby granted to the City of Albuquerque and a Sanitary Sewer Easement is granted to New Mexico Utilities, Inc. from the responsibility of said Trails Community Association, Inc.



050729

TRACT 7
THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332



SANTA FE 2
AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)

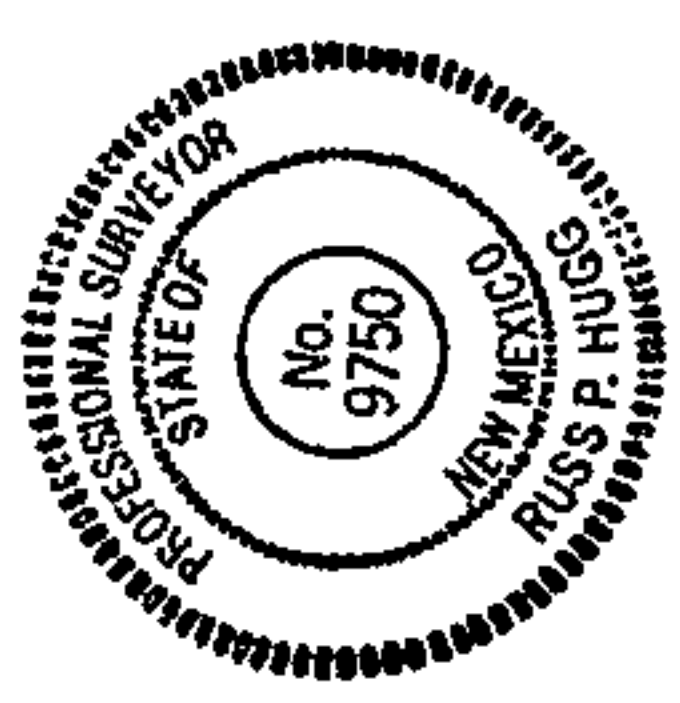
WITH-IN
THE TOWN OF ALAMEDA GRANT
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005



TRACT 9
THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332



TRACT 10
THE TRAILS UNIT 2

- NOTES:
- ① Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Drainage Easement over said Tracts A, C and D is hereby established and shall be subject to the same terms, conditions and covenants as set forth in the plat. The responsibility of said Trails Community Association, Inc.
 - ② Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Drainage Easement over said Tract B is hereby established and shall be subject to the same terms, conditions and covenants as set forth in the plat. The responsibility of said Trails Community Association, Inc.
 - ③ A 10' Public Utility Easement is hereby granted by the plat along the front of all lots as shown and designated hereon.

SURVOTEK, INC.
Consulting Surveyors
3284 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3586
Fax: 505-897-3577



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

8. Project # 1004353
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [*Listed under Project #1002962 in error*] [*Deferred from 8/3/05*] (C-9)

At the August 17, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 7/7/05 the preliminary plat was approved with the following conditions of final plat:

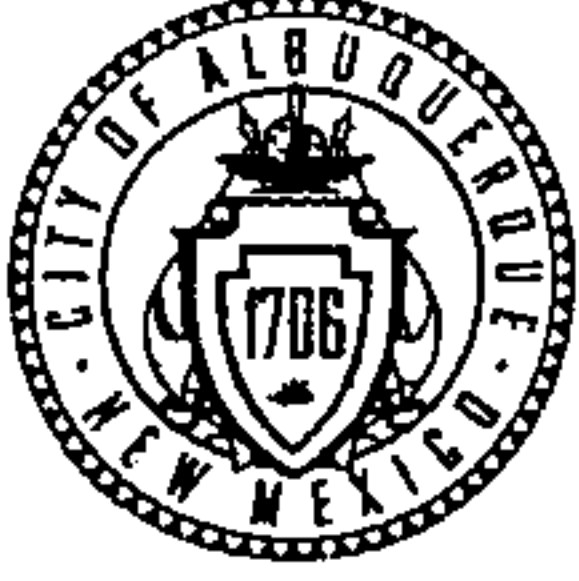
~~Use of a hammerhead requires Fire Department and Solid Waste Department approval.~~

An approved perimeter wall design is required prior to final plat.

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

If you wish to appeal this decision, you must do so by September 1, 2005, 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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


Sheran Matson, AICP, DRB Chair

Cc: Longford Homes, 7007 Jefferson St NE, Suite A, 87109
Consensus Planning, 302 8th Street NW, 87102
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Ms Laura Horton
7224 Cascada Rd NW
Albuquerque NM 87114

RE: Extension of Subdivision Improvements Agreements
Santa Fe 2 at the Trails Unit 2

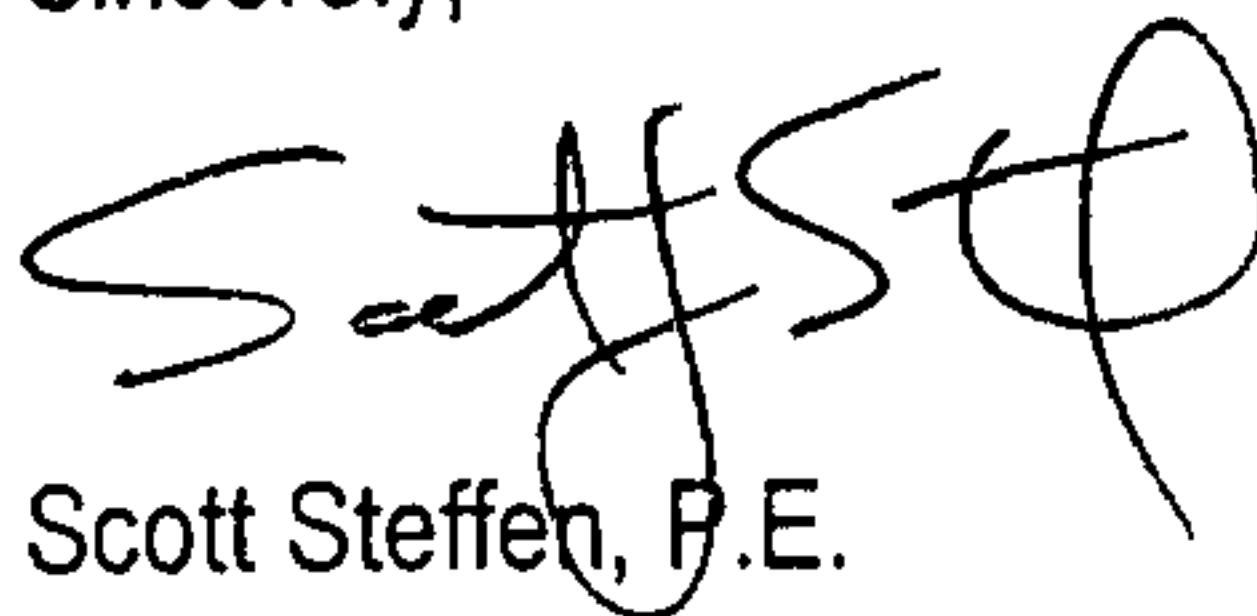
Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval of a 2-year extension of a Subdivision Improvements Agreements (SIA) for the Santa Fe 2 at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for the referenced project's contribution to a drainage outfall that is tied to the construction of the Boca Negra Dam. The extension is required because construction of the dam will not have occurred by the expiration date of the SIA.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Mr Kevin Patton
10422 Borrego Creek Dr NW
Albuquerque NM 87114

RE: Extension of Subdivision Improvements Agreements
Santa Fe 2 at the Trails Unit 2

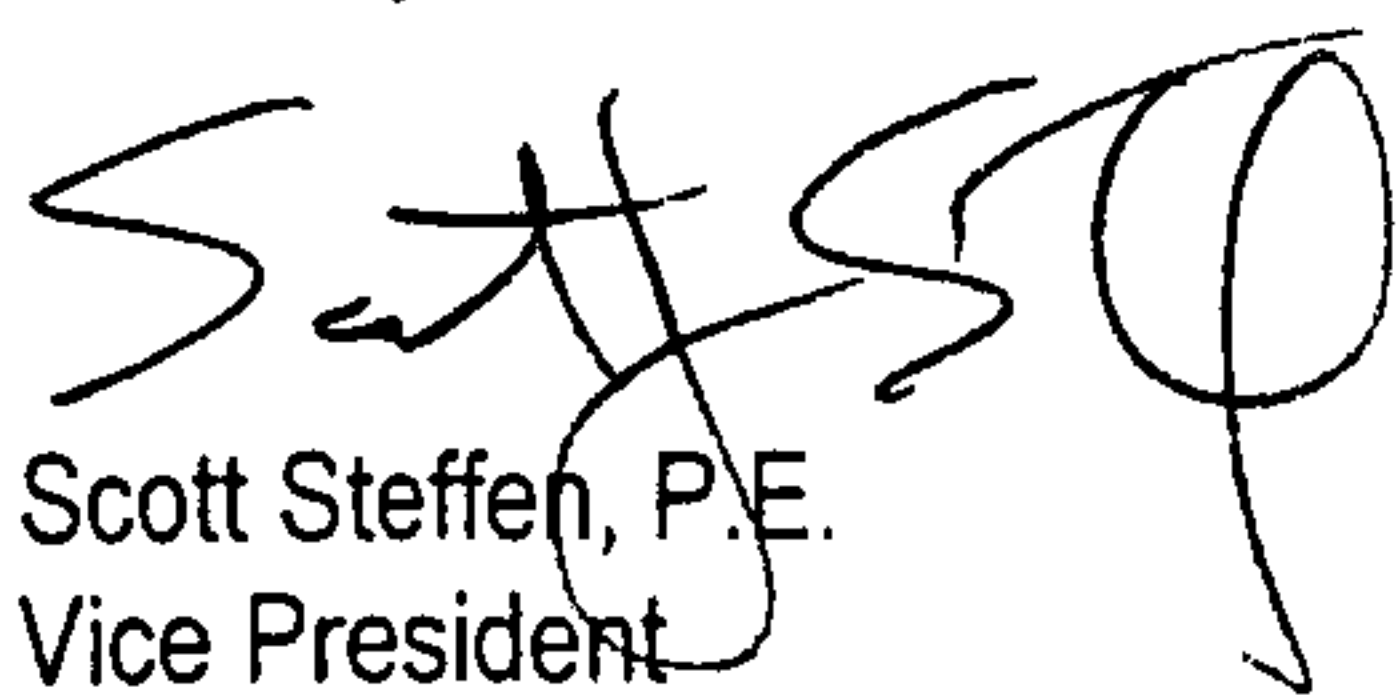
Dear Mr. Patton:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Longford Homes, is seeking approval of a 2-year extension of a Subdivision Improvements Agreements (SIA) for the Santa Fe 2 at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for the referenced project's contribution to a drainage outfall that is tied to the construction of the Boca Negra Dam. The extension is required because construction of the dam will not have occurred by the expiration date of the SIA.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

ENGINEERING

SPATIAL DATA

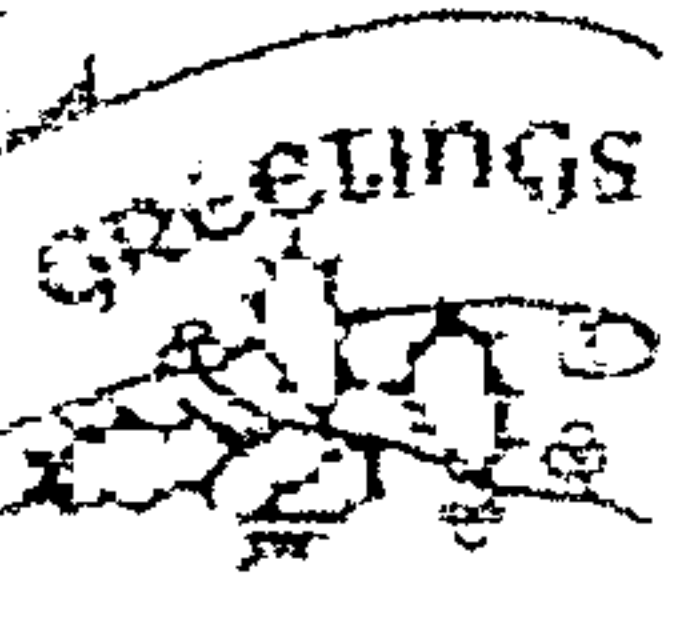
CERTIFIED MAIL

Houston

VE



91 7108 2133 3933 4924 7681



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$05.380
0012368945 DEC 06 2007
MAILED FROM ZIP CODE 37109

MR KEVIN PATTON
10422 BORREGO CREEK DR NW
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Kevin Patton
 10422 Borrego Creek
 DR., NW
 ABQ, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

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

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

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

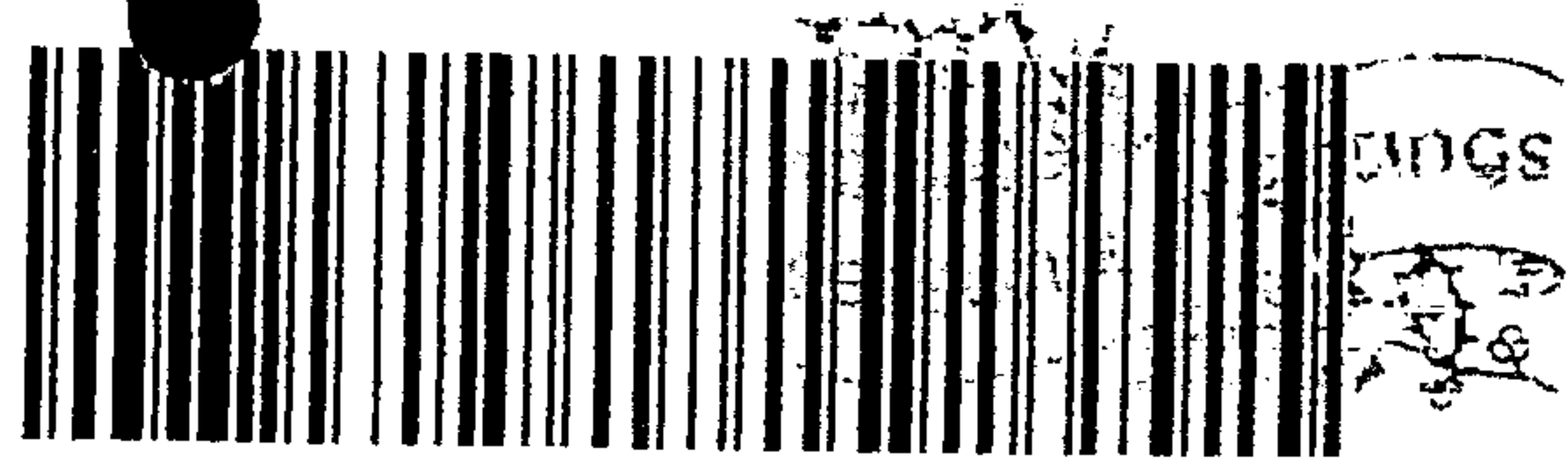
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **91 7108 2133 3933 4924 7681**

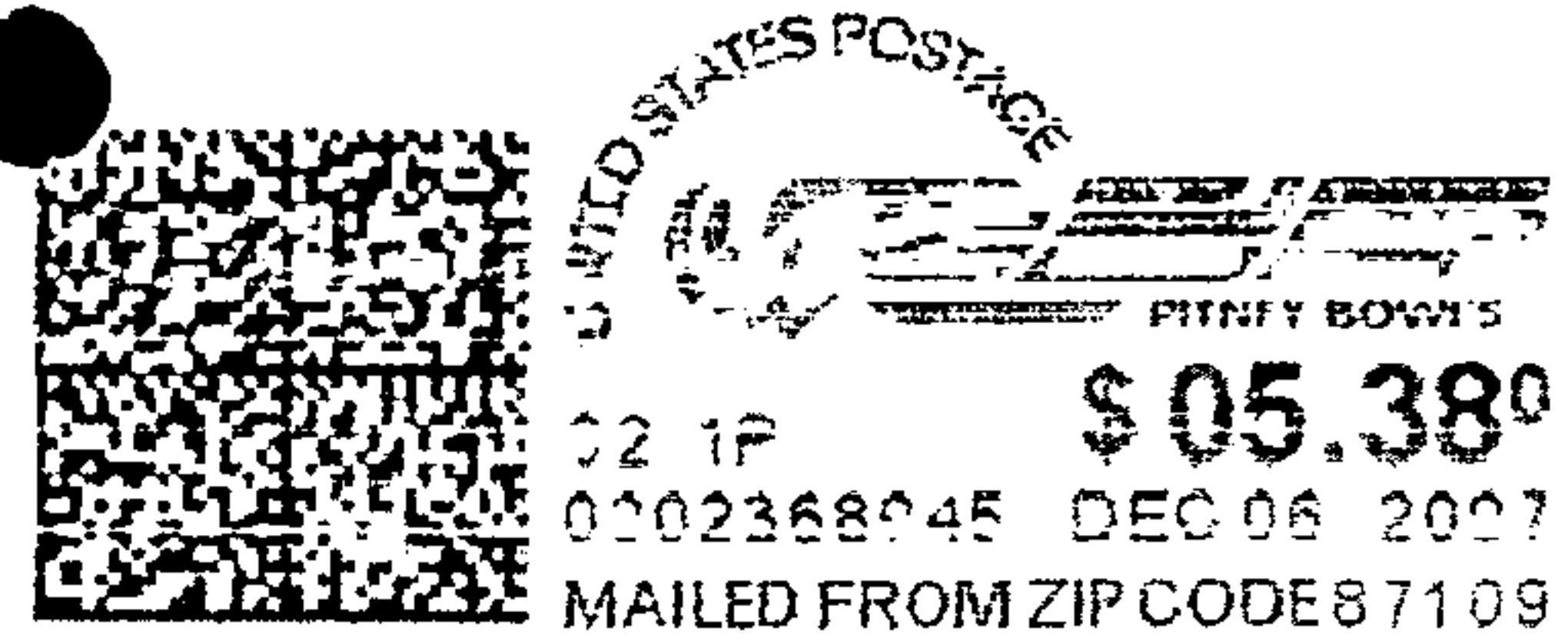
CERTIFIED MAIL



NE



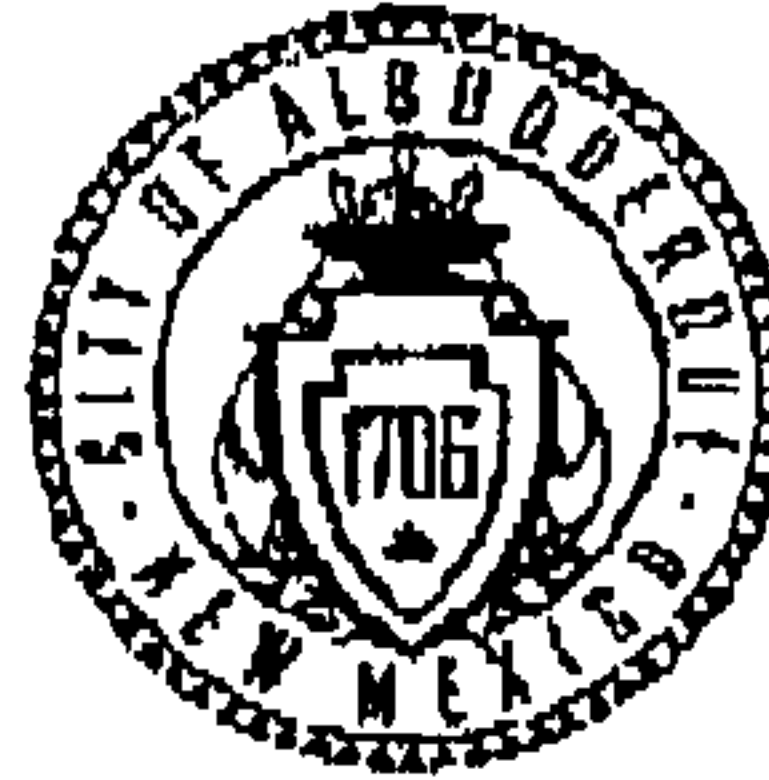
91 7108 2133 3933 4924 7636



MS LAURA HORTON
7224 CASCADE RD NW
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; font-family: cursive;">LAURA HORTON 7224 CASCADE RD NW ALBUQ NM 87114</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

2. Article Number (Transfer from service label) 91 7108 2133 3933 4924 7636



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: December 6, 2007

TO CONTACT NAME: Scott Steffen
 COMPANY/AGENCY: Behannan Huston
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of Dec 6, 2007 (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 Santafe at the Trails, Unit 2 Located on Oakridge St. NW Between Tree Line Ave NW and Woodmont Ave. NW 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 NA
 Neighborhood or Homeowner Association
 Contacts: Laura Horton
7224 Cascada Rd NW 87114
898-8103(h) 710-0646(c)
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.

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: Dec 6, 2007

Time Entered: 9:13 AM

ONC Rep. Initials: 

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 05 DRB-01119

△ 9/20/05
△ 2 12/1/05

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides △ 4' MEDIAN	Kayser Mill Rd.	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave.	West Property Line	East Property Line	/	/	/
		Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St.	Woodmont Ave.	Kayser Treeline Ave.	/	/	/
		Major Local 1/2 Section 24' (F-E)	** " " " "	△ ** Oakridge St.	Treeline Kayser	Kayser	/	/	/

S/A Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From ^{ORIGINAL} To		Private Inspector	City Inspector	City Cnst Engineer
					From	To			
		Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Oakridge St.	/	/	/
		6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement	Treeline Ave.	Kayser Mill Rd.	/	/	/
		6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
			DRAINAGE				/	/	/
		**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement	Pond F within Tract 4	Kayser Mill Rd.	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd.	Tract B - 25' SAS and Drainage Easement	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl.	Kayser Mill Rd.	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G)			/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave.	Tract A (Pond G)	Oakridge St.	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St.	Lot 93-P1	Woodmont Ave.	/	/	/
		24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl.	South Property Line	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St.	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4			/	/	/

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Cnst Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

FIRM

[Handwritten Signature]
SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/17/05 DRB CHAIR - date
[Signature] 8/17/05 PARKS & RECREATION - date
[Signature] 8-17-05 TRANSPORTATION DEVELOPMENT - date
[Signature] 8/17/05 UTILITY DEVELOPMENT - date
[Signature] 8-15-05 CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William A. Balch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE GRASS (MIN.) LANDSCAPING.

B-3
Drainage outfall

No. of Lots: 94
Nearest Major Streets
Rainbow Blvd/Woodmont AVE.

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Langford at the Trails LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada Limited Liability Co. whose address is 7007 Jefferson St NE Suite A-B and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

ZLL
Langford

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 6 of Bulk Plat of The Trails Unit 1 recorded on 10/18/04 in the records of the Bernalillo County Clerk at Book 2004C pages 332 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Trails LLC ("Owner").

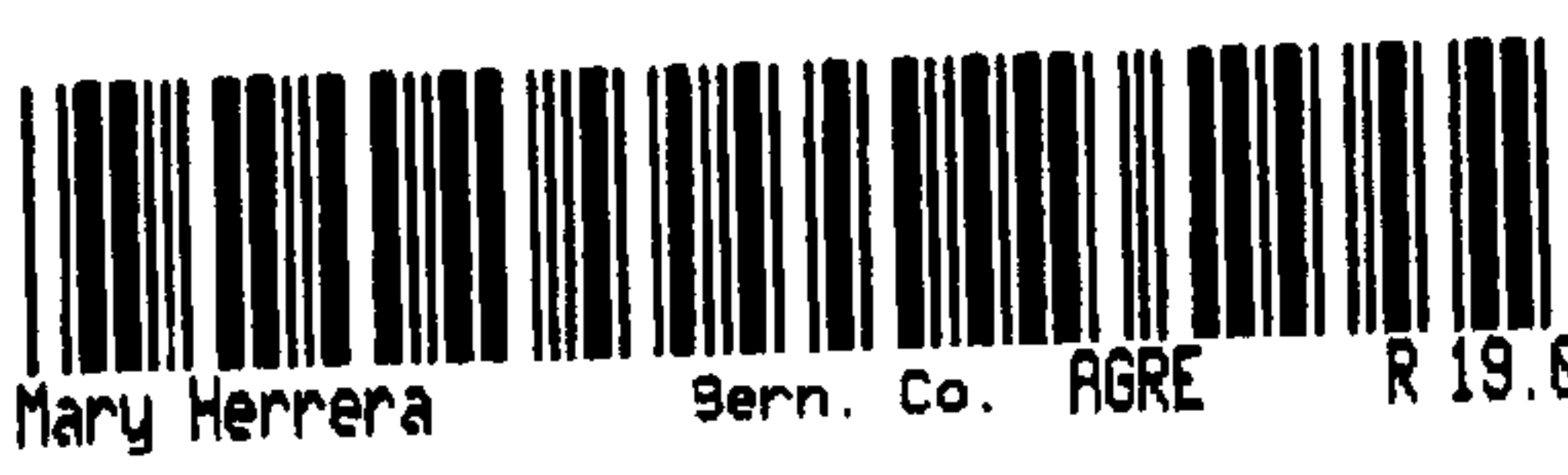
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Santa Fe at The Trails Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 6th day of January, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 230085.

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

09/04



2006010787
6398335
Page: 1 of 6
01/25/2006 10:36A
Bk-A111 Pg-736

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

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

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

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

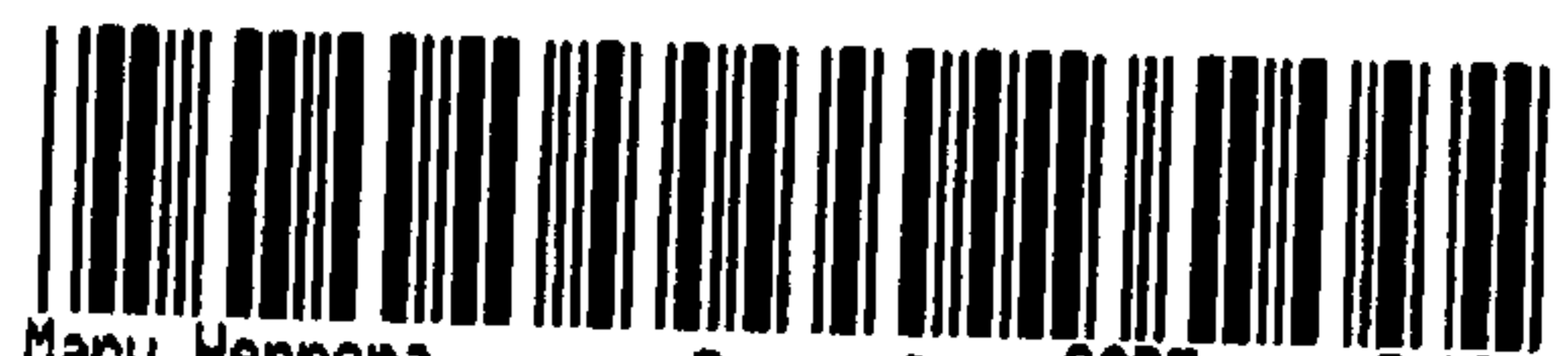
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Construction Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	As required per City-approved estimate. (Figure 7)

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

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

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

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



Mary Herrera Bern. Co. AGRE R 19.00 2006010787
6398335
Page: 2 of 6
01/25/2006 10:36A Bk-A111 Pg-736

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

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

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

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

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

Type of Financial Guaranty: Subdivision Bond # 8235015
Amount: \$ 250,000.00 Name of Financial Institution or Surety
providing Guaranty: Developers Surety and Indemnity Co.
Date City first able to call Guaranty: January 6, 2008
[Construction Completion Deadline]: January 6, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
January 6, 2008

Additional information: _____, 20____

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

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



2006810787
6398335
Page: 3 of 6
81/25/2006 10:36A
Bk-A111 p. 722

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision. 07/02

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

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

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

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

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

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

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

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



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

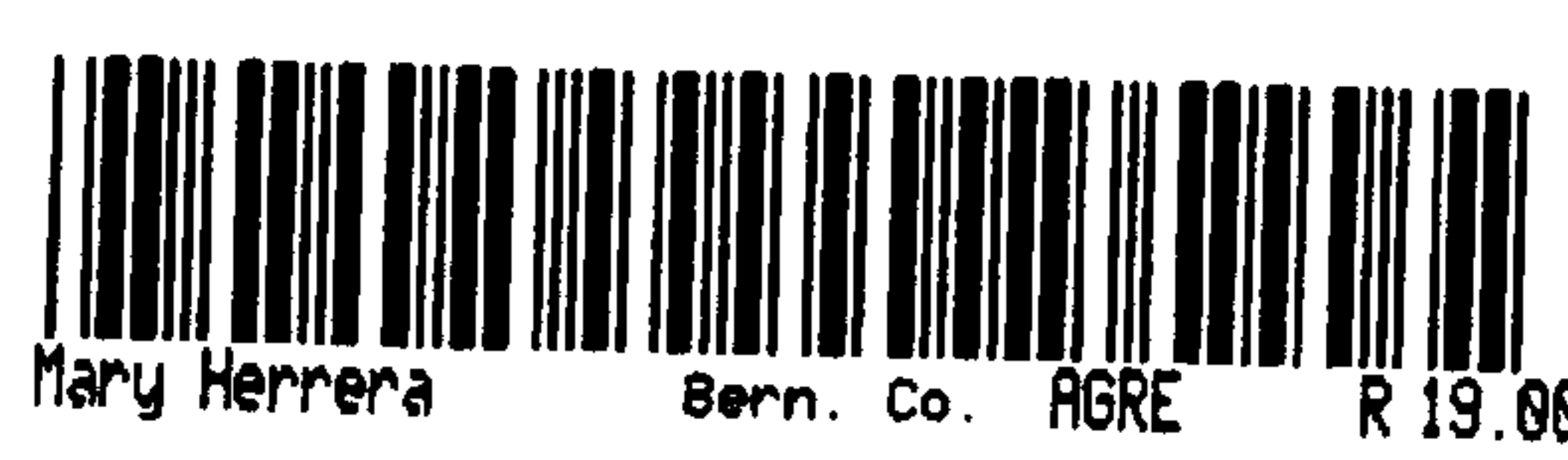
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



2006010787
6398335
Page: 5 of 6
01/25/2006 10:36A
BK-A111 Pg-736

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

SUBDIVIDER:

By [Signature]: David Murtagh
Name: David Murtagh
Title: Div. President
Dated: 12/29/05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 1-24-06

Wfe 12/30/06 ju 01-16-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo)^{SS}

This instrument was acknowledged before me on 29th day of December, 2005 by [name of person:] David Murtagh [title or capacity, for instance, "President" or "Owner":] Division President of [Subdivider:]

My Commission Expires: 12-1-08

Donna Krapcha
Notary Public
OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO))^{SS}

This instrument was acknowledged before me on 24th day of January, 2006 by Richard Stourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

Marianne Saavedra
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 05DRB-0111C

△ 9/2/05
△ 12/1/05

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1 / SW-1	730085		PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St. L=550'	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd. L=500'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides 4' MEDIAN	Kayser Mill Rd. L=200'	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd. L=550'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl. L=550'	South Property Line	Kayser Mill Rd.	/	/	/
B-2	730085	Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave. L=850'	West Property Line	East Property Line	/	/	/
B-2	730084	Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St. L=550'	Woodmont Ave.	Kayser	/	/	/
		Major Local 1/2 Section 24' (F-E)		Oakridge St. L=200'	Treeline	Kayser	/	/	/

3IA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-2	730084	Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave. L = 1050'	West Property Line	Oakridge St.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement L = 200'	Treeline Ave.	Kaysar Mill Rd.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
B-2	730084	**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave. L = 850'	West Property Line	Oakridge St. offsite	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement L = 200'	Pond F within Tract 4	Kaysar Mill Rd. offsite	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kaysar Mill Rd. L = 200'	Tract B - 25' SAS and Drainage Easement onsite	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl. L = 400'	Kaysar Mill Rd. onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl. onsite	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G) L = 600'	onsite		/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave. L = 500'	Tract A (Pond G)	Oakridge St. offsite	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St. L = 350'	Lot 93-P1	Woodmont Ave. offsite	/	/	/
B-2	730085	24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl. L = 400'	South Property Line onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St. L = 150'	Lot 43-P1 onsite	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)	onsite		/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4	onsite	offsite	/	/	/

SIA Sequence #

COA DRC Project #

Size

Type of Improvement

Location

From

ORIGINAL To

Private Inspector

City Inspector

City Cnst Engineer

B-3

730085

~~48-72 Dia. 12" RCP w/ MH & Inlets Universe Blvd. Trails Unit II South Property Line Boca Negra Detention Dam~~

250,000\$ contribution toward drainage outfall
WATER (NMUI)

offsite

NMUI

730085

8" Dia.

Waterline w/ Appurtenances

Balsam Glade St.

Woodmont Ave.

Kaysar Mill Rd.

8" Dia.

Waterline w/ Appurtenances

Kaysar Mill Pl.

Balsam Glade St.

Oakridge St.

8" Dia.

Waterline w/ Appurtenances

Hawkwatch Rd.

Balsam Glade St.

Oso Corridor Pl.

8" Dia.

Waterline w/ Appurtenances

Oso Corridor Pl.

South Property Line

Kaysar Mill Rd.

12" Dia.

Waterline w/ Appurtenances

Treeline Ave.

Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)

Oakridge St.

8" Dia.

Waterline w/ Appurtenances

Oakridge St.

Kaysar Mill Rd.

Treeline Ave.

8" Dia.

Waterline w/ Appurtenances

Woodmont Ave.

Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)

Balsam Glade St.

SANITARY SEWER (NMUI)

8" Dia.

Sanitary Sewer w/ MH & Appurtenances

Balsam Glade St.

Woodmont Ave.

Kaysar Mill Rd.

8-10" Dia.

Sanitary Sewer w/ MH & Appurtenances

Kaysar Mill Rd.

Balsam Glade St.

Oakridge St.

8" Dia.

Sanitary Sewer w/ MH & Appurtenances

Hawkwatch Rd.

Balsam Glade St.

Oso Corridor Pl.

10" Dia.

Sanitary Sewer w/ MH & Appurtenances

Oso Corridor Pl.

Woodmont Ave.

Kaysar Mill Rd.

8" Dia.

Sanitary Sewer w/ MH & Appurtenances

Treeline Ave.

West Property Line

Oakridge St.

12" Dia.

Sanitary Sewer w/ MH & Appurtenances

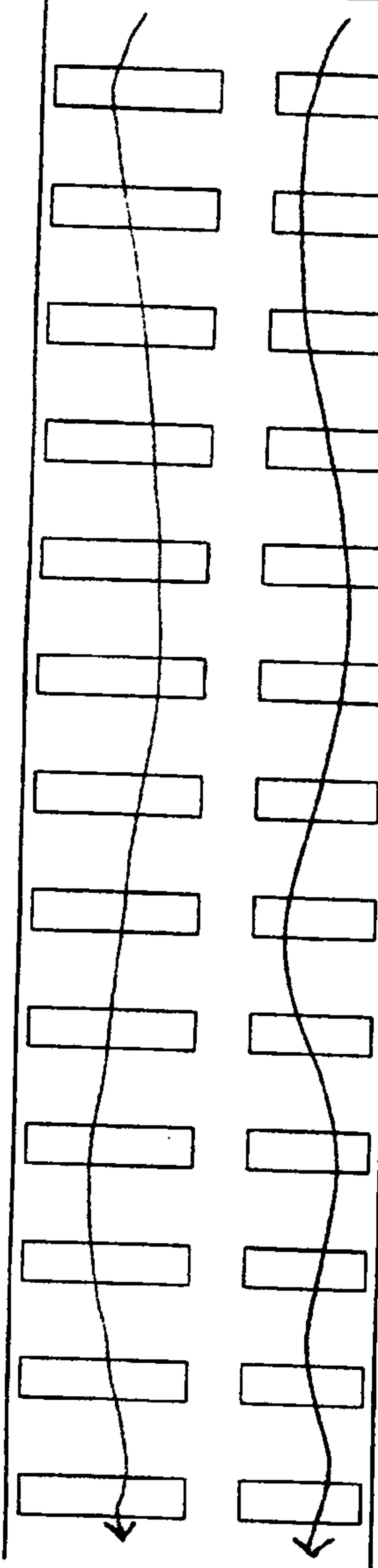
Woodmont Ave.

Oso Corridor Pl.

Oakridge St.

8" Dia.

8" Dia.



SIA Sequence # COA DRC Project #

Size Type of Improvement Location

From ORIGINAL To

Private Inspector City Inspector City Crst Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERIMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)
 NAME(print)
 Wilson & Co., 2600 American Rd., Rio Rancho NM
 87124

FIRM
 SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/17/05
 DRB CHAIR - date
[Signature] 8/17/05
 PARKS & RECREATION - date

[Signature] 8/17/05
 TRANSPORTATION DEVELOPMENT - date

[Signature] 8/17/05
 UTILITY DEVELOPMENT - date

[Signature] 8/17/05
 CITY ENGINEER - date

AMAFA - date

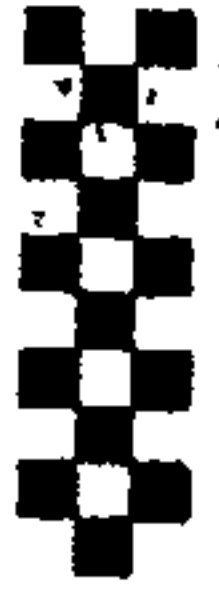
[Signature] 8-15-05
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William G. Batch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE SEASZ (MIN.) LANDSCAPING.



FINANCIAL GUARANTY AMOUNT

12/07/2005

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

Project Description:

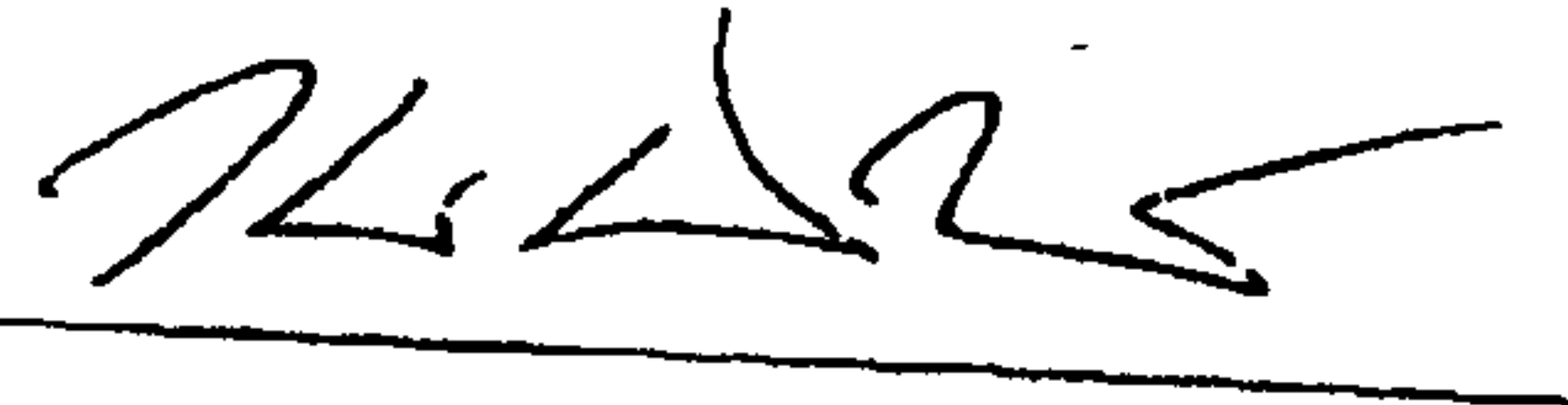
Project ID #: 730085, Santa Fe @The Trails Unit II Subd, Phase/Unit #: 1

Requested By: Steve Salazar, P.E. - Wilson & Co

TOTAL FINANCIAL GUARANTY REQUIRED \$250,000.00

APPROVAL:

DATE:



12/7/05



Notes: B-3 (Drainage Outfall)

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL. AGMT.

BOND NO. (SURETYS NO.): 823501S
CONTACT PERSON'S NAME: _____

SUBDIVISION IMPROVEMENTS BOND

Premium \$2,500.00/2 Year Term

KNOW ALL MEN BY THESE PRESENTS: That we Longford at the Trails, LLC
("SUBDIVIDER") a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc.:] Nevada limited liability company as
"Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Iowa and authorized to do business in the
State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200
Irvine CA 92614 and whose telephone number is 949-263-3300,
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Two hundred fifty thousand and 00/100^{ths}
Dollars, (AMOUNT OF FIGURES) \$ 250,000.00, as amended by change orders
approved by the Surety or changes to the infrastructure list approved by the
City Development Review Board, the payment of which is well and truly to be
made, and each of us bind ourselves, our and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, and firmly by
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as Santa Fe @ The Trails Unit 2 (B-3 (Drainage Outfall))
("NAME OF SUBDIVISION"), CITY PROJECT NO.
730085; and

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the Subdivision: [list the
improvements e.g., water, sewer, pavement, sidewalks:]
SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") Longford at the Trails, LLC
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, pages _____
through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended:] January 6, 2008 ("the Construction
Completion Deadline"), then this obligation shall be null and void; if the
Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 6TH day of January, 2006.

SUBDIVIDER: Longford at the Trails, LLC

By [signature:] [Signature]
Name: Tommy M. ...
Title: per. /
Dated: 1/9/06

SURETY: Developers Surety and Indemnity Company

By [signature:] [Signature]
Name: Natalie Caicedo Lopez
Title: Attorney-in-Fact
Dated: January 6, 2006

STATE OF NM
COUNTY OF Bernalillo

Subscribed and sworn to before me this 9th day of January, 2006

[Signature]
Notary Public

My Commission Expires:
12-1-08

*NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

STATE OF California

COUNTY OF Orange

} SS.

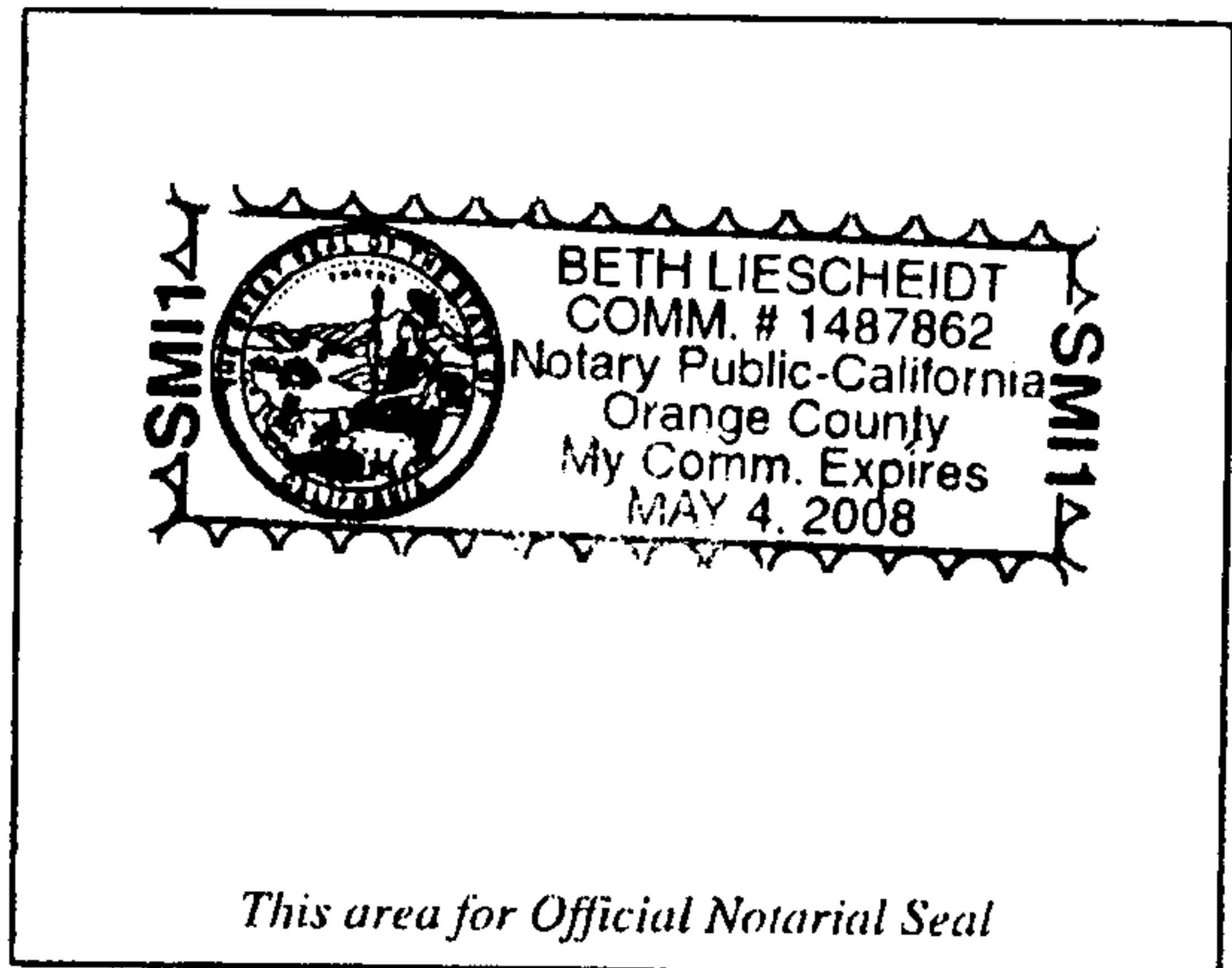
On January 6, 2006, before me, Beth Liescheidt

PERSONALLY APPEARED Natalie Caicedo Lopez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Beth Liescheidt



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Developers Surety and Indemnity Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OF TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300**

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

*****Keith E. Sandrock, Patricia J. Sandrock, Natalie Caicedo Lopez, jointly or severally*****


as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: 
David H. Rhodes, Executive Vice-President


By: 
Walter A. Crowell, Secretary



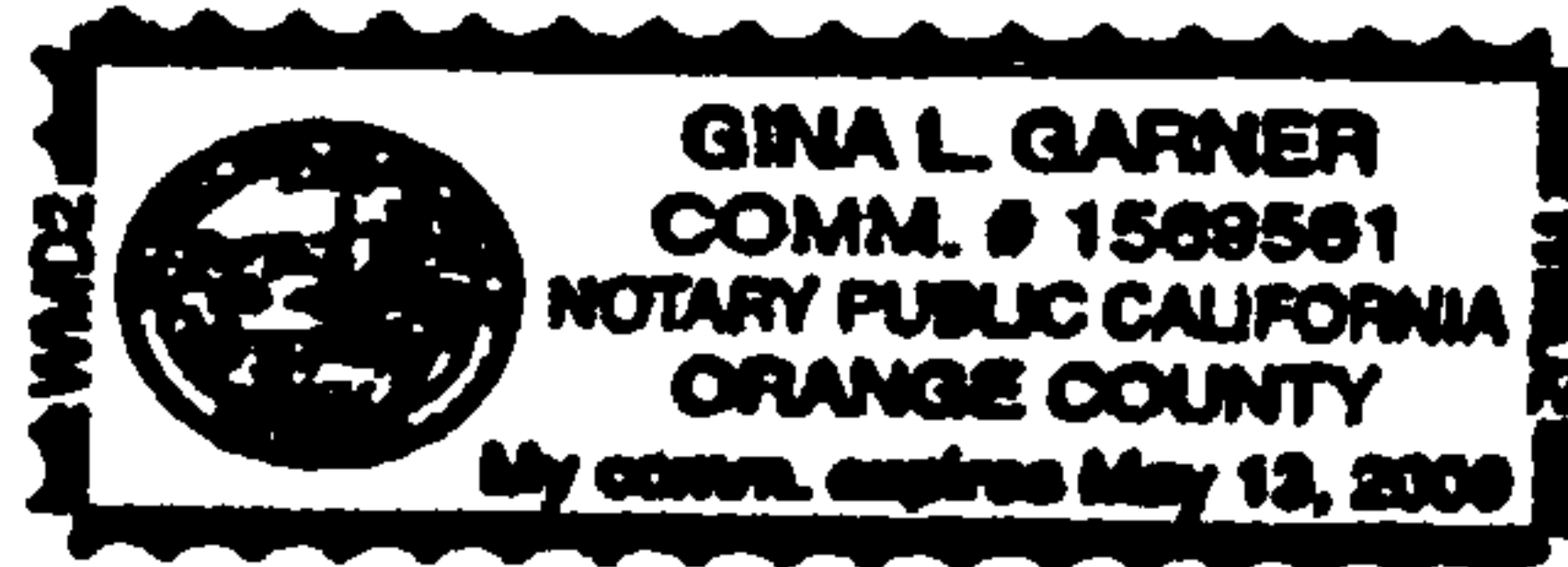
STATE OF CALIFORNIA]
COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(SEAL)



CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 6TH day of January, 2006.

By 
Albert Hillebrand, Assistant Secretary



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: LUNGFORD AT THE TRAILS, LLC PHONE: 761-9911
 ADDRESS: 7007 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SANTA FE 2 AT THE TRAILS UNIT 2
 Existing Zoning: SU-2 RD Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): C-9 UPC Code: 100906436725510501

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1004353 OSDRB-01119, 1004353 OGDREB-00238

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 94 No. of proposed lots: 94 Total area of site (acres): 17.00
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE ST NW
 Between: TREE LINE AVENUE NW and WOODMONT AVENUE NW

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

SIGNATURE Scott J Steffen DATE 12/6/07
 (Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

#	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>07DRB - 70433</u>	<u>ESIA</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/>	All fees have been collected				\$
<input checked="" type="checkbox"/>	All case #s are assigned				\$
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$
<input checked="" type="checkbox"/>	Case history #s are listed				\$
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/>	F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate				<u>\$50.00</u>

Hearing date January 2, 2008

[Signature] 12/7/07
 Planner signature / date

Project # 1004353

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 12/6/07
Applicant signature / date



Form revised October 2007

[Signature] 12/7/07
Planner signature / date
Project # 1004353

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
e2DRB - _____ - 70433
_____-_____-_____
_____-_____-_____

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 December 18, 2007 to January 2, 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.

Scott S. [Signature]
(Applicant or Agent)

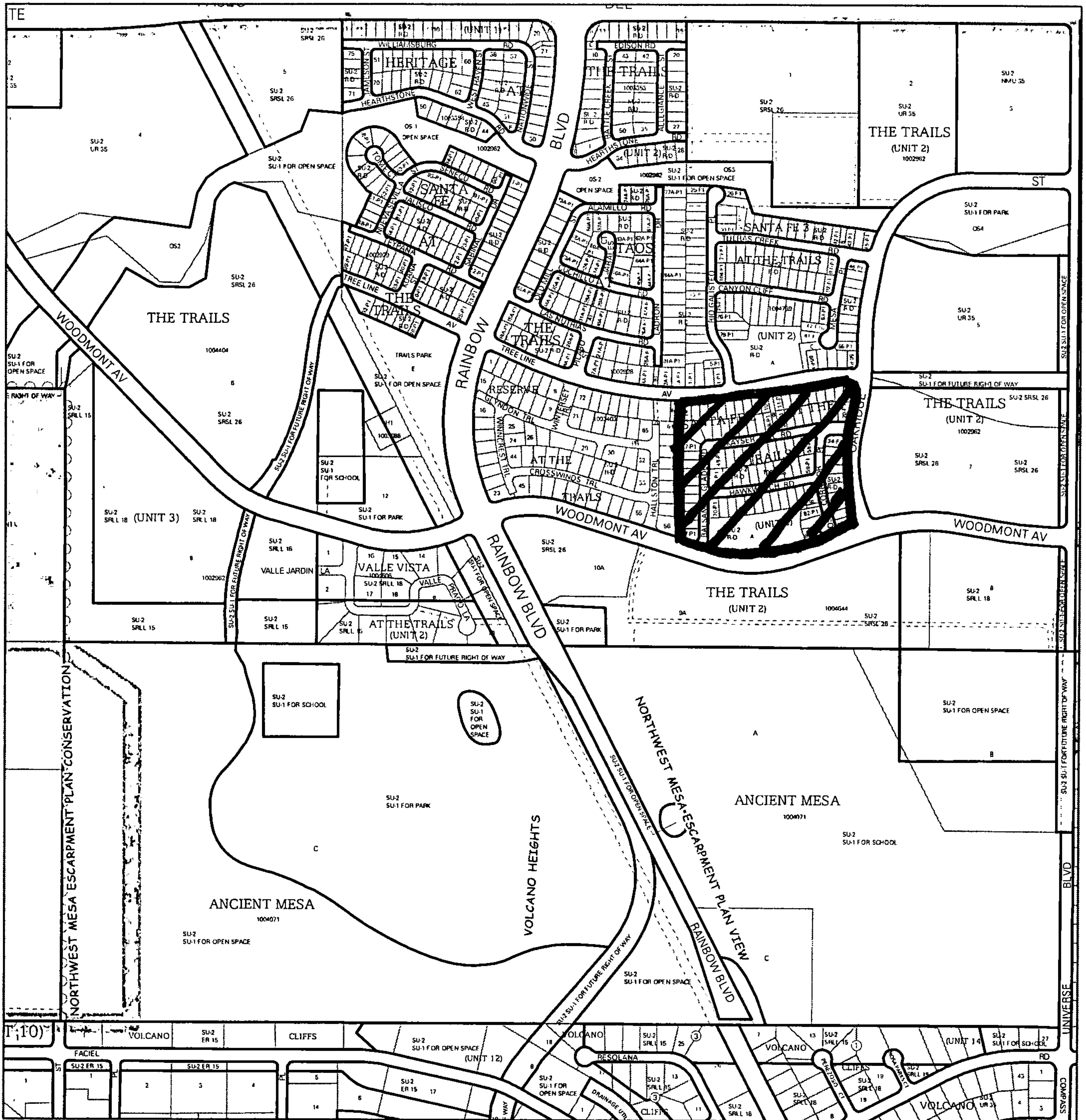
12/7/07
(Date)

I issued 1 signs for this application, 12/7/07
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004353

07PRB-70431, 70432, 70433



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 6, 2007

Andrew Garcia, Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

RE: Subdivision Improvements Agreement Extension (Procedure B Extension)
Santa Fe at the Trails Unit 2 DRB# 1004353-05DRB-01119

Dear Andrew:

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

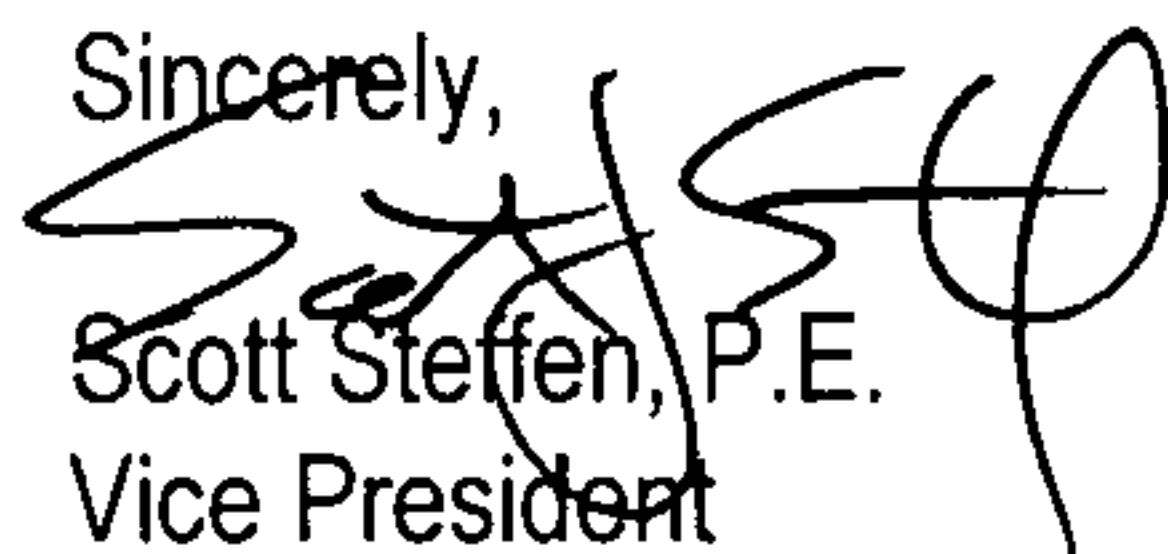
Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notices from the Development Review Board
- Approved Infrastructure List
- Original SIA
- Neighborhood Notification information
- Fee in the amount of \$ 245.00 to cover 3 separate applications

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements required for the above referenced project. We are requesting the extension because the Trails Unit 2 offsite infrastructure improvements have not been accepted by the City at this time.

Please place this item on the DRB agenda to be heard on January 2, 2008. If you have any questions, or require further information, please call me.

Sincerely,



Scott Steffen, P.E.
Vice President

Community Development and Planning Group

Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Ms Laura Horton
7224 Cascada Rd NW
Albuquerque NM 87114

RE: Extension of Subdivision Improvements Agreements
Santa Fe 2 at the Trails Unit 2

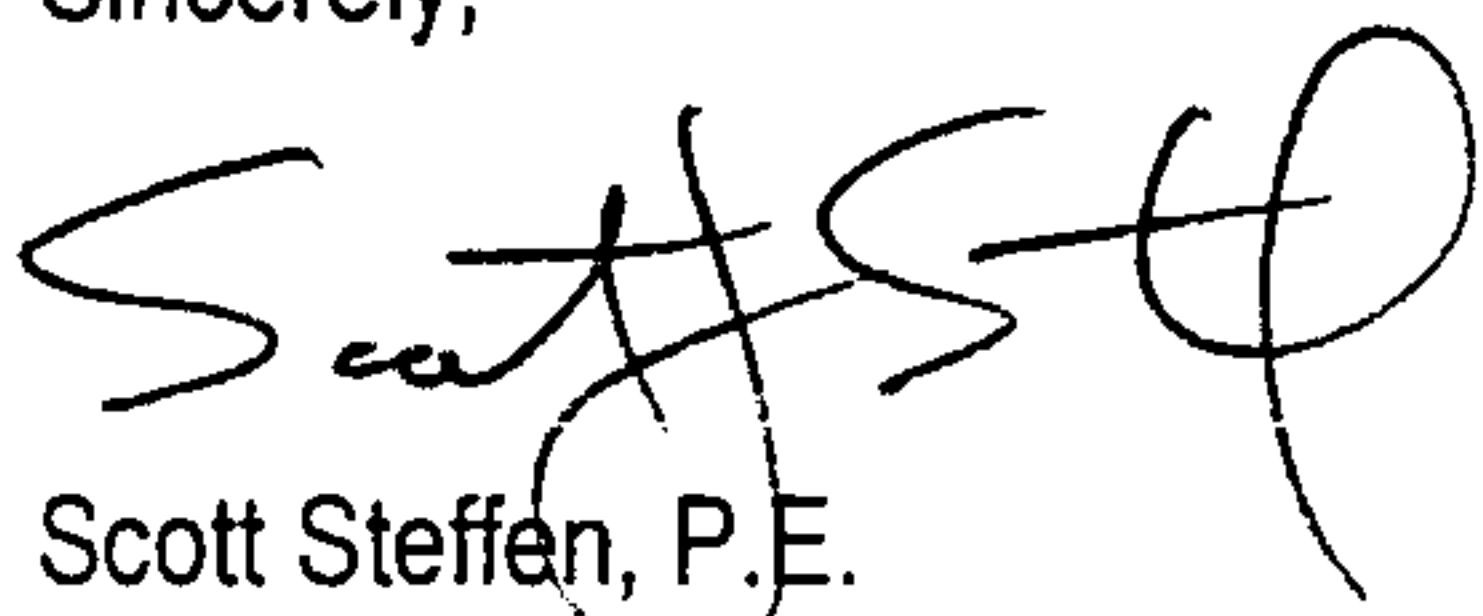
Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval of a 1-year extension of a Subdivision Improvements Agreements (SIA) for the Santa Fe 2 at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for offsite infrastructure improvements required for the above referenced project. The extension is required because the Trails Unit 2 offsite infrastructure improvements will not have been accepted by the City before the expiration date of the SIA.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Mr Kevin Patton
10422 Borrego Creek Dr NW
Albuquerque NM 87114

RE: Extension of Subdivision Improvements Agreements
Santa Fe 2 at the Trails Unit 2

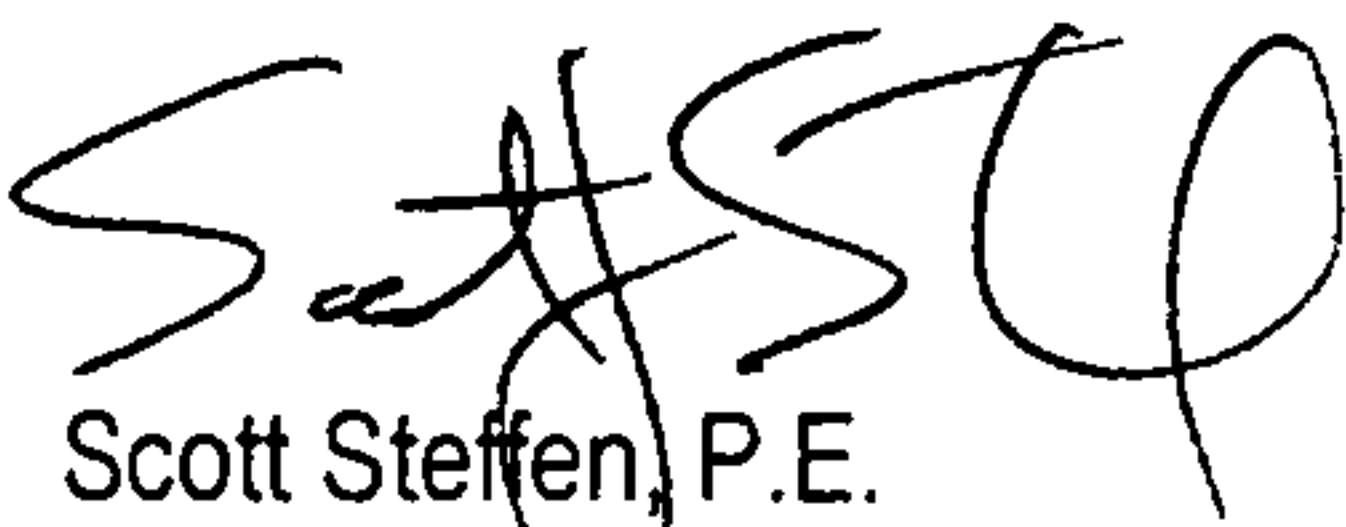
Dear Mr. Patton:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Longford Homes, is seeking approval of a 1-year extension of a Subdivision Improvements Agreements (SIA) for the Santa Fe 2 at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for offsite infrastructure improvements required for the above referenced project. The extension is required because the Trails Unit 2 offsite infrastructure improvements will not have been accepted by the City before the expiration date of the SIA.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

ENGINEERING

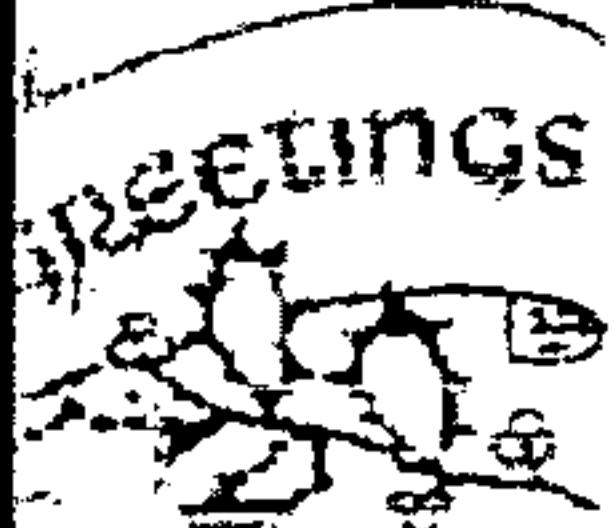
SPATIAL DATA



VE



91 7108 2133 3933 4924 7698



UNITED STATES POSTAGE
 FITNEY BOWES
 02 1P \$05.38⁰
 0002368945 DEC 06 2007
 MAILED FROM ZIP CODE 87109

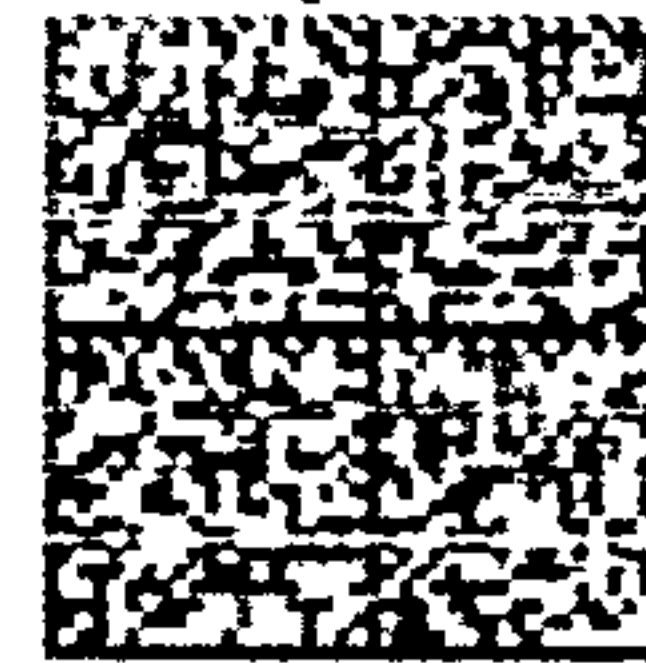
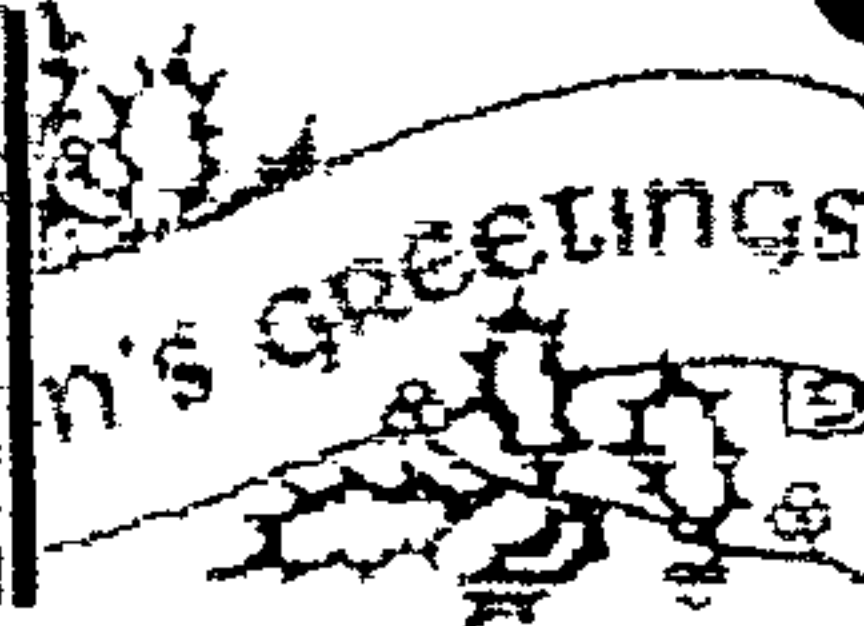
MR KEVIN PATTON
 10422 BORREGO CREEK DR NW
 ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
1. Article Addressed to: Kevin Patton 10422 Borrego Creek DR, NW ABQ, NM 87114	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number <i>(Transfer from service label)</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	

91 7108 2133 3933 4924 7698



91 7108 2133 3933 4924 7643



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$05.380
0002368945 DEC 06 2007
MAILED FROM ZIP CODE 87109

MS LAURA HORTON
7224 CASCADE RD NW
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
1. Article Addressed to: LAURA HORTON 7224 CASCADE DR NW ALBUQ NM 87114	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
	91 7108 2133 3933 4924 7643	



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

8. Project # 1004353
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [*Listed under Project #1002962 in error*] [*Deferred from 8/3/05*] (C-9)

At the August 17, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 7/7/05 the preliminary plat was approved with the following conditions of final plat:

~~Use of a hammerhead requires Fire Department and Solid Waste Department approval.~~

An approved perimeter wall design is required prior to final plat.

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

If you wish to appeal this decision, you must do so by September 1, 2005, 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.



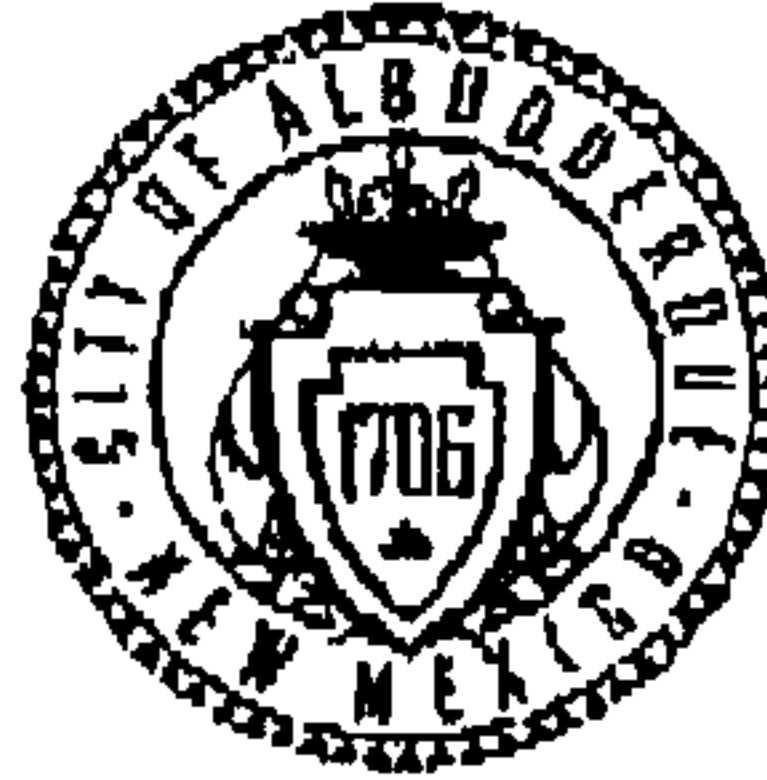
**OFFICIAL NOTICE OF DECISION
PAGE 2**

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


Sheran Matson, AICP, DRB Chair

Cc: Longford Homes, 7007 Jefferson St NE, Suite A, 87109
Consensus Planning, 302 8th Street NW, 87102
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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: December 6, 2007

TO CONTACT NAME: Scott Steffen
 COMPANY/AGENCY: Behannan Huston
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of Dec 6, 2007 (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 Santa Fe at the Trails, Unit 2 Located on Oakridge St. NW Between Tree Line Ave NW and Woodmont Ave. NW
 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:

Verdana Ranch NA
 Neighborhood or Homeowner Association
 Contacts: Laura Horton
7224 Cascada Rd NW 87114
898-8103(h) 710-0646(c)
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.

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.

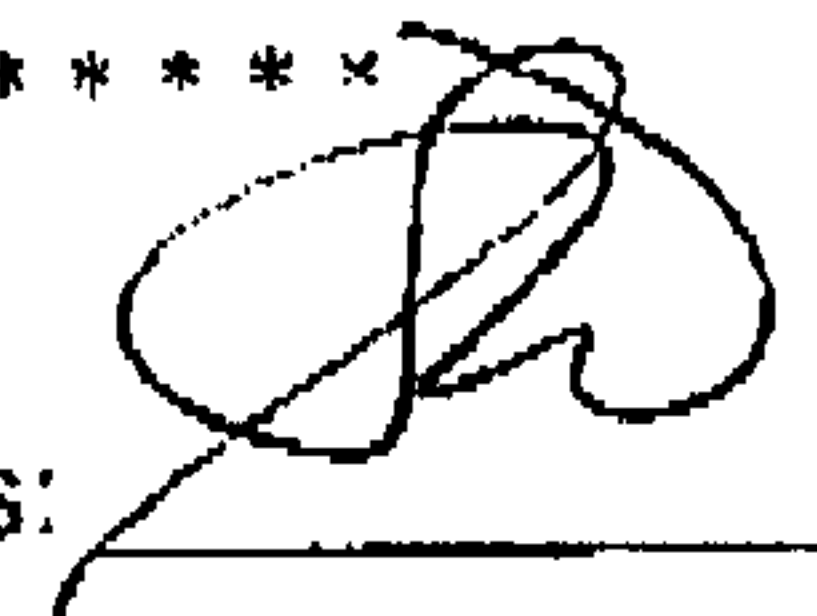
INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

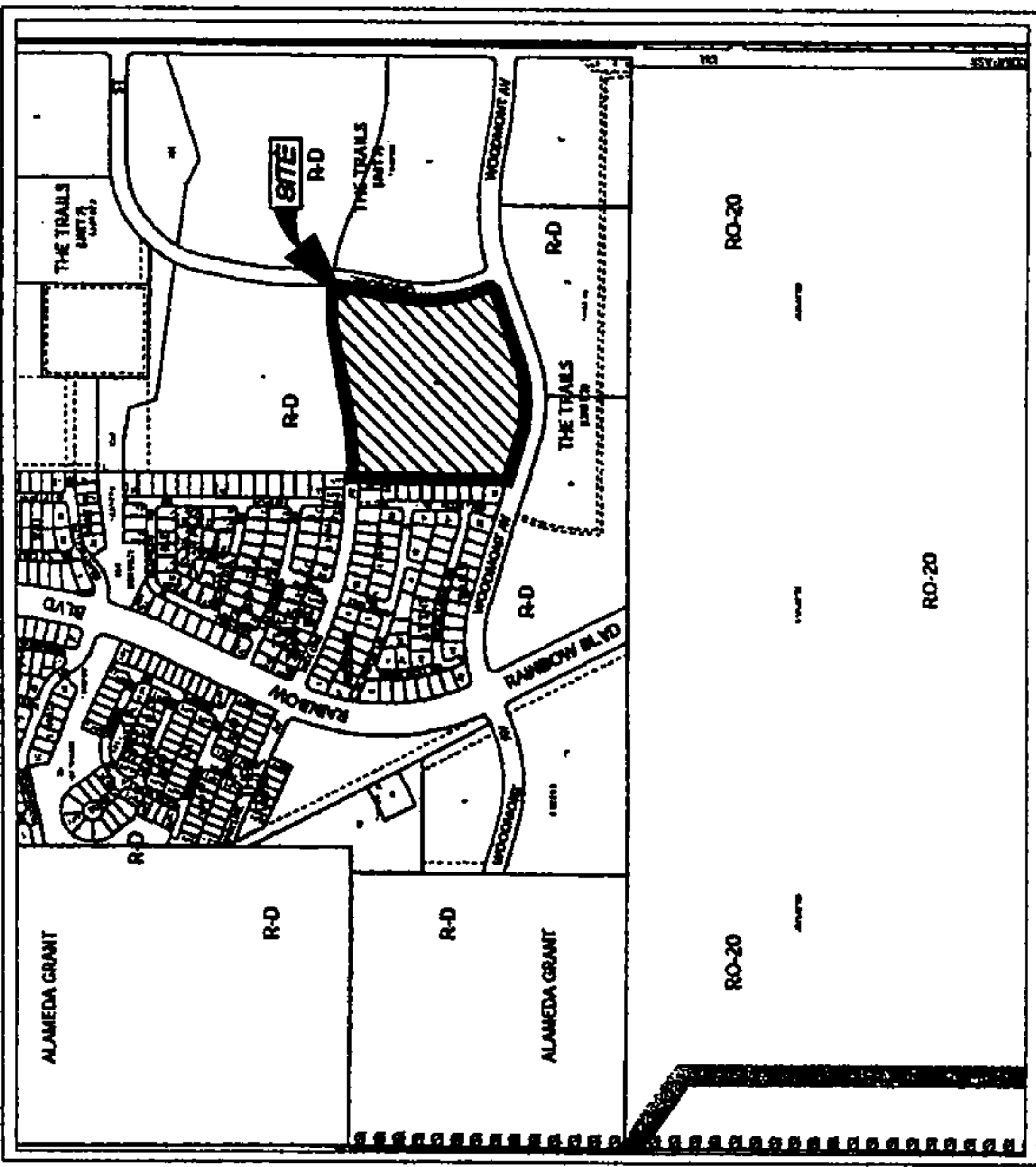
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- 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: Dec 6, 2007 Time Entered: 9:13 AM ONC Rep. Initials: 



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 plat 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 "HUGO L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
6. U.C.L.S. Log Number 20052657
7. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus \odot . All centerline monumentation will be set using the standard four (4") aluminum monument stamped with Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Markholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 3
3. Total number of Lots created: 94
4. Total number of Parcels created: 0
5. Total mileage of full width streets created: 0.4605 mile.
6. Total mileage of half width streets created: 0.1756 mile.
7. Gross Subdivision acreage: 17.0028 acres.
8. This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.
9. Minimum lot size: 4700 Sq. Ft.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plot Boundary and Easement Vacations
- SHEET 4 OF 6 - North 1/2 of Santa Fe Unit 2
- SHEET 5 OF 6 - South 1/2 of Santa Fe Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 1009004837122210101
 RADUS DEVELOPMENT LTDCO
 Date: 3-11-06
 Bernadillo 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 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, 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 poles, dead-end, or any structures adjacent to or near easements shown on this plat.

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.

PURPOSE OF PLAT:

The Purpose of this plat is to: Create the 94 residential lots as shown hereon; Dedicate the street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

Tracts A, B and C as shown hereon will be conveyed to the Trails Homeowners Association.

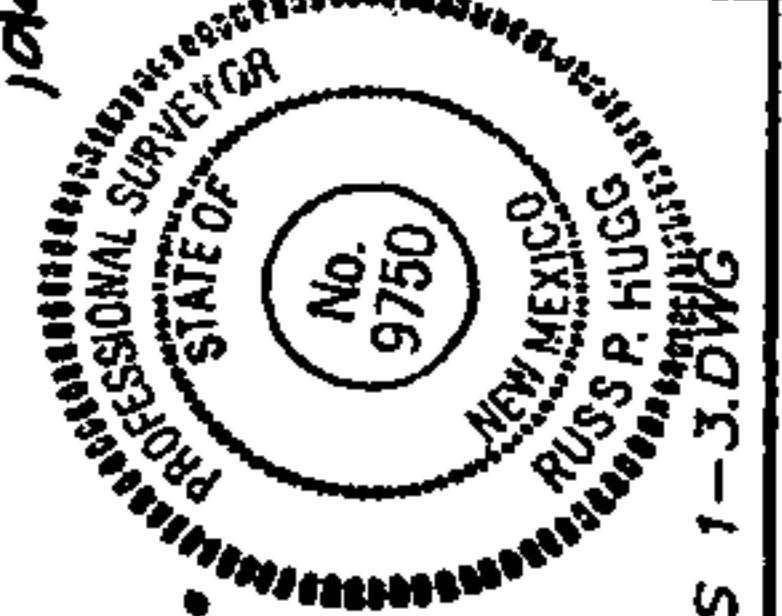


2005183591
 Page 1 of 6
 10/26/2005 12:08P
 Term: Co. PUJ1 R 22 00 00 000000 Pg 2/2

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
 NMPS No. 9750
 October 12, 2005



050729_SHTS 1-3.DWG

CORRECTION PLAT

SANTA FE 2 AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13 TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.
 OCTOBER, 2005

PURPOSE OF CORRECTION PLAT

The sole purpose of this Correction Plat is to correct the scrivener's errors for the curve labels on Lots 14 P-1, 29 P-1 and the curve label for the southwest curve on Tract A as shown on Sheet 6 of 6. No other revisions have been made.

PROJECT NUMBER: 1004353

Application Number: 06 DRS-00238

PLAT APPROVAL

- Utility Approvals:
- PNM Electric Services: *Leah B. Meek* 1-06-06 Date
 - PNM Gas Services: *Leah B. Meek* 1-06-06 Date
 - QWest Corporation: *Donna Grubbs* 1-24-04 Date
 - City of Albuquerque: *Donna Grubbs* 11-14-07 Date
 - New Mexico Utilities: *[Signature]* 1-12-06 Date

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:
- City Surveyor: *[Signature]* 11-14-05 Date
 - Real Property Division: N/A 3-2-06 Date
 - Environmental Health Department: N/A 3-2-06 Date
 - Traffic Engineering, Transportation Division: *[Signature]* 3-2-06 Date
 - Utilities Development: *[Signature]* 3/1/06 Date
 - Parks and Recreation Department: *[Signature]* 3/1/06 Date
 - AMATCA: *[Signature]* 3/1/06 Date
 - City Engineer: *[Signature]* 3/1/06 Date
 - Planning Department: *[Signature]* 3/08/06 Date

SHEET 1 OF 6

SURVOTEK, INC.
 Consulting Surveyors
 1000 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-5565 Fax: 505-897-5377

**CORRECTION PLAT
OF
SANTA FE 2
AT THE TRAILS UNIT 2**
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

LEGAL DESCRIPTION

That certain parcel of land situated 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 6, of 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, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 17.028 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF SANTA FE 2 AT THE TRAILS UNIT 2, (BEING A REPLAT OF TRACT 6, THE TRAILS UNIT 2) 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. Said owner(s) and proprietor(s) do hereby dedicate the new street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby convey Tracts A, B and C as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. 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(S)

LONGFORD THE TRAILS,
By: David Murtagh 11/9/05 Date
David Murtagh, Division President

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 8th
day of November, 2005, by David Murtagh, Division
President of The Trails, LLC.



Donna Krapcho
Notary Public

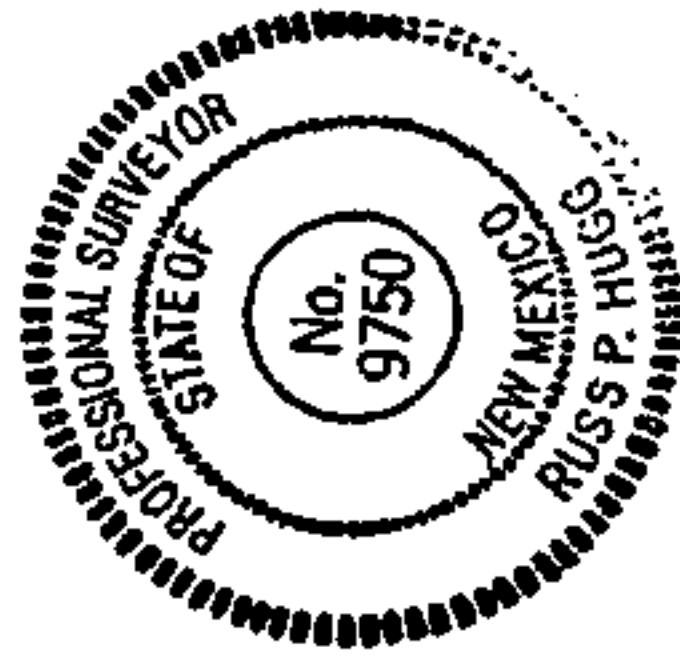
12-1-08
My commission expires

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 7th
day of November, 2005, by Tracy Murphk, President of
The Trails Community Association, Inc.

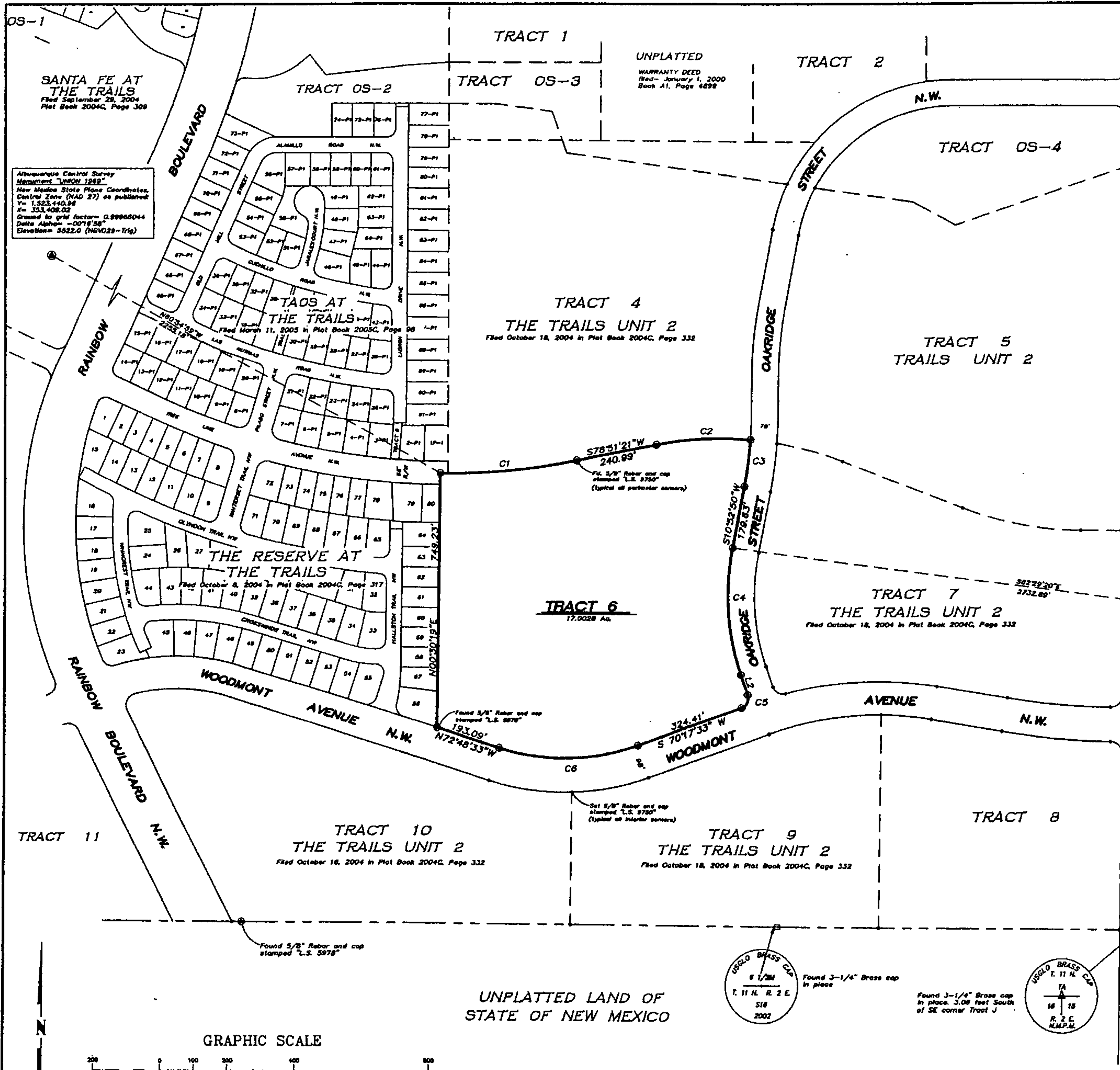
Crystal Houder
Notary Public

5/5/07
My commission expires



SHEET 2 OF 6
SURVOTEK, INC.
Consulting Surveyors
1001 Valley View Drive, N.Y.
Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

CORRECTION PLAT
OF
SANTA FE 2
AT THE TRAILS UNIT 2
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO
OCTOBER, 2005

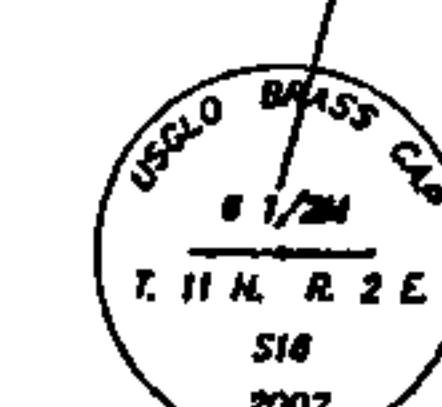
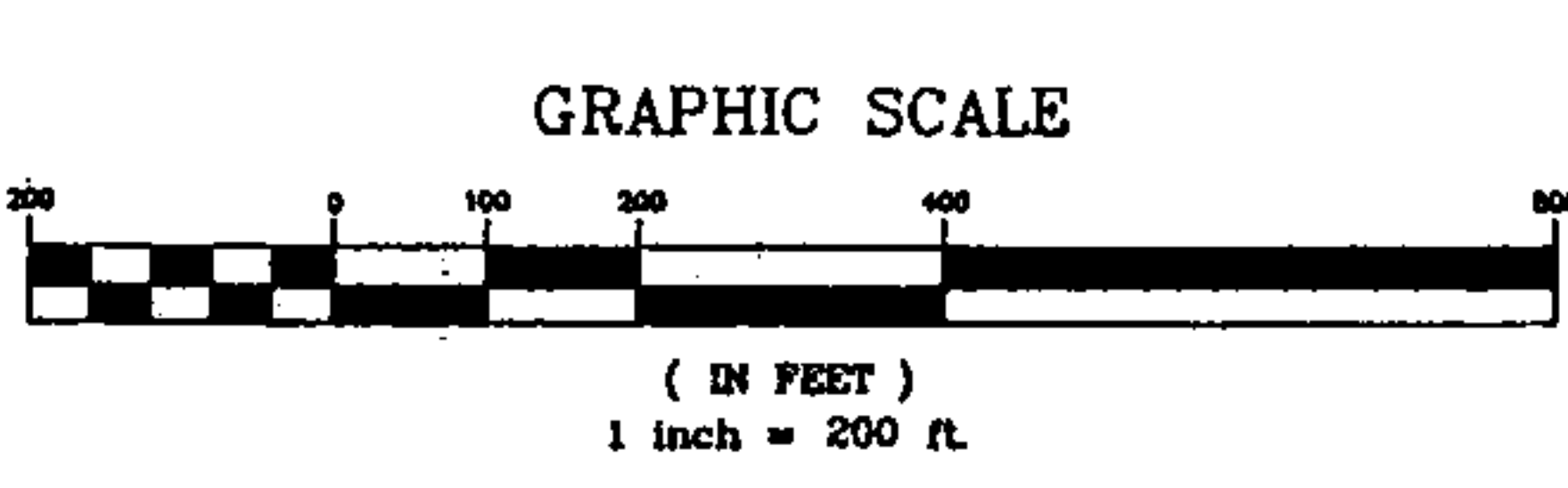


Albuquerque Central Survey Monument "UNION 1888"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,523,440.84
X = 333,408.02
Ground to grid factor = 0.99968044
Delta Alpha = -00°18'58"
Elevation = 5522.0 (NGVD29-Trig)

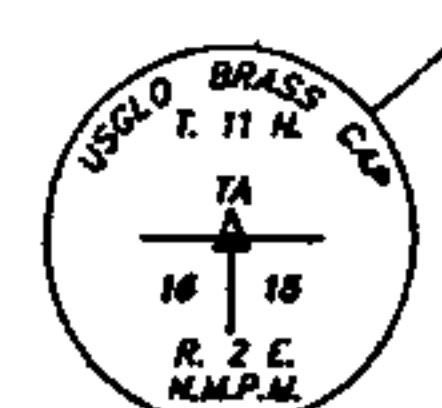
Albuquerque Central Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,521,778.00
X = 358,954.34
Ground to grid factor = 0.9996834
Delta Alpha = -00°18'19"
Elevation = 5422.388 (NGVD29)

2806629000
642441
Page 3 of 6
18/26/2006 10:58A
BX-2806C Pg-06

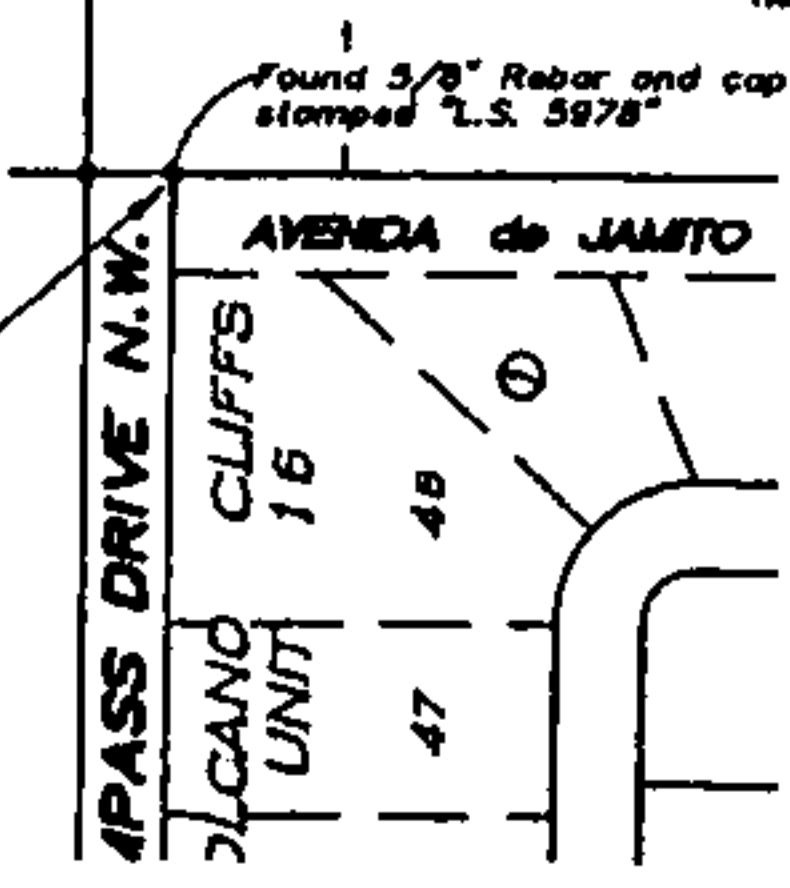
2806163591
893135
Page 3 of 6
18/26/2006 12:09P
BX-2806C Pg-322



Found 3-1/4" Brass cap in place



Found 3-1/4" Brass cap in place, 3.08 feet South of SE corner Tract J



SURVOTEK, INC.
Consulting Surveyors
2804 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368 Fax: 505-897-3377

CORRECTION PLAT
OF

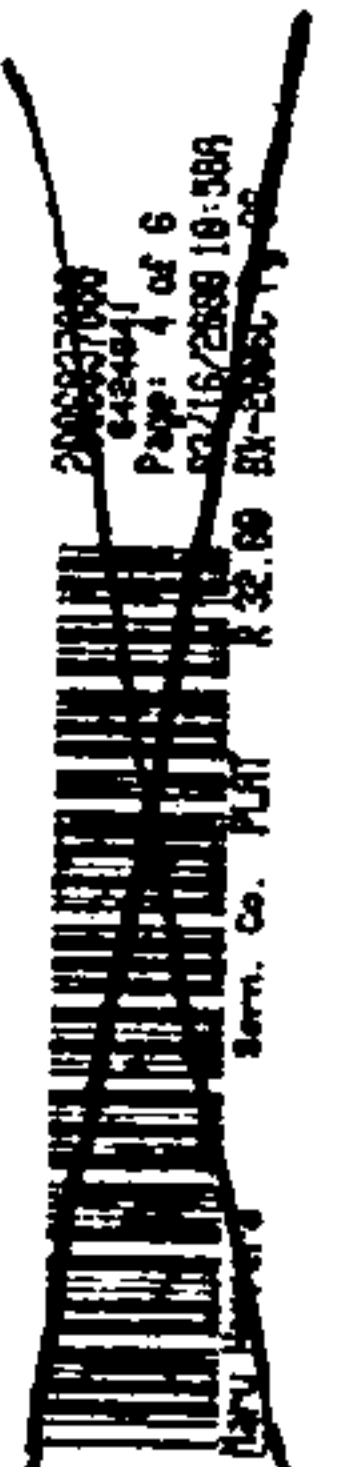
SANTA FE 2
AT THE TRAILS UNIT 2
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

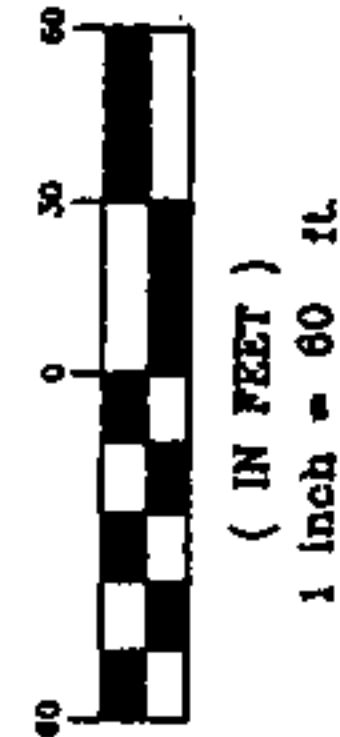
OCTOBER, 2005

TRACT 7
THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 312



GRAPHIC SCALE



SHEET 4 OF 6

SURVOTEK, INC.
Consulting Surveyors
8004 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-697-3566 Fax: 505-697-3577

① Private Cross Access Easement for the joint use and benefit of Lots 18-21 and 17-21, to be maintained by the owners of said lots.

② Public Utility Easement is hereby granted by this plat along the front of all lots of above and designated hereon.

TRACT 4
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 312

③ Public Utility Easement is hereby granted by this plat along the front of all lots of above and designated hereon.

NOTES:
① Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Access Easement over said Tracts A and C is hereby granted to the City of Albuquerque, New Mexico, for the responsibility of said Trails Community Association, Inc.
② Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Access Easement over said Tract B is hereby granted to the City of Albuquerque, New Mexico, for the responsibility of said Trails Community Association, Inc.
③ A 10' Public Utility Easement is hereby granted by this plat along the front of all lots of above and designated hereon.

89-P1	80	79	64	63	62	59	58	57
90-P1	80	79	64	63	62	59	58	57
91-P1	80	79	64	63	62	59	58	57
2-P1	80	79	64	63	62	59	58	57
1-P1	80	79	64	63	62	59	58	57

TAOS AT THE TRAILS

THE RESERVE AT THE TRAILS

TREELINE AVENUE N.W.
Dedicated 84' R/W

MILL ROAD

HAWKWATCH ROAD

OSO CORRIDOR

PLACE N.W.

OAKRIDGE STREET

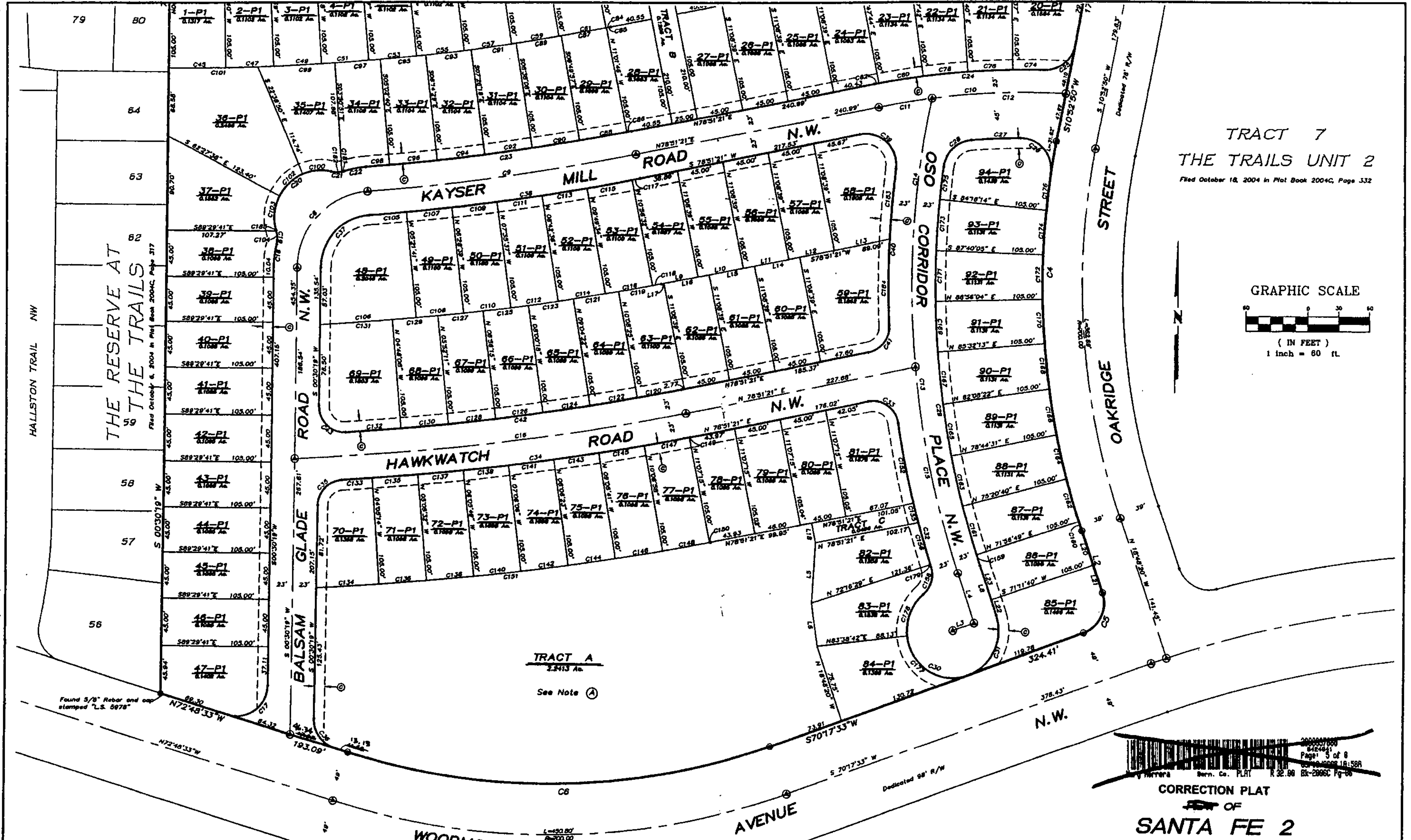
LINE AVENUE N.W.

TRACT 6

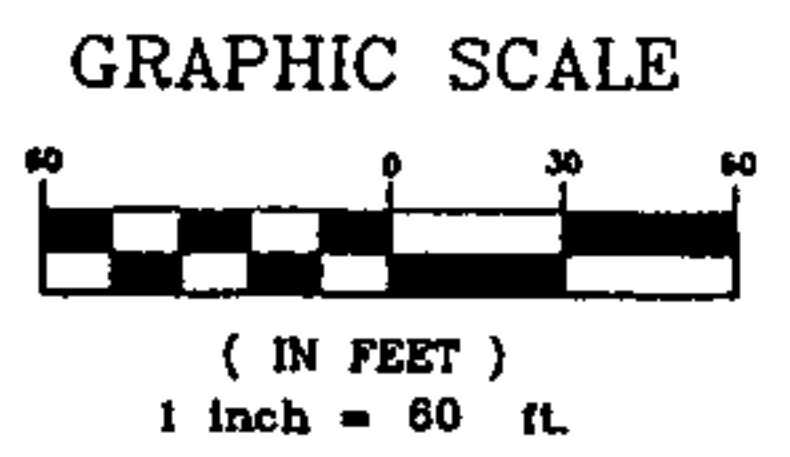
TRACT 7

TRACT 8

TRACT 9



TRACT 7
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332



TRACT A
2.3413 Ac.
See Note (A)

- NOTES:**
- (A) Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Drainage Easement over said Tracts A and C is hereby granted to the City of Albuquerque by this plat. Maintenance of said Tracts A and C will be the responsibility of said Trails Community Association, Inc.
 - (B) Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Pedestrian Access and Storm Sewer Easement is hereby granted over said Tract B to the City of Albuquerque and a Sanitary Sewer Easement is granted to New Mexico Utilities, Inc. (NMU) by this plat. Maintenance of said Tract B will be the responsibility of said Trails Community Association, Inc.
 - (C) A 10' Public Utility Easement is hereby granted by this plat along the front of all lots as shown and designated hereon.

TRACT 10
THE TRAILS UNIT 2



TRACT 9
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

CORRECTION PLAT
OF
SANTA FE 2
AT THE TRAILS UNIT 2
(BEING A REPLAT OF TRACT 6, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

SURVOTEK, INC.
Consulting Surveyors
9064 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

CORRECTION PLAT

SANTA FE 2 AT THE TRAILS UNIT 2

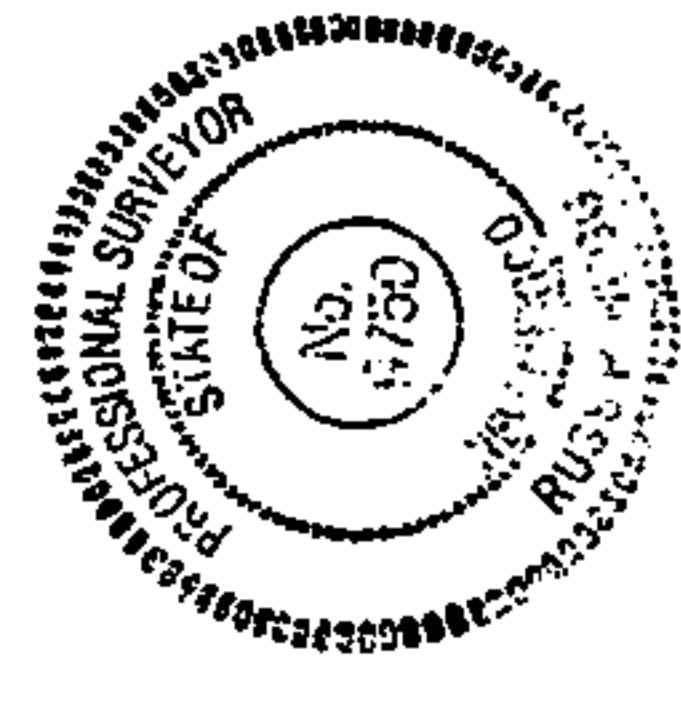
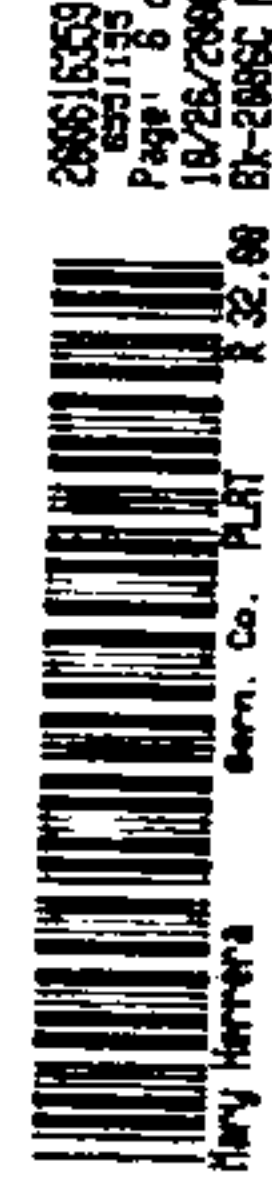
(BEING A REPEAT OF TRACT 6, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT

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

OCTOBER, 2005

Table with columns: LINE, LENGTH, BEARING. Lists line numbers 1 through 23 with their respective lengths and bearings.

CORRECTIVE CURVE TABLE. Table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Lists curves C36 through C195 with their geometric data.



SURVOTEK, INC. Consulting Surveyors 8885 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-5568 Fax: 505-897-5577

CURVE TABLE. Large table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Contains detailed data for curves C101 through C186.

CURVE TABLE. Large table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Contains detailed data for curves C1 through C100.

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 05 DRB-01119

△ 9/20/05
△ 2 12/1/05

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides △ 4' MEDIAN	Kayser Mill Rd.	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave.	West Property Line	East Property Line	/	/	/
		Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St.	Woodmont Ave.	Kayser Treeline Ave.	/	/	/
		Major Local 1/2 Section (24' F-F)	** " " " "	△ Oakridge St.	Treeline Treeline	Kayser	/	/	/

31A Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Oakridge St.	/	/	/
		6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement	Treeline Ave.	Kayser Mill Rd.	/	/	/
		6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
		**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement	Pond F within Tract 4	Kayser Mill Rd.	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd.	Tract B - 25' SAS and Drainage Easement	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl.	Kayser Mill Rd.	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G)			/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave.	Tract A (Pond G)	Oakridge St.	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St.	Lot 93-P1	Woodmont Ave.	/	/	/
		24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl.	South Property Line	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St.	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4			/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From ORIGINAL To	Private Inspector	City Inspector	City Cnst Engineer
		48"-72" Dia.	**RCP w/ MH & Inlets	Universe Blvd.	Trails Unit II South Property Line	Boca Negra Detention Dam	/	/
		A 250,000\$ contribution toward drainage outfall WATER (NMUI)						
		8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/
		8" Dia.	Waterline w/ Appurtenances	Kayser Mill Pl.	Balsam Glade St.	Oakridge St.	/	/
		8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/
		8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/
		12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)	Oakridge St.	/	/
		8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kayser Mill Rd.	Treeline Ave.	/	/
		8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/
		SANITARY SEWER (NMUI)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/
		8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kayser Mill Rd.	Balsam Glade St.	Oakridge St.	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kayser Mill Rd.	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/

8"

8"

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector	City Inspector	City Cnst Engineer
-------------------	----------------	--------------------

NOTES

- * Sidewalk to be Deferred
- ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

FIRM

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signatures and dates for DRB Chair, Parks & Recreation, Transportation Development, Utility Development, and City Engineer]

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William A. Balch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

- FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
- STREET LIGHTS PER DPM
- PUBLIC STREETS REQUIRE GRASS (MIN.) LANDSCAPING.

No. of Lots: 94
Nearest Major Streets
Rainbow Blvd/Woodmont AVE.

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Langford at the Trails LLC ("Subdivider"), a [State the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada Limited Liability Co whose address is 7007 Jefferson St NE Suite A-B and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

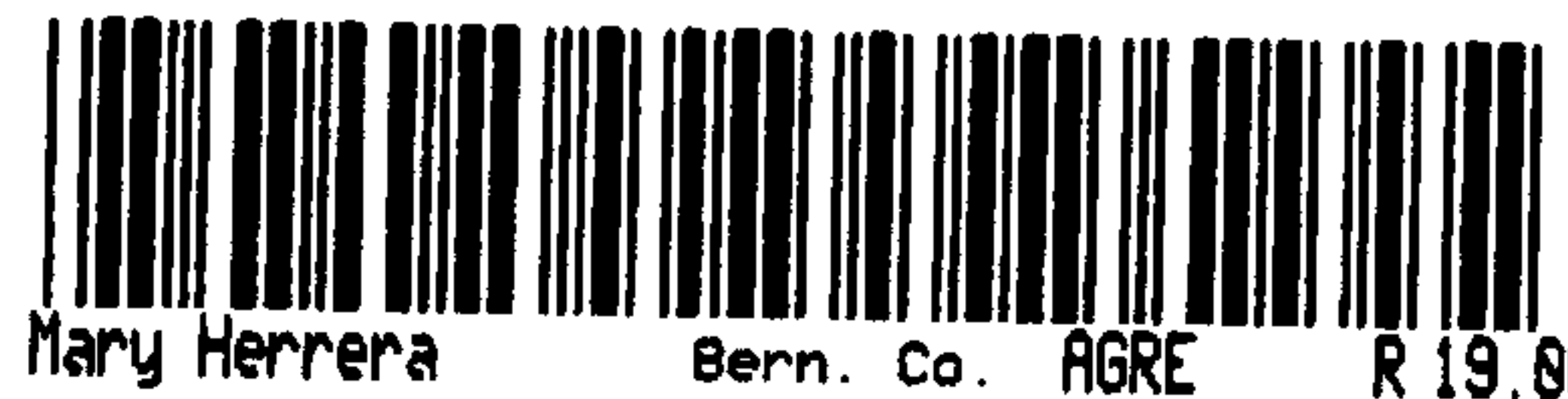
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 6 of Bulk Plat of The Trails Unit 2 recorded on 10/18/04 in the records of the Bernalillo County Clerk at Book 2004C pages 332 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Trails LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Santa Fe at The Trails Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of January, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730085.

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



2006010789
6398337
Page: 1 of 6
01/25/2006 10:36A
Bk-A111 Pg-738

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

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

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

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

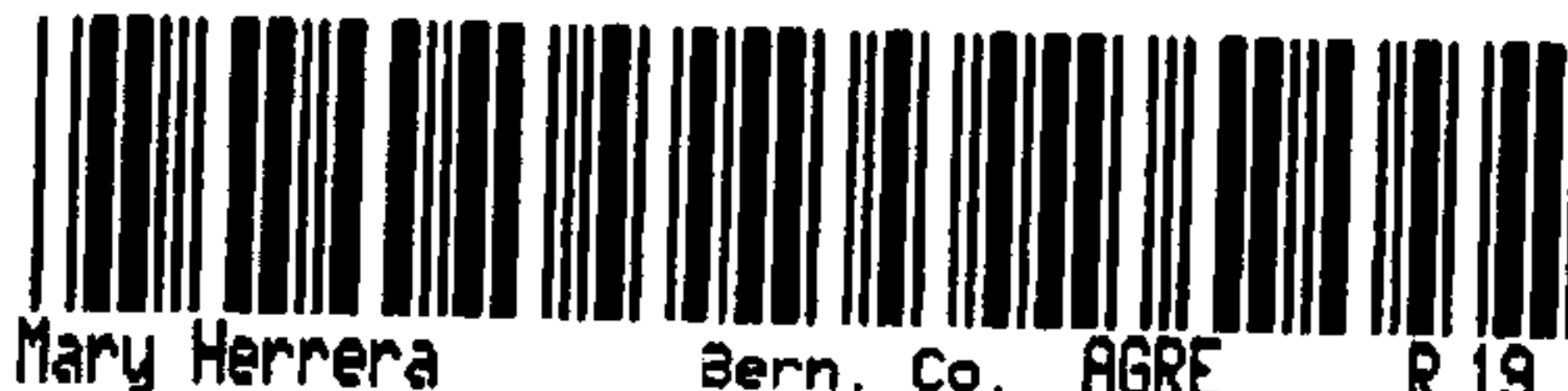
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Construction Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	As approved (Figure 7)

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

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

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

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



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

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

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

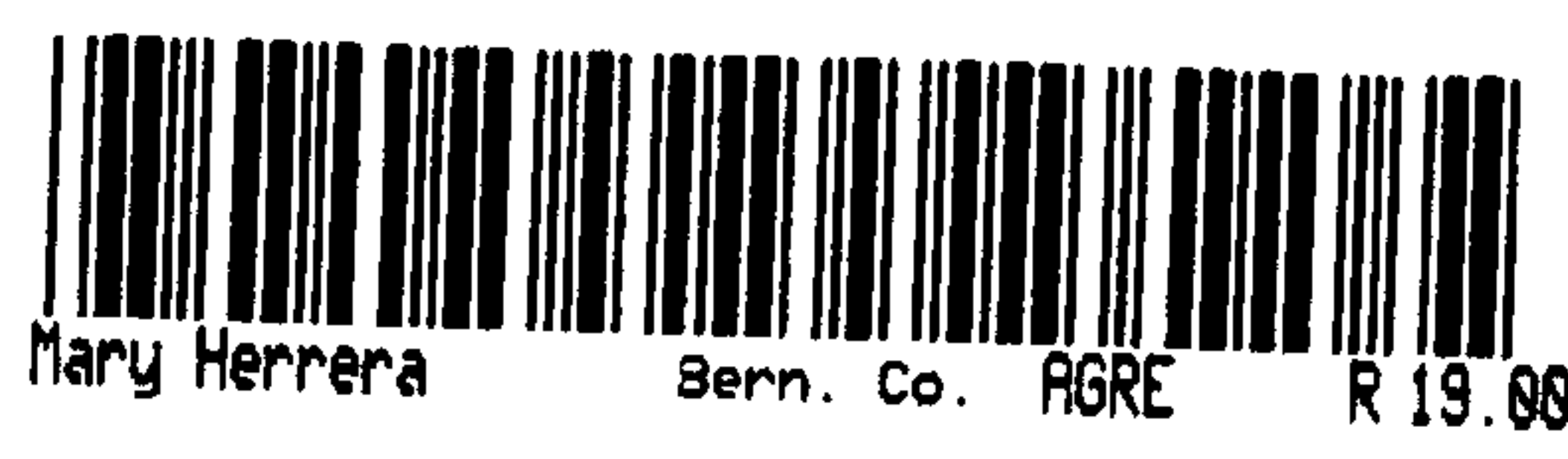
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of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

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

Type of Financial Guaranty: Subdivision Bond #9235075
Amount: \$ 1,140,938.87 Name of Financial Institution or Surety providing Guaranty: Developers Surety and Indemnity Co.
Date City first able to call Guaranty: January 6 2008
[Construction Completion Deadline]: January 6 2008
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20____
Additional information: _____

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

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



2006010789
6398337
Page: 3 of 6
01/25/2006 10:36A
Bk-A111 Pg-738

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision. 07/02

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

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

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

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

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

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

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

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



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Mary Herrera

Bern. Co. AGRE

R 19.00

2006010789

6398337

Page: 5 of 6

01/25/2006 10:36A

Bk-A111 Pg-738

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

SUBDIVIDER:

By [Signature]: David Murtagh
Name: David Murtagh
Title: Div President
Dated: 12/29/05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 1-24-06

11/23/06

01-16-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 29th day of December, 2005 by [name of person:] David Murtagh, [title or capacity, for instance, "President" or "Owner":] Division President of [Subdivider:] _____

My Commission Expires: 12-1-08

Notary Public Donna Krapcha



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)) ss.

This instrument was acknowledged before me on 31st day of January, 2006 by Richard Courte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria X. Saavedra
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Mary Herrera

Bern. Co. AGRE

R 19.00

2006010789
6398337
Page: 6 of 6
01/25/2006 10:36A
Bk-A111 Pg-738

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 05 DRB-0111C

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

△ 9/2/05
② 12/1/05

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
B-1 / SW-1	730085	28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St. L = 550'	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd. L = 500'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd. L = 200'	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd. L = 550'	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl. L = 550'	South Property Line	Kayser Mill Rd.	/	/	/
B-2	730085	Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave. L = 850'	West Property Line	East Property Line	/	/	/
B-2	730084	Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St. L = 550'	Woodmont Ave.	Kayser	/	/	/
		Major Local 1/2 Section 24' (F-E)	" " " "	Oakridge St. L = 200'	Treeline	Kayser	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-2	730084	Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave. L = 1050'	West Property Line	Oakridge St.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement L = 200'	Treeline Ave.	Kayser Mill Rd.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
B-2	730084	**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave. L = 850'	West Property Line	Oakridge St. offsite	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement L = 200'	Pond F within Tract 4	Kayser Mill Rd. offsite	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd. L = 200'	Tract B - 25' SAS and Drainage Easement onsite	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl. L = 400'	Kayser Mill Rd. onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl. onsite	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G) L = 600'			/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave. L = 500'	Tract A (Pond G)	Oakridge St. offsite	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St. L = 350'	Lot 93-P1	Woodmont Ave. offsite	/	/	/
B-2	730085	24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl. L = 400'	South Property Line	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St. L = 150'	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4			/	/	/
						offsite	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-3	730085	48-72 Dia.	33" RCP w/ MH & Inlets	Universe Blvd.	Trails Unit II South Property Line	Boca Negra Detention Dam	/	/	/
			250,000\$ contribution toward drainage outfall						
			WATER (NMUI)						
NMUI	730085	8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Kayser Mill Pl.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kayser Mill Rd.	Treeline Ave.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/	/
			SANITARY SEWER (NMUI)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kayser Mill Rd.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/	/

8"

8"

CRIGM

offsite

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Cnst Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

Steve Salazar, PE (Agent)
 NAME(print)
 Wilson & Co., 2600 American Rd., Rio Rancho NM
 87124

FIRM
 SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/17/05
 DRB CHAIR - date
[Signature] 8/17/05
 PARKS & RECREATION - date

[Signature] 8/17/05
 TRANSPORTATION DEVELOPMENT - date
 AMAFCA - date

[Signature] 8/17/05
 UTILITY DEVELOPMENT - date

[Signature] 8/17/05
 CITY ENGINEER - date

[Signature] 8-15-05
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William G. Balch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE SOME (MIN.) LANDSCAPING.

FINANCIAL GUARANTY AMOUNT

12/07/2005

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

Project Description:

Project ID #: 730085, Santa Fe @The Trails Unit II Subd, Phase/Unit #: 1

Requested By: Steve Salazar, P.E. - Wilson & Company

Approved estimate amount:		\$715,751.00
Contingency Amount:	10.00%	\$71,575.10
Subtotal:		\$787,326.10
NMGRT	6.75%	\$53,144.51
Subtotal:		\$840,470.61
Engineering Fee	6.60%	\$55,471.06
Testing Fee	2.00%	\$16,809.41
Subtotal:		\$912,751.11
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$1,140,938.89</u>

APPROVAL:

DATE:



12/7/05

* Notes: B-2 (offsite); 10% Contingency, project not yet approved; Certification of G&D and perimeter walls req prior to ROFG

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL. AGMT.

BOND NO. (SURETYS NO.): 823507S
CONTACT PERSON'S NAME: _____

SUBDIVISION IMPROVEMENTS BOND Premium \$11,409.00/2 Year Term

KNOW ALL MEN BY THESE PRESENTS: That we Longford at the Trails, LLC
("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] Nevada limited liability company as "Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Iowa and authorized to do business in the State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200 Irvine CA 92614 and whose telephone number is 949-263-3300, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) One million one hundred forty thousand nine hundred thirty eight and 89/100*** Dollars, (AMOUNT OF FIGURES) \$1,140,938.89, as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Santa Fe @ The Trails Unit 2 (B-2 (offsite)) ("NAME OF SUBDIVISION"), CITY PROJECT NO. 730085; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements e.g., water, sewer, pavement, sidewalks:] SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") Longford at the Trails, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clark of Bernalillo County, New Mexico, in Book Misc. (leave blank), pages _____ through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] January 6, 2008 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 6TH day of January, 2006.

SUBDIVIDER: Longford at the Trails, LLC

By (signature:)
Name: John M. McMill
Title: President
Dated: 1/9/06

SURETY: Developers Surety and Indemnity Company

By (signature:)
Name: Natalie Calcedo Lopez
Title: Attorney-in-Fact
Dated: January 6, 2006

STATE OF NM
COUNTY OF Bernalillo

Subscribed and sworn to before me this 9th day of January, 2006

Donna Krapcha
Notary Public

My Commission Expires:
12-1-08

*NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

STATE OF California

COUNTY OF Orange

} SS.

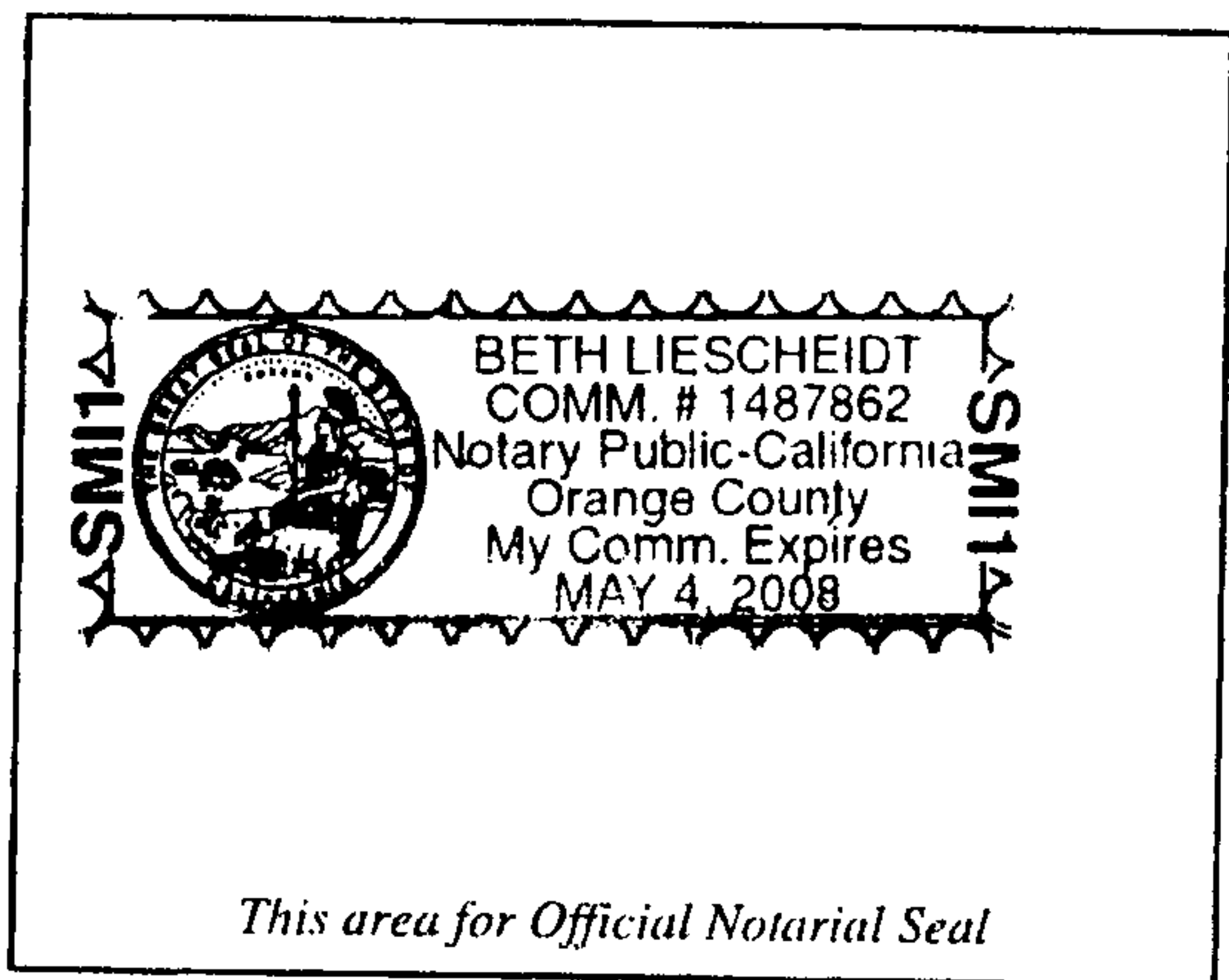
On January 6, 2006, before me, Beth Liescheidt

PERSONALLY APPEARED Natalie Caicedo Lopez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____
- _____
- _____

DESCRIPTION OF ATTACHED DOCUMENT

_____ TITLE OF TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

SIGNER(S) OTHER THAN NAMED ABOVE

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA**

PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Keith E. Sandrock, Patricia J. Sandrock, Natalie Caicedo Lopez, jointly or severally


as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: 
David H. Rhodes, Executive Vice-President

By: 
Walter A. Crowell, Secretary



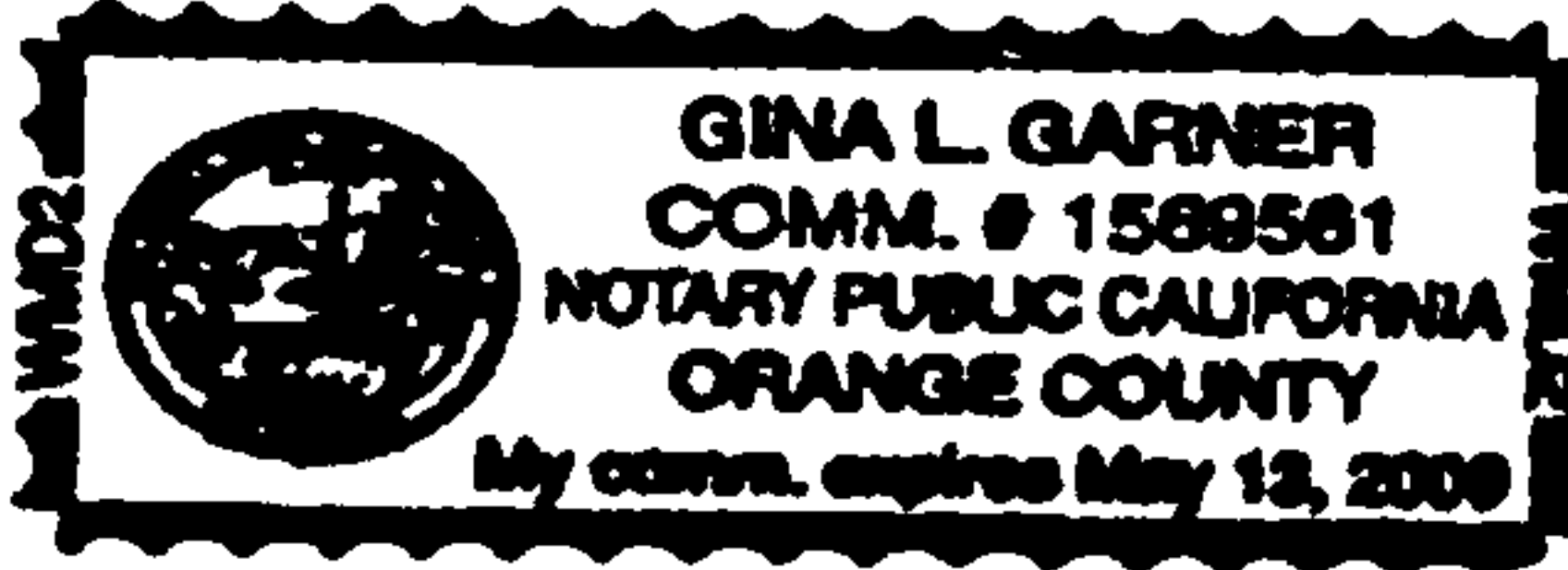
STATE OF CALIFORNIA]
COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(SEAL)

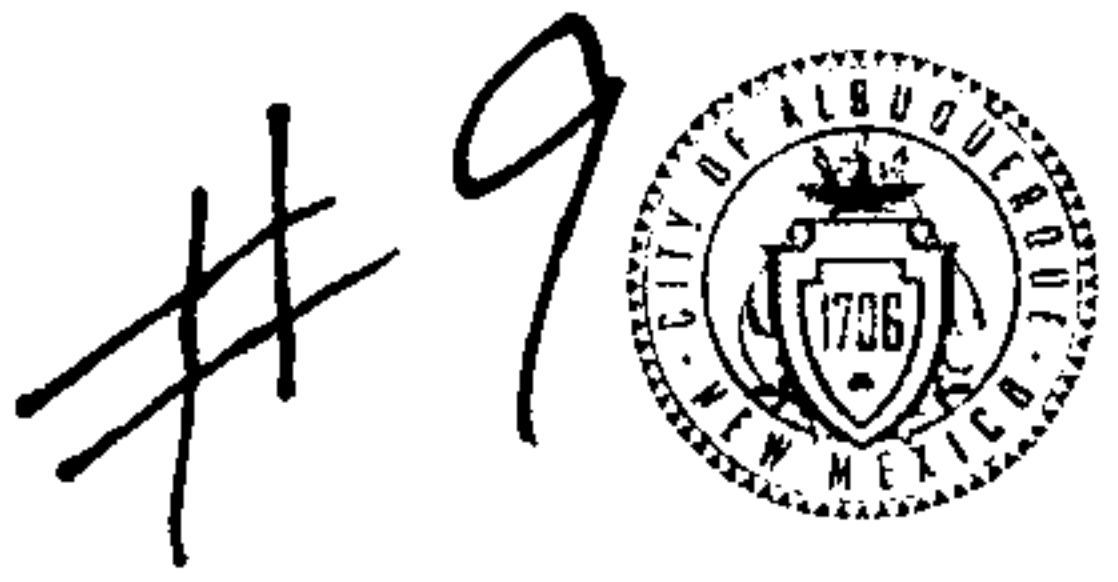


CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 6TH day of January, 2006.

By 
Albert Hillebrand, Assistant Secretary



COMPLETED 03/16/06 STH
DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: 06DRB-00238 (FP)	Project # 1004353
Project Name: THE TRAILS, UNIT 2	
Agent: Surv Tek Inc.	Phone No.: 897-3366

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - roadway easement for TRAILLINE *JK JS*
- DEDICATION of TRAILLINE
- X-ACCESS EASEMENTS
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): Record the Plat.
- Sum*
- 3/8/06*

Project Number 1004353

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

OK

2nd Half Due



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: 06DRB-00238 (FP)

Project # 1004353

Project Name: THE TRAILS, UNIT 2

Agent: Surv Tek Inc.

Phone No.: 897-3366

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - roadway easement for TRAILLINE
- DEDICATION of TRAILLINE
- X-ACCESS EASEMENTS
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Record the Plat
- _____
- _____
- _____

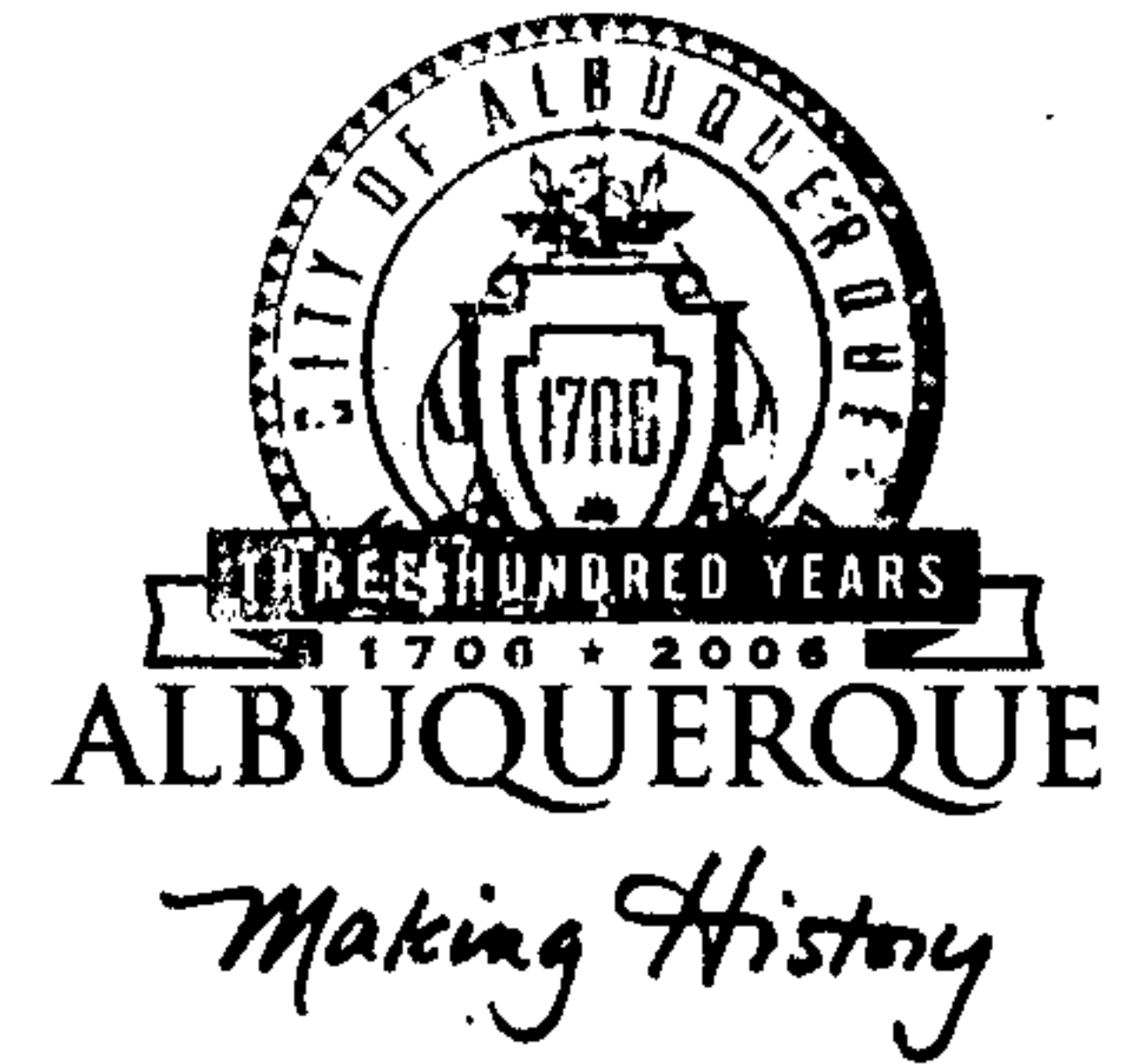
Project Number 1004353

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

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

OK

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004353

AGENDA ITEM NO: 9

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

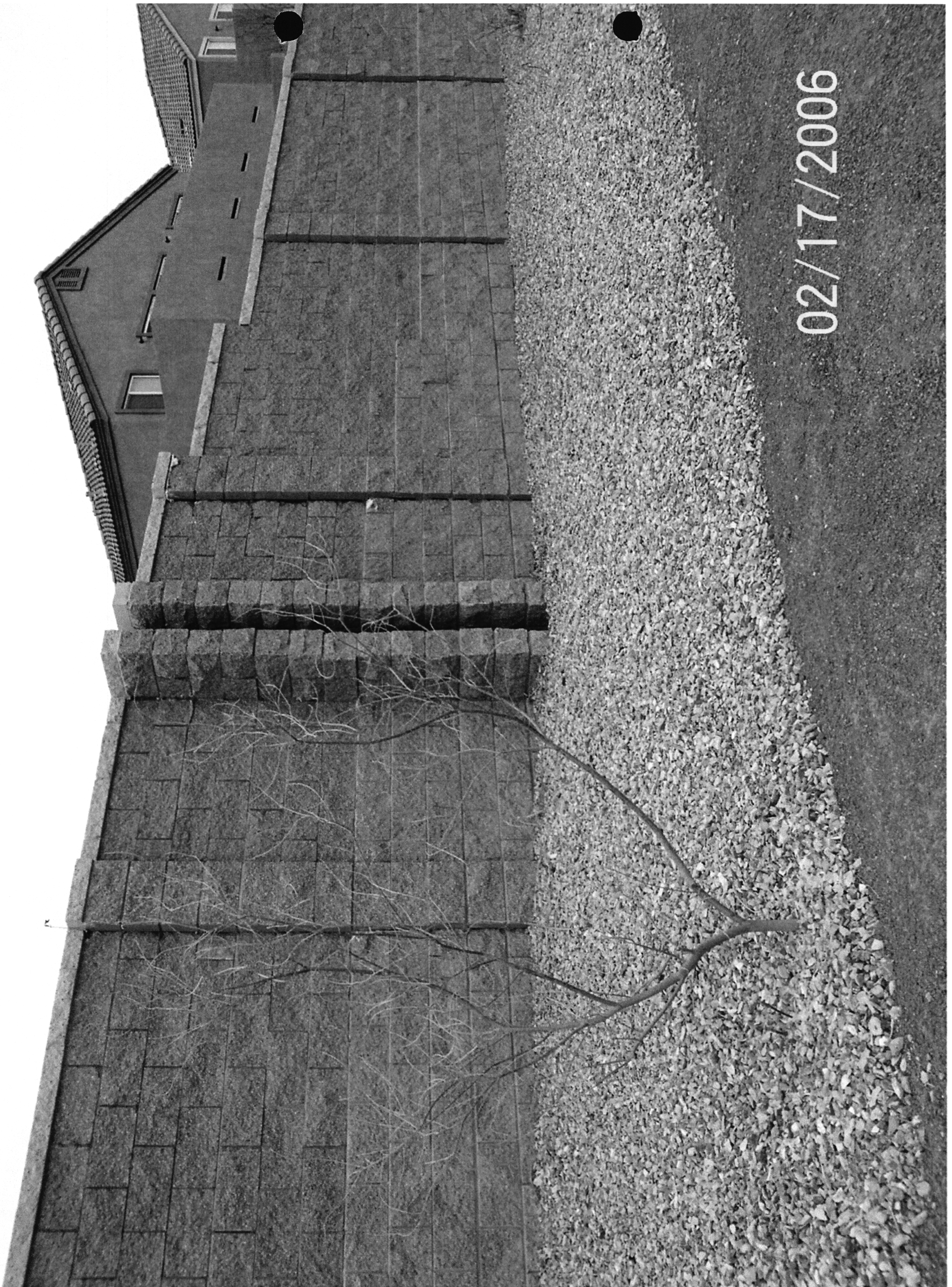
DATE: March 1, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



02/17/2006



02/17/2006





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 1, 2006

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: 10:30 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 # 1004540**
06DRB-00117 Major-Vacation of Pub
Right-of-Way
06DRB-00118 Major-Vacation of Public
Easements

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81ST STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). [REF: 05DRB01713] (D-9,D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT.**

2. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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

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

3. **Project # 1001932**
06DRB-00240 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for CARE GIVERS OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) B, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1, C-1, IP USES, located on OURAY RD NW, between UNSER BLVD NW and TWIN OAKS DR NW containing approximately 2 acre(s). [REF: Z-80-87, AX-80-18, 05DRB00523, 05EPC01804] [**Catalina Lehner, EPC Case Planner**] (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR SITE REVISIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000184**
06DRB-00245 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for BELVEDERE LLC. request(s) the above action(s) for all or a portion of Lot(s) B1A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 PUD, located on BROADWAY AVE NE, between TIJERAS AVE NE and DR. MARTIN LUTHER KING BLVD NE containing approximately 2 acre(s). [REF: DRB-94-161, LUCC-98-14, V-71-27, 06EPC-0001406, 06LUCC-00015] [**David Stallworth, EPC Case Planner**] (K-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

COPIES OF THE SITE PLAN, DAVID STALLWORTH'S INITIALS AND A CHANGE ON THE LANDSCAPE PLAN.

5. **Project # 1004474**
06DRB-00243 Minor-SiteDev Plan
Subdivision/EPC

COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

- 06DRB-00214 Minor- Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

6. **Project # 1004367**
06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 2/22/06]* (E-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/1/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1003793**
06DRB-00244 Minor-Prelim&Final Plat Approval
- SUSAN L. HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 06DRB00058] (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN 2 SEWER ACCOUNTS.**
8. **Project # 1004282**
06DRB-00237 Minor-Final Plat Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lot(s) A-1 & B-1, Block(s) A & B, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62ND ST SW and BATAAN DR SW containing approximately 2 acre(s). [REF: 05DRB01061] (K-11) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
9. **Project # 1004353**
06DRB-00238 Minor-Final Plat Approval
- SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE 2 @ THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 05DRB01120, 05DRB01119, 05DRB01285] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ROADWAY EASEMENT FOR TREELINE, DEDICATION OF TREELINE AND CROSS-ACCESS EASEMENTS AND TO PLANNING TO RECORD.**

10. **Project # 1004658**
06DRB-00239 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PL NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] (C-20) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00087 Minor-Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] *[Final Plat Indef Deferred for the SIA on 2/15/06]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE APPLICANT MUST PROVIDE VERIFICATION THAT A NEW 8-FOOT SAS IS IN THE CENTER OF THE 15-FOOT EASEMENT.**

11. **Project # 1004669**
06DRB-00241 Minor-Prelim&Final Plat Approval

BILLY W BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1 residential zone, located on 12TH ST NW, between AZTEC RD NW and GREIGOS RD NW containing approximately 1 acre(s). [REF: 06DRB00123,06DRB00241] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004359**
06DRB-00100 Minor-Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06 & 2/8/06 & Indef deferred from 2/15/06 for the SIA]* (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

14. Approval of the Development Review Board Minutes for February 22, 2006. **APPROVAL OF THE 2/22/06 DRB MINUTES WAS DEFERRED TO 3/8/06.**

ADJOURNED: 10:30 A.M.

4353

DXF Electronic Approval Form

DRB Project Case #: 1004353

Subdivision Name: SANTA FE AT THE TRAILS UNIT 2 TRACT 6

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/20/2006

Hard Copy Received: 2/20/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

02-20-2006
Date

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

AGIS Use Only
Copied fc **4353** to agiscov on **2/20/2006** Contact person notified on **2/20/2006**

#8



COMPLETED 08/24/05 sth
DRB CASE ACTION LOG (SITE PLAN SUBD.)
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-01285 (SPS)
Project Name: SANTA FE@THE TRAILS UNIT 2
Agent: Consensus Planning

Project # 1004353
Phone No.: 764-9801

Project Number

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/17/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

~~1003968~~
1004353

#8



DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-01285 (SPS)

Project # 1004353

Project Name: SANTA FE@THE TRAILS UNIT 2

Agent: Consensus Planning

Phone No.: 764-9801

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/17/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

~~1005968~~ 1004353



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

8. Project # 1004353
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] *[Listed under Project #1002962 in error]*
[Deferred from 8/3/05] (C-9)

At the August 17, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 7/7/05 the preliminary plat was approved with the following conditions of final plat:

~~Use of a hammerhead requires Fire Department and Solid Waste Department approval.~~

An approved perimeter wall design is required prior to final plat.

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

If you wish to appeal this decision, you must do so by September 1, 2005, 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

Sheran Matson, AICP, DRB Chair

Cc: Longford Homes, 7007 Jefferson St NE, Suite A, 87109
Consensus Planning, 302 8th Street NW, 87102
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004353 AGENDA#: 8 DATE: 8-17-05

1. Name: Rusty Hugg Address: Sus Lek Zip: _____

2. Name: Jim Strogier Address: _____ Zip: _____

3. Name: Zathess Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

**CITY OF ALBUQUERQUE
Planning Department
August 17, 2005
DRB Comments**

ITEM # 13

PROJECT # 1004353

APPLICATION # 05-01285

Re: Santa Fe @ The Trail, Unit 2/sps

Agent was called on 8/12/05 to discuss Planning's comments.

The street names are missing inside the subdivision.

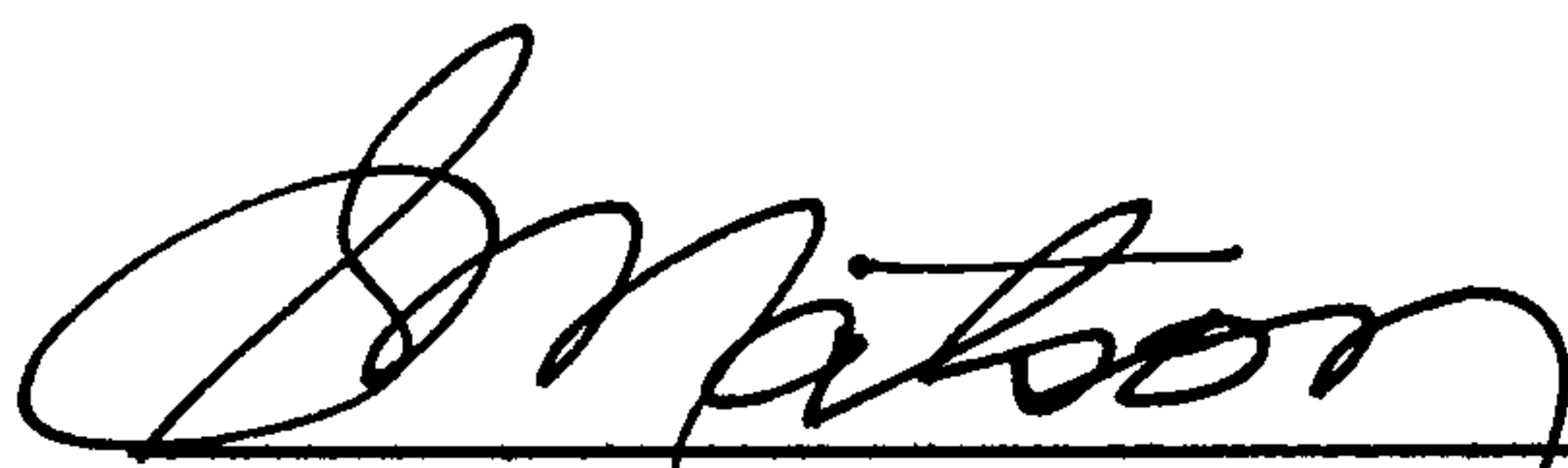
The site plan title should be: "Santa Fe @ The Trails, Unit 2 Site Plan for Subdivision".

The infrastructure list language is missing above the signature block.

The DRB Chair signature line is titled incorrectly.

The design concepts contained in The Trails, Phase 1 Site Plan (#1002962) applicable to this site plan should be repeated in this site plan.

Is the applicant planning to create a separate site plan for each subdivision where smaller than R1 size lots are planned in RD zoning?



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



**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, August 3, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001926
05DRB-01125 Major-Two Year SIA

~~TERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 MUSTANG MESA, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10)~~

No objection to the one year extension.

Project # 1002962 4353
05DRB-01119 Major-Preliminary Plat
Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)

The zoning, according to AGIS, is RD. The preliminary plat submitted with this application agrees. The application says RLT. If there is an approved zone change amendment, please provide a copy of the Notice of Decision.

The Comprehensive Plan indicates it is in the Developing Urban area. RD zoning in Developing Urban, according to the Zone Code, must follow R-1 development requirements without an approved Sector Plan or Site Development Plan & Landscaping Plan. If a Site Development Plan & Landscaping plan is submitted & approved prior to platting, uses permissive in the RT zone are acceptable. See Section 14-16-2-14 of the City Zoning Code.

Tract 6 appears to be just outside the boundaries of the already approved site plan for subdivision for The Trails, Phase 1.

The minimum lot size indicated on the plat is 4700 square feet, not acceptable in R1 zoning. R1 requires 5,000 square feet & 50 foot minimum lot size.

The property is outside the present Westside Moratorium boundaries. However, the issue of whether this is approvable because of the pending Sector Plan requirement is under investigation.

The property does lie within the Northwest Mesa Escarpment Plan (NWMEP) View Area boundary. Development is required to follow the Plan.

No objection to the temporary deferral of sidewalks.

The perimeter wall design. What, if anything, is to be placed within the 8" of the decorative pilaster? This could become a weed patch along with the dirt area between the sidewalk & the wall as shown on the rendering. The maximum height of the wall is 6 feet unless there is a retaining portion. The cross section shows 6 feet and also 7 feet. The walls will have to conform to the clear sight triangle requirements.

"Certification that perimeter walls were installed per DRB approved design shall be provided to the City prior to the release of financial guarantees." This language should be placed on the infrastructure list."

Project # 1003189
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)

This property lies within the Tower Unser Sector Plan. The plan states that the lots in RD/R-1 zoning must conform to R-1 requirements. The minimum lot size in R-1 zoning is 5,000 square feet, the minimum lot width is 50 feet which can be measured 50 feet back from the front property line. Some of the lots on this plat do not meet the minimum lot size or lot width requirements for R-1.

Under Subdivision Data/Notes, the zoning is incorrectly listed. It should read RD/R-1.

Some of the notes on the perimeter wall submittals are unreadable. Please re-submit. A new design from this agent would be preferable.



*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3781
CONNECTION TEL 9p8973377
SUBADDRESS
CONNECTION ID
ST. TIME 07/19 16:10
USAGE T 01'20
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Russ Nugey

FAX NUMBER: 847-3579 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 7/19/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: ~~1002962~~ APPLICATION NO: 05-01119
1004353 +01120

Tract 6, The Trails Unit 2
My comments only



**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, August 3, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001926
05DRB-01125 Major-Two Year SIA

~~TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, Zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10)~~

~~No objection to the one year extension.~~

Project # 1002962
05DRB-01119 Major-Preliminary Plat
Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)

The zoning, according to AGIS, is RD. The preliminary plat submitted with this application agrees. The application says RLT. If there is an approved zone change amendment, please provide a copy of the Notice of Decision.

The Comprehensive Plan indicates it is in the Developing Urban area. RD zoning in Developing Urban, according to the Zone Code, must follow R-1 development requirements without an approved Sector Plan or Site Development Plan & Landscaping Plan. If a Site Development Plan & Landscaping plan is submitted & approved prior to platting, uses permissive in the RT zone are acceptable. See Section 14-16-2-14 of the City Zoning Code.

Tract 6 appears to be just outside the boundaries of the already approved site plan for subdivision for The Trails, Phase 1.

The minimum lot size indicated on the plat is 4700 square feet, not acceptable in R1 zoning. R1 requires 5,000 square feet & 50 foot minimum lot size.

The property is outside the present Westside Moratorium boundaries. However, the issue of whether this is approvable because of the pending Sector Plan requirement is under investigation.

The property does lie within the Northwest Mesa Escarpment Plan (NWMEP) View Area boundary. Development is required to follow the Plan.

No objection to the temporary deferral of sidewalks.

The perimeter wall design. What, if anything, is to be placed within the 8" of the decorative pilaster? This could become a weed patch along with the dirt area between the sidewalk & the wall as shown on the rendering. The maximum height of the wall is 6 feet unless there is a retaining portion. The cross section shows 6 feet and also 7 feet. The walls will have to conform to the clear sight triangle requirements.

"Certification that perimeter walls were installed per DRB approved design shall be provided to the City prior to the release of financial guarantees." This language should be placed on the infrastructure list."

Project # 1003189

05DRB-01127 Major-Preliminary Plat
Approval

05DRB-01129 Minor-Temp Defer SDWK

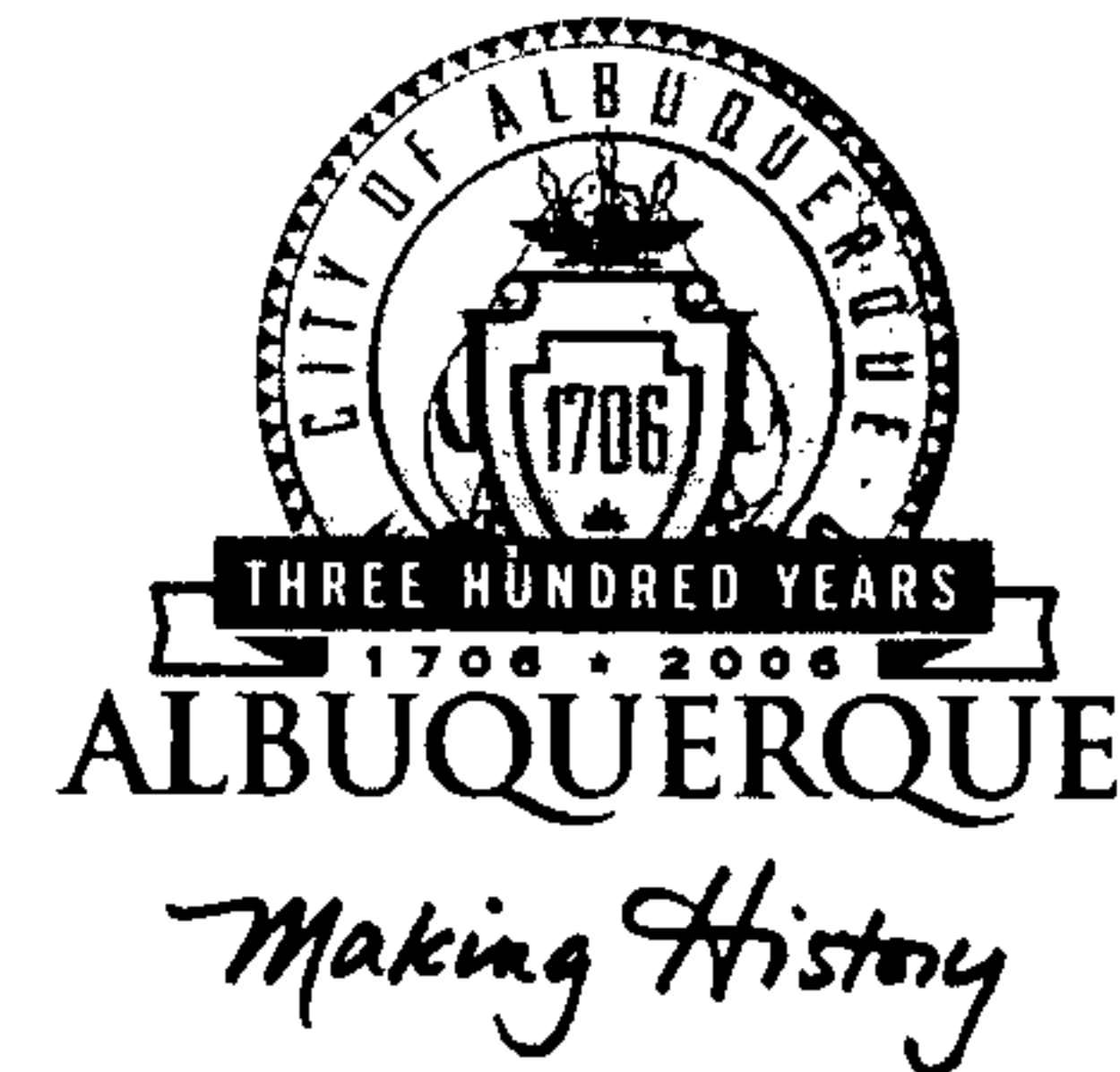
RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)

This property lies within the Tower Unser Sector Plan. The plan states that the lots in RD/R-1 zoning must conform to R-1 requirements. The minimum lot size in R-1 zoning is 5,000 square feet, the minimum lot width is 50 feet which can be measured 50 feet back from the front property line. Some of the lots on this plat do not meet the minimum lot size or lot width requirements for R-1.

Under Subdivision Data/Notes, the zoning is incorrectly listed. It should read RD/R-1.

Some of the notes on the perimeter wall submittals are unreadable. Please re-submit. A new design from this agent would be preferable.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004353

AGENDA ITEM NO: 8/13

SUBJECT:

**Preliminary Plat
Sidewalk Deferral
Site Plan for Subd**

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.

Minor site plan comments.

Infrastructure List comments.

An approved drainage report dated 7-07-05 is on file for Preliminary Plat approval.

Minor plat comments

P.O. Box 1293

Albuquerque

RESOLUTION:

New Mexico 87103 APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

www.cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:15 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat
Approval
05DRB-01120 Minor-Temp Defer
SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat
Approval
05DRB-01124 Minor-Temp Defer
SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, (to be known as **VENTANA HIGHLANDS SUBDIVISION**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of
Public Easements
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer
Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 &

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. 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.

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

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

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [Stephanie Shumsky, EPC Case Planner] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [*Deferred from 7/27/05*] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556] [Elvira Lopez, EPC Case Planner] *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

- 05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS LLC & CURB INC**, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. **Project # 1003673**
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**, zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003247**
05DRB-01217 Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under Project #1004347 in error*] (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

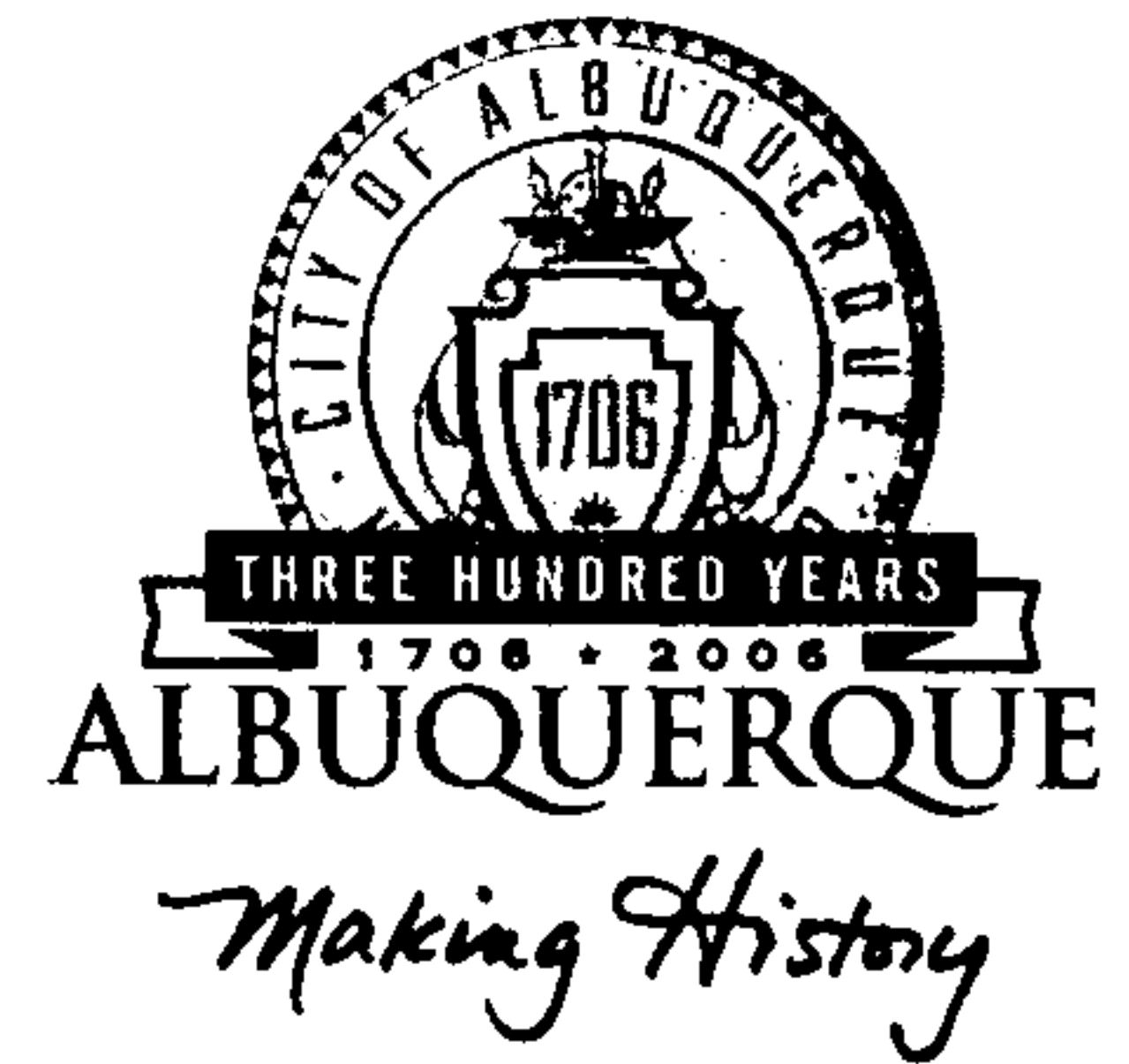
Refer at AR 8/17/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004353 AGENDA#: 2 DATE: 8/3/05

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004353

AGENDA ITEM NO: 2

SUBJECT:

**Preliminary Plat
Sidewalk Deferral**

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

**No objection to Sidewalk Deferral request.
An approved drainage report must be on file prior to Preliminary Plat approval.
Minor plat comments.
An approved infrastructure list is required for Preliminary Plat approval.
Infrastructure List comments.**

P.O. Box 1293

Albuquerque

RESOLUTION:

8/17/05

New Mexico 87103 APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

www.cabq.gov

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

FOR:

**SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee**

DATE: August 3, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

Project # 1002962 4353
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the requests. Transit suggests providing a pedestrian connection between Oso Corridor Place and Woodmont Avenue if a wall is planned in this area.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS No comments received.

Police Department No CPTED or crime prevention comments at this time.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

The signal at Woodmont and Rainbow needs to be guaranteed with this plat. Why is the section of Treeline not following what has been platted to the west? Both sides of Treeline may need to be built since this was set up as 20' lanes with a median. The lots fronting Treeline are very narrow. The lots may need to share access drive to allow for circular drives. Also, the end lots may need to be evaluated for queuing. Use of a hammerhead on Oso Corridor requires both Fire and Solid Waste approval. Are the dimensions per DPM? Provide a traffic distribution map. Unsure how Oakridge has been classified as a major local? Is the sector plan done? Why is the right-of-way 78' ? Why do all the tract notes refer to parcel "A"? Are both Woodmont and Treeline in place to the west? Rainbow? Where is the bikelane on Woodmont?

Parks & Recreation

This development will be subject to Park, Recreation, Trails and Open Space Impact Fees due at building permit. No objection to the sidewalk requests.

Utilities Development

The sewer easement in Tract B should be granted to NMUI, not the ABCWUA. NMUI must sign the infrastructure list. No objection to Preliminary Plat or Sidewalk Deferral.

Planning Department

The zoning, according to AGIS, is RD. The preliminary plat submitted with this application agrees. The application says RLT. If there is an approved zone change amendment, please provide a copy of the Notice of Decision.

The Comprehensive Plan indicates it is in the Developing Urban area. RD zoning in Developing Urban, according to the Zone Code, must follow R-1 development requirements without an approved Sector Plan or Site Development Plan & Landscaping Plan. If a Site Development Plan & Landscaping plan is submitted & approved prior to platting, uses permissive in the RT zone are acceptable. See Section 14-16-2-14 of the City Zoning Code.

Tract 6 appears to be just outside the boundaries of the already approved site plan for subdivision for The Trails, Phase 1.

Planning Department

The minimum lot size indicated on the plat is 4700 square feet, not acceptable in R1 zoning. R1 requires 5,000 square feet & 50 foot minimum lot size.

The property is outside the present Westside Moratorium boundaries. However, the issue of whether this is approvable because of the pending Sector Plan requirement is under investigation.

The property does lie within the Northwest Mesa Escarpment Plan (NWMEP) View Area boundary. Development is required to follow the Plan.

No objection to the temporary deferral of sidewalks.

The perimeter wall design. What, if anything, is to be placed within the 8" of the decorative pilaster? This could become a weed patch along with the dirt area between the sidewalk & the wall as shown on the rendering. The maximum height of the wall is 6 feet unless there is a retaining portion. The cross section shows 6 feet and also 7 feet. The walls will have to conform to the clear sight triangle requirements.

"Certification that perimeter walls were installed per DRB approved design shall be provided to the City prior to the release of financial guarantees." This language should be placed on the infrastructure list."

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$2,734 if a building permit is obtained by December 30, 2005, \$5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$8,041 would be payable thereafter.

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

cc:Longford at the Trails, LLC, 7301 Jefferson St NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114



**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, August 3, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001926
05DRB-01125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10)

1004353
Project # 1002962
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)

Project # 1003189
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)


Project # 1004177
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

Project # 1004315
05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11)

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 Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, July 18, 2005.

1001

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

1004353

Meeting Date: AUGUST 3, 2005
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# ~~1002962~~
App# 05DRB-01119
App# 05DRB-01120

Cross Reference and Location: Oakridge St. NW Between Woodmont Ave NW And
Treeline Ave NW

Applicant: LONGFORD AT THE TRAILS, LLC
Address: 7301 JEFFERSON ST NE
ALBUQUERQUE NM 87109

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

Special Instructions:

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

Date Mailed: JULY 15, 2005

Signature: KYLE TSEHLIKAI

RECORDS WITH LEVELS

100906437638010102 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906448736510202 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906431833821610 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432233721611 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432733721612 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906437129210101 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906448029510201 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906423431922035 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906431832022216 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432231922217 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432231022218 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432230422219 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432229822220 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432229222221 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432228622222 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432228022223 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432227422224 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432226822225 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906432126022226 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906430322640101 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906441422640102 ✓ *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906437129210101 LEGAL: TRACT 6 BULK LAND PLAT OF TRALS UNIT 2 BEING TRACTS G & J
THE TRAILS
PROPERTY ADDR: 00000

OWNERS NAME: INDUS DEVELOPMENT LTD CO.
OWNERS ADDR: 8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

100906437638010102 LEGAL: TRACT 4 BULK LAND PLAT OF TRALS UNIT 2 BEING TRACTS G & J
THE TRAILS
PROPERTY ADDR: 00000

OWNERS NAME: THE TRAIL, LLC
OWNERS ADDR: 3077 E. WARM SPRINGS RD
LAS VEGAS NV 89120

100906448029510201 LEGAL: TRACT 7 BULK LAND PLAT OF TRALS UNIT 2 BEING TRACTS G & J
THE TRAILS
PROPERTY ADDR: 00000

OWNERS NAME: INDUS DEVELOPMENT LTD CO.
OWNERS ADDR: 8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

100906448736510202 LEGAL: TRACT 5 BULK LAND PLAT OF TRALS UNIT 2 BEING TRACTS G & J
THE TRAILS
PROPERTY ADDR: 00000

OWNERS NAME: THE TRAILS, LLC
OWNERS ADDR: 3077 E. WARM SPRINGS RD
LAS VEGAS NV 89120

100906430322640101 LEGAL: TRACT 10 BULK LAND PLAT OF TRALS UNIT 2 BEING TRACTS G & J
THE TRAILS
PROPERTY ADDR: 00000

OWNERS NAME: INDUS DEVELOPMENT LTD CO.
OWNERS ADDR: 8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

100906441426440102 LEGAL: TRACT 6 BULK LAND PLAT OF TRALS UNIT 2 BEING TRACTS G & J
THE TRAILS
PROPERTY ADDR: 00000

OWNERS NAME: INDUS DEVELOPMENT LTD CO.
OWNERS ADDR: 8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

100906432126022226 LEGAL: LOT 56 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432226822225 LEGAL: LOT 57 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432227422224 LEGAL: LOT 58 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432228022223 LEGAL: LOT 59 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432228622222 LEGAL: LOT 60 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432229222221 LEGAL: LOT 61 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432229822220 LEGAL: LOT 62 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432230422219 LEGAL: LOT 63 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

1009064322331022218 LEGAL: LOT 64 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: HALLSTON TRL NW

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

100906432531922217 LEGAL: LOT 80 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: TREE LINE AVE NW

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

100906431832022216 LEGAL: LOT 79 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: TREE LINE AVE NW

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

100906431833821610 LEGAL: LOT 3-P1 PLAT FOR TAOS AT THE TRAILS CONT .1
PROPERTY ADDR: TREE LINE AVE NW

OWNERS NAME: LONDFORD AT THE TRAILS, LLC
OWNERS ADDR: 3077 E. WRAM SPRINGS RD
LAS VEGAS NV 89120

100906432233721611 LEGAL: LOT 2-P1 PLAT FOR TAOS AT THE TRAILS CONT .1
PROPERTY ADDR: TREE LINE AVE NW

OWNERS NAME: LONDFORD AT THE TRAILS, LLC
OWNERS ADDR: 3077 E. WRAM SPRINGS RD
LAS VEGAS NV 89120

100906432733721612 LEGAL: LOT 1-P1 PLAT FOR TAOS AT THE TRAILS CONT .1
PROPERTY ADDR: TREE LINE AVE NW

OWNERS NAME: LONDFORD AT THE TRAILS, LLC
OWNERS ADDR: 3077 E. WRAM SPRINGS RD
LAS VEGAS NV 89120

100906423431922035 LEGAL: TRACT PR FOR THE RESERVE AT THE TRAILS SUBDIVISION A
REPLAT OF TRACT F
PROPERTY ADDR: 00000

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 6, 2010

Project# 1004353
 09DRB-70383 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
 AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

<p>AMAFCA No comment.</p>
<p>COG MPO Project ID # 610.0 "Woodmont Ave Construction" is a private project to construct a new 2 lane roadway between Universe Blvd & Paseo del Norte. Coordination with DMD is recommended to insure development is consistent with this project.</p>
<p>TRANSIT Project # 1004353 09DRB-70383 MAJOR--2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)</p> <p>Adjacent and nearby routes Route #162, Peak Hour Ventana Ranch route, passes the site 1000' west from the southwest corner of the property, on Rainbow.</p> <p>Adjacent bus stops Recently two new bus stops were placed pre and post Rainbow/ Woodmonit intersection on Rainbow to serve the northbound and southbound 162 routes. Both bus stops have been placed south of the Rainbow/ Woodmonit intersection.</p> <p>Site plan requirements None</p> <p>Large site TDM suggestions None.</p> <p>Other information None.</p>
<p>ZONING ENFORCEMENT No comment.</p>
<p>NEIGHBORHOOD COORDINATION</p>
<p>APS Santa Fe 2 at the Trails Unit 2, is located on the west side of Oakridge St NW between Tree Line Ave NW and Woodmont Ave NW. The owner of the above property requests a Major Two Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of 114 residential units at full build out. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary School is exceeding capacity; James Monroe Middle School and Cibola High School have excess capacity.</p>

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
264	Ventana Ranch	768	750	-18
490	James Monroe	958	1,417	459
580	Cibola	1,994	2,575	581

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

POLICE DEPARTMENT

No comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

No comment.

CITY ENGINEER

The Hydrology section has no objection to the extension request but only for 1 year.
The offsite drainage contribution will be needed by then.

TRANSPORTATION DEVELOPMENT

The Traffic Operations Division of the Department of Municipal Development is not in favor of a SIA extension for the traffic signal at Rainbow and Woodmont. Traffic Operations is ready to place this signal as soon as monies are available from the developer.

PARKS AND RECREATION

No objection

ABCWUA

No objection to extension request.

PLANNING DEPARTMENT

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

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

CITY OF ALBUQUERQUE
Planning Department
March 1, 2006
DRB Comments

ITEM # 9

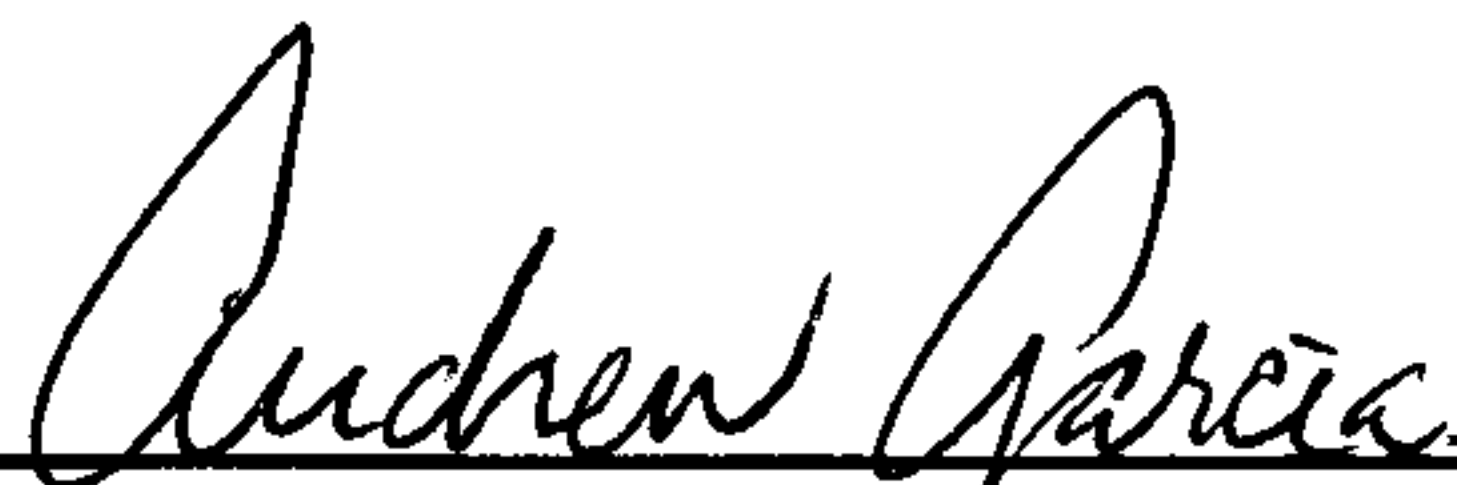
PROJECT # 1004353 APPLICATION # 06-00238

RE: The Trails, Unit 2/fp

Are there any changes from the preliminary plat?

The perimeter walls are missing the zone atlas page, DRB number, and the nearest intersection.

Approval of the perimeter wall details is one of two conditions of final plat.



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

This project is in the NW Area Command

Steve Sirk
APD Crime
Prevention
924-3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1004353 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*
- Other:** *No Crime Prevention or CPTED comments concerning the proposed SIA Extension request at this time*



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 2, 2011

Project# 1004353

11DRB-70004 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

AMAFCA				
No comments				
COG				
For information purposes, Woodmont Ave is classified as an urban collector, as per the current roadway functional classification map				
TRANSIT				
Project # 1004353				
11DRB-70004				
MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2 YR SIA).				
Adjacent and nearby routes None.				
Adjacent bus stops None.				
Site plan requirements None.				
Large site TDM suggestions None.				
Other information None.				
ZONING ENFORCEMENT				
No comments				
NEIGHBORHOOD COORDINATION				
APS				
Santa Fe at the Trails Unit 2, is located on the west side of Oakridge St NW between Tree Line Ave NW and Woodmont Ave NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of 94 residential units at full build out. This will impact Tierra Antigua Elementary School, Tony Hillerman Middle School, and Volcano Vista High School. Currently, all three schools have excess capacity.				
		2010-11		
Loc No	School	40th Day	2010-11 Capacity	Space Available
389	Tierra Antigua	568	650	82



492	Tony Hillerman	893	1,100	207	
575	Volcano Vista	2,093	2,100	7	
POLICE DEPARTMENT No comments					
FIRE DEPARTMENT No comments					
PNM ELECTRIC & GAS No comments					
COMCAST No comments					
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.					
ENVIRONMENTAL HEALTH No comments					
M.R.G.C.D no adverse comments					
OPEN SPACE DIVISION No comments					
CITY ENGINEER					
TRANSPORTATION DEVELOPMENT Please clearly define all infrastructure not yet completed and provide an approximate timeline.					
PARKS AND RECREATION No objection					
ABCWUA no adverse comments					
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.					

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Minor Subdivision action	S	Z ZONING & PLANNING
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>	Annexation
SITE DEVELOPMENT PLAN		V	County Submittal
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	EPC Submittal
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Cert. of Appropriateness (LUCC)	P	Zone Map Amendment (Establish or Change Zoning)
STORM DRAINAGE		L A	Sector Plan (Phase I, II, III)
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<input type="checkbox"/>	D	Amendment to Sector, Area, Facility or Comprehensive Plan
			Text Amendment (Zoning Code/Sub Regs)
			Street Name Change (Local & Collector)
			APPEAL / PROTEST of...
			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: LONGFORD AT THE TRAILS LLC PHONE: 761-9911
 ADDRESS: 7301 JEFFERSON NE FAX: 761-9922
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 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: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 6 Block: — Unit: —
 Subdiv. / Addn. THE TRAILS UNIT 2
 Current Zoning: R-LT Proposed zoning: SAME
 Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 94
 Total area of site (acres): 17.00 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. 100906437129210101 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: OAK RIDGE STREET NW
 Between: WOODMONT AVE. and TREELINE AVENUE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1004353
05 DRB 01120, 05 DRB 01119, 05 DRB 01285

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

SIGNATURE Russ Hugo DATE 2.20.06
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>06 DRB 00238</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0.00</u>
_____	<u>CME</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>03/01/06</u>			Total <u>\$20.00</u>

Sandy Handley 02/21/06 Project # 1004353

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Russ Hulse
Applicant name (print)
[Signature]
Applicant signature / date

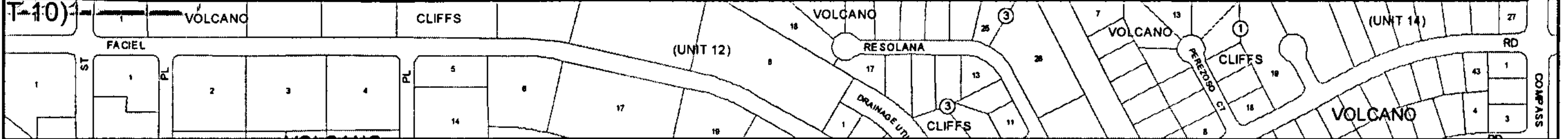
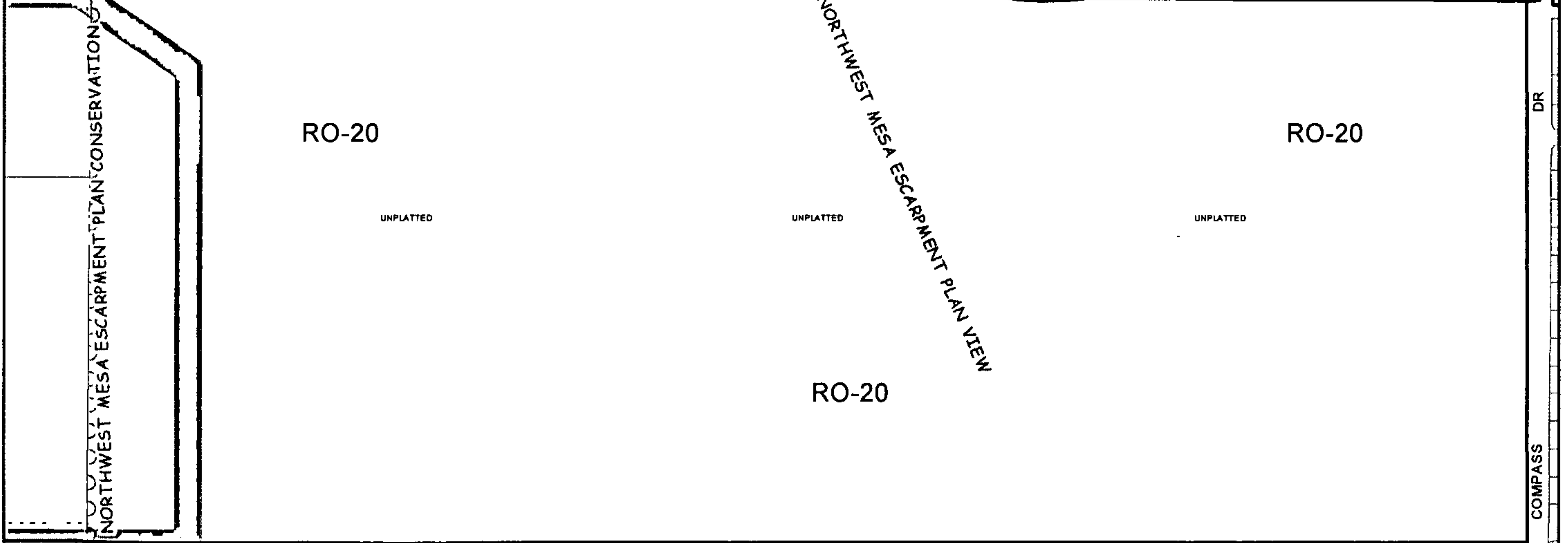
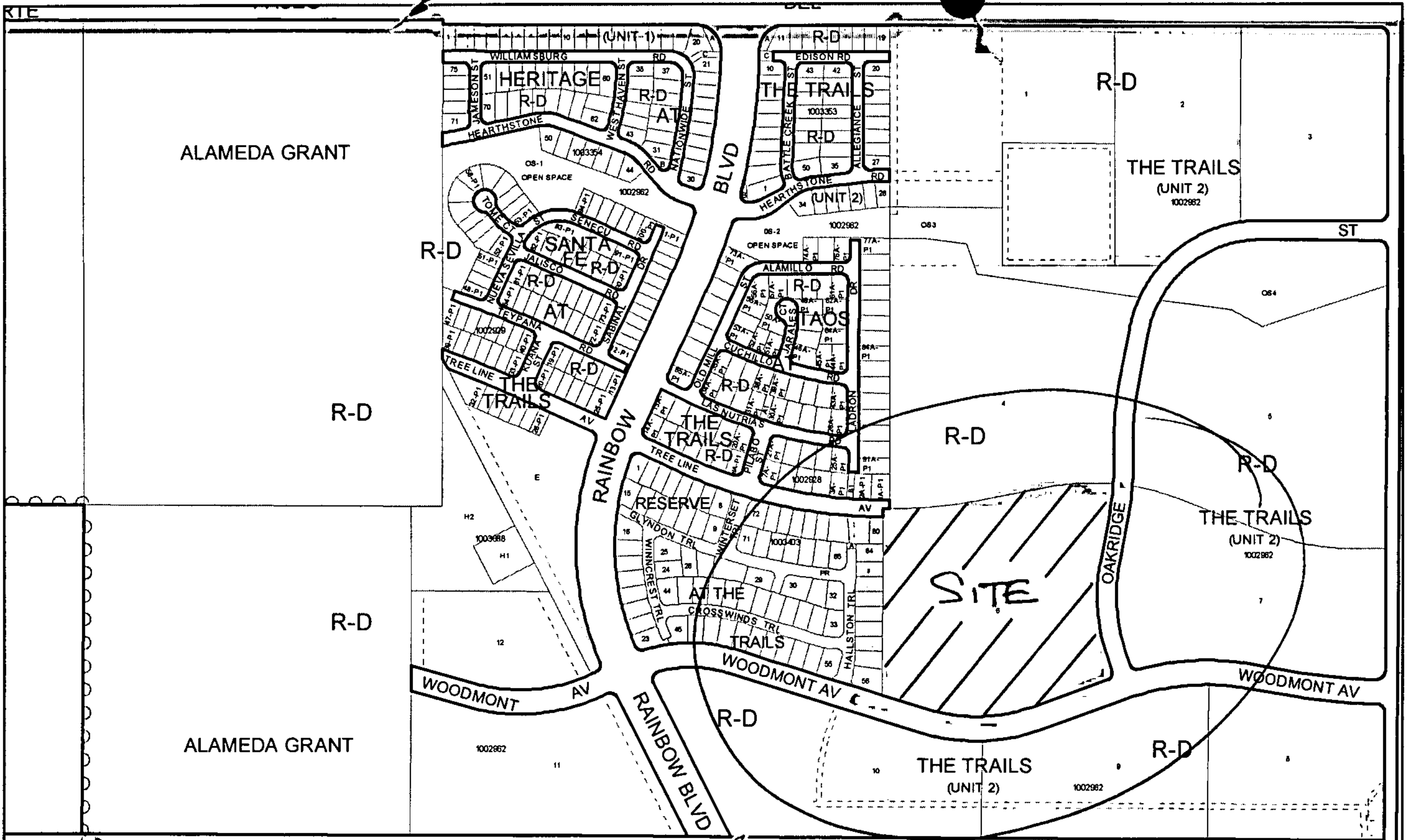


Form revised 8/04, 1/05 & 10/05

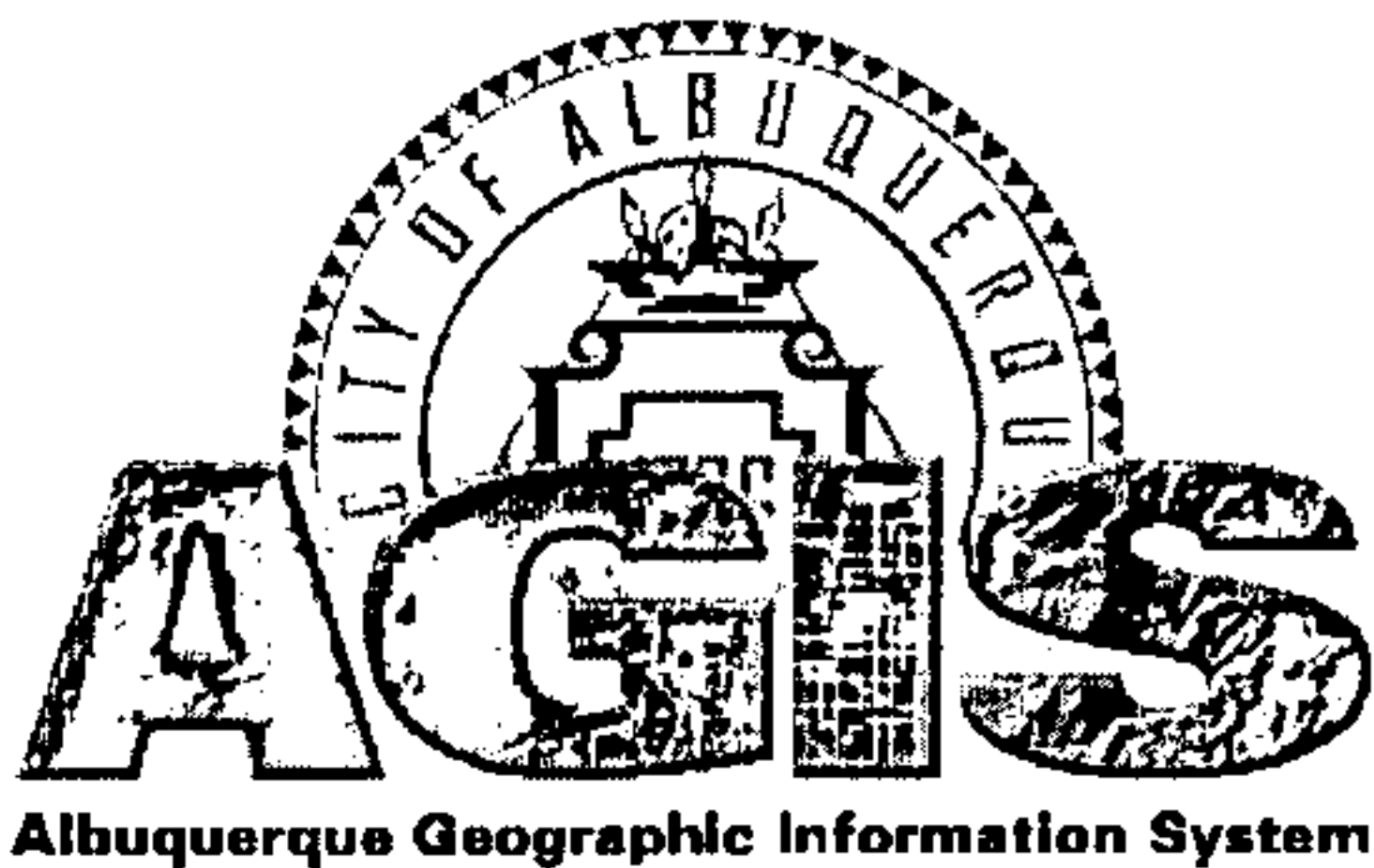
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06DRB - 00238

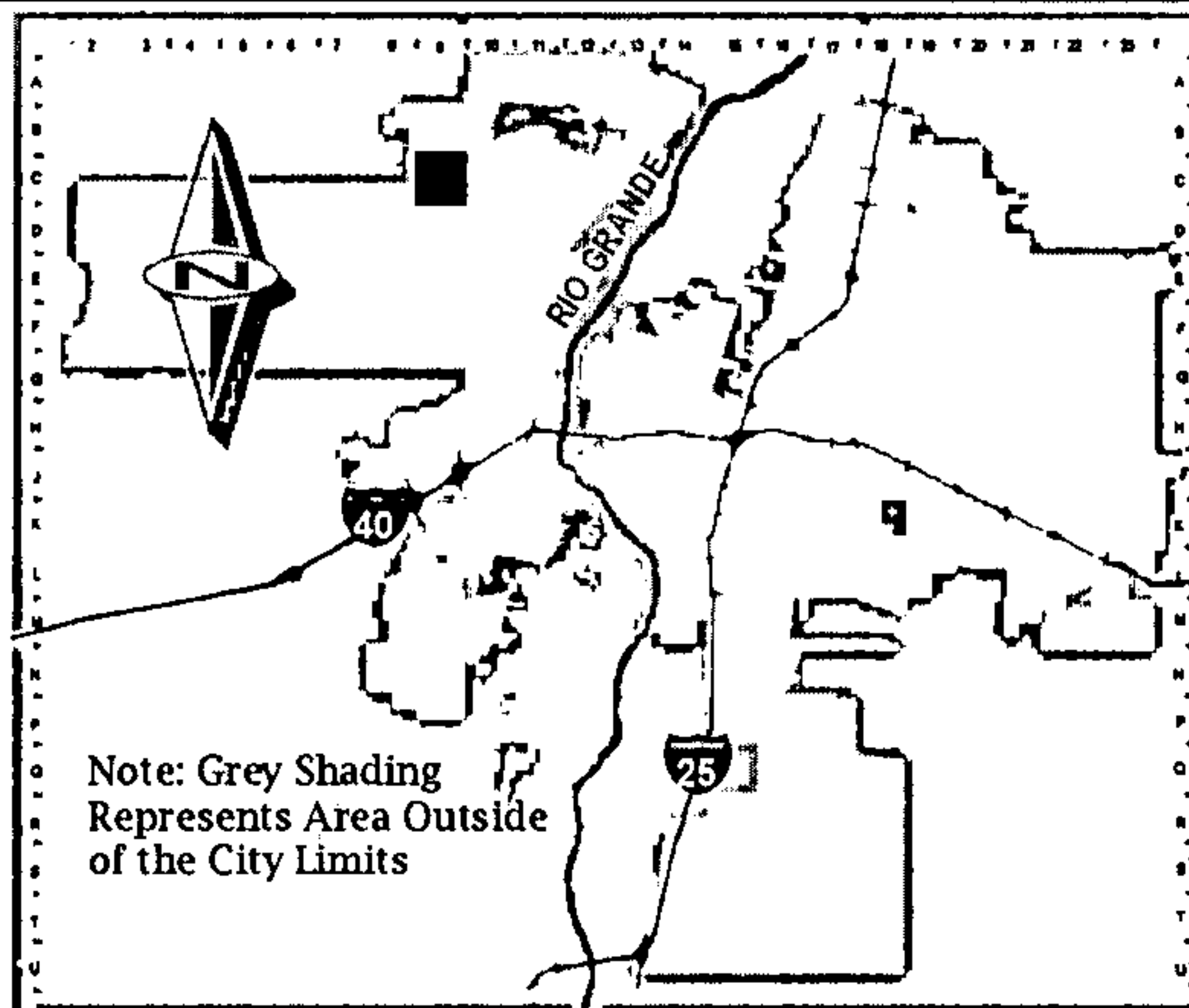
Sandy Hardley 02/21/06
Planner signature / date
Project # 1004353



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



Map amended through: 1/12/2006



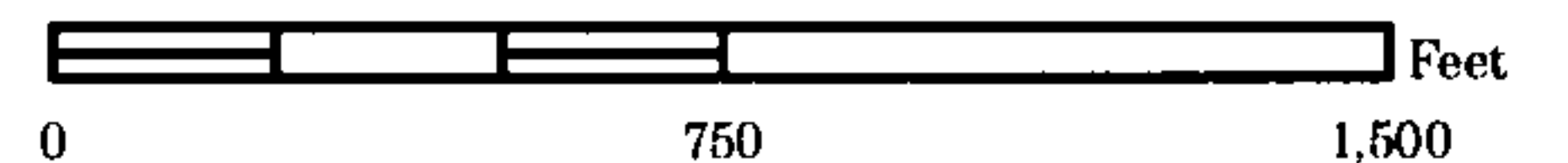
Note: Grey Shading Represents Area Outside of the City Limits

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



Rusty Hugg

From: dmzamora@cabq.gov
Sent: Monday, February 20, 2006 4:04 PM
To: Russ Hugg
Subject: Project No. 1004353

The .dxf file for Project No. 1004353 has been approved.

Can you please verify the title of this plat for me?

Is the title:

Santa Fe at the Trails Unit 2

OR

Santa Fe at the Trails Unit 2 TRACT 6?

Thanks,

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

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

PAID RECEIPT

APPLICANT NAME LONGFORD @ THE TRAILS LLC
AGENT SURV-TEK INC
ADDRESS 9384 VALLEY VIEW DR. NW
PROJECT & APP # 1004353/05 DRB 00238
PROJECT NAME THE TRAILS UNIT 2

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

2/21/2006 9:41AM LOC: ANNX
RECEIPT# 00052944 WSH# 008 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$40.00
J24 Misc

\$20.00

Thank You

B-3
Drainage out to

No. of Lots: 94
Nearest Major Streets
Rainbow Blvd/Woodmont AVE.

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293, (One Civic Plaza), Albuquerque, New Mexico 87103, and ("Longford at the Trails LLC"), a [State the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] "Nevada Limited Liability Co." whose address is 7007 Jefferson St NE Suite A-B and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT 6 OF BULK Plat of The Trails Unit 1 recorded on 10/18/04 in the records of the Bernalillo County Clerk at Book 2004C pages 332 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Trails LLC ("Owner").

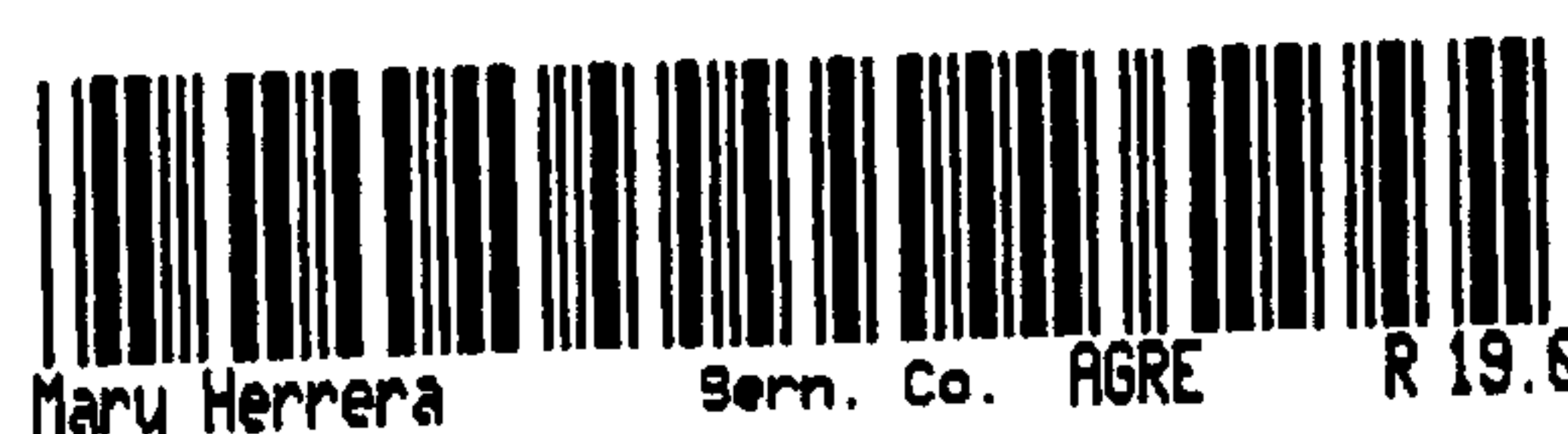
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Santa Fe at The Trails Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 6th day of January, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730085.

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

09/04



2006010787
6398335
Page: 1 of 6
01/25/2006 10:36A
Bk-A111 Pg-736

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

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

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

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

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

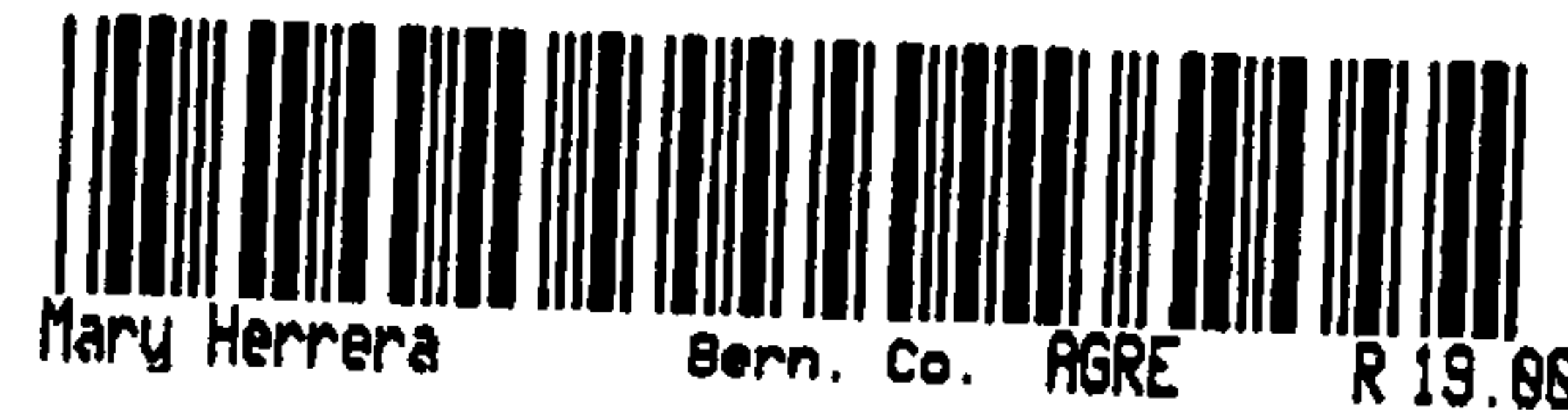
(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

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

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

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

07/02



2006010787
6398335
Page: 2 of 6
01/25/2006 10:36A
Bk-A111 Pg-736

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision. 07/02

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

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

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

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Mary Herrera

Bern. Co. AGRE

R 19.00

2006010787

6398335

Page: 5 of 6

01/25/2006 10:36A

Bk-A111 Pg-736

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

SUBDIVIDER:

By [Signature]: David Murtagh
Name: David Murtagh
Title: Div President
Dated: 12/21/05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 1-24-06

Uje 12/20/06 Ju 01-16-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 29th day of December, 2005 by [name of person:] David Murtagh [title or capacity, for instance, "President" or "Owner":] Division President of [Subdivider:]

My Commission Expires: 12-1-08

Donna Krapcha
Notary Public
OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 24th day of January, 2006 by Richard Acosta, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Maria A. Saavedra
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-2	730084	Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave. L = 1050'	West Property Line	Oakridge St.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement L = 200'	Treeline Ave.	Kaysar Mill Rd.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
B-2	730084	**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave. L = 850'	West Property Line	Oakridge St. offsite	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement L = 200'	Pond F within Tract 4	Kaysar Mill Rd. offsite	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kaysar Mill Rd. L = 200'	Tract B - 25' SAS and Drainage Easement onsite	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl. L = 400'	Kaysar Mill Rd. onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement L = 100'	Oso Corridor Pl. onsite	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G) L = 600'	onsite		/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave. L = 500'	Tract A (Pond G)	Oakridge St. offsite	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St. L = 350'	Lot 93-P1	Woodmont Ave. offsite	/	/	/
B-2	730085	24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl. L = 400'	South Property Line onsite	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St. L = 150'	Lot 43-P1 onsite	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)	onsite		/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4	onsite		/	/	/
						offsite	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-3	730085	48-72 Dia.	RRRCP w/ MH & Inlets	Universe Blvd	Trails Unit II South Property Line	Social Negra Detention Dam	/	/	/
			250,000\$ contribution toward drainage outfall						
			WATER (NMUI)						
NMUI	730085	8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kaysar Mill Rd.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Kaysar Mill Pl.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kaysar Mill Rd.	/	/	/
		12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Tacos at the Trails)	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kaysar Mill Rd.	Treeline Ave.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/	/
			SANITARY SEWER (NMUI)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kaysar Mill Rd.	/	/	/
		8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kaysar Mill Rd.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kaysar Mill Rd.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		12" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/	/

8"

8"

COA DRC Project #

Size

Type of Improvement

Location

From

ORIGINAL To

Private Inspector City Inspector City Crst Engineer

NOTES

1 * Sidewalk to be Deferred

2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II

3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain

4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

CERTIFICATION THAT PERMITS WALLS WERE INSTALLED PER DR.B. APPROVED DESIGN SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Steve Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

FIRM

SIGNATURE

TRANSPORTATION DEVELOPMENT - date 8/17/05

UTILITY DEVELOPMENT - date 8/17/05

CITY ENGINEER - date 8/15/05

AMAFCA - date

PARKS & RECREATION - date 8/17/05

DESIGN REVIEW COMMITTEE REVISIONS

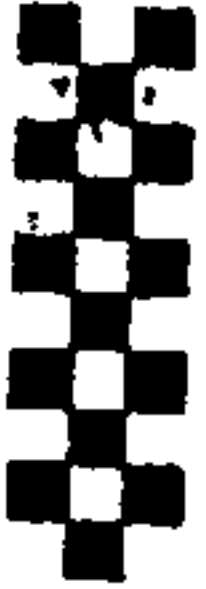
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/22/05	[Signature]	[Signature]	[Signature]
2	9/26/05	[Signature]	[Signature]	[Signature]
3	10/11/05	[Signature]	[Signature]	[Signature]

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD W/ "B" MODIFIED S.I.A.

6. STREET LIGHTS PER PDM

7. PUBLIC STAIRS REMOVE SCALING (MIN.) LANDSCAPING.



FINANCIAL GUARANTY AMOUNT

12/07/2005

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

Project Description:

Project ID #: 730085, Santa Fe @The Trails Unit II Subd, Phase/Unit #: 1

Requested By: Steve Salazar, P.E. - Wilson & Co

TOTAL FINANCIAL GUARANTY REQUIRED \$250,000.00

APPROVAL:

DATE:



12/7/05



Notes: B-3 (Drainage Outfall)

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL. AGMT.

BOND NO. (SURETYS NO.): 823501S
CONTACT PERSON'S NAME: _____
Premium \$2,500.00/2 Year Term
SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Longford at the Trails, LLC
("SUBDIVIDER") a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc.:] Nevada limited liability company as
"Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Iowa and authorized to do business in the
State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200
Irvine CA 92614 and whose telephone number is 949-263-3300
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Two hundred fifty thousand and 00/100
Dollars, (AMOUNT OF FIGURES) \$ 250,000.00 1, as amended by change orders
approved by the Surety or changes to the infrastructure list approved by the
City Development Review Board, the payment of which is well and truly to be
made, and each of us bind ourselves, our and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, and firmly by
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as Santa Fe @ The Trails Unit 2 (B-3 (Drainage Outfall))
("NAME OF SUBDIVISION"), CITY PROJECT NO.
730085, and

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the Subdivision: [list the
improvements e.g., water, sewer, pavement, sidewalks:] _____
SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") Longford at the Trails, LLC
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, pages _____
through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended:] January 6, 2008 ("the Construction
Completion Deadline"), then this obligation shall be null and void; if the
Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 6TH day of January, 2006.

SUBDIVIDER: Longford at the Trails, LLC

By (signature: [Signature])
Name: Tom Muehl
Title: pres.
Dated: 1/9/06

SURETY: Developers Surety and Indemnity Company

By (signature: [Signature])
Name: Natalie Caicedo Lopez
Title: Attorney-in-Fact
Dated: January 6, 2006

STATE OF NM,
COUNTY OF Bernalillo

Subscribed and sworn to before me this 9th day of January, 2006

[Signature]
Notary Public

My Commission Expires:
12-1-08

*NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

STATE OF California

COUNTY OF Orange

} SS.

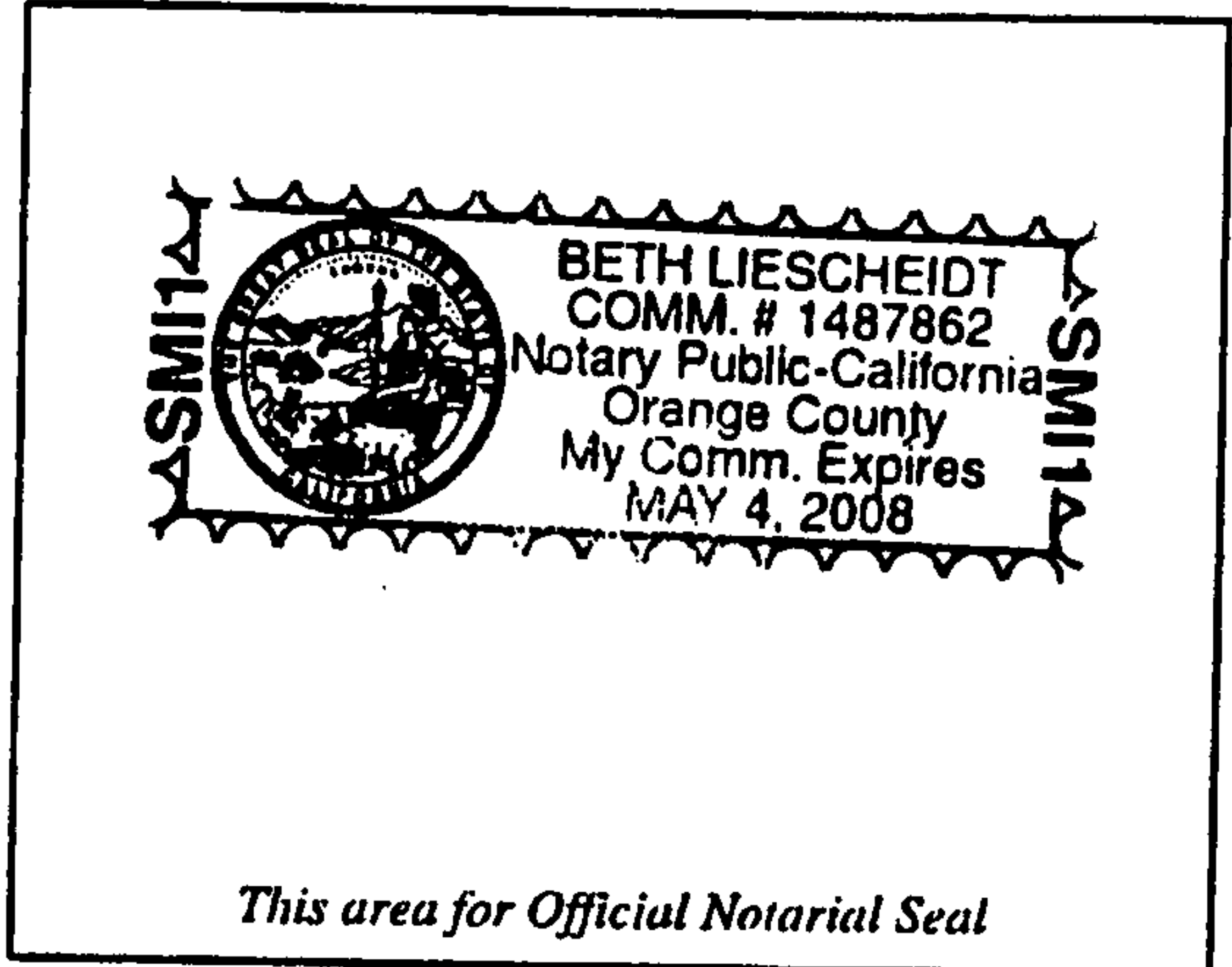
On January 6, 2006, before me, Beth Liescheidt

PERSONALLY APPEARED Natalie Caicedo Lopez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Beth Liescheidt



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

TITLE OF TYPE OF DOCUMENT

- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____
- _____
- _____

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

SIGNER(S) OTHER THAN NAMED ABOVE

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300**

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

*****Keith E. Sandrock, Patricia J. Sandrock, Natalie Caicedo Lopez, jointly or severally*****


as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: 
David H. Rhodes, Executive Vice-President

By: 
Walter A. Crowell, Secretary



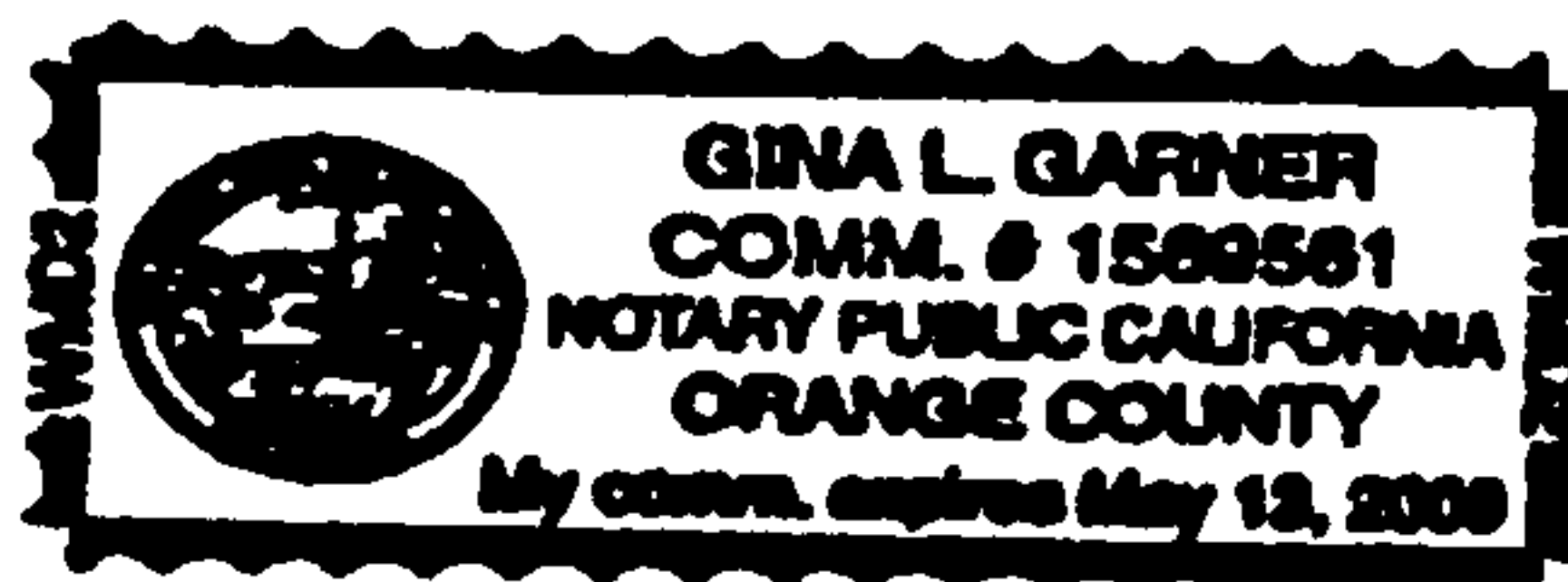
STATE OF CALIFORNIA]
COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(SEAL)



CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 6TH day of January, 2006.

By: 
Albert Hillebrand, Assistant Secretary

172

B-3
Drainage out lines

No. of Lots: 94
Nearest Major Streets
Rainbow Blvd/Woodmont AVE.

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Langford at the Trails LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada limited liability whose address is 7007 Jefferson St NE Suite A-B and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

ZLL
Langford
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 6 of Bulk Plat of The Trails Unit 1 recorded on 10/18/04 in the records of the Bernalillo County Clerk at Book 2004C, pages 335 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Trails LLC ("Owner").

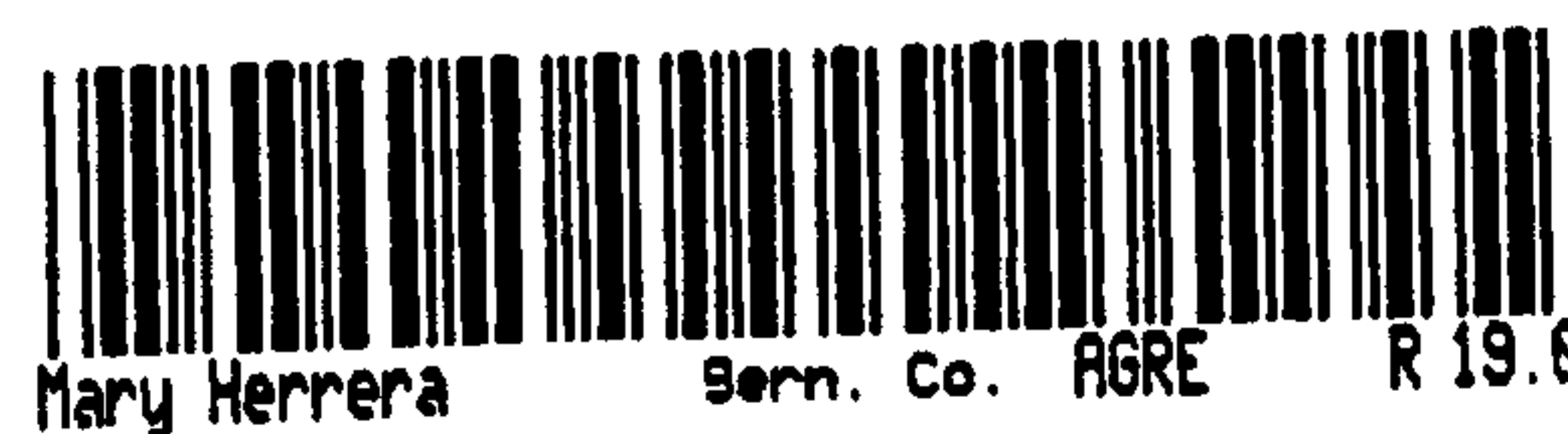
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Santa Fe at The Trails Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 6th day of January, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730085.

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

09/04



2006010787
6398335
Page: 1 of 6
01/25/2006 10:36A
Bk-A111 Pg-736

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

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

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

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

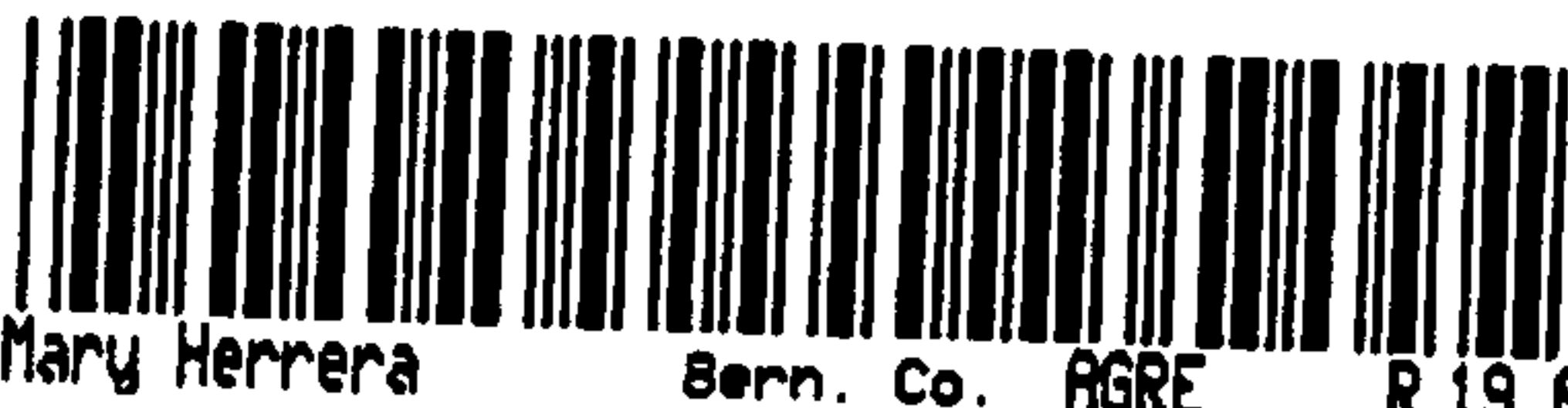
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Construction Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	As required per City- approved estimate. (Figure 7)

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

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

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

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



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

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

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

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

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

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

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

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

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



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

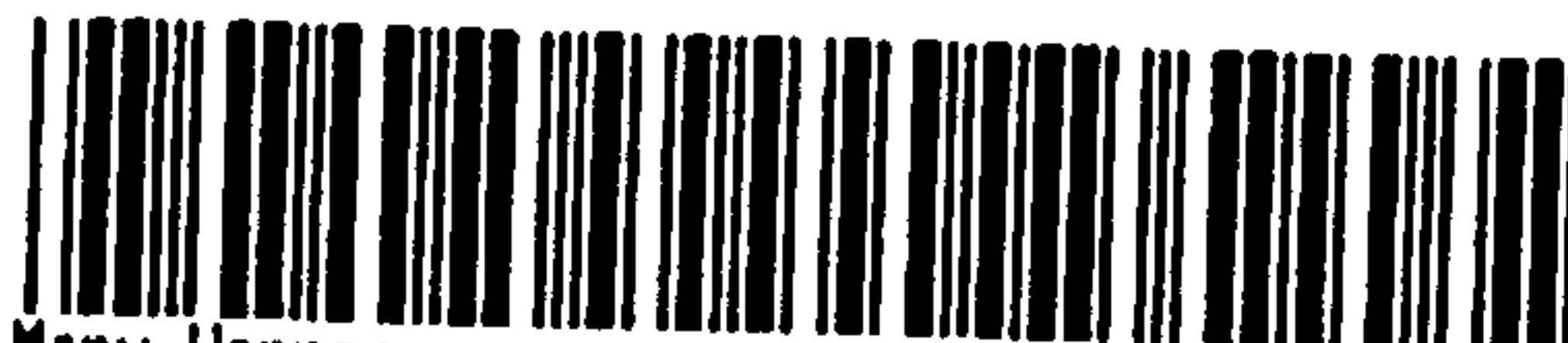
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Mary Herrera

Bern. Co. AGRE

R 19.00

2006010787

6398335

Page: 5 of 6

01/25/2006 10:36A

Bk-A111 Pg-736

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

SUBDIVIDER:

By [Signature]: David Murtagh
Name: David Murtagh
Title: Div President
Dated: 12/24/05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 1-24-06

Ug 12/30/06 Ju 01-16-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 29th day of December, 2005 by [name of person:] David Murtagh [title or capacity, for instance, "President" or "Owner":] Division President of [Subdivider:] _____

My Commission Expires: 12-1-08

Donna Krapcha
Notary Public
OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 24th day of January, 2006 by Richard Acosta, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

Glenn D. Saavedra
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-2	730084	Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave. $l = 1050'$	West Property Line	Oakridge St.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement $l = 200'$	Treeline Ave.	Kaysar Mill Rd.	/	/	/
B-1	730085	6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement $l = 100'$	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
			DRAINAGE						
B-2	730084	**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave. $l = 850'$	West Property Line	Oakridge St.	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement $l = 200'$	Pond F within Tract 4	Kaysar Mill Rd.	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kaysar Mill Rd. $l = 200'$	Tract B - 25' SAS and Drainage Easement	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl. $l = 400'$	Kaysar Mill Rd.	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement $l = 100'$	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G) $l = 600'$	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave. $l = 500'$	Tract A (Pond G)	Oakridge St.	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St. $l = 350'$	Lot 93-P1	Woodmont Ave.	/	/	/
B-2	730085	24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl. $l = 400'$	South Property Line	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St. $l = 150'$	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4			/	/	/

offsite

SIA Sequence #

COA DRC Project #

NMUI

730085

↓

↓

8" Dia.

8" DIA

Type of Improvement

Sanitary Sewer w/ MH & Appurtenances

Sanitary Sewer w/ MH & Appurtenances

Location

20' Utility Easement within Tract 9

TRACT B

From

Woodmont Ave.

TRELINE

Private Inspector

/

City Inspector

/

City Crat Engineer

/

ORIGINAL To

Existing 15" Sanitary Sewer / 40' Utility & Drainage Easement

KAYSER

VIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From

ORIGINAL To

Private Inspector City Inspector City Crst Engineer

NOTES

1 * Sidewalk to be Deferred

2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II

3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain

4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

CERTIFICATION THAT PERMIER WALLS WERE INSTALLED PER D.R.B. APPROVED DESIGN SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Steve Salazar, PE (Agent)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

DRB CHAIR - date 8/17/05
PARKS & RECREATION - date 8/17/05

FIRM

SIGNATURE

TRANSPORTATION DEVELOPMENT - date 8/17/05

AMAFCA - date

(UTILITY DEVELOPMENT - date 8/17/05

CITY ENGINEER - date 8/17/05

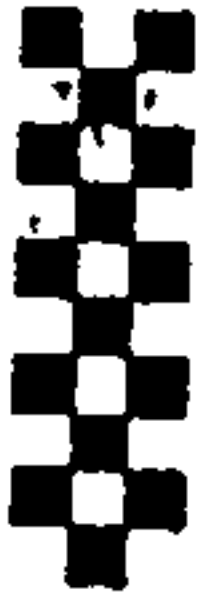
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION.

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	[Signature]	Planning	[Signature]
2	9/20/05	[Signature]	Planning	[Signature]
3	12/11/05	[Signature]	Planning	[Signature]

NOTES: (ADDITIONAL)

- 5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
- 6. STREET LIGHTS PER PDM
- 7. PUBLIC STAIRS REMOVE CONCRETE (MIN.) LANDSCAPING.



FINANCIAL GUARANTY AMOUNT

12/07/2005

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

Project Description:

Project ID #: 730085, Santa Fe @The Trails Unit II Subd, Phase/Unit #: 1

Requested By: Steve Salazar, P.E. - Wilson & Co

TOTAL FINANCIAL GUARANTY REQUIRED \$250,000.00

APPROVAL:

DATE:



12/7/05



Notes: B-3 (Drainage Outfall)

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGENT.

BOND NO. (SURETYS NO.): 823501S

CONTACT PERSON'S NAME:

Premium \$2,500.00/2 Year Term

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Longford at the Trails, LLC
("SUBDIVIDER") a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc.:] Nevada limited liability company
"Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Iowa and authorized to do business in the
State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200
Irvine CA 92614 and whose telephone number is 949-263-3300
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Two hundred fifty thousand and 00/100
Dollars, (AMOUNT OF FIGURES) \$250,000.00, as amended by change orders
approved by the Surety or changes to the infrastructure list approved by the
City Development Review Board, the payment of which is well and truly to be
made, and each of us bind ourselves, our and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, and firmly by
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as Santa Fe @ The Trails Unit 2 (B-3 (Drainage Outfall))
("NAME OF SUBDIVISION"), CITY PROJECT NO.
730085, and

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the subdivision: [list the
improvements e.g., water, sewer, pavement, sidewalks:]
SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") Longford at the Trails, LLC
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, pages _____
through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended:] January 6, 2008 ("the Construction
Completion Deadline"), then this obligation shall be null and void; if the
Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 6TH day of January, 2006.

SUBDIVIDER: Longford at the Trails, LLC

By (signature:) [Signature]
Name: Tommy M. Smith II
Title: per. /
Dated: 1/9/06

SURETY: Developers Surety and Indemnity Company

By (signature:) [Signature]
Name: Natalie Caicedo Lopez
Title: Attorney-In-Fact
Dated: January 6, 2006

STATE OF NM
COUNTY OF Bernalillo

Subscribed and sworn to before me this 9th day of January, 2006

[Signature]
Notary Public

My Commission Expires:
12-1-08

*NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12-1-08

STATE OF California

COUNTY OF Orange

} SS.

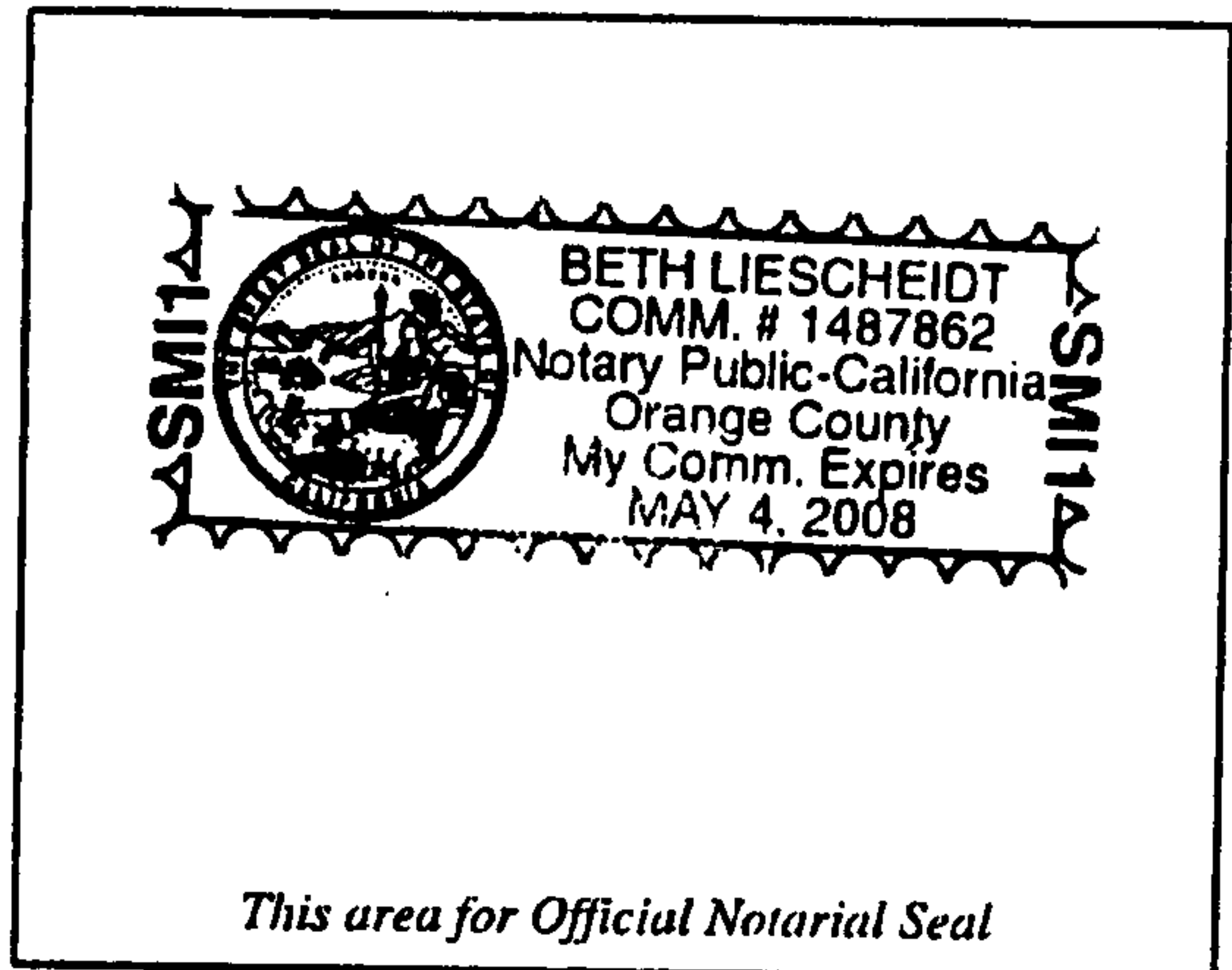
On January 6, 2006, before me, Beth Liescheidt

PERSONALLY APPEARED Natalie Caicedo Lopez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Beth Liescheidt



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OF TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

SIGNER(S) OTHER THAN NAMED ABOVE

**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300**

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

*****Keith E. Sandrock, Patricia J. Sandrock, Natalie Caicedo Lopez, jointly or severally*****

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: 
David H. Rhodes, Executive Vice-President

By: 
Walter A. Crowell, Secretary



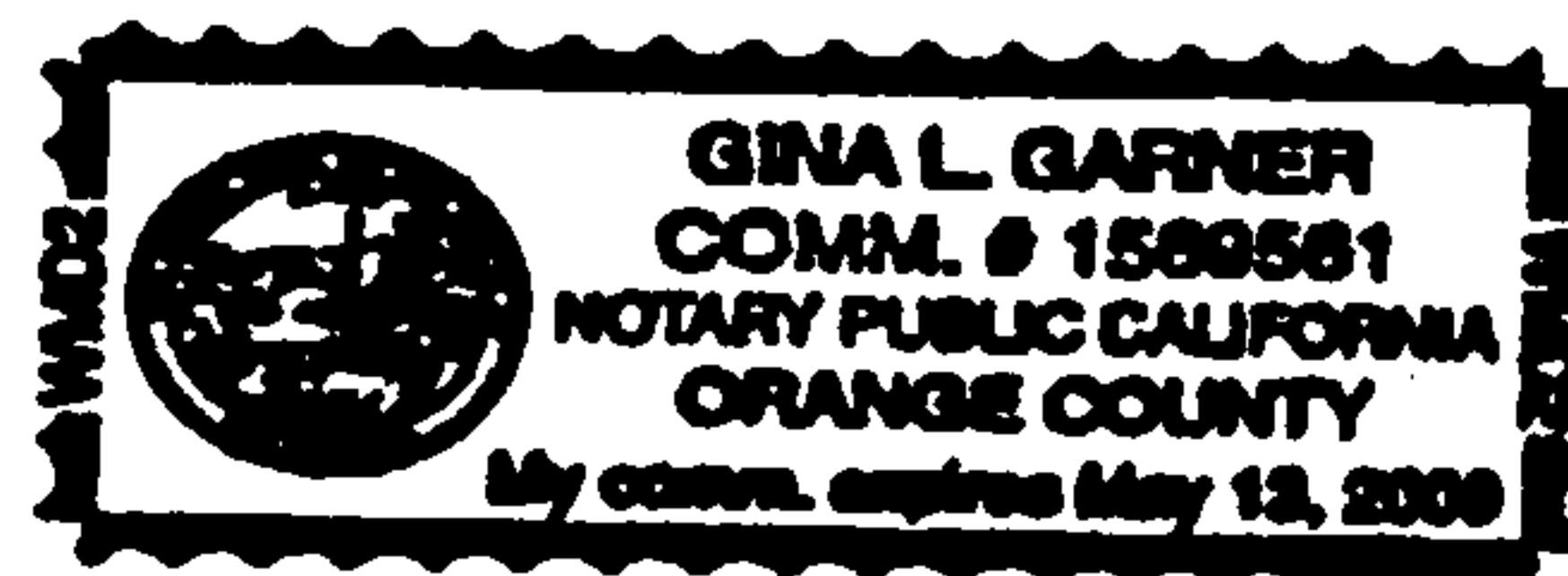
STATE OF CALIFORNIA]
COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(SEAL)



CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 6TH day of January, 2006.

By: 
Albert Hillebrand, Assistant Secretary

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

Claire

Date Submitted: 7/7/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004353
DRB Application No.: 05DRB-01119

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

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

△ 9/2/05
△ 2 12/1/05

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides 4' MEDIAN	Kayser Mill Rd.	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave.	West Property Line	East Property Line	/	/	/
		Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St.	Woodmont Ave.	Kayser	/	/	/
		52' F-F Major Local 1/2 Section 24' (F-E)	**	Oakridge St.	Treeline	Kayser			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Oakridge St.	/	/	/
		6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement	Treeline Ave.	Kayser Mill Rd.	/	/	/
		6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
DRAINAGE									
		**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement	Pond F within Tract 4	Kayser Mill Rd.	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd.	Tract B - 25' SAS and Drainage Easement	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl.	Kayser Mill Rd.	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G)			/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave.	Tract A (Pond G)	Oakridge St.	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St.	Lot 93-P1	Woodmont Ave.	/	/	/
		24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl.	South Property Line	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St.	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4			/	/	/

ORIGINAL

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Cnst Engineer

NOTES

- 1 * Sidewalk to be Deferred

- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II

- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain

- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.
Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

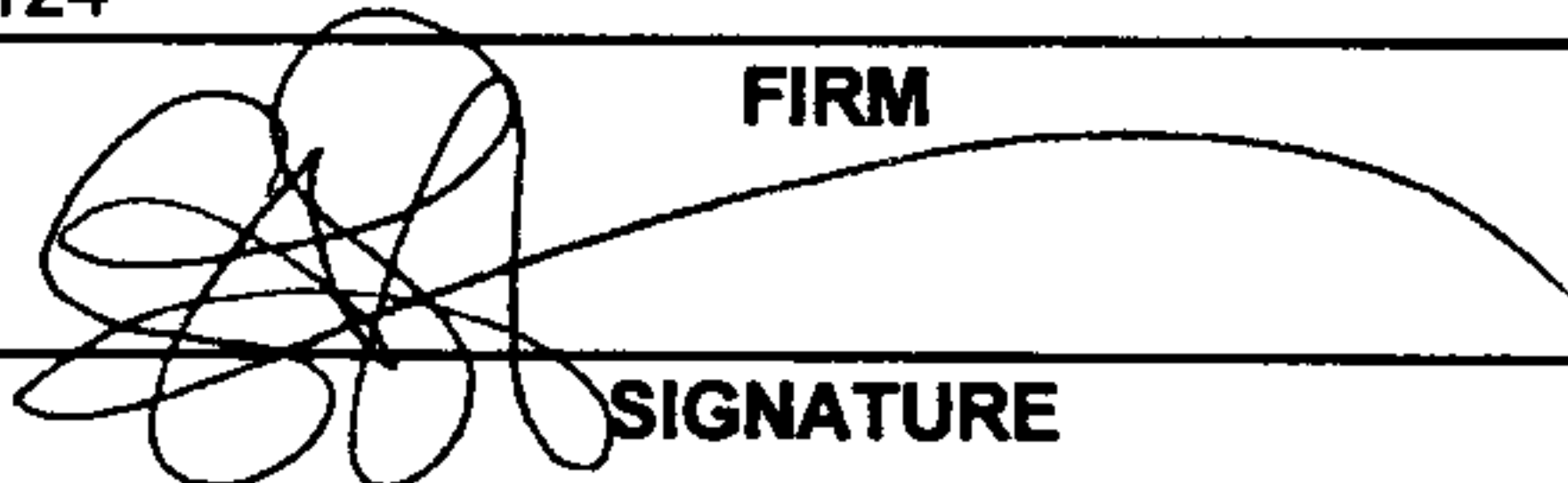
AGENT/OWNER

Steve Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

FIRM



SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Handwritten Signature] 8/17/05 DRB CHAIR - date
[Handwritten Signature] 8/17/05 PARKS & RECREATION - date
[Handwritten Signature] 8-17-05 TRANSPORTATION DEVELOPMENT - date
[Handwritten Signature] 8/17/05 UTILITY DEVELOPMENT - date
[Handwritten Signature] 8-17-05 CITY ENGINEER - date
[Handwritten Signature] 8-15-05 AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William A. Balch	<i>[Signature]</i>
3	12/1/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE CORNER (MIN.) LANDSCAPING.

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

Claire

Date Submitted: 7/7/2005
 Date Site Plan Approved: 8/17/05
 Date Preliminary Plat Approved: 08/17/05
 Date Preliminary Plat Expires: 08/17/06
 DRB Project No.: 1004353
 DRB Application No.: 05 DRB-01119

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

Santa Fe at the Trails Unit II

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

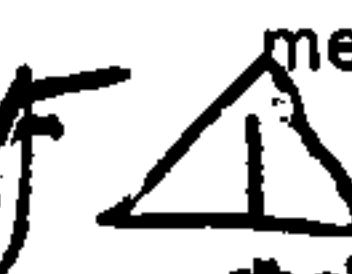
Tract 6 of the Trails Unit II Bulk Plat

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING				/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		Major Local Full Section (48' F-F)	Major Local Paving w/ C&G, 8' median, 6' Sidewalk Both Sides	Treeline Ave.	West Property Line	East Property Line	/	/	/
		Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St.	Woodmont Ave.	Kayser Treeline Ave.	/	/	/

Major Local Full Width
Major Local 1/2 Section (20' F-F)
52' F-F
Major Local 1/2 Section 24' (F-E)



Oakridge St.

Treeline

Kayser

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		Collector 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median, 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Oakridge St.	/	/	/
		6' wide	4" PCC sidewalk	Tract B - 25' SAS, Access and Drainage Easement	Treeline Ave.	Kayser Mill Rd.	/	/	/
		6' wide	4" PCC sidewalk	Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
			DRAINAGE				/	/	/
		**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		**42" Dia.	**RCP w/ MH	**Tract B - 25' SAS and Drainage Easement	Pond F within Tract 4	Kayser Mill Rd.	/	/	/
		**48" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd.	Tract B - 25' SAS and Drainage Easement	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl.	Kayser Mill Rd.	Tract C - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Tract C - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G)			/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlets	**Woodmont Ave.	Tract A (Pond G)	Oakridge St.	/	/	/
		**24" Dia.	**RCP w/ MH & Inlets	**Oakridge St.	Lot 93-P1	Woodmont Ave.	/	/	/
		24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl.	South Property Line	Tract C - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St.	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
		9.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Pond F on Tract 4			/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		***48"-72" Dia.	***RCP w/ MH & Inlets	Universe Blvd.	Trails Unit II South Property Line	Boca Negra Detention Dam	/	/	/
			WATER (NMUI)				/	/	/
		8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Kayser Mill Pl.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kayser Mill Rd.	Treeline Ave.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kayser Mill Rd.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/	/

ORIGINAL

8"

8"

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From **ORIGINAL** To

Private Inspector City Inspector City Cnst Engineer

NOTES

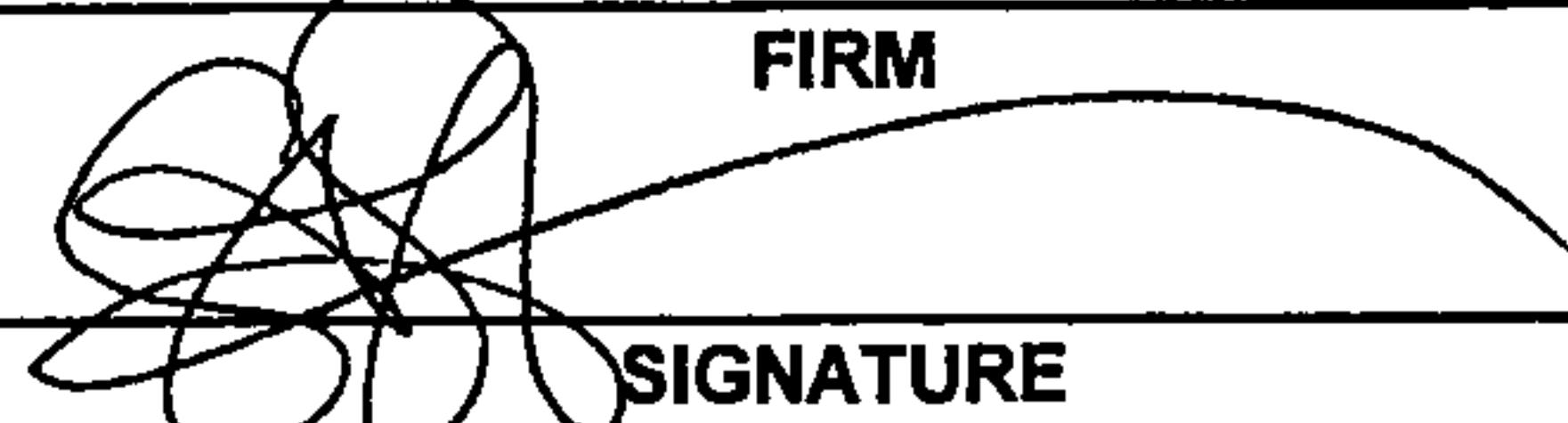
- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Steve Salazar, PE (Agent)
 NAME(print)
 Wilson & Co., 2600 American Rd., Rio Rancho NM
 87124

[Signature] 8/17/05 *[Signature]* 8/17/05
 DRB CHAIR - date PARKS & RECREATION - date

FIRM

 SIGNATURE



[Signature] 8-17-05 _____
 TRANSPORTATION DEVELOPMENT - date AMAFCA - date

[Signature] 8/17/05 _____
 UTILITY DEVELOPMENT - date _____

[Signature] 8/17/05 *[Signature]* 8-15-05
 CITY ENGINEER - date _____

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
	9/20/05	<i>[Signature]</i>	William G. Balch	<i>[Signature]</i>

NOTES:(ADDITIONAL)

5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
6. STREET LIGHTS PER DPM
7. PUBLIC STREETS REQUIRE GRASS (MIN.) LANDSCAPING.

Current DRC
Project Number:

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

Claire

Date Submitted: 7/7/2005

Date Site Plan Approved: 8/17/05

Date Preliminary Plat Approved: 08/17/05

Date Preliminary Plat Expires: 08/17/06

DRB Project No.: 1004353

DRB Application No.: 05 DRB-01119

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

Santa Fe at the Trails Unit II
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		Major Local Full Section (48' F-F)	8' Major Local Paving w/ C&G, median, 6' Sidewalk Both Sides	Treeline Ave.	West Property Line	East Property Line	/	/	/
		Major Local 1/2 Section (20' F-F)	**Major Local Paving w/ C&G, median, 6' Sidewalk Single Side	**Oakridge St.	Woodmont Ave.	Kayser	/	/	/

Major Local Full Width

Major Local 1/2 Section (20' F-F)

Major Local 1/2 Section 24' (F-E)

Oakridge St. Treeline

Kayser

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From <i>ORIGINAL</i>	To	Private Inspector	City Inspector	City Cnst Engineer
		***48"-72" Dia.	***RCP w/ MH & Inlets	Universe Blvd.	Trails Unit II South Property Line	Boca Negra Detention Dam	/	/	/
			WATER (NMUI)				/	/	/
		8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Kayser Mill Pl.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)	Oakridge St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kayser Mill Rd.	Treeline Ave.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kayser Mill Rd.	Balsam Glade St.	Oakridge St.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/	/

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From ORIGINAL To

Private Inspector City Inspector City Cnst Engineer

NOTES

- 1 * Sidewalk to be Deferred
- 2 ** Improvements to be constructed as part of COA Project #730084 - The Trails Unit II
- 3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain
- 4 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

Certification THAT PERMETER WALLS WERE INSTALLED PER D.R.B. Approved Design SHALL BE PROVIDED TO CITY PRIOR TO RELEASE OF FINANCIAL GUARANTY.

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Steve Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

FIRM

SIGNATURE

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

[Signature] 8/17/05
DRB CHAIR - date

[Signature] 8/17/05
PARKS & RECREATION - date

[Signature] 8-17-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/17/05
UTILITY DEVELOPMENT - date

[Signature] 8/17/05
CITY ENGINEER - date

AMAFCA - date

[Signature] 8-15-05
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NOTES:(ADDITIONAL)

- 5. FULL SIGNALIZATION AT WOODMONT / RAINBOW BLVD. W/ "B" MODIFIED S.I.A.
- 6. STREET LIGHTS PER DPM
- 7. PUBLIC STREETS REQUIRE GENL (MIN.) LANDSCAPING.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

___ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: Longford Homes PHONE: 761-9911
 ADDRESS: 7007 Jefferson St. NE Suite A FAX: 761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): / Consensus Planning PHONE: 764-9801
 ADDRESS: 302 8th Street NW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cpe.consensusplanning.com

DESCRIPTION OF REQUEST: DRB ~~Final Sign-off~~ Site plan and landscaping plan

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 6 Block: _____ Unit: 2
 Subdiv. / Addn. The Trails
 Current Zoning: R-D Proposed zoning: same
 Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 94
 Total area of site (acres): 19.3 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No ___ (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 100906437129210101 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont NW
 Between: Rainbow Blvd. NW and Oak Ridge NW

CASE HISTORY:

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

1002962

Check-off if project was previously reviewed by Sketch Plan/Plan 2, or Pre-application Review Team? . Date of review: _____

SIGNATURE [Signature] DATE 8/9/05
 (Print) James K. Strozic, AICP ___ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 0285</u>	<u>SP3</u>	<u>7(3)</u>	<u>385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ -0-</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>8/17/05</u>		Total <u>20.00</u>		
<u>[Signature]</u> <u>8/9/05</u>		Project # <u>100-4353</u>		
		Total <u>405.00</u>		

235-6803

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 *RD Zone*

- 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
- Completed Site Plan for Subdivision Checklist
- NA* 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
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

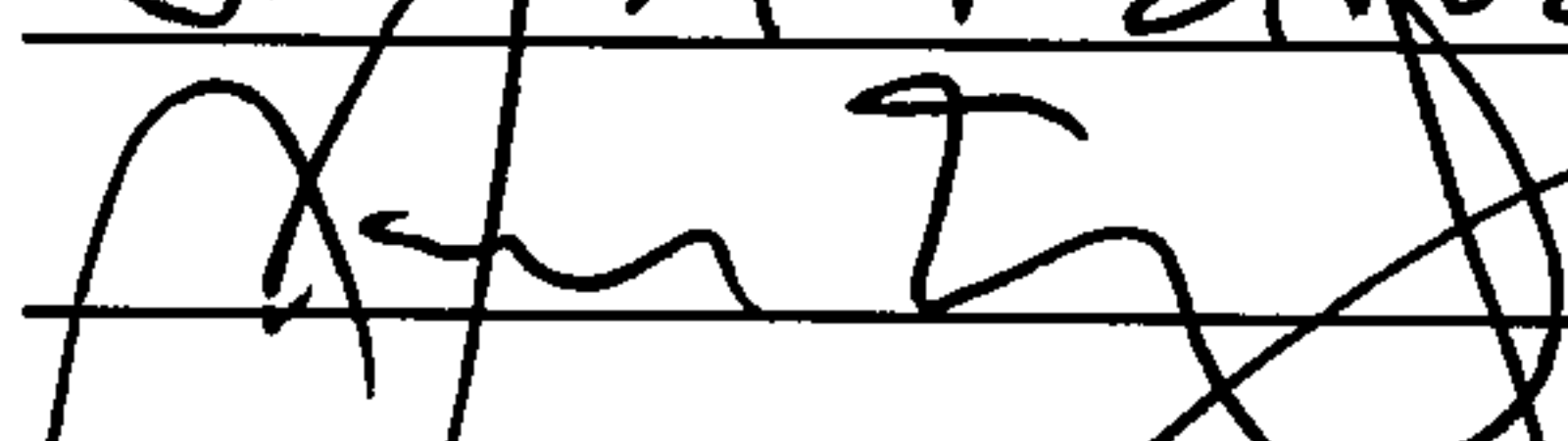
D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 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.

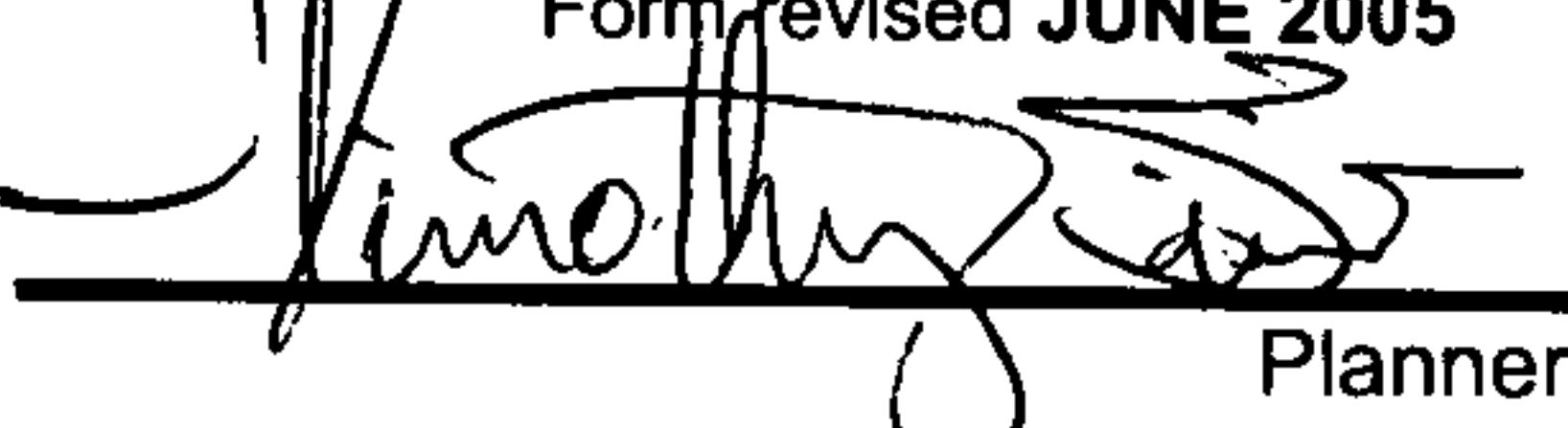
James K. Strozia AICP
 Applicant name (print)

 Applicant signature / date
 8/9/05

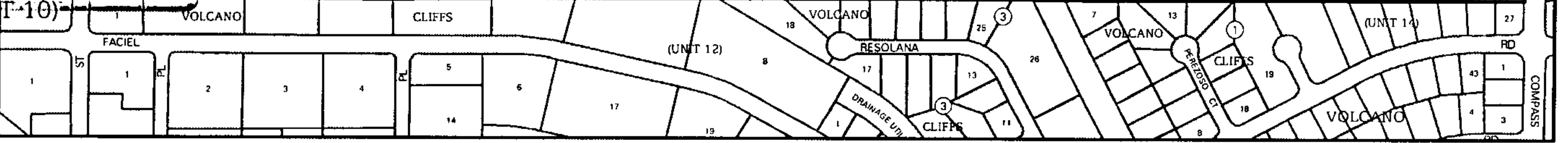
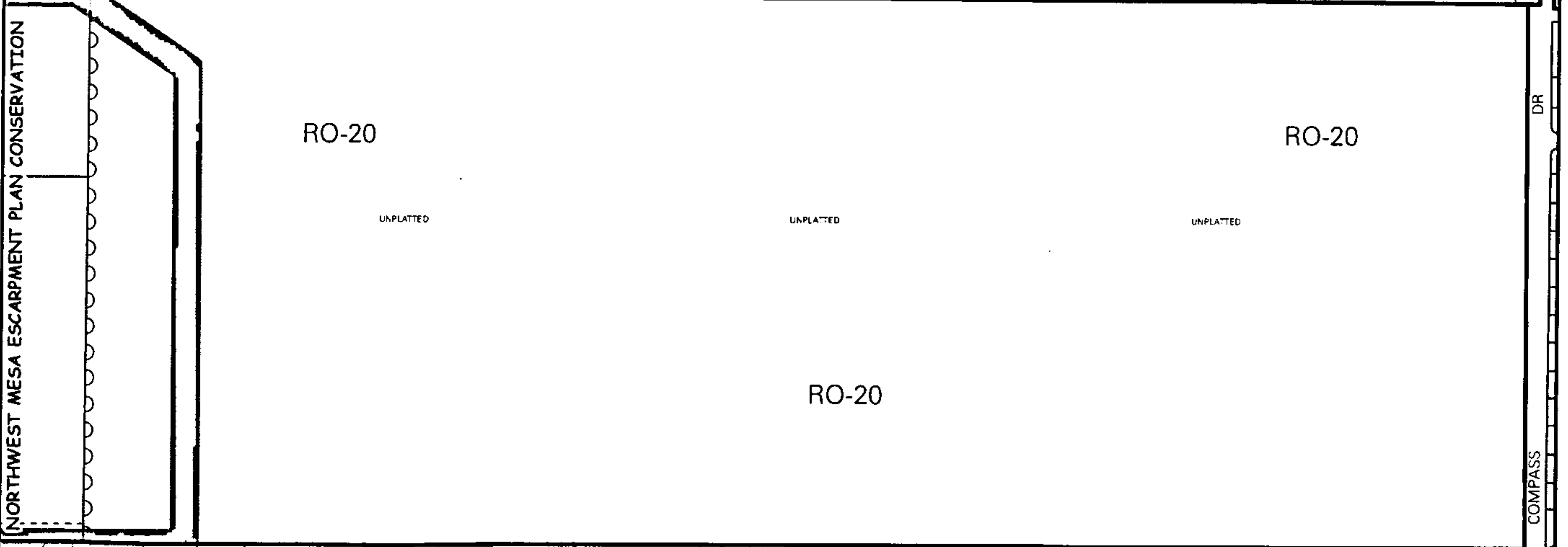
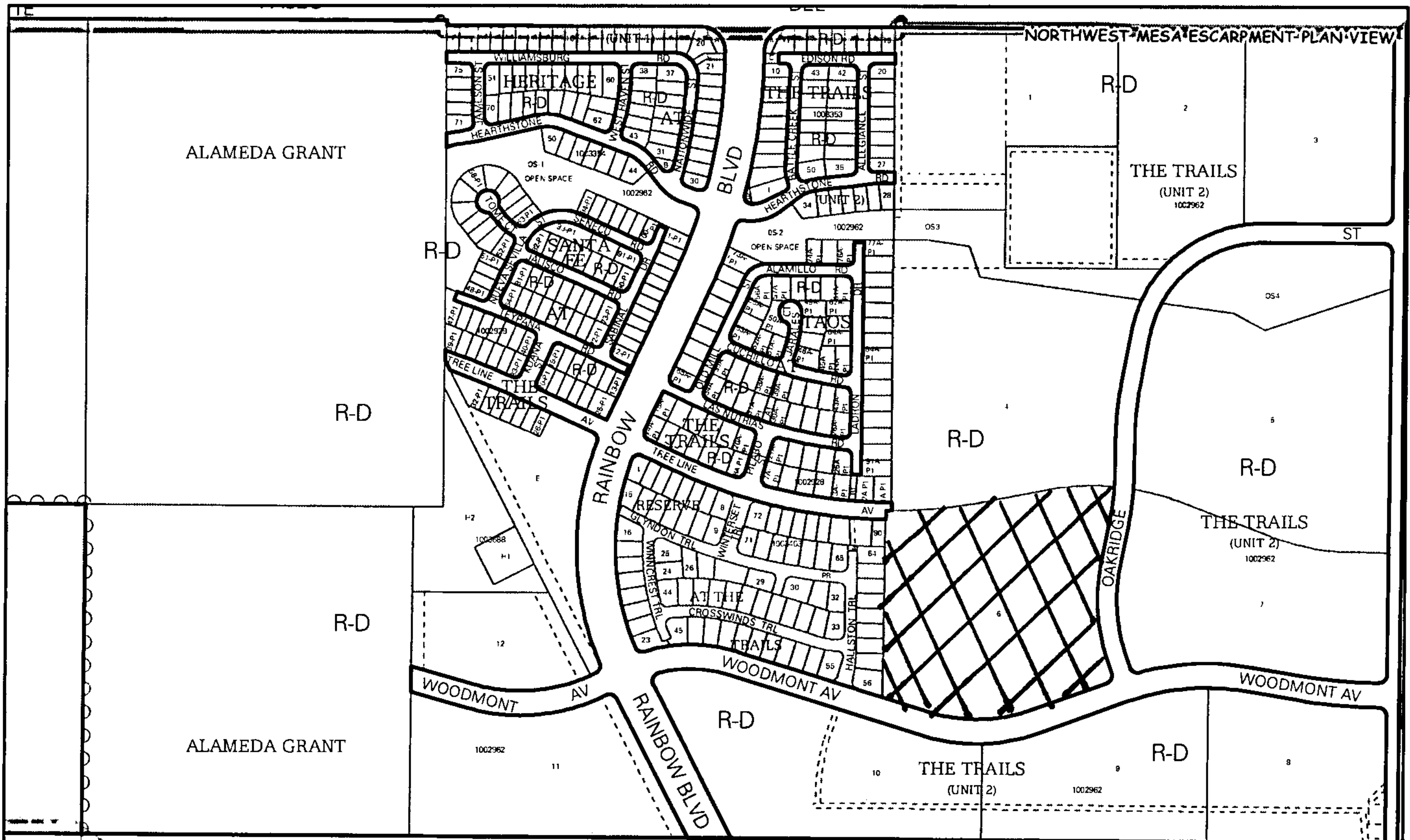


Form revised JUNE 2005

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

Application case numbers	
05DRB	- 01285
-	-
-	-


 Planner signature / date
 8/9/05
Project # 100 4353



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

Map amended through: 8/1/2005

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

August 8, 2005

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

RE: Project #1002962

Dear Ms. Matson:

The purpose of this letter is to explain our request for DRB approval for Site Development Plan for R-D and accompanying Landscape Plan. We are submitting this site plan pursuant to the requirements for development in the R-D zone, and it is understood that the Planning Director has delegated approval of R-D site development plans to the DRB. The property covered by this request is:

Tract 6, Unit 2, The Trails

The site is located on Woodmont NW, between Rainbow Boulevard NW and Oakridge Street NW. It consists of approximately 19 acres, with approximately 2.3 acres consisting of open space. There are 94 single-family lots planned for the site that are consistent with the R-T zoning requirements.

This application is being submitted in conjunction with a preliminary plat, which has been submitted for public hearing by Surv-Tek, which requested a deferral to the August 17th DRB hearing. We request that the site plan and plat be heard at the same DRB Hearing as the plat.

Please feel free to call me if you have any questions or need additional information. I can be reached at 764-9801.

Sincerely,

James K. Strozier
For James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

c: John Murtagh, Longford Homes
Steve Salazar, Wilson and Company

ASSOCIATES

Jacqueline Fishman, AICP

§ 14-16-2-14 R-D RESIDENTIAL AND RELATED USES ZONE, DEVELOPING AREA.

This zone permits a mixture of dwelling unit types and incidental related commercial activities.

(A) Permissive Uses.

- (1) Permissive uses when pursuant to a Sector Development Plan adopted by the Planning Commission, and to a Site Development Plan and a Landscaping Plan approved by the Planning Director:

- (a) Uses permissive in the R-3 zone.

- (b) Permissive uses in the C-1 zone, except shopping centers. Such incidental commercial uses shall not exceed 15% of the R-D zone covered by a given Sector Development Plan.

- (c) Mobile home development.

- (B)** Permissive uses when pursuant only to a Sector Development Plan, adopted by the Planning Commission: uses permissive in the R-T zone, subject to all controls of the R-T zone.

✓ **(C)** Permissive uses, in areas not covered by an adopted Sector Development Plan, but pursuant to a Site Development Plan and Landscaping Plan approved by the Planning Director: uses permissive in the R-T zone, subject to all controls of the R-T zone.

- (D)** Permissive uses in areas not covered by an adopted Sector Development Plan or more detailed plan: uses permissive in the R-1 zone, subject to all controls of the R-1 zone.

(E) Conditional Uses.

- (1) Uses conditional in the R-1 zone when the area is not covered by an adopted Sector Development Plan.

- (2) Uses conditional in the R-3 zone when the area is covered by an adopted Sector Development Plan.

- (3) Uses conditional in the C-1 zone on commercial locations approved by a Sector Development Plan.

(F) Open Space.

- (1) Two thousand four hundred or more square feet of open space per dwelling shall be preserved. Of the total 2,400 square feet, the following minimum amounts shall be usable open space on the lot with the dwelling: 200 square feet for each efficiency or one-bedroom dwelling; 250 square feet for each two-bedroom dwelling, and 300 square feet for each dwelling containing three or more bedrooms. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.

- (2) When an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

- (G) Procedure.** Procedure, in addition to that specified in § 14-16-4-3 of this Zoning Code, shall be as follows: An area may be zoned R-D with or without simultaneous approval of a Sector Development Plan. However, before the first building permit may be issued one of the following shall take place:
- (1) A Sector Development Plan covering the area is adopted by the City as provided in § 14-16-4-3 of this Zoning Code.
 - (2) Ninety days after a person applies for the first building permit in a given R-D area not covered by an approved Sector Development Plan, a building permit shall be approved as to zoning even if there is still no approved Sector Development Plan, provided the building permit is consistent with divisions (C) or (D) of this section.
 - (3) Ninety days after a person applies for approval of a subdivision plat (other than a boundary plat for a large area) in an area not covered by an approved Sector Development Plan, the plat shall be approved if it is consistent with divisions (C) or (D) of this section and with Chapter 14, Article 14, Subdivision Regulations. Building permits on the lots created by the plat shall be approved as to zoning even if there still is no approved Sector Development Plan, provided the plat and the building permits are consistent with divisions (C) or (D) of this section.
- (H)** An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.
(‘74 Code, § 7-14-18) (Ord. 80-1975; Am. Ord. 38-1978; Am. Ord. 92-1980; Am. Ord. 42-1981; Am. Ord. 77-1984; Am. Ord. 12-1990)



August 9, 2005

Ms. Sharan Matson
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: Project #1002965

Dear Ms. Matson:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as my agent on this submittal for DRB approval of site plan for R-D. The site covered by this request is located off of Woodmont between Oakridge and Rainbow on Albuquerque's Northwest side. The legal description is:

Tract 6, The Trails.

Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

Dan M. P.

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

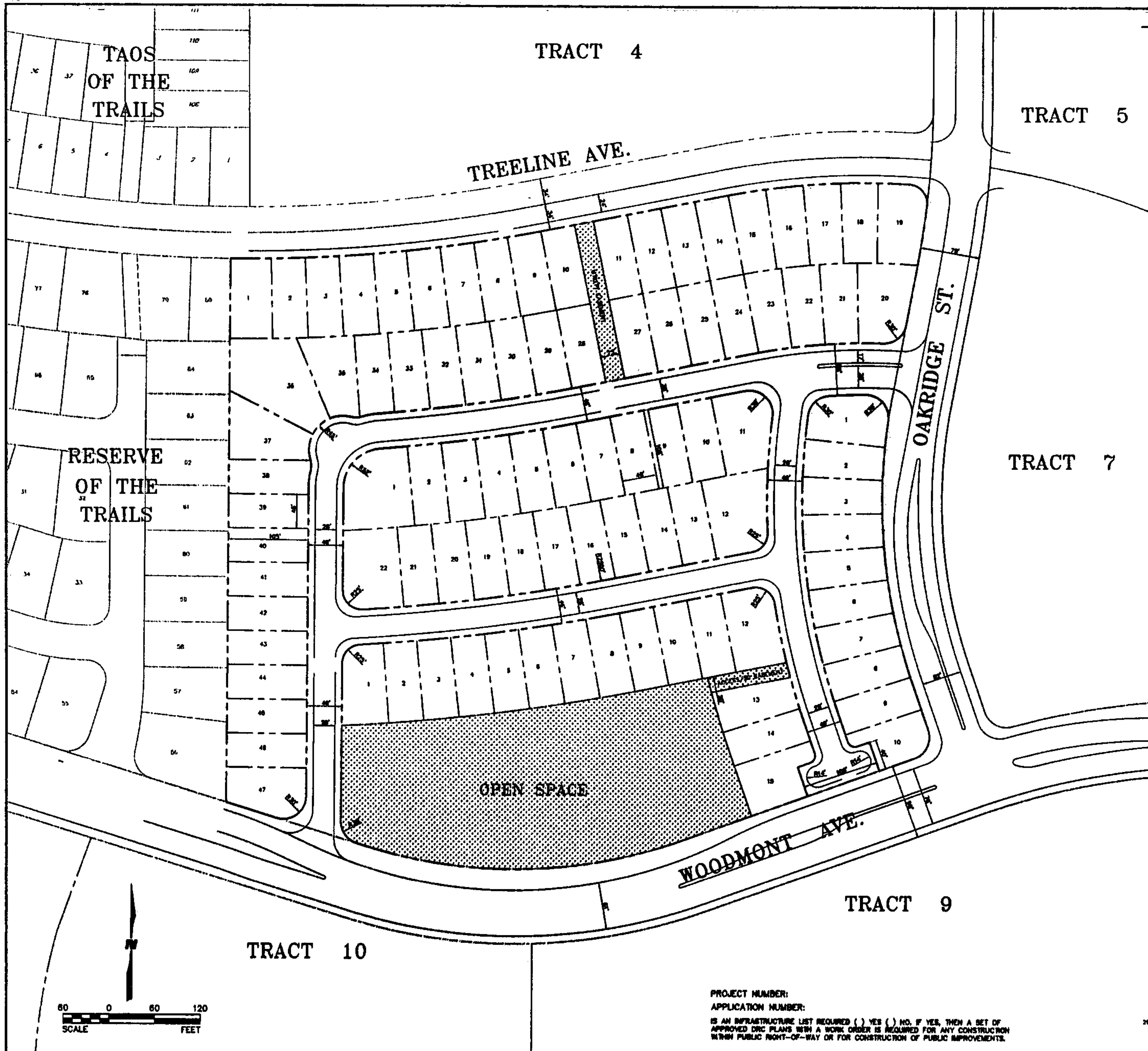
- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

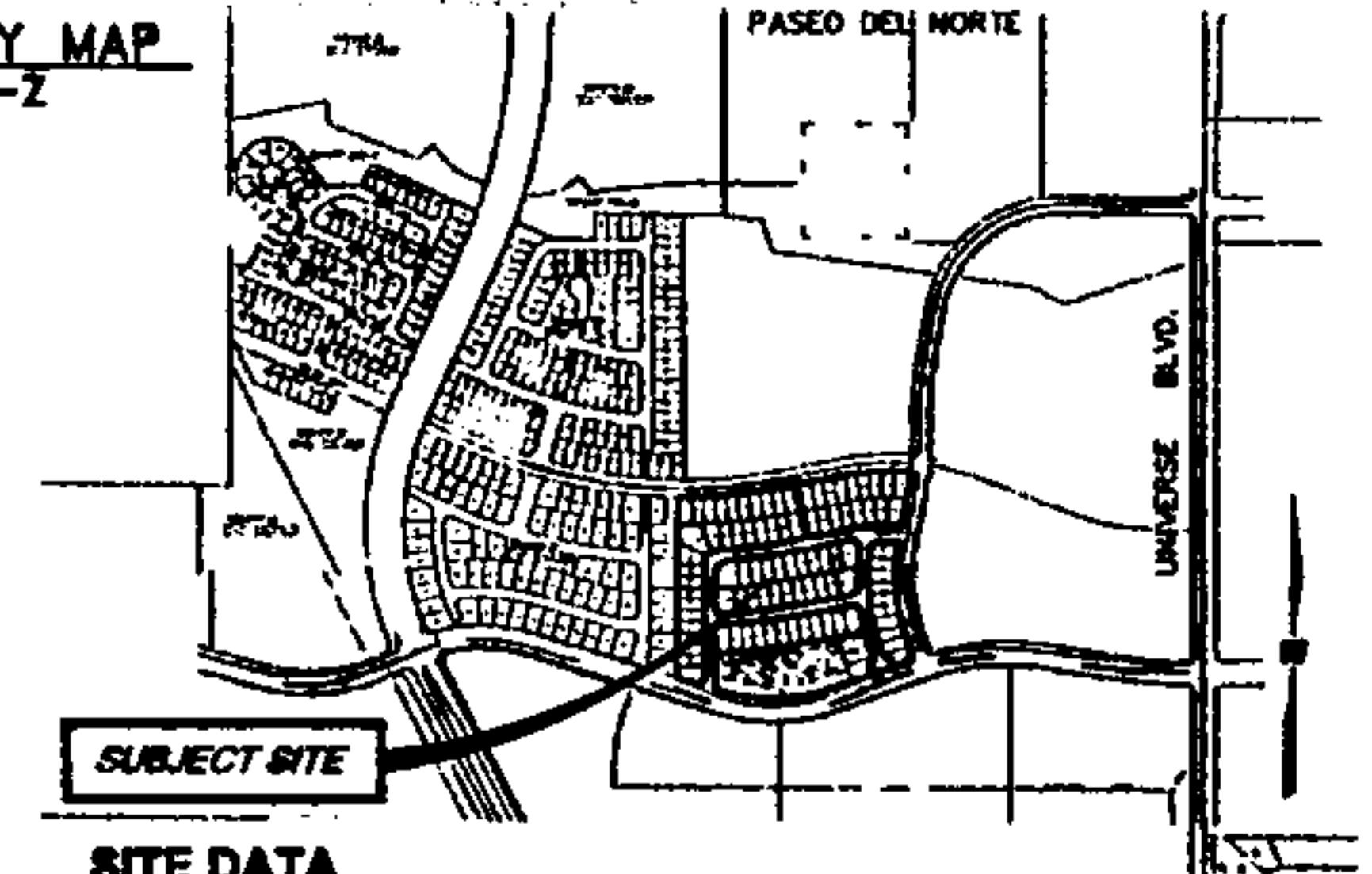
- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - NA a. Maximum Building Height
 - NA b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - NA d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- ✓ 1. Overall Design Theme and Land Use Concept
- NA 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- ✓ 3. Street Design
- NA 4. Transit Facilities (benches, shelters, pedestrian connections, etc.) *no transit facilities*
- ✓ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- NA 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- NA 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- ✓ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- ✓ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



VICINITY MAP
C-9-2



SUBJECT SITE

SITE DATA

TOTAL DEVELOPED AREA: 17,0028 AC.
 OPEN SPACE: 2,3083 AC.
 PROPOSED DWELLING UNITS: 84
 ZONING: R-D

LEGAL DESCRIPTION

TRACT 6 OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE BINALLICO COUNTY, NEW MEXICO

GENERAL NOTES

1. THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE "TRAILS PHASE 1" SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-23-03. PROJECT NUMBER 1002948, 03DRB-01930.
2. EXISTING ZONING: RD - PROPOSED ZONING: NO CHANGE.
3. LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
4. SEE ROADWAY SECTIONS FOR ROW WIDTH AND CURB AND GUTTER CONFIGURATION.
5. AS DESCRIBED AND PERMITTED IN CHAPTER 23 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE P-1 INTERMENT PARKING DESIGN STANDARDS. THIS IS APPLICABLE WHERE THE ROADWAY RIGHT-OF-WAY AND PAVEMENT WIDTHS WITHIN INDIVIDUAL SUBDIVISIONS EQUAL 48' AND 28' RESPECTIVELY.
6. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS.
7. VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS.
8. ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 46' ROW W/ 28' F-F PAVEMENT SECTION.
9. ENTRY ROADWAYS TO INDIVIDUAL SUBDIVISIONS ARE PROPOSED TO BE 88' ROW W/ DIVIDED ENTRY/EXIT DRIVE AISLES.
10. SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY.
11. COMMUNITY PARK AND OPEN SPACE PARCEL SIZES AND CONFIGURATION WILL BE DEPENDENT ON EXACT CONFIGURATION OF ADJOINING SUBDIVISION PARCELS.
12. THIS SITE DEVELOPMENT PLAN PACKAGE DEPICTS THE PROPOSED DEVELOPMENT FOR THE "TRAILS" SUBDIVISION. MINOR MODIFICATION TO PARCEL BOUNDARIES AND/OR ROADWAY ALIGNMENTS MAY OCCUR FOLLOWING TECHNICAL REVIEW BY CITY STAFF. SUCH MODIFICATION, IF APPLICABLE, WILL BE ADDRESSED THROUGH THE CITY OF ALBUQUERQUE PLATTING PROCESS.
13. COMMUNITY PARK AREA/OPEN SPACE (W/ EASEMENT) = 2.47 ACRES.
COMMUNITY PARK AREA/OPEN SPACE (W/O EASEMENT) = 2.30 ACRES.
14. WATER AND SEWER: A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND NEW MEXICO UTILITIES INC. AND APPROVAL OF NEW MEXICO UTILITIES INC. TO SERVE THE DEVELOPMENT IS REQUIRED PRIOR TO PRELIMINARY PLAT APPROVAL. WATER AND SANITARY SEWER SERVICE TO SITE WILL BE COORDINATED WITH NEW MEXICO UTILITIES INC.
15. PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT.
16. MAXIMUM BUILDING HEIGHT WILL BE 28 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
17. THERE IS CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT.
18. BICYCLE LANES ARE WITHIN WOODMONT AVE. AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.

SITE DEVELOPMENT PLAN APPROVAL

CITY ENGINEER	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRP CHAIRPERSON, PLANNING DEPARTMENT	DATE



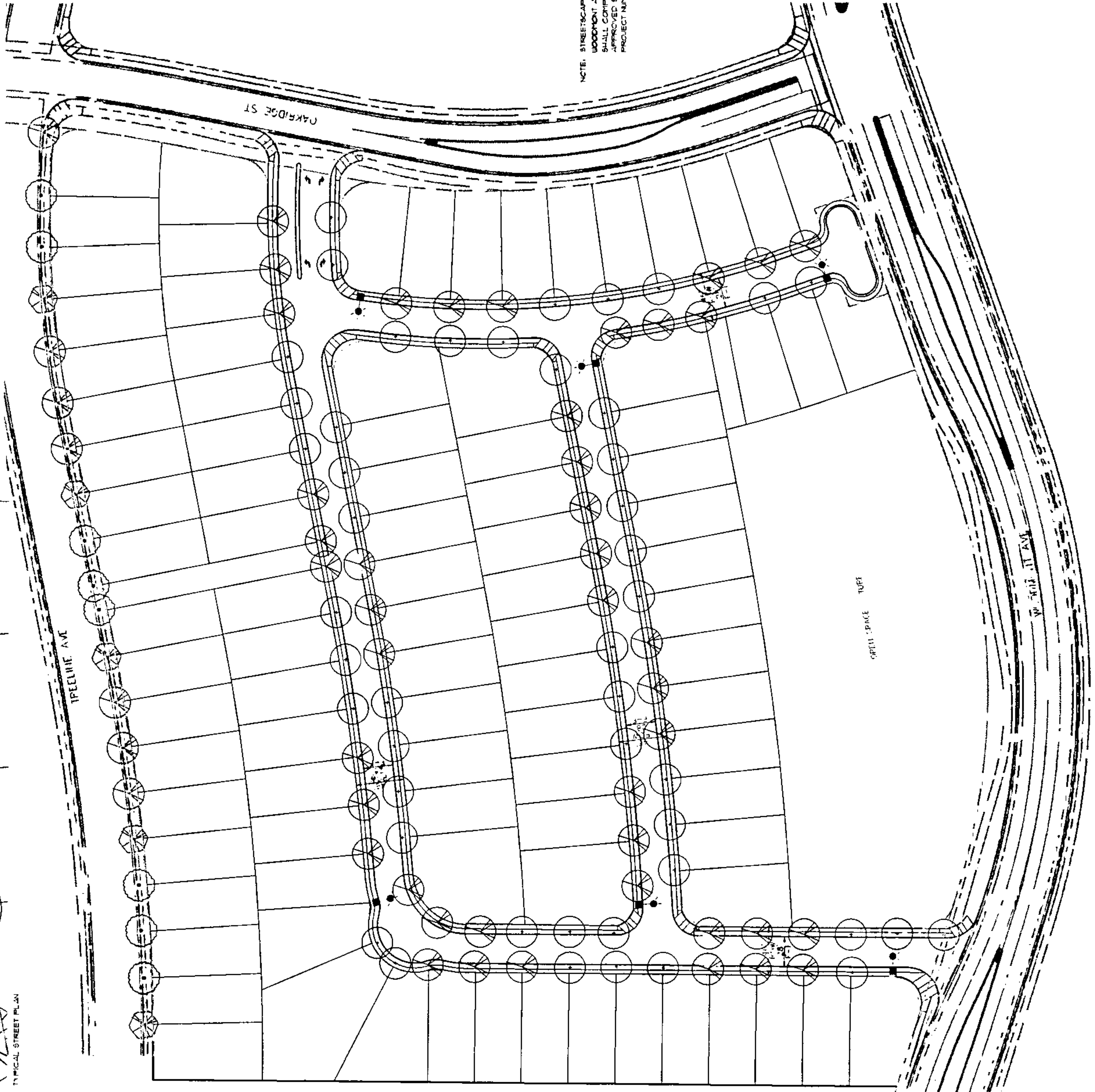
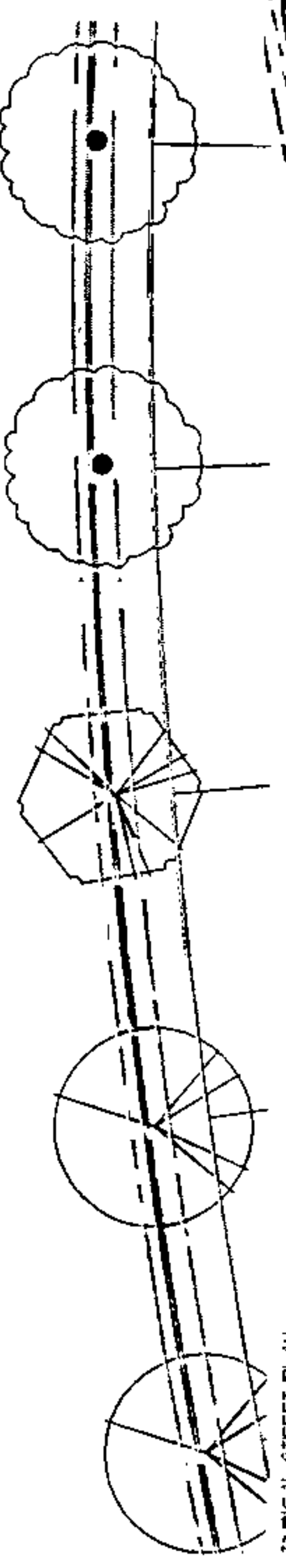
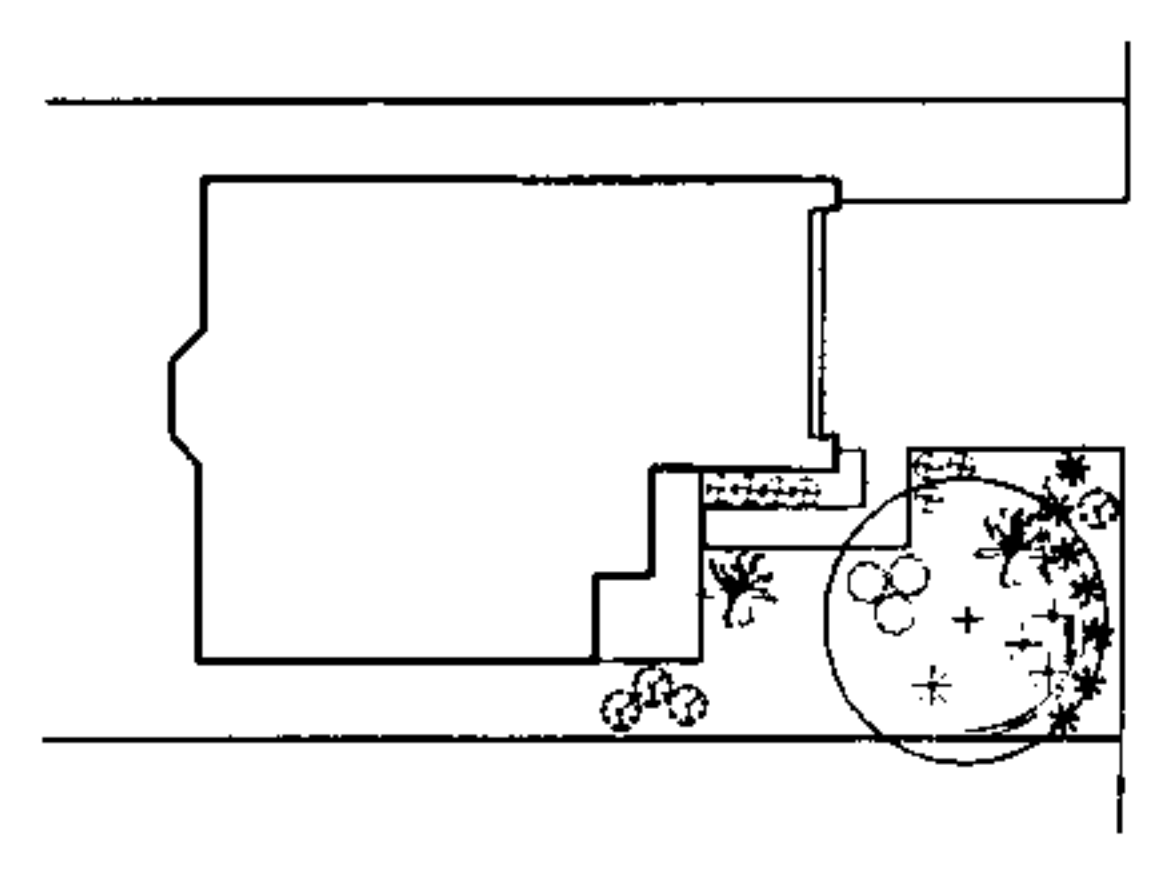
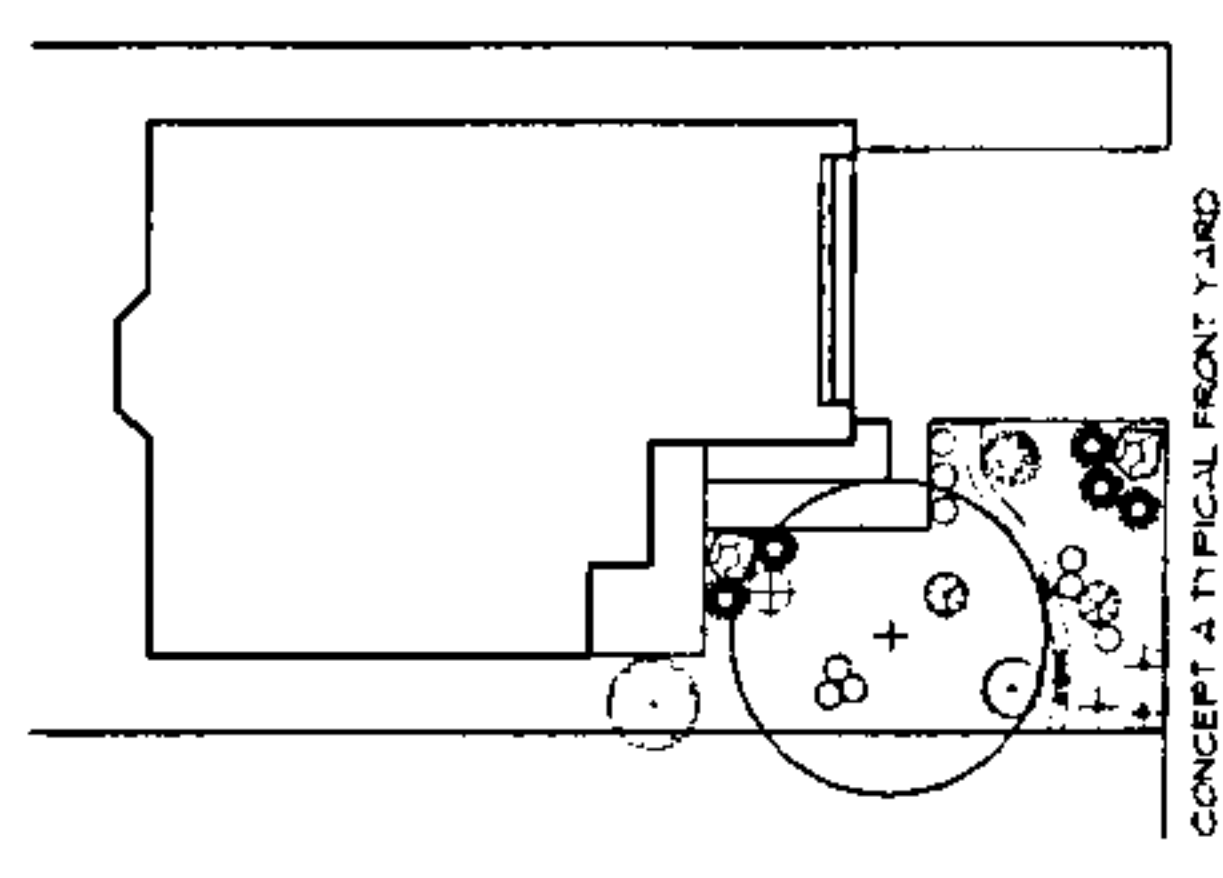
PROJECT NUMBER:
 APPLICATION NUMBER:
 IS AN INFRASTRUCTURE LIST REQUIRED () YES () NO. IF YES, THEN A SET OF APPROVED DRP PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

WILSON & COMPANY
 2600 THE AMERICAN ROAD S.E.
 SUITE 100
 NO RANCHO, NEW MEXICO
 87124
 (505) 898-8881

SITE DEVELOPMENT PLAN FOR RD

AUGUST 2005

PLANT LIST	PLANT NAME	QTY.	SIZE	HABIT
STREET TREES	Robinia pseudoacacia 'Purple Ribbon'	20'	20' GAL 10' / 25'	
	Fraxinus velutina 'Tiddale's'	20'	20' GAL 9' / 15'	
	Fraxinus excelsior 'Raywood'	20'	20' GAL	
FRONT YARD PLANT LIST TYPICAL	Pinus nigra	6	PL. 14, 25 / 12	
	Chilopsis linearis	20'	20' GAL 10' / 25'	
	Morus nigra	20'	20' GAL 10' / 15'	
	Forestiera neomexicana	15	15 GAL 9' / 15'	
	Pinus c. 'Nasport'	20'	20' GAL 10' / 15'	
	Morus nigra 'Blackberry'	20'	20' GAL 10' / 15'	
	Fraxinus velutina	20'	20' GAL 10' / 15'	
	Fraxinus excelsior 'Raywood'	20'	20' GAL 10' / 15'	
	Yucca elata	5	5 GAL 4' / 5'	
	Quercus agrifolia	5	5 GAL 4' / 5'	
EVERGREEN TREES	Yucca elata	5	5 GAL 4' / 5'	
	Quercus agrifolia	5	5 GAL 4' / 5'	
	Yucca elata	5	5 GAL 4' / 5'	
	Quercus agrifolia	5	5 GAL 4' / 5'	
	Yucca elata	5	5 GAL 4' / 5'	
	Quercus agrifolia	5	5 GAL 4' / 5'	
	Yucca elata	5	5 GAL 4' / 5'	
	Quercus agrifolia	5	5 GAL 4' / 5'	
	Yucca elata	5	5 GAL 4' / 5'	
	Quercus agrifolia	5	5 GAL 4' / 5'	



NOTE: STREETSCAPE LANDSCAPING ALONG WOODMONT AVE AND KARIDGE ST SHALL COMPLY WITH FIRE MARSHAL APPROVED SITE PLAN FOR SUBDIVISION PROJECT NUMBER 1007362.

NOTES

- All plants within 6' of curb must be maintained at a max height of 3'.
- Trees in sightlines and within 6' of a curb must have lower branches pruned up to 7'.
- Boulders within 6' of curb may not exceed 8" in height, those within 10' may not exceed 15".

GENERAL NOTES

- The plan is intended to comply with the Northwest Mass Easement Plan.
- Landscape design is conceptual. Landscapes within ROW shall be finalized with preliminary plan submitted and construction documents.
- All disturbed areas will be revegetated with native seed mix.

MULCHES

All shrub planting areas shall be top dressed with 3-4" Santa Fe Brown Rock Mulch and 2" - 4" Santa Fe Tan Cobble 1/2" P&G.

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate trees and groundcover planting areas. Irrigation shall be a complete underground system with trees to receive 15-16 gph drip emitters and shrubs to receive 2-10 gph drip emitters. Drip and bubbler systems to be used to 1/2" poly pipe with flush caps at each end. Run time per drip valve will be approximately 15 minutes per day to be adjusted according to the season. Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power controller to be provided by client.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including areas within the public ROW, shall be the responsibility of the Home Owner's Association.

STATEMENT OF WATER WASTE

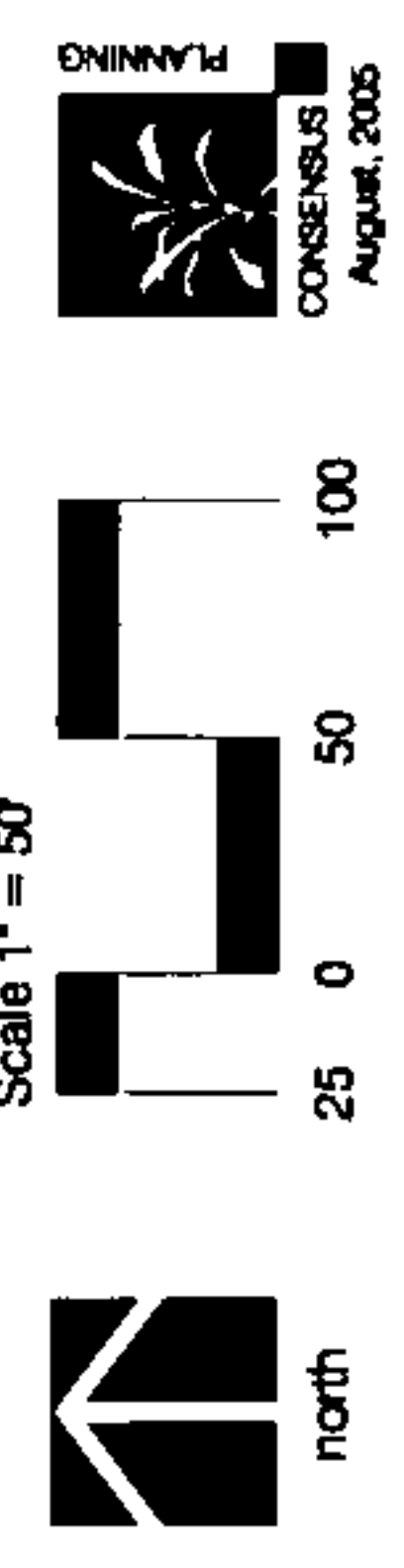
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 10 percent of the required landscape area.

Conceptual Landscape Plan The Trails Unit 6

Prepared for:
Longford Homes
7007 Jefferson St. NE
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
204 Park Avenue SW
Albuquerque, NM 87102

Scale 1" = 50'



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

PAID RECEIPT

APPLICANT NAME LONG FORD HOMES
AGENT Wilson Company / Consensus Planning
ADDRESS 302 8th Street NW
PROJECT & APP # 1002965 / 01285
PROJECT NAME _____

\$ 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

8/9/2005 11:27AM LOC: ANNX
RECEIPT# 00044359 JS# 008 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

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

PAID RECEIPT

APPLICANT NAME LONGFORD HOMES
AGENT CONSENSUS PLANNING
ADDRESS 302 8th Street NW
PROJECT & APP # 1002962 / 01285
PROJECT NAME The TRAILS #6

\$ _____ 441032/3424000 Conflict Management Fee
\$ 385.⁰⁰ 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
\$ 385.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

8/9/2005 3:40PM LOC: ANNX
RECEIPT# 00047546 WSH 007 TRANSH 0041
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$385.00
J24 Misc

\$385.00

VI \$385.00
CHANGE \$0.00

Thank You

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003)

PROJECT TITLE: Santa Fe at The Trails Unit II ZONE MAP/DRG. FILE#: C-9-Z

DRB#: _____ EPC#: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 6 of The Trails Unit II bulk land plat

CITY ADDRESS: N/A.

ENGINEERING FIRM: Wilson & Company, Inc. CONTACT: Steve Salazar, PE

ADDRESS: 2600 The American Rd. SE, Suite 100 PHONE: (505) 898-8021

CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

OWNER: LONGFORD AT THE TRAILS, LLC. CONTACT: David Murtagh

ADDRESS: 7007 Jefferson, Suite A PHONE: 761-9911

CITY, STATE: Albuquerque, NM ZIP CODE: 87109

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: SurvTek CONTACT: Russ Hugg

ADDRESS: 9384 Valley View Dr. NW Suite 100 PHONE: (505) 348-4000

CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT AND GRADING PLAN**
- GRADING PLAN 1st SUBMITTAL, REQUIRES TCL OR EQUAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- AMENDED GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEERS CERTIFICATION (HYDROLOGY)
- CLOMR\LOMR
- TRAFFIC CIRCULTAION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB, APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL**
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATION OF OCCUPANCY (PERM.)
- CERTIFICATION OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

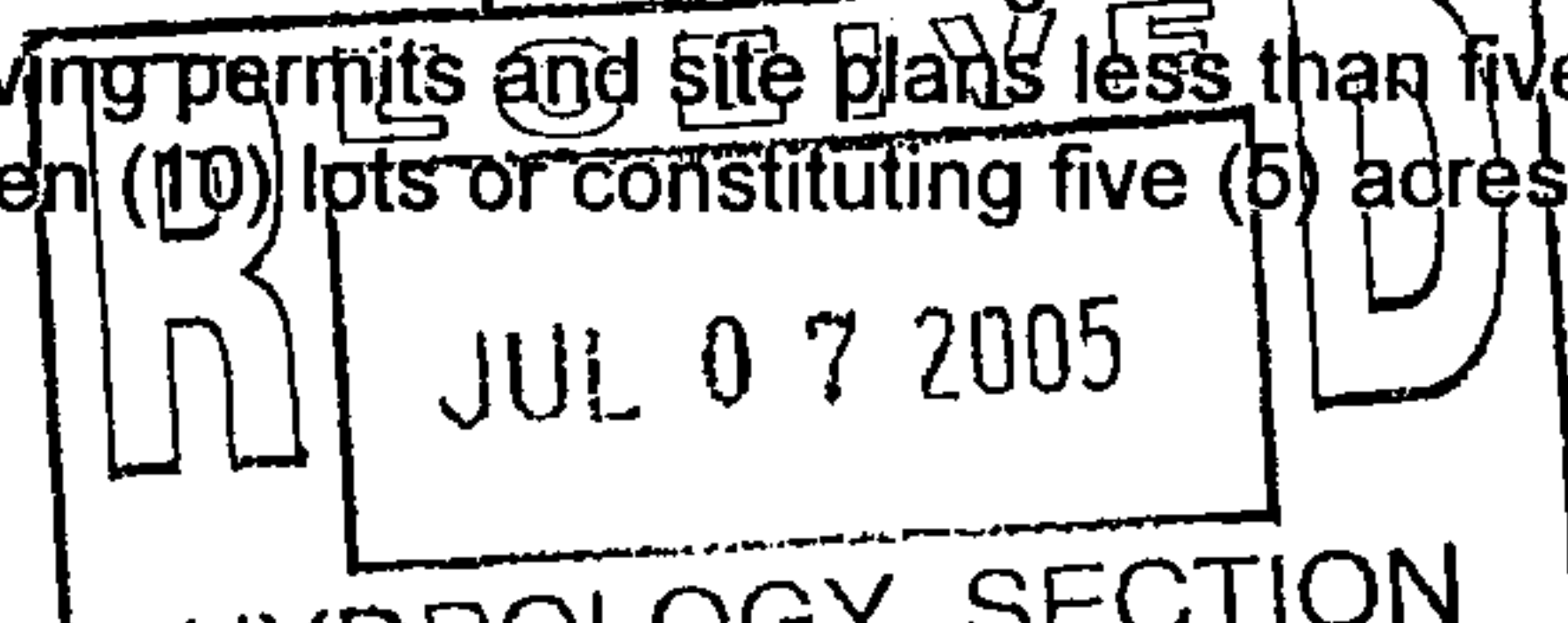
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

Date Submitted: 07-07-05 By: Steve J. Salazar, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Santa Fe at The Trails Unit II

AGIS MAP # C9Z

LEGAL DESCRIPTION Tract 6, The Trails Unit II
Bulk Land Plat

✓ DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 07/07/05 [date].

SRIDHAR ALUGUNELLI 07/07/05
Applicant / Agent Date

Sandy Hawley 07/07/05
Hydrology Division Representative Date

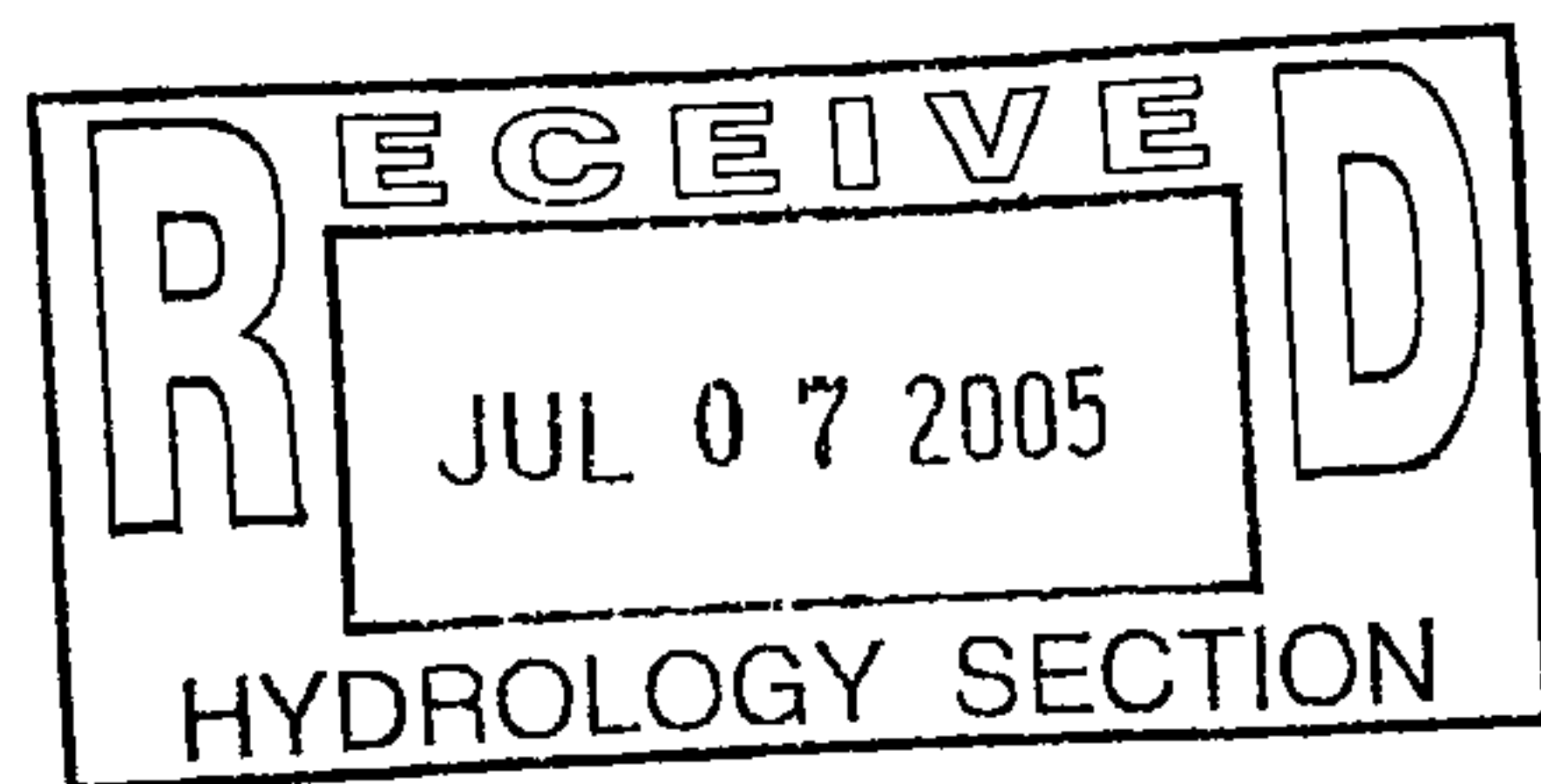
N/A WATER AND SEWER AVAILABILITY STATEMENT

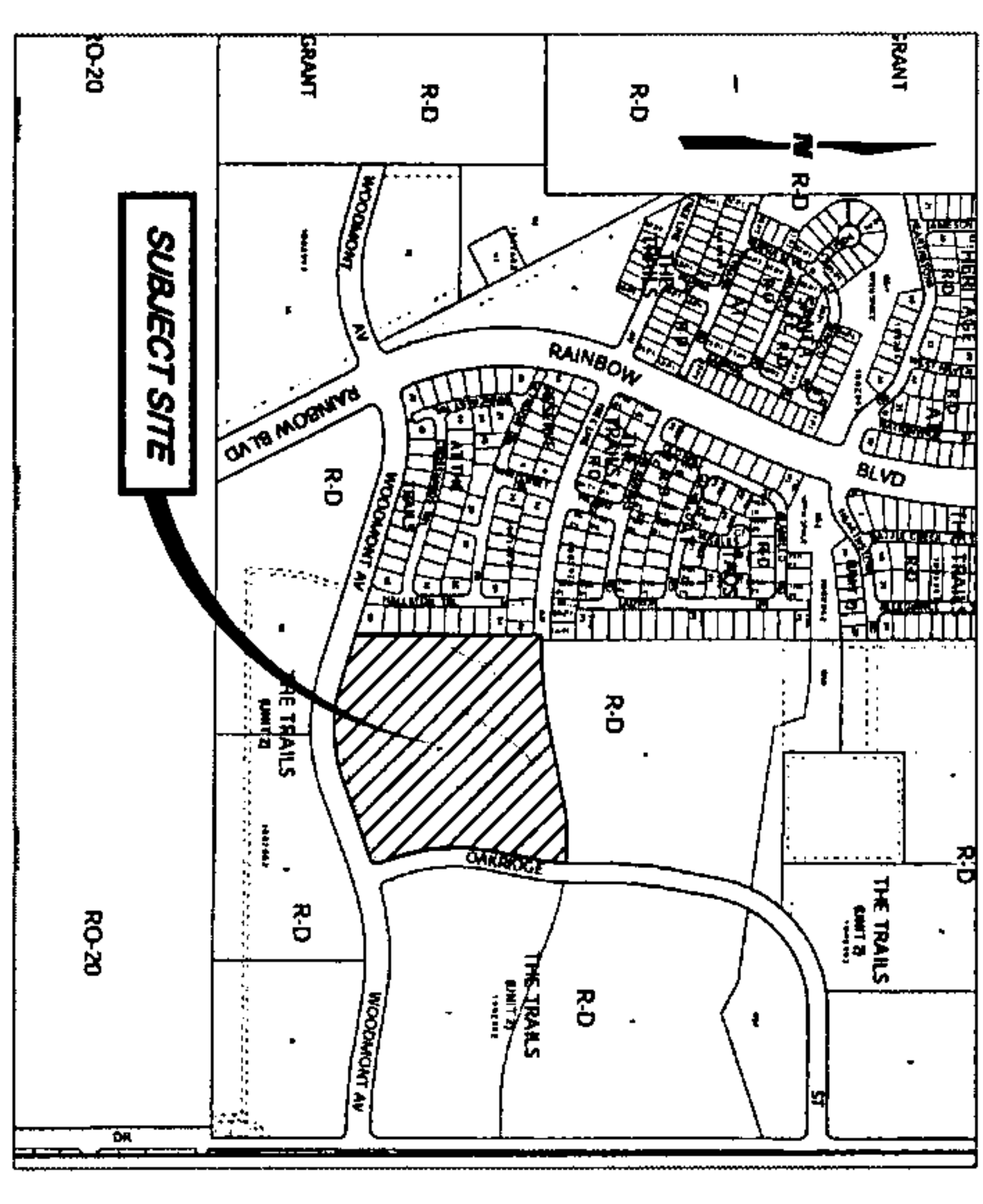
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

N.M.U.I. Jurisdiction _____
Applicant / Agent Date

Utilities Division Representative Date

DRB # _____





VICINITY MAP
 ZONE ATLAS PAGE
 C-9-Z

▨ SIDEWALK TO BE DEFERRED

DRB
 NEAREST INTERSECTION:
 PASO DEL NORTE/
 RAINBOW BLVD.

EXHIBIT G
 Date 7/19/05

WILSON & COMPANY
 2800 THE AMERICAN ROAD SE
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 898-9021

SANTA FE AT THE TRAILS UNIT II
 SIDEWALK EXHIBIT

NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. X5218064	DATE JUNE 2005
DRAWN	RM	PROJECT NO.	SHEET NO.
CHECK	SJS	N/A	1 OF 1

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

PAID RECEIPT

APPLICANT NAME Russ Hugg
AGENT _____
ADDRESS _____
PROJECT & APP # 100 4353
PROJECT NAME The Trails Unit 2

\$ _____ 441032/3424000 Conflict Management Fee
\$ 100.⁰⁰ 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
\$ 110.⁰⁰ TOTAL AMOUNT DUE

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

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

05186

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH/R/T: 107000327

2211 95-32 NM
1070

PAY TO THE ORDER OF CITY OF ALBUQ

ONE HUNDRED TEN + 00/100

DUPLICATE
City of Albuquerque
Treasury Division

7/29/2005 12:19PM LOC: ANNY
RECEIPT# 0043893 USB 008 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSLES
\$110.00
AUTHORIZED SIGNATURE
\$110.00

MEMO TRACT 6 TRAILS UNIT 2

051867 107000327 004275593649
CHANGE \$110.00 \$0.00

Thank You

SURV TEK, INC.

#2

Fax

Subject: TRACT 6	Date: 7.28.05
To: CITY PLANNING	Attn: CLAIRE SENOVA
Phone:	Fax: 924-3864
From: RUSS HUGG	Pages: 2

COMMENTS:

RE: DRB 1004353

CLAIRE - PLEASE DEFER THIS PROJECT TO AUGUST 17TH.

I WILL BE DOWN FRIDAY AM TO PAY DEFERRAL FEE

THANKS

RUSS

CC: STEVE SALAZAR
WILSON CO

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

July 17, 2005

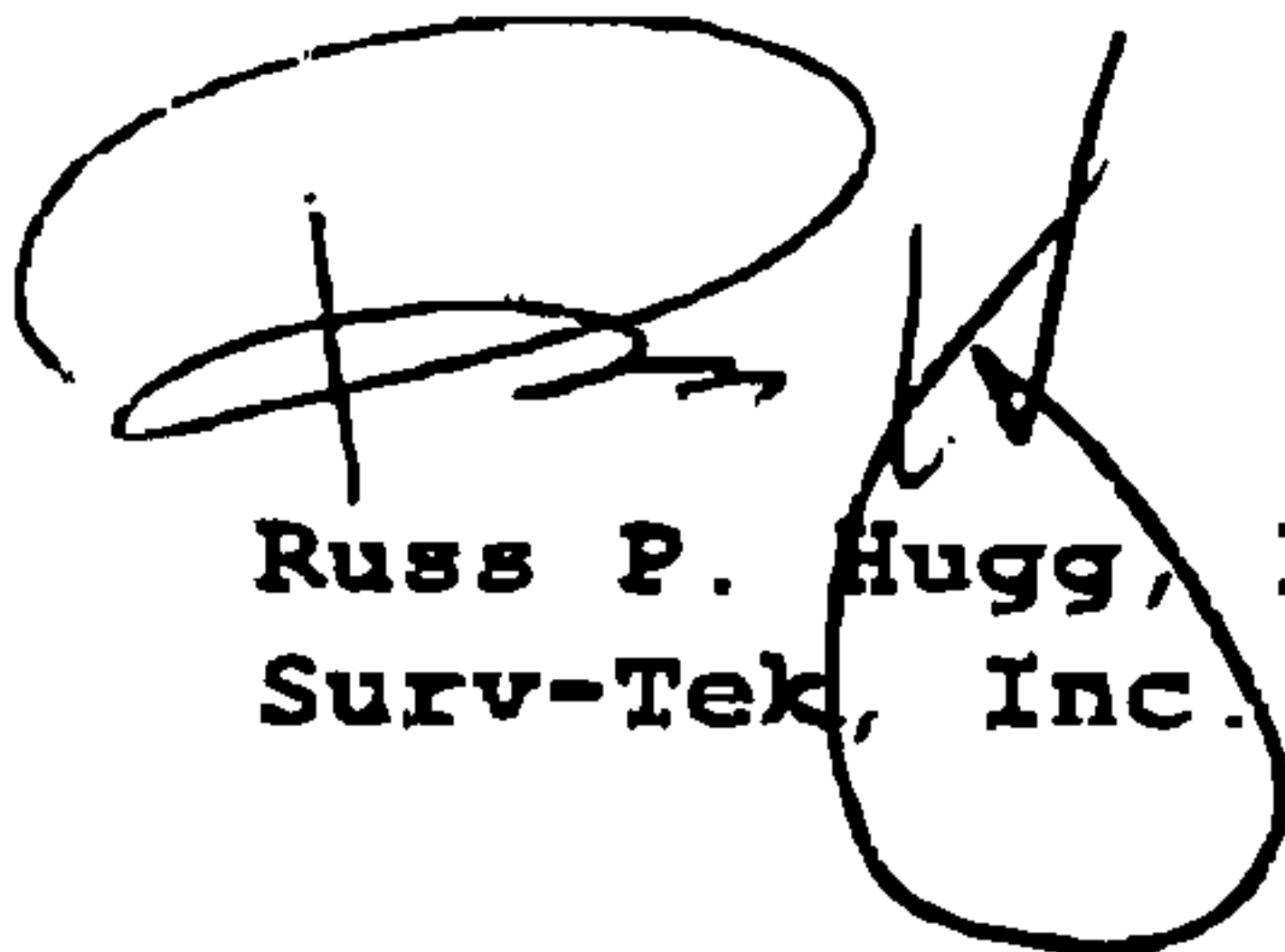
Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1004353 (old project 1002962): Tract 6, The
Trails Unit 2, City of Albuquerque, Bernalillo County, New
Mexico.

Please defer the Preliminary Plat and Temporary deferral of
sidewalk construction on this project two (2) weeks to August 17,
2005.

Sincerely,



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

Current DRC
Project Number: _____

**FIGURE 12
INFRASTRUCTURE LIST**

Date Submitted: 7/7/2005
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: xxxxxxx 1004353
DRB Application No.: _____

ORIGINAL

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

Santa Fe at the Trails Unit II

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 6 of the Trails Unit II Bulk Plat

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING				/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Kayser Mill Rd.	Oso Corridor Pl.	Oakridge St.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk Both Sides	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
		Major Local 1/2 Section (24' F-E)	Major Local Paving w/ C&G, 6' Sidewalk Single Side	Treeline Ave.	West Property Line	East Property Line	/	/	/
		Major Local 1/2 Section (24' F-E)	**Major Local Paving w/ C&G, 6' Sidewalk Single Side	**Oakridge St.	Woodmont Ave.	Treeline Ave.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		Collector 1/2 Section (24' F-E)	**Collector Paving w/ C&G, 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Oakridge St.	/	/	/
			DRAINAGE				/	/	/
		**30-60" Dia.	**RCP w/ MH & Inlets	**Treeline Ave.	West Property Line	Oakridge St.	/	/	/
		**42" Dia.	**RCP w/ MH	**Parcel A - 25' SAS and Drainage Easement	Treeline Ave.	Kayser Mill Rd.	/	/	/
		**54" Dia.	**RCP w/ MH & Inlets	**Kayser Mill Rd.	Parcel A - 25' SAS and Drainage Easement	Oso Corridor Pl.	/	/	/
		**54" Dia.	**RCP w/ MH	**Oso Corridor Pl.	Kayser Mill Rd.	Parcel B - 20' Access and Drainage Easement	/	/	/
		**60" Dia.	**RCP w/ MH	**Parcel B - 20' Access and Drainage Easement	Oso Corridor Pl.	Tract A (Pond G)	/	/	/
		**24" Dia.	**RCP w/ MH	**Tract A (Pond G)			/	/	/
		**24-42" Dia.	**RCP w/ MH & Inlet	**Woodmont Ave.	Tract A (Pond G)	Oakridge St.	/	/	/
		**24" Dia.	**RCP w/ MH & Inlet	**Oakridge St.	Lot 93-P1	Woodmont Ave.	/	/	/
		24" Dia.	RCP w/ MH & Inlets	Oso Corridor Pl.	South Property Line	Parcel B - 20' Access and Drainage Easement	/	/	/
		18-24" Dia.	RCP w/ MH & Inlets	Balsam Glade St.	Lot 43-P1	Tract A (Pond G)	/	/	/
		7.49 ac-ft	Permanent Surge Detention Pond w/ Agr. & Covt.	Tract A (Pond G)			/	/	/
			WATER (NMUI)				/	/	/
		8" Dia.	Waterline w/ Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Kayser Mill Pl.	Balsam Glade St.	Oakridge St.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Oso Corridor Pl.	South Property Line	Kayser Mill Rd.	/	/	/
<input type="text"/>	<input type="text"/>	12" Dia.	Waterline w/ Appurtenances	Treeline Ave.	Existing 12" Waterline @ West Property Line (Tract D - Taos at the Trails)	Oakridge St.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Oakridge St.	Kayser Mill Rd.	Treeline Ave.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Woodmont Ave.	Existing 12" Waterline at Hallston Tr. (Tract F - Reserve at the Trails)	Balsam Glade St.	/	/	/
<input type="text"/>	<input type="text"/>		SANITARY SEWER (NMUI)				/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Balsam Glade St.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
<input type="text"/>	<input type="text"/>	8-10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kayser Mill Rd.	Balsam Glade St.	Oakridge St.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawkwatch Rd.	Balsam Glade St.	Oso Corridor Pl.	/	/	/
<input type="text"/>	<input type="text"/>	10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Oso Corridor Pl.	Woodmont Ave.	Kayser Mill Rd.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Treeline Ave.	West Property Line	Oakridge St.	/	/	/
<input type="text"/>	<input type="text"/>	10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Woodmont Ave.	Oso Corridor Pl.	Oakridge St.	/	/	/
<input type="text"/>	<input type="text"/>	10" Dia.	Sanitary Sewer w/ MH & Appurtenances	20' Utility Easement within Tract 9	Woodmont Ave.	Existing 15" Sanitary Sewer / 40' Utility & Drainage Easement	/	/	/



SIA Sequence #	COA DRC Project #
----------------	-------------------

Size

Type of Improvement

Location

From

To

Private Inspector	City Inspector	City Cnst Engineer
-------------------	----------------	--------------------

NOTES

- 1 * Sidewalk to be Deferred

- 2 ** Improvements constructed as part of COA Project #730084 - The Trails Unit II

- 3 Engineers Grading and Drainage Certification is required for release of Financial Guaranty & SIA.

AGENT/OWNER

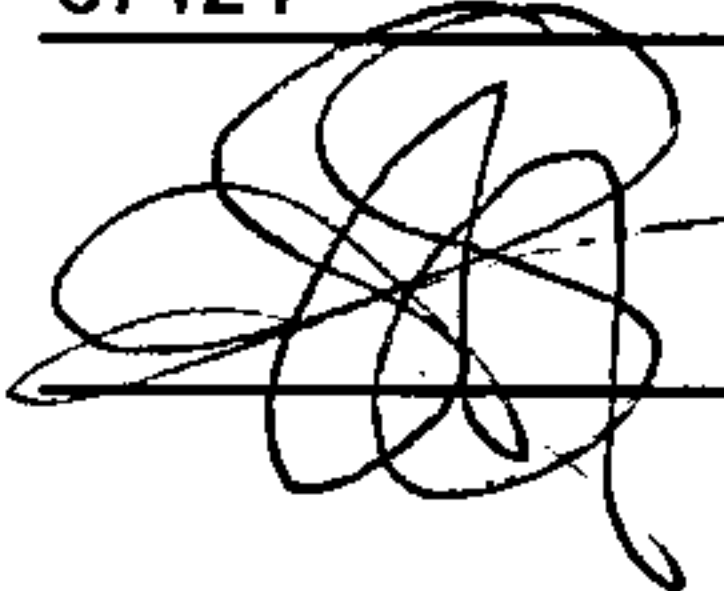
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Steve Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM
87124

FIRM



SIGNATURE

DRB CHAIR – date

PARKS & RECREATION – date

TRANSPORTATION DEVELOPMENT – date

AMAFCA – date

UTILITY DEVELOPMENT – date

_____ – date

CITY ENGINEER – date

_____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



SUBDIVISION <input checked="" type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)	Supplemental form S V P L	ZONING AND PLANNING <input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	Supplemental form 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: LONGFORD AT THE TRAILS, LLC PHONE: 761-9911
 ADDRESS: 7301 JEFFERSON BLVD NE FAX: 761-9922
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: _____
 Proprietary Interest in Site: OWNER List all owners: _____
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL AND TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 C Block: --- Unit: 2
 Subdv. / Addn. THE TRAILS UNIT 2
 Current Zoning: R-LT Proposed zoning: R-LT
 Zone Atlas pages(s) C-9 No. of existing lots: 1 No. of proposed lots: 94
 Total area of site (acres): 17.00 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. 100906437129210101 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE STREET NW
 Between: WOODMOUNT AVE. and TREELINE AVE

CASE HISTORY:

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1002962 04DRB-01322

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

SIGNATURE [Signature] DATE 7.5.05
 (Print) Russ Hugg Applicant Agent

FOR OFFICIAL USE ONLY
3/04

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

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> MAGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>05DRB-01119</u> Action <u>PP</u> <u>ADV</u> <u>CMF</u> <u>05DRB-01120</u> <u>TDS</u> S.F. <u>5(2)</u> Fees <u>\$2165.00</u> <u>\$ 75.00</u> <u>\$ 20.00</u> <u>\$ 50.00</u> Total <u>\$2310.00</u>
--	--

Hearing date 08/03/05 Project # 1002962 1004353
Sandy Handley 07/08/05 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Russ Hugo
Applicant name (print)

[Signature]
Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
05DRB-01120

Sandy Sandley, 07/08/05
 Planner signature / date

Project # 1002962
4353

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 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
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

Russ Hugg
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised 11/04

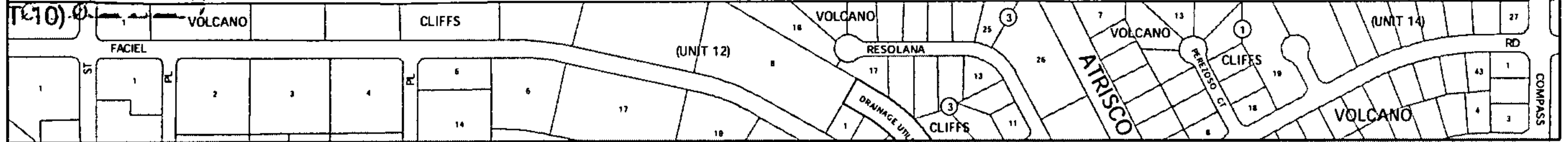
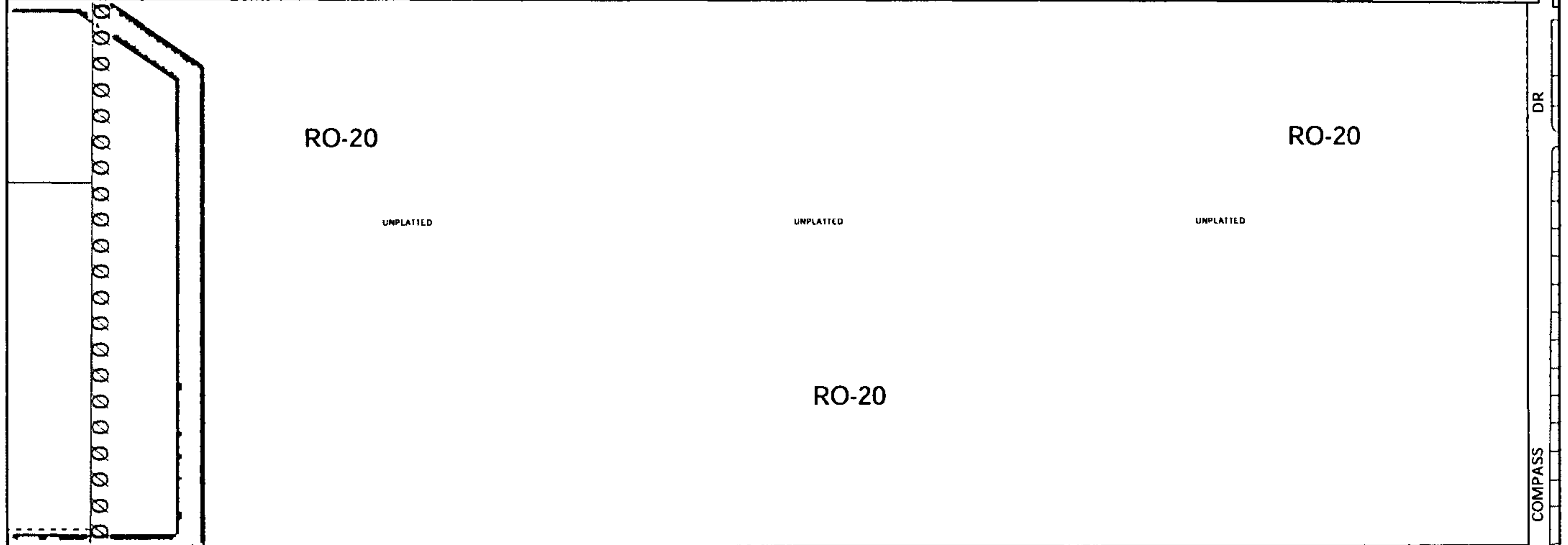
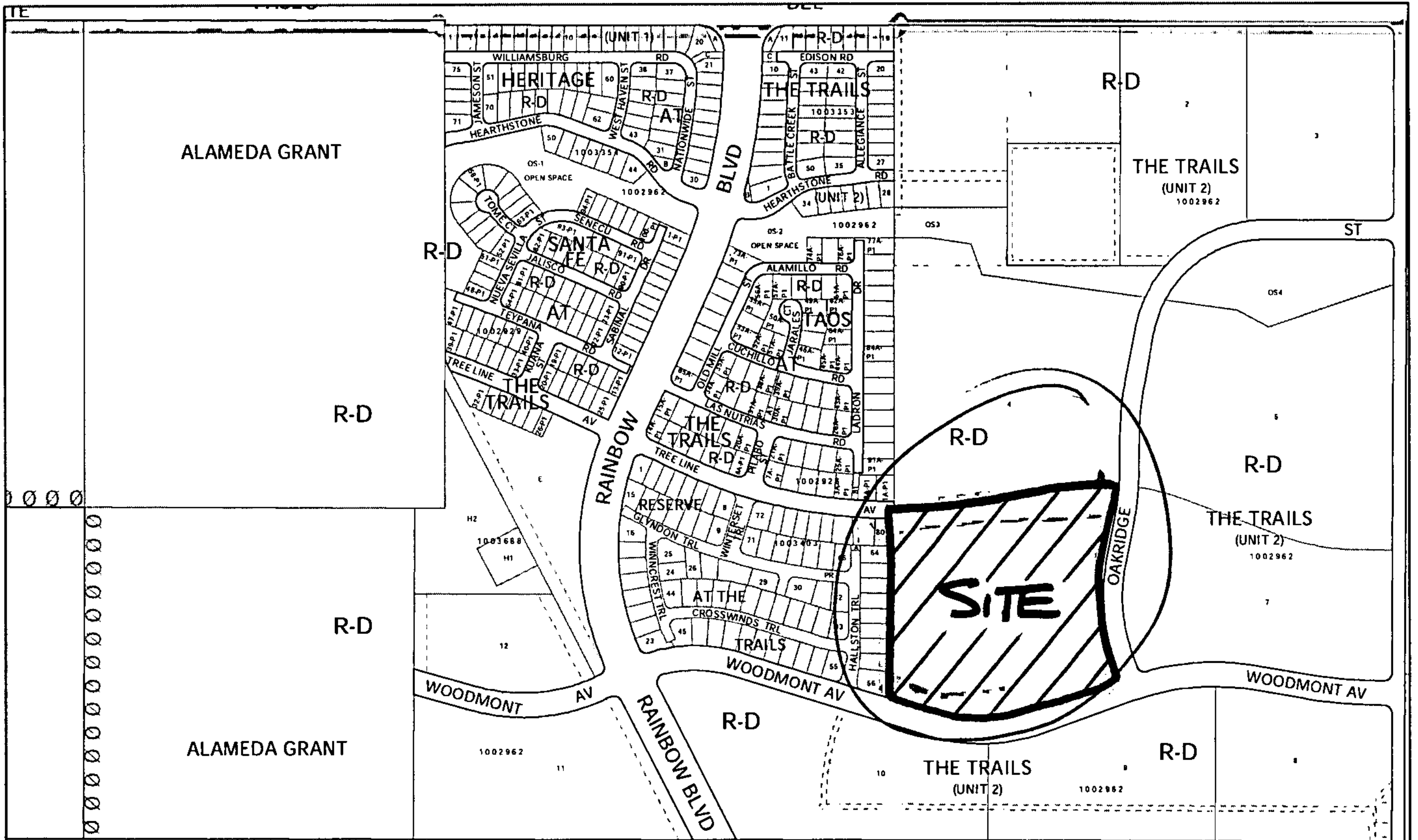
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05623 - 0119
 _____ - _____
 _____ - _____

Sandy Handley 07/08/05
 Planner signature / date

Project # 1002962

4353



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-9-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- Airport Noise Contours
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Wall Overlay Zone

Map amended through: Apr 22, 2005

0 750 1,500 Feet

WILSON
& COMPANY

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

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

7 July 2005

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

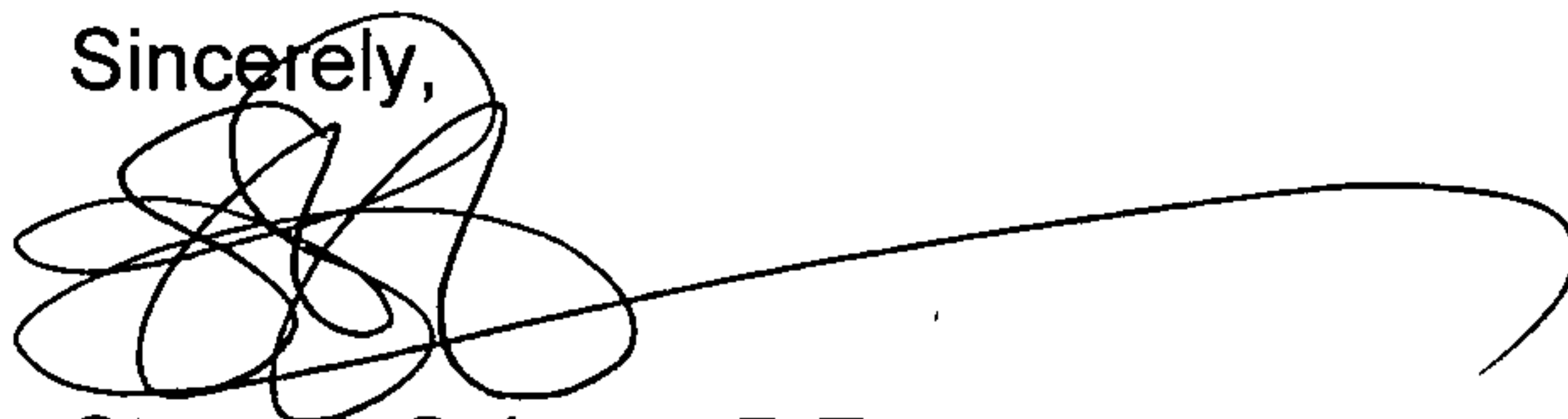
RE: Santa Fe at The Trails Unit II, Sidewalk Deferral

Dear Ms. Senova:

The owner, Longford at Santa Fe, LLC., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the zone atlas location map and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

Sincerely,



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

sjs
Enclosure

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

July 5, 2005

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

Attention: Sheran Matson, Chair

RE: Preliminary Plat of Santa Fe at the Trails Unit 2 (Being a replat of Tract 6, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

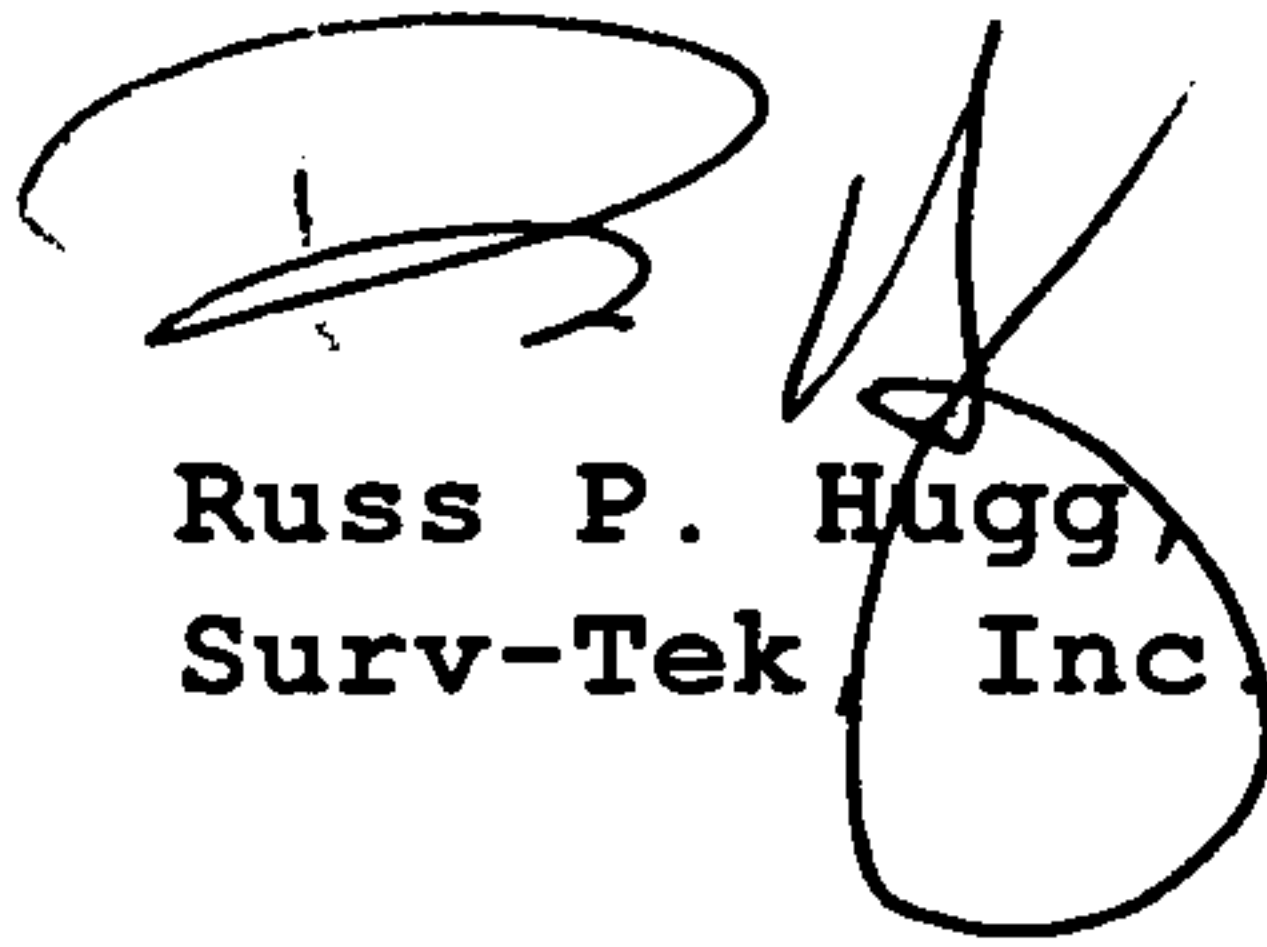
Dear Ms. Matson:

The owner of the above captioned property, Longford at The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary Plat approval and Temporary Deferral of Sidewalk construction for Santa Fe at the Trails Unit 2.

This plat will create 94 new lots and three (3) tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,



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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: LONGFORD HOMES DATE OF REQUEST: 6/27/05 ZONE ATLAS PAGE(S): C-9-2

CURRENT:
ZONING RD

LEGAL DESCRIPTION: THE TRAILS U. II
LOT OR TRACT # TRACT 6 BLOCK # BULK PLAT
SUBDIVISION NAME SANTA FE at the Trails U. II

PARCEL SIZE (AC/SQ. FT.) 19.3591 AC.

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|--|---------------------|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION <input checked="" type="checkbox"/> | BUILDING PERMIT [] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] | ACCESS PERMIT [] |
| | | C) AMENDMENT [] | OTHER [] |

PROPOSED DEVELOPMENT:

- | | |
|---|--------------------------------|
| NO CONSTRUCTION/DEVELOPMENT <input checked="" type="checkbox"/> | # OF UNITS: <u>94</u> |
| NEW CONSTRUCTION [] | BUILDING SIZE: _____ (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [] | |

GENERAL DESCRIPTION OF ACTION: ¹

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

APPLICANT OR REPRESENTATIVE (FOR WILSON & COMPANY) SRIDHAR ALUGUVELLI DATE 06/30/05
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: OFFSITE MITIGATION HAS BEEN ADDRESSED PER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE CITY.
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Lopez 6-30-05
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO FOR THIS PROPOSAL

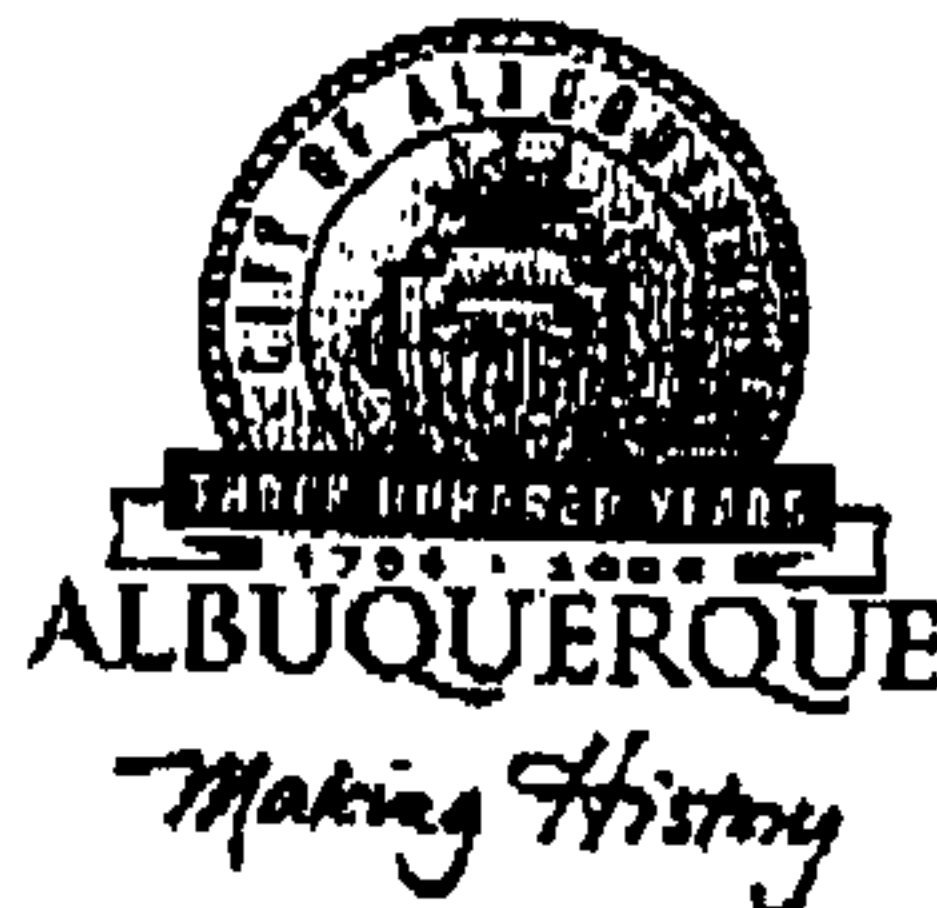
Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

A.V. Krishna Reddy (FOR WILSON & COMPANY) 06/30/05
APPLICANT DATE

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

TIS -SUBMITTED 7/14/03 Tony Lopez 6-30-05
-FINALIZED 1/1/ TRAFFIC ENGINEER DATE

BLACK MTN. RANCH / NENTANA WEST



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

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

July 6, 2005

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

This letter will serve to notify you that on July 6, 2005:

CONTACT NAME: RUSS HUGG

COMPANY OR AGENCY: SURV TEK, INC.
9384 VALLEY VIEW DRIVE NW/87114
PHONE: 897-3366/FAX: 897-3377

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 6, TRAILS, UNIT 2** zone map **C-9**.

Our records indicate that as of July 6, 2005, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

July 5, 2005

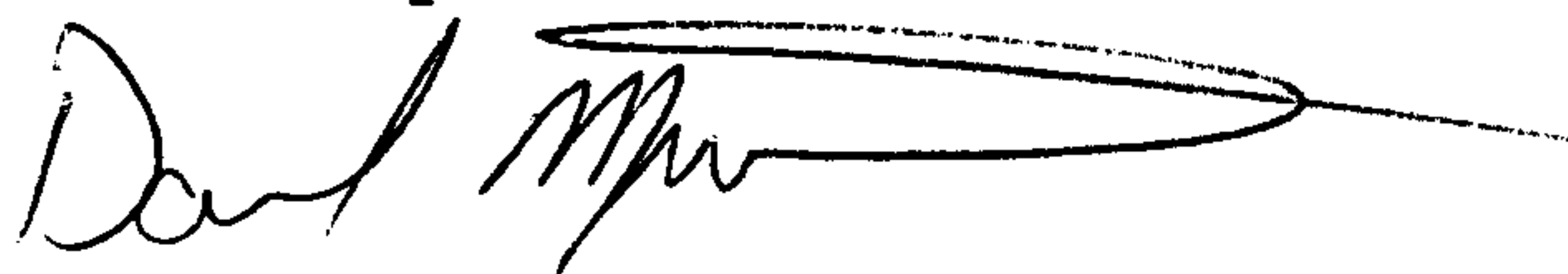
Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Longford The Trails, LLC, for the purpose of replatting Tract 6, at the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Murtagh", with a long horizontal flourish extending to the right.

David Murtagh, Division President

Longford Homes of New Mexico, Inc.
7301 Jefferson Blvd. NE
Albuquerque, New Mexico 87109

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Santa Fe at The Trails Unit II

AGIS MAP # C9Z

LEGAL DESCRIPTION Tract 6, The Trails Unit II
Bulk Land Plat

↓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 07/07/05 [date].

SRIDHAR ALUGUVELLI 07/07/05
Applicant / Agent Date

Sandy Hawley 07/07/05
Hydrology Division Representative Date

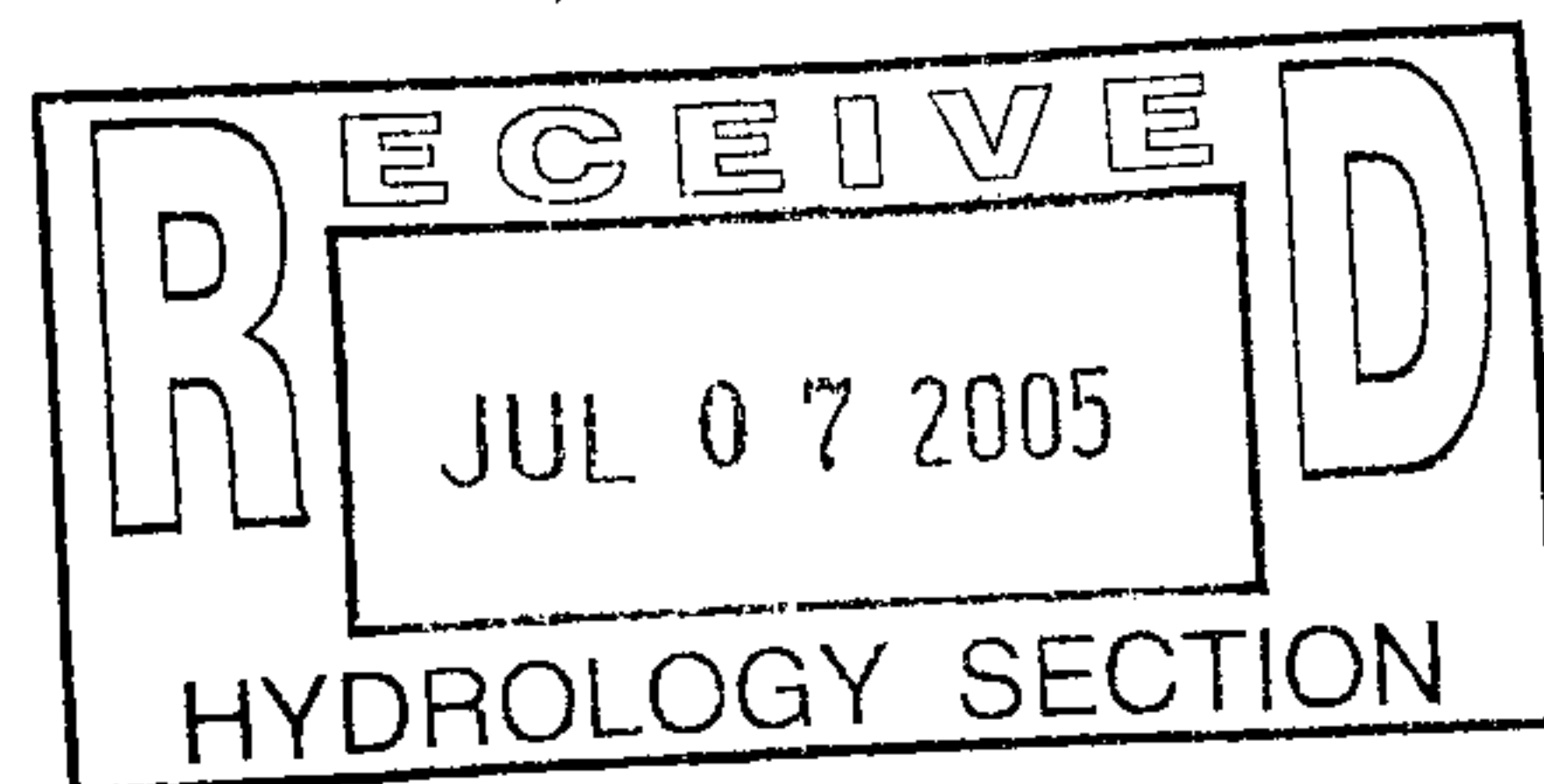
N/A **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

N.M.U.I. Jurisdiction _____
Applicant / Agent Date

Utilities Division Representative Date

DRB # _____



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003)

PROJECT TITLE: Santa Fe at The Trails Unit II ZONE MAP/DRG. FILE#: C-9-Z

DRB#: _____ EPC#: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 6 of The Trails Unit II bulk land plat

CITY ADDRESS: N/A.

ENGINEERING FIRM: Wilson & Company, Inc. CONTACT: Steve Salazar, PE

ADDRESS: 2600 The American Rd. SE, Suite 100 PHONE: (505) 898-8021

CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

OWNER: LONGFORD AT THE TRAILS, LLC. CONTACT: David Murtagh

ADDRESS: 7007 Jefferson, Suite A PHONE: 761-9911

CITY, STATE: Albuquerque, NM ZIP CODE: 87109

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: SurvTek CONTACT: Russ Hugg

ADDRESS: 9384 Valley View Dr. NW Suite 100 PHONE: (505) 348-4000

CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT AND GRADING PLAN**
- GRADING PLAN 1st SUBMITTAL, REQUIRES TCL OR EQUAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- AMENDED GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEERS CERTIFICATION (HYDROLOGY)
- CLOMR\LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB, APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL**
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATION OF OCCUPANCY (PERM.)
- CERTIFICATION OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

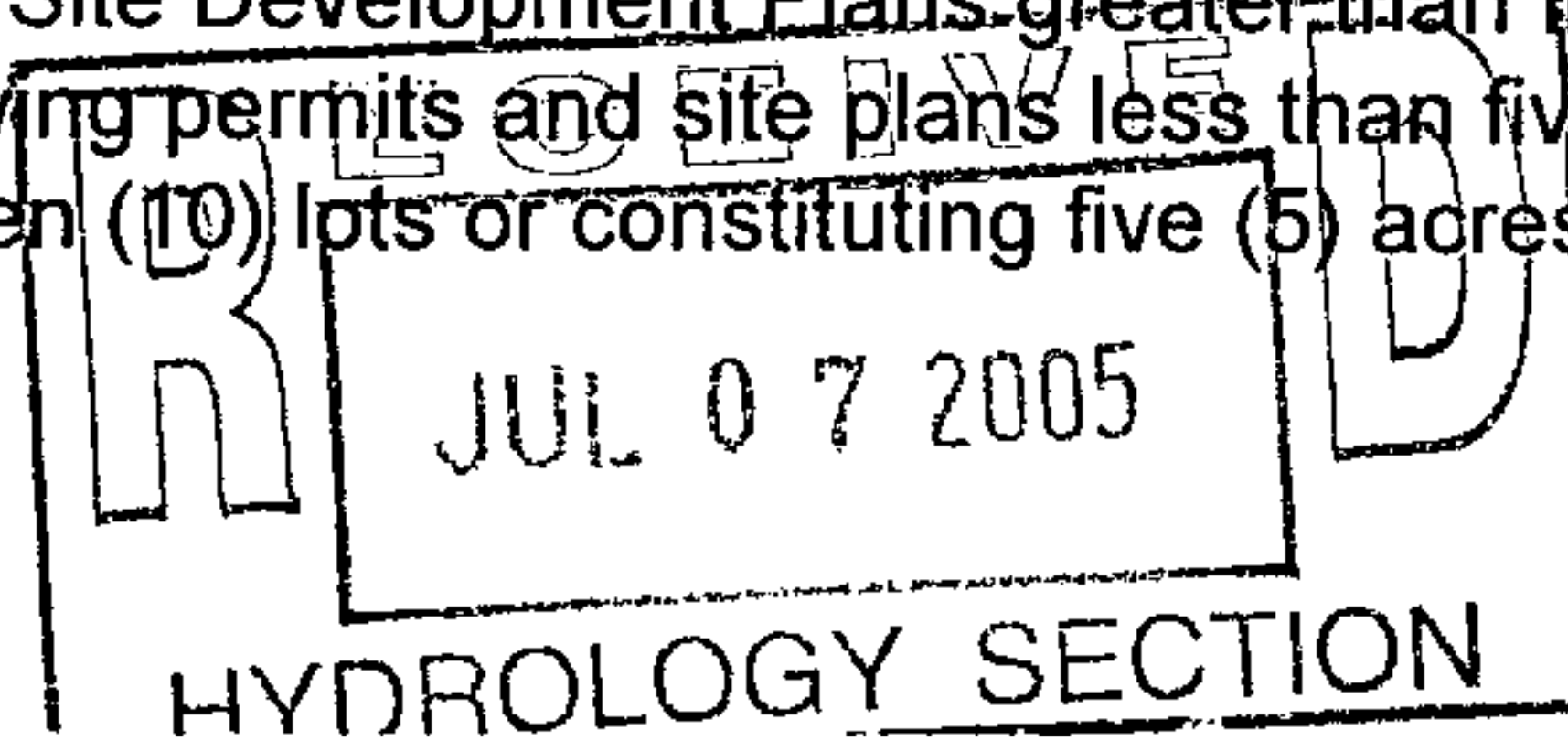
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

Date Submitted: 07-07-05 By: Steve J. Salazar, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



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

PAID RECEIPT

APPLICANT NAME LONGFORD HOMES
 AGENT WILSON & COMPANY
 ADDRESS 2600 THE AMERICAN RD. SE STE
 PROJECT & APP # 1004353
 PROJECT NAME SANTA FE @ THE TRAILS UNIT # 1

DUPLICATE
 City of Albuquerque
 Treasury Division

7/7/2005 1:54PM LDC: ANNX
 RECEIPT# 00042882 WS# 008 TRANSH 0013
 ACCOUNT 441006 Fund 0110
 Activity 4983000 TRSCCS \$990.00
 TRANS AMT \$990.00
 J24 Misc CK \$990.00
 CHANGE \$0.00

\$ _____ 441032/3424000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ 990.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
 \$ 990.00 TOTAL AMOUNT DUE

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

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Longford at the Trails, LLC - Santa Fe Series

3077 E Warm Springs Road
Las Vegas, NV 89120

Bank of America, N.A.
Las Vegas, NV


94-72
1224

Pay **Nine Hundred Ninety Dollars 00 Cents**

Date
Jul 1, 2005

Check Number
65 00000583

To/ The Order of
**City of Albuquerque
Albuquerque, NM**

Per 
PAYABLE IN US DOLLARS

Amount
\$990.00

VOID

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

PAID RECEIPT

APPLICANT NAME LONGFORD @ THE TRAILS
AGENT SURV-TEK
ADDRESS 9384 VALLEY VIEW DR. NW
PROJECT & APP # 1002962/05DRB0119/05DRB0120
PROJECT NAME SANTA FE @ THE TRAILS - UNIT # 2

DUPLICATE
City of Albuquerque
Treasury Division
7/8/2005 9:21AM LOC: ANNX
RECEIPT# 00042912 WSH 008 TRANSH 0003
Account 441006 Fund 0110 TRSCCS
Activity 4983000
Trans Amt \$2,310.00
J24 Misc \$2,215.00
Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 2215.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
- \$ 2310.00 TOTAL AMOUNT DUE

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

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327
2211 95-32 NM
1070

051787

PAY TO THE ORDER OF CITY OF ALBUQUERQUE
TWO THOUSAND THREE HUNDRED TEN + 00/100

DUPLICATE
City of Albuquerque
Treasury Division
DOLLARS

7/8/2005 9:21AM LOC: ANNX
RECEIPT# 00042912 WSH 008 TRANSH 0003
Account 441006 Fund 0110 TRSCCS
Activity 4983000
Trans Amt \$2,310.00
J24 Misc \$2,215.00

MEMO SANTA FE @ TRAILS # 2

AUTHORIZED SIGNATURE

MP

0000
ANNX
5000
\$75.00
\$310.00
\$0.00

051787 107000327 004275593649

~~1002962~~
1004353

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 19, 2005 To AUGUST 03, 2005

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

7/8/05
(Date)

I issued 2 signs for this application, 07/08/05 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002962
4353

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

PAID RECEIPT

APPLICANT NAME Longford @ The Trails
 AGENT Surv-TEK
 ADDRESS 9384 Valley View Dr. NW.
1004353
 PROJECT & APP # 1002962 LOS DRB 01119 / 05 DRB 01120
 PROJECT NAME Santa Fe @ The Trails - Unit #2


DUPLICATE
City of Albuquerque
Treasury Division

7/12/2005 8:24AM LOC: ANNX
 RECEIPT# 00043724 WSH 006 TRANSH 0002
 Account 441018 Fund 0110 TRSASR
 Activity 4971000 \$2,260.00
 Trans Amt \$75.00
 J24 MISC \$2,260.00
 CK \$0.00
 CHANGE

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 2165.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 2260.00 TOTAL AMOUNT DUE

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

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS



SURV-TEK, Inc.
 Consulting Surveyors
 9384 Valley View Drive Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
 ACH P/T 107000327

2211 95-32 NM
 1070

051790


7/8/2005

PAY TO THE ORDER OF **CITY OF ALB** **2,260.00

Two Thousand Two Hundred Sixty and 00/100*****

DOLLARS

CITY OF ALB


 AUTHORIZED SIGNATURE

MEMO SANTA FE @ TRIALS 050792

⑈051790⑈ ⑆107000327⑆ 004275593649⑈

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

PAID RECEIPT

APPLICANT NAME LONGFORD @ THE TRAILS
 AGENT SURY-TEK
 ADDRESS 9384 VALLEY VIEW DR. NW
 PROJECT & APP # 1002962/05DRB0119/05DRB0120
 PROJECT NAME SANTA FE @ THE TRAILS - UNIT # 2

City of Albuquerque
Treasury Division
7/8/2005 9:21AM
RECEIPT# 00042911
Account 441032/3424000
Activity 4983000
Trans Amt \$2,310.00
J24 Misc \$2,215.00
LOC: ANNX
TRANSH# 008
Fund 0110
TRSCCS

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 2,215.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 2310.00 TOTAL AMOUNT DUE

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

7/8/2005 9:21AM
RECEIPT# 00042911
Account 441032/3424000
Activity 4983000
Trans Amt \$2,310.00
J24 Misc \$2,215.00
CK \$0.00
CHANGE \$0.00
Counterreceipt.doc 6/21/04
LOC: ANNX
TRANSH# 0003
Fund# 0110
TRSCCS

City of Albuquerque
Treasury Division
7/8/2005 9:21AM
RECEIPT# 00042911
Account 441032/3424000
Activity 4983000
Trans Amt \$2,310.00
J24 Misc \$20.00
LOC: ANNX
TRANSH# 0003
Fund# 0110
TRSCCS

VOID

VOID

Thank You

Thank You