

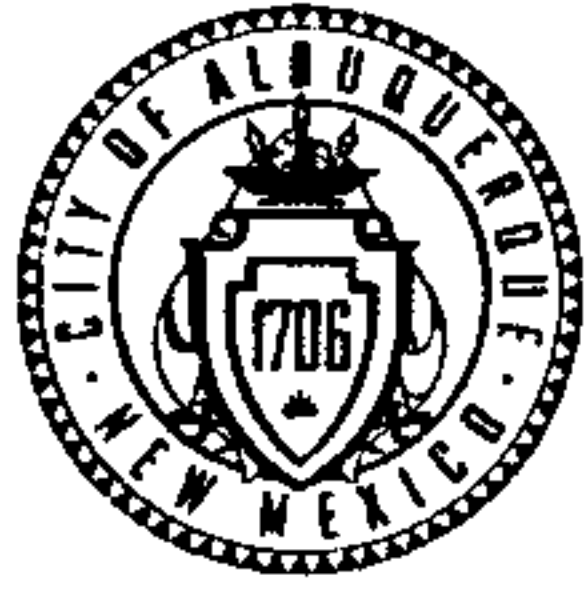
7. **Project# 1002962; # 1003354; # 1003353; # 1002929; # 1002928; # 1003403**
12DRB-70099 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA) THE TRAILS, LLC request(s) the referenced/ above
action(s) for all or a portion of **HERITAGE AT THE
TRAILS Unit(s) I & 2, plus SANTA FE, 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) [Deferred from
4/18/12]**WITHDRAWN.**
8. **Project# 1004353**
12DRB-70098 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA) THE TRAILS, LLC 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)
[Deferred from 4/18/12] **WITHDRAWN.**

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

9. **Project# 1002062**
12DRB-70140 EPC APPROVED SDP
FOR BUILD PERMIT
12DRB-70144 SIDEWALK WAIVER MARK GOODWIN AND ASSOCIATES, P.A. agent(s)
for TEAM BROADCASTING INC request(s) the above
action(s) for all or a portion of Lot(s) H-12-B,
RIVERVIEW zoned SU-1/MIXED USE, located on
COORS BLVD BETWEEN EAGLE RANCH AND
BOSQUE MEADOWS containing approximately 2.15
acre(s). (D-13) [Deferred from 5/16/12] **DEFERRED TO
6/6/12 AT THE AGENT'S REQUEST.**

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

10. **Project# 1001946**
12DRB-70151 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL JACKS HIGH COUNTRY INC agent(s) for LOWES
HOME IMPROVEMENT WAREHOUSE request(s) the
above action(s) for all or a portion of Tract(s) A-1-B-1,
LOS ANGELES CENTER zoned M-1 (SC), located on
PASEO DEL NORTE BETWEEN SAN PEDRO AND
INTERSTATE 25 containing approximately 15.8464
acre(s). (D-18)**DEFERRED TO 6/6/12 AT THE AGENT'S
REQUEST.**
11. **Project# 1007963**
12DRB-70149 EXT OF MAJOR
PRELIMINARY PLAT BILLY HOLLER request(s) the above action(s) for all or a
portion of Lot(s) 17, 18, 19, 20, Block(s) 3, **ROMERO
ADDITION** zoned S-R, located on KINLEY BETWEEN
5TH AND 6TH ST containing approximately .33 acre(s).
(J-14) **A ONE-YEAR EXTENSION OF THE
PRELIMINARY PLAT WAS APPROVED**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 11, 2012

Project# 1004353

12DRB-70037 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS, LLC request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0025 acre(s). (C-9) [Deferred from 2/29/12, 3/28/12]

At the April 11, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

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

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

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

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



Jack Cloud, DRB Chair

Cc: Rick Beltramo
Marilyn Maldonado
file





DEVELOPMENT REVIEW BOARD
Action Sheet

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

February 29, 2012 9:00AM
MEMBERS:

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

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



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 1004353

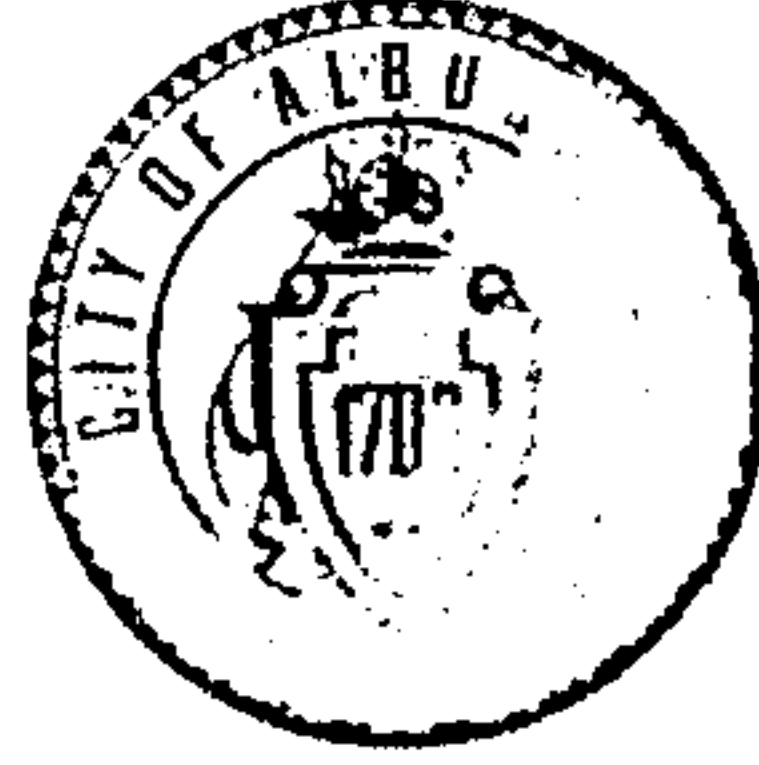
Wednesday, April 18, 2012

Comments must be received by:

Friday, April 11, 2012

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

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 18, 2012**, beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **April 17, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1002202
12DRB-70106 MAJOR - AMENDED SITE
DEVELOPMENT PLAN FOR SUBDIVISION

HUITT-ZOLLARS, INC. agent(s) for GOODMAN REALTY GROUP request(s) the referenced/ above action(s) for **WINROCK CENTER ADDITION**, zoned SU-3 MU-UPT (Mixed Use – Uptown) and SU-3 MU-UPT/BUFFER, located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)

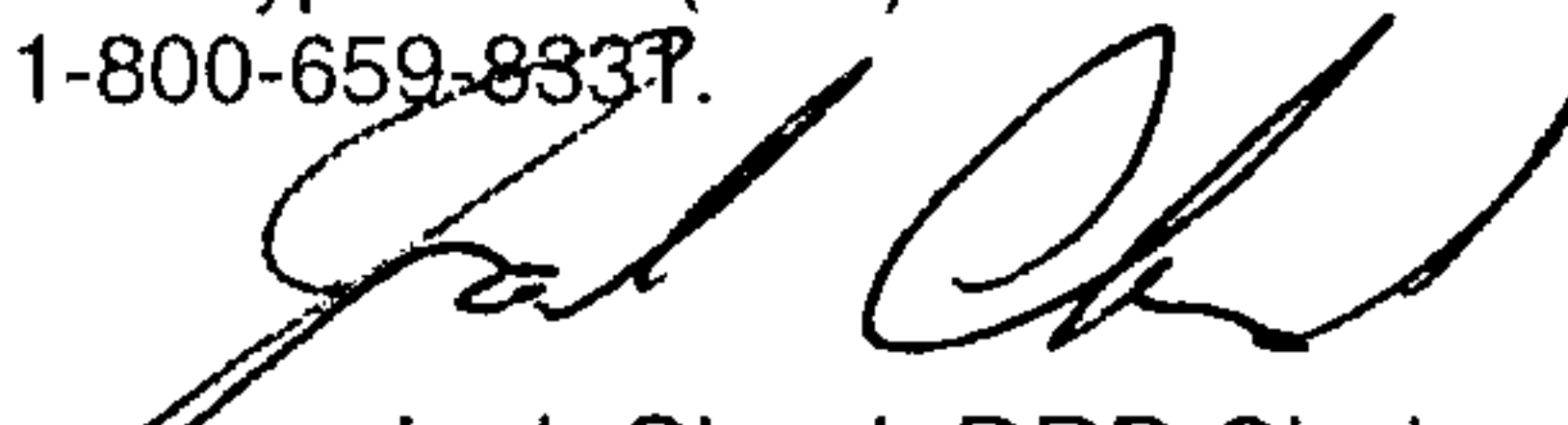
Project# 1002962; # 1003354; # 1003353; # 1002929; # 1002928; # 1003403
12DRB-70099 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS, LLC request(s) the referenced/ above action(s) for all or a portion of **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
12DRB-70098 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

THE TRAILS, LLC 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)

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 1-800-659-8337.


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 2, 2012.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

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

APPLICANT: The Trails, LLC PHONE: 505-741-9911
 ADDRESS: 16330 Riverside Plaza Lane Ste 140 FAX: 505-741-9922
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@longfordgroup.com
 Proprietary interest in site: Owner List all owners: The Trails, LLC

DESCRIPTION OF REQUEST: 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. Santa Fe 2, The Trails unit 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): C-9 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1004353, 11DRB-70004

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 94 No. of proposed lots: 94 Total site area (acres): ~17.0025
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakridge St. NW
 Between: Tree Line Ave, and Woodmoor

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

SIGNATURE _____ DATE 3/15/12
 (Print Name) Rick Beltramo Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
12DRB-70098

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

Hearing date April 18, 2012

Total
\$ 145.00

[Signature]
 Staff signature & Date 3-16-12

Project # 1004353

Revised: 6/2011

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/11/2009 Issued By: E08375 63406

Permit Number: 2009 070 383

Category Code 910

Application Number: 09DRB-70383, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: OAKRIDGE ST NW BETWEEN TREE LANE AVE NW AND WOODMONT AVE NW

Project Number: 1004353

Applicant

Longford Homes
Rick Beltramo
7007 Jefferson St Ne, Suite A
Albuquerque NM 87109

rbeltramo@longfordhomes.com

Agent / Contact

Longford Homes
Rick Beltramo
7007 Jefferson St Ne Suite A
Albuquerque NM 87109

rbeltramo@longfordhomes.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00

TOTAL: \$145.00

City of Albuquerque
Treasury Division

12/11/2009 2:07PM LOC: ANNX
WS# 007 TRANS# 0037
RECEIPT# 00124677-00124677
PERMIT# 2009070383 TRSCXG
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/16/2012 Issued By: BLDAVM 139704

Category Code **910**
2012 070 098

Application Number: 12DRB-70098, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: OAKRIDGE BETWEEN TREELINE AND WOODMONT

Project Number: 1004353

Applicant
THE TRAILS, LLC

Agent / Contact
THE TRAILS, LLC

6330 RIVERSIDE PLAZA LN STE 160
ALBUQUERQUE NM 87120
761-9911

6330 RIVERSIDE PLAZA LN STE 160
ALBUQUERQUE NM 87120
761-9911

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

3/16/2012 12:05PM LCC: ANNX
MS# 000 TRAYS# 0016
RECEIPT# 00145343-00145343
PERMIT# 2012070098 TRSCCS
Trans Amt \$290.00
APN Fee \$75.00
Conflict Mgmt. Fee \$20.00
DRB Actions \$50.00

Thank You

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

**SANTA FE 2 AT THE
TRAILS UNIT 2**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004353

AGENDA ITEM NO: 10

SUBJECT:

SIA EXTENSION - 2 YEAR

ENGINEERING COMMENTS:

Is the signal warranted? Provide documentation from the Department of Municipal Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; 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: MARCH 28, 2012

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1004353

AGENDA ITEM NO: 10

SUBJECT:

SIA Extension
Traffic Signal

ENGINEERING COMMENTS:

Hydrology defers to Transportation on the extension
of the traffic signal.

This extension request does not apply to the offsite
drainage mitigation.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 3-28-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004353

AGENDA ITEM NO: 8

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

Defer to Hydrology.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

06-20-12

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

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

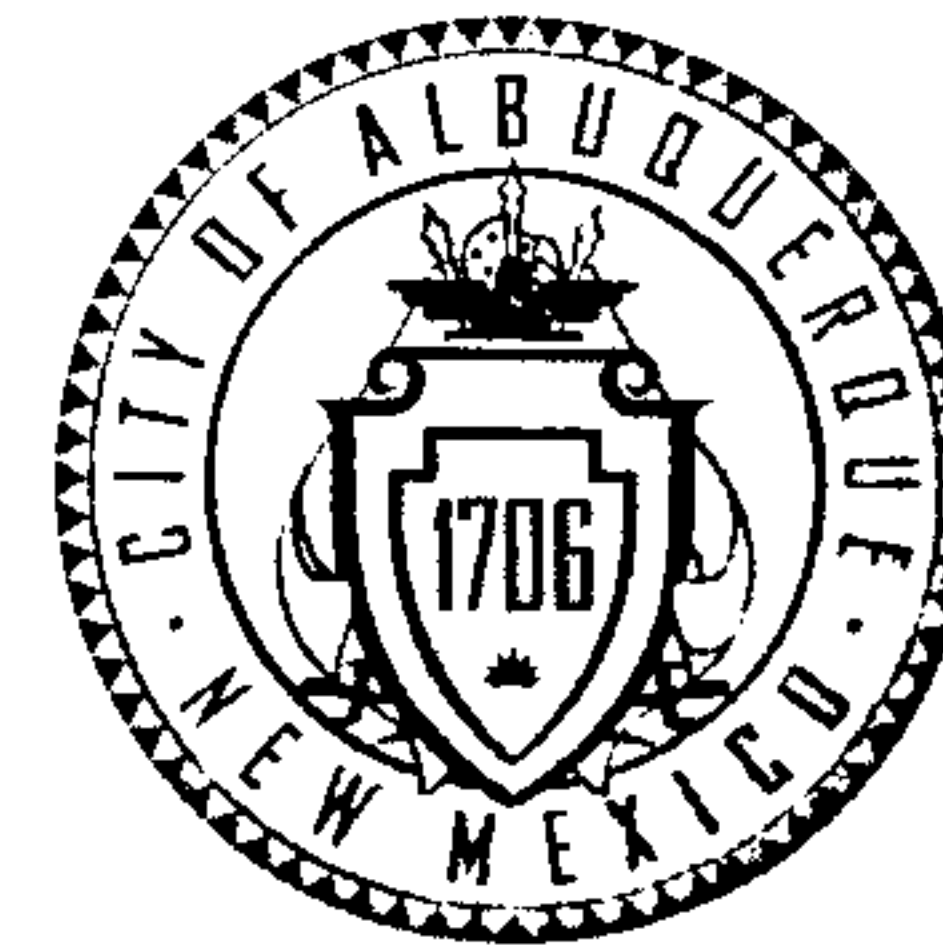
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

DATE: MAY 30, 2012
505-924-3991

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1004353

AGENDA ITEM NO: 5

SUBJECT:

2-Year SIA Extension

ENGINEERING COMMENTS:

Please provide a status of the land transfer to AMAFCA.

This SIA could be released after the land is transferred to AMAFCA

The length of the extension to coincide with Vista Vieja Unit 2, Project 1004355.

PO Box 1293

Albuquerque

RESOLUTION:

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

NM 87103

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

www.cabq.gov

COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3695

DATE: 3-23-11

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

01/07/2011 Issued By: E08375 97621

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 004 **Category Code 910**

Application Number: 11DRB-70004, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description:

Project Number: 1004353

Applicant **Agent / Contact**

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
	TOTAL:	\$145.00

City Of Albuquerque
Treasury Division

1/7/2011 12:34PM LOC: ANNX
 WSH 008 TRANS# 0024
 RECEIPT# 00126368-00126368
 PERMIT# 2011070004 TRSCCS
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manaq. Fee \$20.00
 DRB Actions \$50.00
 VT \$145.00
 CHANGE \$0.00

Thank You



March 9, 2011

Angela Gomez
Development Review Board
City Of Albuquerque
Albuquerque, New Mexico

Submitted via e-mail

Request to Defer DRB Items

Angela,

Please accept my request for a 1 week deferral for the Development Review Board items listed below, originally scheduled to be heard by the DRB on Wednesday, March 9, now to be heard on Wednesday, March 16.

The DRB items are:

Project# 1004353, 11DRB-70004 MAJOR 2 YEAR EXTENSION OF SUBDIVISION IMPROVMENTS AGREEMENT, SANTA FE 2 AT THE TRAILS UNIT 2.

Project# 1002962, 11DRB-70003 MAJOR 2 YEAR EXTENSION OF SUBDIVISION IMPROVMENTS AGREEMENT, HERITAGE AT THE TRAILS UNITS 1 & 2, SANTA FE, TAOS AND RESERVE AT THE TRAILS UNIT 1.

Sincerely,

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

Rick Beltramo
Director of Engineering
Longford Homes,
Longford group Inc.,
The Trails,
Santa fe 2 at The Trails Unit 2

Cc: Jack Cloud
John Murtagh
Susan Berger

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/03/2012 Issued By: BLDAVM 135498

Category Code 910
2012 070 037

Application Number: 12DRB-70037, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: OAKRIDGE BETWEEN TREE LINE AND WOODMONT

Project Number: 1004353

Applicant
THE TRAILS, LLC

Agent / Contact
THE TRAILS, LLC

6330 RIVERSIDE PLAZA LN NW, #160
ALBUQUERQUE NM 87120
5057619911

6330 RIVERSIDE PLAZA LN NW, #160
ALBUQUERQUE NM 87120
5057619911

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

2/3/2012 12:43PM LOC: ANNX
WS# 006 TRANS# 0014
RECEIPT# 00143891-00143891
PERMIT# 2012070037 TRSYLB
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004353

AGENDA ITEM NO: 10

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

Note: the SIA extension is for the drainage infrastructure improvements only.

RESOLUTION:

06-22-11

APPROVED ___; DENIED ___; DEFERRED K; 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: JUNE 15, 2011

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004353

AGENDA ITEM NO: 4

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

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

RESOLUTION:

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: APRIL 20, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1004353

AGENDA ITEM NO: 4

SUBJECT:

2-Year SIA Extension

ENGINEERING COMMENTS:

Please provide a status of the land transfer to AMAFCA.

This SIA could be released after the land is transferred to AMAFCA

PO Box 1293

Albuquerque **RESOLUTION:**

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

NM 87103

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

www.cabq.gov **COMMENTS:**

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3695

DATE: 4-20-11

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1004353

AGENDA ITEM NO: 5

SUBJECT:

2-Year SIA Extension

ENGINEERING COMMENTS:

Please provide a status of the land transfer to AMAFCA.

This SIA could be released after the land is transferred to AMAFCA.

PO Box 1293

Albuquerque

RESOLUTION:

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

NM 87103

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

www.cabq.gov

COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3695

DATE: 4-13-11

DEVELOPMENT REVIEW BOARD MEETING – July 24, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

ITEM #7

**Project #1004354 – Krania Subdivision
13DRB-7609 Site Development Plan for Building Permit
13DRB-70605 Minor- Preliminary/Final Plat Approval**

It is difficult to see the property line on the various sheets. What is the hatched area that appears to be between the property line (?) and the meandering sidewalk?

Landscaping in the City Right-of-Way requires a Streetscape Agreement. It appears that the landscaping along the meandering sidewalk is outside the property line, and will require the Streetscape Agreement. A copy of the Agreement and Parks and Recreation Streetscape Design Criteria is attached for your use. Please contact me with any questions you may have about the Agreement.

Carol S. Dumont
Parks and Recreation
768-5387

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:

APPROVED ___; DENIED ___; DEFERRED ___; 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)

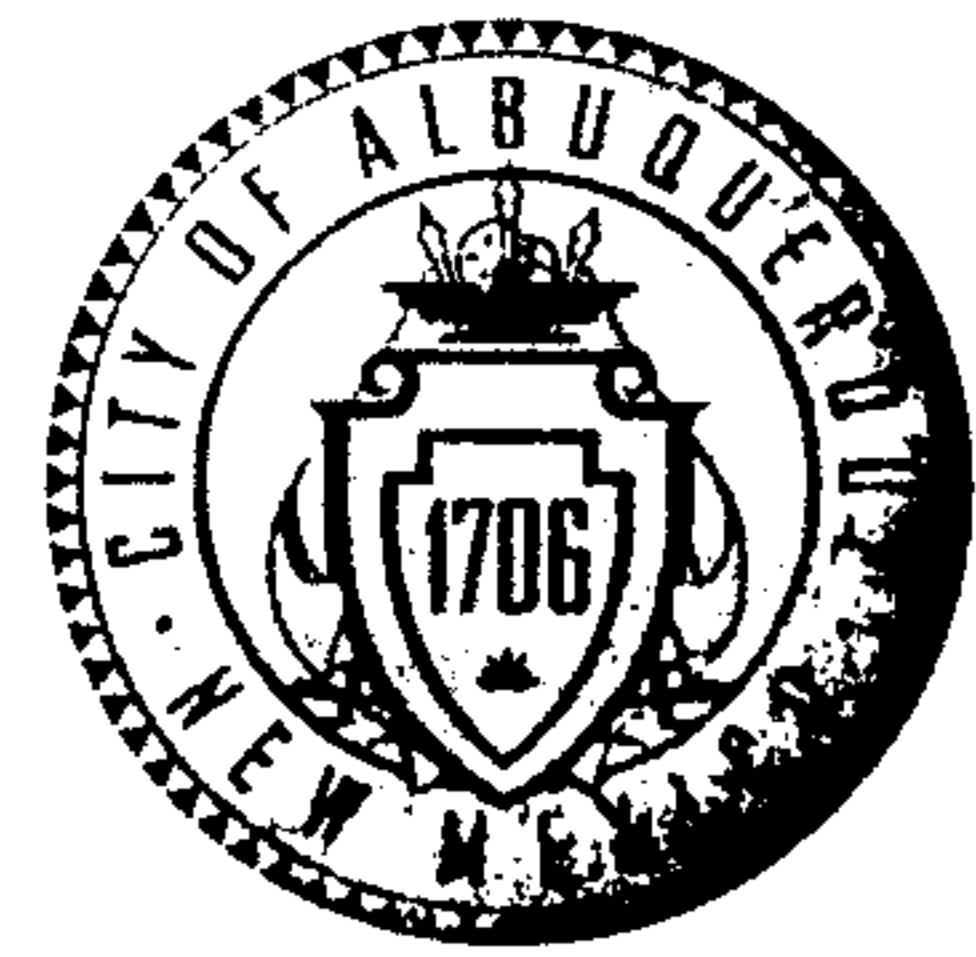
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 9, 2011

CITY OF ALBUQUERQUE



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:

Please provide a status of the land transfer to AMAFCA.

This SIA could be released after the land is transferred to AMAFCA

The length of the extension will be discussed.

PO Box 1293

Albuquerque **RESOLUTION:**

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

NM 87103

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

www.cabq.gov **COMMENTS:**

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3695

DATE: 3-9-11

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

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MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- 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.

Ricardo Beltramo
Applicant name (print)
[Signature] 3/15/12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 DRB - 70098

[Signature] 3-16-12
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 March 27, 2012 to April 11, 2012

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

3/16/12
(Date)

I issued 2 signs for this application, 3-16-12 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1004353

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

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- Approved Infrastructure List. If not applicable, please initial. _____
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- Fee (see schedule)

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

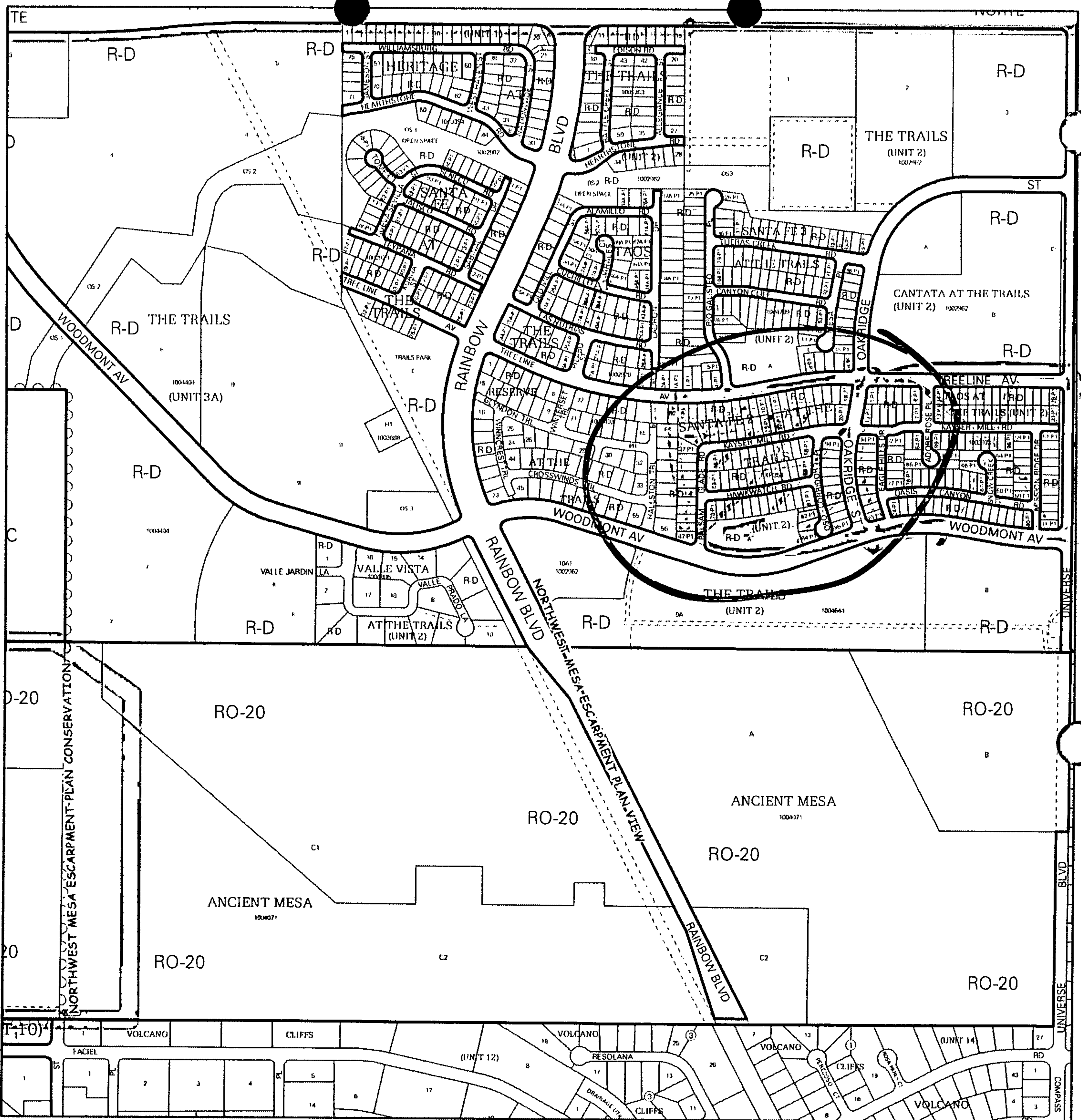
Ricardo Beltramo
 Applicant name (print)
[Signature] 3/15/12
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 DRB - 70098

[Signature] 3-16-12
 Planner signature / date
 Project # 1004353



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

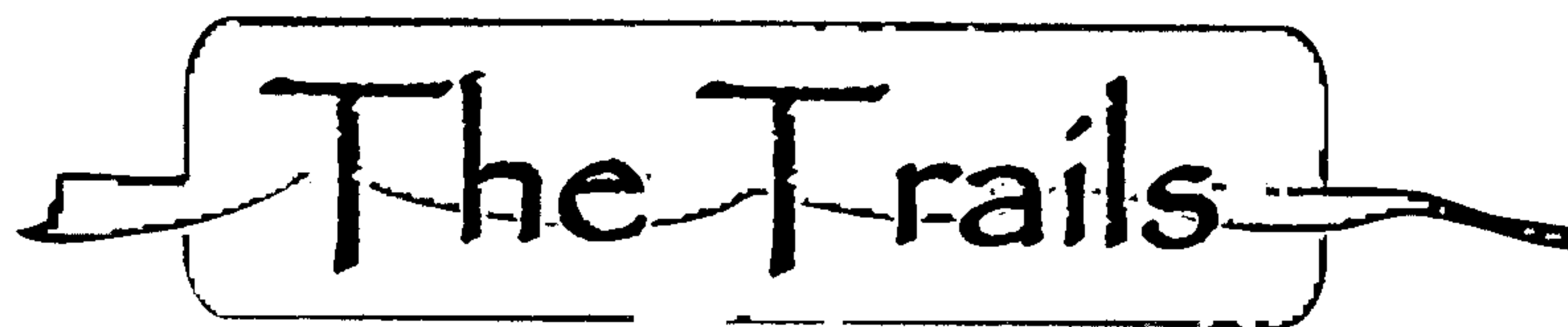
Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/24/2011



March 15, 2012

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2, Project# 730085, 1004353, 11DRB-70004

Dear Mr. Cloud:

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

More specifically the extension is requested for the Boca Negra Dam storm drainage improvements.

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)
- Approved Infrastructure List
- Neighborhood Notification
- Application Fee

Sincerely,



Rick Beltramo
The Trails, LLC

Attachments

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:
 100920487199210101
INDUS DEVELOPMENT LP/CO

David Marcos Date **3-11-05**
 Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of 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 subterranean), 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 contacting any violators 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 warrant or release any easement or easement rights to which it may be entitled.

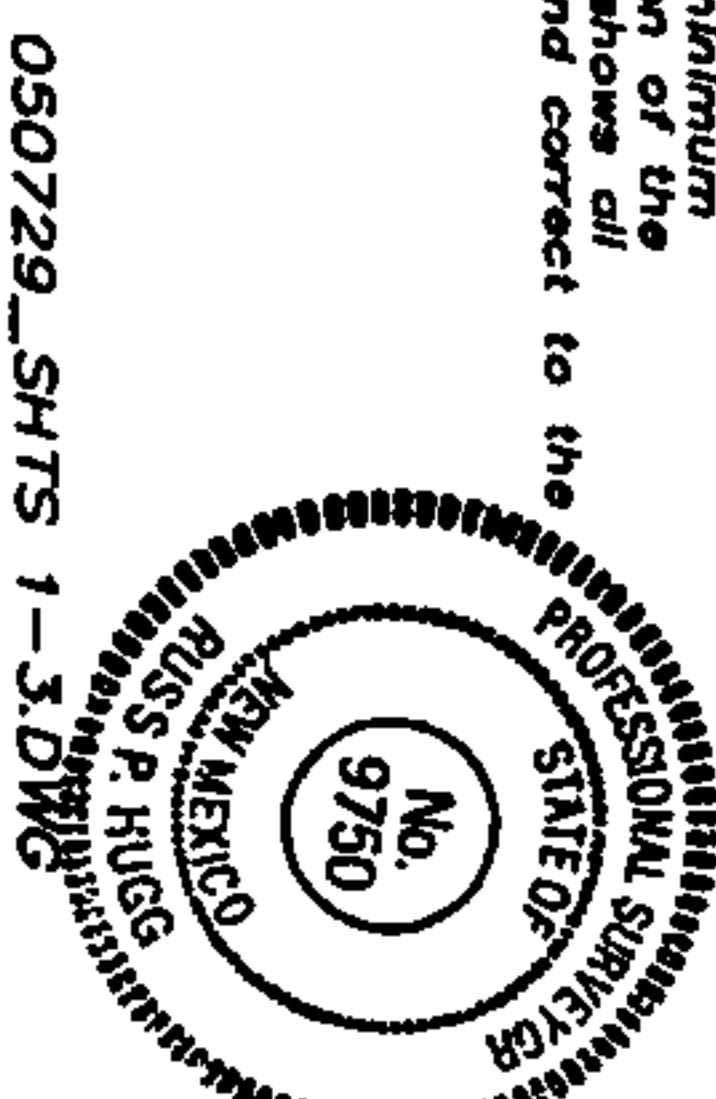
PURPOSE OF PLAT

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 tract 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 by me from field notes of an actual ground survey performed by me and under my supervision; that it meets the Standards for Land Survey 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 the 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



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

THE TOWN OF ALAMEDA GRANT
 WITHIN
 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: **06-085-00238**

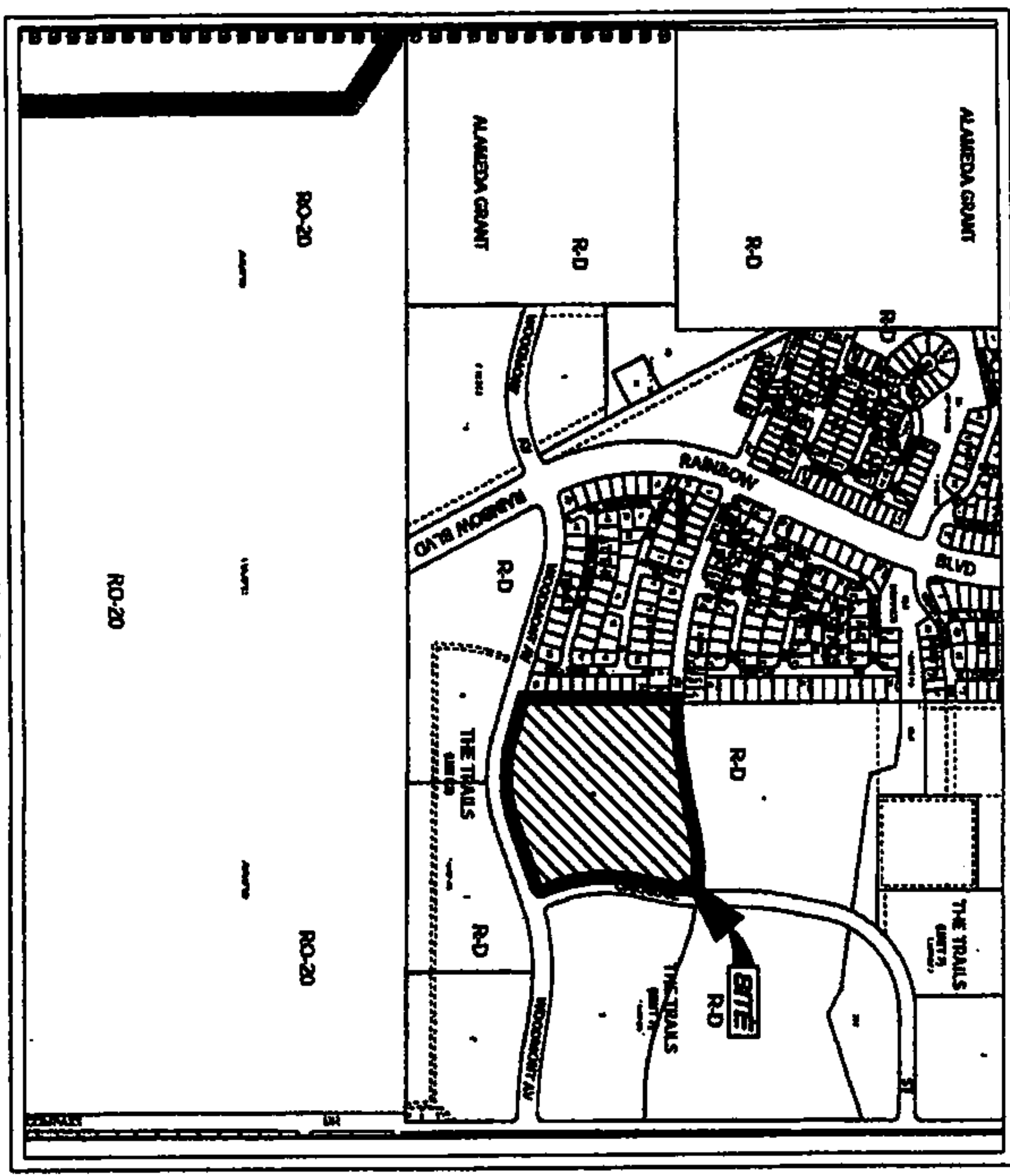
PLAT APPROVAL

- Utility Approval: **Paul D. Muck** Date **1-06-06**
- PNM Electric Services: **Paul D. Muck** Date **1-06-06**
- PNM Gas Services: **Paul D. Muck** Date **1-06-06**
- QWest Corporation: **John Lubliner** Date **1-24-06**
- Comcast: **John Lubliner** Date **1-14-05**
- New Mexico Utilities: **John Lubliner** Date **1-12-05**

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

- City Approvals: **11-14-05**
- City Surveyor: **3-2-06**
- Real Property Division: **3-2-06**
- Environmental Health Department: **3-2-06**
- Transportation Division: **3-2-06**
- Utilities Department: **3-1-06**
- Planning Department: **3-1-06**
- City Engineer: **3-1-06**
- City Clerk: **3-1-06**
- City Auditor: **3-1-06**
- City Assessor: **3-1-06**
- City Treasurer: **3-1-06**
- City Attorney: **3-1-06**
- City Recorder: **3-1-06**
- City Surveyor: **3-1-06**
- City Engineer: **3-1-06**
- City Clerk: **3-1-06**
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- City Assessor: **3-1-06**
- City Treasurer: **3-1-06**
- City Attorney: **3-1-06**
- City Recorder: **3-1-06**

SURV TEK, INC.
 Consulting Surveyors
 808 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-5866
 Fax: 505-897-5877



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 parentheses ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
6. U.C.L.S. Log Number 20052657
7. 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) diameter, monument stamped "City of Albuquerque Centerline Monument" or "hot dibble", PS Number 9750" and will be set flush with the final asphalt lift.
8. 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

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: 0.4605 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, Fee 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

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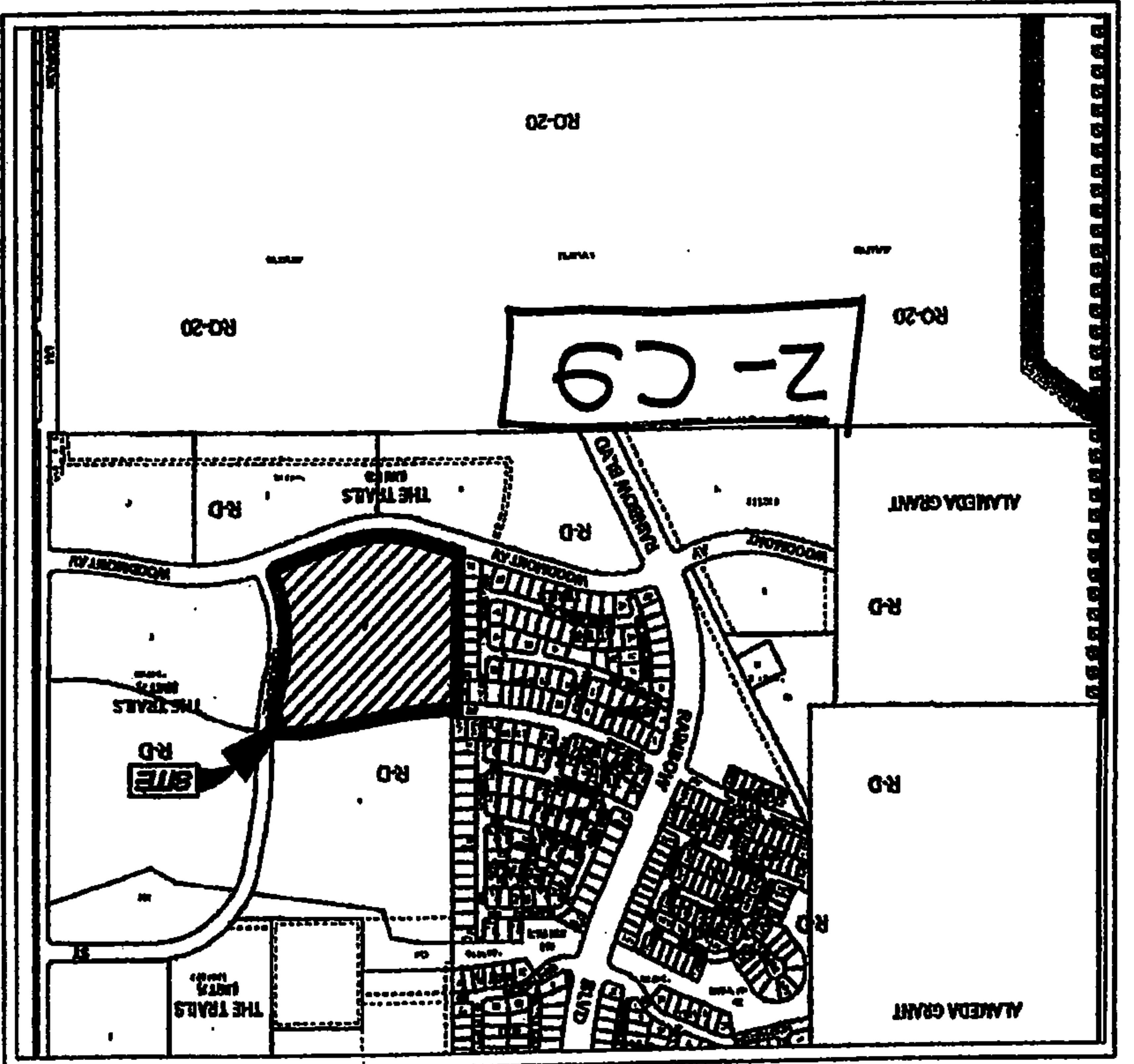
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6. All street centerline monumentation shall be installed at all centerline P.C.'s, P.T.s, angle points, and street intersections and shown thus (). All centerline monumentation will be set using the standard four (4) aluminum monument stamped "City of Albuquerque Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
7. 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.

Vicinity Map
N.T.S.



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor, hereby certify that this plat is from field notes of an actual ground survey, that it was made or under my supervision, that it meets the requirements for surveys and monuments as set forth in the State Board of Registration for Professional Surveyors; that it meets the requirements for surveys and monuments as set forth in the State Board of Registration for Professional Surveyors; that it meets the requirements of record; and that it is based on my knowledge and belief.

Russ P. Hugg
N.M.P.S. No. 9750
October 12, 2005

PURPOSE OF PLAT

The purpose of this plat is to: Create shown hereon; Dedicate the street right; the City of Albuquerque in fee simple; grant the public utility easements as shown hereon; Dedicate the street right; Tracts A, B and C as shown hereon will Community Association, Inc. Said tracts Homeowners Association.

In approving this plat, PNM Electric Service (PNM) did not conduct a Title Search hereon. Consequently, PNM does not warrant or assume responsibility for which it may be or easement rights to which it may be

DISCLAIMER

Easements for electric transformers/shed shall extend ten feet (10') in front of doors and five feet (5') on each side. PNM Electric Service (PNM) did not conduct a Title Search hereon. Consequently, PNM does not warrant or assume responsibility for which it may be or easement rights to which it may be

- A. PNM Electric Services for installation of overhead and underground services, transformers, and other equipment reasonably necessary to provide all services for installation, natural gas lines, valves and other reasonably necessary to provide all services for installation.
- B. PNM Gas Services for installation, service of such lines, cable, and other reasonably necessary to provide all services for installation.
- C. QWest Corporation for the installation of such lines, cable, and other reasonably necessary to provide all services, including but not limited to closures.
- D. Comcast Cable for the installation of such lines, cable, and other reasonably necessary to provide all services for installation.
- E. New Mexico Utilities, Inc. for the installation of such lines, cable, and other reasonably necessary to provide all services for installation.

PUBLIC UTILITY EASEMENTS

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

TREASURERS CERTIFICATION
This is to certify that taxes are current and paid.
10090404871992101
INDUS DEVELOPME
D. [Signature]
Bernalillo County Treasurer

NOTES

- 1) Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. A Public Utility Easement over said Tracts A and C is hereby granted to the City of Albuquerque. The City of Albuquerque shall be responsible for the maintenance of said Tracts Community Association, Inc.
- 2) Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by this plat. 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 of said Tracts Community Association, Inc.
- 3) A 10' Public Utility Easement is hereby granted by this plat along the front of all lots on shown and designated thereon.

All Public Street right of way or shown hereon, are hereby dedicated to the City of Albuquerque by this plat.

- 4) Private Cross Access Easement of Lots 16-21 and 17-21, to be maintained by the owners of said lots.
- 5) Private Cross Access Easement for the Joint Use and Benefit of Lots 16-21 and 17-21, to be maintained by the owners of said lots.

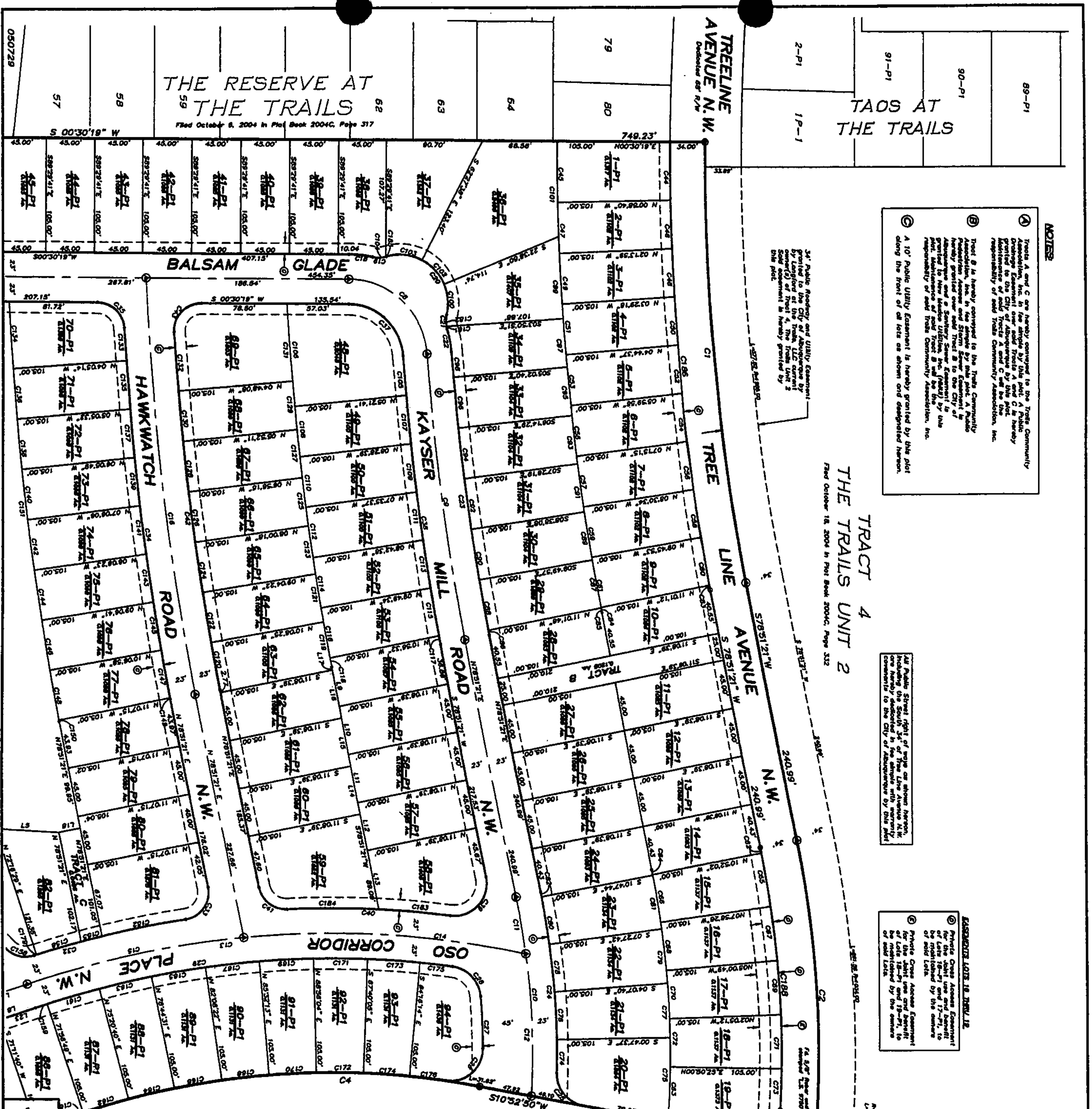
EXEMPTION DATE 12, 2004

**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 3 NORTH RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BENAVILLO COUNTY, NEW MEXICO
OCTOBER, 2005

**TRACT 4
THE TRAILS UNIT 2**

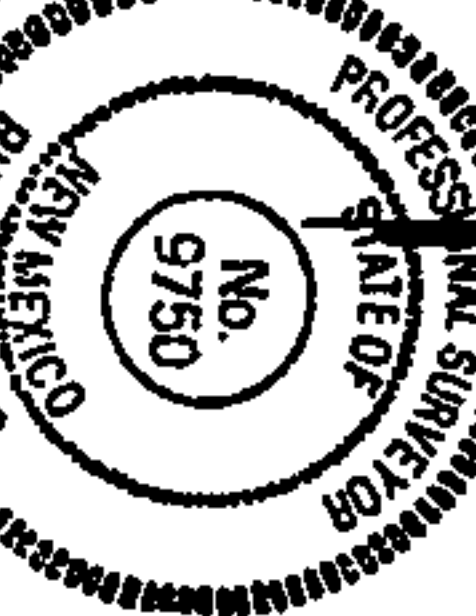
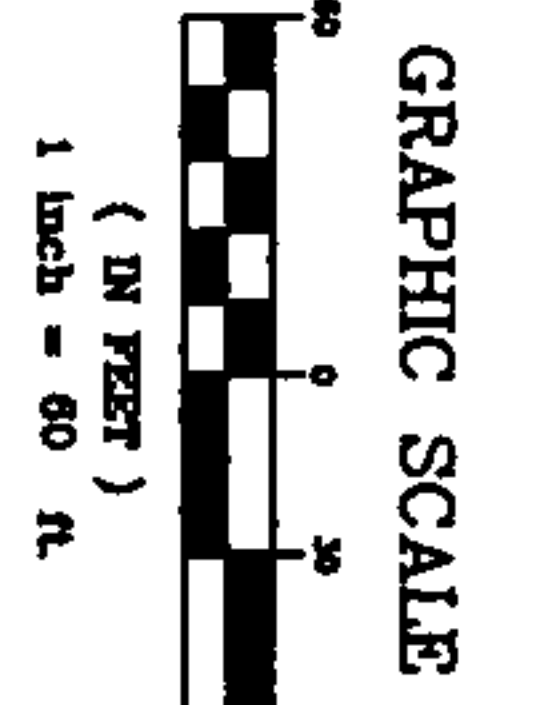
Filed October 18, 2004 in Plat Book 2004C, Page 332

34' Public Easement and Utility Easement granted to the City of Albuquerque by the City of Albuquerque by this plat. The City of Albuquerque shall be responsible for the maintenance of said Tracts Community Association, Inc.



**TRACT 7
THE TRAILS UNIT 2**

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



SURVOTEK, INC.
Consulting Surveyors
8000 Wilby View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3304
Fax: 505-897-3377

HALLSTON TRAIL

THE RESERVE AT THE TRAILS

Filed October 6, 2004 in Plat Book 2004C, Page 317

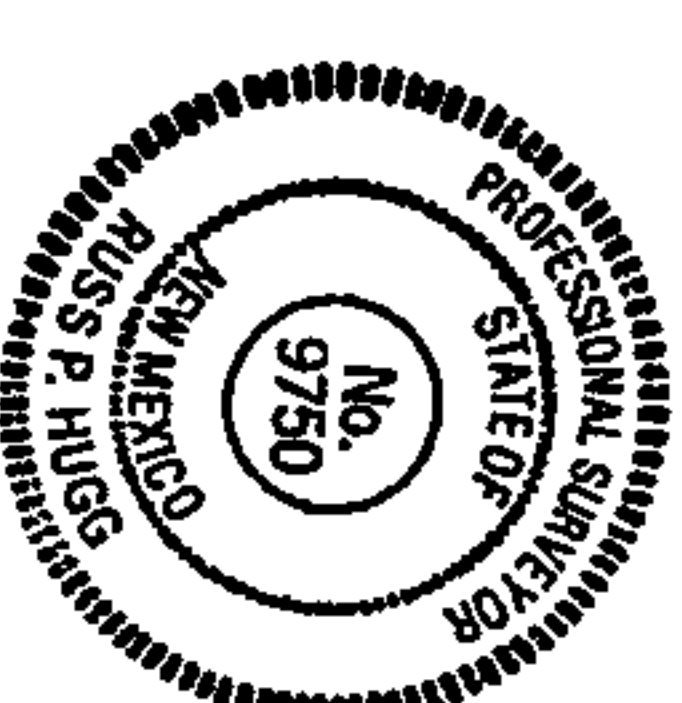
NOTES

- 1. Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by the part. A Public Use Easement over said Tracts A and C is hereby granted to the City of Albuquerque for the purpose of providing for the use of said Tracts A and C as a public park and recreation area. The City of Albuquerque shall be responsible for the maintenance of said Tracts A and C.
- 2. Tract B is hereby conveyed to the Trails Community Association, Inc. in fee simple by the part. A Public Use Easement over said Tract B is hereby granted to the City of Albuquerque for the purpose of providing for the use of said Tract B as a public park and recreation area. The City of Albuquerque shall be responsible for the maintenance of said Tract B.
- 3. A 10' Public Utility Easement is hereby granted by this plat along the front of all lots as shown and designated herein.

TRACT 10
THE TRAILS UNIT 2

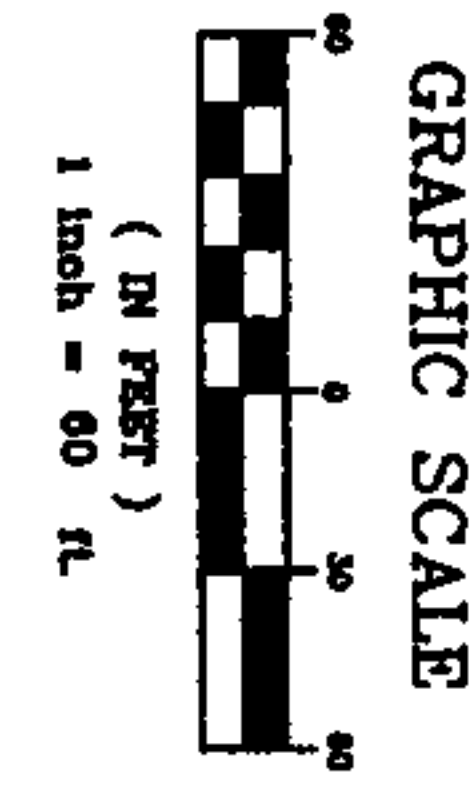
TRACT 9
THE TRAILS UNIT 2

PLAT OF
SANTA FE 2
AT THE TRAILS UNIT 2
(BEING A REPLAY OF TRACT 6, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 21 NORTH, RANGE 2 EAST
NEW MEXICO MUNICIPAL MERIDIAN
CITY OF ALBUQUERQUE
BENAVILLO COUNTY, NEW MEXICO
OCTOBER, 2005

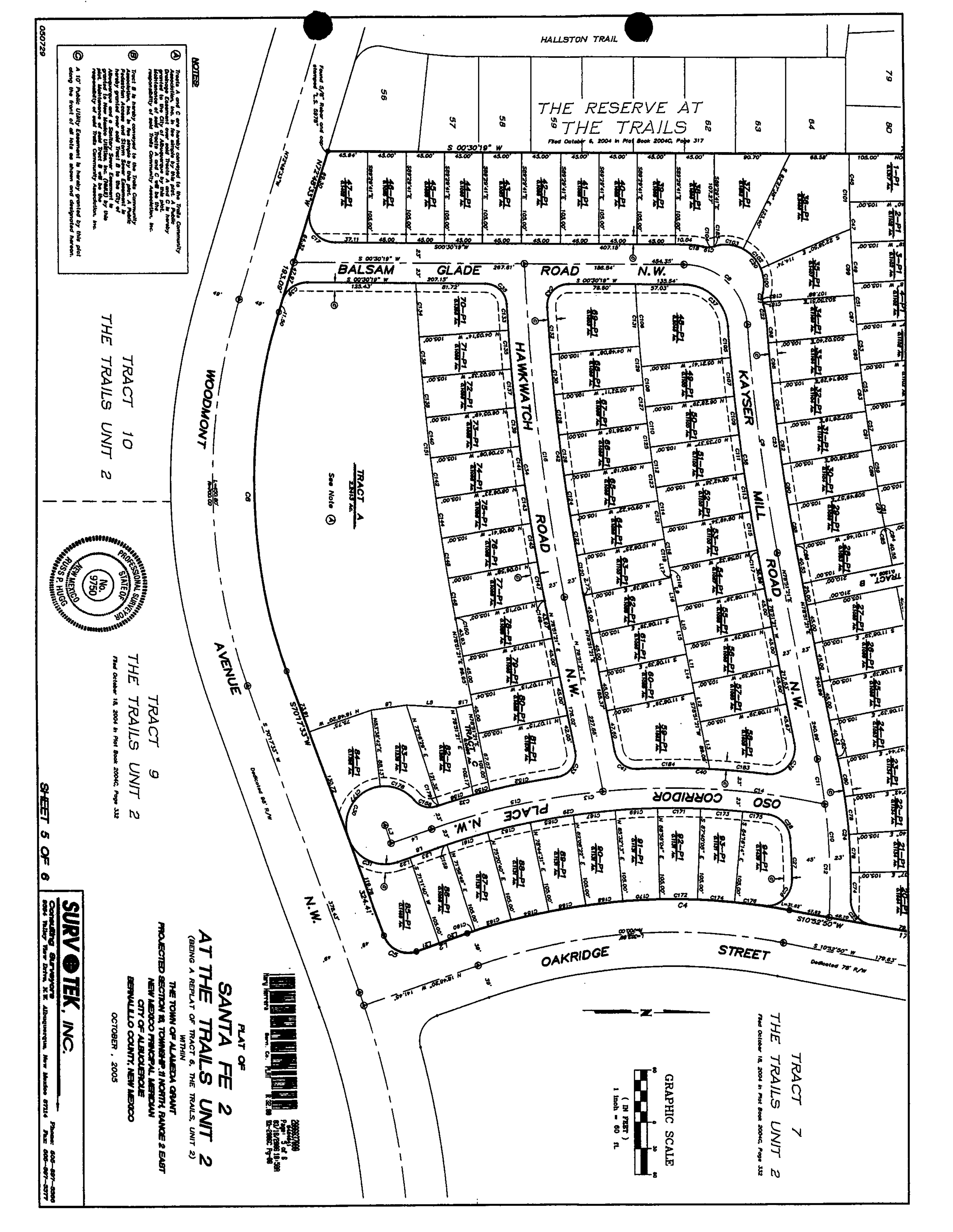


SHEET 5 OF 6

SURV-TEK, INC.
Consulting Surveyors
8004 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5300
Fax: 505-897-5377



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



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 fee simple with warranty covenants to the City of Albuquerque, New Mexico, for the use and purposes 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, INC.
 By: David Murtogh 11/16/05
 David Murtogh, Division President Date

TRAILS COMMUNITY ASSOCIATION, INC.
 By: Tracy Murphy 11-9-05
 Tracy Murphy, President Date



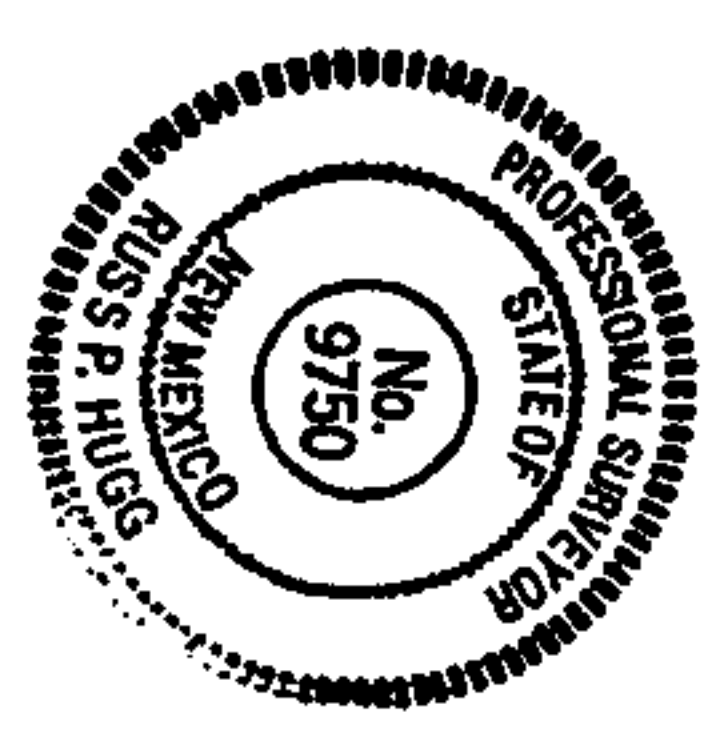
ACKNOWLEDGEMENT
 STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 The foregoing instrument was acknowledged before me this 8th day of November 2005, by, David Murtogh, Division President of The Trails, LLC.

Dana Kraps 12-1-08
 Dana Kraps, Notary Public My commission expires

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO Nevada
 COUNTY OF Clark
 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
 Crystal House, Notary Public My commission expires

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



SHEET 2 OF 6
SURVOTEK, INC.
 Consulting Surveyors
 8045 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-5386 Fax: 505-897-5877

Administrative Control Survey
 Approved: LARRY ALLEN, Commissioner
 Control Zone (CZ) 27 as published
 in LRS 44-243
 Control Point (CP) 1000
 Control to grid datum: 0.000000
 Datum: NAD 83
 Date of Survey: 08/20/2005
 Description: 02235 (100029-70)

SANTA FE AT
 THE TRAILS
 Plat Book 2004C, Page 300

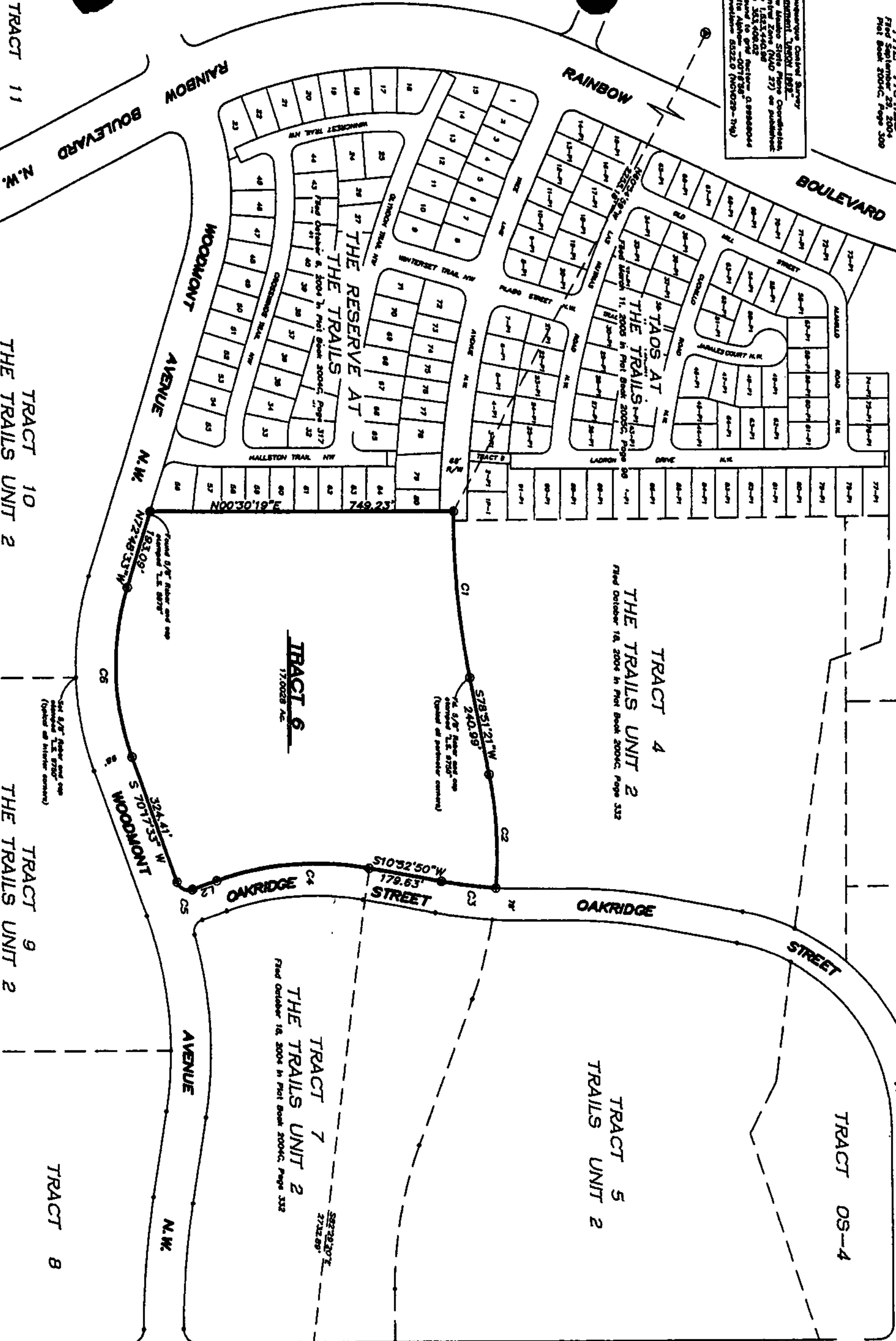
TRACT OS-2

TRACT 1

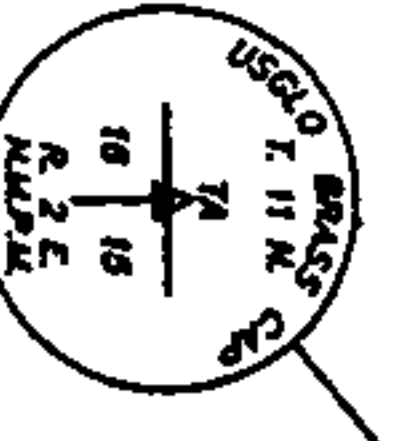
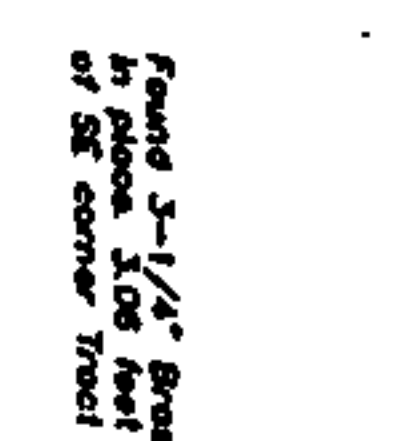
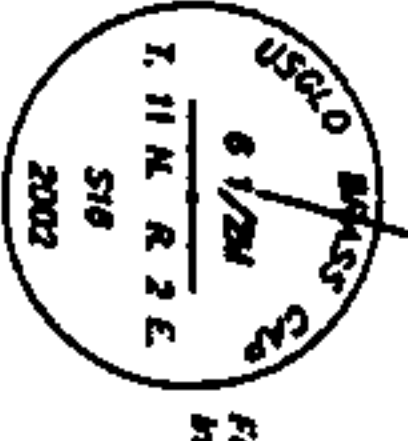
UNPLATTED
 WARRANTY DEED
 Recd - January 1, 2000
 Book AT, Page 4859

TRACT 2

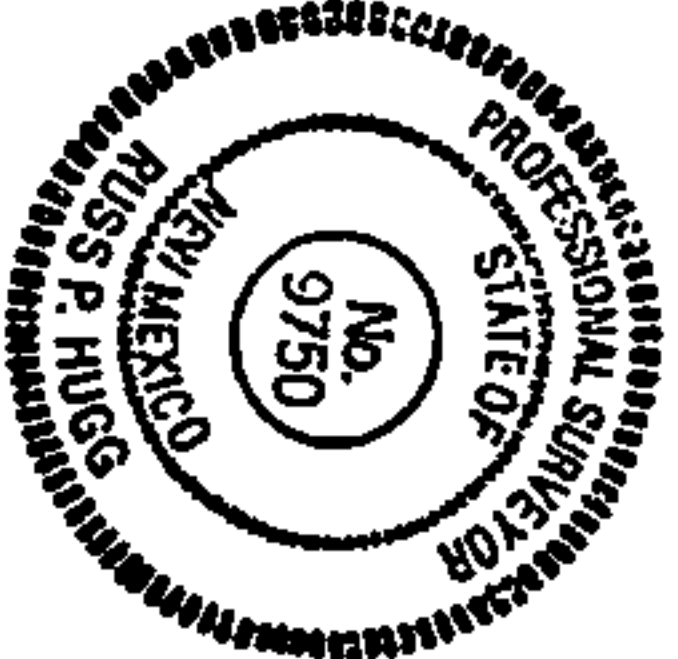
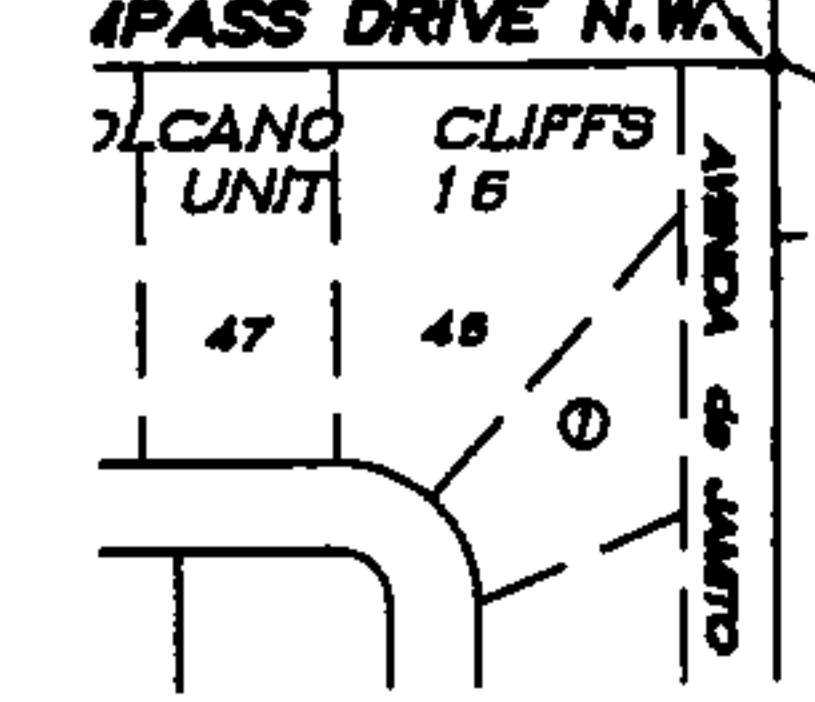
PLAT OF
SANTA FE 2
 AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 6, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP 21 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY, NEW MEXICO
 OCTOBER, 2005



UNPLATTED LAND OF
 STATE OF NEW MEXICO



Administrative Control Survey Monument 7-2-01C
 New Mexico State Plane Coordinate Center
 Zone 1, NAD 83
 Zone 1, 121778.00' published
 to LRS 44-243
 Control to grid datum: 0.000000
 Datum: NAD 83
 Date of Survey: 08/20/2005
 Description: 0422386 (100029)



SHEET 3 OF 6

SURV-TEK, INC.
 CONSULTING SURVEYORS
 6045 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-887-5586
 Fax: 505-887-5577

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-0111

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
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 52' F-F	△ ** " " " "	△ Oakridge St. l = 200'	Treeline	Kayser	/	/	/
		Major Local 1/2 Section 24' (F-E)					/	/	/

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.	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)						
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"

SIA Sequence # COA DRC Project # Size Type of Improvement Location From *ORIGINAL* To Private Inspector City Inspector City Crst 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 PERMITS WALLS WERE INSTALLED PER DRB 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

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
 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
1	9/20/05	<i>[Signature]</i>	Trans	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William G. Balch	<i>[Signature]</i>
2	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 50% (MIN.) LANDSCAPING.

SF2 @ UNIT 2 BND
BOND # 8235015
COA # 730095
\$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.

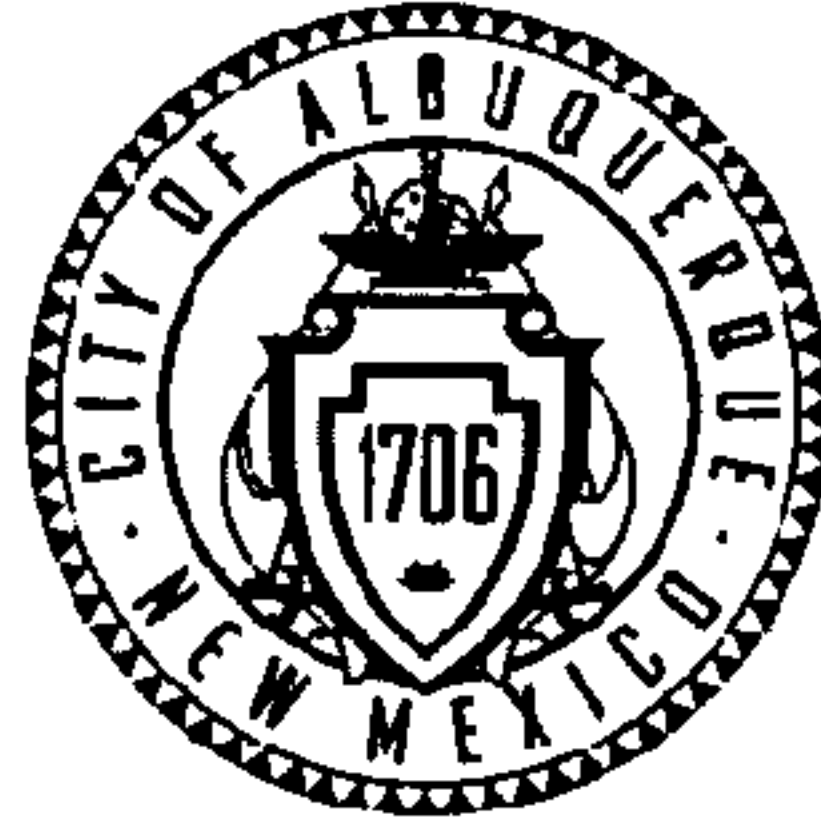
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 15, 2012

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

Dear Rick

Thank you for your inquiry of **March 15, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – SANTA FE 2 AT 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 the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

VOLCANO TRAILS N.A. "R"

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

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

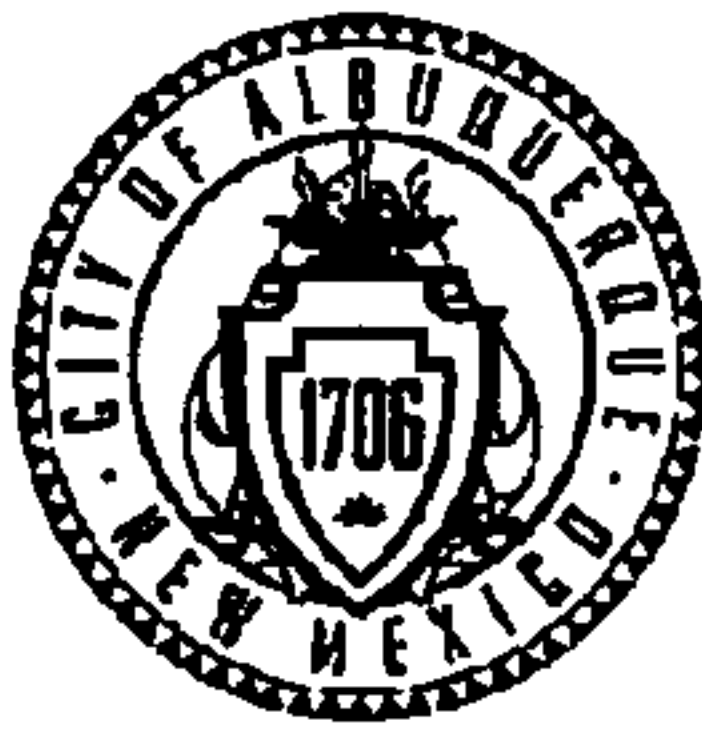
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/15/12** Time Entered: **12:10 p.m.** ONC Rep. Initials: **siw**



DEVELOPER INQUIRY SHEET

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

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

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

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

CONTACT NAME: Rick Beltramo

COMPANY NAME: The Trails, LLC

ADDRESS/ZIP: 6330 Riverside Plaza Lane Ste, 140 Alb. 87120

PHONE: 620-5322 FAX: 761-9922

LEGAL DESCRIPTION INFORMATION

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

Santa Fe 2, The Trails Unit 2

LOCATED ON Oakridge St. NW LEGAL DESCRIPTION

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

The Trails

March 15, 2012

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2

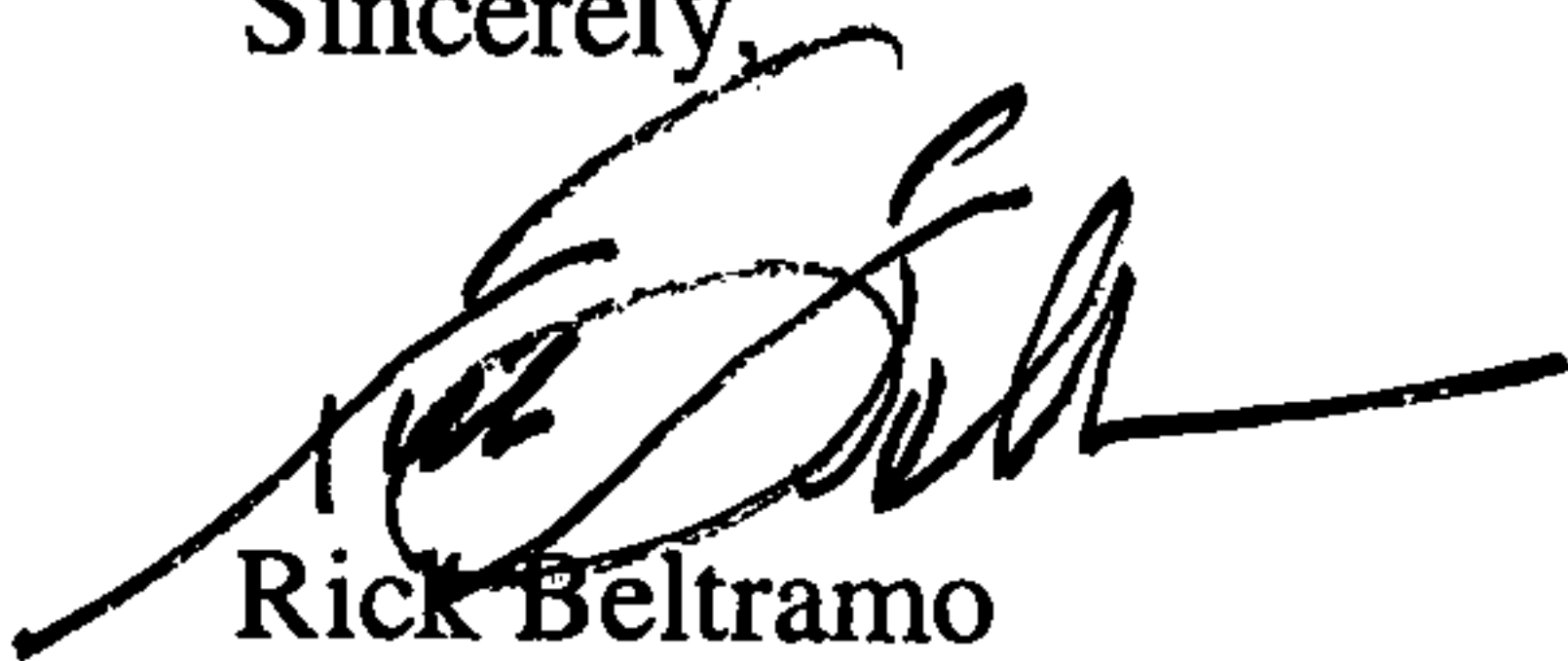
Dear Mr. Ek:

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

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for the Boca Negra Dam storm drainage improvements.

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

Sincerely,



Rick Beltramo
The Trails, LLC

The Trails

March 15, 2012

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2

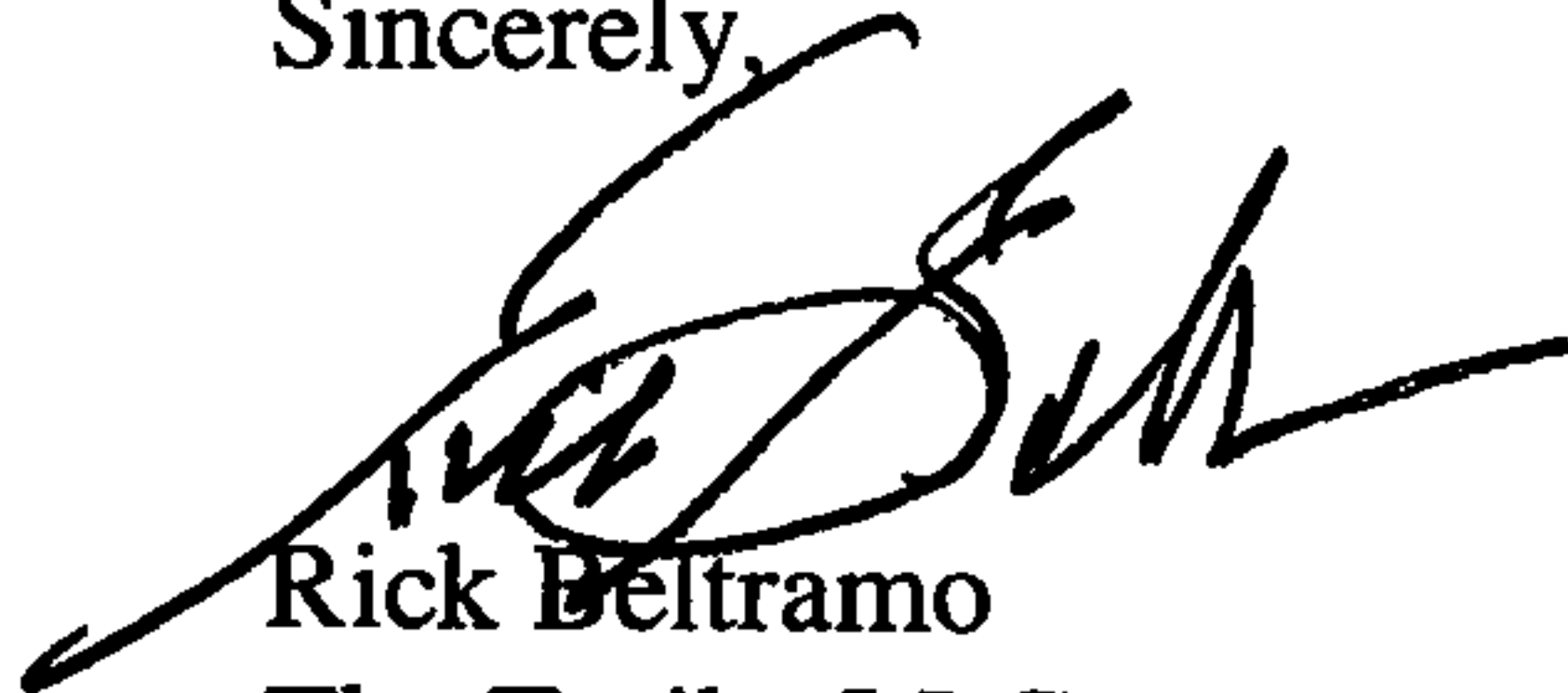
Dear Mr. Goloversic:

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

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for the Boca Negra Dam storm drainage improvements.

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

Sincerely,



Rick Beltramo
The Trails, LLC

7008 0150 0002 7110 3115

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

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

ALBUQUERQUE, NM 87114
OFFICIAL USE

Postage	\$ 0.45	0118
Certified Fee	\$2.95	05
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	03/15/2012

Sent To Mr. Tim Goloversic
 Street, Apt. No., or PO Box No. Representative of Volcano Trails, N.A.
 City, State, ZIP+4 7160 Tree Line Ave. NW
 Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0002 7110 3788

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

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

ALBUQUERQUE, NM 87114
OFFICIAL USE

Postage	\$ 0.45	0118
Certified Fee	\$2.95	05
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	03/15/2012

Sent To Mr. William Ek
 Street, Apt. No., or PO Box No. Representative of Volcano Trails, N.A.
 City, State, ZIP+4 8931 Winncrest Trail NW
 Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

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

APPLICANT: The Trails, LLC PHONE: 505-761-9911
 ADDRESS: 6330 Riverside Plaza Lane NW #160 FAX: 505-761-9922
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: rbeltramo@longfordgroup.com
 Proprietary interest in site: Owner List all owners: 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. Santa Fe 2 At The Trails Unit 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2/RD Proposed zoning: SU-2/RD MRGCD Map No N/A
 Zone Atlas page(s): C-9 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
07DRB-70431, 70432, 70433, COA-# 730085-1004353

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? Yes No
 No. of existing lots: 94 No. of proposed lots: 94 Total site area (acres): 1-17.0025
 LOCATION OF PROPERTY BY STREETS: On or Near: Dakridge St. NW
 Between: Tree Line Ave NW and Woodmont Ave NW

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

SIGNATURE [Signature] DATE 2/3/12
 (Print Name) Rick Beltramo Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12ORB-70037</u>	<u>SIA</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$145.00</u>

Hearing date Feb. 29, 2012

[Signature] 2-3-12
 Staff 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. RB
- 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.

[Signature]
 Applicant name (print)
RAE BELTRAMO 2/3/12
 Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 70037

[Signature] 2-3-12
 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 Feb. 14, 2012 To Feb. 29, 2012

5. REMOVAL

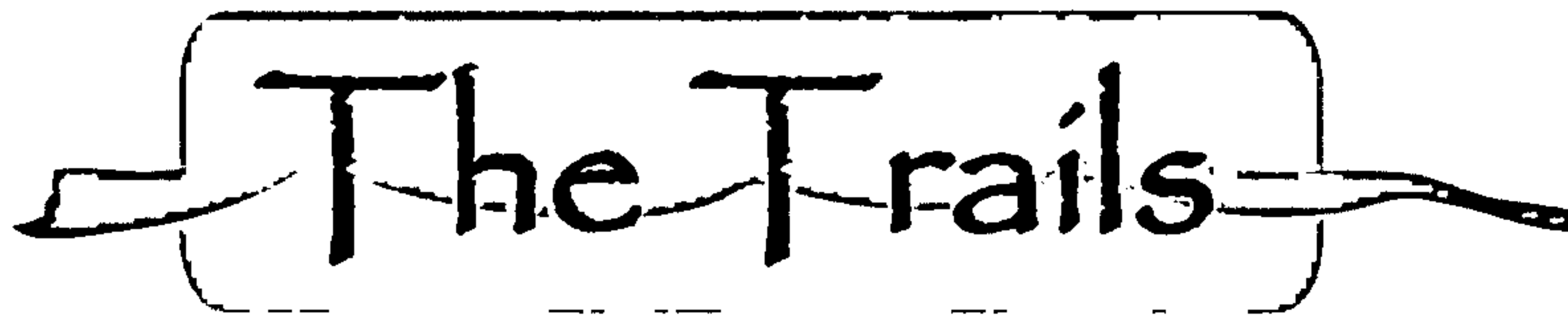
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

[Signature] 2/3/12
(Applicant or Agent) (Date)

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

DRB PROJECT NUMBER: 1004353



February 3, 2012

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2, Project# 730085, 07DRB-70431, 11DRB-70004

Dear Mr. Cloud:

Submitted for Development Review Board review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for Santa Fe Unit 2 at The Trails Unit 2. The Trails, LLC, 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:

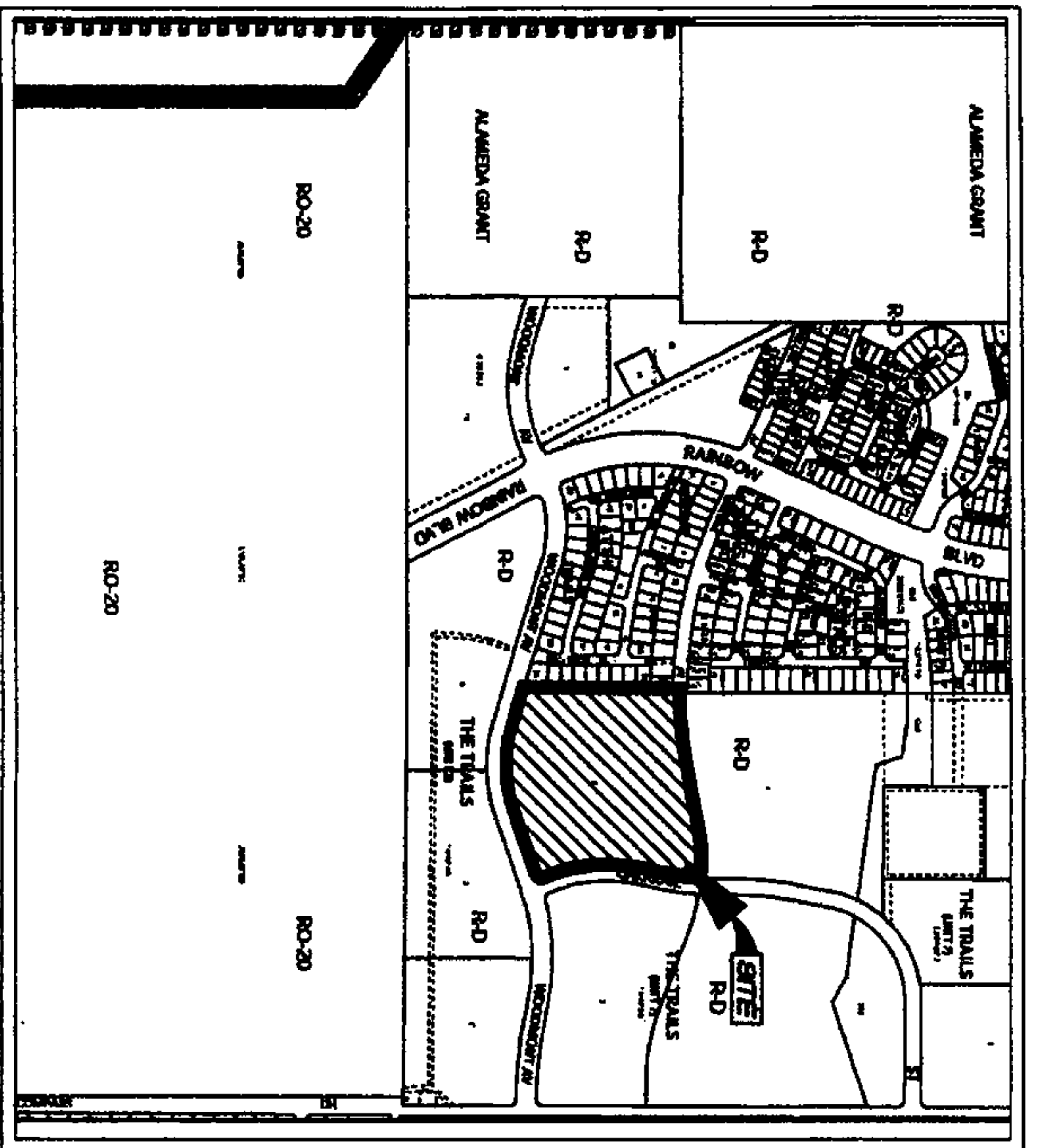
- Application to DRB
- Reduced copy of recorded plat
- Zone Atlas sheet showing project area
- Letter briefly describing application/request (this letter)
- Approved Infrastructure List
- Neighborhood Notification
- Application Fee

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Beltramo', is written over a printed name and title. The signature is stylized and cursive.

Rick Beltramo
The Trails, LLC

Attachments



GENERAL NOTES

- Bearings are given based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plot 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 "HUGO 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 P.C.'s, P.T.'s, angle, S.O.L.G. 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" or "hot dibble", 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.

Neighborhood Map

N.T.S.

SUBDIVISION 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: 0.4805 mile.
- Total mileage of half width streets created: 0.1756 mile.
- Gross Subdivision acreage: 17.0028 acres.
- This property is currently zoned "R-1" 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 Plot 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

TREASURER'S CERTIFICATION

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

100920487199210101
INDUS DEVELOPMENT LLC

David Marcos Date 3-16-06
Bernillo 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, cables, 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, cables, and other related equipment and facilities reasonably necessary to provide Cable TV services.
- 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 subterranean), 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, 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 way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

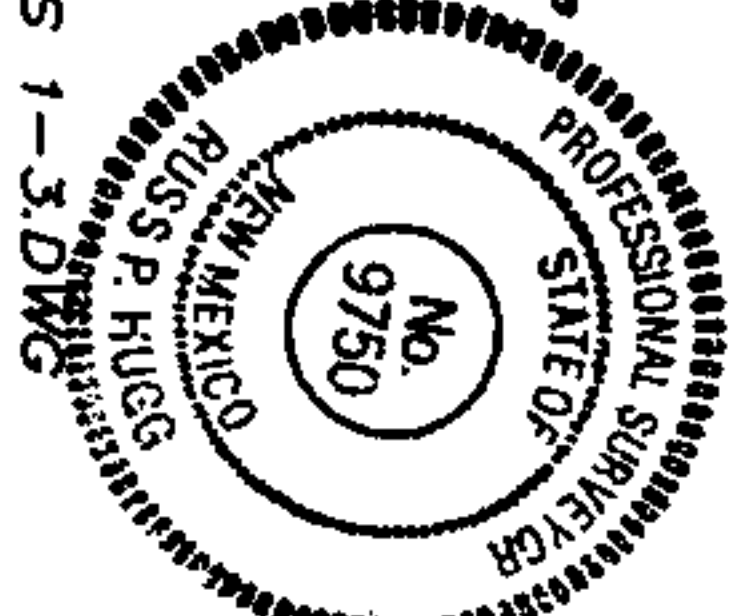
Tracts A, B and C as shown hereon will be conveyed to the Trails Community Association, Inc. Said tracts to be maintained by said Homeowners Association.



SURVEYORS CERTIFICATION

I, Russ P. Hugo, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me and my assistants, that it meets the standards for a Land Survey of New Mexico as adopted by the New Mexico State Board of Registration of Professional Engineers and Professional Surveyors, that it meets the requirements for the requirements for a Land Survey of New Mexico as adopted by the Albuquerque-Sudition Ordinance, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugo
Russ P. Hugo
N.M.P.S. No. 9750
October 12, 2005



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 NEW MEXICO PINOAL MERIDIAN CITY OF ALBUQUERQUE BERNILLO COUNTY, NEW MEXICO. OCTOBER, 2005

PROJECT NUMBER: 1004353
Application Number: 06-086-00238

PLAT APPROVAL

- Utility Approvals: *Paul B. Musk* Date 1-06-16
- PNM Electric Services: *Paul B. Musk* Date 1-06-06
- PNM Gas Services: *John C. Lubster* Date 1-24-06
- QWest Corporation: *John C. Lubster* Date 11-14-05
- Comcast: *John C. Lubster* Date 1-12-05
- New Mexico Utilities: *John C. Lubster* Date 1-12-05

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

- City Approval: *Russ P. Hugo* Date 11-14-05
- City Surveyor: *Russ P. Hugo* Date 3-2-06
- Real Property Division: *Russ P. Hugo* Date 3-2-06
- Environmental Health Department: *Russ P. Hugo* Date 3-2-06
- Traffic Engineering, Transportation Division: *Russ P. Hugo* Date 3-2-06
- Utilities Development: *Russ P. Hugo* Date 3/1/06
- Planning and Recreation Department: *Russ P. Hugo* Date 3/1/06
- AMFCA: *Russ P. Hugo* Date 3/1/06
- City Engineer: *Russ P. Hugo* Date 3/1/06
- City Planner: *Russ P. Hugo* Date 3/1/06
- City Administrator, Planning Department: *Russ P. Hugo* Date 3/1/06

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 H, 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.

OWNERS)

LONGFORD THE TRAILS, INC.
By: David Murtagh Date 11/9/05
David Murtagh, Division President

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy Date 11-9-05
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 Murtagh, Division President of The Trails, LLC.

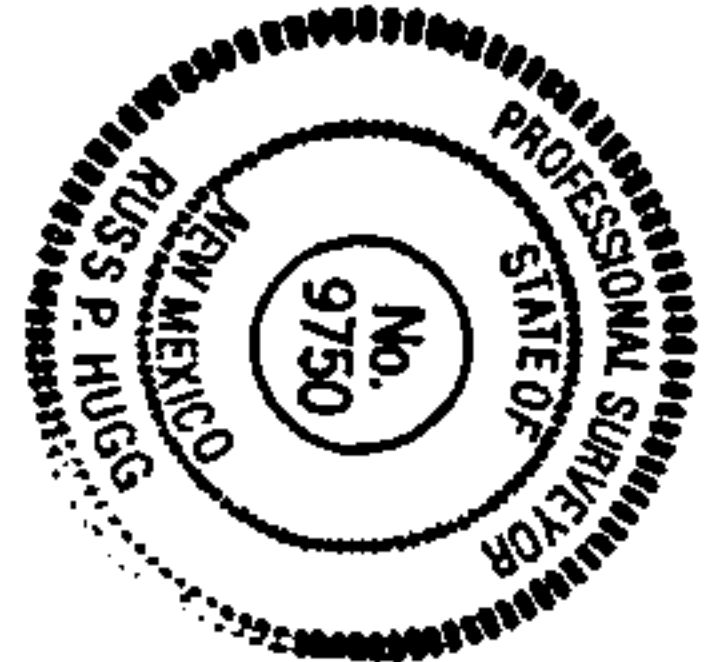
By: Doreen Krapcho Date 12-1-08
Notary Public My commission expires

ACKNOWLEDGEMENT

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

By: Crystal House Date 5/5/07
Notary Public My commission expires

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



OS-1

SANTA FE AT THE TRAILS
Filed September 29, 2004
Plat Book 2004C, Page 309

Abundantia Central Survey/
ABUNDANTIA TOWN LITE
New Mexico State Plane Coordinates
Zone 10N, GCS NAD 83
NAD 83 Zone 10N
Datum: NAD 83
Spheroid: GRS 1980
Datum Shift: 0.000000
Scale Factor: 0.999999
False Easting: 500000.00
False Northing: 0.00
Elevation: 6622.0 (MVD23-714)

BOULEVARD

RAINBOW

RAINBOW

TRACT 11

BOULEVARD N.W.

TRACT OS-2

TRACT OS-3

TRACT 1

UNPLATTED
WARRANTY DEED
Filed January 1, 2000
Book 11, Page 4699

TRACT 2

TRACT OS-4

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
BERNILLO COUNTY, NEW MEXICO
OCTOBER, 2005

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

TRACT 3
THE RESERVE AT
THE TRAILS
Filed October 6, 2004 in Plat Book 2004C, Page 317

TRACT 6
17,002.8 AC

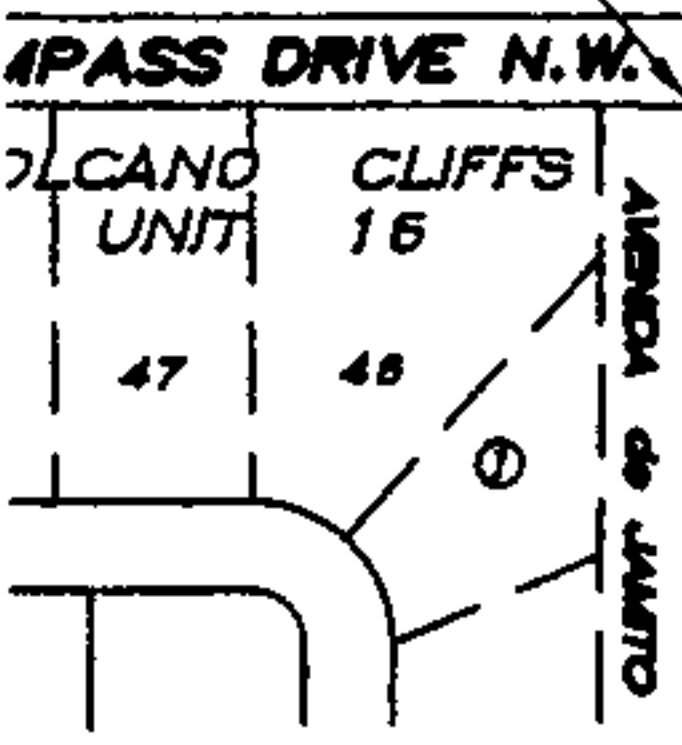
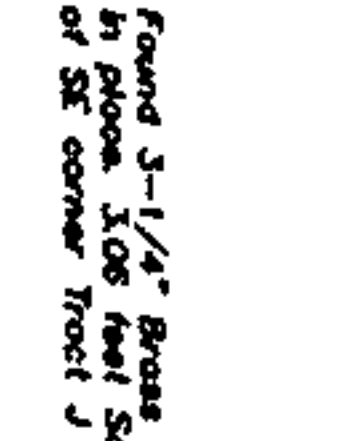
TRACT 7
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

TRACT 10
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

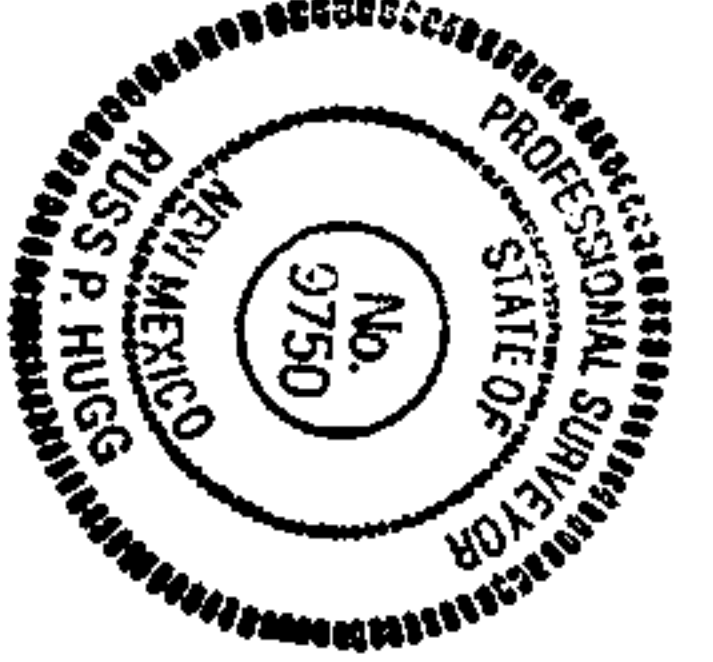
TRACT 9
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

TRACT 8

UNPLATTED LAND OF
STATE OF NEW MEXICO



Abundantia Central Survey Monument 7-C12
New Mexico State Plane Coordinates
Zone 10N, GCS NAD 83
NAD 83 Zone 10N
Datum: NAD 83
Spheroid: GRS 1980
Datum Shift: 0.000000
Scale Factor: 0.999999
False Easting: 500000.00
False Northing: 0.00
Elevation: 6622.0 (MVD23-714)



89-P1
90-P1
91-P1
2-P1
1-P1

TAOS AT THE TRAILS

NOTES

1. Tracts A and C are hereby conveyed to the Tracts Community Association, Inc. in fee simple by this plat. A public utility easement for the City of Albuquerque is hereby granted to the City of Albuquerque by the plat. The responsibility of said Tracts Community Association, Inc. is to provide for the maintenance of said Tracts A and C.

2. Tract B is hereby conveyed to the Tracts Community Association, Inc. in fee simple by this plat. A public utility easement for the City of Albuquerque is hereby granted to the City of Albuquerque by the plat. The responsibility of said Tracts Community Association, Inc. is to provide for the maintenance of said Tract B.

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

TRACT 4
TRACTS UNIT 2

THE TRAILS

THE TRAILS UNIT 2

THE TRAILS UNIT 2

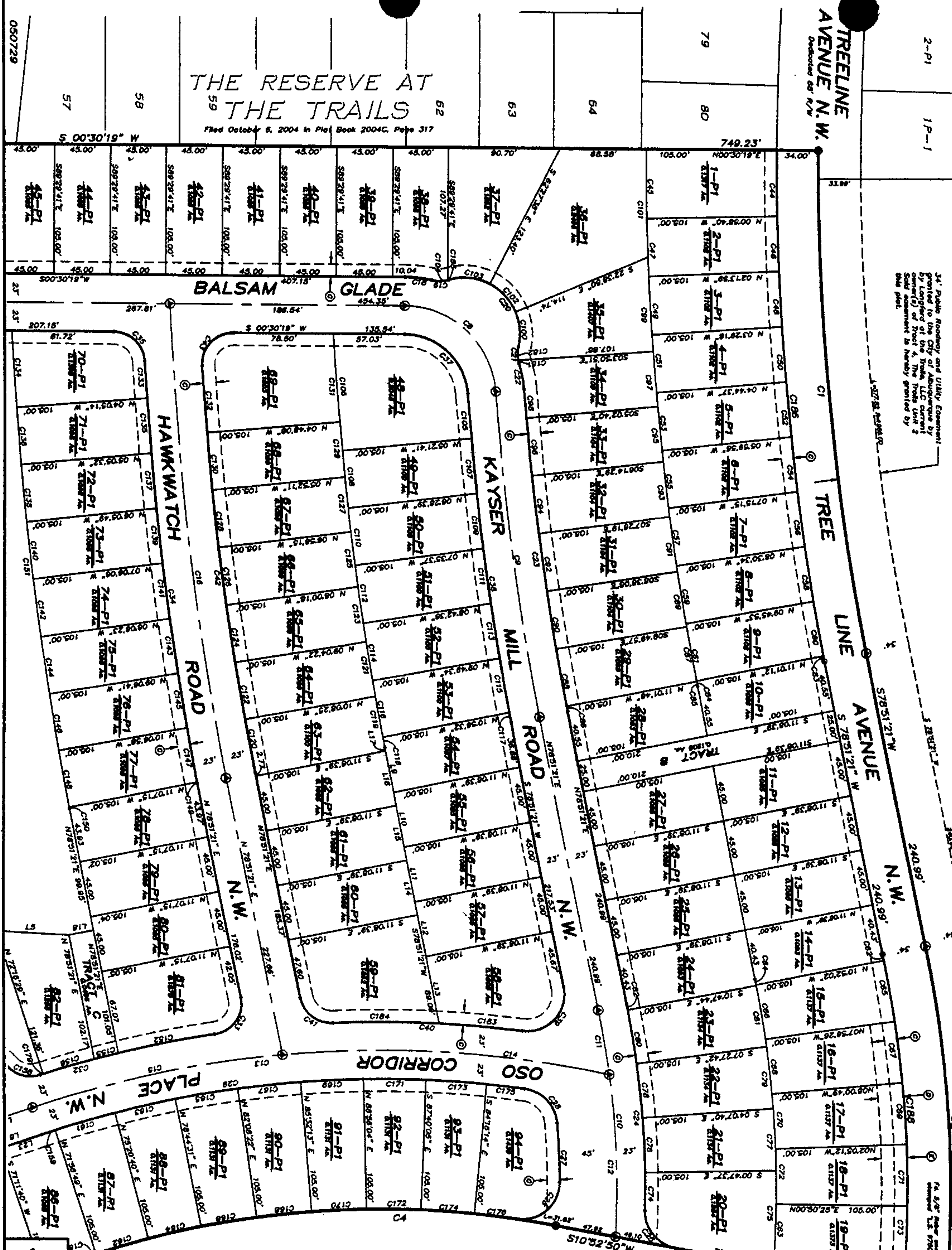
1. Public Street Right of Way and Abandonment. The Public Street Right of Way and Abandonment is hereby granted to the City of Albuquerque by this plat. The responsibility of said City of Albuquerque is to provide for the maintenance of said Public Street Right of Way.

2. Private Cross Access Easement. 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.

3. Private Cross Access Easement. 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.

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 PINNACLES, BERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

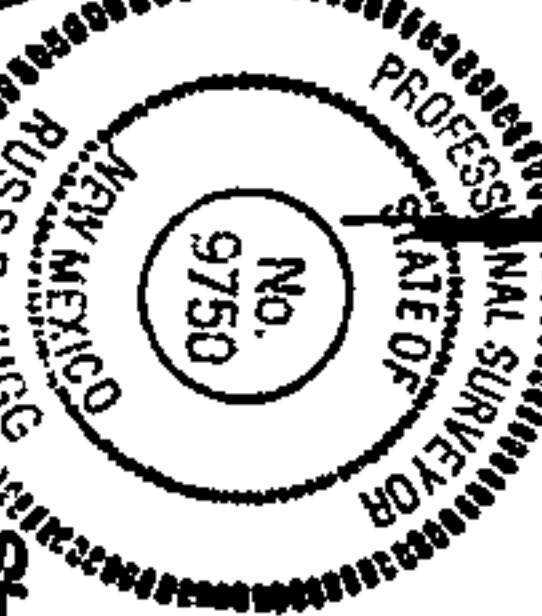
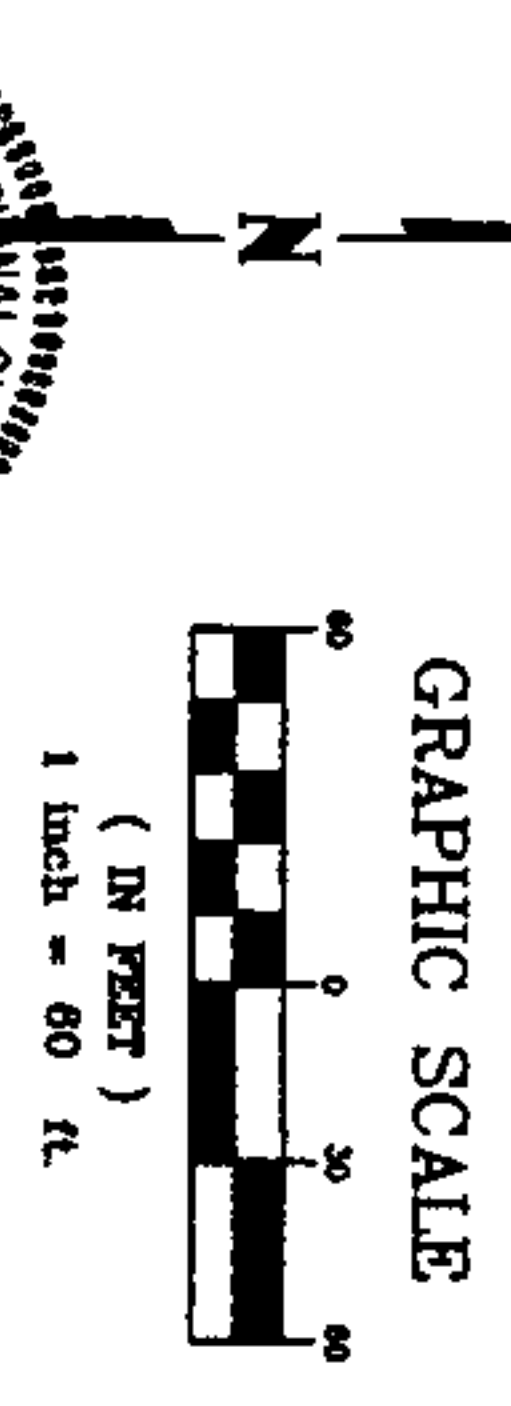


TRACT 7
TRACTS UNIT 2

THE TRAILS

THE TRAILS UNIT 2

THE TRAILS UNIT 2

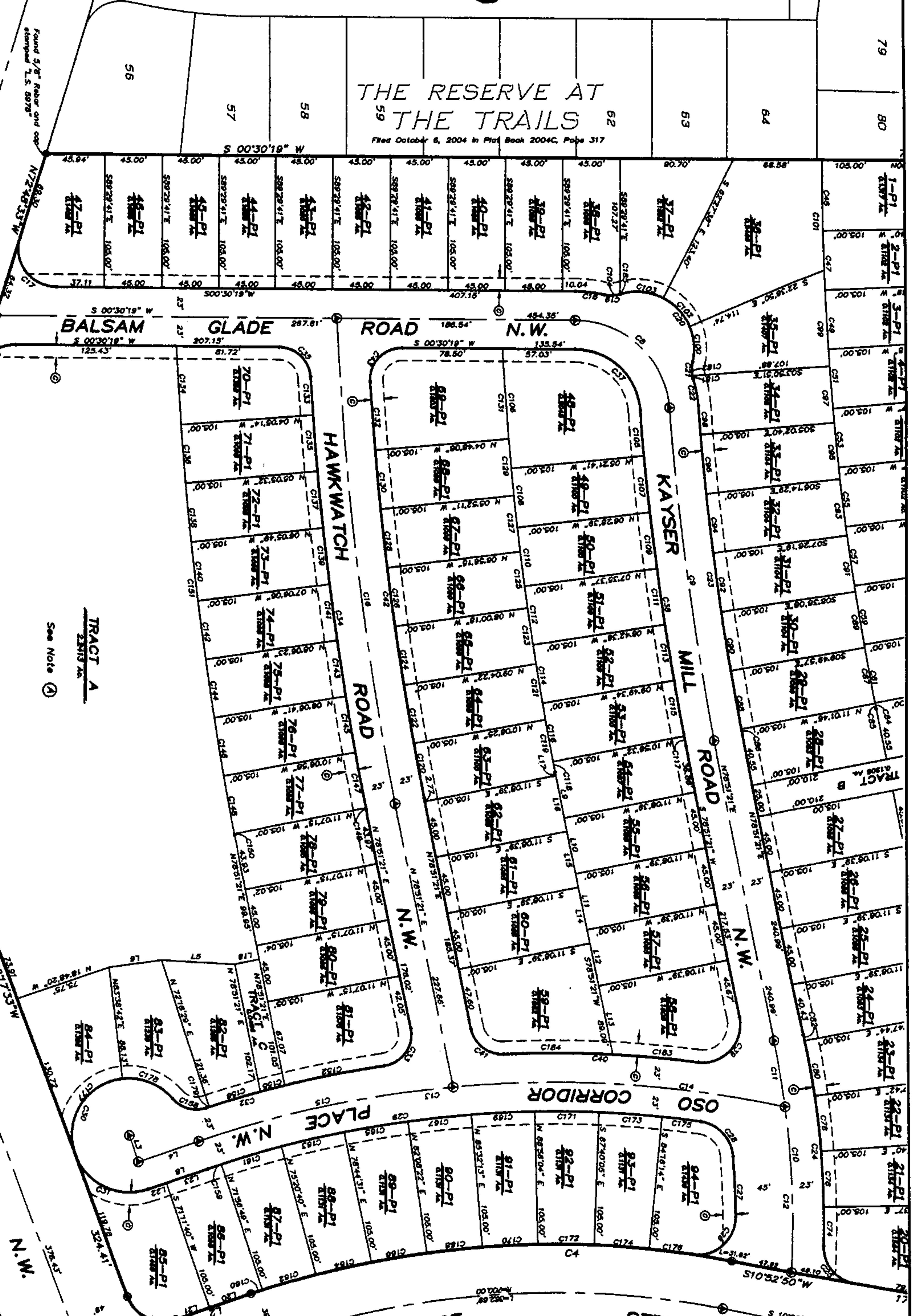


SURV-TEK, INC.
CONSULTING SURVEYORS
8004 Rialto Way, NE, Denver, CO 80231
Phone: 303-757-5566
Fax: 303-757-5577

SHEET 4 OF 6

THE RESERVE AT THE TRAILS

Filed October 8, 2004 in Plat Book 2004C, Page 317



NOTES

- 1 Tracts A and C are hereby conveyed to the Trails Community Association, Inc. in fee simple by the plat. A Public Outdoor Easement over said Tracts A and C is hereby granted to the Trails Community Association, Inc. for the maintenance and use of said Tracts A and C and will 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 plat. A Public Outdoor Easement over said Tract B is hereby granted to the Trails Community Association, Inc. for the maintenance and use of said Tract B and will 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 hereon.

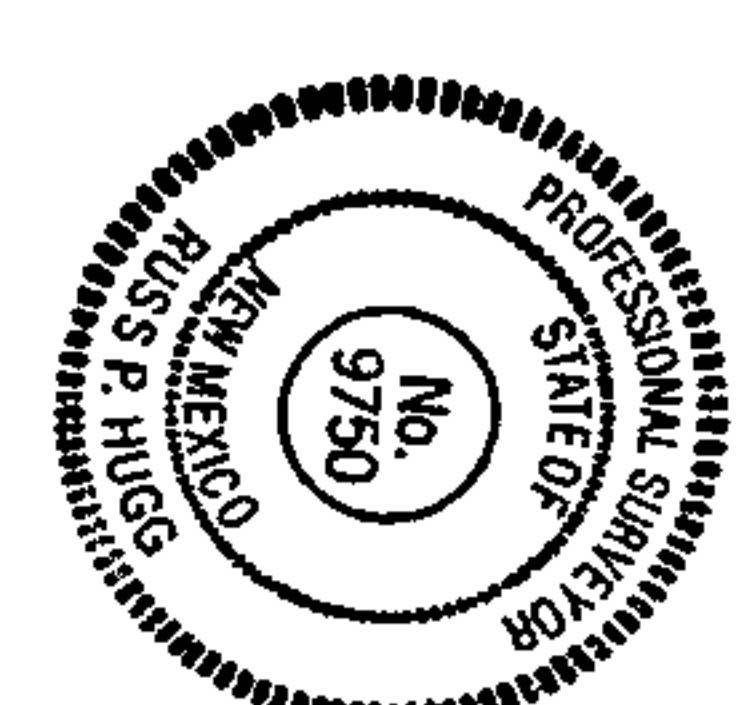
TRACT 10
THE TRAILS UNIT 2

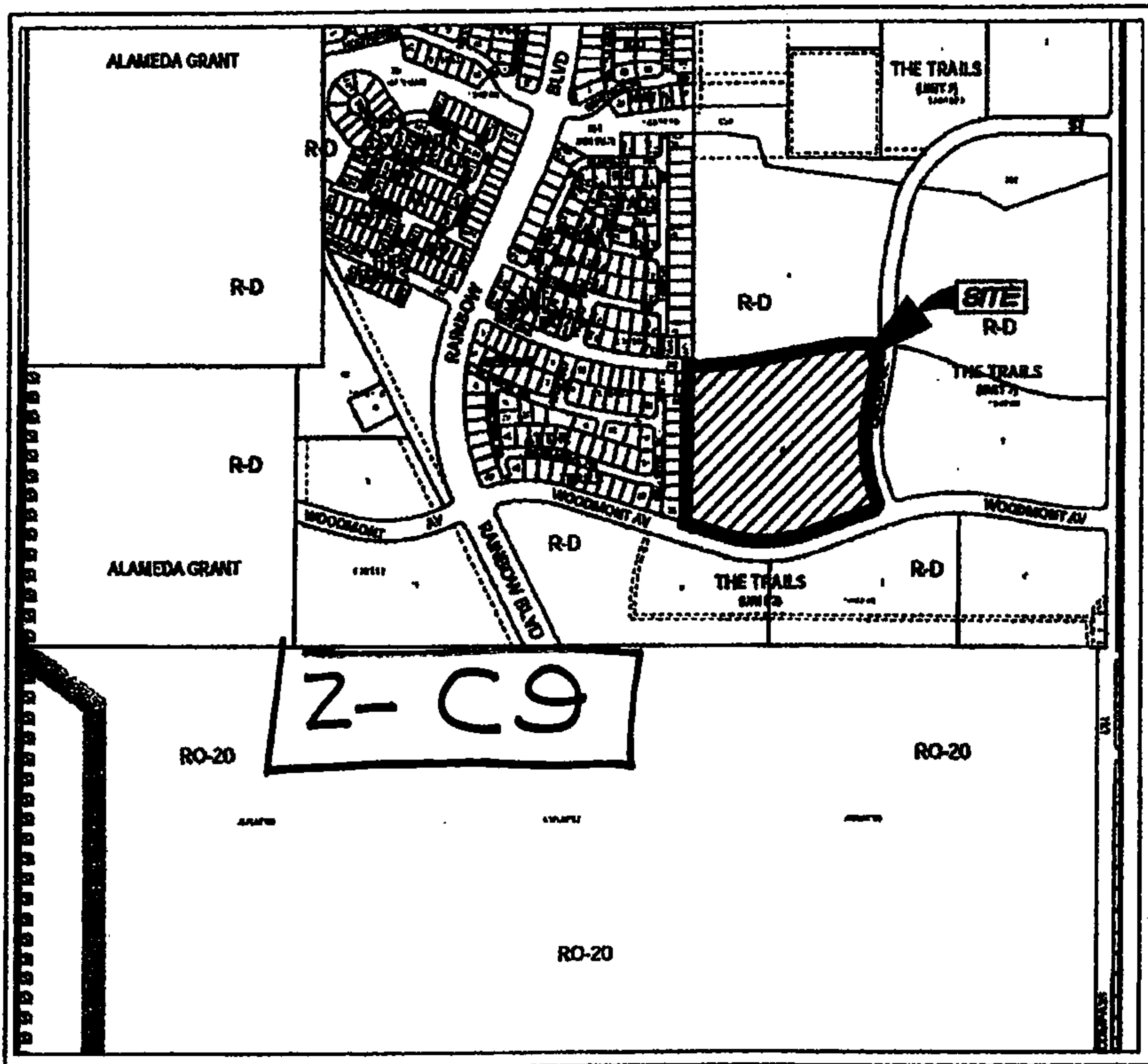
TRACT 9
THE TRAILS UNIT 2

TRACT 7
THE TRAILS UNIT 2

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
BERNILLO COUNTY, NEW MEXICO
OCTOBER, 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 parentheses ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
5. U.C.L.S. Log Number 20052657
6. 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.
7. 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

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: 0.4605 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 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

10/20/05
 Donno Mares
 Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, c locate, relocate, change, remove, modify maintain facilities for the purposes desc free access to, from, and over said eas working area space for electric transfo privilege to trim and remove trees, shr, interfere with the purposes set forth he pool (aboveground or subsurface), hot t 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/awi shall extend ten feet (10') in front of l doors and five feet (5') on each side.

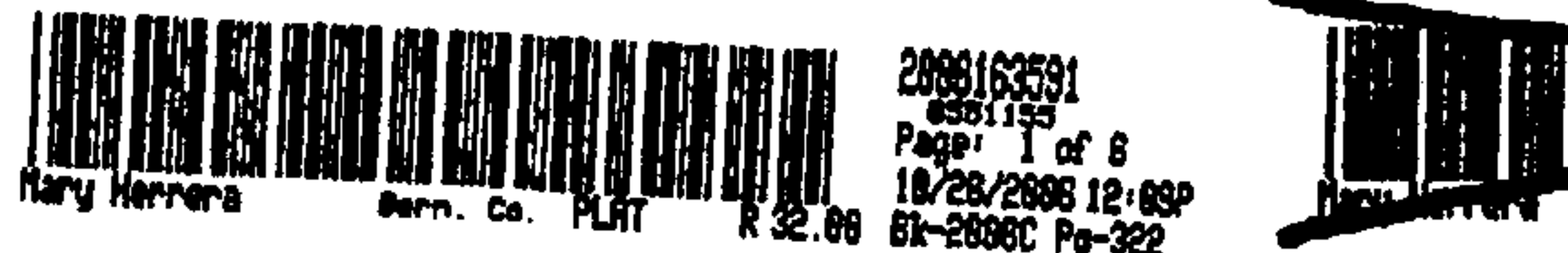
DISCLAIMER

In approving this plat, PNM Electric Ser (PNM) did not conduct a Title Search c 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 u grant the public utility easements as si

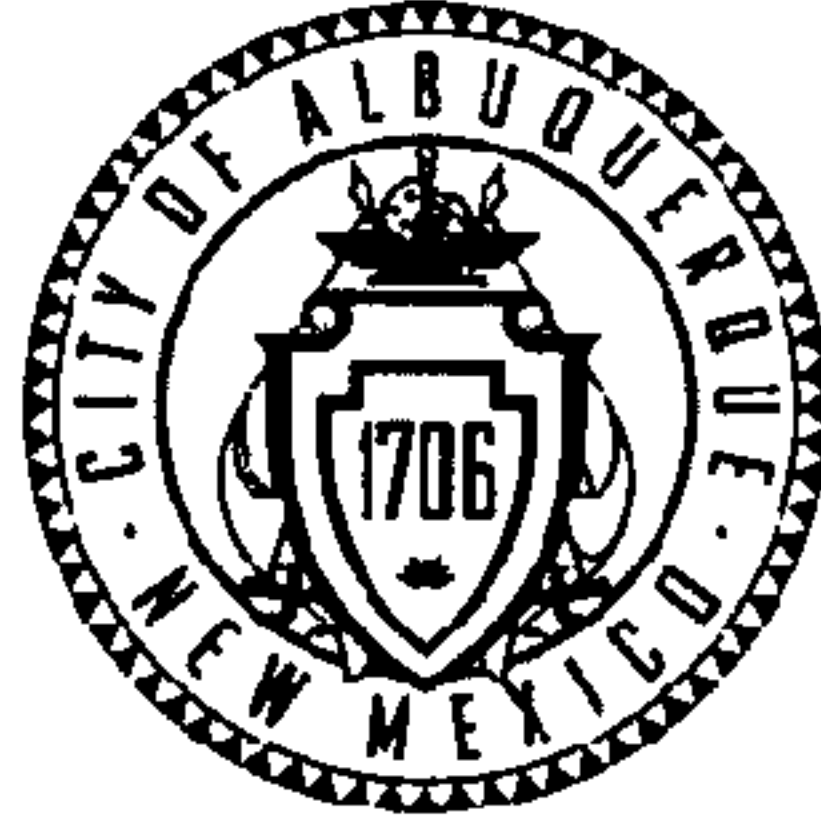
Tracts A, B and C as shown hereon will Community Association, Inc. Said tracts Homeowners Association.



SURVEYORS CERTIFICATION

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

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



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 30, 2012

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

Dear Rick

Thank you for your inquiry of **January 30, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – SANTA FE 2 AT 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 the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

VOLCANO TRAILS N.A. "R"

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

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

Sincerely,

Stephani Winklepleck

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

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **01/30/12** Time Entered: **4:15 p.m.** ONC Rep. Initials: **siw**

The Trails

February 2, 2012

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2

Dear Mr. Ek:

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

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for the off-site infrastructure comprising of the Woodmont/Rainbow traffic signal.

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

Sincerely,

Rick Beltramo
RH

Rick Beltramo
The Trails, LLC

The Trails

February 2, 2012

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

Re: Extension of Subdivision Improvements Agreements
Santa Fe 2 at The Trails, Unit 2

Dear Mr. Goloversic:

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

This letter notifies you that The Trails, LLC is requesting a 2 year extension of the Subdivision Improvements Agreement. More specifically the extension is requested for the off-site infrastructure comprising of the Woodmont/Rainbow traffic signal.

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

Sincerely,



Rick Beltramo
The Trails, LLC

7008 0150 0002 7110 3078

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

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

OFFICIAL USE

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

Postmark Here
 FEB 02 2012
 PINO STATION

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

PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0002 7110 3054

U.S. Postal Service™
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OFFICIAL USE

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

Postmark Here
 FEB 02 2012
 PINO STATION

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

PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0002 7110 3085

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OFFICIAL USE

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

Postmark Here
 FEB 02 2012
 PINO STATION

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

PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0002 7110 3061

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OFFICIAL USE

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

Postmark Here
 FEB 02 2012
 PINO STATION

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

PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0002 7110 3047

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OFFICIAL USE

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

Postmark Here
 FEB 02 2012
 PINO STATION

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

PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0002 7110 3092

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

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

OFFICIAL USE

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

Postmark Here
 FEB 02 2012
 PINO STATION

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

PS Form 3800, August 2006 See Reverse for Instructions



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
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	/	/	/

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.	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.	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)						
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"

SIA Sequence # COA DRC Project # Size Type of Improvement Location From *ORIGINAL* To Private Inspector City Inspector City Crst 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.

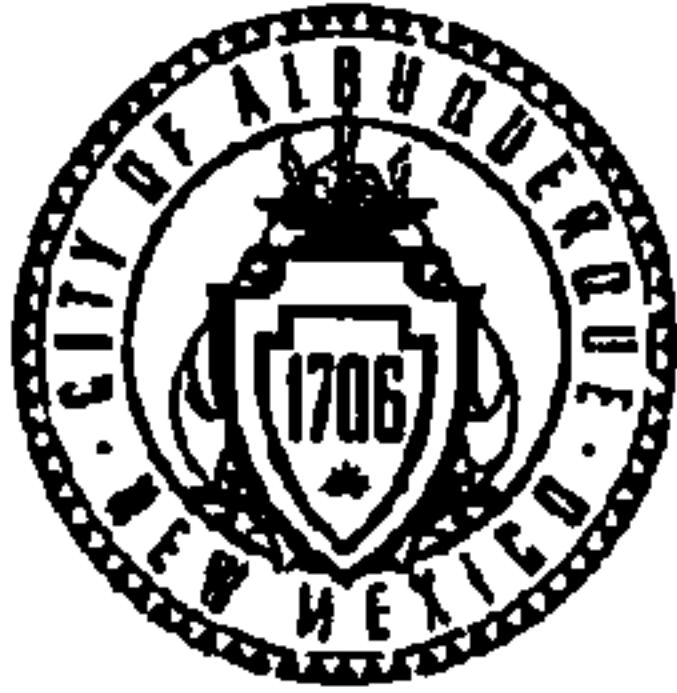
AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Steve Salazar, PE (Agent)		<i>[Signature]</i> 8/17/05	<i>[Signature]</i> 8/17/05
NAME(print)		DRB CHAIR - date	PARKS & RECREATION - date
Wilson & Co., 2600 American Rd., Rio Rancho NM 87124			
FIRM		<i>[Signature]</i> 8/17/05	
<i>[Signature]</i>		TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE		UTILITY DEVELOPMENT - date	
		<i>[Signature]</i> 8/17/05	<i>[Signature]</i> 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
1	9/20/05	<i>[Signature]</i>	Trails	<i>[Signature]</i>
2	9/20/05	<i>[Signature]</i>	William A. 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 CORNER (MIN.) LANDSCAPING.



DEVELOPER INQUIRY SHEET

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

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

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

Your Developer Inquiry is for the following:

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

CONTACT NAME: RICK Beltramo

COMPANY NAME: The Trails, LLC

ADDRESS/ZIP: 6330 Riverside Plaza Lane NW Ste 140 / 87120

PHONE: 620-5322 FAX: 761-9922

LEGAL DESCRIPTION INFORMATION

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

Santa Fe at The Trails unit 2

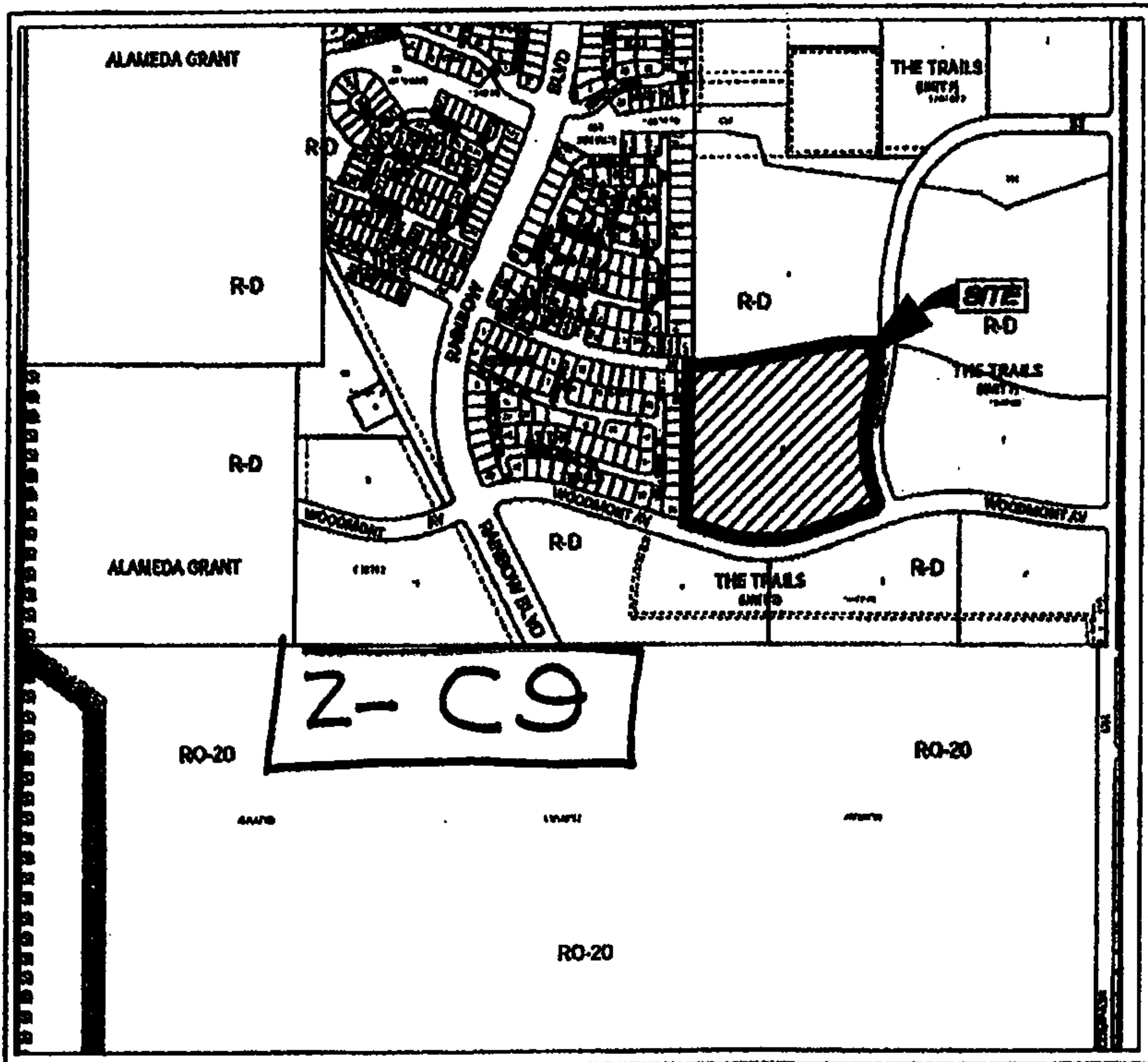
LOCATED ON	LEGAL DESCRIPTION
<u>Dakridge St. NW</u>	
	<small>STREET NAME OR OTHER IDENTIFYING LANDMARK</small>
BETWEEN	<u>Tree Line Ave.</u> AND
	<small>STREET NAME OR OTHER IDENTIFYING LANDMARK</small>
	<u>Woodmont Ave.</u>
	<small>STREET NAME OR OTHER IDENTIFYING LANDMARK</small>

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

TREASURERS CERTIFICATION

This is to certify that taxes are current and p
 1009004371292101
 Indus Developme

MAW
 10/12/05
Donna Mares
 Bernalillo County Treasurer



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 parentheses ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
5. U.C.L.S. Log Number 20052657
6. 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.
7. 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

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: 0.4605 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 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

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, relocate, change, remove, modify, maintain facilities for the purposes described free access to, from, and over said easement area space for electric transformer privilege to trim and remove trees, shrubs, interfere with the purposes set forth hereon pool (aboveground or subsurface), hot tub, decking, or other structure shall be erected, easements, nor shall any well be drilled. Property owners shall be solely responsible for violations of National Electrical Safety Code, pools, decking, or any structures adjacent shown on this plat.

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

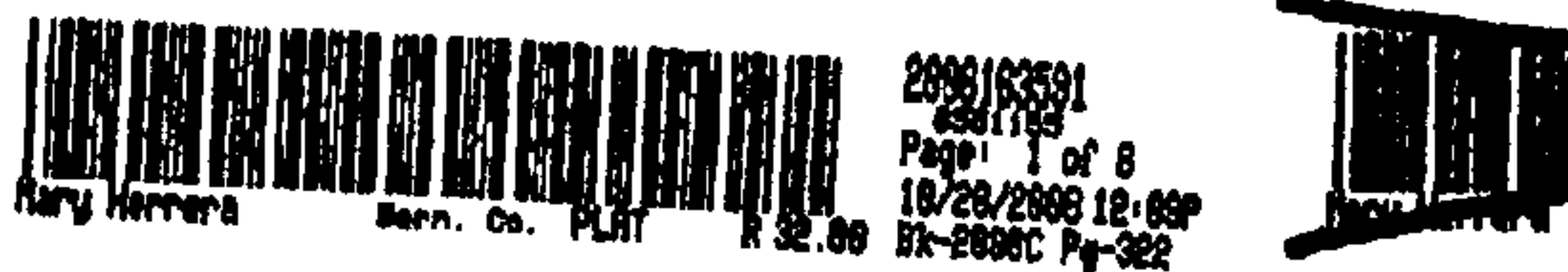
DISCLAIMER

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search hereon. Consequently, PNM does not warrant or assume any liability for any easement rights to which it may be

PURPOSE OF PLAT:

The Purpose of this plat is to: Create shown hereon; Dedicate the street right-of-way to the City of Albuquerque in fee simple and grant the public utility easements as shown hereon.

Tracts A, B and C as shown hereon will be owned by the Community Association, Inc. Said tracts are subject to the Homeowners Association.



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor No. 9750, hereby certify that this plat is based on field notes of an actual ground survey or under my supervision; that it meets the requirements for surveys and monuments as set forth in the Albuquerque Subdivision Ordinance; that it meets the requirements of record; and that it is the best of my knowledge and belief.

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