DRB CASE ACTION LOG – BLUE SHEET

☑ **Preliminary/Final Plat (P&F)**
☐ **Site Plan for Subdivision (SPS)**
☐ **Site Plan for Building Permit (SBP)**

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

Site Plans*:** It is the responsibility of the ***applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project# 1004404
15DRB-70335 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
VALLE PRADO Unit(s) 1 & Tract(s) E, **THE TRAILS,**
AGENT: SURV-TEK INC
Your request was approved on 9-23-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

☐ **Transportation:**

☐ **ABCWUA:**

☐ **City Engineer:**

☑ **Parks and Recreation :** address comments

☑ **Planning:** AMAFCA

PLATS:

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

ALL SITE PLANS:

☐ 3 copies of the approved site plan. Include all pages.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 23, 2015
DRB Comments

ITEM # 5

PROJECT # 1004404 APPLICATION # 15-70335

RE: Tract E, The Trails and Valle Prado Unit 1

The new easement(s) along the north portion of Tract E require clarification; P.U.E.'s are not typically granted to the City.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 29, 2015

Project# 1004404
14DRB-70365 VACATION/ PUBLIC EASEMENT
14DRB-70366 - TEMP DEFERRAL/ SIDEWALK CONSTRUCTION
14DRB-70367 - PRELIMINARY PLAT
14DRB-70394 - SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tracts 9 & 10, **TRAILS UNIT 3A (proposed Tract F VALLE PRADO UNIT 1 and Tract A VALLE PRADO UNIT 2)** zoned SU-2/ VTSL, located at the western terminus of TREE LINE AVE NW west of RAINBOW BLVD NW and north of WOODMONT AVE NW containing approximately 14.56 acres. (C-9) *[deferred from 11/19/14, 12/10/14, 12/17/14, 1/21/15, 2/11/15, 3/4/15, 4/8/15, 4/22/15]*

At the April 29, 2015 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of sidewalk construction was approved as shown on the exhibt in the Planning file. With an approved grading and drainage plan engineer stamp dated 3/26/15, and with the signing of the infrastructure list, the preliminary plat was approved. The site development plan for subdivision was approved with final sign-off delegated to Planning for comments and 15 day appeal period.

Findings
The request was filed by the owner of all the frontage of the proposed vacation.

The public welfare is in no way served by retaining the easements; the City of Albuquerque does not anticipate any need to utilize the existing easement based on the proposed development.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by May 14, 2015 in the manner described below.

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

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

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

DRB CASE ACTION LOG – BLUE SHEET

- ☑ Preliminary/Final Plat (P&F)
- ☐ Site Plan for Subdivision (SPS)
- ☐ Site Plan for Building Permit (SBP)

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

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

PROJECT# 1004404
NAME: VALLE PRADO UNIT 1, and Tract 10 TRAILS UNIT 3A
AGENT: BOHANNAN HUSTON INC
Your request was approved on 8-5-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

☐ **Transportation:**

☑ **ABCWUA:** add PERF comments

☐ **City Engineer:**

☐ **Parks and Recreation :**

☑ **Planning:** AMAFCA NM Gas Co. signatures, 15 day appeal period

PLATS:

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

ALL SITE PLANS:

☐ 3 copies of the approved site plan. Include all pages.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 5, 2015

Project# 1004404
15DRB-70245 VACATION OF PUBLIC TURNAROUND EASEMENT
15DRB-70263 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above action for all or a portion of Tract E, **VALLE PRADO UNIT 1,** and Tract 10 **TRAILS UNIT 3A** zoned SU-2/ VTSL, located north of WOODMONT AVE NW west of RAINBOW BLVD NW containing approximately 13.23 acre(s). (C-9)

At the August 5, 2015 Development Review Board meeting, the vacation was approved as shown on exhibit B in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. The final plat was approved with final sign-off delegated to Water Authority and to Planning.

Findings
The request was filed by the owner of all the frontage of the proposed vacation.

The public welfare is in no way served by retaining the easement; based on the proposed platting, the City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by August 20, 2015 in the manner described below.

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

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

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 24, 2015

Project# 1004404
15DRB-70217 VACATION OF PUBLIC EASEMENT
15DRB-70218 EXTEND PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tract 10, **TRAILS UNIT 3A** and Tract E, **VALLE PRADO UNIT 1,** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 13.03 acres. (C-9)

At the June 24, 2015 Development Review Board meeting, the vacation was approved as shown on exhibit B in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. A one-year extension of the preliminary plat was approved; conditions of final plat remain as originally approved.

Findings
The request was filed by the owner of all the frontage of the proposed vacation.

The public welfare is in no way served by retaining the easement; the City of Albuquerque does not anticipate any need to utilize the existing easement based on the proposed platting.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by July 9th in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning

Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 1004404 AGENDA ITEM NO: 01
Valle Prado Unit 2

SUBJECT: Extend Preliminary Plat, Vacation of Public Easements

ENGINEERING COMMENTS:

1. No objection to the request.
2. What is the status of construction and the final plat?

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:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: June 24, 2015

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 1007050
Tierra Vista Unit 3 at The Trails

AGENDA ITEM NO: 02

SUBJECT: Preliminary Plat, Sidewalk Deferral, Sidewalk Waiver, Vacation of Public Easements

ENGINEERING COMMENTS:

1. No objection to the request.

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:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: June 24, 2015

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
___ Major Subdivision action
_X_ Minor Subdivision action
___ Vacation
___ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
___ Annexation
___ County Submittal
V ___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
P ___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 639-4798
ADDRESS: 6330 Riverside Plaza Lane #160 FAX:
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com
Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Final Plat for Valle Prado Unit 3

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

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

Lot or Tract No. Tract F/Tract A Block: Unit:
Subdiv/Addn/TBKA: Valle Prado Unit 1/Valle Prado Unit 2
Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No
Zone Atlas page(s): C9 UPC Code: 100906413032322306

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004404-14DRB-70365, 1004404-14DRB-70367, 1004404 -15DRB-70387

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 24 Total area of site (acres): 14.56
LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
Between: West of Rainbow Boulevard and

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

SIGNATURE DATE 11/17/15
(Print) Scott J. Steffen, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
15 - DRB - 70433	FP		$ ∅
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date Dec. 2, 2015

11-17-15
Planner signature / date

Project # 1004404

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Scott J Steffen
Applicant name (print)

Scott Steffen 11/17/15
Applicant signature / date

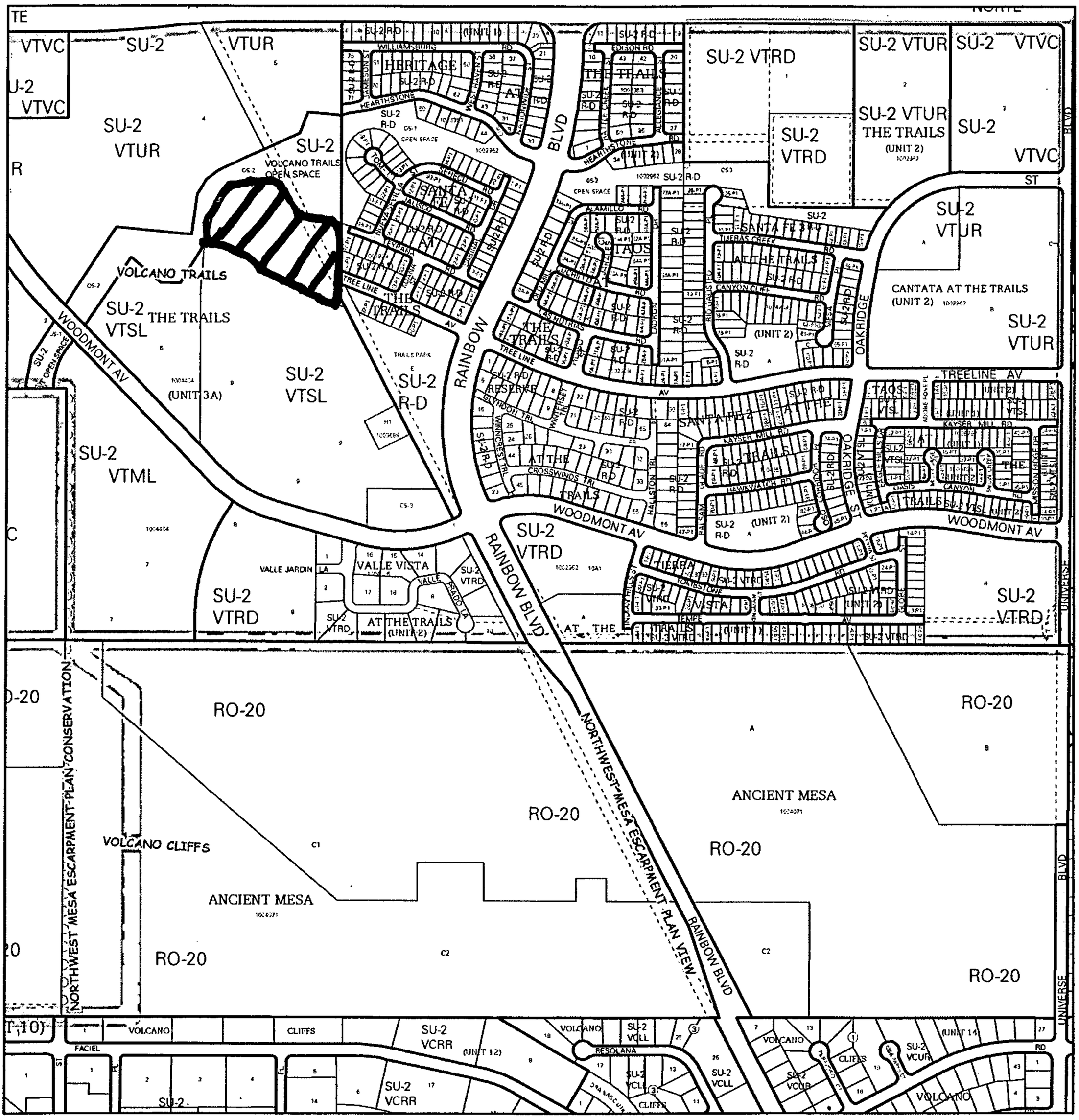
Form revised **October 2007**

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

Application case numbers
15 - DRB - 70433
____ - ____ - ____
____ - ____ - ____

11-17-15
Planner signature / date

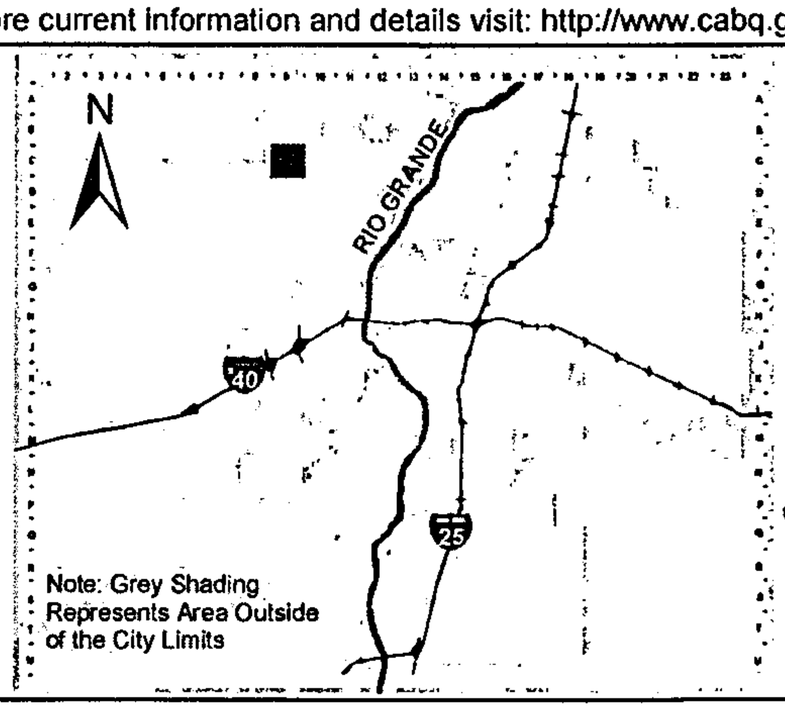
Project # 1004404



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 17, 2015

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Valle Prado Unit 3 at the Trails – Final Plat (DRB 1004404)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Three (3) copies of the perimeter wall exhibit
- Zone Atlas page
- Copy of Recorded SIA (to be provided prior to recording of plat)

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Tract F, Valle Prado Unit 1 and Tract A, Valle Prado Unit 2 and consists of 24 lots. Access to the site will be from Woodmont and Tree Line Avenues.

Please place this item on the DRB Agenda to be heard on December 2, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

cc: Rick Beltramo, Wexford Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Scott Steffen

From: Rick Beltramo <rbeltramo@gcinm.com>
Sent: Monday, November 16, 2015 4:59 PM
To: Scott Steffen
Subject: FW: Valle Prado Unit 3 Final Plat Submittal

From: Biazar, Shahab [mailto:sbiazar@cabq.gov]
Sent: Monday, November 16, 2015 4:52 PM
To: Rick Beltramo
Cc: Cloud, Jack W.
Subject: RE: Valle Prado Unit 3 Final Plat Submittal

Yes,

Please submit your application tomorrow. If the SIA is not recorded by the hearing date, we will have to defer the final plat by one week.

Thanks

Shahab Biazar, P.E.

City Engineer
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3999
f 505-924-3864

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Monday, November 16, 2015 4:50 PM
To: Biazar, Shahab
Cc: Cloud, Jack W.
Subject: Valle Prado Unit 3 Final Plat Submittal

Shahab,

As we discussed the SIA for Valle Prado Unit 3 is taking a little longer for review. We are requesting approval to submit to DRB tomorrow, without the recorded SIA, to be on the DRB agenda for final plat review on Wednesday, December 2nd.

Thank you. RLB.

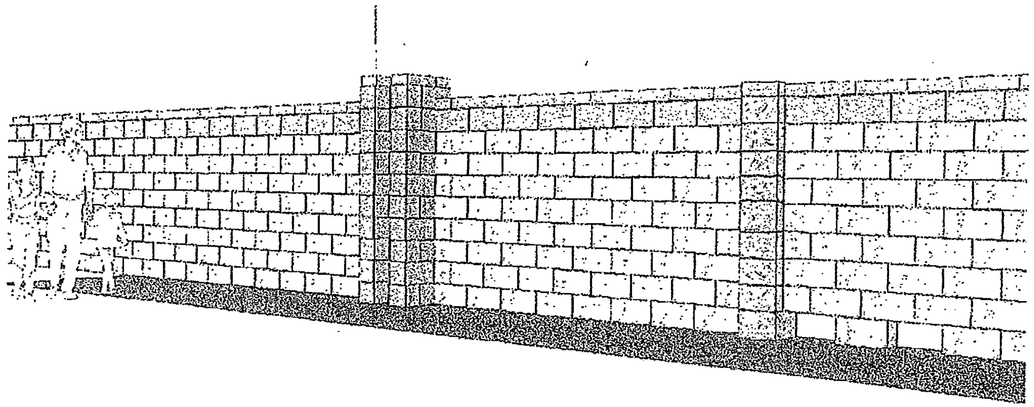
Rick Beltramo
Director of Engineering
Galway Construction, Inc.
Cell (505) 620-5322

EXHIBIT "E"
VALLE PRADO UNIT 3
WALL EXHIBIT
10/24/2014

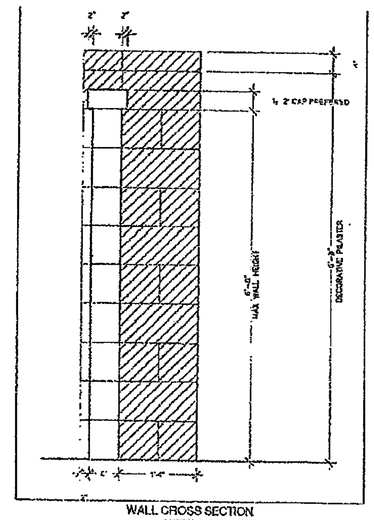
THERE IS NO PROPSOED PERIMETER WALL
FOR VALLE PRADO UNIT 3

P:\20150013\CDP\Plans\General\Pre-Plat\Unit 3\20150013_U3_WALL.dwg
October 23, 2014 - 2:25pm

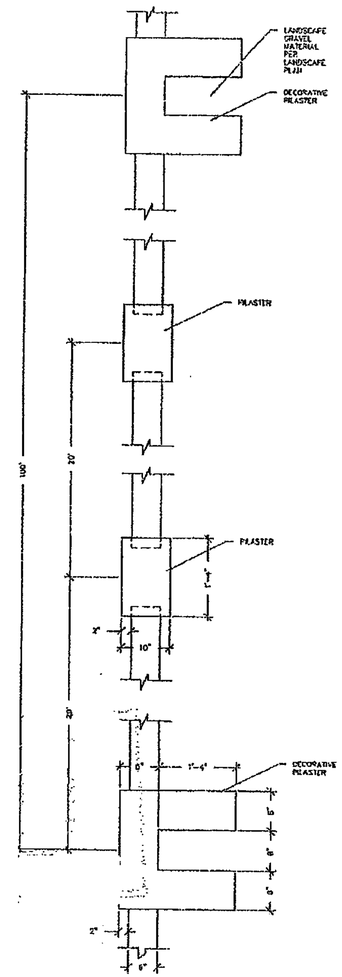
Bohannan Huston
www.bhinc.com 800.877.5332



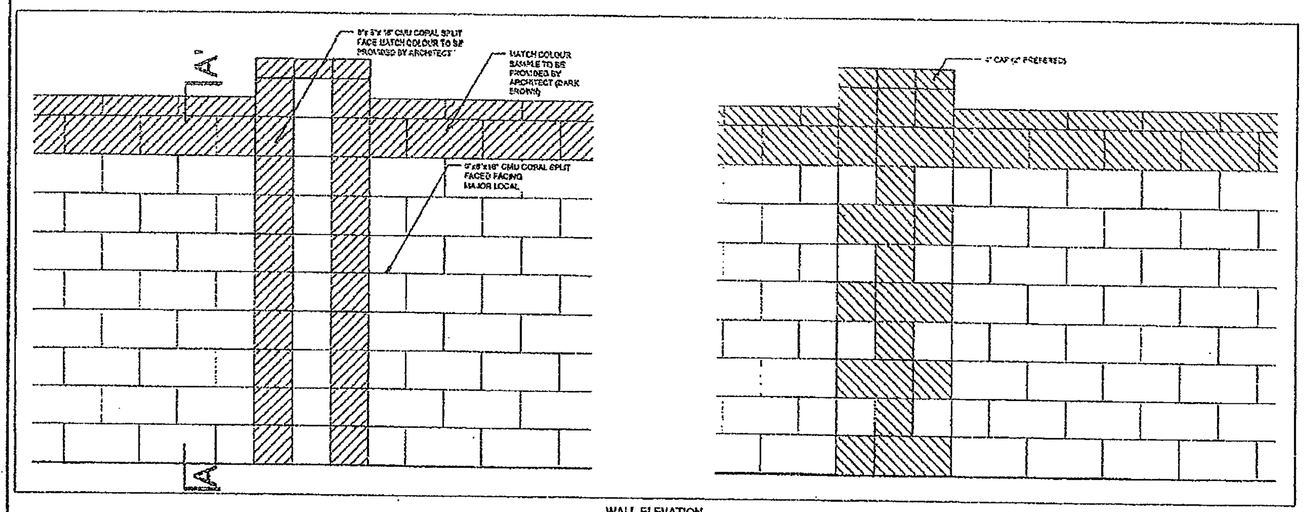
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./ OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

VALLE PRADO

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO.	X5218109	DATE	JULY 2006
DRAWN	RM	PROJECT NO.	N/A	SHEET NO.	1 OF 2
CHECK	SJS				

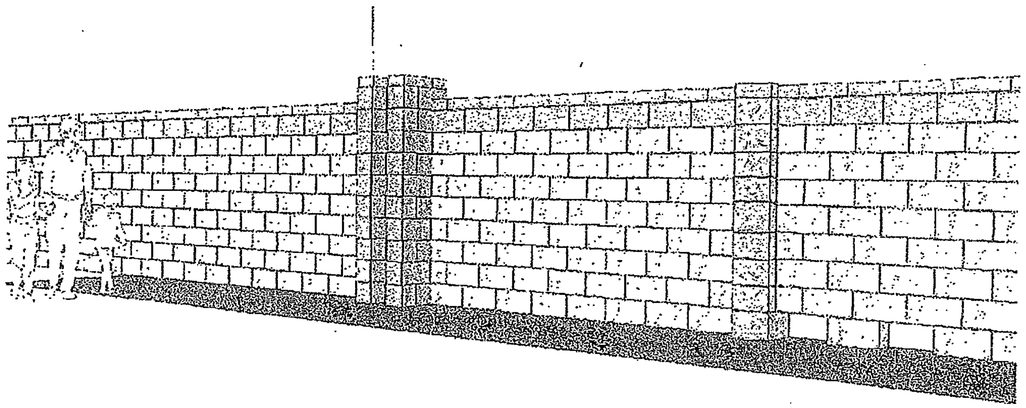
EXHIBIT "E"
VALLE PRADO UNIT 3
WALL EXHIBIT
10/24/2014

NOT TO SCALE

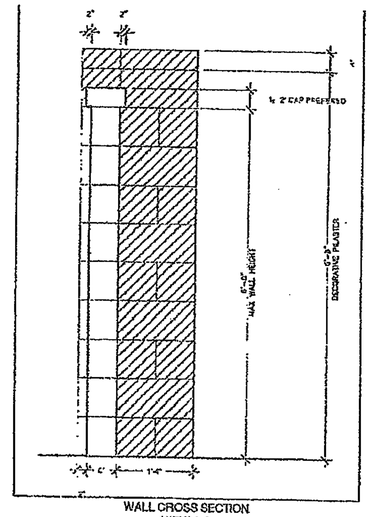
THERE IS NO PROPSOED PERIMETER WALL
FOR VALLE PRADO UNIT 3

P:\20150013\CDP\Plans\General\Pre-Plat\Unit 3\20150013_U3_WALL.dwg
October 23, 2014 - 2:25pm

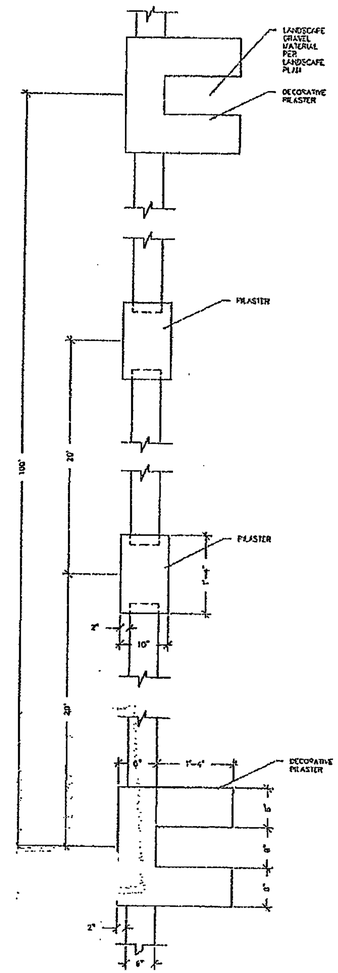
Bohannan Huston
www.bhinc.com 800.877.5332



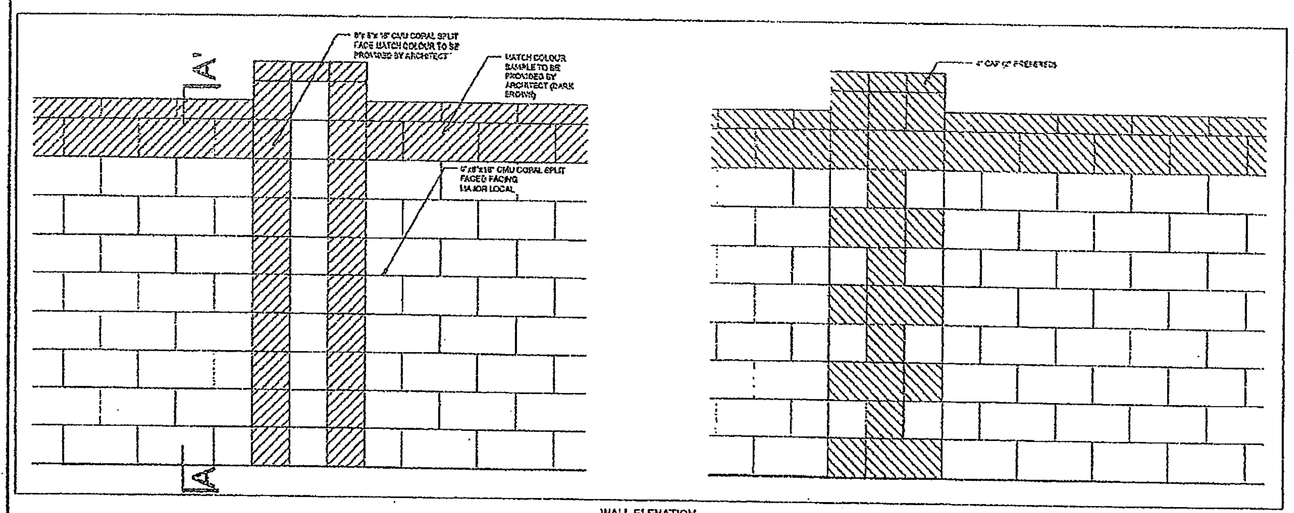
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

VALLE PRADO

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

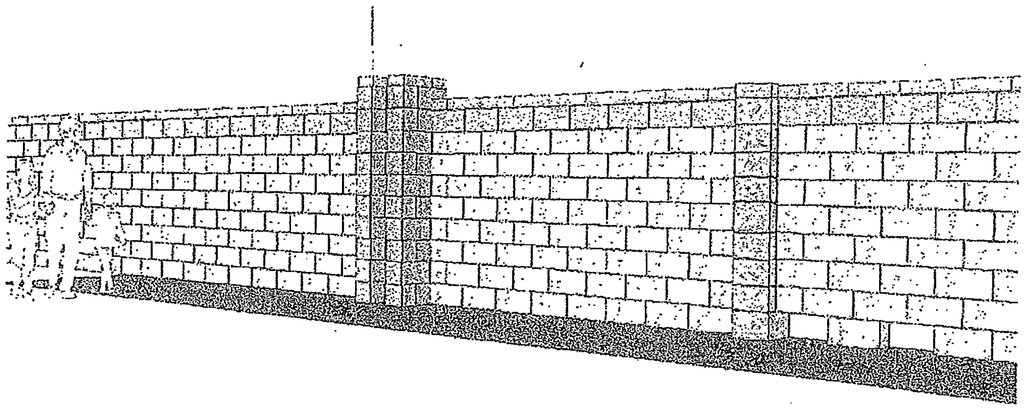
DESIGN SJS	WCEA NO. X6218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "E"
VALLE PRADO UNIT 3
WALL EXHIBIT
10/24/2014

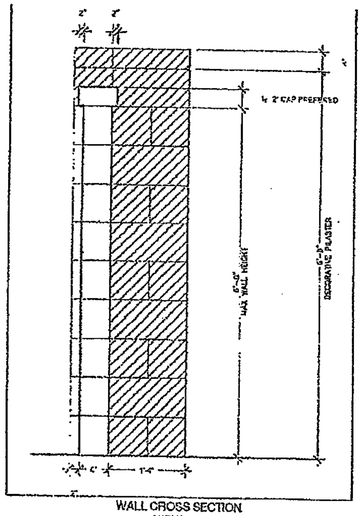
THERE IS NO PROPSOED PERIMETER WALL
FOR VALLE PRADO UNIT 3

P:\20150013\CDP\Plans\General\Pre-Plat\Unit 3\20150013_U3_WALL.dwg
October 23, 2014 - 2:25pm

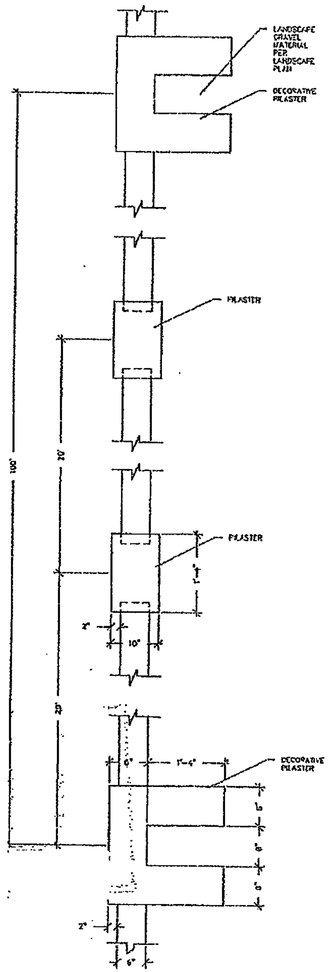
Bohannan Huston
www.bhinc.com 800.877.5332



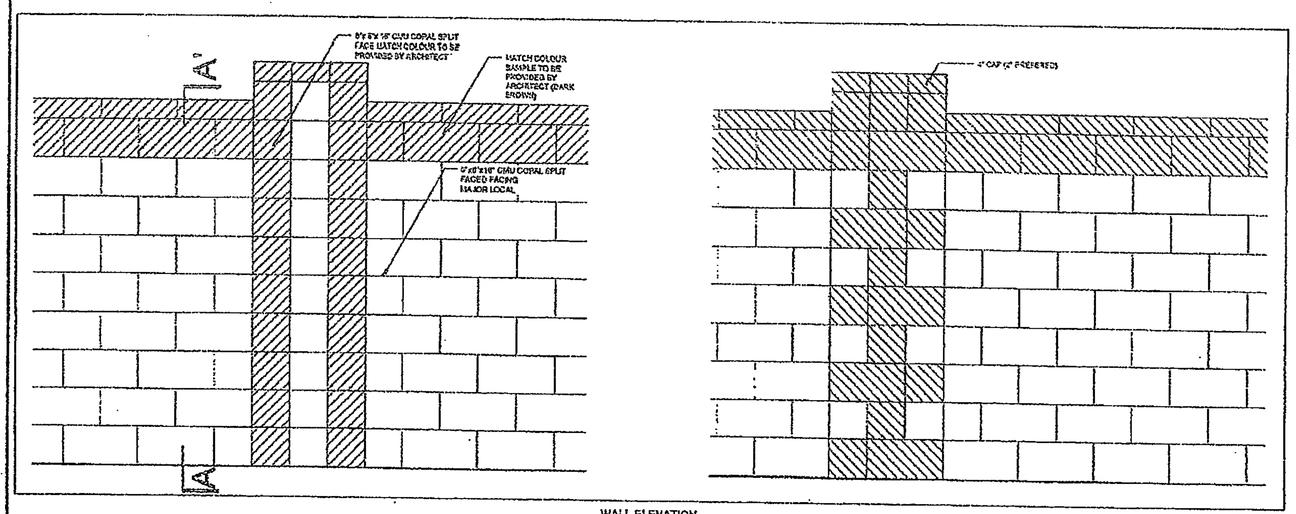
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./ OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

VALLE PRADO

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

PROJECT #
100404

DECEMBER 2. 2015

FP

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

✓ Major subdivision action
✓ Minor subdivision action
___ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — L A

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

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

APPLICANT: DR HORTON PHONE:
ADDRESS: 4400 ALAMEDA, SUITE B FAX:
CITY: ALB STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNERS LOT 29/30 List all owners: CITY OF ALBUQ. - TRACT E

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT APPROVAL TO ADJUST TRACT LINE AND GRANT EASEMENTS

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

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

Lot or Tract No. LOTS 29 AND 30, VALLE PRADO U Block: 1 Unit: —
Subdiv/Addn/TBKA: TRACT E, THE TRAILS
Existing Zoning: SU-2 VTSL SU-2 R-D Proposed zoning: — MRGCD Map No —
Zone Atlas page(s): C-9 UPC Code: 100906419133320218
100906418629422404
100906418928922403

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1004404 SKETCH PLAT 15DRB-70255

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 3 No. of **proposed** lots: 3 Total site area (acres): 6.16
LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BLVD NW
Between: WOODMONT AV NW and TREELINE AV NW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: July 29, 2015

SIGNATURE DATE 9.11.15
(Print Name) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
15DRB - 70335	PSF		$ 355.00
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 375.00

Hearing date September 23, 2015

Project # 1004404

Staff signature & Date

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

✓ 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Russ Huge
Applicant name (print)

9.15.15
Applicant signature / date

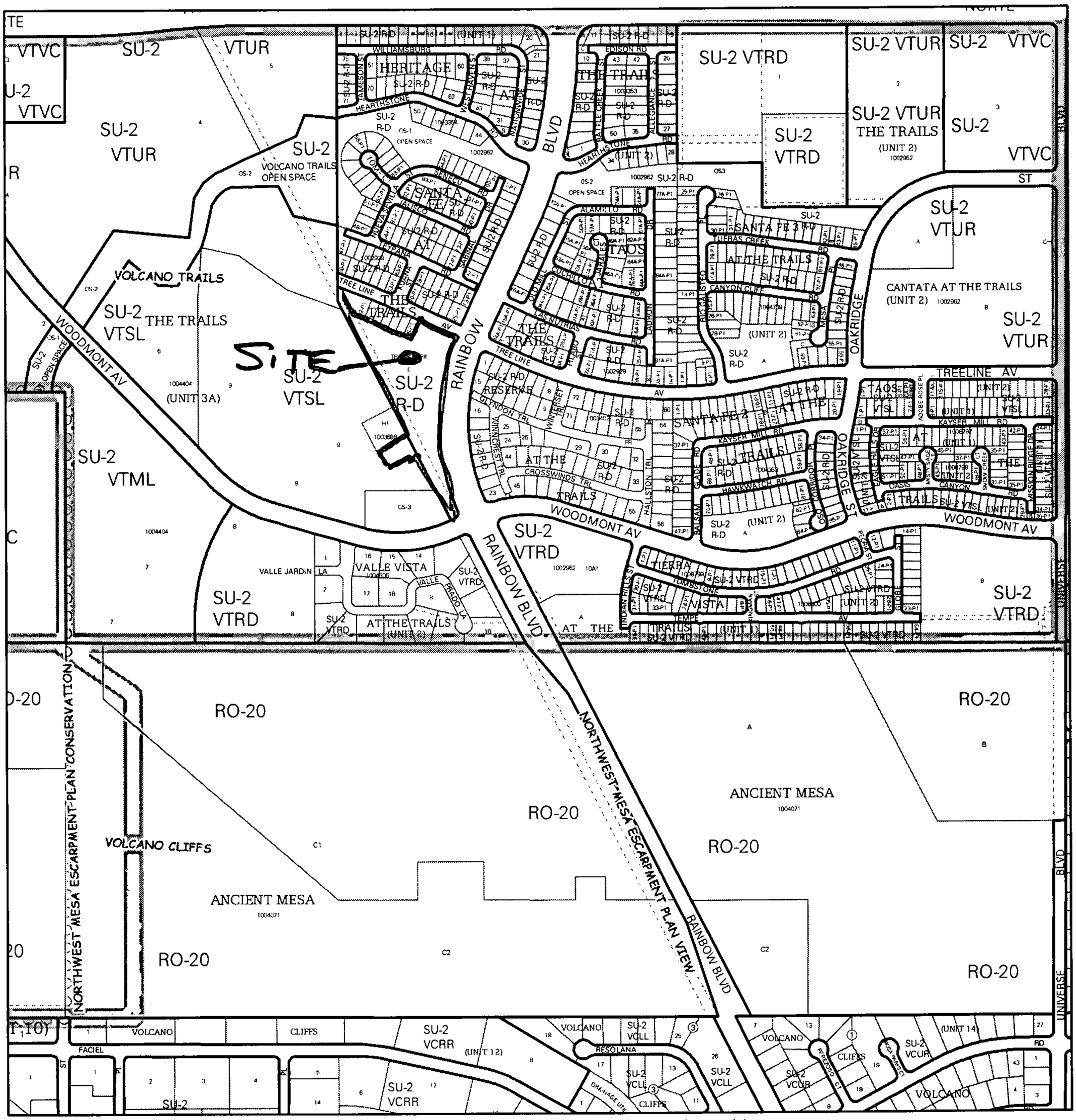
Form revised **October 2007**

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

Application case numbers
15DRB - - 70335
- -
- -

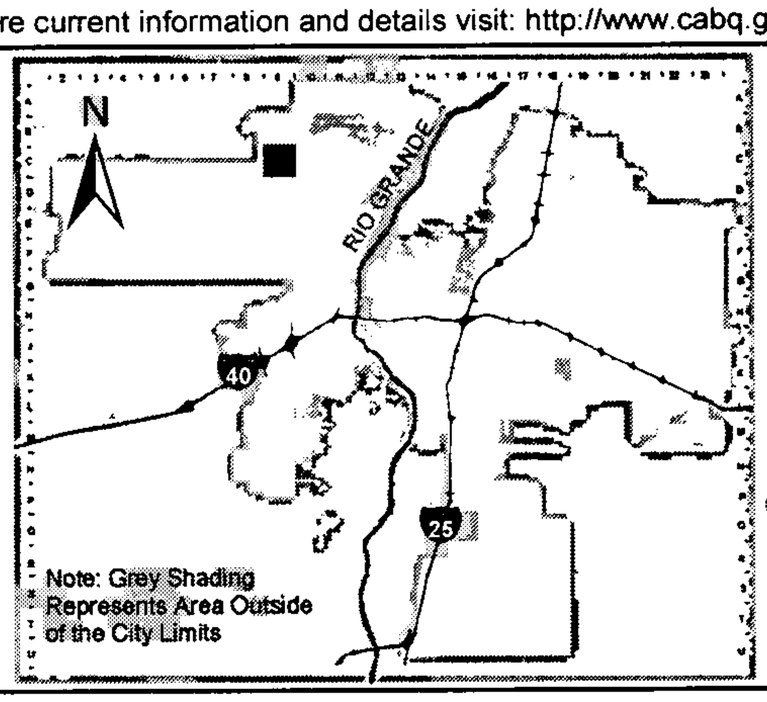
9-15-15
Planner signature / date

Project # 1004404



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

Map amended through: 9/2/2014



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

GALWAY
CONSTRUCTION, INC.

July 21, 2015

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

Re: Valle Prado Unit 1, Lots 29 and 30 Sketch Plat Review

Dear Mr. Cloud:

Submitted for Development Review Board review is a sketch plat for the re-plat of Lots 29 and 30, Valle Prado Unit 1. The purpose of the proposed plat action is to accommodate a gas line that is out of easement. The owner is willing to re-plat the lots 29 and 30 as necessary to remove the conflict.

More specifically the re-plat proposes to re-plat Lots 29 and 30 of Valle Prado Unit 1 and Tract E of The Trails Unit 1, removing approximately 565 sq. ft. of area from Lots 29 and 30, and adding the same area to Tract E.

Enclosed is the following:

- Application Form
- Letter requesting DRB review and approval (this letter),
- Proposed Plat Exhibit (6 copies)
- COA Aerial Phot Exhibit (6 copies)
- Zone Atlas sheet showing project area,
- References to previous and related file numbers (this letter).

Valle Prado Unit 1, 14-DRB-70405, Project #1004404
Bulk Plat Of The Trails, 03DRB-01528, Project#1002962

Sincerely,

Rick Beltramo
Director Of Engineering
Galway Construction Inc.

Attachments

6330 Riverside Plaza Lane, #160, Albuquerque New Mexico 87120
Office: 505-761-9911 Fax: 505-761-9922

August 21, 2015

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

Re: Replat of Lots 29 and 30, Valle Prado Unit 1 and Tract E, The Trails, Albuquerque, Bernalillo County, New Mexico. Bernalillo County, New Mexico. City Zone Atlas Page C-9.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of DR Horton Inc. for the replatting of the above referenced tracts.

Sincerely,

DR Horton, Inc.

By: Bradley R. Kile, Vice President, New Mexico Division, DR Horton, Inc.

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
September 9, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	**1004404**
Case Number(s):	**15DRB-70255**
Agent:	**Surv-Tek, Inc.**
Applicant:	**DR Horton, Inc. and City of Albuquerque**
Legal Description:	**Lots 29 and 30, Valle Prado Unit 1 and Tract E, The Trails**
Zoning:	**SU for VTSL**
Acreage:	**6.5 acres**
Zone Atlas Page:	**C-9**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
Phase I Environmental Report, Undeveloped 400 Acres West of Universe Blvd, Albuquerque NM by Vinyard and Associates

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area) and (ref O-07-72 Section 4B(2)— extensive previous land disturbance).***

MFSchmader
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

PROJECT #
1004401

September 23. 2015

P.F

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ✓ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

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

APPLICANT: WOODMONT - PASEO, LLC PHONE: 639-4798
ADDRESS: 3077 E. WARM SPRINGS ROAD FAX:
CITY: LAS VEGAS STATE NV ZIP 89120 E-MAIL:
Proprietary interest in site: OWNERS **List all owners:** —

DESCRIPTION OF REQUEST: MINOR PLAT APPROVAL TO SHOW BASEMENT VACATION IS DRB-70245

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. LOT 15 Block: — Unit: —
Subdiv/Addn/TBKA: VALLE PRADO UNIT 2
Existing Zoning: SU-2 VTSL Proposed zoning: — MRGCD Map No —
Zone Atlas page(s): C-9 UPC Code: 100906412633722412

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1004404 15DRB-70245

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 0.2445
LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH SKY STREET N.W.
Between: RAINSPOT ST. NW and WOODMONT AVE N.W.

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

SIGNATURE DATE 8/24/15
(Print Name) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
15DRB - 70296	P3F		$ 215.00
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 235.00

Hearing date September 2, 2015

8-25-15
Staff signature & Date

Project # 1004404

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Russ Hugg
Applicant name (print)

8/24/15
Applicant signature / date

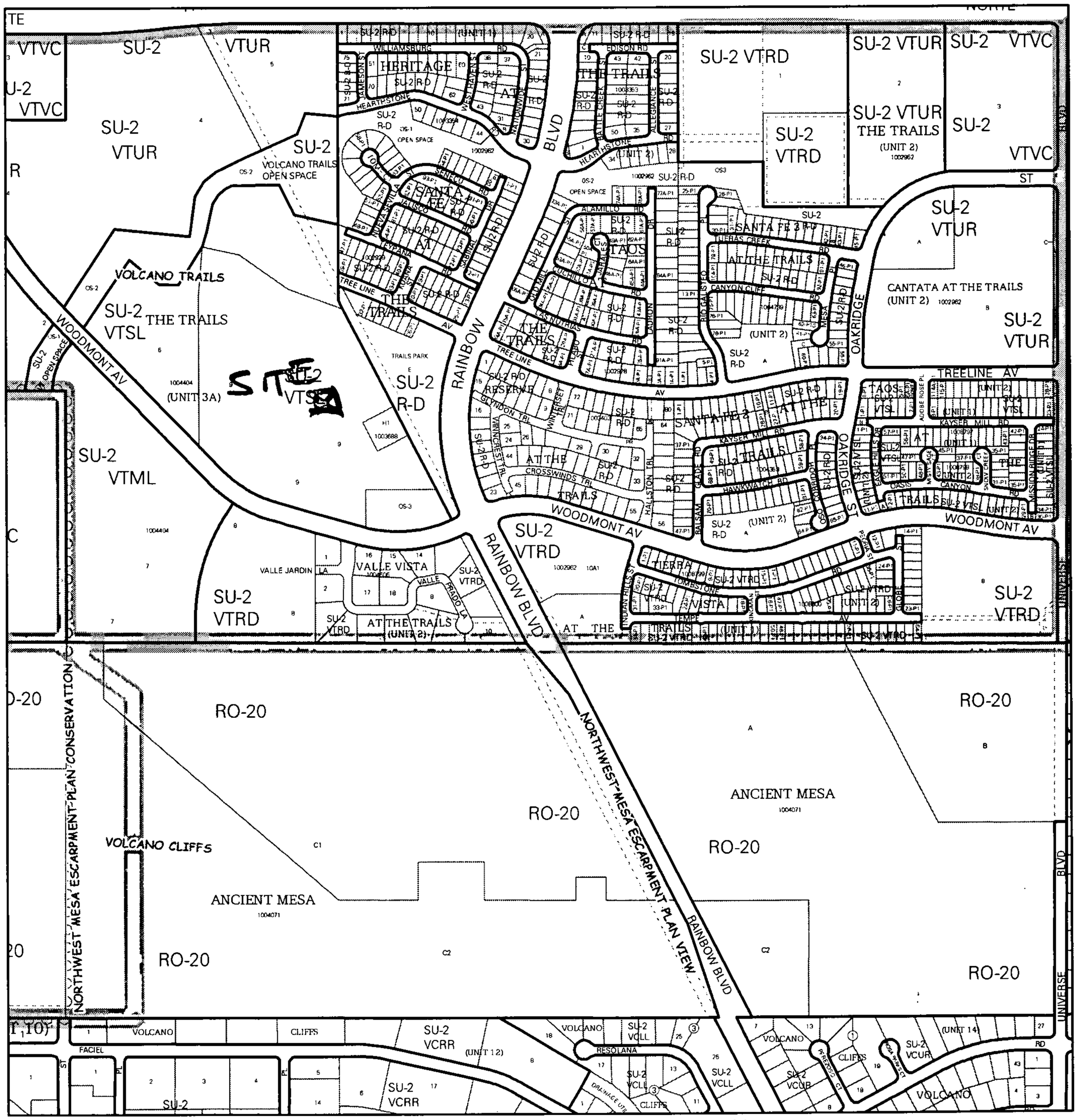
Form revised **October 2007**

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

Application case numbers
15DRB-70296
___-___-___
___-___-___

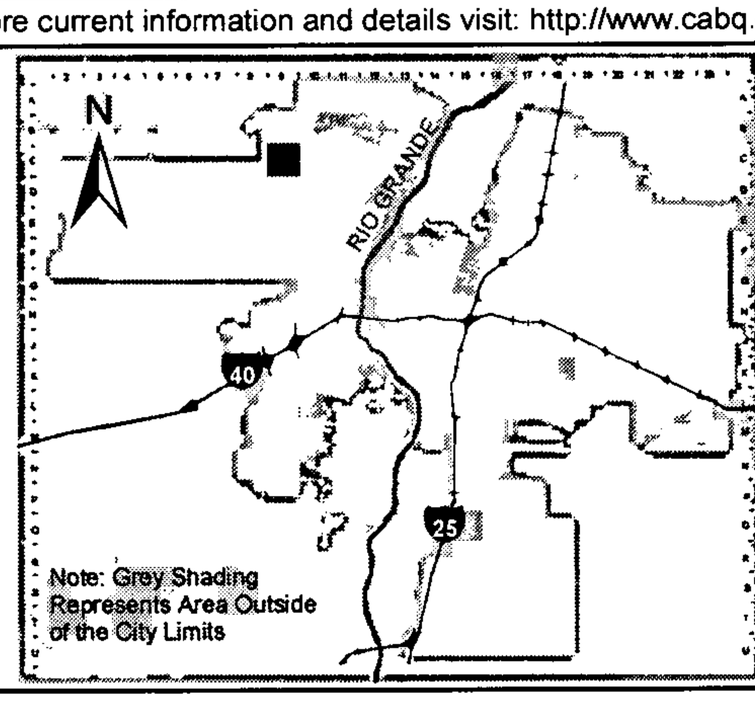
8-25-15
Planner signature / date

Project # 1004404



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

Map amended through: 9/2/2014



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

August 24, 2015

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

Attention: Mr. Jack Cloud, Chair

RE: Lot 15, Valle Prado Unit 2, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page C-9.

Dear Mr. Cloud

The owners of the above captioned property, Woodmont-Paseo, LLC. are hereby filing application with the City of Albuquerque Development Review Board for a Minor Preliminary/Final Plat approval to show a public easement Vacated by 15DRB-70245.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

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

WOODMONT PASEO LLC

August 18, 2015

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

Re: Replat of Lot 15, Valle Prado Unit 2, Albuquerque, Bernalillo County, New Mexico. Bernalillo County, New Mexico. City Zone Atlas Page C-9.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Woodmont-Paseo, LLC for the replatting of the above referenced Lot.

Sincerely,

Woodmont-Paseo, LLC

By: Kelly Calhoun, Manager

3077 E. Warm Springs Road, Suite 100, NW ♦ Las Vegas, Nevada 89120

PROJECT #
100-401

September 2. 2015

P.'F

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- _X_ Major Subdivision action
- ____ Minor Subdivision action
- __ __ Vacation
- __ __ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

V

P

D

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners:** _____

DESCRIPTION OF REQUEST: Final Plat for Valle Prado Unit 2; Infrastructure List Ammendment

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

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

Lot or Tract No. Tract E/Tract 10 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Valle Prado Unit 1/Trails Unit 3A

Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906413032322306

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 104404-14DRB-70130, 104404-14DRB-70405

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 29 Total area of site (acres): 13.23

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue

Between: West of Rainbow Boulevard and _____

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

SIGNATURE Becky Bauer for DATE 7/21/15

(Print) Scott J. Steffen, PE Applicant: ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
15 - DRB - 70263	FP		$ Ø
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date August 5, 2015

7-28-15

Planner signature / date

Project # 1004404

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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__ Infrastructure list if required **(verify with DRB Engineer)**
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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.

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__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

Bucky Bunnow Jr
Scott Steffen, PE, as Agent
Applicant name (print)

Bucky Bunnow 7/21/15
Applicant signature / date

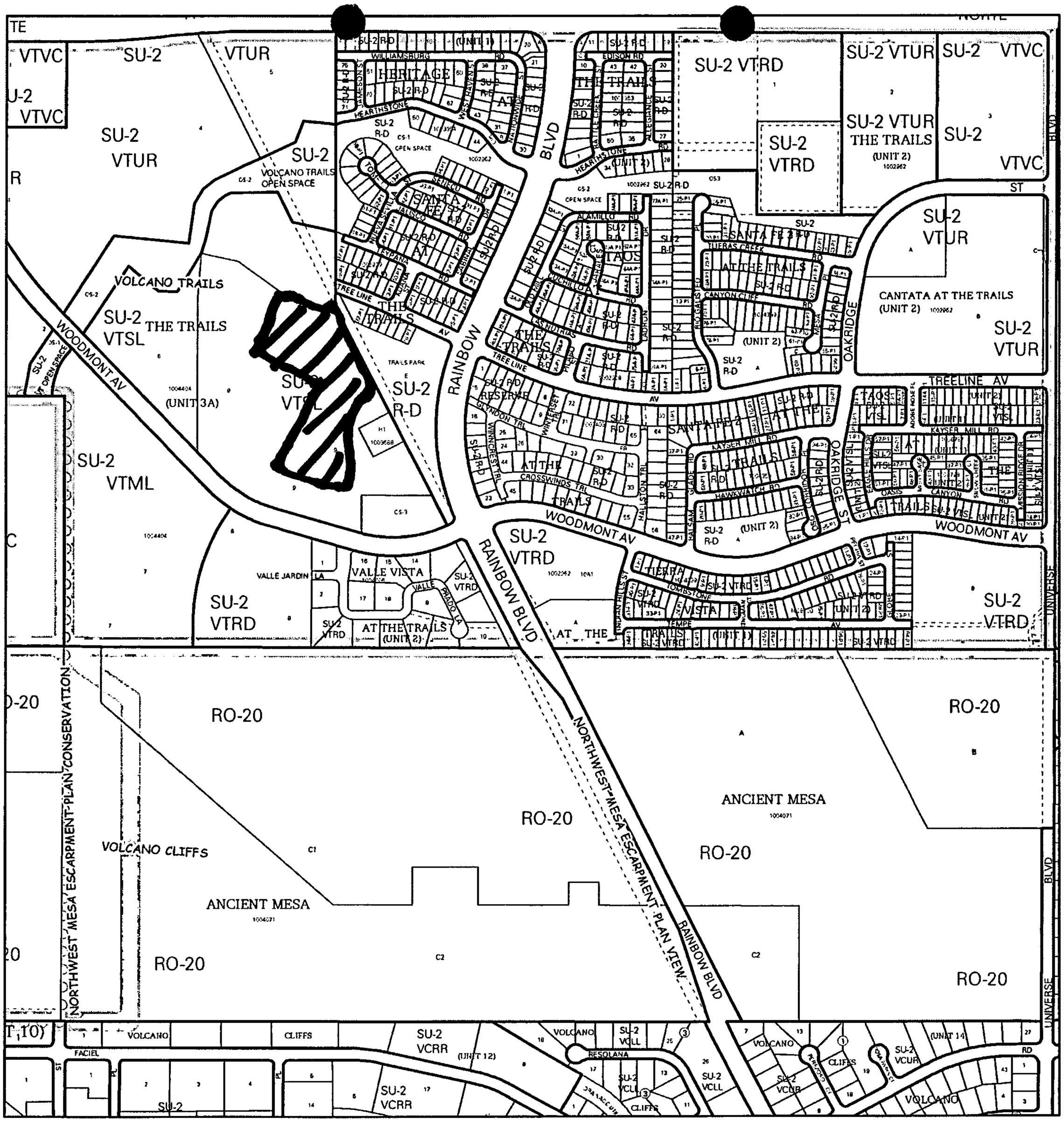
Form revised **October 2007**

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

Application case numbers
15 - DRB - 70263
____ - ____ - ____
____ - ____ - ____

7-28-15
Planner signature / date

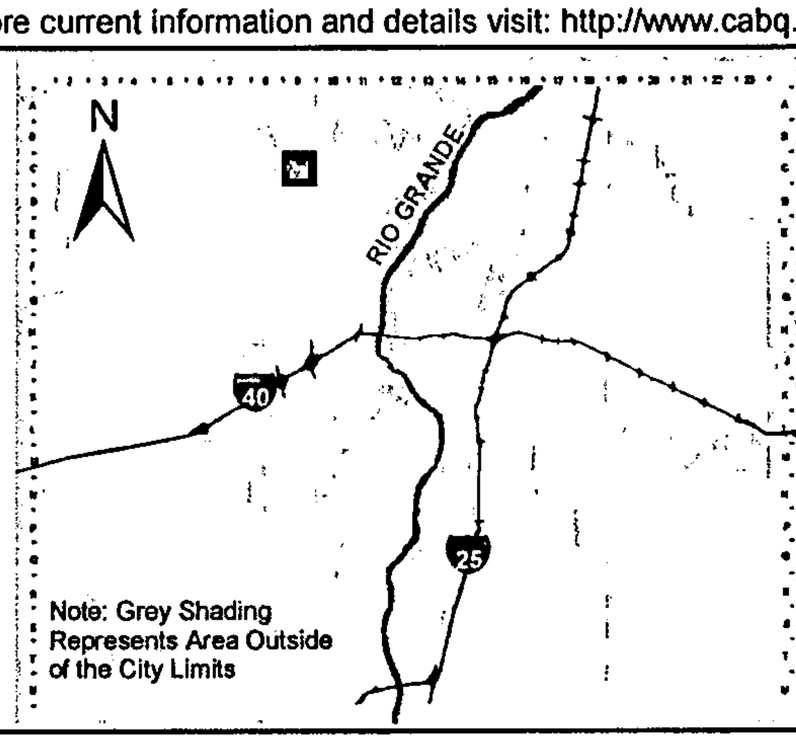
Project # 1004404



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 28, 2015

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Valle Prado Unit 2 at the Trails – Final Plat and Infrastructure List Amendment (DRB 1004404)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Three (3) copies of the perimeter wall exhibit
- Six (6) copies of the DRB approved infrastructure list
- Six (6) copies of the revised infrastructure list
- Zone Atlas page
- Copy of Recorded SIA (to be provided prior to recording of plat)

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Tract E, Valle Prado Unit 1 and Tract 10, the Trails Unit 3A and consists of 29 lots. Access to the site will be from Woodmont Avenue.

The infrastructure list amendment is to remove the temporary turnaround at the north end of Two Rock Road. The temporary turnaround will not be built as the construction of the Valle Prado Unit 3 infrastructure, which will extend Two Rock Road to Tree Line Avenue and provide a looped road network, will begin before the completion of the Valle Prado Unit 2 infrastructure.

Please place this item on the DRB Agenda to be heard on August 5, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

cc: Rick Beltramo, Wexford Construction

Scott Steffen

From: Rick Beltramo <rbeltramo@gcinm.com>
Sent: Monday, July 27, 2015 3:44 PM
To: Scott Steffen
Cc: Kelly Calhoun
Subject: FW: Valle Prado Unit 2 SIAs

Scott we are good to go for final plat submittal of Valle Prado Unit 2. Please submit ASAP. RLB.

From: Biazar, Shahab [mailto:sbiazar@cabq.gov]
Sent: Monday, July 27, 2015 3:40 PM
To: Rick Beltramo
Subject: RE: Valle Prado Unit 2 SIAs

Hi,

Go ahead and submit for Final Plat. The document has to be fully executed/recorded SIA prior to recording of the plat

Thanks

Shahab Biazar, P.E.

City Engineer
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3999
f 505-924-3864

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Monday, July 27, 2015 2:40 PM
To: Biazar, Shahab
Subject: FW: Valle Prado Unit 2 SIAs

Shahab,

With that can we submit our final plat for Valle Prado Unit 2 to DRB for review?

Thanks. RLB.

From: Rick Beltramo
Sent: Monday, July 27, 2015 2:39 PM
To: 'Quintana, Nataley I.'
Subject: RE: Valle Prado Unit 2 SIAs

Thank you very much!!! RLB.

From: Quintana, Nataley I. [mailto:nquintana@cabq.gov]
Sent: Monday, July 27, 2015 2:37 PM
To: Rick Beltramo
Cc: Biazar, Shahab
Subject: RE: Valle Prado Unit 2 SIAs

Rick,

I have reviewed this packet and am returning it Kristal's group.

Regards,

Nataley I. Quintana
Assistant City Attorney
City of Albuquerque
PO Box 2248
Albuquerque, NM 87103
Telephone 505-768-4648

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Monday, July 27, 2015 11:26 AM
To: Quintana, Nataley I.
Cc: Biazar, Shahab
Subject: FW: Valle Prado Unit 2 SIAs

Nataley,

I understand that the Valle Prado Unit 2 SIA Amendment, adding financial guarantees, was forwarded to your office late last week. I am submitting to DRB for final plat tomorrow. I will petitioning Shahab to allow ,e to submit without a recorded SIA. I think Shahab will be more comfortable with allowing me to submit if you have at least reviewed the SIA and are comfortable with allowing submittal to DRB.

Please call me if you have any questions. I am available to meet.

Thanks. RLB.

From: Rick Beltramo
Sent: Friday, July 17, 2015 2:24 PM
To: Nataley I. Quintana (Nquintana@cabq.gov)
Cc: Kelly Calhoun
Subject: FW: Valle Prado Unit 2 SIAs

Nataley,

Did you have a chance to read me email? RLB.

From: Rick Beltramo
Sent: Thursday, July 16, 2015 12:45 PM
To: Nataley I. Quintana (Nquintana@cabq.gov)
Cc: Carruthers, Madeline M.
Subject: Valle Prado Unit 2 SIAs

Nataley,

I am trying to submit a final plat for Valle Prado Unit 2 this coming Tuesday so that we can be able to record the plat and make our schedule to sale lots. To do so I need the SIA for VP2 processed. Last time I spoke Madeline she was going to route the SIAs to legal for review. Hopefully the SIAs were routed to you. if not, here they are.

If you could review these SIAs, and if the SIAs are in order. Then I may be able to get approval to submit the plat to DRB Tuesday. I know that you have other pressing items to review. If at all possible could you review this project.?

I am available for any questions you may have.

Thank you. RLB.

Rick Beltramo
Director of Engineering
Galway Construction, Inc.
Cell (505) 620-5322

Current DRC
Project No. _____

Date Submitted: July 28, 2015
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

VALLE PRADO UNIT 2
(REPLAT OF TRACT 10, UNIT 3A AT THE TRAILS UNIT 2 AND TRACT 6 VALLE PRADO UNIT 2)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		52' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	WOODMONT AVENUE	REDBLOOM ROAD	/	/	/
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	SANDMARK ROAD	LOT 24	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		24" - 60" DIA	RCP W/ MH & INLETS	SOUTH SKY STREET	WOODMONT AVENUE	60' NORTH OF SANDMARK ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	SANDMARK ROAD	SOUTH SKY STREET	60' WEST OF SOUTH SKY ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	TWO ROCK ROAD	LOT 25/26	FUTURE LONGWALK STREET	/	/	/
		24" DIA	RCP W/ MH & INLETS	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
			REMOVE EXISTING ORIFICE PLATE	WOODMONT AVENUE	EXISTING SD MANHOLE AP-E TRAILS 1-3 DMP		/	/	/
			PLUG EXISTING 48" STORM DRAIN OUTFALL TO EAST	WOODMONT AVENUE	EXISTING SD MANHOLE AT SOUTH SKY STREET INTERSECTION		/	/	/
		5.9 AC-FT	POND E W/AGREEMENT AND COVENANT	TRACT 0S-3			/	/	/
		0.49 AC-FT	POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT D VALLE PRADO UNIT 1			/	/	/
			TEMPORARY POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT A VALLE PRADO UNIT 2			/	/	/
			MODIFIY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40.47 CPN 730084	SDMH STA 12+19.66 CPN 730084	/	/	/

NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWO ROCK ROAD	LOT 25	RAINSPOT STREET	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWO ROCK ROAD	RAINSPOT STREET	SOUTH STUB TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FUTURE TREE LINE AVENUE	FUTURE LONGWALK STREET	EX 8" WATERLINE AT WEST TERMINUS SANTA FE AT THE TRAILS	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RAINSPOT STREET	SOUTH SKY STREET	TWO ROCK ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	7/28/2015				
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No _____

ORIGINAL

Date Submitted: July 7, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub Approved. _____
Date Preliminary Plat Approved. 7-16-14
Date Preliminary Plat Expires: 7-16-15

DRB Project No. 1004404

Figure 12

INFRASTRUCTURE LIST

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

VALLE PRADO UNIT 2
(REPLAT OF TRACT 10, UNIT 3A AT THE TRAILS UNIT 2 AND TRACT 6 VALLE PRADO UNIT 2)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		52' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	WOODMONT AVENUE	REDBLOOM ROAD	/	/	/
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	SANDMARK ROAD	LOT 24	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/
		36' RADIUS	TEMPORARY TURNAROUND	TRACT A, UNIT 2 TRACT F, UNIT 1	NORTH END OF TWO ROCK ROAD		/	/	/

Item to be deleted

*SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		24" - 60" DIA	RCP W/ MH & INLETS	SOUTH SKY STREET	WOODMONT AVENUE	60' NORTH OF SANDMARK ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	SANDMARK ROAD	SOUTH SKY STREET	60' WEST OF SOUTH SKY ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	TWO ROCK ROAD	LOT 25/26	FUTURE LONGWALK STREET	/	/	/
		24" DIA	RCP W/ MH & INLETS	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
			REMOVE EXISTING ORIFICE PLATE	WOODMONT AVENUE	EXISTING SD MANHOLE AP-E TRAILS 1-3 DMP		/	/	/
			PLUG EXISTING 48" STORM DRAIN OUTFALL TO EAST	WOODMONT AVENUE	EXISTING SD MANHOLE AT SOUTH SKY STREET INTERSECTION		/	/	/
		5.9 AC-FT	POND E W/AGREEMENT AND COVENANT	TRACT OS-3			/	/	/
		0.49 AC-FT	POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT D VALLE PRADO UNIT 1			/	/	/
			TEMPORARY POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT A VALLE PRADO UNIT 2			/	/	/
			MODIFIY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40.47 CPN 730084	SDMH STA 12+19.66 CPN 730084	/	/	/

NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWO ROCK ROAD	LOT 25	RAINSPOT STREET	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWO ROCK ROAD	RAINSPOT STREET	SOUTH STUB TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FUTURE TREE LINE AVENUE	FUTURE LONGWALK STREET	EX 8" WATERLINE AT WEST TERMINUS SANTA FE AT THE TRAILS	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RAINSPOT STREET	SOUTH SKY STREET	TWO ROCK ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
CHRISTIAN J. SHOLTIS 7/7/2014 PREPARED BY: PRINT NAME DATE	DRB CHAIR	DATE	PARKS & ~~GENERAL SERVICES~~ Recreation DATE
BOHANNAN HUSTON, INC. FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA DATE
7.14.14 SIGNATURE	ABCWUA	DATE	CITY ENGINEER DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PROJECT #
1004404

AUGUST 5. 2015

FP

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1004404

Board hearing date:

WEDNESDAY, August 5, 2015

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- __ __ Major Subdivision action
- ____ Minor Subdivision action
- _X_ Vacation — V
- __ __ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — D
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D) — A
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners**: _____

DESCRIPTION OF REQUEST: Vacation of Public Easement for Valle Prado Unit 2

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

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

Lot or Tract No. Tract E/Tract 10 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Valle Prado Unit 1/Trails Unit 3A

Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906413032322306

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 104404-14DRB-70130, 104404-14DRB-70405

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 29 Total area of site (acres): 7.00

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue

Between: West of Rainbow Boulevard and _____

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

SIGNATURE [signature] DATE 7/9/15

(Print) SCOTT J STEFFEN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	15DRB-70245	VPE		$ 45.00
☒ All fees have been collected				$ 75.00
☒ All case #s are assigned				$ 20.00
☒ AGIS copy has been sent				$
☒ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus				
☐ F.H.D.P. fee rebate	Hearing date August 5, 2015			$ 140.00

7-9-15 **Project #** 1004404

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Scott J Steffen
Applicant name (print)

Scott J Steffen 7/9/15
Applicant signature / date

Form revised 4/07

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

Application case numbers
15DRB-70245
____-____-____
____-____-____

2-9-15
Planner signature / date

Project # 1004404

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 o the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als 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 leas 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 tear out less easily.

4. TIME

Signs must be posted from July 21, 2015 To August 5, 2015

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.

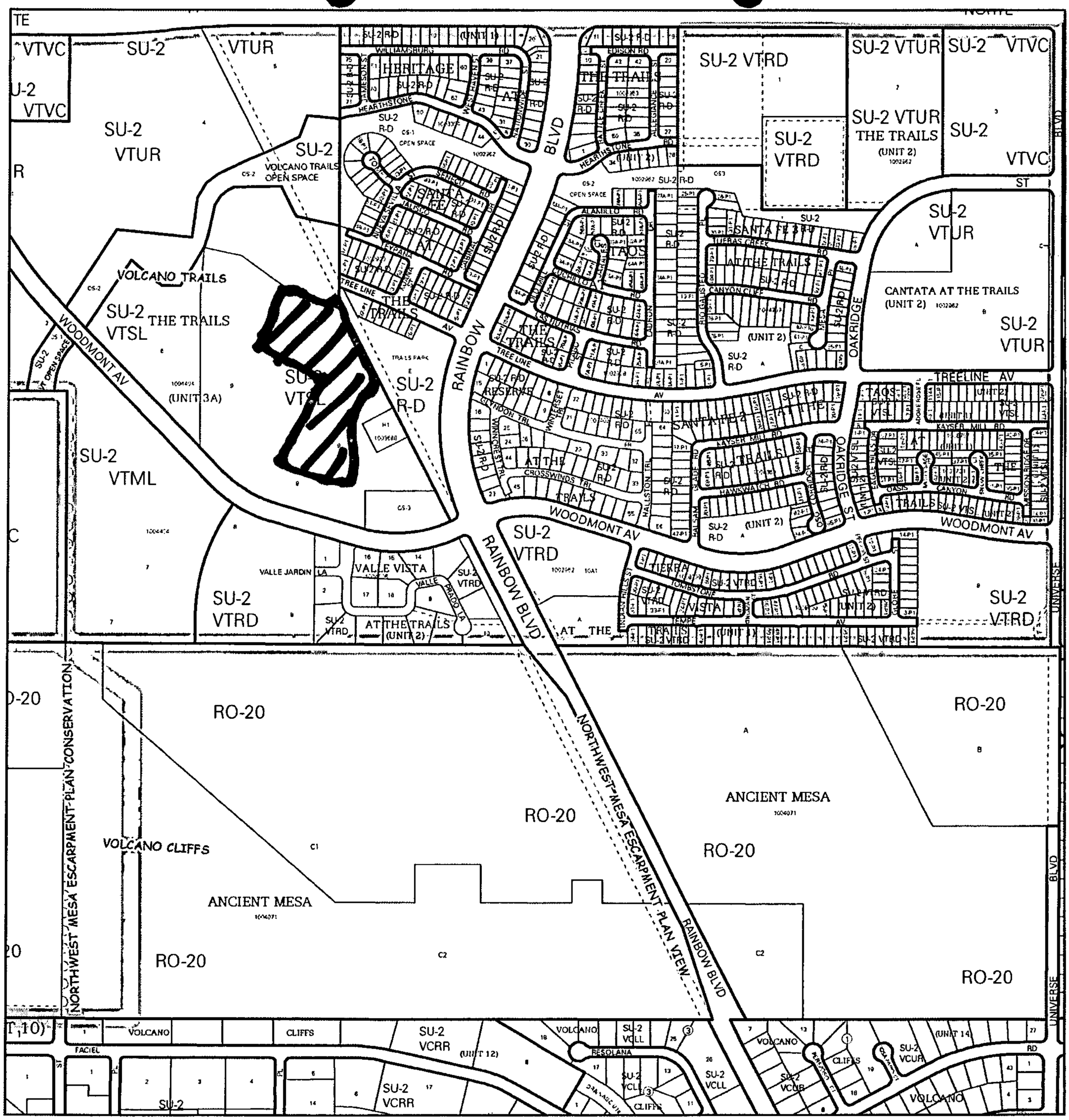
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

_____ (Applicant or Agent) _____ (Date)

I issued 1 signs for this application, 7-9-15 (Date) _____ (Staff Member)

DRB PROJECT NUMBER: 1004404

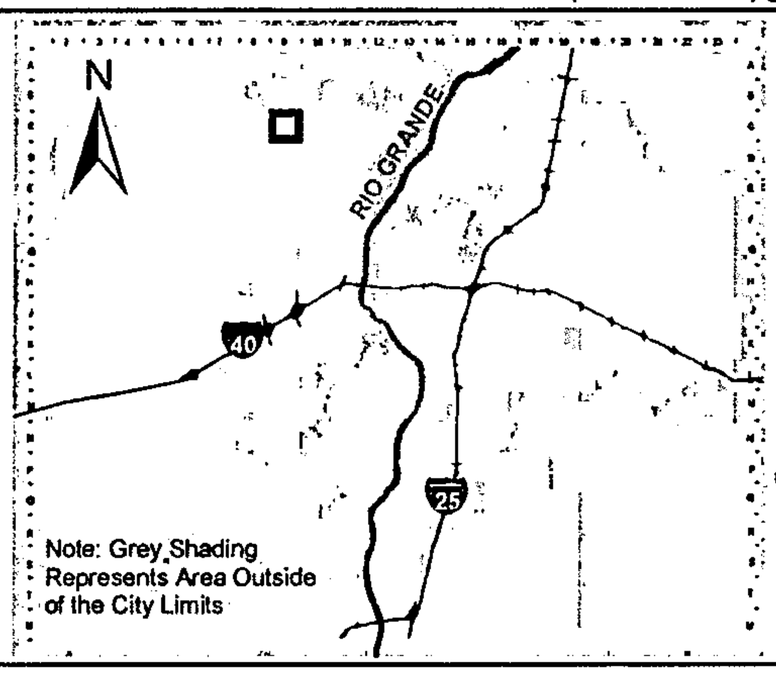
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 9, 2015

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Valle Prado Unit 2 – Vacation of Temporary Turnaround Easement (DRB 1004404)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Twenty-Four (24) copies of Vacation Action Exhibit (Exhibit A)
- Twenty-Four (24) copies of the Valle Prado Unit 1 final plat
- Zone Atlas Map
- Submittal Fee

This submittal is requesting the vacation of an existing Temporary Turnaround Easement on Tract E, Valle Prado Unit 1. The subject easement was granted with the Valle Prado Unit 1 final plat to provide a temporary turnaround at the north end of South Sky Street until development of Tract E. Tract E is being developed as Valle Prado Unit 2. Unit 2 is currently under construction and the Unit 2 final plat will be submitted to be heard concurrently with this vacation request. The construction of the Unit 2 infrastructure creates a looped roadway network such that the temporary turnaround on South Sky Street is no longer required for access.

Please place these items on the DRB Agenda to be heard on August 5, 2015. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Rick Beltramo, Wexford Construction

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

July 8, 2015

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

This letter will serve to notify you that on **July 8, 2015:**

Contact Name: SCOTT STEFFEN

Company or Agency: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988
E-mail: ssteffen@bhinc.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) –TRACT E, VALLE PRADO, UNIT 1 LOCATED ON WOODMONT AVENUE NW WEST OF RAINBOW BOULEVARD NW AND NORTH OF THE VALLE PRADO, UNIT 1 SUBDIVISION** zone map zone map **C-9.**

Our records indicate that as of July 8, 2015, there were no Neighborhood and/or Homeowner Associations in this area.

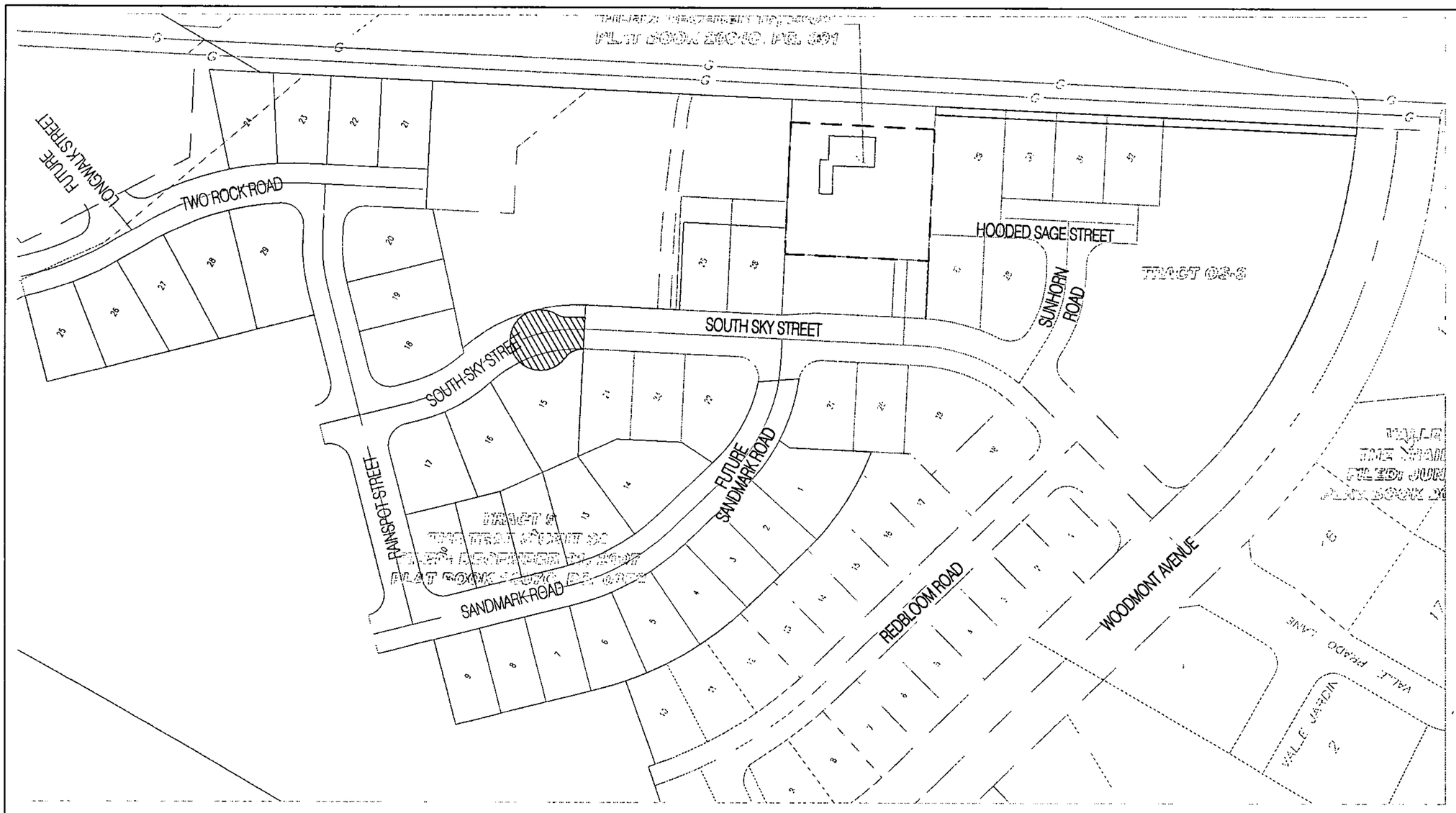
If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/20/14)



NOT TO SCALE

EXISTING TEMPORARY TURNAROUND EASEMENT TO BE VACATED WITH THIS PLAT. (VALLE PRADO UNIT 1). THE TURNAROUND EASEMENT IS NO LONGER REQUIRED AS SOUTH SKY STREET WILL CONTINUE AS PART OF THE PROPOSED VALLE PRADO UNIT 2 DEVELOPMENT.

EXHIBIT "A"

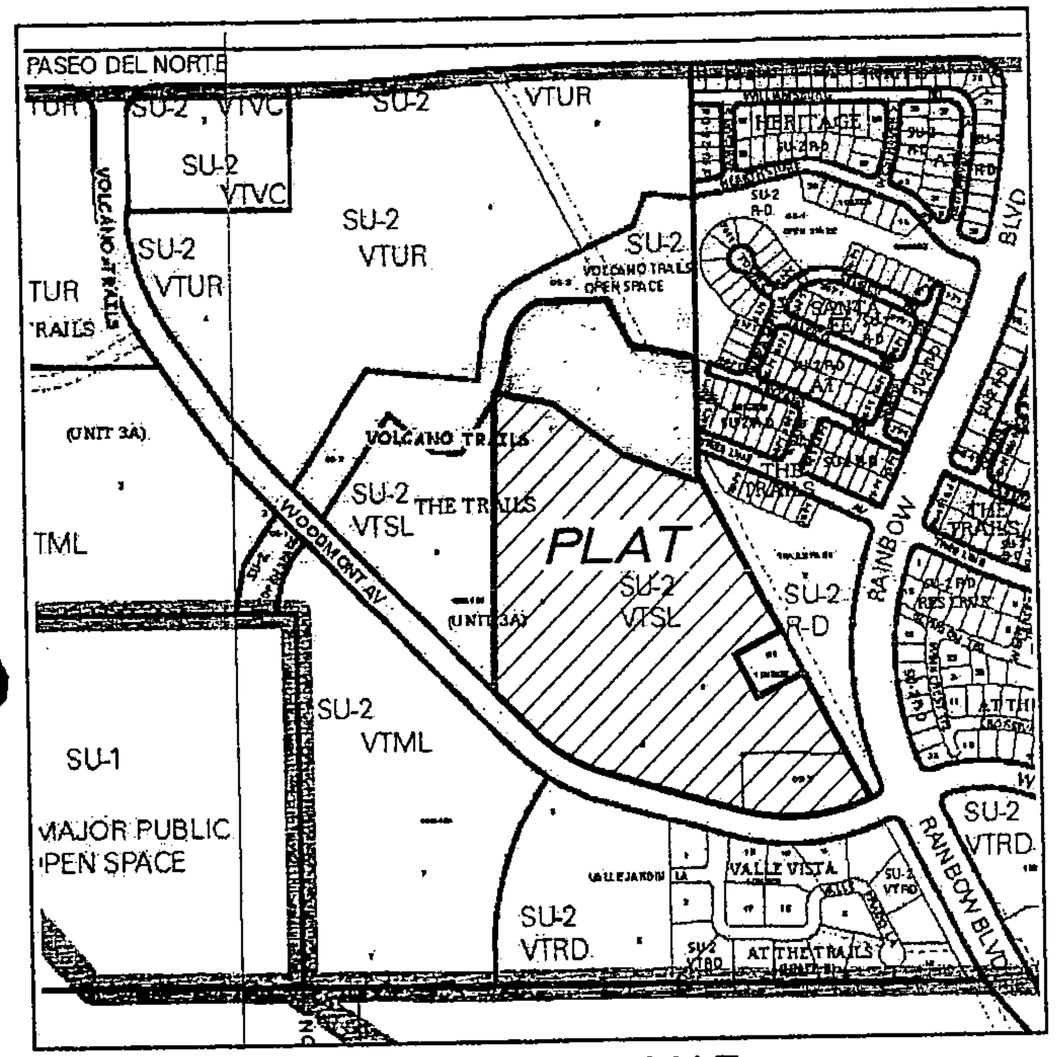
VALLE PRADO UNIT 2

VACATION EXHIBIT

07/09/2015

Bohannan Huston

Wed, 8-Jul-2015 - 12:56:pm, Plotted by: SSTEFFEN
P:\20150013\CDP\Plans\General\Plat\U2\20150013_U1_VACATION.dwg



VICINITY MAP

Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page C-9-Z.
8. 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.
9. 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: 2
2. Number of H.O. A. Tracts created: 5
2. Number of remainder Tracts created: 2
2. Total number of Lots created: 32
3. Total mileage of full width streets created: .65 miles
4. Gross Subdivision acreage: 27.2462 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 1009064/263232306

1009064/263232307

Wood mont Pass LLC

12/19/14

Bernalillo County Treasurer — Date

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Create 32 new Lots and 7 Tracts as shown hereon.
2. Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
3. Show the various Public Easements Vacated by 14DRB-70125 and 14DRB-70296
4. Grant the new Public easements as shown hereon.

SHEET INDEX

SHEET 1	Approvals, General Notes, Etc...
SHEET 2	Legal Description, Free consent and dedication
SHEETS 3 AND 4	Overall Plat Boundary and Vacated Lot lines and easements
SHEETS 5 , 6 AND 7	Valle Prado Unit 1 @ 1"=60'
SHEET 8	Curve and Line Tables

DOCN 2014100959

12/19/2014 10:47 AM Page: 1 of 8
PLAT R:$25.00 B: 2014C P: 0138 M Toulous Oliver, Bernalillo Co

140143_UNIT 1 SHT 1-4. DWG

PLAT OF

VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

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

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER , 2014

PROJECT NUMBER: 100404

Application Number: 14DRB-70405

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	10-9-14 Date
New Mexico Gas Company	10/9/14 Date
Qwest Corporation d/b/a CenturyLink QC.	10/9/14 Date
Comcast	10/9/14 Date

CITY APPROVALS:

Acting City Surveyor, Department of Municipal Development	10/9/14 Date
Real Property Division	12-19-14 Date
Environmental Health Department	12-19-14 Date
Traffic Engineering, Transportation Division	12/17/14 Date
ABCWUA	12/17/14 Date
Parks and Recreation Department	12-17-14 Date
AMAFCA	12-17-14 Date
City Engineer	12-17-14 Date
DRB Chairperson, Planning Department	12-19-14 Date

SURVEYORS CERTIFICATION

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

12/16/14

Russ P. Hugg
NMPS No. 9750
Spetember 29, 2014

STATE OF NEW MEXICO PROFESSIONAL SURVEYOR No. 9750 RUSS P. HUGG

SHEET 1 OF 8

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER , 2014

LEGAL DESCRIPTION

Tract Nine (9) and Tract OS-3 of The TRAILS UNIT 3A, as the same are shown and designated on the Plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352.

Said parcel contains 27.2462 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising," PLAT OF VALLE PRADO UNIT 1 (BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public 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 warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

WOODMONT-PASEO, LLC

By: _____ 10/8/14 12/16/14
Kelly Calhoun, Manager Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: _____ 10/8/14 12/16/14
Kelly Calhoun, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8TH day of OCTOBER, 2014, by, Kelly Calhoun, as Manager of Woodmont-Paseo, LLC.

Notary Public 3/20/17
My commission expires

OFFICIAL SEAL
RUSS P. HUGG
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8TH day of OCTOBER, 2014, by, Kelly Calhoun, as President of The Trails Community Association, Inc.

Notary Public 3/20/17
My commission expires

OFFICIAL SEAL
RUSS P. HUGG
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

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

DEDICATION

1. Tracts A thru D and Tract OS-3A shall be conveyed to The Trails Community Association, Inc. in fee simple and shall be maintained by The Trails Community Association, Inc.

2. Tracts A thru D and OS-3A are Private Open Space Area to be conveyed to The Trails Community Association, Inc. Maintenance of said Tract shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

3. Tract OS-3A is subject to a blanket public pedestrian access easement and public drainage easement granted with the filing of this plat.

4. Tract D is subject to a blanket public pedestrian access easement and public drainage easement granted with the filing of this plat.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

DOC# 2014100959
12/19/2014 10:47 AM Page: 2 of 8
MyPLAT R:$25.00 B: 2014C P: 0139 M. Toulous Olivere, Bernalillo Co.

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388
Fax: 505-897-3377

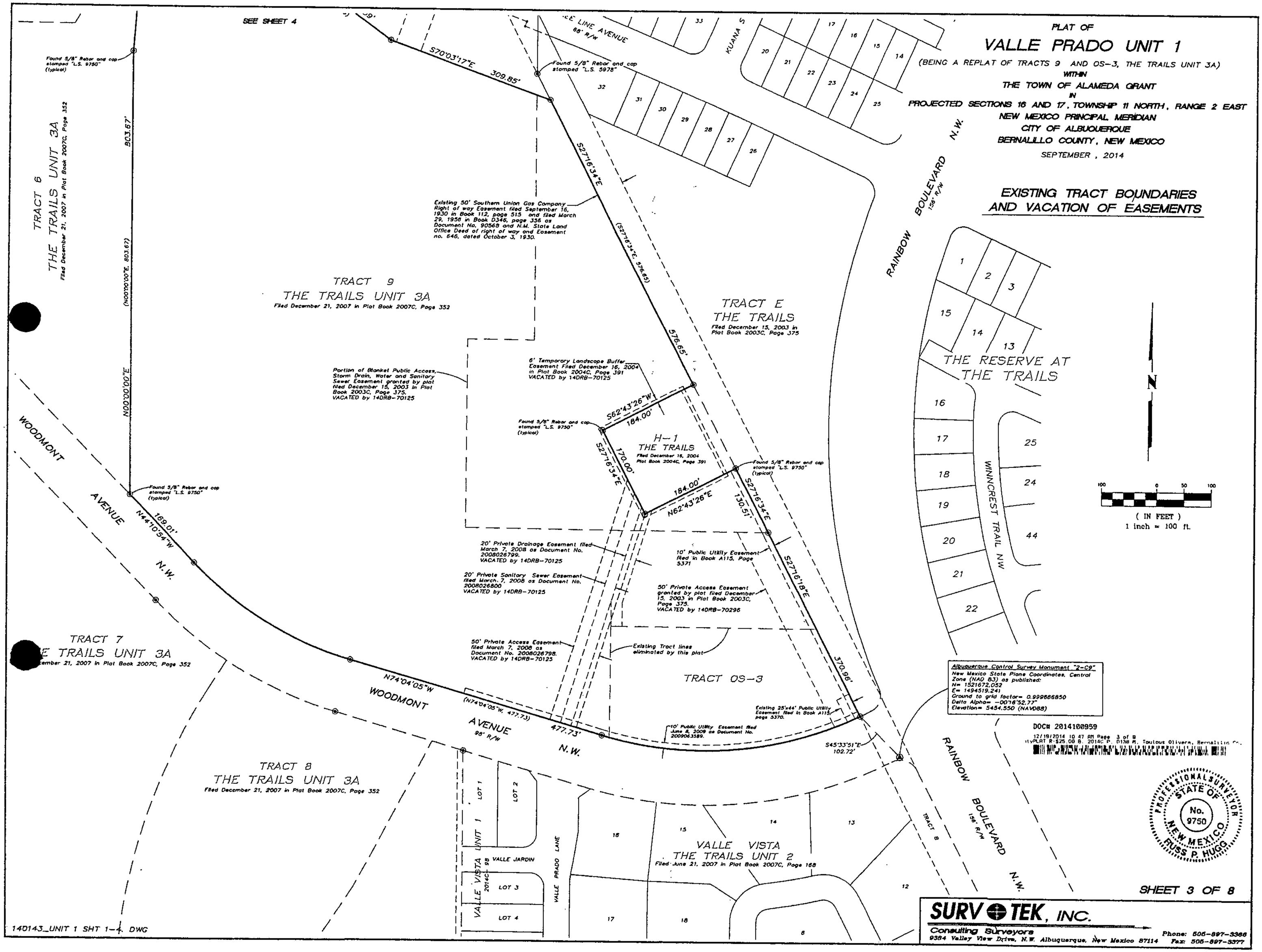
140143_UNIT 1 SHT 1-4. DWG

PLAT OF

VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER , 2014

EXISTING TRACT BOUNDARIES AND VACATION OF EASEMENTS



Albuquerque Control Survey Monument "2-C9"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N= 1521672.052
E= 1494519.241
Ground to grid factor= 0.999866850
Delta Alpha= -00°16'52.77"
Elevation= 5454.550 (NAVD88)

DOC# 2014100959
12/19/2014 10:47 AM Page 3 of 8
City PLAT R-$25.00 B: 2014C P: 0138 M. Toulous Olivera, Bernalillo Co.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 OF 8

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

14D143_UNIT 1 SHT 1-4. DWG

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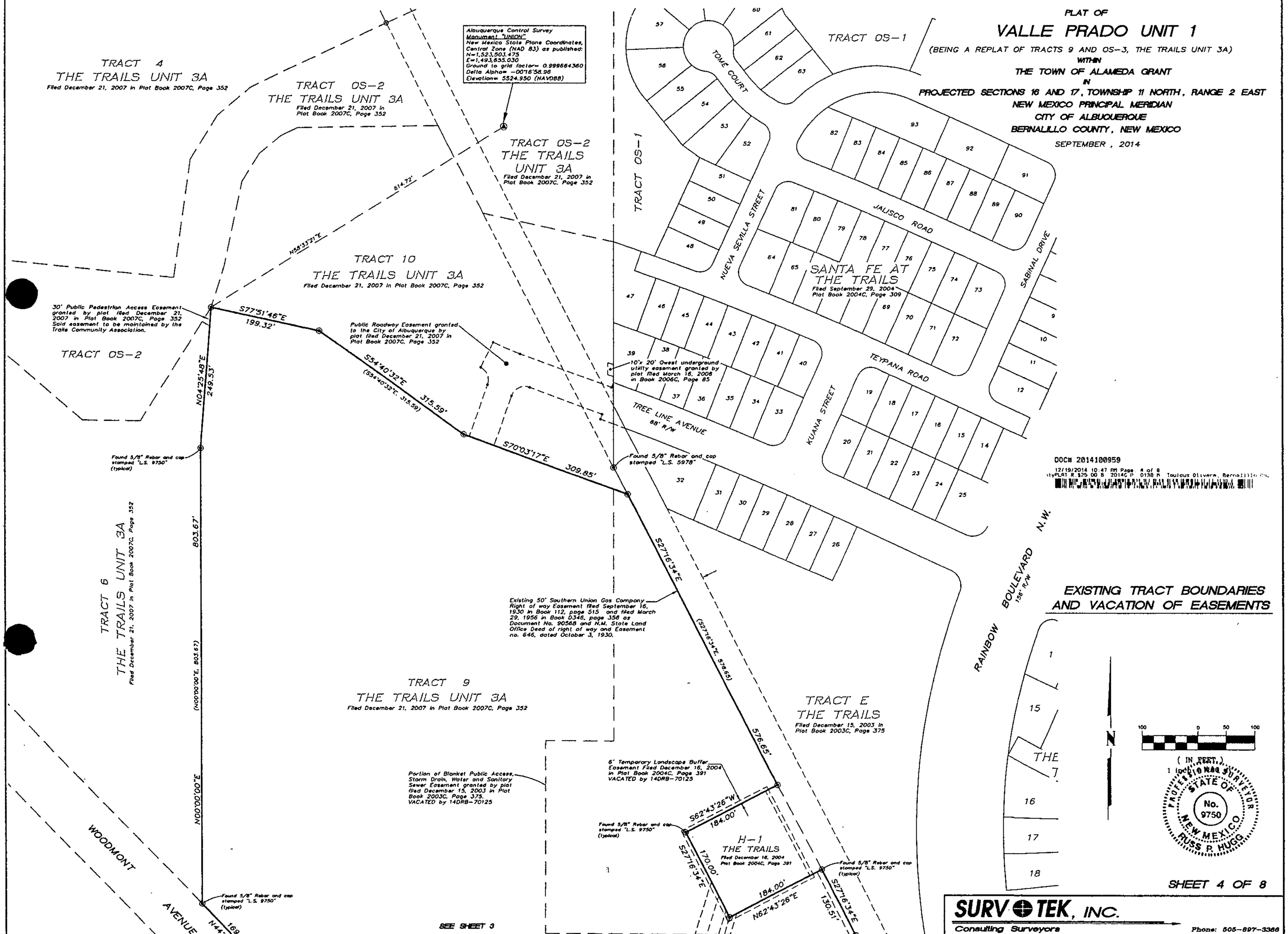
SEPTEMBER , 2014



DOC# 2014100959
12/19/2014 10:47 AM Page 4 of 8
StyPLAT R $25.00 B 2014C P 0138 M Toulous Olivarez, Bernalillo Co.

SHEET 4 OF 8

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
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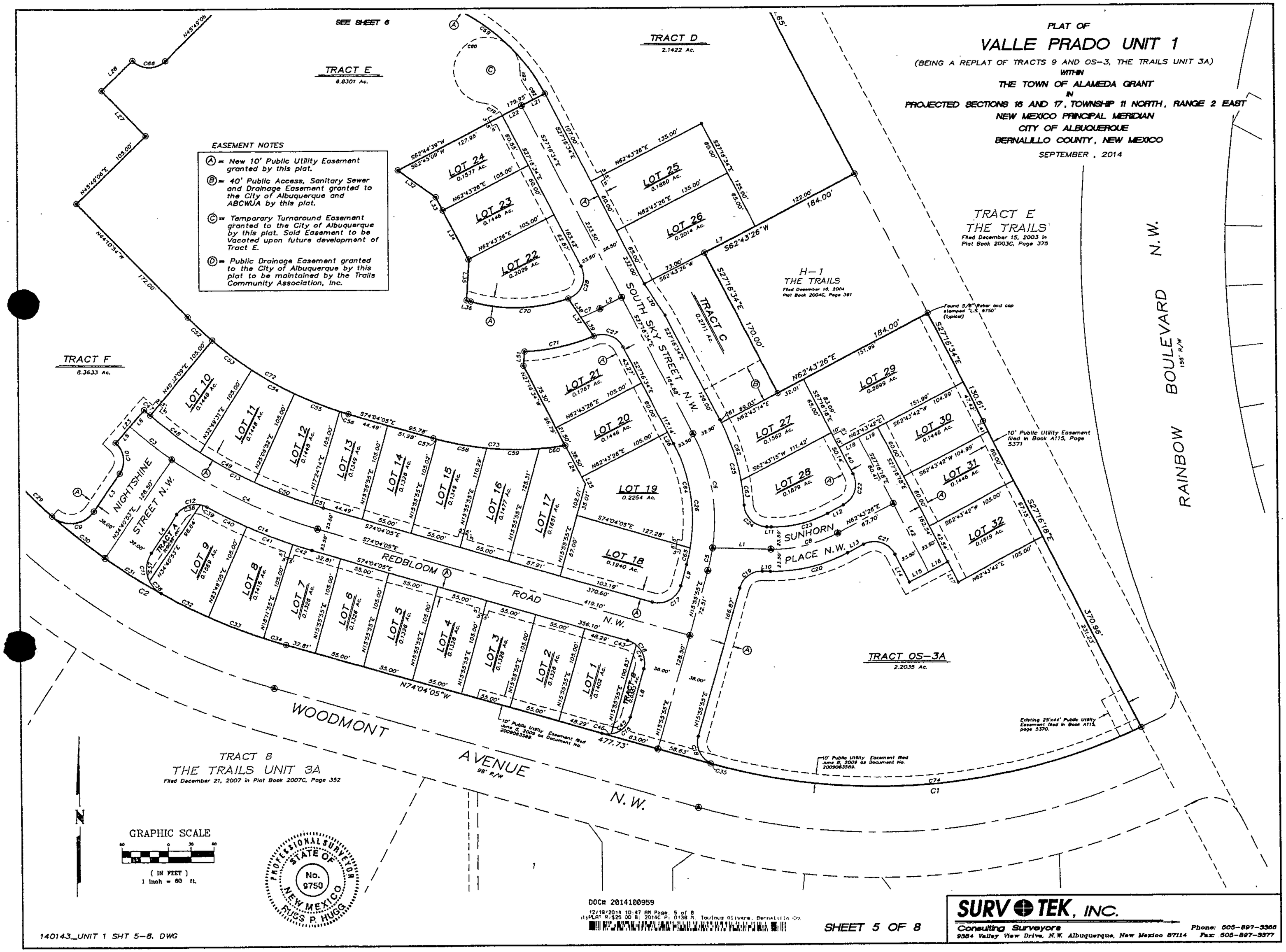
SEPTEMBER , 2014



DOC# 2014100959
12/19/2014 10:47 AM Page: 5 of 8
City PLAT R:$25.00 B: 2014C P: 0138 M. Toulous Olivare, Bernalillo Co.

SHEET 5 OF 8

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Phone: 505-897-3366
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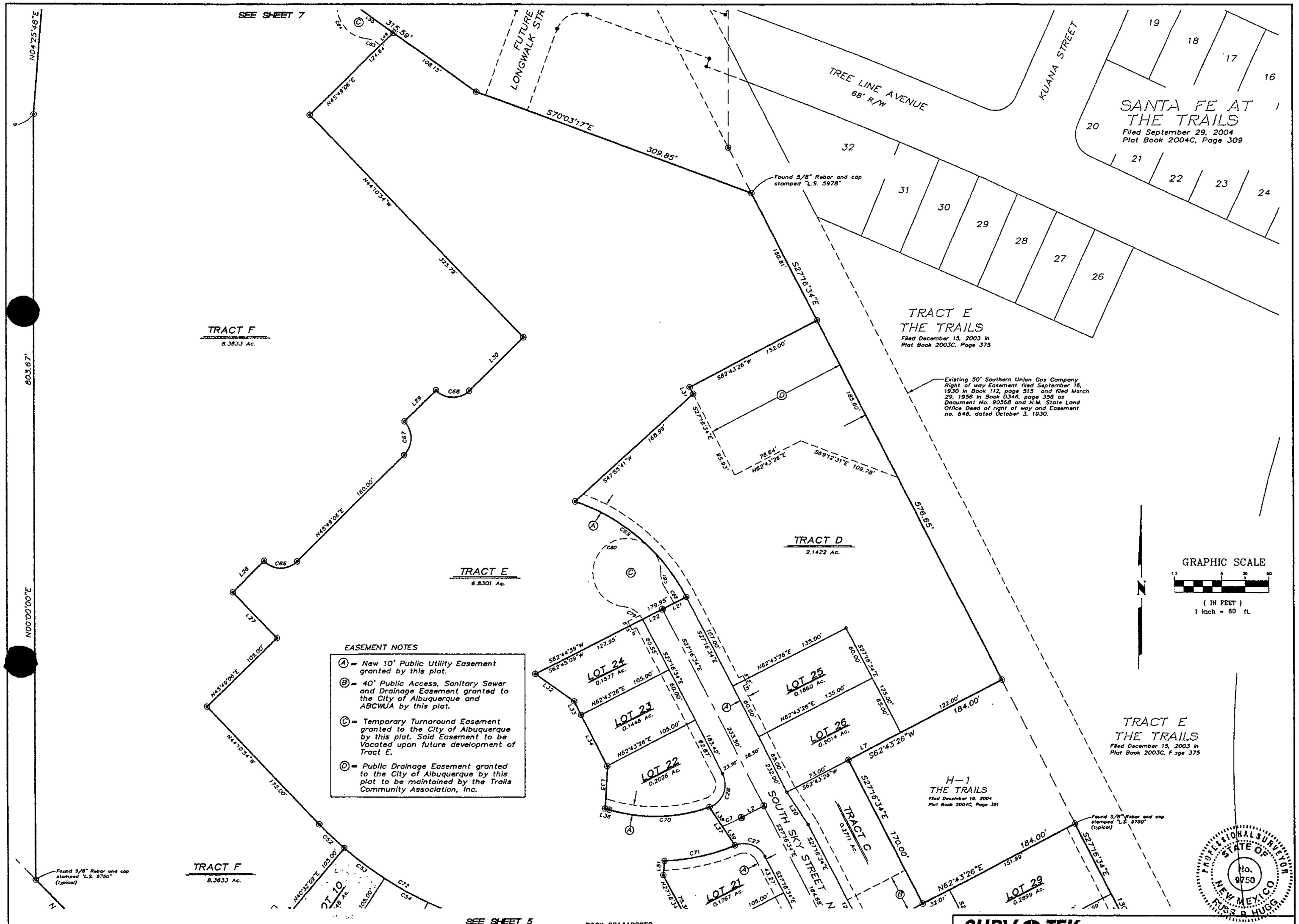
140143_UNIT 1 SHT 5-8. DWG



SEE SHEET 5

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12/19/2014 10:47 AM Page: 6 of 8
CityPLAT R-$25.00 B: 2014C P: 0139 M: Toulous Olivares, Bernalillo Co

140143_UNIT 1 SHT 5-8. DWG

SHEET 6 OF 8

SURVTEK, INC.
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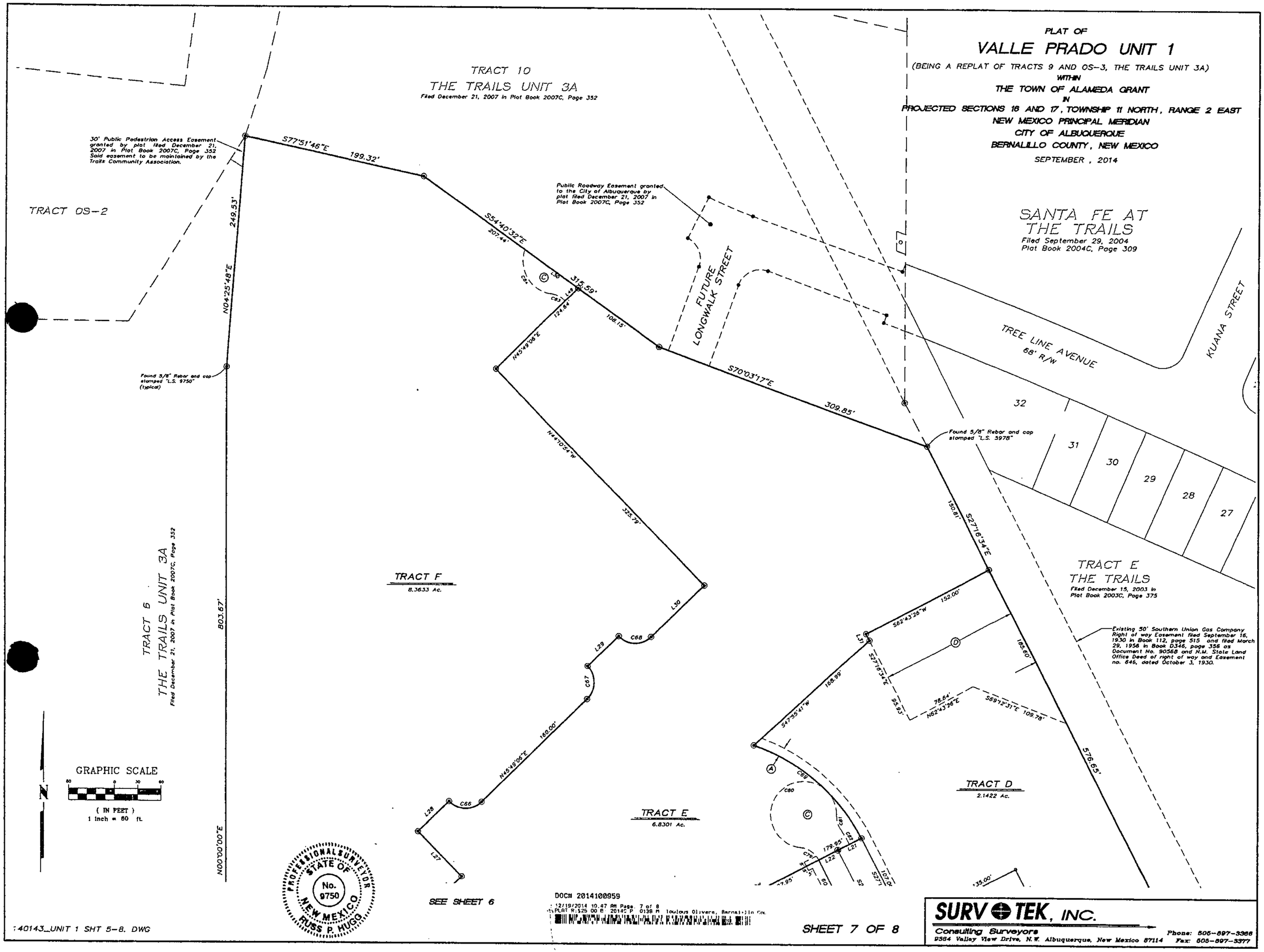
SEPTEMBER , 2014



DOC# 2014100959
12/19/2014 10:47 AM Page: 7 of 8
PLAT R:$25.00 B: 2014C P: 0138 M. Toulous Olivere, Bernalillo Co.

SHEET 7 OF 8

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

140143_UNIT 1 SHT 5-8. DWG

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER , 2014

LINE TABLE

LINE	LENGTH	BEARING
L1	63.07	S88°18'34"E
L2	26.64	S62°43'26"W
L3	49.76	N34°40'53"E
L4	49.75	N34°40'53"E
L5	23.50	N41°31'15"E
L6	23.50	N41°31'15"E
L7	62.00	N62°43'26"E
L8	55.00	N15°55'55"E
L9	24.01	N15°55'55"E
L10	8.83	S88°18'34"E
L11	5.07	S88°18'34"E
L12	19.20	N62°43'26"E
L13	19.19	N62°43'26"E
L14	33.63	S27°16'18"E
L15	23.50	N62°43'42"E
L16	23.50	N62°43'42"E
L17	24.60	S27°16'18"E
L18	23.50	N62°43'42"E
L19	23.50	N62°43'42"E
L20	40.38	S32°57'41"E
L21	28.50	S62°43'26"W
L22	23.50	S62°43'26"W
L23	47.00	N41°31'15"E
L24	46.81	S27°16'34"E
L25	8.31	S27°16'34"E
L26	13.87	S27°16'34"E
L27	67.71	N44°10'54"W
L28	47.00	N45°49'06"E
L29	47.00	N45°49'06"E
L30	80.00	N45°49'06"E
L31	8.01	S27°16'36"E
L32	50.09	S54°32'40"E
L33	16.09	S27°16'34"E
L34	60.00	S27°16'34"E
L35	44.38	S02°58'12"W
L36	4.69	S73°18'26"E
L37	48.33	S34°10'31"E
L38	24.25	S34°10'31"E
L39	24.08	S34°10'31"E
L40	32.05	S27°16'16"E
L41	12.58	S27°14'43"E
L42	82.13	S27°16'15"E
L49	19.72	N45°49'06"E
L50	71.48	S54°40'32"E
L51	15.00	N05°14'26"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	481.26'	672.00'	251.47'	471.05'	N85°24'55"E	41°02'00"
C2	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C3	57.37'	522.50'	28.71'	57.34'	S51°37'29"E	6°17'29"
C4	175.98'	522.50'	88.83'	175.15'	S64°25'09"E	19°17'51"
C5	24.60'	200.00'	12.32'	24.59'	N12°24'28"E	7°02'55"
C6	126.22'	200.00'	65.29'	124.14'	N09°11'47"W	36°09'35"
C7	22.60'	200.00'	11.31'	22.59'	N65°57'39"E	6°28'27"
C8	75.83'	150.00'	38.75'	75.03'	N77°12'26"E	28°58'00"
C9	50.66'	30.00'	33.76'	44.85'	N83°03'24"E	96°45'03"
C10	36.29'	25.00'	22.18'	33.18'	N06°53'56"W	83°09'38"
C11	50.17'	30.00'	33.21'	44.53'	S13°13'48"E	95°49'21"
C12	36.73'	25.00'	22.58'	33.51'	S76°45'59"W	84°10'12"
C13	214.28'	499.00'	108.82'	212.64'	S61°45'58"E	24°36'13"
C14	123.11'	546.00'	61.82'	122.85'	S67°36'30"E	12°55'10"
C15	39.27'	25.00'	25.00'	35.36'	N60°55'55"E	89°59'59"
C16	39.27'	25.00'	25.00'	35.36'	N29°04'05"W	90°00'00"
C17	39.27'	25.00'	25.00'	35.36'	N60°55'55"E	90°00'00"
C18	39.44'	25.00'	25.17'	35.47'	S29°15'42"E	90°23'14"
C19	33.06'	25.00'	19.45'	30.70'	S53°48'41"W	75°45'31"
C20	87.72'	173.50'	44.82'	86.78'	N77°12'26"E	28°58'00"
C21	39.27'	25.00'	25.00'	35.36'	N72°16'26"W	90°00'16"
C22	39.13'	25.00'	24.87'	35.26'	N17°52'44"E	89°41'25"
C23	63.95'	126.50'	32.68'	63.28'	N77°12'26"E	28°58'00"
C24	36.99'	25.00'	22.82'	33.71'	S45°55'22"E	84°46'23"
C25	96.33'	232.50'	48.87'	95.65'	N15°24'22"W	23°44'24"
C26	133.10'	176.50'	69.90'	129.97'	N05°40'19"W	43°12'30"
C27	37.07'	25.00'	22.89'	33.76'	N69°45'12"W	84°57'15"
C28	42.89'	25.00'	28.91'	37.82'	N21°52'17"E	98°17'42"
C29	49.83'	650.97'	24.93'	49.82'	S46°22'29"E	4°23'10"
C30	71.70'	651.00'	35.89'	71.67'	S51°43'24"E	6°18'39"
C31	71.16'	651.00'	35.61'	71.12'	S58°00'36"E	6°15'46"
C32	57.27'	651.00'	28.65'	57.25'	S63°39'42"E	5°02'26"
C33	63.85'	651.00'	31.95'	63.82'	S68°59'30"E	5°37'10"
C34	25.75'	651.09'	12.88'	25.75'	S72°56'04"E	2°15'58"
C35	4.54'	666.60'	2.27'	4.54'	S74°15'39"E	0°23'25"
C36	18.76'	30.00'	9.70'	18.45'	S43°13'48"E	35°49'21"
C37	31.42'	30.00'	17.32'	30.00'	S04°40'53"W	60°00'00"
C38	28.98'	25.00'	16.37'	27.39'	S67°53'32"W	66°25'19"
C39	7.74'	25.00'	3.90'	7.71'	N70°01'22"W	17°44'54"
C40	47.96'	546.00'	24.00'	47.95'	S63°39'55"E	5°02'00"
C41	53.55'	546.00'	26.80'	53.53'	S68°59'30"E	5°37'10"
C42	21.60'	546.00'	10.80'	21.60'	S72°56'05"E	2°16'00"
C43	10.29'	25.00'	5.22'	10.22'	N62°16'44"W	23°34'41"
C44	28.98'	25.00'	16.37'	27.39'	N17°16'44"W	66°25'19"
C45	28.98'	25.00'	16.37'	27.39'	N49°08'35"E	66°25'19"
C46	10.29'	25.00'	5.22'	10.22'	S85°51'26"E	23°34'40"
C47	8.58'	499.00'	4.29'	8.58'	S48°58'18"E	0°59'06"
C48	67.15'	499.00'	33.63'	67.10'	S53°19'10"E	7°42'38"
C49	67.15'	499.00'	33.63'	67.10'	S61°01'49"E	7°42'38"
C50	67.15'	499.00'	33.63'	67.10'	S68°44'27"E	7°42'38"
C51	12.82'	499.00'	6.41'	12.82'	S73°19'55"E	1°28'19"
C52	36.33'	394.00'	18.18'	36.31'	S46°49'23"E	5°16'57"
C53	53.02'	394.00'	26.55'	52.98'	S53°19'10"E	7°42'38"
C54	53.02'	394.00'	26.55'	52.98'	S61°01'49"E	7°42'38"
C55	53.02'	394.00'	26.55'	52.98'	S68°44'27"E	7°42'38"
C56	10.12'	394.00'	5.06'	10.12'	S73°19'55"E	1°28'19"
C57	3.72'	328.50'	1.86'	3.72'	S74°23'32"E	0°38'55"
C58	55.32'	328.50'	27.72'	55.25'	S79°32'26"E	9°38'54"
C59	57.09'	328.50'	28.62'	57.01'	S89°20'35"E	9°57'24"
C60	28.04'	328.50'	14.03'	28.04'	N83°13'58"E	4°53'29"
C61	3.82'	232.50'	1.91'	3.82'	N26°48'19"W	0°56'31"
C62	66.05'	232.50'	33.25'	65.83'	N18°11'46"W	16°16'34"
C63	26.46'	232.50'	13.25'	26.45'	N06°47'50"W	6°31'18"
C64	115.08'	176.50'	59.67'	113.05'	N08°35'52"W	37°21'24"
C65	18.03'	176.50'	9.02'	18.02'	N13°00'23"E	5°51'06"
C66	39.27'	25.00'	25.00'	35.36'	S89°10'54"E	90°00'00"
C67	39.27'	25.00'	25.00'	35.36'	N00°49'06"E	90°00'00"
C68	39.27'	25.00'	25.00'	35.36'	S89°10'54"E	90°00'00"
C69	158.11'	203.50'	83.29'	154.16'	N49°32'01"W	44°30'54"
C70	107.55'	176.50'	55.50'	105.89'	N88°28'31"E	34°54'48"
C71	77.11'	223.50'	38.94'	76.73'	N77°39'12"E	19°46'01"
C72	205.51'	394.00'	105.15'	203.19'	S59°07'30"E	29°53'10"
C73	144.17'	328.50'	73.26'	143.01'	S86°38'26"E	25°08'42"
C74	476.72'	672.00'	248.89'	466.79'	N85°13'18"E	40°38'46"
C79	25.01'	25.00'	13.66'	23.98'	N55°56'10"W	57°19'12"
C80	167.23'	36.00'	38.50'	52.59'	S48°28'51"W	266°09'15"
C81	15.15'	25.00'	7.81'	14.92'	S15°47'57"E	34°42'53"
C82	19.40'	189.00'	9.71'	19.39'	N30°12'59"W	5°52'49"
C83	16.83'	25.00'	8.75'	16.51'	N63°28'02"W	38°34'06"
C84	64.27'	35.92'	44.77'	56.03'	S31°39'01"E	102°31'18"

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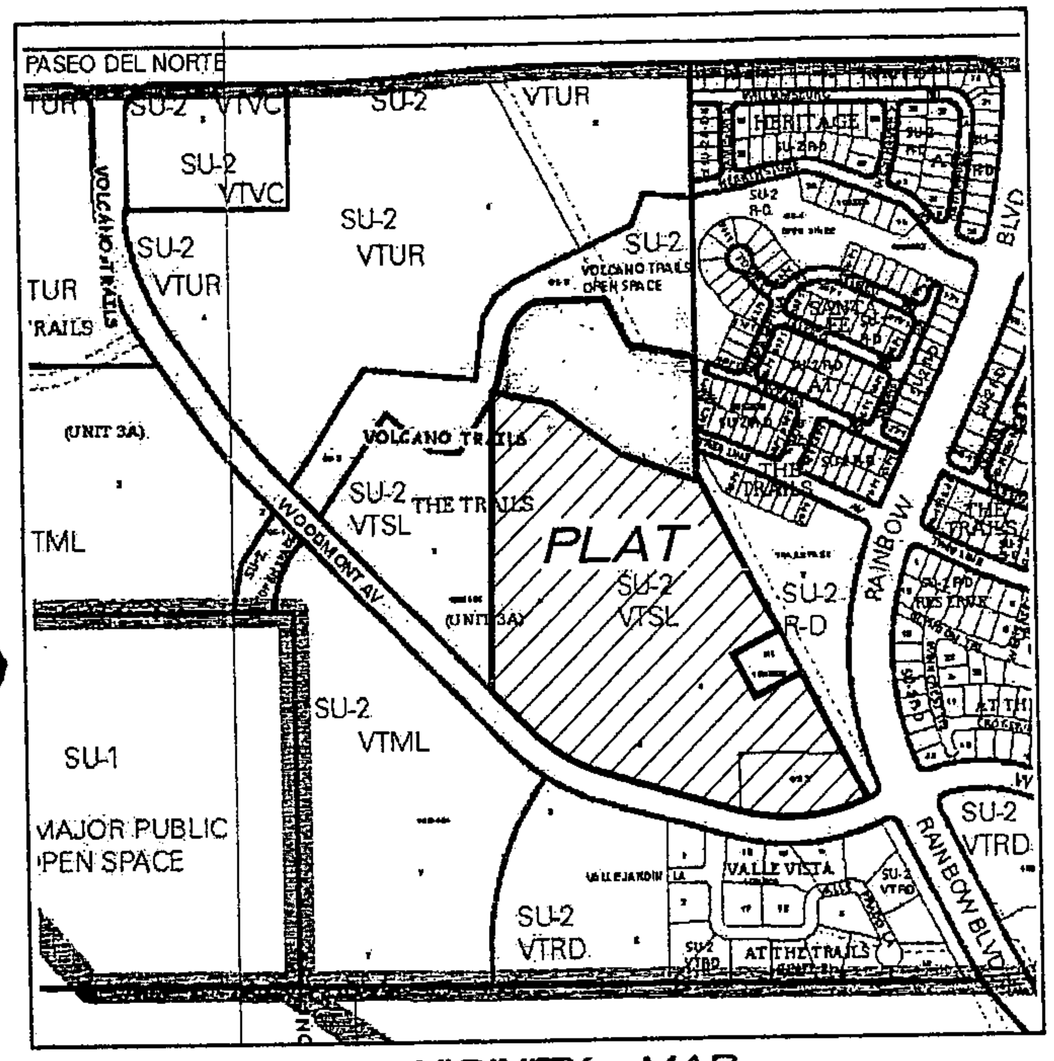
PLAT R:$25.00 B: 2014C P: 0138 M Toulous Olivere, Bernalillo Co.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

140143_UNIT 1 SHT 5-8. DWG

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



VICINITY MAP

Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page C-9-Z.
8. 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.
9. 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: 2
2. Number of H.O. A. Tracts created: 5
2. Number of remainder Tracts created: 2
2. Total number of Lots created: 32
3. Total mileage of full width streets created: .65 miles
4. Gross Subdivision acreage: 27.2462 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 100906413033322306

100906413253672 22367

Woodmont Pasea LLC

12/19/14

Bernalillo County Treasurer — Date

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Create 32 new Lots and 7 Tracts as shown hereon.
2. Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
3. Show the various Public Easements Vacated by 14DRB-70125 and 14DRB-70296
4. Grant the new Public easements as shown hereon.

SHEET INDEX

SHEET 1	Approvals, General Notes, Etc...
SHEET 2	Legal Description, Free consent and dedication
SHEETS 3 AND 4	Overall Plat Boundary and Vacated Lot lines and easements
SHEETS 5 , 6 AND 7	Valle Prado Unit 1 @ 1"=60'
SHEET 8	Curve and Line Tables

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PLAT R: $25.00 B: 2014C P: 0138 M Toulous Olivere, Bernalillo Co.

140143_UNIT 1 SHT 1-4. DWG

PLAT OF

VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

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

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER , 2014

PROJECT NUMBER: 1004404

Application Number: 14DRB-70405

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	10-9-14 Date
New Mexico Gas Company	10/9/14 Date
Qwest Corporation d/b/a CenturyLink QC.	10/9/14 Date
Comcast	10/9/14 Date

CITY APPROVALS:

Acting City Surveyor, Department of Municipal Development	10/9/14 Date
Real Property Division	12-19-14 Date
Environmental Health Department	12-19-14 Date
Traffic Engineering, Transportation Division	12/17/14 Date
ABCWUA	12/17/14 Date
Parks and Recreation Department	12-17-14 Date
AMAFCA	12-17-14 Date
City Engineer	12-17-14 Date
DRB Chairperson, Planning Department	12-19-14 Date

SURVEYORS CERTIFICATION

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

12/16/14

Russ P. Hugg
NMPS No. 9750
Spetember 29, 2014

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

SHEET 1 OF 8

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

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(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)

WITHIN

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER , 2014

LEGAL DESCRIPTION

Tract Nine (9) and Tract OS-3 of The TRAILS UNIT 3A, as the same are shown and designated on the Plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352.

Said parcel contains 27.2462 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising," PLAT OF VALLE PRADO UNIT 1 (BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public 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 warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

WOODMONT-PASEO, LLC

By: Kelly 10/8/14 pc 12/16/14

Kelly Calhoun, Manager Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: Kelly 10/8/14 pc 12/16/14

Kelly Calhoun, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8TH day of OCTOBER, 2014, by, Kelly Calhoun, as Manager of Woodmont-Paseo, LLC.

Notary Public 3/20/17 My commission expires

OFFICIAL SEAL
RUSS P. HUGG
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8TH day of OCTOBER, 2014, by, Kelly Calhoun, as President of The Trails Community Association, Inc.

Notary Public 3/20/17 My commission expires

OFFICIAL SEAL
RUSS P. HUGG
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

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

DEDICATION

1. Tracts A thru D and Tract OS-3A shall be conveyed to The Trails Community Association, Inc. in fee simple and shall be maintained by The Trails Community Association, Inc.

2. Tracts A thru D and OS-3A are Private Open Space Area to be conveyed to The Trails Community Association, Inc. Maintenance of said Tract shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

3. Tract OS-3A is subject to a blanket public pedestrian access easement and public drainage easement granted with the filing of this plat.

4. Tract D is subject to a blanket public pedestrian access easement and public drainage easement granted with the filing of this plat.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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12/19/2014 10:47 AM Page: 2 of 8
PLAT R:$25.00 B: 2014C P: 0139 M. Toulous Olivere, Bernalillo Co.

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388
Fax: 505-897-3373

140143_UNIT 1 SHT 1-4. DWG

PLAT OF

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(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

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

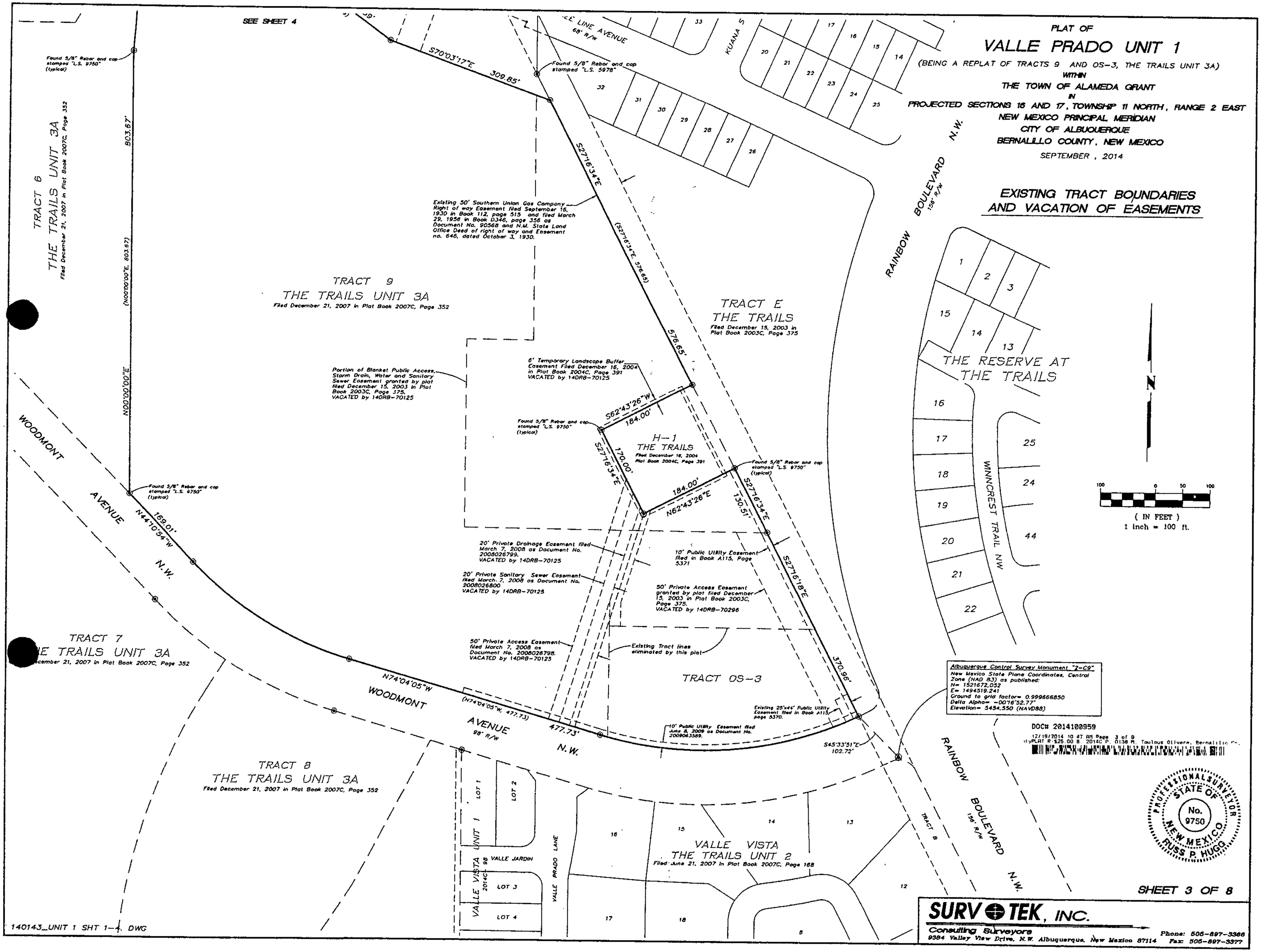
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER , 2014

EXISTING TRACT BOUNDARIES AND VACATION OF EASEMENTS



SHEET 3 OF 8

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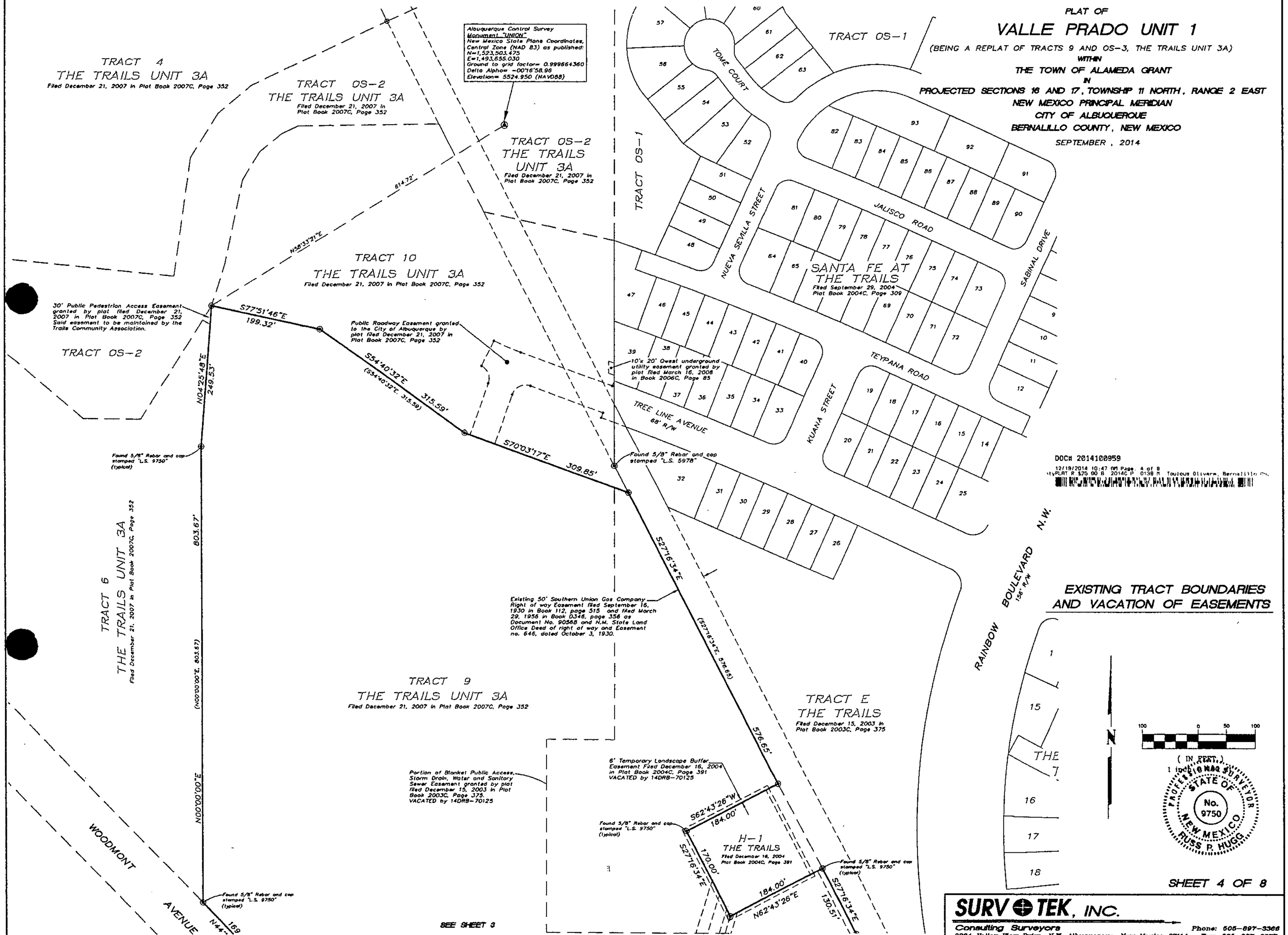
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER , 2014



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tyPLAT R $25.00 B 2014C P 0138 M Toulous Olivarez, Bernalillo Co.

EXISTING TRACT BOUNDARIES AND VACATION OF EASEMENTS

SHEET 4 OF 8

SURV TEK, INC.
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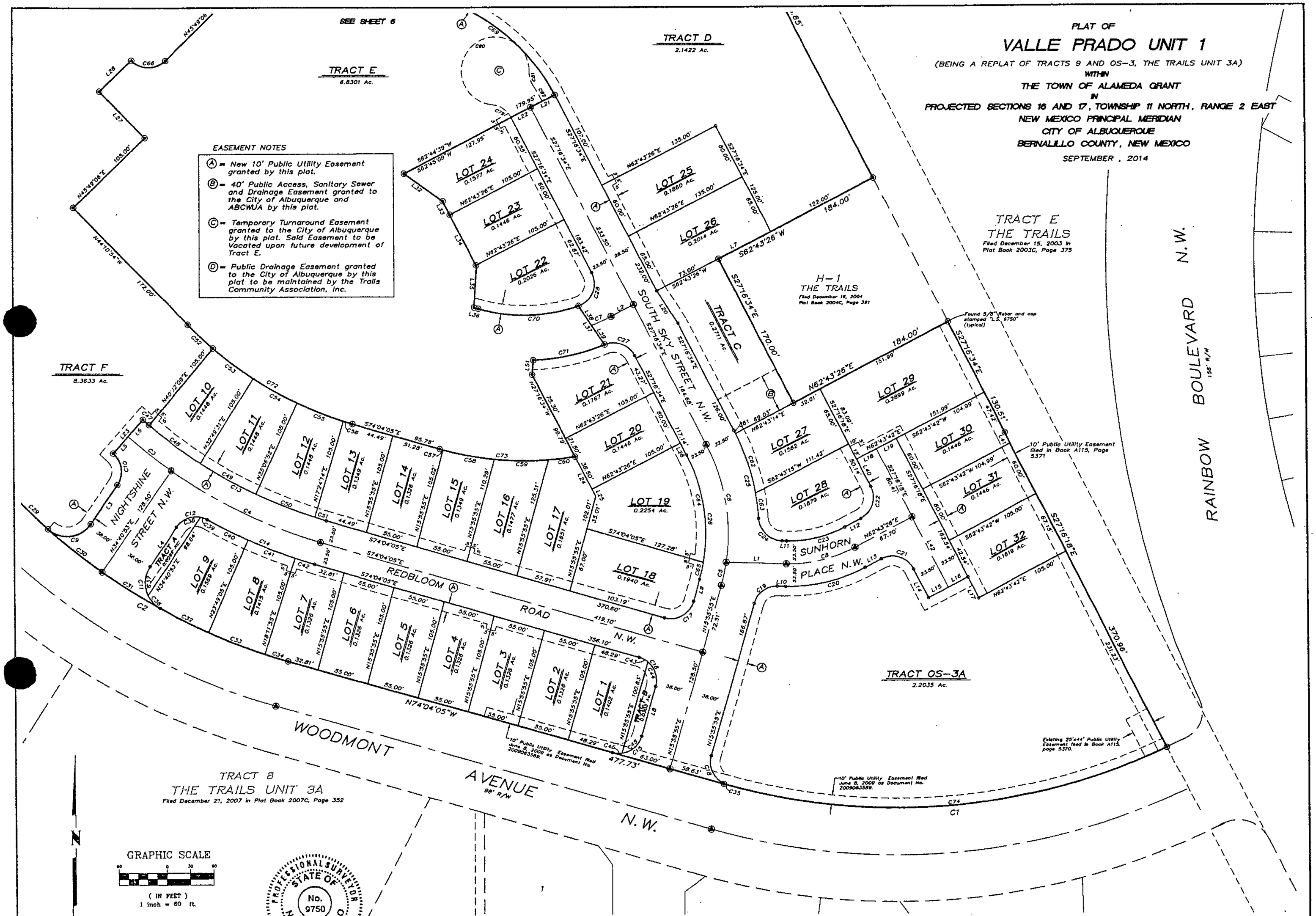
SEPTEMBER , 2014



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City PLAT $25.00 B: 2014C P: 0138 M. Toulous Olivare, Bernalillo Co.

SHEET 5 OF 8

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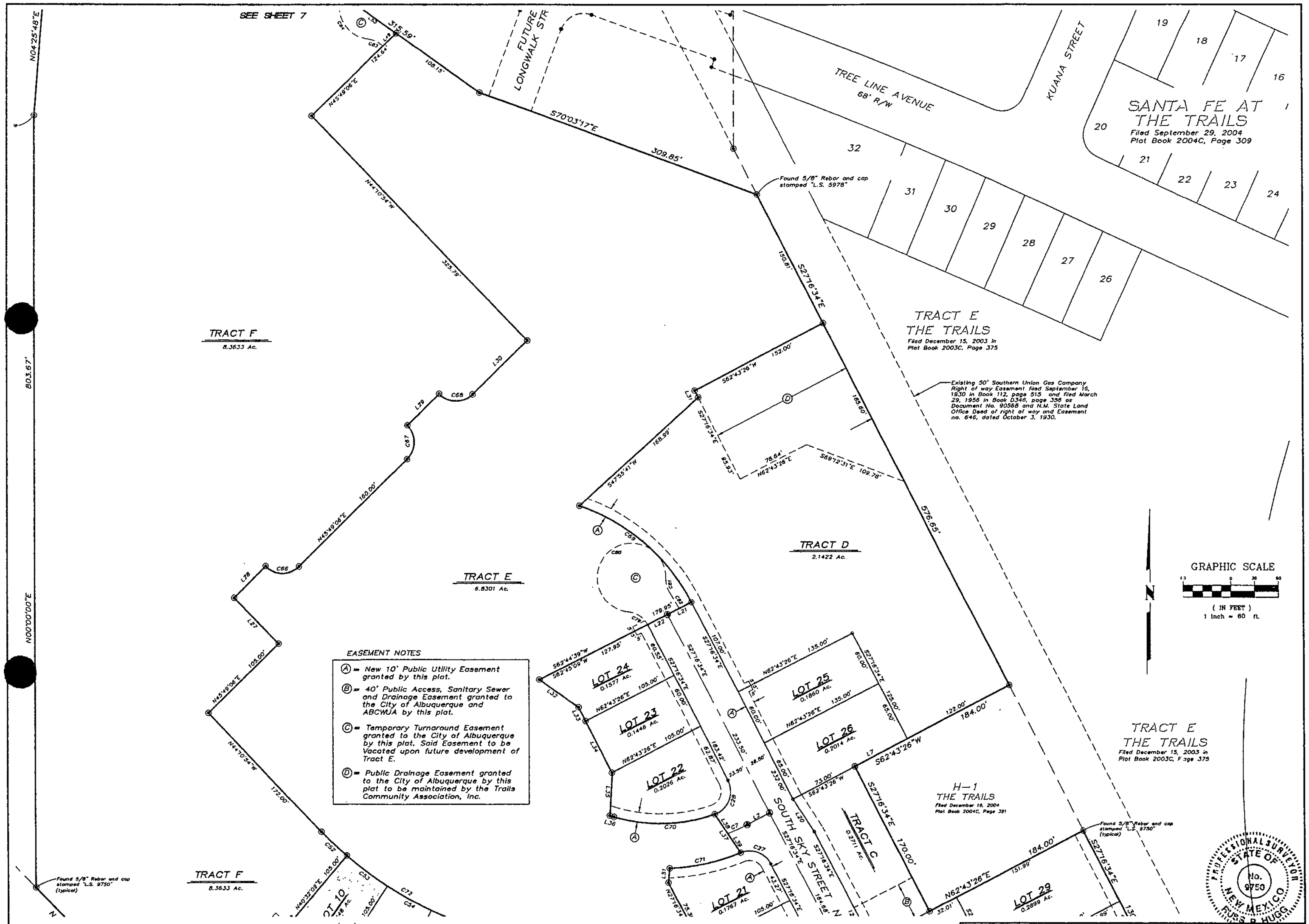
140143_UNIT 1 SHT 5-8. DWG



SEE SHEET 5

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RLPLAT R $25.00 B 2014C P 0139 M. Toulous Olivarez, Bernalillo Co

140143_UNIT 1 SHT 5-8. DWG

SHEET 6 OF 8

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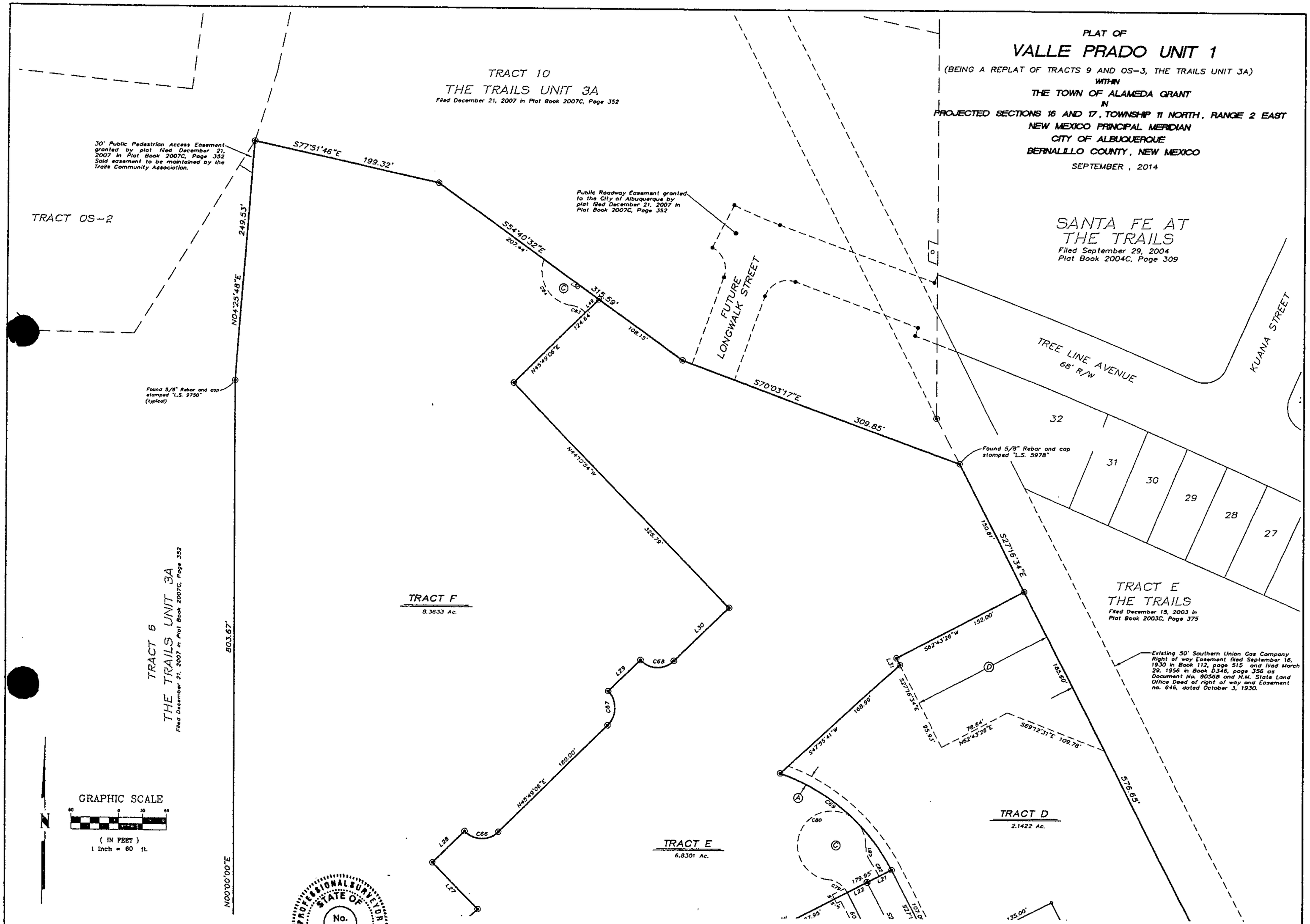

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140143_UNIT 1 SHT 5-8. DWG

SHEET 7 OF 8

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2014

LINE TABLE

LINE	LENGTH	BEARING
L1	63.07	S88°18'34"E
L2	26.64	S62°43'26"W
L3	49.76	N34°40'53"E
L4	49.75	N34°40'53"E
L5	23.50	N41°31'15"E
L6	23.50	N41°31'15"E
L7	62.00	N62°43'26"E
L8	55.00	N15°55'55"E
L9	24.01	N15°55'55"E
L10	8.83	S88°18'34"E
L11	5.07	S88°18'34"E
L12	19.20	N62°43'26"E
L13	19.19	N62°43'26"E
L14	33.63	S27°16'18"E
L15	23.50	N62°43'42"E
L16	23.50	N62°43'42"E
L17	24.60	S27°16'18"E
L18	23.50	N62°43'42"E
L19	23.50	N62°43'42"E
L20	40.38	S32°57'41"E
L21	28.50	S62°43'26"W
L22	23.50	S62°43'26"W
L23	47.00	N41°31'15"E
L24	46.81	S27°16'34"E
L25	8.31	S27°16'34"E
L26	13.87	S27°16'34"E
L27	67.71	N44°10'54"W
L28	47.00	N45°49'06"E
L29	47.00	N45°49'06"E
L30	80.00	N45°49'06"E
L31	8.01	S27°16'36"E
L32	50.09	S54°32'40"E
L33	16.09	S27°16'34"E
L34	60.00	S27°16'34"E
L35	44.38	S02°58'12"W
L36	4.69	S73°18'26"E
L37	48.33	S34°10'31"E
L38	24.25	S34°10'31"E
L39	24.08	S34°10'31"E
L40	32.05	S27°16'16"E
L41	12.58	S27°14'43"E
L42	82.13	S27°16'15"E
L49	19.72	N45°49'06"E
L50	71.48	S54°40'32"E
L51	15.00	N05°14'26"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	481.26'	672.00'	251.47'	471.05'	N85°24'55"E	41°02'00"
C2	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C3	57.37'	522.50'	28.71'	57.34'	S51°37'29"E	6°17'29"
C4	175.98'	522.50'	88.83'	175.15'	S64°25'09"E	19°17'51"
C5	24.60'	200.00'	12.32'	24.59'	N12°24'28"E	7°02'55"
C6	126.22'	200.00'	65.29'	124.14'	N09°11'47"W	36°09'35"
C7	22.60'	200.00'	11.31'	22.59'	N65°57'39"E	6°28'27"
C8	75.83'	150.00'	38.75'	75.03'	N77°12'26"E	28°58'00"
C9	50.66'	30.00'	33.76'	44.85'	N83°03'24"E	96°45'03"
C10	36.29'	25.00'	22.18'	33.18'	N06°53'56"W	83°09'38"
C11	50.17'	30.00'	33.21'	44.53'	S13°13'48"E	95°49'21"
C12	36.73'	25.00'	22.58'	33.51'	S76°45'59"W	84°10'12"
C13	214.28'	499.00'	108.82'	212.64'	S61°45'58"E	24°36'13"
C14	123.11'	546.00'	61.82'	122.85'	S67°36'30"E	12°55'10"
C15	39.27'	25.00'	25.00'	35.36'	N60°55'55"E	89°59'59"
C16	39.27'	25.00'	25.00'	35.36'	N29°04'05"W	90°00'00"
C17	39.27'	25.00'	25.00'	35.36'	N60°55'55"E	90°00'00"
C18	39.44'	25.00'	25.17'	35.47'	S29°15'42"E	90°23'14"
C19	33.06'	25.00'	19.45'	30.70'	S53°48'41"W	75°45'31"
C20	87.72'	173.50'	44.82'	86.78'	N77°12'26"E	28°58'00"
C21	39.27'	25.00'	25.00'	35.36'	N72°16'26"W	90°00'16"
C22	39.13'	25.00'	24.87'	35.26'	N17°52'44"E	89°41'25"
C23	63.95'	126.50'	32.68'	63.28'	N77°12'26"E	28°58'00"
C24	36.99'	25.00'	22.82'	33.71'	S45°55'22"E	84°46'23"
C25	96.33'	232.50'	48.87'	95.65'	N15°24'22"W	23°44'24"
C26	133.10'	176.50'	69.90'	129.97'	N05°40'19"W	43°12'30"
C27	37.07'	25.00'	22.89'	33.76'	N69°45'12"W	84°57'15"
C28	42.89'	25.00'	28.91'	37.82'	N21°52'17"E	98°17'42"
C29	49.83'	650.97'	24.93'	49.82'	S46°22'29"E	4°23'10"
C30	71.70'	651.00'	35.89'	71.67'	S51°43'24"E	6°18'39"
C31	71.16'	651.00'	35.61'	71.12'	S58°00'36"E	6°15'46"
C32	57.27'	651.00'	28.65'	57.25'	S63°39'42"E	5°02'26"
C33	63.85'	651.00'	31.95'	63.82'	S68°59'30"E	5°37'10"
C34	25.75'	651.09'	12.88'	25.75'	S72°56'04"E	2°15'58"
C35	4.54'	666.60'	2.27'	4.54'	S74°15'39"E	0°23'25"
C36	18.76'	30.00'	9.70'	18.45'	S43°13'48"E	35°49'21"
C37	31.42'	30.00'	17.32'	30.00'	S04°40'53"W	60°00'00"
C38	28.98'	25.00'	16.37'	27.39'	S67°53'32"W	66°25'19"
C39	7.74'	25.00'	3.90'	7.71'	N70°01'22"W	17°44'54"
C40	47.96'	546.00'	24.00'	47.95'	S63°39'55"E	5°02'00"
C41	53.55'	546.00'	26.80'	53.53'	S68°59'30"E	5°37'10"
C42	21.60'	546.00'	10.80'	21.60'	S72°56'05"E	2°16'00"
C43	10.29'	25.00'	5.22'	10.22'	N62°16'44"W	23°34'41"
C44	28.98'	25.00'	16.37'	27.39'	N17°16'44"W	66°25'19"
C45	28.98'	25.00'	16.37'	27.39'	N49°08'35"E	66°25'19"
C46	10.29'	25.00'	5.22'	10.22'	S85°51'26"E	23°34'40"
C47	8.58'	499.00'	4.29'	8.58'	S48°58'18"E	0°59'06"
C48	67.15'	499.00'	33.63'	67.10'	S53°19'10"E	7°42'38"
C49	67.15'	499.00'	33.63'	67.10'	S61°01'49"E	7°42'38"
C50	67.15'	499.00'	33.63'	67.10'	S68°44'27"E	7°42'38"
C51	12.82'	499.00'	6.41'	12.82'	S73°19'55"E	1°28'19"
C52	36.33'	394.00'	18.18'	36.31'	S46°49'23"E	5°16'57"
C53	53.02'	394.00'	26.55'	52.98'	S53°19'10"E	7°42'38"
C54	53.02'	394.00'	26.55'	52.98'	S61°01'49"E	7°42'38"
C55	53.02'	394.00'	26.55'	52.98'	S68°44'27"E	7°42'38"
C56	10.12'	394.00'	5.06'	10.12'	S73°19'55"E	1°28'19"
C57	3.72'	328.50'	1.86'	3.72'	S74°23'32"E	0°38'55"
C58	55.32'	328.50'	27.72'	55.25'	S79°32'26"E	9°38'54"
C59	57.09'	328.50'	28.62'	57.01'	S89°20'35"E	9°57'24"
C60	28.04'	328.50'	14.03'	28.04'	N83°13'58"E	4°53'29"
C61	3.82'	232.50'	1.91'	3.82'	N26°48'19"W	0°56'31"
C62	66.05'	232.50'	33.25'	65.83'	N18°11'46"W	16°16'34"
C63	26.46'	232.50'	13.25'	26.45'	N06°47'50"W	6°31'18"
C64	115.08'	176.50'	59.67'	113.05'	N08°35'52"W	37°21'24"
C65	18.03'	176.50'	9.02'	18.02'	N13°00'23"E	5°51'06"
C66	39.27'	25.00'	25.00'	35.36'	S89°10'54"E	90°00'00"
C67	39.27'	25.00'	25.00'	35.36'	N00°49'06"E	90°00'00"
C68	39.27'	25.00'	25.00'	35.36'	S89°10'54"E	90°00'00"
C69	158.11'	203.50'	83.29'	154.16'	N49°32'01"W	44°30'54"
C70	107.55'	176.50'	55.50'	105.89'	N88°28'31"E	34°54'48"
C71	77.11'	223.50'	38.94'	76.73'	N77°39'12"E	19°46'01"
C72	205.51'	394.00'	105.15'	203.19'	S59°07'30"E	29°53'10"
C73	144.17'	328.50'	73.26'	143.01'	S86°38'26"E	25°08'42"
C74	476.72'	672.00'	248.89'	466.79'	N85°13'18"E	40°38'46"
C79	25.01'	25.00'	13.66'	23.98'	N55°56'10"W	57°19'12"
C80	167.23'	36.00'	38.50'	52.59'	S46°28'51"W	266°09'15"
C81	15.15'	25.00'	7.81'	14.92'	S15°47'57"E	34°42'53"
C82	19.40'	189.00'	9.71'	19.39'	N30°12'59"W	5°52'49"
C83	16.83'	25.00'	8.75'	16.51'	N63°28'02"W	38°34'06"
C84	64.27'	35.92'	44.77'	56.03'	S31°39'01"E	102°31'18"

DOCN 2014100959
12/19/2014 10:47 AM Page: 8 of 8
PLAT R:$25.00 B: 2014C P: 0138 M Toulous Olivarez, Bernalillo Co.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PROJECT #

1004404

AUGUST. 5. 2015

VPE

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): GALLAY CONST. INC. PHONE: 620-5322
ADDRESS: 6330 RIVERSIDE PLAZA LANE #100 NW FAX: 620-
CITY: ALB. STATE NM ZIP 87120 E-MAIL: rbeltrano@GCINM.com
APPLICANT: DR HORTON PHONE:
ADDRESS: FAX:
CITY: STATE ZIP E-MAIL:
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: RE-PLAT OF LOTS 29 & 30, VALLE PRADO U1 and TRACT E - THE TRAILS

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

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

Lot or Tract No. LOTS 29 & 30, VALLE PRADO U1 Block: Unit:
~~Subdiv/Addn/TBKA~~: AND TRACT E, THE TRAILS
Existing Zoning: SU FOR VTGL Proposed zoning: SU2 FOR VTGL 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.):
VP UNIT 1 14-DRB-70405, #1004404
TRACT E, THE TRAILS 03DRB-01523, #1002902

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 3 No. of **proposed** lots: 3 Total site area (acres): ~6.5
LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT BLVD & RAINBOW BLVD.
Between: and
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 7/21/15
(Print Name) RICK BELTRAMO Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Revised: 11/2014

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

Application case numbers	Action	S.F.	Fees
15DRB - 70255	SP		$ Ø
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date July 29, 2015

7-21-15
Staff signature & Date

Project # 1004404

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

RICK BELTRAMO
Applicant name (print)
7/20/15
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15 - DRB - 70255
___ - ___ - ___
___ - ___ - ___

7-21-15
Planner signature / date
Project # 1004404

GALWAY
CONSTRUCTION, INC.

July 21, 2015

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

Re: Valle Prado Unit 1, Lots 29 and 30 Sketch Plat Review

Dear Mr. Cloud:

Submitted for Development Review Board review is a sketch plat for the re-plat of Lots 29 and 30, Valle Prado Unit 1. The purpose of the proposed plat action is to accommodate a gas line that is out of easement. The owner is willing to re-plat the lots 29 and 30 as necessary to remove the conflict.

More specifically the re-plat proposes to re-plat Lots 29 and 30 of Valle Prado Unit 1 and Tract E of The Trails Unit 1, removing approximately 565 sq. ft. of area from Lots 29 and 30, and adding the same area to Tract E.

Enclosed is the following:

- Application Form
- Letter requesting DRB review and approval (this letter),
- Proposed Plat Exhibit (6 copies)
- COA Aerial Phot Exhibit (6 copies)
- Zone Atlas sheet showing project area,
- References to previous and related file numbers (this letter).

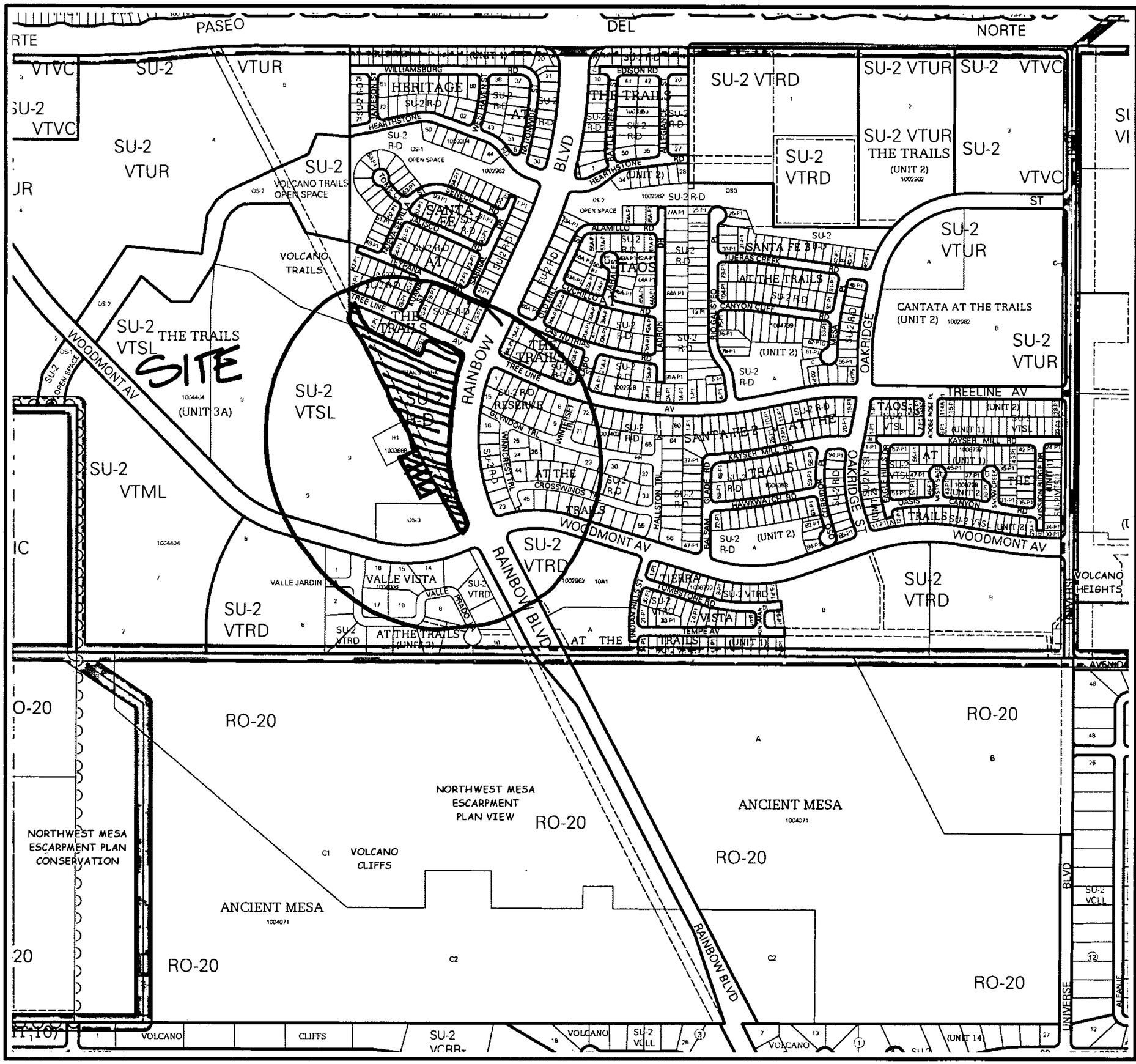
Valle Prado Unit 1, 14-DRB-70405, Project #1004404
Bulk Plat Of The Trails, 03DRB-01528, Project#1002962

Sincerely,

Rick Beltramo
Director Of Engineering
Galway Construction Inc.

Attachments

6330 Riverside Plaza Lane, #160, Albuquerque New Mexico 87120
Office: 505-761-9911 Fax: 505-761-9922



LEGAL DESCRIPTION

T11N

R2E

SEC 16

UNIFORM PROPERTY CODE

1-009-064

250 0 250 500 750 1,000

Feet

Map amended through January 2014

PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bernco.gov/gis-program.

C-9-Z

PROJECT #
1004404

July 29. 2015

SK

PROJECT #
100404

VPC
EPS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): GALLAN CONST. INC. RICK BELTRAMO PHONE: 620-5322 620-
ADDRESS: 6330 RIVERSIDE PLAZA LANE #100 NW FAX:
CITY: ALB STATE NM ZIP 87120 E-MAIL: rbeltramo@GCINM.com

APPLICANT: DR HORTON PHONE:
ADDRESS: FAX:
CITY: STATE ___ ZIP E-MAIL:
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: RE-PLAT OF LOTS 29 + 30, VALLE PRADO U1 and TRACT E - THE TRAILS

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

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

Lot or Tract No. LOTS 29 + 30, VALLE PRADO U1 Block: Unit:
~~Subdiv/Addn/TBKA~~: AND TRACT E, THE TRAILS
Existing Zoning: SU FOR VTGL Proposed zoning: SU2 FOR VTGL 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.):
VP UNIT 1 14-DRB-70405, #1004404
TRACT E, THE TRAILS 03DRB-01523, #1002902

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: 3 Total site area (acres): ~6.5
LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT BLVD + RAINBOW BLVD.
Between: and
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 7/21/15
(Print Name) RICK BELTRAMO Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY **Revised: 11/2014**

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

Application case numbers	Action	S.F.	Fees
15DRB - 70255	SP		$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date July 29, 2015

7-21-15

Project # 1004404

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

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☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

RICK BELTRAMO
Applicant name (print)

7/20/15
Applicant signature / date

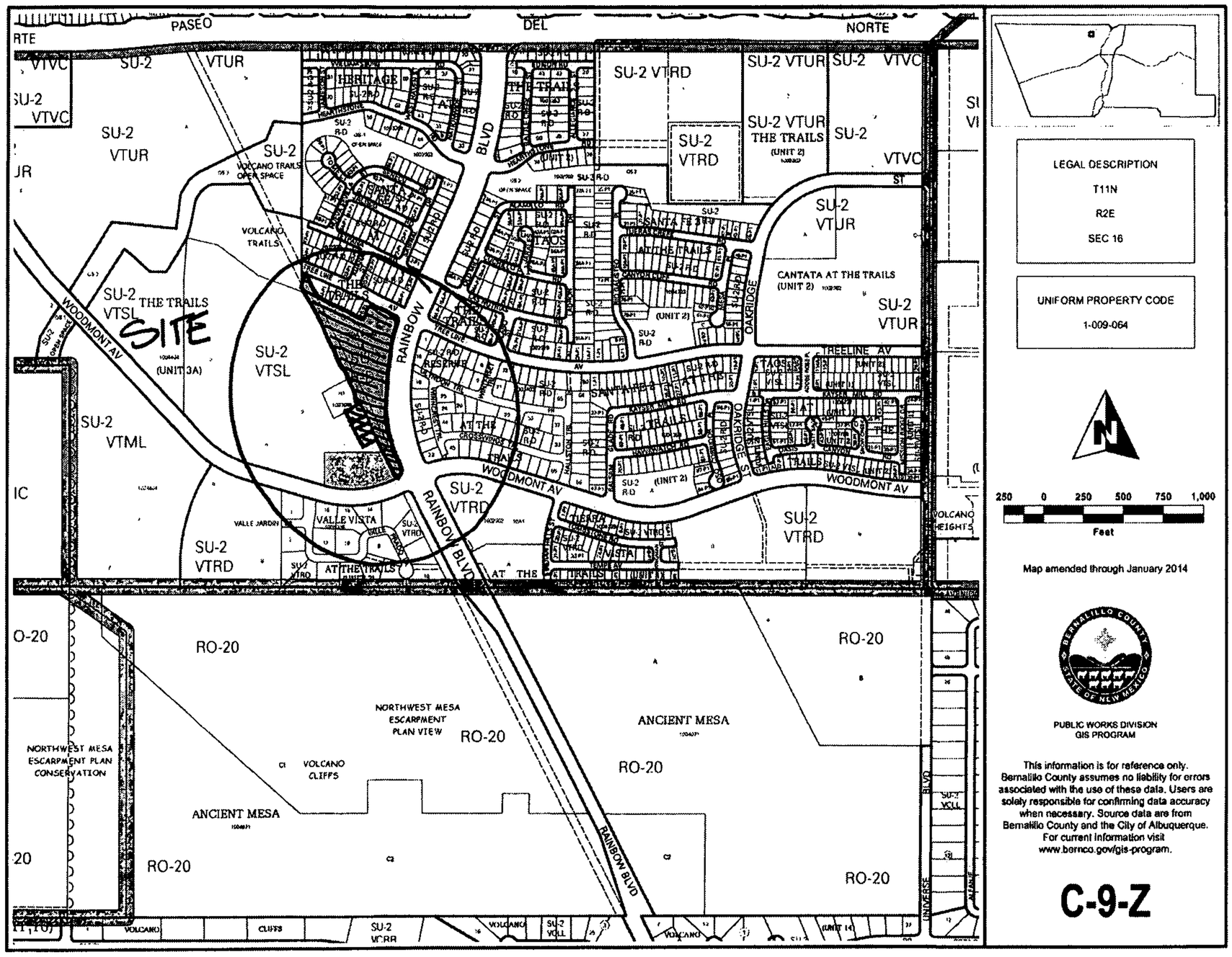
Form revised **October 2007**

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

Planner signature / date

Project #



LEGAL DESCRIPTION

T11N

R2E

SEC 16

UNIFORM PROPERTY CODE

1-009-064

250 0 250 500 750 1,000

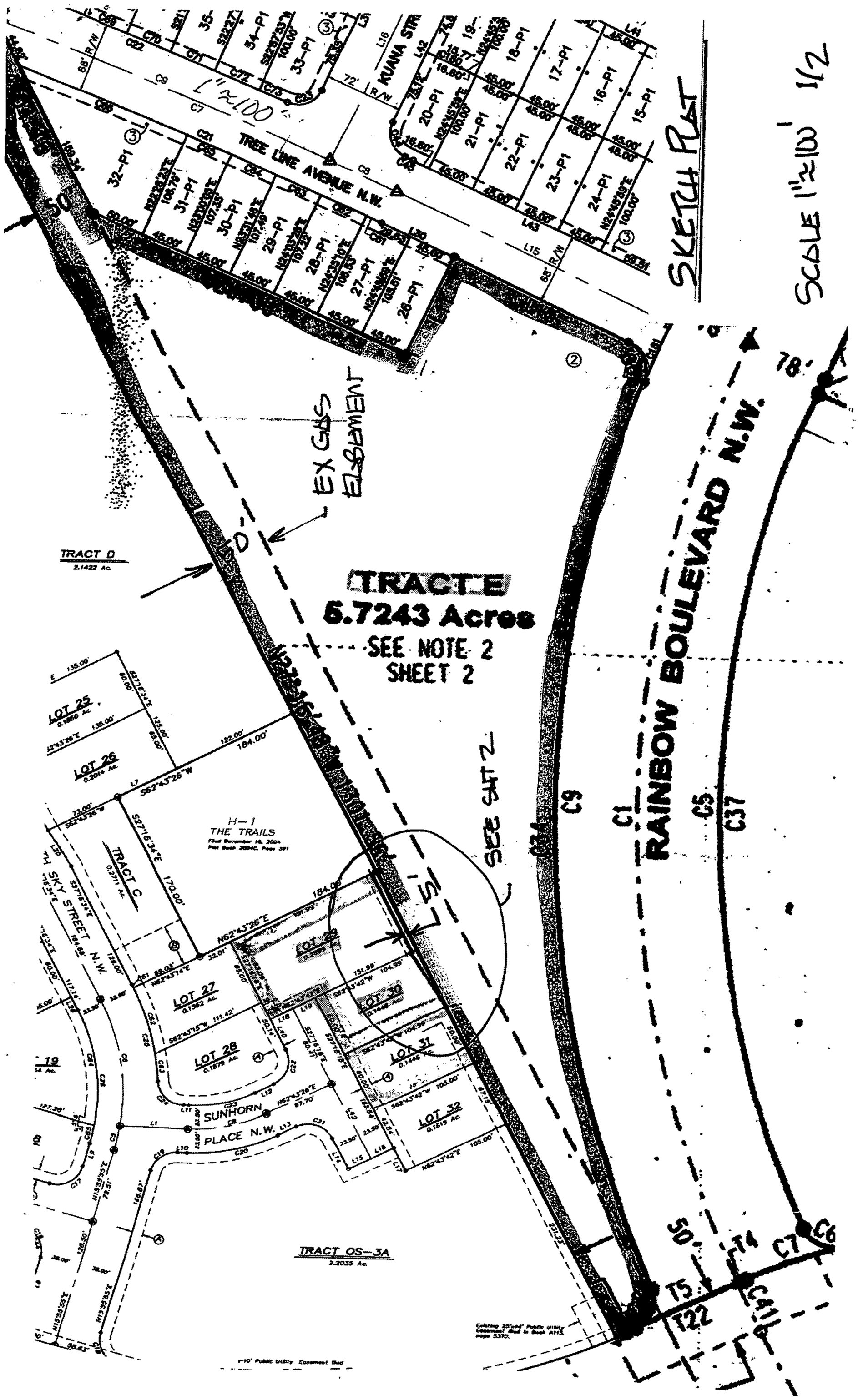
Feet

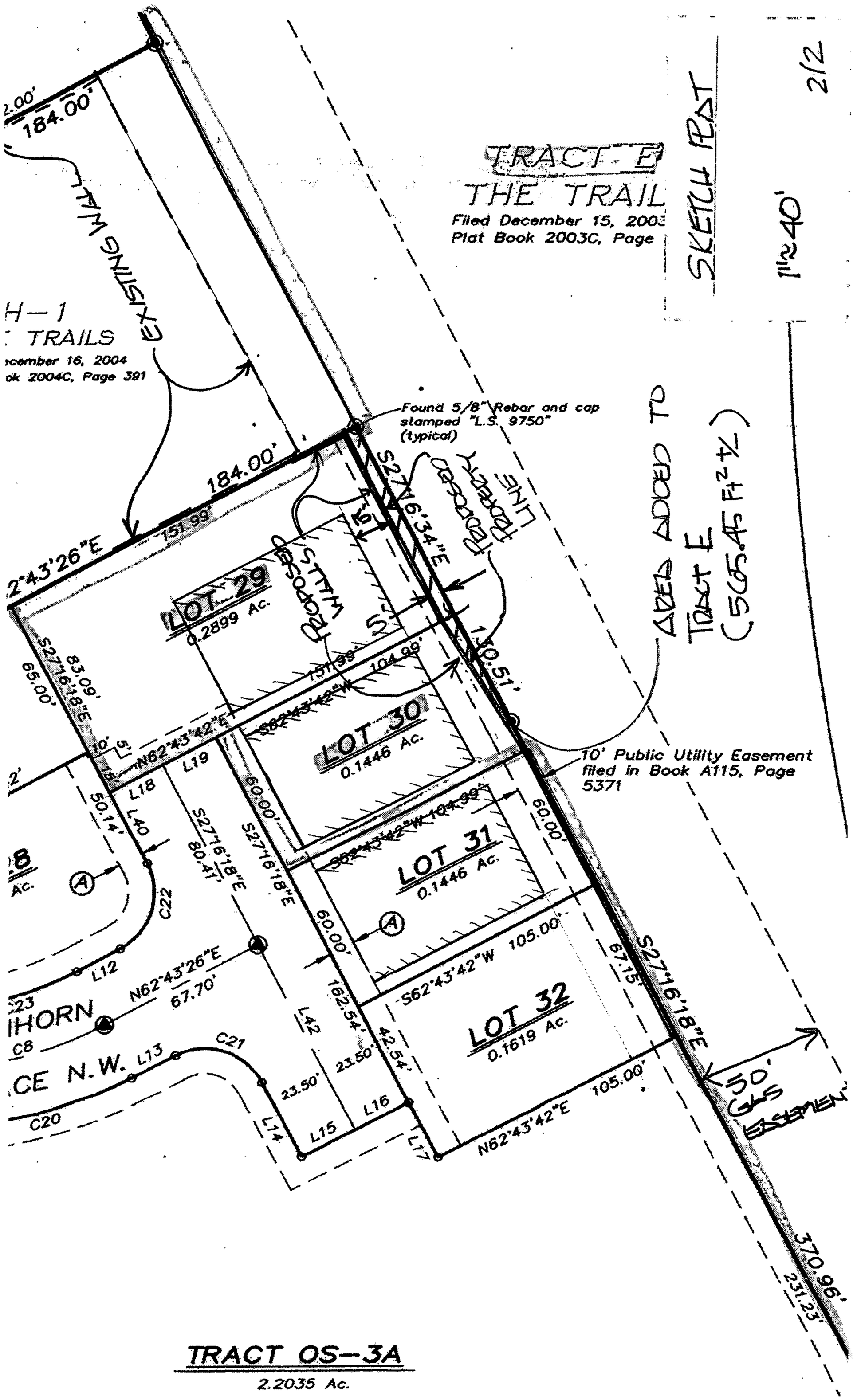
Map amended through January 2014

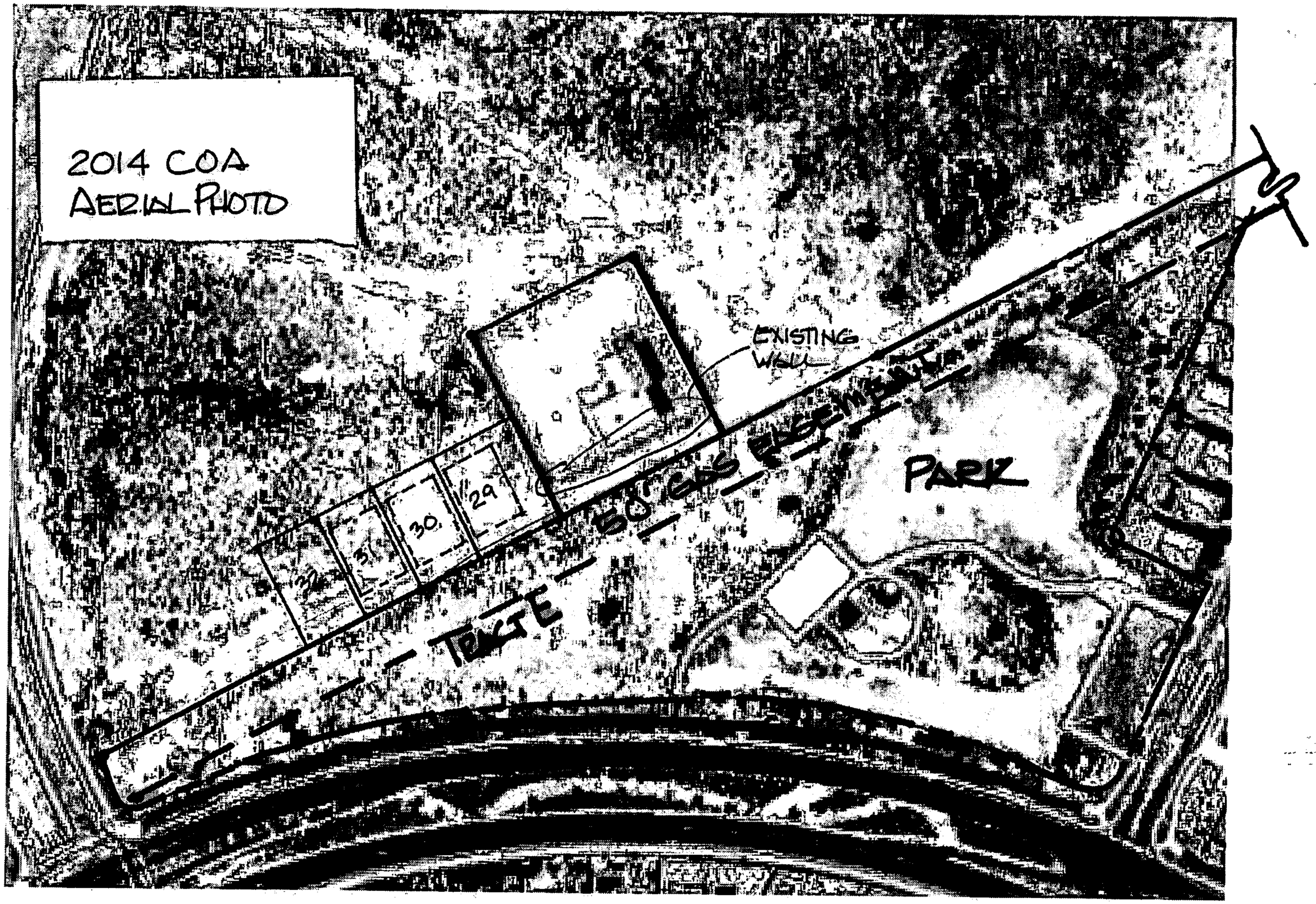
PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bernco.gov/gis-program.

C-9-Z


SKETCH PLAT
SCALE 1"=100' 1/2
1"≈100'
TREE LINE AVENUE N.W.
KUANA STR
RAINBOW BOULEVARD N.W.
EX GAS ELEMENT
TRACT D
2.1422 Ac.
TRACT E
5.7243 Acres
SEE NOTE 2
SHEET 2
SEE SHT 2
LOT 25
0.1860 Ac.
LOT 26
0.2014 Ac.
TRACT C
0.2711 Ac.
H-1
THE TRAILS
LOT 27
0.1562 Ac.
LOT 28
0.1879 Ac.
LOT 29
LOT 30
0.1446 Ac.
LOT 31
0.1445
LOT 32
0.1619 Ac.
SUNHORN
PLACE N.W.
SKY STREET N.W.
TRACT OS-3A
2.2035 Ac.


TRACT - E
THE TRAIL
Filed December 15, 2003
Plat Book 2003C, Page
SKETCH PLAT
2/2
EXISTING WALL
H-1
TRAILS
ecember 16, 2004
ok 2004C, Page 391
Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)
184.00'
184.00'
151.99'
2°43'26"E
S27°16'34"E
PROPOSED PROPERTY LINE
PROPOSED WALLS
LOT 29
0.2899 Ac.
LOT 30
0.1446 Ac.
LOT 31
0.1446 Ac.
LOT 32
0.1619 Ac.
S27°16'18"E
83.09'
65.00'
151.99'
104.99'
N62°43'42"E
S62°43'42"W
130.51'
10' Public Utility Easement filed in Book A115, Page 5371
50.14'
L18
L19
L40
60.00'
S27°16'18"E
80.41'
S27°16'18"E
60.00'
60.00'
S62°43'42"W 104.99'
S62°43'42"W 105.00'
67.15'
S27°16'18"E
N62°43'26"E
67.70'
L12
C22
C23
C8
IHORN
CE N.W.
L13
C21
C20
L42
162.54'
42.54'
23.50'
23.50'
L14
L15
L16
L17
N62°43'42"E 105.00'
50' GAS EASEMENT
370.96'
231.23'
ADDED ADDED TO TRACT E
(5645 Ft²±)
11°40'
TRACT OS-3A
2.2035 Ac.


2014 COA
AERIAL PHOTO
EXISTING
WALL
PARK
29
30
31
32
TRACT E

PROJECT #
100404

VIPE
EPP

June 24. 2015

Current DRC
Project No _____

ORIGINAL

Date Submitted: July 7, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub Approved: _____
Date Preliminary Plat Approved: 7-16-14
Date Preliminary Plat Expires: 7-16-15

DRB Project No. 1004404

Figure 12

INFRASTRUCTURE LIST

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

VALLE PRADO UNIT 2
(REPLAT OF TRACT 10, UNIT 3A AT THE TRAILS UNIT 2 AND TRACT 6 VALLE PRADO UNIT 2)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		52' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	WOODMONT AVENUE	REDBLOOM ROAD	/	/	/
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	SANDMARK ROAD	LOT 24	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/
		36' RADIUS	TEMPORARY TURNAROUND	TRACT A, UNIT 2 TRACT F, UNIT 1	NORTH END OF TWO ROCK ROAD		/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS						
		24" - 60" DIA	RCP W/ MH & INLETS	SOUTH SKY STREET	WOODMONT AVENUE	60' NORTH OF SANDMARK ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	SANDMARK ROAD	SOUTH SKY STREET	60' WEST OF SOUTH SKY ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	TWO ROCK ROAD	LOT 25/26	FUTURE LONGWALK STREET	/	/	/
		24" DIA	RCP W/ MH & INLETS	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
			REMOVE EXISTING ORIFICE PLATE	WOODMONT AVENUE	EXISTING SD MANHOLE AP-E TRAILS 1-3 DMP		/	/	/
			PLUG EXISTING 48" STORM DRAIN OUTFALL TO EAST	WOODMONT AVENUE	EXISTING SD MANHOLE AT SOUTH SKY STREET INTERSECTION		/	/	/
		5.9 AC-FT	POND E W/AGREEMENT AND COVENANT	TRACT 0S-3			/	/	/
		0.49 AC-FT	POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT D VALLE PRADO UNIT 1			/	/	/
			TEMPORARY POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT A VALLE PRADO UNIT 2			/	/	/
			MODIFIY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40.47 CPN 730084	SDMH STA 12+19.66 CPN 730084	/	/	/

NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWO ROCK ROAD	LOT 25	RAINSPOT STREET	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWO ROCK ROAD	RAINSPOT STREET	SOUTH STUB TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FUTURE TREE LINE AVENUE	FUTURE LONGWALK STREET	EX 8" WATERLINE AT WEST TERMINUS SANTA FE AT THE TRAILS	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RAINSPOT STREET	SOUTH SKY STREET	TWO ROCK ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
CHRISTIAN J. SHOLTIS 7/7/2014 PREPARED BY. PRINT NAME DATE	DRB CHAIR	DATE	PARKS & ~~GENERAL SERVICES~~ Recreation DATE
BOHANNAN HUSTON, INC. FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA DATE
SIGNATURE 7.14.14	ABCWUA	DATE	CITY ENGINEER DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE

7-16-14

Carol S. Dumont 7-16-14

07-16-14

07/16/14

7-16-14

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1004404

Board hearing date:

WEDNESDAY, June 24, 2015

DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Building Basement Hearing Room

June 24, 2015

MEMBERS:

Jack Cloud..... DRB Chair
Racquel Michel ..... Transportation Development
Kris Cadena ..... ABCWUA
Rita Harmon .....City Engineer
Carol Dumont..... Parks & Recreation

Angela Gomez ~ Administrative Assistant

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

1. **Project# 1004404**
15DRB-70217 VACATION OF PUBLIC EASEMENT
15DRB-70218 EXTEND PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tract 10, **TRAILS UNIT 3A** and Tract E, **VALLE PRADO UNIT 1,** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 13.03 acres. (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- _X_ Major Subdivision action
- ____ Minor Subdivision action
- _X_ Vacation
- _X_ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- **V** ____ Zone Map Amendment (Establish or Change Zoning)
- **P** ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- **D** ____ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners**: ____

DESCRIPTION OF REQUEST: Preliminary Plat Extension, Public Easement Vacation Request

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

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

Lot or Tract No. Tract 10/Tract E Block: ____ Unit: ____

Subdiv/Addn/TBKA: Trails Unit 3A/Valle Prado Unit 2

Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No ____

Zone Atlas page(s): C9 UPC Code: 100906413032322306

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004404-14DRB-70131, 1004404-14DRB-70133

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 29 Total area of site (acres): 13.03

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue

Between: West of Rainbow Boulevard and ____

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

SIGNATURE Scott Steffen DATE 5/28/15

(Print) Scott J Steffen Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
15-DRB-70217	VPE		$90.00
	CMF		$20.00
	ADV		$75.00
-70218	EPP		$50.00
			$
			Total $235.00

Hearing date June 24, 2015

5-29-15
Planner signature / date

Project # 1004404

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
☒ Zone Atlas map with the entire property(ies) clearly outlined
☒ Letter briefly describing, explaining, and justifying the request
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Scott J Steffen
Applicant name (print)

5/28/15
Applicant signature / date

Form revised 4/07

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

Application case numbers
15 - DRB - 70217
____ - ____ - ____
____ - ____ - ____

5-29-15
Planner signature / date

Project # 1004404

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☒ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

X Preliminary Plat reduced to 8.5" x 11"
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Copy of DRB approved infrastructure list
X Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
X List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)

5/28/15
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15-DRB-70218
___-___-___
___-___-___

5-29-15
Planner signature / date

Project # 1004404

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) als 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 leas two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

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

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from June 4, 2015 To June 24, 2015

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.

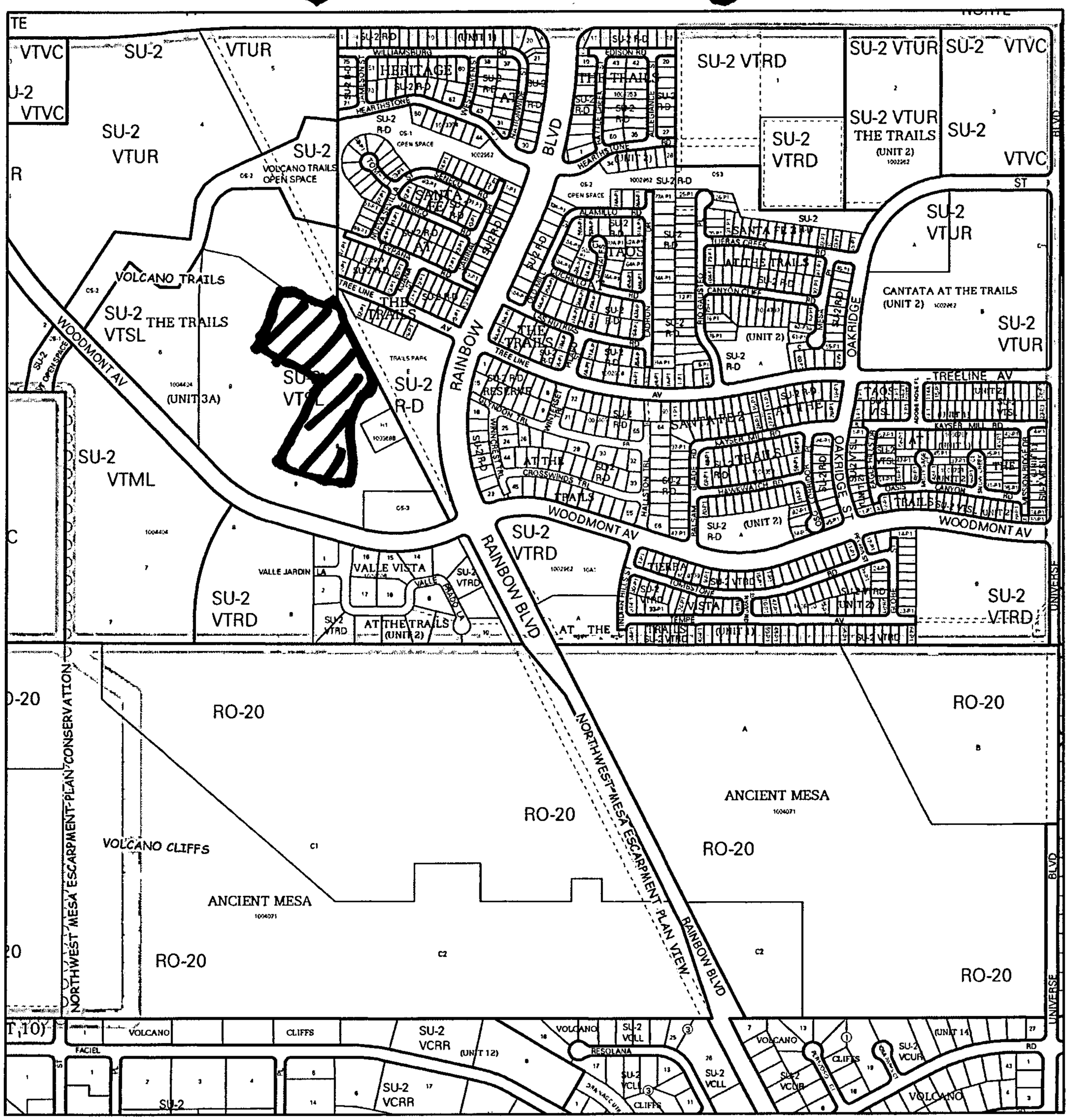
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Becky Gaunt for BHI — 5/29/15
(Applicant or Agent) (Date)

I issued 1 signs for this application, 5-29-15 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1004404

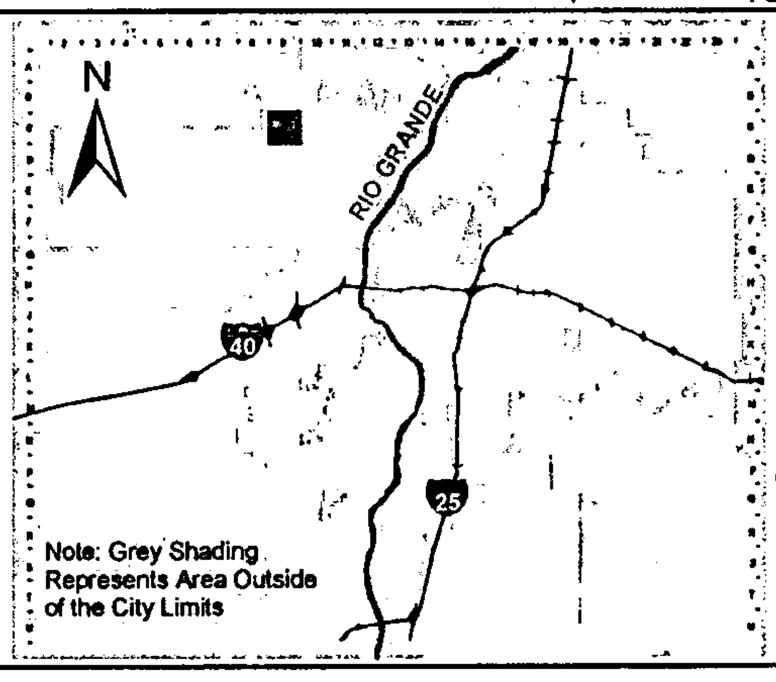
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

May 27, 2015

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

This letter will serve to notify you that on **May 27, 2015:**

Contact Name: SCOTT STEFFEN

Company or Agency: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988
E-mail: ssteffen@bhinc.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) –TRACT E, VALLE PRADO, UNIT 1 LOCATED ON WOODMONT AVENUE NW WEST OF RAINBOW BOULEVARD NW AND NORTH OF THE VALLE PRADO, UNIT 1 SUBDIVISION** zone map zone map **C-9.**

Our records indicate that as of May 27, 2015, there were no Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/20/14)

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 28, 2015

Mr. Jack Cloud, DRB Chair
City of Albuquerque, Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Valle Prado Unit 2 – Vacation of Public Easement and Preliminary Plat Extension (DRB 1004404)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Letter from the Office of Neighborhood Coordination
- Zone Atlas map
- Preliminary Plat
- Infrastructure List
- Submittal Fees

The Valle Prado Unit 2 Vacation request and preliminary plat were approved by the DRB on July 16, 2014. At this time it is not anticipated that the Valle Prado Unit 2 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of July 16, 2015. Therefore, we are requesting review and approval of the attached Vacation request and a one-year extension of the preliminary plat. We request that the Vacation request and the preliminary plat extension be heard at the same DRB hearing.

Please place these items on the DRB Agenda to be heard on June 24, 2015. Please feel free to contact me at 823-1000 with questions or comments.

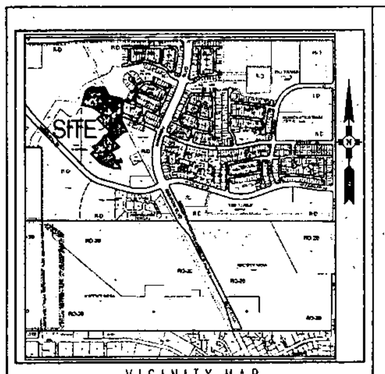
Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

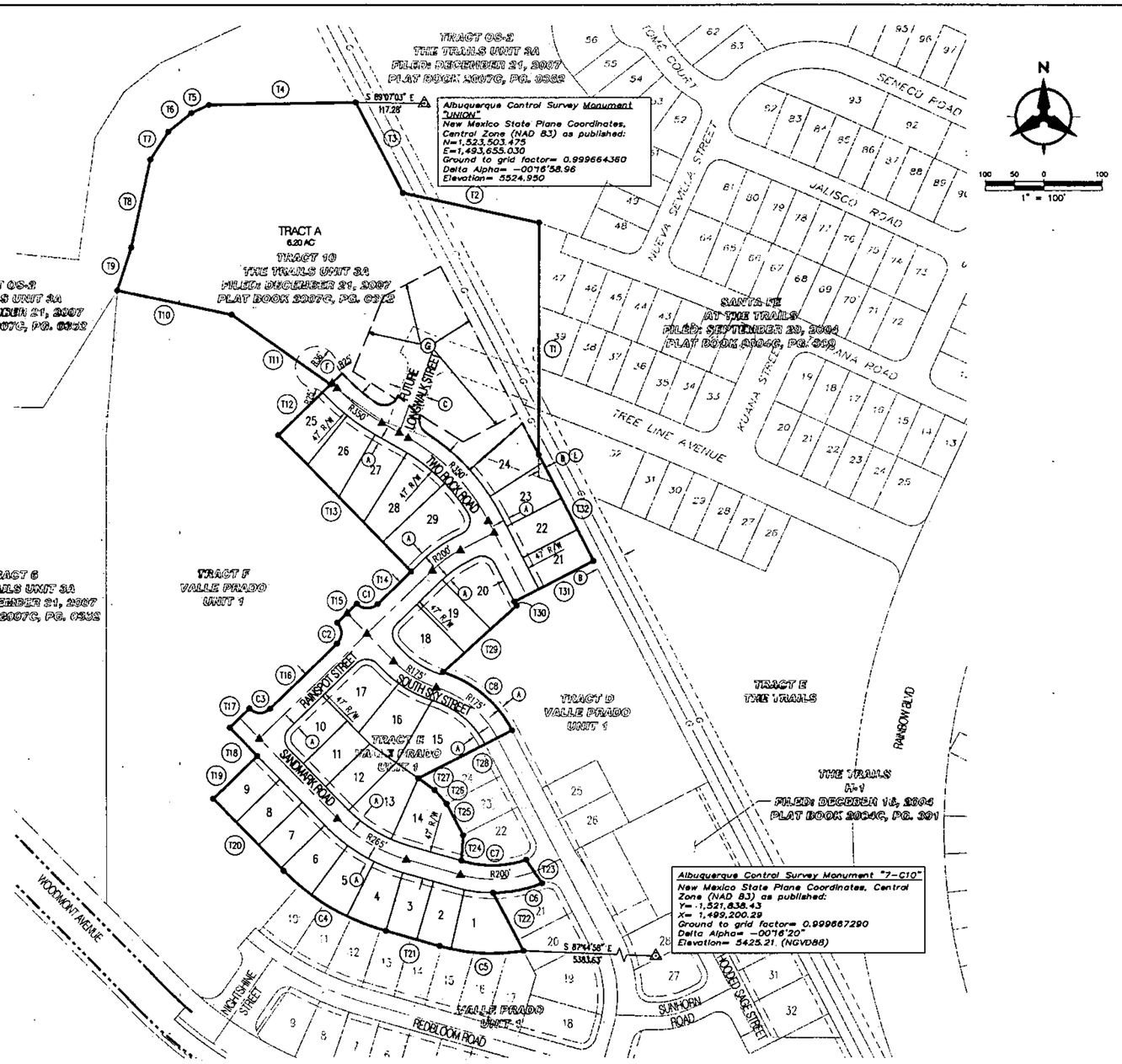
cc: Rick Beltramo, Wexford Construction

PRELIMINARY PLAT FOR
VALLE PRADO UNIT 2
at the TRAILS UNIT 3A
LOTS 1–29, TRACT A
JUNE 2014



VICINITY MAP

NOT TO SCALE — ZONE ATLAS C-09-Z



N

1" = 100'

KEYED NOTES

(A) 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.

(B) EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY EASEMENT.

(C) EXISTING PUBLIC ROADWAY EASEMENT

(D) PORTION OF EXISTING PUBLIC WATER EASEMENT TO BE VACATED WITH THIS PLAT

(E) PORTION OF EXISTING BLANKET EASEMENT FOR PUBLIC ACCESS, PUBLIC STORM DRAIN, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE VACATED WITH THIS PLAT

(F) 36' RADIUS PUBLIC ROADWAY EASEMENT

(G) PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	39.27'	25.00'	90°00'00"	25.00'
C2	39.27'	25.00'	90°00'00"	25.00'
C3	39.27'	25.00'	90°00'00"	25.00'
C4	205.51'	394.00'	29°53'10"	105.15'
C5	144.17'	328.50'	25°08'42"	73.26'
C6	86.08'	223.50'	22°03'59"	43.58'
C7	112.24'	178.50'	36°26'05"	58.09'
C8	158.11'	203.50'	44°30'54"	83.29'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N04°54'44"E	399.19'
T2	N77°45'21"W	237.91'
T3	N27°16'30"W	174.90'
T4	S89°01'47"W	250.90'
T5	S64°57'37"W	33.00'
T6	S51°14'55"W	50.59'
T7	S32°26'33"W	57.66'
T8	S12°11'46"W	153.58'
T9	S17°42'46"W	77.52'
T10	S77°51'46"E	199.32'
T11	S54°40'32"E	207.44'
T12	S45°49'06"W	124.64'
T13	S44°10'54"E	325.79'
T14	S45°49'06"W	80.00'
T15	S45°49'06"W	47.00'
T16	S45°49'06"W	160.00'
T17	S45°49'06"W	47.00'
T18	S44°10'54"E	67.71'
T19	S45°49'06"W	105.00'
T20	S44°10'54"E	172.00'
T21	S74°04'05"E	95.78'
T22	N27°16'34"W	113.37'
T23	N34°10'31"W	48.33'
T24	N03°25'37"E	43.79'
T25	N27°16'34"W	60.59'
T26	N40°42'58"W	30.84'
T27	N54°32'40"W	34.44'
T28	N62°44'39"E	179.95'
T29	N47°55'41"E	168.99'
T30	N27°16'34"W	8.01'
T31	N62°43'26"E	152.00'
T32	N27°16'28"W	204.22'
T33	S62°43'32"W	0.01'

LEGAL DESCRIPTION

Tract 10, The Trails Unit 3A Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352, as Document No. 2007171107 & Tract E, Valle Prado Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE PRADO UNIT 1 (LOTS 1–32 & TRACTS 1–6 & OS–3A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____, Page _____ as Documnet No. _____.

GENERAL NOTES

1. EXISTING ZONING: SU-2, VTSL VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT
   PROPOSED ZONING: SU-2, VTSL VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT
2. PROPOSED ACREAGE: 7.0 AC
   NUMBER OF LOTS: 29
   PROPOSED DENSITY: 4.14 DU/AC
3. MIN. LOT DIMENSIONS: 55' X 105'
   MINIMUM LOT AREA: 5,775 SQFT
4. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
5. LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
6. TRACT A TO BE SUBDIVIDED AS PART OF A FUTURE DEVELOPMENT AND SUBJECT TO A BULK LAND VARIANCE REQUEST TO WAIVE INFRASTRUCTURE IN TREELINE AVENUE.
7. 8' AC PATH ALONG WOODMONT AVENUE TO BE MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTSL
MILES OF FULL WIDTH STREETS CREATED	0.38 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	29
NO. OF REMAINDER TRACTS CREATED	1

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 12256".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

CITY SURVEYOR — DATE 6-19-14

KELLY CALHOUN
MANAGER, WOODMONT–PASEO, LLC — DATE 6/19/14

LEGEND

- SUBDIVISION BOUNDARY LINE
- TRACT BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

Bohannan ▲ Huston

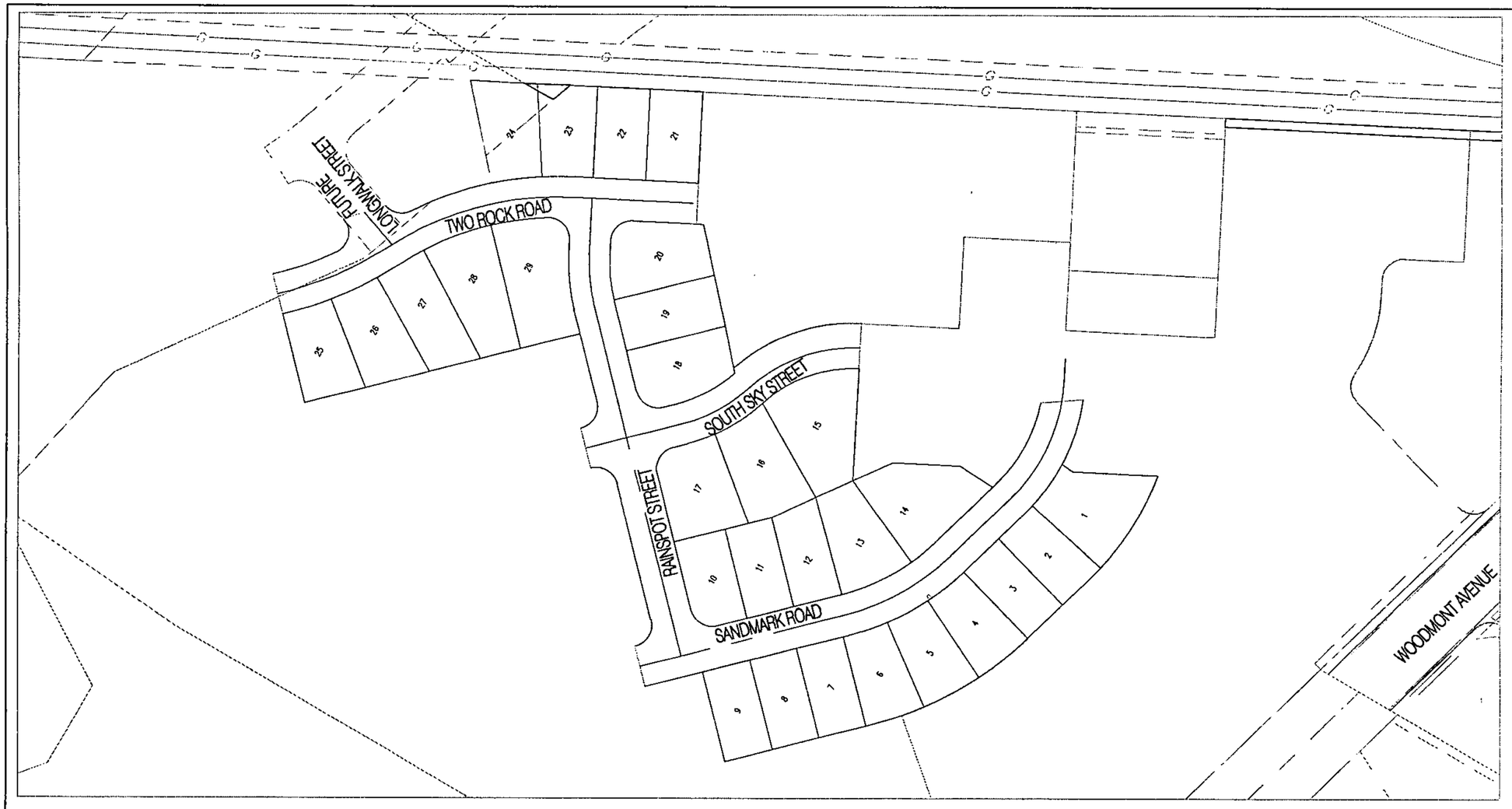
Thu, 19-Jun-2014 - 9:35am, Plotted by: SSTEFFEN
P:\20150013\CDP\Plans\General\Pre-Plat\Unit 2\20150013_U2_PRE-PLAT.dwg

2. **Project# 1006008**
14DRB-70126VACATION/PUBLIC EASEMENT
14DRB-70134 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
14DRB-70135 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION 14DRB-70136 MAJOR - PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-B and a portion of Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located souty of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.30 acres. (R-16 & S-16)) *[Deferred from 6/4/14, 6/18/14, 6/25/14, 7/9/14]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. UTILITY COMPANIES MUST ACKNOWLEDGE THE VACATION VIA SIGNATURE.**
A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.
THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/6/14, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/16/14, THE PRELIMINARY PLAT WAS APPROVED.

3. **Project# 1004404**
14DRB-70125 VACATION OF PUBLIC & PRIVATE EASEMENTS
14DRB-70127 BULK LAND VARIANCE
14DRB-70128 SUBDN DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
14DRB-70129 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70130 MAJOR - PRELIMINARY PLAT APPROVAL
14DRB-70173 - SDP FOR SUBDIVISION

BOHANNAN HUSTON INC and CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for Tracts 9 & OS-3, **TRAILS UNIT 3A** [TBKA **VALLE PRADO UNIT 1**] zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 27.2463 acres. (C-9)
[Deferred from 5/28/14, 6/11/14 , 6/25/14, 7/9/14] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**
WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/10/14, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/10/14, THE PRELIMINARY PLAT WAS APPROVED.
THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TRANSPORTATION FOR ADEQUATE ACCESS.



PORTION OF EXISTING WATER EASEMENT FOR A FUTURE WELL SITE GRANTED TO NEW MEXICO UTILITIES. (THE TRAILS BULK PLAT DOCUMENT D) THE EASEMENT IS NO LONGER REQUIRED AS THE WELL SITE IS ON TRACT H-1 THE TRAILS.

PORTION OF EXISTING BLANKET PUBLIC ACCESS, PUBLIC STORM DRAIN, PUBLIC WATER, AND PUBLIC SANITARY SEWER EASEMENT FOR A FUTURE WELL SITE GRANTED TO THE CITY OF ALBUQUERQUE. (THE TRAILS BULK PLAT DOCUMENT D) THE EASEMENT IS NO LONGER REQUIRED AS THE WELL SITE IS ON TRACT H-1 THE TRAILS.

EXHIBIT "C"

VALLE PRADO UNIT 2

VACATION EXHIBIT

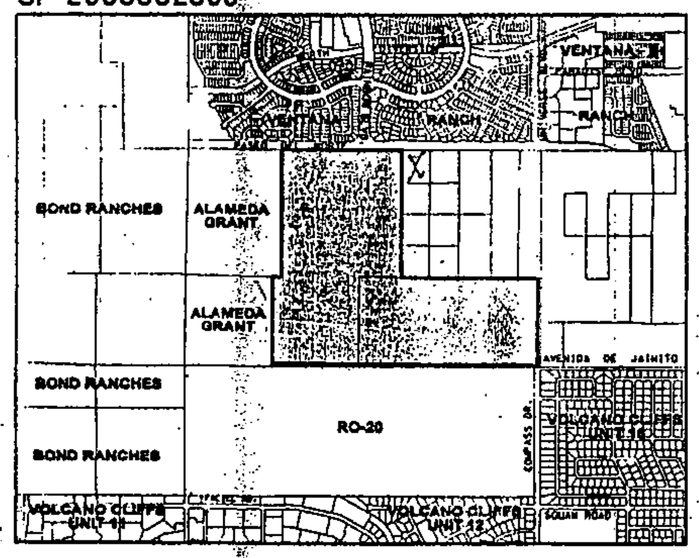
05/28/2015

Bohannan Huston

Wed, 27-May-2015 - 3:22:pm, Plotted by: SSTEFFEN
P:\20150013\CDP\Plans\General\Pre-Plat\Unit 2\Extension\20150013_U2_VACATION.dwg

Dennis

SP-2003352308



LOCATION MAP

ZONE ATLAS INDEX MAP No. C-9-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1002962.
2. Zone Atlas Index No. C-9.
3. Gross Subdivision Acreage: 200.9486 Acres.
4. Total Number of Tracts created: Eleven (11) Tracts.
5. Total Mileage of full width Streets created: 0.062 mile
6. Date of Survey: August, 2003.
7. Plat is located within the Town of Alameda Grant, within projected Section 16, T11N, R2E, NMPM.
8. Tract OS-1 and Tract OS-2 are Private Open Space areas that will be owned and maintained by The Trails HOA. There shall be no direct vehicular access from adjacent tracts, parcels, or lots.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide 3 tracts into Eleven (11) Tracts, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate a RW easement.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground/overhead electrical lines, transformers, and other equipment, fixtures, structures, 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 for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above 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 across the easement.

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, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, whence the City of Albuquerque survey monument "2-B10", having New Mexico State Plane Grid Coordinates for the Central Zone: X=357,543.731 Y=1,527,976.48, bears N30°11'05"E a distance of 4254.21 feet; thence along the easterly boundary line of the tract herein described,
S00°05'59"W a distance of 1955.79 feet; thence,
S89°38'20"E a distance of 2052.71 feet; thence,
S00°16'09"W a distance of 1315.57 feet to the southeast corner of the tract herein described, said point being a point on the south boundary of the Town Of Alameda Grant, thence along said Grant boundary,
N89°40'58"W a distance of 1064.88 feet to a BLM survey monument marking the 6-1/2 mile corner on said Grant; thence,
N89°44'34"W a distance of 2642.13 feet to a BLM survey monument marking the 7 mile corner on said Grant; thence,
N89°40'32"W a distance of 266.59 feet to the southwest corner of said Parcel A; thence along the westerly boundary line of the tract herein described,
N00°15'19"E a distance of 1320.61 feet to a 1/2" rebar with a 1" survey cap marked "Gritsco 8686" at the northwest corner of said Parcel A; thence,
S89°38'17"E a distance of 121.33 feet; thence,
N00°05'59"E a distance of 1951.06 feet to the northwest corner of the tract herein described; thence along the northerly boundary line of the tract herein described,
S89°48'48"E a distance of 1799.86 to the point and place of beginning.

This tract contains 200.9486 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Tracts A through J and OS-1 and OS-2 are subject to blanket easements, see sheets 2 and 3.
6. No direct access to Paseo Del Norte allowed.

DOCUMENT NOTE

Additional documents used in the preparation of this plat:

1. Warranty Deed from Horizon-Albuquerque Properties Corp. to Morris J. Winokur recorded May 19, 1960 in Volume D 543, folio 143.
2. Warranty Deed from Horizon-Albuquerque Properties Corp. to Joan K. Buck recorded May 9, 1960 in Volume D541, folio 281.
3. Warranty Deed from Horizon-Albuquerque Properties Corp. to Arnold Kesten and Benjamin Cohen recorded August 29, 1960.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196 is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant all Access, Utility, and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If Work affects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

Owner of the land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, and the land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887.

Acknowledged:

THE TRAILS LLC
Longford Group Inc., Its Manager

By: _____
John K. Murtagh, President

STATE OF NEVADA)
COUNTY OF CLARK) SS

This instrument was acknowledged before me on November 7, 2003 by John K. Murtagh, President of The Trails LLC.

My Commission Expires: 5/5/07

Crystal House
Notary Public

Owner of Parcel A

By: _____
Tafazzul Hussain, General Secretary, Indus Development, Ltd. Co.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on November 5th, 2003 by Tafazzul Hussain, General Secretary, Indus Development, Ltd. Co.

My Commission Expires: May 10th 2004

Laura L. Banda
Notary Public

OFFICIAL SEAL
LAURA L. BANDA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: May 10th 2004

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: _____
Frank Beck, President

STATE OF ~~NEW MEXICO~~ Nevada)
COUNTY OF ~~BERNALILLO~~ Clark) SS

This instrument was acknowledged before me on November 7, 2003 by Frank Beck, President of The Trails Community Association, Inc.

My Commission Expires: 5/5/07

Crystal House
Notary Public

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

TOM KLINGENHAGEN NEW MEXICO 5978 REGISTERED PROFESSIONAL SURVEYOR

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 9-8-03

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Page: 1 of 3
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Bk-2003C Pg-375
Mary Herrera Bern. Co. PLAT R 17.00

BULK PLAT OF THE TRAILS

(A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

PROJECT NUMBER 1002962

APPLICATION NUMBER 03DRB-01528

PLAT APPROVAL

UTILITY APPROVALS:		
QWEST		DATE 10-6-03
COMCAST CABLE		DATE 10-29-03
PNM ELECTRIC SERVICES		DATE 10-6-03
PNM GAS SERVICES		DATE 10-6-03
NEW MEXICO UTILITIES, INC.		DATE 10-7-03
CITY APPROVALS:		
CITY SURVEYOR		DATE 9-11-03
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE 10/22/03
UTILITIES DEVELOPMENT		DATE 10/22/03
PARKS & RECREATION DEPARTMENT		DATE 10-20-03
A.M.A.F.C.A.		DATE 10-22-03
CITY ENGINEER		DATE 11/20/03
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
REAL PROPERTY DIVISION	N/A	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD SEE ATTACHED

BERNALILLO COUNTY TREASURER'S OFFICE DATE 12/15/03

PNM STAMP

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.

SHEET 1 OF 3

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Mary Herrera Bern. Co. PLAT R 17.00 Bk-2003C Pg-375

BULK PLAT OF THE TRAILS

(A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

200411404

N

200 100 0 200
SCALE: 1" = 200'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (ORIGINAL) TRACT LINE
- SECTION LINE
- RIGHT OF WAY
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1 1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
- FOUND 1/2" REBAR W/YELLOW CAP STAMPED "G. GRITSKO 8686" IN ROCK MOUND
- FOUND USGLO BRASS CAP STAMPED "T4, C.C., S16, S15, 1911"
- 10'PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

TANGENT DATA

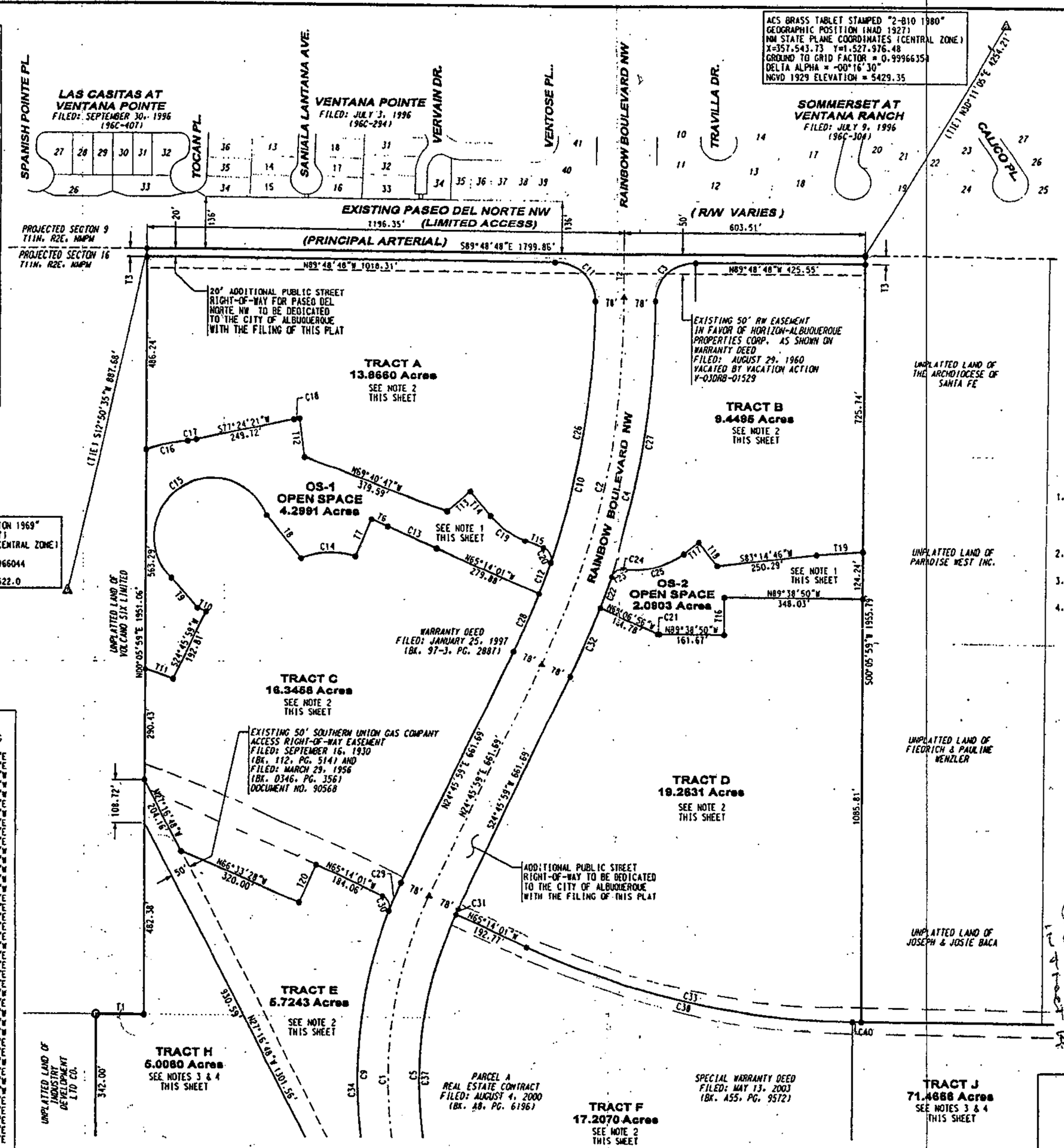
ID	BEARING	DISTANCE
T1	S89°38'17"E	121.33'
T2	N00°10'51"E	110.61'
T3	S00°05'59"W	20.00'
T4	S63°55'34"W	8.64'
T5	S63°55'34"W	106.94'
T6	N66°32'14"W	45.00'
T7	S23°21'56"W	101.23'
T8	N38°49'52"W	136.90'
T9	N38°49'52"W	102.95'
T10	N65°14'01"W	22.79'
T11	N70°30'08"W	75.91'
T12	N07°32'45"W	98.18'
T13	S49°04'00"W	76.99'
T14	N39°31'52"W	79.73'
T15	N69°40'47"W	49.86'
T16	S00°21'10"W	100.00'
T17	S52°22'50"W	48.21'
T18	N37°37'10"W	76.44'
T19	S86°05'49"W	118.01'
T20	S24°45'59"W	104.47'
T21	S63°55'34"W	10.97'
T22	S63°55'34"W	126.54'

ACS BRASS TABLET STAMPED "UNION 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=353,409.02 Y=1,523,440.96
GROUND TO GRID FACTOR = 0.99966044
DELTA ALPHA = -00°16'58"
NGVD 1929 TRIG ELEVATION = 5522.0

ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND TO GRID FACTOR = 0.99966354
DELTA ALPHA = -00°16'30"
NGVD 1929 ELEVATION = 5429.35

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	49°19'15"	505.02'	946.89'	1100.00'	917.93'	N00°06'22"E
C2	24°35'08"	490.28'	965.47'	2250.00'	958.08'	N12°28'25"E
C3	89°47'02"	99.62'	156.70'	100.00'	141.15'	S45°17'41"W
C4	24°21'49"	502.56'	989.92'	2328.00'	982.48'	S12°35'05"W
C5	47°51'57"	453.59'	853.79'	1022.00'	829.18'	S00°50'01"W
C6	84°12'22"	27.11'	44.09'	30.00'	40.23'	S65°12'08"E
C7	08°46'07"	48.15'	96.11'	628.00'	96.02'	S68°18'31"W
C8	87°11'33"	28.56'	45.65'	30.00'	41.37'	N20°19'47"E
C9	48°01'58"	524.68'	987.55'	1178.00'	958.89'	N00°45'00"E
C10	24°19'35"	468.14'	922.18'	2172.00'	915.27'	N12°35'11"E
C11	90°15'12"	100.44'	157.52'	100.00'	141.73'	N44°41'12"W
C12	02°21'30"	44.71'	89.40'	2172.00'	89.40'	S19°14'35"W
C13	01°18'04"	66.32'	132.63'	5841.00'	132.62'	N65°53'03"W
C14	39°28'24"	72.83'	139.86'	203.00'	137.11'	S87°33'04"W
C15	203°35'05"	------	520.55'	146.50'	286.82'	S55°36'23"W
C16	09°49'03"	53.42'	106.58'	622.00'	106.45'	N78°37'58"E
C17	06°08'08"	10.88'	21.74'	203.00'	21.73'	N80°28'25"E
C18	05°02'54"	6.92'	13.83'	157.00'	13.83'	N79°55'48"E
C19	30°08'55"	54.68'	106.82'	203.00'	105.59'	S54°36'19"E
C20	87°44'37"	28.84'	45.94'	30.00'	41.58'	S25°48'28"E
C21	02°51'03"	2.44'	4.88'	98.00'	4.88'	S88°55'38"W
C22	02°12'24"	44.84'	89.66'	2328.00'	89.66'	N18°53'34"E
C23	80°21'37"	25.33'	42.08'	30.00'	38.71'	N57°58'08"E
C24	00°30'10"	2.77'	5.55'	632.00'	5.55'	S81°35'59"E
C25	43°59'04"	81.98'	155.84'	203.00'	152.04'	N74°22'22"E
C26	17°37'27"	336.71'	668.10'	2172.00'	665.47'	S09°15'07"W
C27	17°23'09"	355.94'	706.41'	2328.00'	703.70'	N09°05'45"E
C28	04°20'39"	82.38'	164.68'	2172.00'	164.64'	S22°35'40"W
C29	03°44'23"	38.46'	76.89'	1178.00'	76.88'	S22°53'47"W
C30	86°15'37"	28.10'	45.17'	30.00'	41.02'	N22°06'13"W
C31	00°49'45"	7.40'	14.79'	1022.00'	14.79'	N24°21'06"E
C32	04°46'16"	96.98'	193.85'	2328.00'	193.79'	N22°22'50"E
C33	24°51'59"	442.78'	871.49'	2000.00'	864.62'	N17°43'01"W
C34	44°17'35"	479.45'	910.66'	1178.00'	888.16'	S01°07'12"E
C35	00°58'11"	5.69'	11.37'	672.00'	11.37'	S64°23'31"W
C36	34°29'59"	195.00'	378.14'	628.00'	372.45'	S89°56'40"W
C37	47°02'11"	444.76'	839.00'	1022.00'	815.64'	N00°25'08"E
C38	24°18'44"	430.81'	848.66'	2000.00'	842.31'	S17°23'23"E
C39	43°16'06"	249.08'	474.25'	628.00'	463.06'	N85°33'37"E
C40	00°39'15"	11.42'	22.83'	2000.00'	22.83'	S89°52'23"E
C41	02°43'32"	26.17'	52.33'	1100.00'	52.32'	S25°55'02"E



BLANKET EASEMENT NOTES

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

TOM KLINGENHAGEN
NEW MEXICO
5978
REGISTERED PROFESSIONAL SURVEYOR
11-13-03

SHEET 2
SHEET 3

SHEET 2 OF 3

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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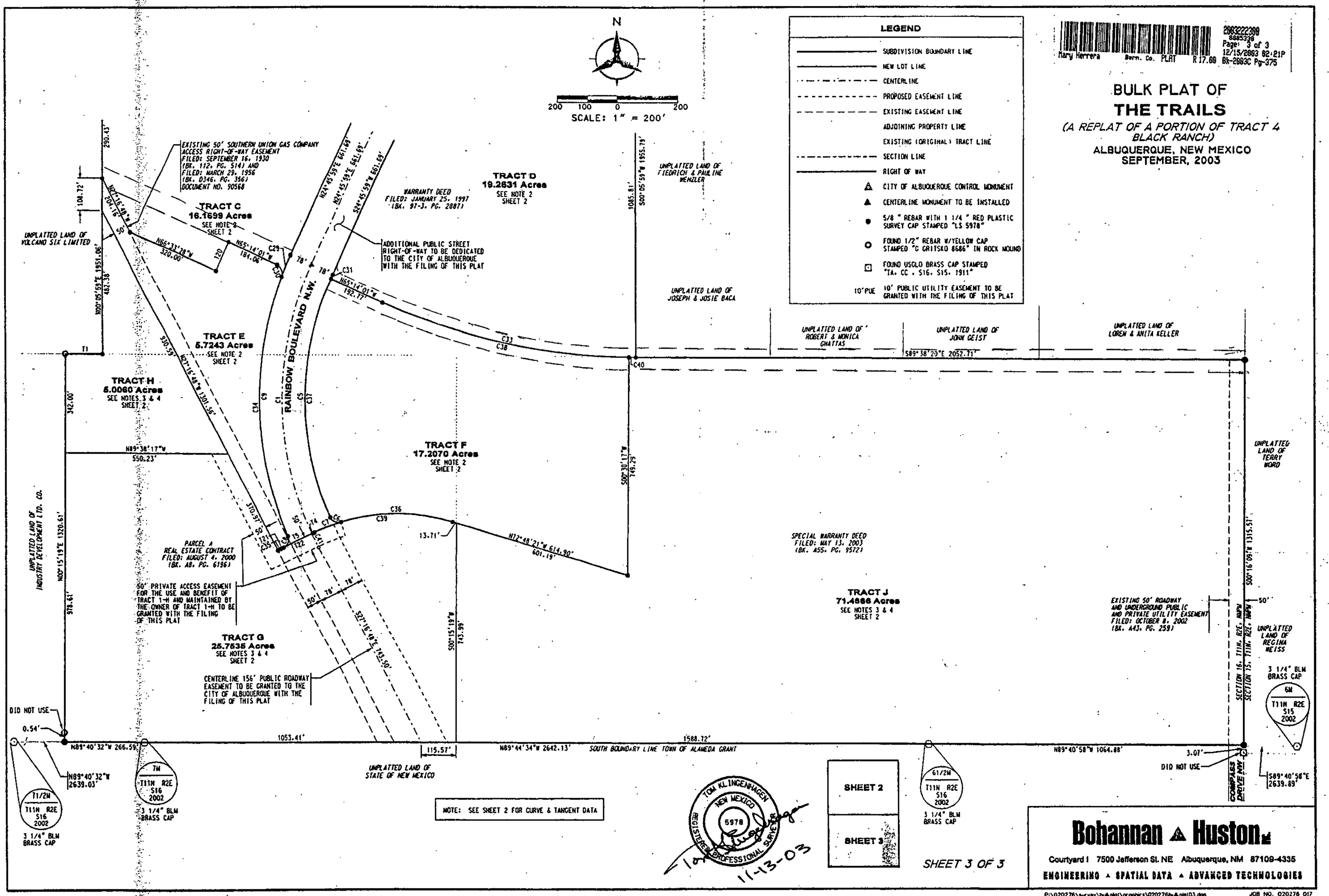
Mary Herrera Bern. Co. PLAT R 17.00

BULK PLAT OF THE TRAILS

(A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003



NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

SHEET 3 OF 3

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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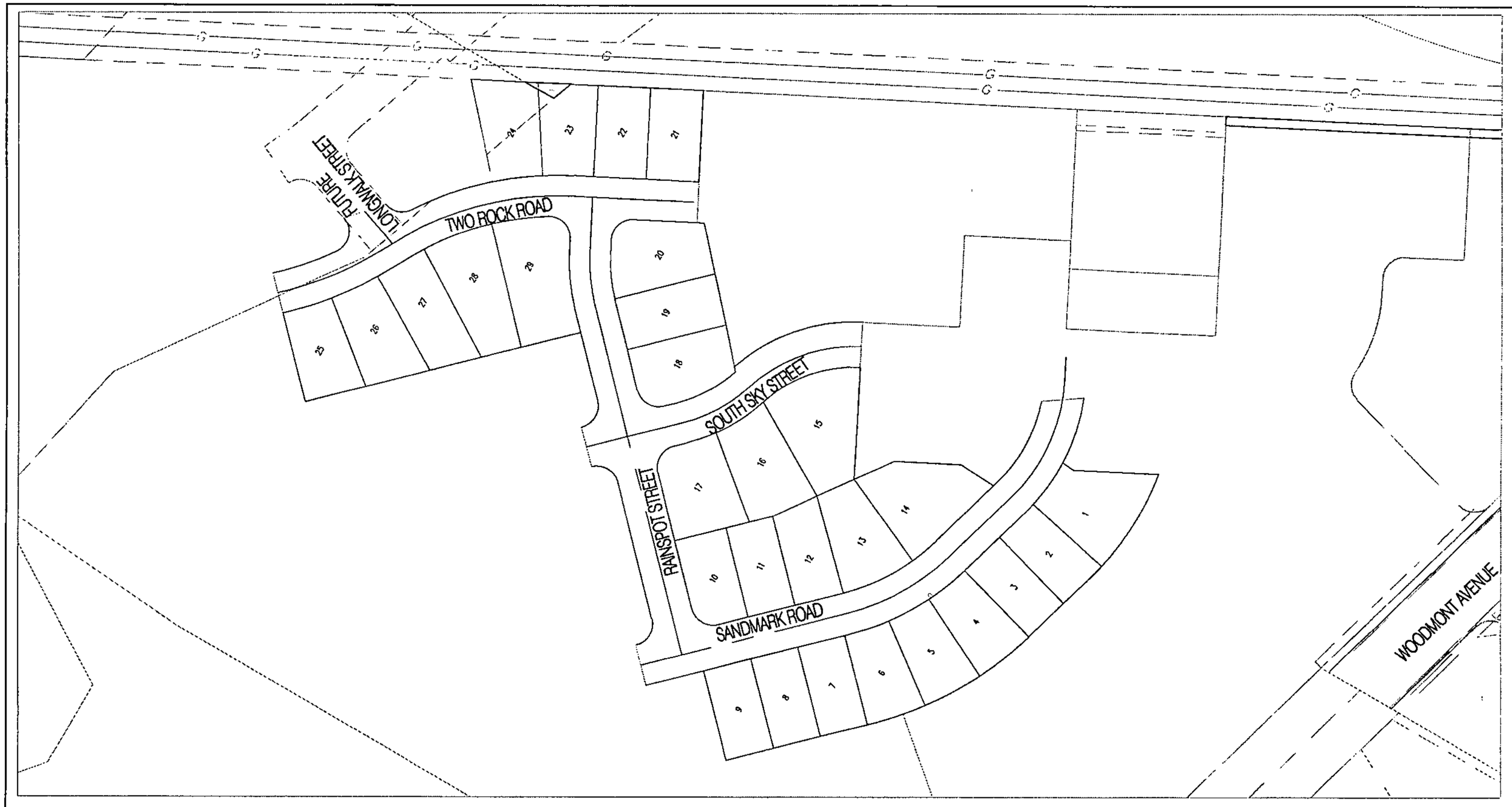

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NOT TO SCALE

PORTION OF EXISTING WATER EASEMENT FOR A FUTURE WELL SITE GRANTED TO NEW MEXICO UTILITIES. (THE TRAILS BULK PLAT DOCUMENT D) THE EASEMENT IS NO LONGER REQUIRED AS THE WELL SITE IS ON TRACT H-1 THE TRAILS.

PORTION OF EXISTING BLANKET PUBLIC ACCESS, PUBLIC STORM DRAIN, PUBLIC WATER, AND PUBLIC SANITARY SEWER EASEMENT FOR A FUTURE WELL SITE GRANTED TO THE CITY OF ALBUQUERQUE. (THE TRAILS BULK PLAT DOCUMENT D) THE EASEMENT IS NO LONGER REQUIRED AS THE WELL SITE IS ON TRACT H-1 THE TRAILS.

EXHIBIT "C"

VALLE PRADO UNIT 2

VACATION EXHIBIT

05/28/2015

Bohannan Huston

Wed, 27-May-2015 - 3:22:pm, Plotted by: SSTEFFEN
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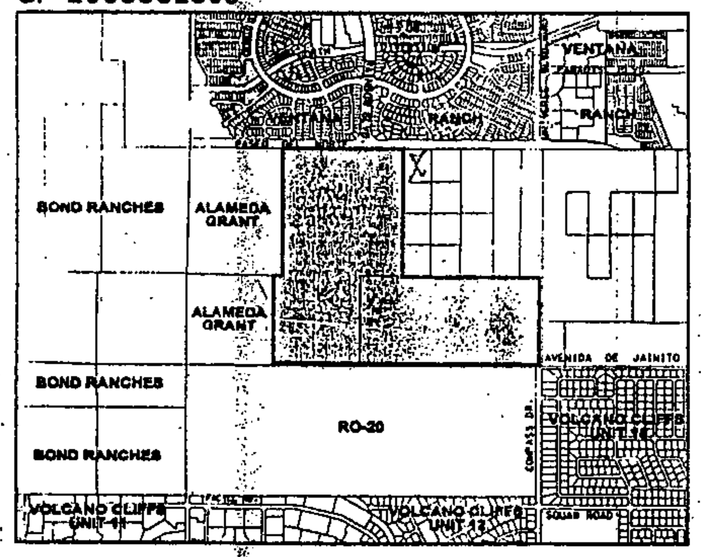
SP-2003352308

Dennis



LOCATION MAP

ZONE ATLAS INDEX MAP No. C-9-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1002962.
2. Zone Atlas Index No. C-9.
3. Gross Subdivision Acreage: 200.9486 Acres.
4. Total Number of Tracts created: Eleven (11) Tracts.
5. Total Mileage of full width Streets created: 0.062 mile
6. Date of Survey: August, 2003.
7. Plat is located within the Town of Alameda Grant, within projected Section 16, T11N, R2E, NMPM.
8. Tract OS-1 and Tract OS-2 are Private Open Space areas that will be owned and maintained by The Trails HOA. There shall be no direct vehicular access from adjacent tracts, parcels, or lots.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide 3 tracts into Eleven (11) Tracts, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate a PNM easement.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground/overhead electrical lines, transformers, and other equipment, fixtures, structures, 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 for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above 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 across the easement.

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, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, whence the City of Albuquerque survey monument "2-B10", having New Mexico State Plane Grid Coordinates for the Central Zone X=357,543.73; Y=1,527,976.48, bears N30°11'05"E a distance of 4254.21 feet; thence along the easterly boundary line of the tract herein described,
S00°05'59"W a distance of 1955.79 feet; thence,
S89°38'20"E a distance of 2052.71 feet; thence,
S00°16'09"W a distance of 1315.57 feet to the southeast corner of the tract herein described, said point being a point on the south boundary of the Town Of Alameda Grant, thence along said Grant boundary,
N89°40'58"W a distance of 1064.88 feet to a BLM survey monument marking the 6-1/2 mile corner on said Grant; thence,
N89°44'34"W a distance of 2642.13 feet to a BLM survey monument marking the 7 mile corner on said Grant; thence,
N89°40'32"W a distance of 266.59 feet to the southwest corner of said Parcel A; thence along the westerly boundary line of the tract herein described,
N00°15'19"E a distance of 1320.61 feet to a 1/2" rebar with a 1" survey cap marked "Gritsco 8686" at the northwest corner of said Parcel A; thence,
S89°38'17"E a distance of 121.33 feet; thence,
N00°05'59"E a distance of 1951.06 feet to the northwest corner of the tract herein described; thence along the northerly boundary line of the tract herein described,
S89°48'48"E a distance of 1799.86 to the point and place of beginning.

This tract contains 200.9486 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Tracts A through J and OS-1 and OS-2 are subject to blanket easements, see sheets 2 and 3.
6. No direct access to Paseo Del Norte allowed.

DOCUMENT NOTE

Additional documents used in the preparation of this plat:

1. Warranty Deed from Horizon-Albuquerque Properties Corp. to Morris J. Winokur recorded May 19, 1960 in Volume D 543, folio 143.
2. Warranty Deed from Horizon-Albuquerque Properties Corp. to Joan K. Buck recorded May 9, 1960 in Volume D541, folio 281.
3. Warranty Deed from Horizon-Albuquerque Properties Corp. to Arnold Kesten and Benjamin Cohen recorded August 29, 1960.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196 is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant all Access, Utility, and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

Owner of the land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, and the land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887.

Acknowledged:

THE TRAILS LLC
Longford Group Inc., Its Manager

By: _____
John K. Murtagh, President

STATE OF (NEVADA) SS
COUNTY OF (CLARK)

This instrument was acknowledged before me on November 7, 2003 by John K. Murtagh, President of The Trails LLC.

My Commission Expires: 5/5/07 Crystal House Notary Public

Owner of Parcel A

By: Tafazzul Hussain
Tafazzul Hussain, General Secretary, Indus Development, Ltd. Co.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
LAURA L. BANDA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: May 10th 2004

This instrument was acknowledged before me on November 5th, 2003 by Tafazzul Hussain, General Secretary, Indus Development, Ltd. Co.

My Commission Expires: May 10th 2004 Laura L. Banda Notary Public

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: Frank Beck
Frank Beck, President

STATE OF ~~NEW MEXICO~~ Nevada)
COUNTY OF ~~BERNALILLO~~ Clark) SS

This instrument was acknowledged before me on November 7, 2003 by Frank Beck, President of The Trails Community Association, Inc.

My Commission Expires: 5/5/07 Crystal House Notary Public

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

TOM KLINGENHAGEN NEW MEXICO 5978 REGISTERED PROFESSIONAL SURVEYOR

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 9-8-03

SHEET 1 OF 3

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Mary Herrera Bern. Co. PLAT R 17.00

BULK PLAT OF THE TRAILS

(A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

PROJECT NUMBER 1002962

APPLICATION NUMBER 03DRB-01528

PLAT APPROVAL

UTILITY APPROVALS:	
QWEST	DATE 10-6-03
COMCAST CABLE	DATE 10-29-03
PNM ELECTRIC SERVICES	DATE 10-6-03
PNM GAS SERVICES	DATE 10-6-03
NEW MEX. UTILITIES, INC.	DATE 10-7-03
CITY APPROVAL	DATE 9-11-03
CITY SURVEYOR	DATE 10/22/03
TRANSP. ENGINEERING, TRANSPORTATION DIVISION	DATE 10/22/03
UTILITIES DEVELOPMENT	DATE 10/22/03
PARKS & RECREATION DEPARTMENT	DATE 10-20-03
A.M.A.F.C.A.	DATE 10-22-03
CITY ENGINEER	DATE 11/20/03
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
N/A REAL PROPERTY DIVISION	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD SEE ATTACHED

BERNALILLO COUNTY TREASURER'S OFFICE 12/15/03 DATE

PNM STAMP

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.

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Mary Herrera Bern. Co. PLAT R 17.00 Bk-2003C Pg-375

BULK PLAT OF THE TRAILS

(A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

#200211404

N

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SCALE: 1" = 200'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (ORIGINAL) TRACT LINE
- SECTION LINE
- RIGHT OF WAY
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1 1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
- FOUND 1/2" REBAR W/YELLOW CAP STAMPED "G. GRITSKO 8686" IN ROCK MOUND
- FOUND USGLO BRASS CAP STAMPED "T4. CC. S16. S15. 1911"
- 10'PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

TANGENT DATA

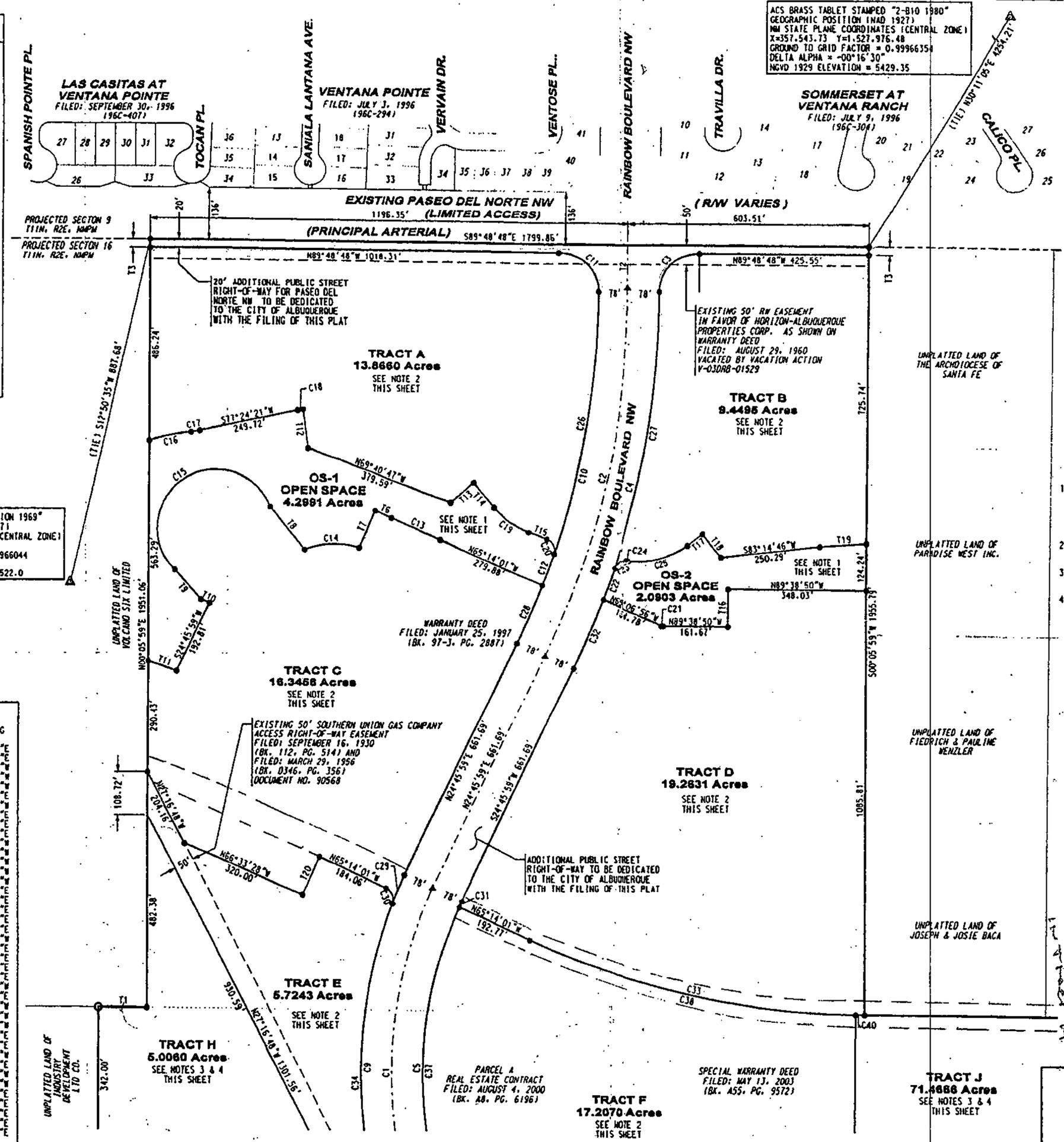
ID	BEARING	DISTANCE
T1	S89°38'11"E	121.33'
T2	N00°10'51"E	110.61'
T3	S00°05'59"W	20.00'
T4	S63°55'34"W	8.64'
T5	S63°55'34"W	106.94'
T6	N66°32'14"W	45.00'
T7	S23°27'56"W	101.23'
T8	N38°49'52"W	136.90'
T9	N38°49'52"W	102.95'
T10	N65°14'01"W	22.19'
T11	N70°30'08"W	75.91'
T12	N01°32'45"W	98.18'
T13	S49°04'00"W	76.93'
T14	N39°31'52"W	79.73'
T15	N69°40'47"W	49.86'
T16	S00°21'10"W	100.00'
T17	S52°22'50"W	48.21'
T18	N37°37'10"W	76.44'
T19	S86°05'49"W	118.01'
T20	S24°45'59"W	104.47'
T21	S63°55'34"W	10.97'
T22	S63°55'34"W	126.54'

ACS BRASS TABLET STAMPED "UNION 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=353,408.02 Y=1,523,440.96
GROUND TO GRID FACTOR = 0.99966044
DELTA ALPHA = -00°16'58"
NGVD 1929 TRIG ELEVATION = 5522.0

ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND TO GRID FACTOR = 0.99966354
DELTA ALPHA = -00°16'30"
NGVD 1929 ELEVATION = 5429.35

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	49°19'15"	505.02'	946.89'	1100.00'	917.93'	N00°06'22"E
C2	24°35'08"	490.28'	965.47'	2250.00'	958.08'	N12°28'25"E
C3	89°47'02"	99.62'	156.70'	100.00'	141.15'	S45°17'41"W
C4	24°21'49"	502.56'	989.92'	2328.00'	982.48'	S12°35'05"W
C5	47°51'57"	453.59'	853.79'	1022.00'	829.18'	S00°50'01"W
C6	84°12'22"	27.11'	44.09'	30.00'	40.23'	S65°12'08"E
C7	08°46'07"	48.15'	96.11'	628.00'	96.02'	S68°18'37"W
C8	87°11'33"	28.56'	49.65'	30.00'	41.37'	N20°19'47"E
C9	48°01'58"	524.88'	987.55'	1178.00'	958.89'	N00°45'00"E
C10	24°19'35"	468.14'	922.18'	2172.00'	915.27'	N12°36'11"E
C11	90°15'12"	100.44'	157.52'	100.00'	141.73'	N44°41'12"W
C12	02°21'30"	44.71'	89.40'	2172.00'	89.40'	S19°14'35"W
C13	01°18'04"	66.32'	132.63'	5841.00'	132.62'	N65°53'03"W
C14	39°28'24"	72.83'	139.86'	203.00'	137.11'	S87°33'04"W
C15	203°35'05"	———	520.55'	146.50'	286.82'	S55°36'23"W
C16	09°49'03"	53.42'	106.58'	622.00'	106.45'	N78°31'58"E
C17	06°08'08"	10.88'	21.74'	203.00'	21.73'	N80°28'25"E
C18	05°02'54"	6.92'	13.83'	157.00'	13.83'	N19°55'48"E
C19	30°08'55"	54.68'	106.82'	203.00'	105.59'	S54°36'19"E
C20	87°44'37"	28.84'	45.94'	30.00'	41.58'	S25°48'28"E
C21	02°51'03"	2.44'	4.88'	98.00'	4.88'	S88°55'38"W
C22	02°12'24"	44.84'	89.66'	2328.00'	89.66'	N18°53'34"E
C23	80°21'37"	25.33'	42.08'	30.00'	38.71'	N57°58'08"E
C24	00°30'10"	2.77'	5.55'	632.00'	5.55'	S81°35'59"E
C25	43°59'04"	81.99'	155.84'	203.00'	152.04'	N74°22'22"E
C26	17°37'27"	336.71'	668.10'	2172.00'	665.47'	S09°15'07"W
C27	17°23'09"	355.94'	706.41'	2328.00'	703.70'	N09°05'45"E
C28	04°20'39"	82.38'	164.68'	2172.00'	164.64'	S22°35'40"W
C29	03°44'23"	38.46'	76.89'	1178.00'	76.88'	S22°51'47"W
C30	86°15'37"	28.10'	45.17'	30.00'	41.02'	N22°06'13"W
C31	00°49'45"	7.40'	14.79'	1022.00'	14.79'	N24°21'06"E
C32	04°46'16"	96.98'	193.85'	2328.00'	193.79'	N22°22'50"E
C33	24°57'59"	442.78'	871.49'	2000.00'	864.62'	N77°43'01"W
C34	44°17'35"	479.45'	910.66'	1178.00'	888.16'	S01°07'12"E
C35	00°58'11"	5.69'	11.37'	672.00'	11.37'	S64°23'31"W
C36	34°29'59"	195.00'	378.14'	628.00'	372.45'	S89°56'40"W
C37	47°02'11"	444.76'	839.00'	1022.00'	815.64'	N00°25'08"E
C38	24°18'44"	430.81'	848.66'	2000.00'	842.31'	S77°33'23"E
C39	43°16'06"	249.08'	474.25'	628.00'	463.06'	N85°33'37"E
C40	00°39'15"	11.42'	22.83'	2000.00'	22.83'	S89°52'23"E
C41	02°43'32"	26.17'	52.33'	1100.00'	52.32'	S25°55'02"E



BLANKET EASEMENT NOTES

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

TOM KLINGENHAGEN
NEW MEXICO
5978
REGISTERED PROFESSIONAL SURVEYOR
11-13-03

SHEET 2
SHEET 3

SHEET 2 OF 3

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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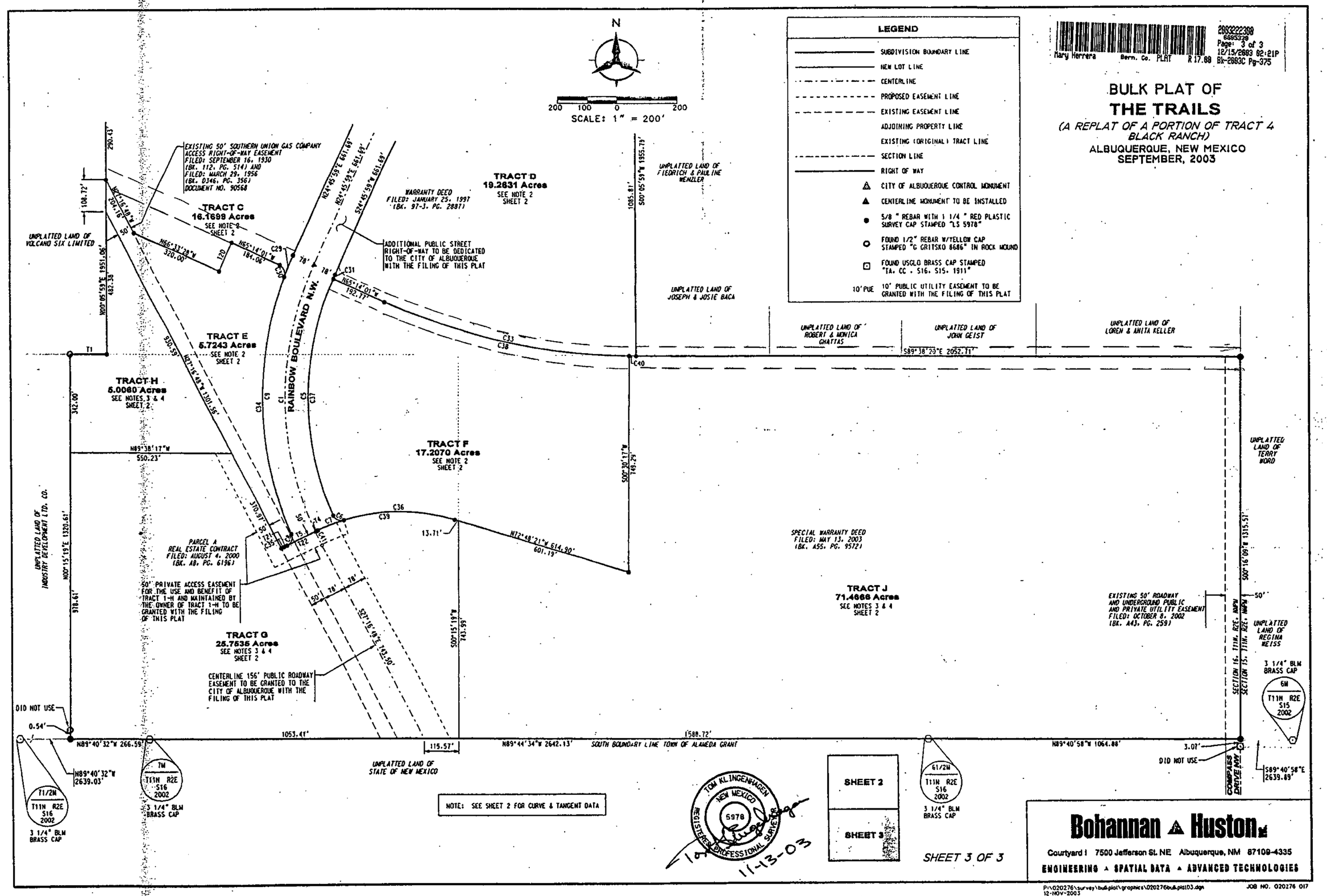
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2003C Pg-375

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



NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

SHEET 3 OF 3

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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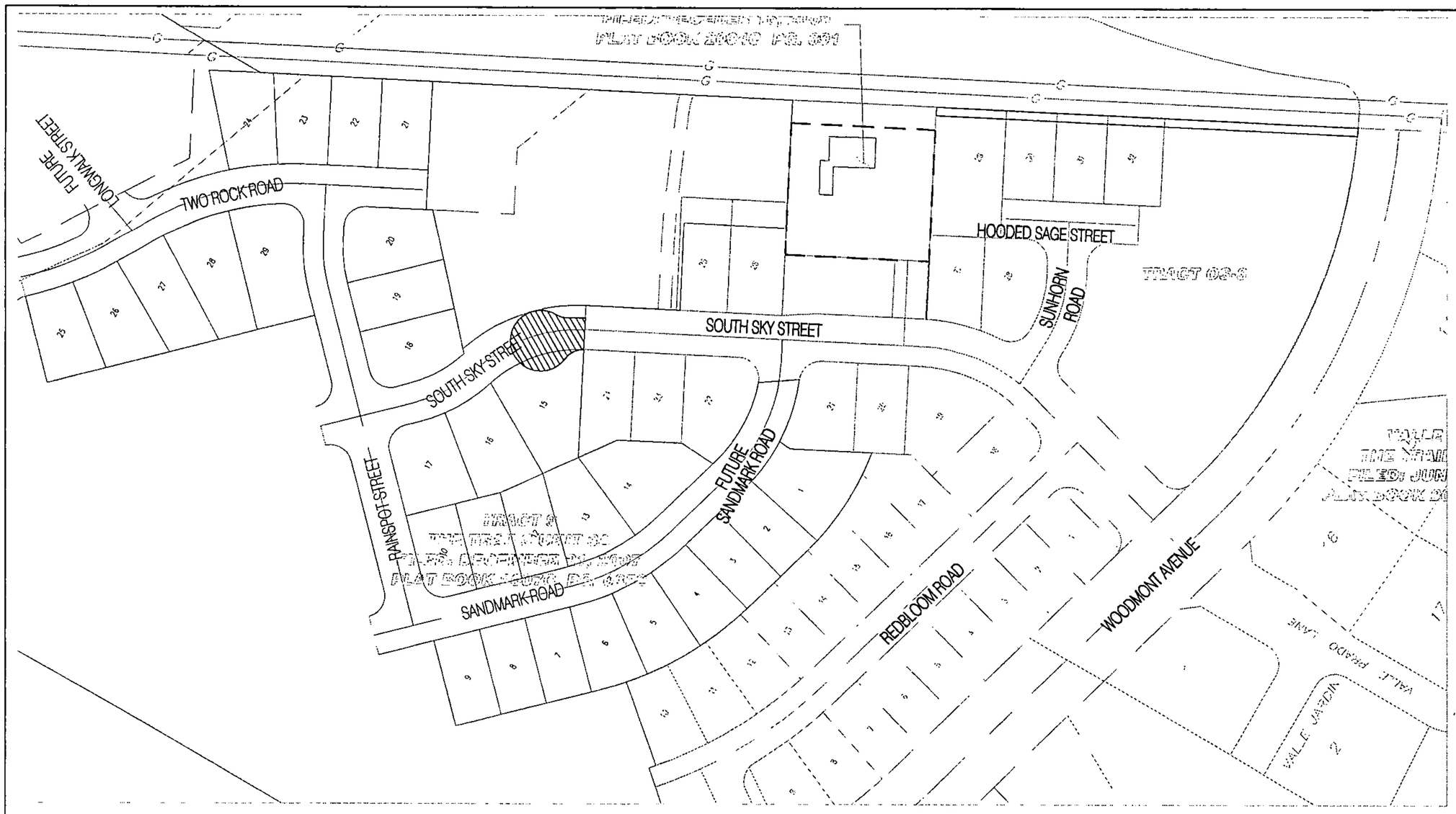


NOT TO SCALE

EXISTING TEMPORARY TURNAROUND EASEMENT TO BE VACATED WITH THIS PLAT. (VALLE PRADO UNIT 1). THE TURNAROUND EASEMENT IS NO LONGER REQUIRED AS SOUTH SKY STREET WILL CONTINUE AS PART OF THE PROPOSED VALLE PRADO UNIT 2 DEVELOPMENT.

PROJECT: 10044104
DATE: 8-5-15
APP: 15-70245 (VPE)

EXHIBIT "A"

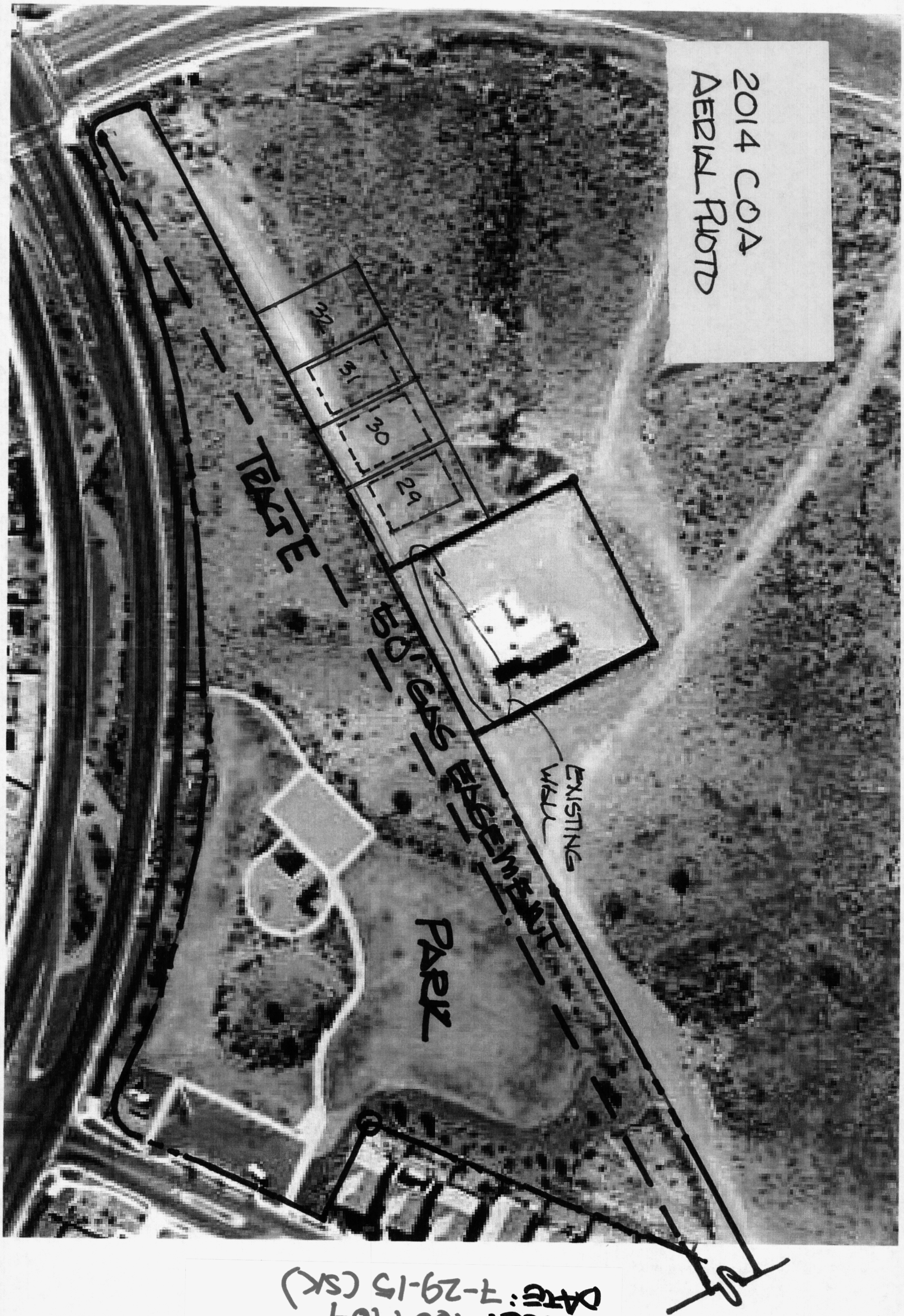
VALLE PRADO UNIT 2

VACATION EXHIBIT

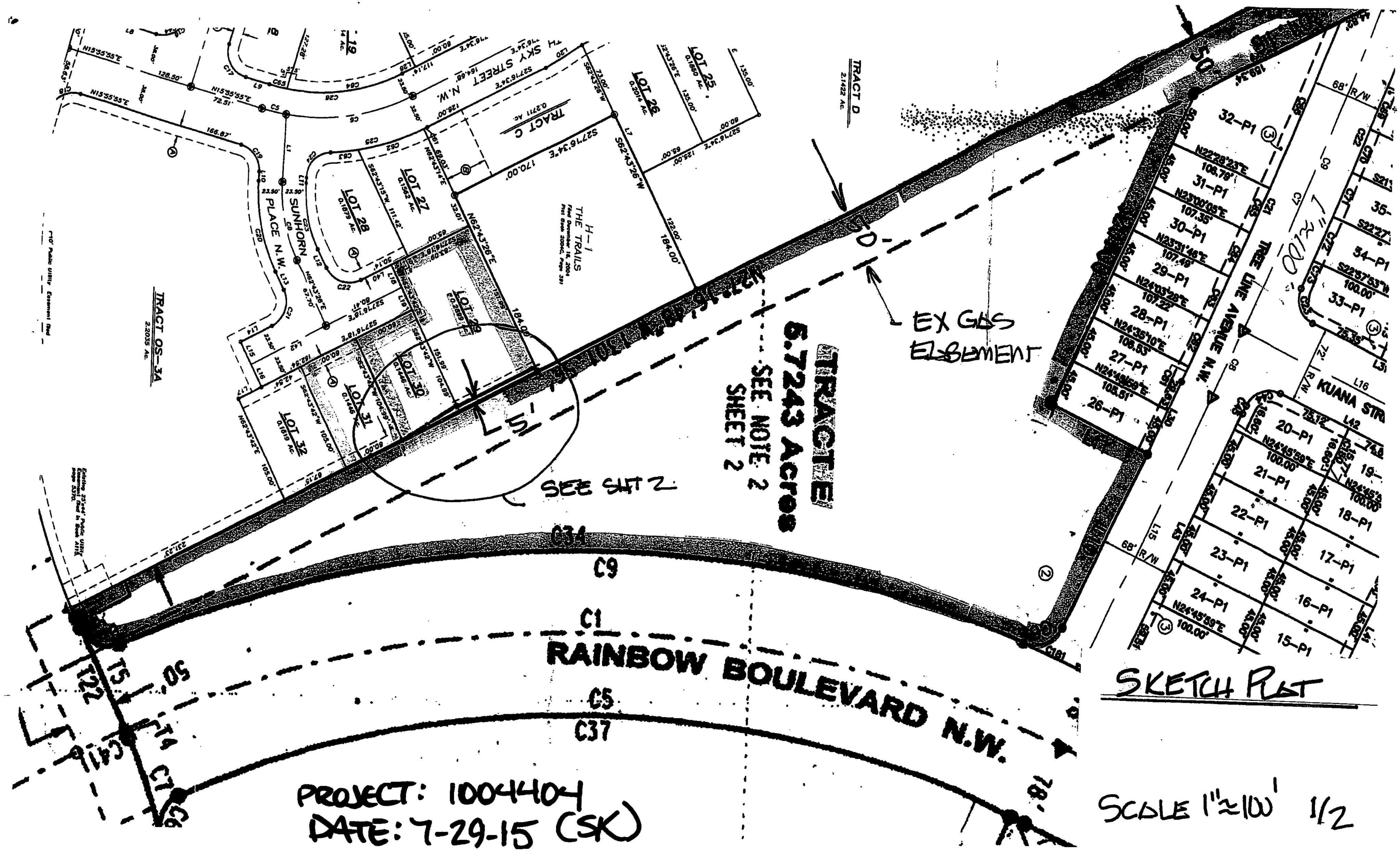
07/09/2015

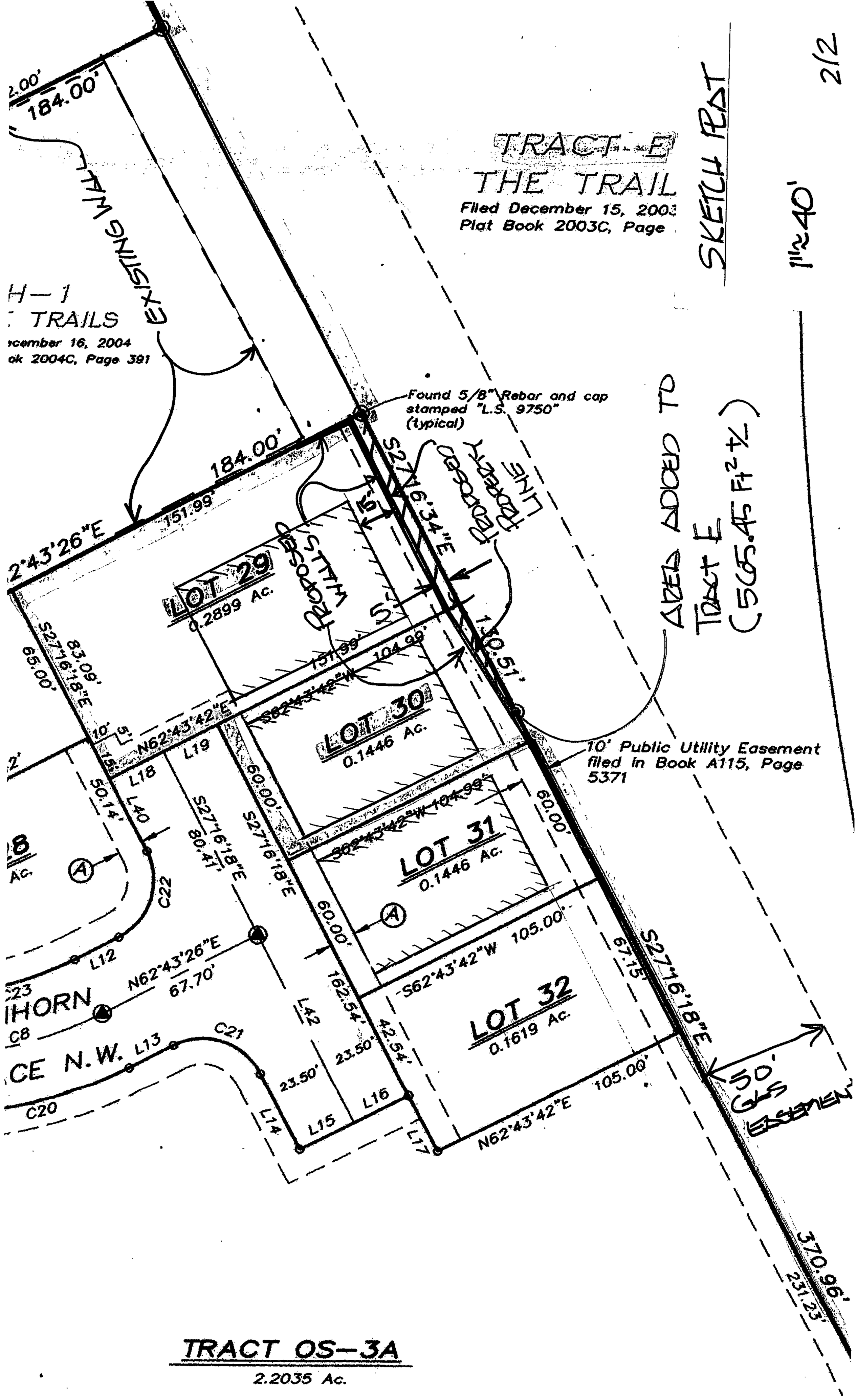
Bohannan Huston

Wed, 8-Jul-2015 - 12:56:pm, Plotted by: SSTEFFEN
P:\20150013\CDP\Plans\General\Plat\U2\20150013_U1_VACATION.dwg



PROJECT: 100414004
DATE: 7-29-15 (SK)


TRACT OS-3A
2.2035 Ac.
TRACT D
2.1422 Ac.
TRACT C
0.2711 Ac.
LOT 25
0.1860 Ac.
LOT 26
0.2014 Ac.
LOT 27
0.1562 Ac.
LOT 28
0.1879 Ac.
LOT 29
0.2481 Ac.
LOT 30
0.1448 Ac.
LOT 31
0.1448 Ac.
LOT 32
0.1619 Ac.
SUNHORN PLACE N.W.
SKY STREET N.W.
THE TRAILS
H-1
TRACTE
6.7243 Acres
SEE NOTE 2
SHEET 2
EX GAS
ELSEMENT
SEE SHT 2
RAINBOW BOULEVARD N.W.
TREE LINE AVENUE N.W.
KUANA STR
32-P1
31-P1
30-P1
29-P1
28-P1
27-P1
26-P1
33-P1
34-P1
20-P1
21-P1
22-P1
23-P1
24-P1
19-P1
18-P1
17-P1
16-P1
15-P1
SKETCH PLAT
PROJECT: 1004404
DATE: 7-29-15 (SK)
SCALE 1"=100'
1/2


SKETCH PLAT
2/2
1"=40'
TRACT E
THE TRAIL
Filed December 15, 2003
Plat Book 2003C, Page
H-1
TRAILS
ecember 16, 2004
ok 2004C, Page 391
EXISTING WALL
2.00'
184.00'
Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)
184.00'
151.99'
2°43'26"E
S27°16'34"E
15'
PROPOSED WALLS
PROPOSED PROPERTY LINE
LOT 29
0.2899 Ac.
S27°16'18"E
83.09'
65.00'
151.99'
104.99'
S62°43'42"W
N62°43'42"E
LOT 30
0.1446 Ac.
10' Public Utility Easement filed in Book A115, Page 5371
10'
15'
L19
L18
L40
50.14'
60.00'
S27°16'18"E
80.41'
S62°43'42"W 104.99'
LOT 31
0.1446 Ac.
60.00'
A
C22
L12
N62°43'26"E
67.70'
S62°43'42"W 105.00'
67.15'
S27°16'18"E
162.54'
L42
C21
L13
C20
23.50'
42.54'
L14
L15
L16
L17
N62°43'42"E
105.00'
LOT 32
0.1619 Ac.
50' GAS EASEMENT
370.96'
231.23'
TRACT OS-3A
2.2035 Ac.