



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Bohannon 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: Preliminary Plat, Temporary Deferral of Sidewalk Construction, Vacation of Public Roadway Easement for Valle Prado Unit 3

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

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

Lot or Tract No. Tract 10 (Tract F and Tract A) Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Trails Unit 3A (Valle Prado Unit 1 and 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: 100906411940922305

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004404-07DRB-70298,

**CASE INFORMATION:**

Within city limits?  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: Tree Line Avenue  
 Between: Two Rock Road and \_\_\_\_\_

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

**SIGNATURE**

*Scott Steffen*  
 (Print) SCOTT J STEFFEN

DATE 10/24/14  
 Form revised 4/07

**FOR OFFICIAL USE ONLY**

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

Hearing date \_\_\_\_\_

Project # \_\_\_\_\_

Planner signature / date \_\_\_\_\_

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

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

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

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

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

Scott J STEFFEN  
 Applicant name (print)  
Scott J Steffen 10/24/14  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner signature / date  
 \_\_\_\_\_  
 Project # \_\_\_\_\_

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

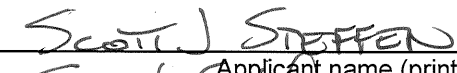
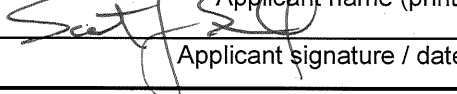
- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying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

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

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

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

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

  
 Applicant name (print)  
  
 Applicant signature / date



Form revised 4/07

- Checklists complete Application case numbers
- Fees collected \_\_\_\_\_
- Case #s assigned \_\_\_\_\_
- Related #s listed \_\_\_\_\_

\_\_\_\_\_  
 Planner signature / date  
 Project # \_\_\_\_\_

October 24, 2014

[www.bhinc.com](http://www.bhinc.com)

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

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Re: Valle Prado Unit 3 - Preliminary Plat, Vacation of Public Easement and Sidewalk Deferral (DRB 1004404)

Dear Mr. Cloud:

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

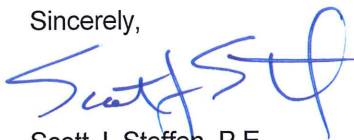
- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral (Exhibit B)
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Certificate of No Effect
- Preliminary Pre-Development Facilities Fee Agreement
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Three (3) copies of the perimeter wall plan (Exhibit D)
- Zone Atlas Map
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Valle Prado Unit 1 Tract F and Valle Prado Unit 2 Tract A, consisting of 24 single family residential lots to be developed in one (1) phase. The site is located north of Valle Prado Unit 2. The proposed development will connect to Tree Line Avenue at the west end of the Santa Fe at the Trails Subdivision. Access to Valle Prado Unit 3 will be from Tree Line Avenue and from Woodmont Avenue via South Sky Street through Valle Prado Units 1 and 2. The land is currently zoned SU-2, Volcano Trails Small Lot (VTSL).

The request also includes a sidewalk deferral request and a vacation request for a portion of an existing Public Roadway Easement that is an extension of Tree Line Avenue. There are 3 small portions of the existing easement that fall outside the proposed Tree Line Avenue right-of-way due to slight changes in the roadway alignments. The Valle Prado Unit 3 plat will dedicate full width right-of-way for Tree Line Avenue. Therefore, the portions of the easement outside the proposed right-of-way are no longer required.

Please place this item on the DRB Agenda to be heard on November 19, 2014.

Sincerely,



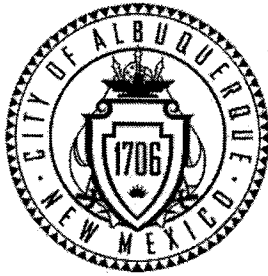
Scott J. Steffen, P.E.  
Vice President  
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

**Planning Department**

**Martin J. Chavez, Mayor**

**Richard Dineen, Director**

**Interoffice Memorandum**

November 8, 2007

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**Subject: Albuquerque Archaeological Ordinance—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent:**

**Applicant: Longford Homes, Inc.**

**Legal Description: The Trails Unit 3**

**Acreage: 165.59 acres**

**Zone Atlas Page: C-9**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**SUPPORTING DOCUMENTATION:**

**NIAF submitted by TRC Solutions dated February 2007 (NMCRI# 103624)**

**Note: LA 49629 "ikely destroyed by recent construction activity."**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area; 4B(2)— land disturbance; and 4B(3), information potential exhausted for LA 49629).***

**SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

PRELIMINARY PLAT FOR  
**VALLE PRADO UNIT 3**  
 at the TRAILS UNIT 3A  
 BEING A REPLAT OF  
 TRACT F, VALLE PRADO  
 UNIT 1 AND TRACT A,  
 VALLE PRADO UNIT 2  
 NOVEMBER, 2014

**LEGAL DESCRIPTION**

Tract F, 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 A-F & 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 Document No. \_\_\_\_\_, and Tract A, Valle Prado Unit 2 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE PRADO UNIT 2 (LOTS 1-29 & TRACT A), 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 Document No. \_\_\_\_\_.

**GENERAL NOTES**

- EXISTING ZONING: SU-2, VTL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT. PROPOSED ZONING: SU-2, VTL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT.
- PROPOSED ACREAGE: 14.50 AC  
 NUMBER OF LOTS: 24  
 PROPOSED DENSITY: 1.66 DU/AC
- MIN. LOT DIMENSIONS: 55' X 105'  
 MINIMUM LOT AREA: 5,775 SQFT
- 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.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- WOODMONT AVENUE IMPROVEMENTS ACROSS TRACT C FRONTAGE FINANCIALLY GUARANTEED WITH VALLE PRADO UNIT 1.

**SITE DATA**

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTL
MILES OF FULL WIDTH STREETS CREATED	0.26 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	24
NO. OF HOA TRACTS CREATED	2
NO. OF REMAINDER TRACTS CREATED	1

**SURVEY NOTES:**

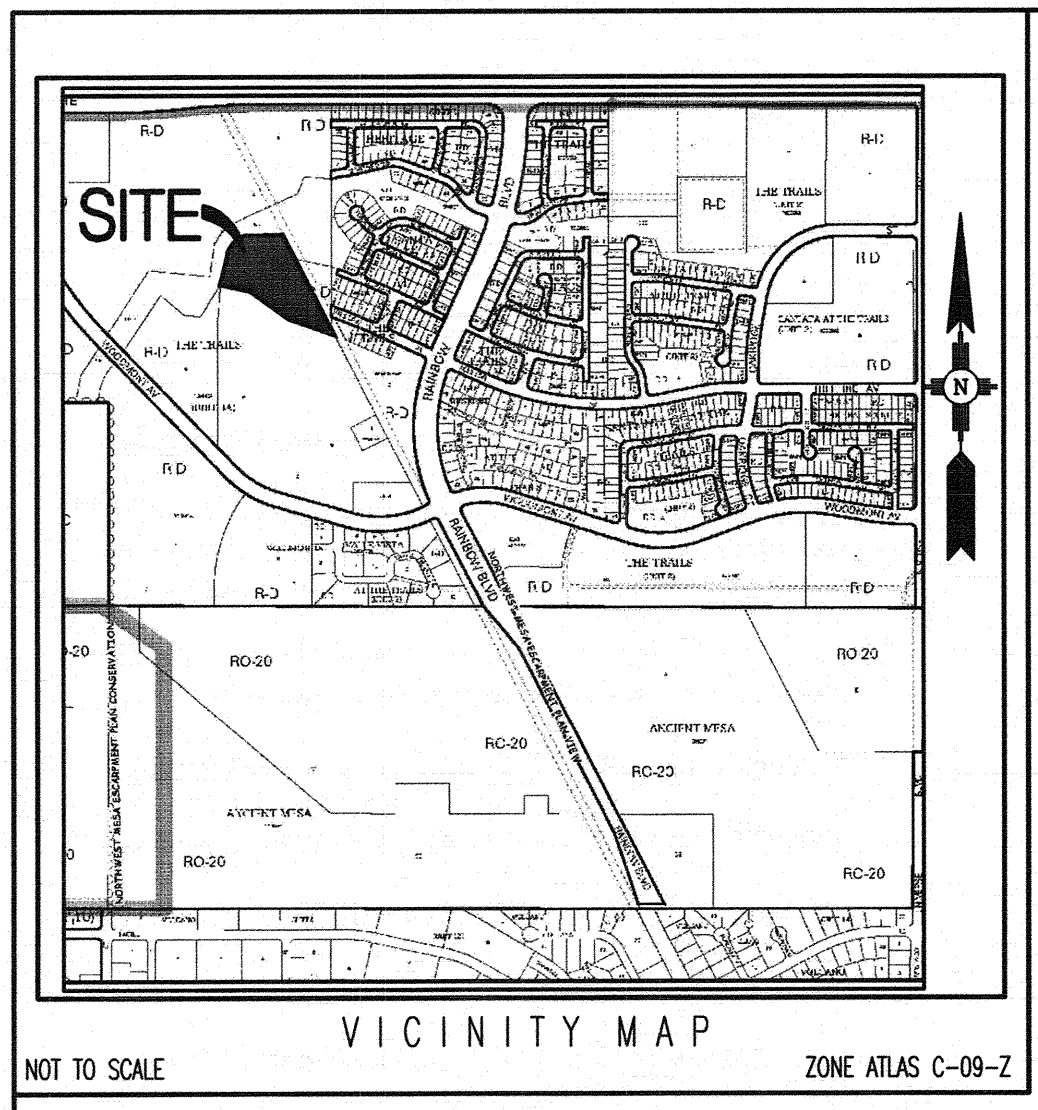
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

*Samuel R. Richardson* 10/23/14  
 (Acting) CITY SURVEYOR DATE

*Kelly Calhoun* 10-24-14  
 KELLY CALHOUN  
 MANAGER, WOODMONT-PASEO, LLC DATE

**Bohannon & Huston**  
 www.bhinc.com 800.877.5332



**KEYED NOTES**

- 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY EASEMENT FILED SEPTEMBER 16, 1930 IN BOOK 112, PAGE 515 AND FILED MARCH 29, 1956 IN BOOK D346, PAGE 356 AS DOCUMENT NO. 90568 AND N.M. STATE LAND OFFICE DEED OF RIGHT OF WAY AND EASEMENT NO. 646, DATED OCTOBER 3, 1930.
- EXISTING PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED DECEMBER 21, 2007 IN PLAT BOOK 2007C, PAGE 352. A PORTION TO BE VACATED WITH THIS PLAT.
- EXISTING 10'X 20' QWEST UNDERGROUND UTILITY EASEMENT GRANTED BY PLAT FILED MARCH 16, 2006 IN BOOK 2006C, PAGE 85.
- PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 24 GRANTED WITH THIS PLAT.

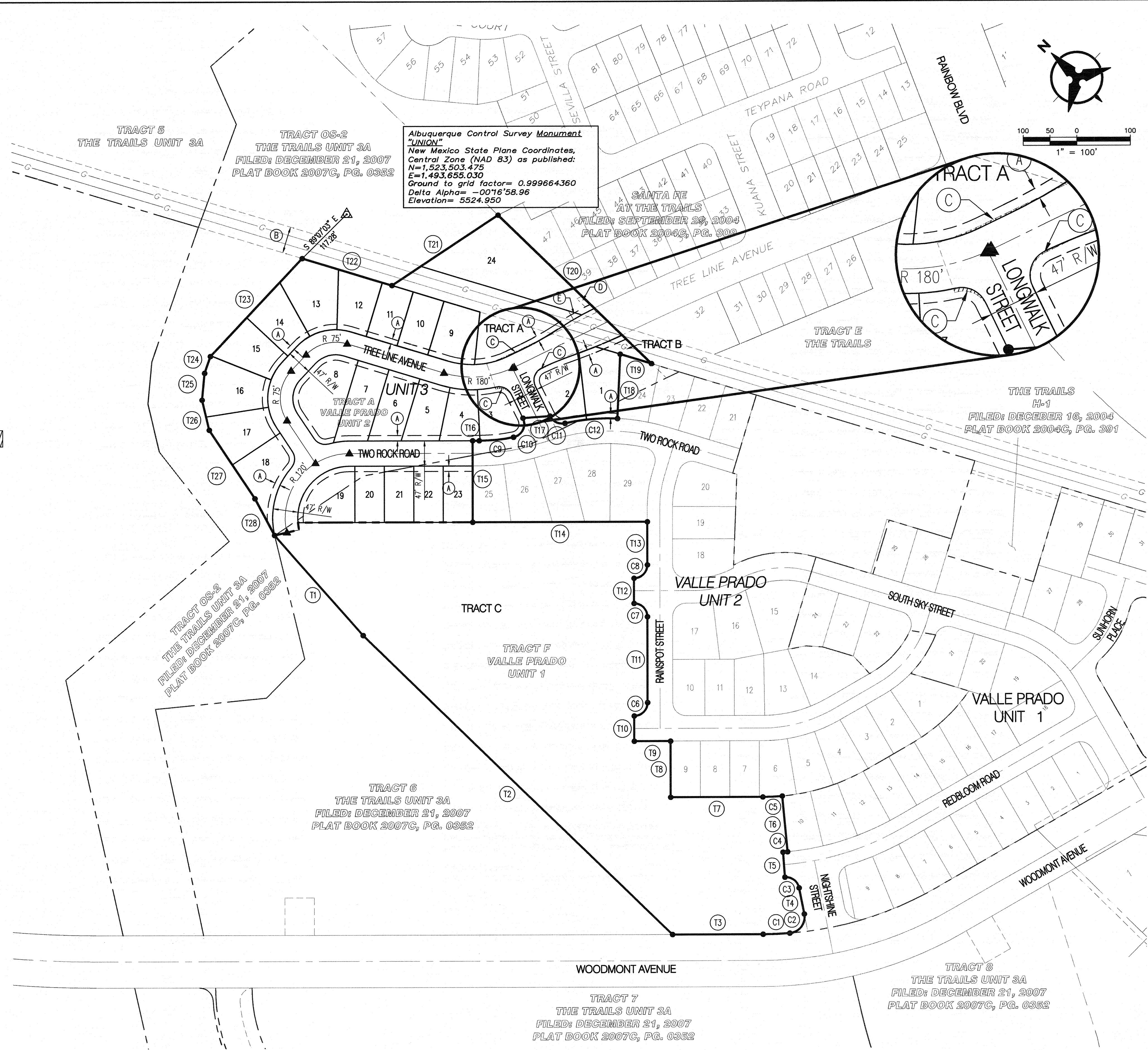
ID	ARC	RADIUS	DELTA	TANGENT
C1	49.83'	651.00'	04°23'10"	24.93'
C2	50.66'	30.00'	96°45'03"	33.76'
C3	36.29'	25.00'	83°09'38"	22.18'
C4	8.58'	499.00'	00°59'06"	4.29'
C5	36.33'	394.00'	05°16'57"	18.18'
C6	39.27'	25.00'	90°00'00"	25.00'
C7	39.27'	25.00'	90°00'00"	25.00'
C8	39.27'	25.00'	90°00'00"	25.00'
C9	64.63'	326.50'	11°20'31"	32.42'
C10	45.61'	25.00'	104°31'52"	32.31'
C11	33.46'	25.00'	76°41'22"	19.78'
C12	98.55'	373.50'	15°07'05"	49.56'

ID	BEARING	LENGTH
T1	S04°25'48"W	249.53'
T2	S00°00'00"E	803.67'
T3	S44°10'54"E	169.01'
T4	N34°40'53"E	49.76'
T5	N41°31'15"E	47.00'
T6	N40°32'09"E	105.00'
T7	N44°10'54"W	172.00'
T8	N45°49'06"E	105.00'
T9	N44°10'54"W	67.71'
T10	N45°49'06"E	47.00'
T11	N45°49'06"E	160.00'
T12	N45°49'06"E	47.00'
T13	N45°49'06"E	80.00'
T14	N44°10'54"W	325.79'

ID	BEARING	LENGTH
T15	N45°49'06"E	152.00'
T16	S44°10'54"E	12.24'
T17	S48°19'15"E	50.60'
T18	N48°22'25"E	120.42'
T19	S27°16'28"E	60.99'
T20	N00°05'44"E	399.19'
T21	N77°45'21"W	237.91'
T22	N27°16'30"W	174.90'
T23	S89°01'47"W	250.90'
T24	S64°57'37"W	33.00'
T25	S51°14'55"W	50.59'
T26	S32°26'33"W	57.66'
T27	S12°11'46"W	153.58'
T28	S17°42'46"W	77.52'

**LEGEND**

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





Current DRC  
Project No. \_\_\_\_\_

Date Submitted: October 24, 2014  
Date Site Plan for Bldg Permit Approv. \_\_\_\_\_  
Date Site Plan for Sub. Approved: \_\_\_\_\_

Figure 12

INFRASTRUCTURE LIST

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

VALLE PRADO UNIT 3  
(REPLAT OF TRACT F VALLE PRADO UNIT 1 AND TRACT A VALLE PRADO UNIT 2)

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. \_\_\_\_\_

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
<b>PAVING</b>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TREE LINE AVENUE	TWO ROCK ROAD	WEST STUB TERMINUS SANTA FE AT THE TRAILS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONGWALK STREET	TWO ROCK ROAD	TREE LINE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	LOT 19 REAR LOT LINE	LONGWALK STREET	/	/	/

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

<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
		24" DIA	RCP W/ MH & INLETS	TREE LINE AVENUE	LONGWALK STREET	WEST STUB TERMINUS EX 30" RCP SD SANTA FE AT THE TRAILS	/	/	/
		24" DIA	RCP W/ MH	LONGWALK STREET	TWO ROCK ROAD	TREE LINE AVENUE	/	/	/
		24" DIA	RCP W/ MH & INLETS	TWO ROCK ROAD	LOT 25/26	LONGWALK STREET	/	/	/
			MODIFY POND F AND G INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP				/	/	/
		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
<b><u>PUBLIC WATERLINE IMPROVEMENTS</u></b>									
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TREE LINE AVENUE	TWO ROCK ROAD	LONGWALK STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWO ROCK ROAD	LOT 19 REAR LOT LINE	LOT 23	/	/	/

<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS</u></b>									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TREE LINE AVENUE	LOT 18	LONGWALK STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWO ROCK ROAD	LOT 19	LOT 23	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONGWALK STREET	TREE LINE AVENUE	TWO ROCK ROAD	/	/	/



**AGENT/OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

SCOTT STEFFEN                      10/24/2014  
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

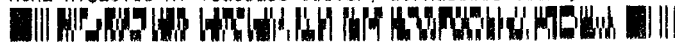


EXHIBIT A

PRELIMINARY

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Woodmont Paseo, LLC ("Developer") effective as of this 2<sup>nd</sup> day of October, 2014 and pertains to the subdivision commonly known as Valle Prado Unit 3, Lots 1 thru 24 and more particularly described as Tracts 9 and 10, Unit 3a of The Trails (*use current legal description of subdivision*) (the "Subdivision").

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
  - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the

transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # #1010242

APS Cluster Volcano Vista

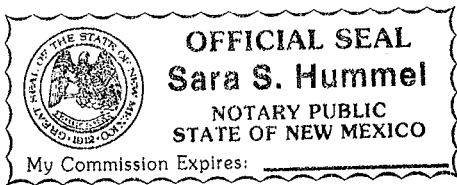
Kelly  
Signature

Kelly Calhoun, Manager, Woodmont Paseo, LLC  
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 2, 2014, by Kelly Calhoun, as Manager of Woodmont Paseo, LLC, a corporation.



(Seal)

Sara S. Hummel  
Notary Public

Notary Public

My commission expires: 1/25/16

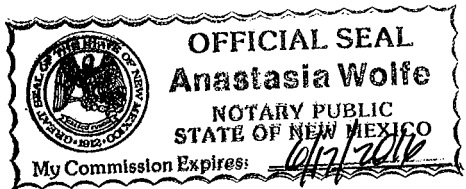
ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

April L. Winters, Facility Fee Planner  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct. 3, 2014 by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.



(Seal)

Anastasia Wolfe  
Notary Public

Notary Public

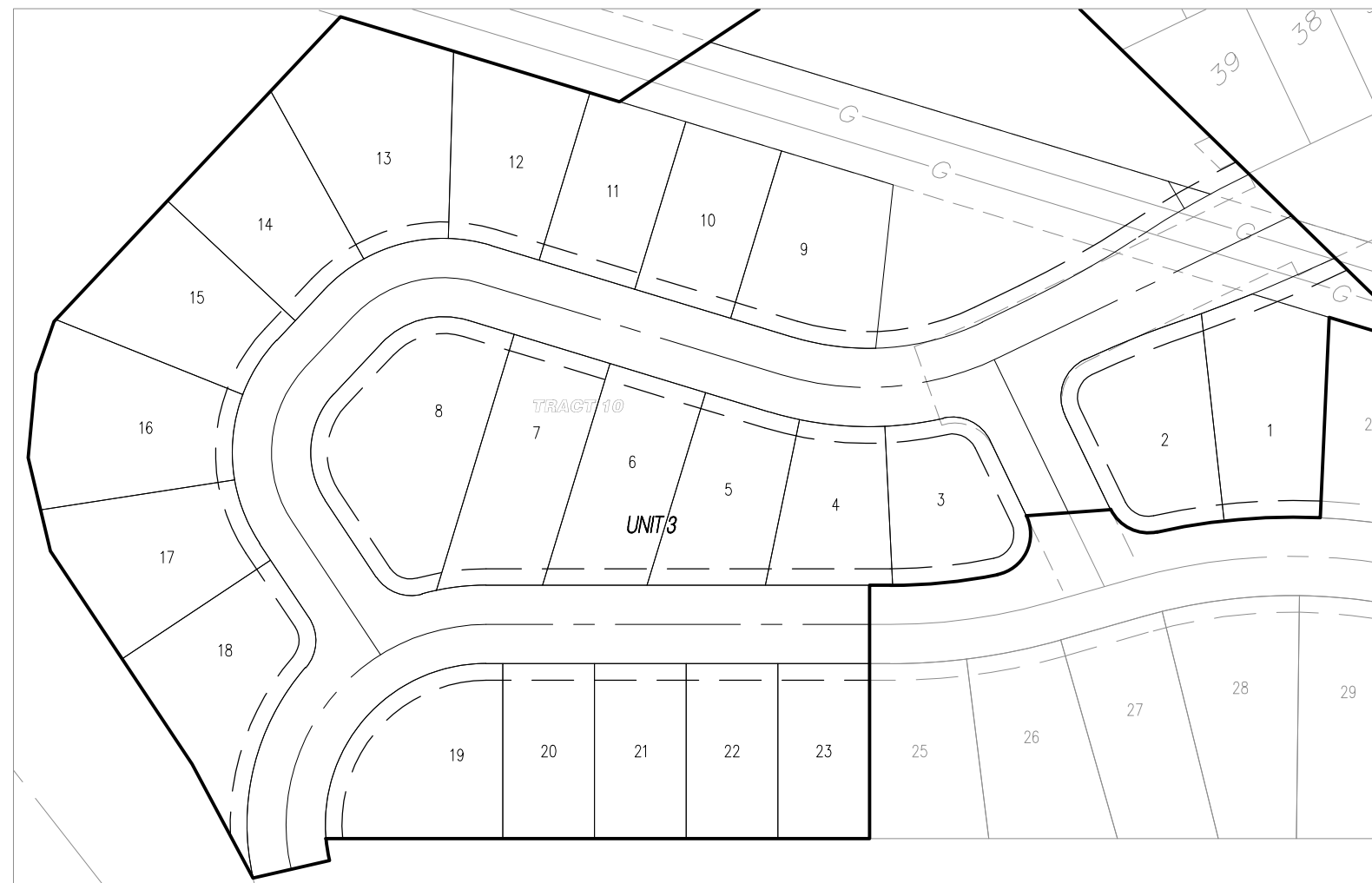
My commission expires: 01/17/2016



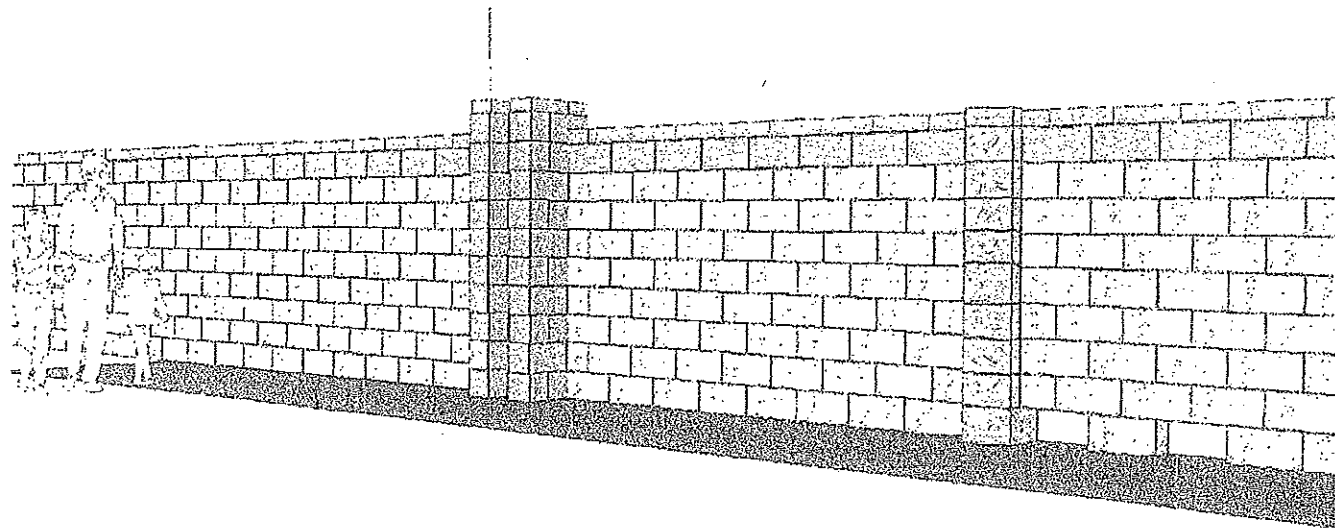
EXHIBIT "E"  
VALLE PRADO UNIT 3  
WALL EXHIBIT  
10/24/2014



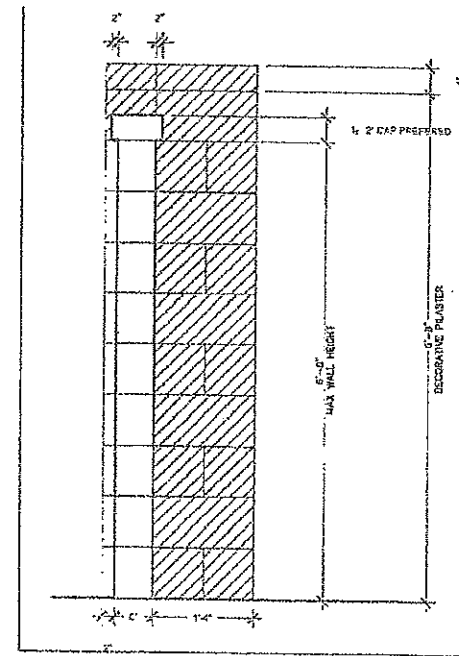
NOT TO SCALE



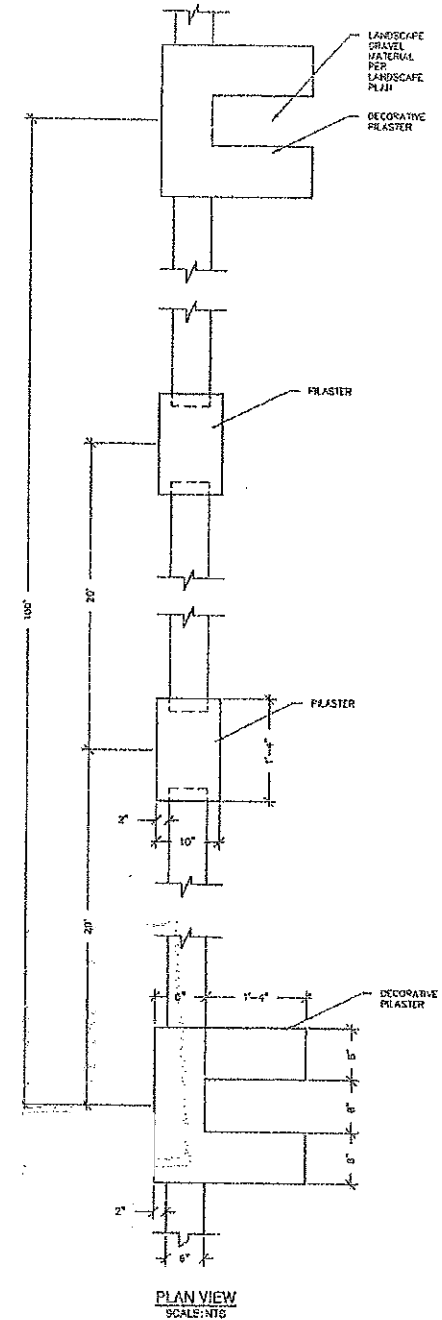
THERE IS NO PROPOSED PERIMETER WALL  
FOR VALLE PRADO UNIT 3



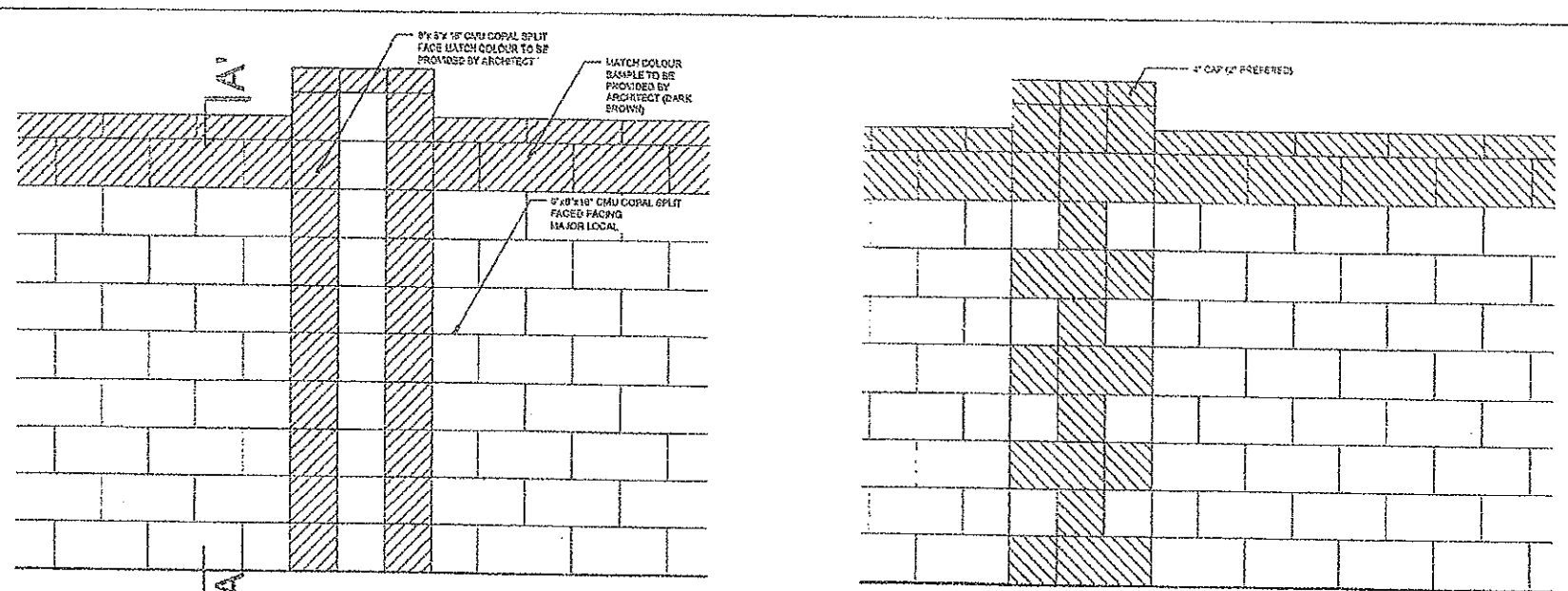
PERSPECTIVE WALL RENDERING  
SCALE: NTS



WALL CROSS SECTION  
VIEW A-A  
SCALE: NTS



PLAN VIEW  
SCALE: NTS



WALL ELEVATION  
SCALE: NTS

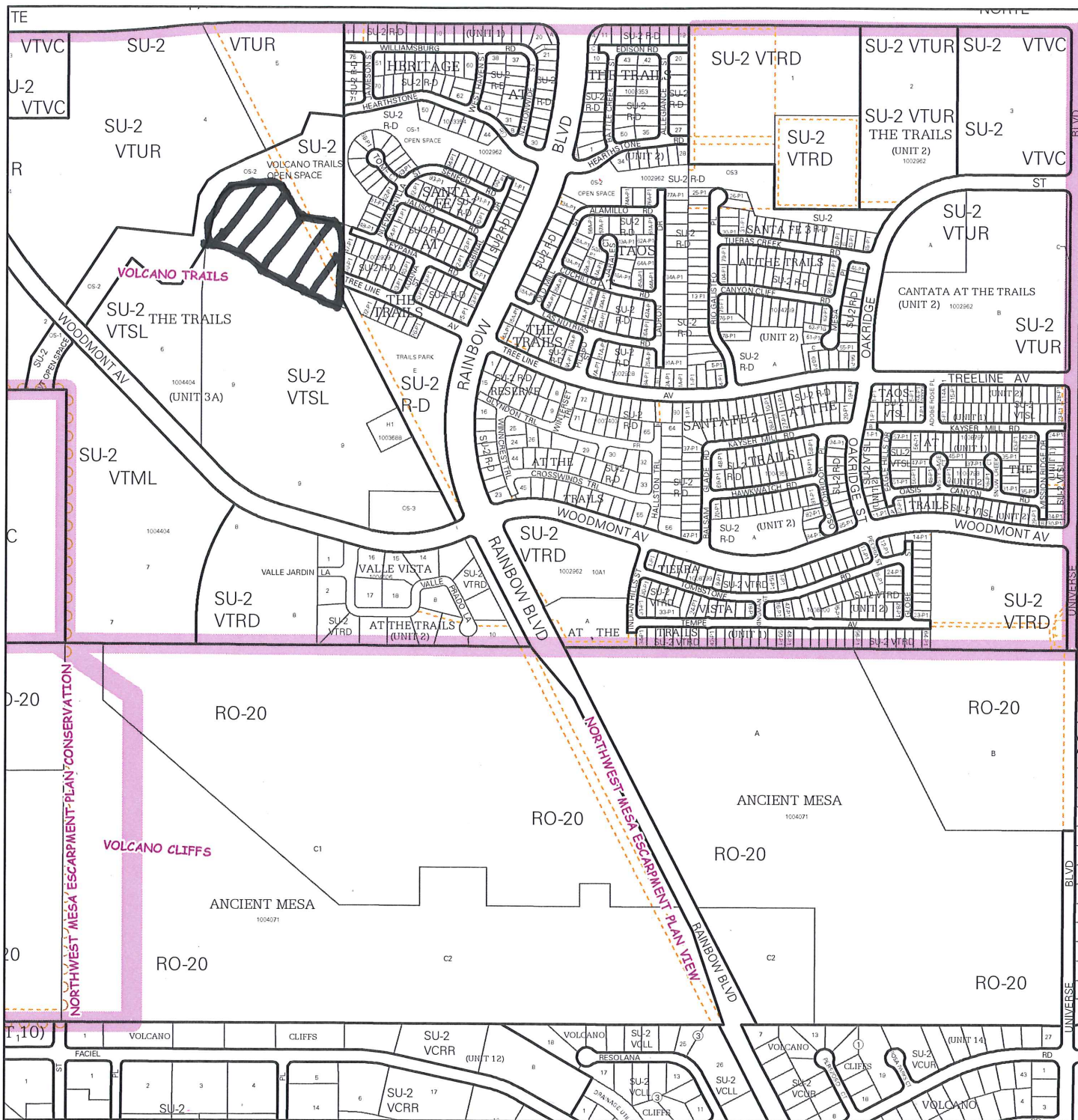
NEAREST INTERSECTION:  
WOODMONT AVE./  
OAKRIDGE STREET  
  
ZONE ATLAS:  
C-9-Z

## VALLE PRADO


### TYPICAL WALL EXHIBIT

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

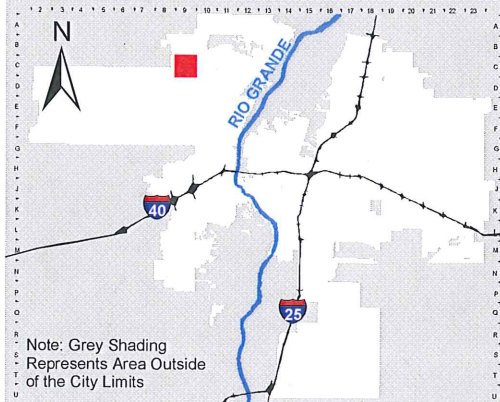




For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 9/2/2014

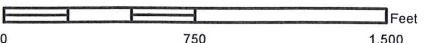


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-09-Z**

Selected Symbols

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



0 750 1,500 Feet



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

October 7, 2014

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

This letter will serve to notify you that on **October 7, 2014:**

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](mailto: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 10 AT THE TRAILS, UNIT 3A, LOCATED ON TREE LINE AVENUE NW WEST OF RAINBOW BOULEVARD NW AND NORTH OF WOODMONT AVENUE NW** zone map **C-9**.

***Our records indicate that as of October 7, 2014, 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](mailto: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)

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

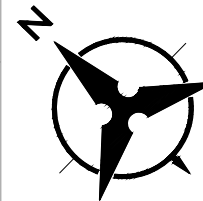
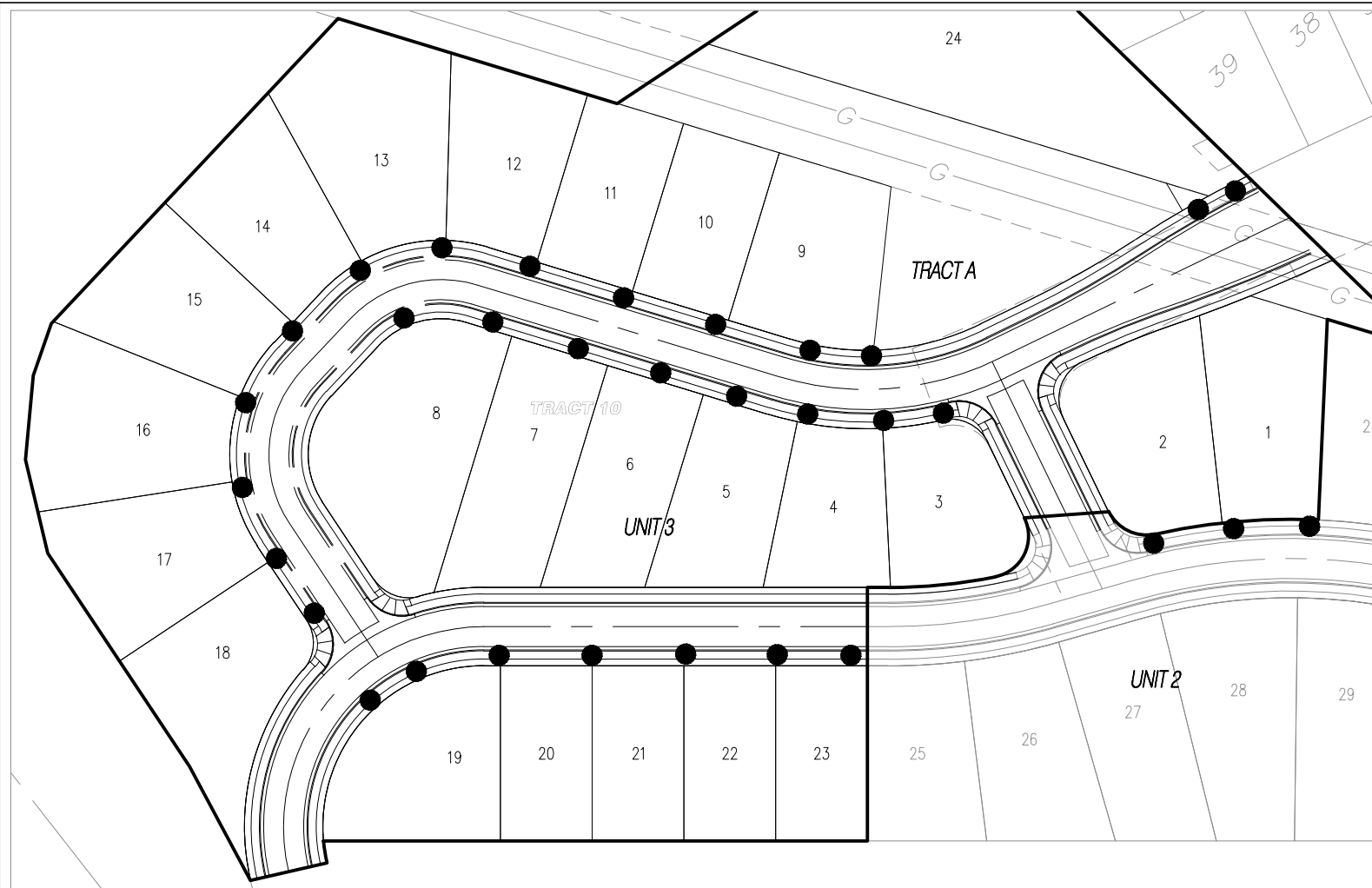
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **10/07/14** Time Entered: **9:00 a.m.** ONC Rep. Initials: **siw**



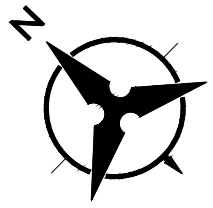
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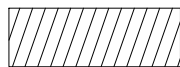
DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

**EXHIBIT "B"**  
**VALLE PRADO UNIT 3**  
**SIDEWALK DEFFERAL EXHIBIT**  
**10/24/2014**

**Bohannon**  **Huston**  
 www.bhinc.com 800.877.5332



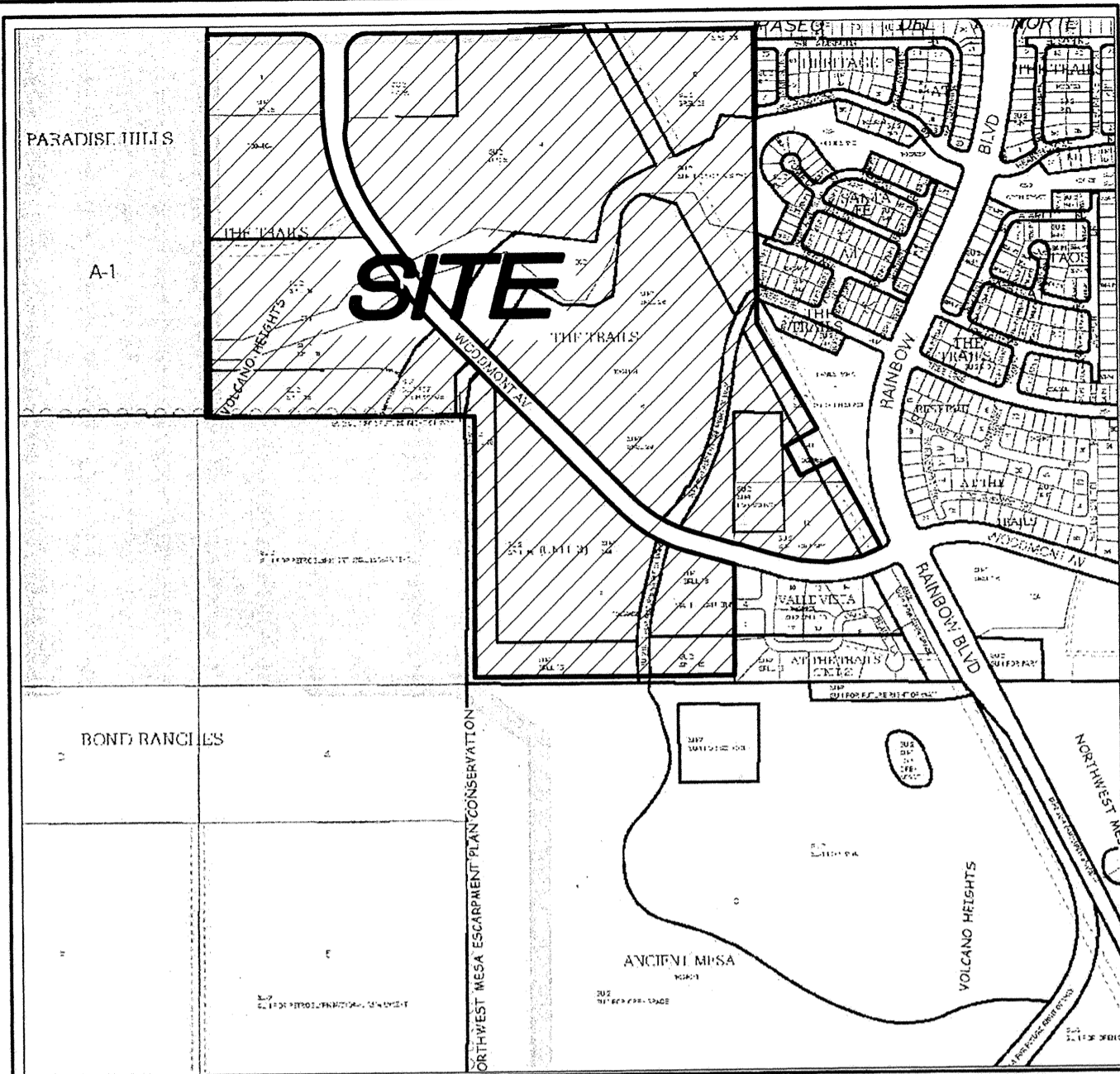
NOT TO SCALE



PORTION OF EXISTING PUBLIC ROADWAY EASEMENT TO BE VACATED WITH THIS PLAT. (THE TRAILS BULK PLAT DOCUMENT A) THE PORTION OF EASEMENT TO BE VACATED ENCLOSED WITHIN PROPOSED LOTS OR TRACTS. THE EASEMENT IS NO LONGER REQUIRED AS FULL WIDTH PUBLIC RIGHT-OF-WAY FOR TREE LINE AVENUE WILL BE DEDICATED WITH THE VALLE PRADO UNIT 3 PLAT.

**EXHIBIT "C"**  
**VALLE PRADO UNIT 3**  
**VACATION EXHIBIT**  
**10/24/2014**

**Bohannon**  **Huston**  
 www.bhinc.com 800.877.5332



VICINITY MAP  
Not To Scale

**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-8 and C-9.
- U.C.L.S. Log Number 2007391925.
- No direct access to Paseo Del Norte will be allowed.
- 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.
- 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.
- Current Zoning per the Volcano Heights Sector Development Plan as follows:  
Tracts 1 and 4 are designated SU-2 UR  
Tracts 2, 7 and 8 are designated SU-2 SRLL  
Tracts 6, 9 and 5 are designated SU-2 SRSL  
Tract 3 is designated SU-2 VC  
Tracts OS-1 thru OS-3 are designated SU-2 SU-1 Open Space

**SUBDIVISION DATA**

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

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
100906405825130203; see attachment for additional UPC's  
Trails LLC  
f. Juarez 12-21-07  
 Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

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

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

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

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

**DISCLAIMER**

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

**PURPOSE OF PLAT:**

The purpose of this Bulk Land Plat is to:

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

**SHEET INDEX**

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

DOCH 2007171107  
 12/21/2007 01:42 PM Page: 1 of 6  
 PLAT R: 832.00 B: 2007C P: 0352 M. Toulouse, Bernalillo County  
 070618\_SHTS 1-3.dwg

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

SEPTEMBER, 2007

PROJECT NUMBER: 1004404

Application Number: 07DRB-70298

**PLAT APPROVAL**

**Utility Approvals:**

<u>Les S. Munter</u>	<u>10-04-07</u>
PNM Gas and Electric Services	Date
<u>David Delid</u>	<u>10/8/07</u>
QWest Corporation	Date
<u>Bonnie Barber</u>	<u>10-3-07</u>
Comcast	Date
<u>Michael O. Juarez</u>	<u>12/19/07</u>
New Mexico Utilities	Date

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

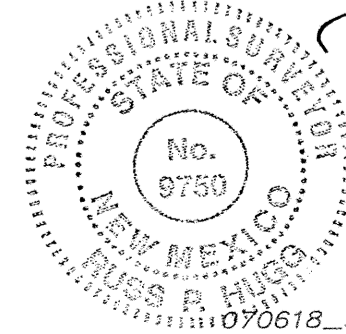
**City Approvals:**

<u>[Signature]</u>	<u>10-3-07</u>
City Surveyor	Date
<u>N/A</u>	<u>                    </u>
Real Property Division	Date
<u>N/A</u>	<u>                    </u>
Environmental Health Department	Date
<u>[Signature]</u>	<u>11-28-07</u>
Traffic Engineering, Transportation Division	Date
<u>N/A</u>	<u>                    </u>
ABCWUA	Date
<u>Christina Sandoval</u>	<u>11/28/07</u>
Parks and Recreation Department	Date
<u>Bradley L. Bingham</u>	<u>11/29/07</u>
AMAFCA	Date
<u>[Signature]</u>	<u>11-28-07</u>
City Engineer	Date
<u>Andrew Guice</u>	<u>12-21-07</u>
DRB Chairperson, Planning Department	Date

**SURVEYORS CERTIFICATION**

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

[Signature]  
 Russ P. Hugg  
 NMPS No. 9750  
 September 25, 2007



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

**LEGAL DESCRIPTION**

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

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

AND

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

Said Parcels contains 158.6623 acres, more or less.

**FREE CONSENT AND DEDICATION**

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

**OWNER(S)**

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

By Kelly Murtagh  
 John K. Murtagh, President  
 Kelly Murtagh, Vice President

THE TRAILS COMMUNITY ASSOCIATION, INC.

By Tracy Murphy 10-2-07  
 Tracy Murphy, President Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 2nd  
 day of October, 2007, by John K. Murtagh, President  
KELLY MURTAGH, VICE PRESIDENT  
 of The Longford Group, Inc.

DKrapcha My commission expires 12-1-08  
 Notary Public

**ACKNOWLEDGEMENT**

STATE OF ~~NEVADA~~ **NM**  
 COUNTY OF ~~CLARK~~ **SS**  
Bernalillo

The foregoing instrument was acknowledged before me this 2nd  
 day of October, 2007, by Tracy Murphy, President of The  
 Trails Community Association, Inc.

DKrapcha My commission expires 12-1-08  
 Notary Public



**NOTICE OF SUBDIVISION PLAT CONDITIONS**

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

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

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

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

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

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

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

**NOTICE OF SUBDIVISION PLAT CONDITIONS**

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

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

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

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

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

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

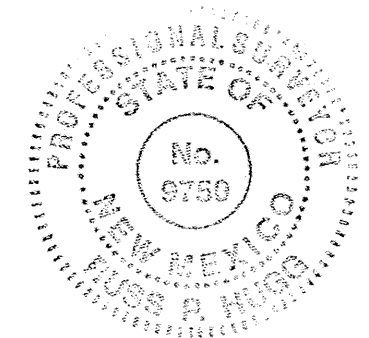
Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 10 and Tracts OS-1 and OS-2, The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007 in Book \_\_\_\_\_, page \_\_\_\_\_ as Document Number \_\_\_\_\_.

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

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

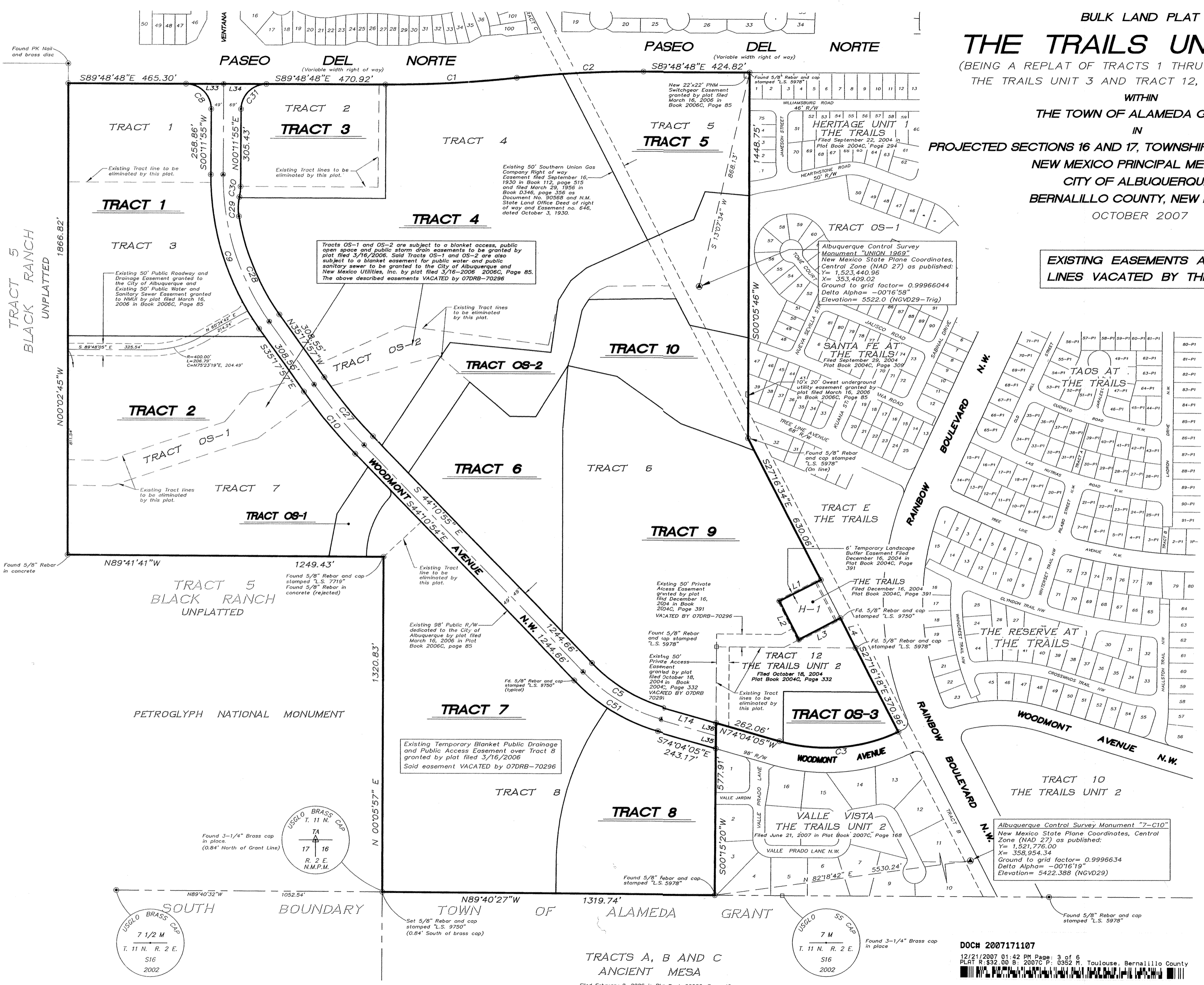
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 PLAT R: \$32.00 B: 2007C P: 0352 M. Toulouse, Bernalillo County

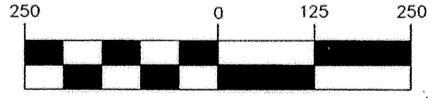


**BULK LAND PLAT OF**  
**THE TRAILS UNIT 3A**  
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 WITHIN  
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 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2007

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



**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 250 ft.

USGLO BRASS CAP  
 T. 11 N. R. 2 E.  
 S16  
 2002

USGLO BRASS CAP  
 T. 11 N. R. 2 E.  
 S16  
 2002

DOC# 2007171107  
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 PLAT R: \$32.00 B: 2007C P: 0352 M. Toulouse, Bernalillo County

TRACTS A, B AND C  
 ANCIENT MESA  
 Filed February 2, 2006 in Plat Book 2006C, Page 40





**TRACT 4**  
29.3345 Ac.

**TRACT 10**  
6.3980 Ac.

**TRACT OS-2**  
8.8106 Ac.

**TRACT 6**  
7.7893 Ac.

**TRACT OS-1**  
1.0744 Ac.

**TRACT 9**  
25.2463 Ac.

**TRACT 7**  
21.3406 Ac.

**TRACT OS-3**  
1.9919 Ac.

**TRACT 8**  
8.8705 Ac.

**VALLE VISTA THE TRAILS UNIT 2**  
Filed June 21, 2007 in Plat Book 2007C, Page 168

# BULK LAND PLAT OF THE TRAILS UNIT 3A

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

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

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

**NOTE (A)**

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

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

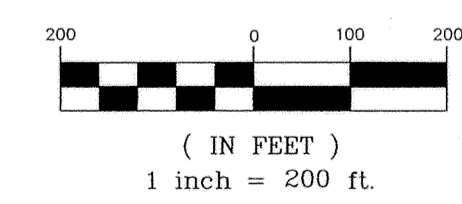
Public Roadway Easement See NOTE (A) this sheet

Set 5/8" Rebar and cap stamped "L.S. 9750" (typical all interior corners)

Fd. 5/8" Rebar and cap stamped "L.S. 9750" (0.84' South of brass cap)

Found 3-1/4" Brass cap in place  
USGLO 7 W T. 11 N. R. 2 E. S15 2002

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



TRACTS A, B AND C  
ANCIENT MESA  
Filed February 2, 2006 in Plat Book 2006C, Page 40

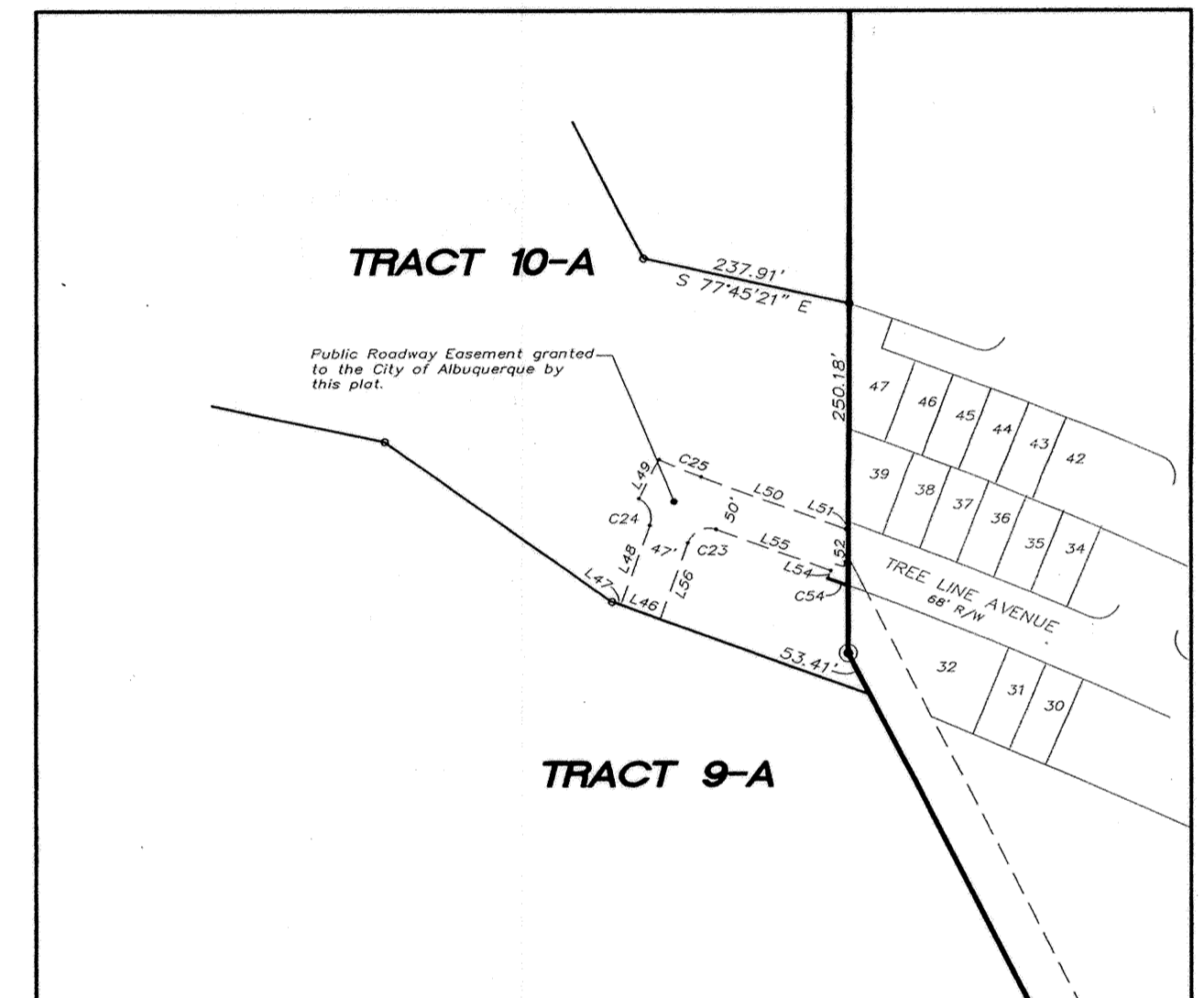
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12/21/2007 01:42 PM Page: 5 of 6  
PLAT R: 532.00 B: 2007C P: 0352 M. Toulouse, Bernalillo County

**SURV+TEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
070618\_SHTS 4-5\_9-20-07.dwg Fax: 505-897-3377

BULK LAND PLAT OF  
**THE TRAILS UNIT 3A**  
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 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2007

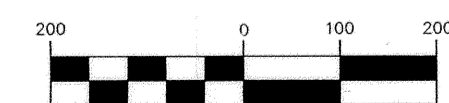
LINE TABLE		
LINE	LENGTH	BEARING
L1	184.00'	S62°43'26"W
L2	170.00'	S27°16'34"E
L3	184.00'	N62°43'26"E
L4	130.51'	S27°16'34"E
L5	66.10'	S32°52'08"W
L6	124.07'	S00°19'33"W
L7	243.17'	S74°04'05"E
L8	229.42'	N74°04'05"W
L9	207.93'	S49°49'12"E
L10	102.11'	S89°33'10"E
L11	237.43'	N32°12'03"E
L12	199.32'	S77°51'46"E
L13	57.66'	N32°26'33"E
L14	215.67'	N74°04'05"W
L15	50.59'	N51°14'55"E
L16	33.00'	N64°57'37"E
L17	250.90'	N89°01'47"E
L18	174.90'	S27°16'30"E
L19	221.41'	S33°20'36"W
L20	172.48'	S10°36'24"W
L21	211.17'	N07°50'45"E
L22	92.07'	N32°26'33"E
L23	79.17'	N51°14'55"E
L24	118.15'	N22°01'51"E
L25	174.85'	S84°56'30"E
L26	70.00'	S15°56'41"W
L27	55.00'	N74°03'19"W
L28	77.52'	N17°42'46"E
L29	153.58'	N12°11'46"E
L30	69.99'	N15°56'41"E
L31	152.04'	S44°10'54"E
L32	200.51'	N00°21'41"E
L33	149.02'	S89°48'48"E
L34	168.98'	S89°48'48"E
L37	70.00'	N45°49'06"E
L38	55.00'	S44°10'54"E
L39	70.00'	S45°49'06"W
L40	70.15'	N60°17'12"E
L41	55.00'	S29°42'48"E
L42	70.20'	S60°17'12"W
L43	70.21'	S60°24'54"W
L44	55.00'	N29°35'06"W
L45	70.17'	N60°24'54"E
L46	47.00'	N70°03'17"W
L47	10.50'	N70°03'17"W
L48	96.04'	N19°56'43"E
L49	50.00'	N26°43'51"E
L50	173.64'	S70°03'17"E
L51	9.00'	N19°56'43"E
L52	72.36'	S00°05'46"W
L54	9.00'	N19°56'43"E
L55	137.56'	N70°03'17"W
L56	92.43'	S19°56'43"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	519.79'	4578.00'	260.17'	519.51'	N86°56'02"E	6°30'20"
C2	502.08'	4422.00'	251.31'	501.81'	N86°56'02"E	6°30'20"
C3	481.26'	672.00'	251.47'	471.05'	S85°24'55"W	41°02'00"
C4	365.13'	700.00'	186.82'	361.00'	S59°07'30"E	29°53'10"
C5	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C6	310.06'	2000.00'	155.34'	309.75'	S39°44'26"E	8°52'57"
C7	619.56'	1000.00'	320.08'	609.70'	S17°33'01"E	35°29'53"
C8	157.10'	100.00'	100.02'	141.44'	N44°48'26"W	90°00'43"
C9	649.92'	1049.00'	335.77'	639.57'	S17°33'01"E	35°29'53"
C10	317.65'	2049.00'	159.15'	317.34'	S39°44'26"E	8°52'57"
C11	256.74'	351.33'	134.41'	251.07'	S21°04'27"W	41°52'12"
C12	37.61'	25.00'	23.39'	34.16'	N01°05'11"W	86°11'28"
C14	55.01'	951.00'	27.51'	55.00'	S29°39'31"E	3°18'51"
C15	66.12'	951.00'	33.07'	66.11'	S33°18'27"E	3°59'01"
C16	55.01'	1049.00'	27.51'	55.00'	S29°37'28"E	3°00'16"
C17	76.40'	1049.00'	38.21'	76.38'	S33°12'47"E	4°10'22"
C18	213.08'	301.33'	111.21'	208.67'	S20°22'10"W	40°30'58"
C19	41.53'	25.00'	27.37'	36.92'	S88°13'22"W	95°11'27"
C23	39.27'	25.00'	25.00'	35.36'	S64°56'43"W	90°00'00"
C24	36.31'	25.00'	22.20'	33.20'	N21°39'43"W	83°12'52"
C25	52.23'	441.00'	26.14'	52.20'	S66°39'43"W	6°47'08"
C27	302.46'	1951.00'	151.53'	302.16'	S39°44'26"E	8°52'57"
C28	424.24'	951.00'	215.71'	420.73'	S22°31'10"E	25°33'34"
C29	76.55'	200.00'	38.75'	76.09'	S01°13'33"W	21°55'52"
C30	41.86'	200.00'	21.01'	41.79'	N06°11'42"E	11°59'33"
C31	157.06'	100.00'	99.98'	141.41'	S45°11'34"W	89°59'17"
C32	584.44'	1028.98'	300.34'	576.62'	S16°35'51"W	32°32'35"
C37	3.10'	200.00'	1.55'	3.10'	S11°44'50"W	0°53'16"
C38	73.45'	200.00'	37.15'	73.04'	S00°46'54"W	21°02'35"
C39	2.20'	4578.00'	1.10'	2.20'	S89°49'38"E	0°01'39"
C40	517.59'	4578.00'	259.07'	517.32'	N86°55'12"E	6°28'40"
C41	181.99'	4422.00'	91.01'	181.98'	S84°51'37"W	2°21'29"
C42	320.09'	4422.00'	160.11'	320.02'	S88°06'47"W	4°08'51"
C49	466.76'	672.00'	243.24'	457.43'	N84°47'49"E	39°47'47"
C50	14.51'	672.00'	7.25'	14.51'	S74°41'11"E	1°14'13"
C51	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C52	169.28'	749.00'	85.00'	168.92'	S50°39'23"E	12°56'58"
C53	221.41'	749.00'	111.52'	220.60'	S65°35'58"E	16°56'13"
C54	24.57'	4966.00'	12.28'	24.57'	N69°54'47"W	0°17'00"



DOCH 2007171107

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 PLAT R: \$32.00 B: 2007C P: 0352 M. Toulouse, Bernalillo County



( IN FEET )  
 1 inch = 200 ft.

