OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 25, 2014

Project# 1004606
14DRB-70202 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
14DRB-70162 VACATION OF PRIVATE STREET/ PUBLIC EASEMENTS
14DRB-70179 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of **VALLE VISTA AT THE TRAILS UNIT 2,** zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 11.7322 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, the site development plan for subdivision was approved. 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 subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file.

FINDINGS:
The vacation request was filed by the owner of a majority of the frontage of the easement.

Based on the proposed replat and new easement, the public welfare is in no way served by retaining the existing easement.

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.

Project# 1004606
14DRB-70204 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70205 SIDEWALK WAIVER
14DRB-70206 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 1-4 and Tract A, **VALLE VISTA AT THE TRAILS UNIT 2,** zoned SU-2 VTRD, located on the south side of

WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 3.65 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary plat was approved and the Final Plat was indefinitely deferred. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

CONDITIONS:

1. A Street Tree/ Landscape Agreement shall recorded prior to Final Plat.

Project# 1004606
14DRB-70207 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70208 SIDEWALK WAIVER
14DRB-70209 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 4-10, 15-18 and Tract A, **VALLE VISTA AT THE TRAILS UNIT 2,** zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

Project# 1004606
14DRB-70210 PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70211 SIDEWALK WAIVER
14DRB-70212 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 6-14 and Tract A, **VALLE VISTA AT THE TRAILS UNIT 2,** zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.
CONDITIONS:

1. The location of the sub-inlets in Valle Jardin Lane must be acceptable as demonstrated on the construction plans prior to Final Plat.

If you wish to appeal this decision, you must do so by July 10, 2014, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

DRB CASE ACTION LOG – BLUE SHEET

- ☐ *Preliminary/Final Plat [FP]*
- ☑ *Site Plan – Subdivision [SPS]*
- ☐ *Site Plan – 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 #: **1004606** *Application #:* 14DRB-70202, 14DRB-70162, 14DRB-70179

Project Name: **TIERRA VISTA UNIT 2 AT THE TRAILS**

AgenT: BOHANNAN HUSTON INC & CONSENSUS PLANNING *Phone #:*

****Your request was approved on** 6-25-14 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION**:

☐ **ABCWUA**:

☐ **CITY ENGINEER / AMAFCA**:

☐ **PARKS / CIP**:

☐ **PLANNING (Last to sign)**:

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.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 18, 2014
DRB Comments

ITEMS # 3-6 **PROJECT # 1004606**

RE: Lots 1 – 18, Valle Vista at the Trails Unit 2

Site Plan for Subdivision

The Site Development Plan needs to reference the Volcano Trails Sector Plan for General Design Standards/ General Regulations (transparency, porches, courtyards, garages, landscaping/ Notes 2 & 8, etc.). Note 10 for perimeter walls needs to reference compliance with the General Design Standards as well as 14-16-3-19 of the Zoning Code.

✓ Unit lines need to be shown on Plan drawing. Based on the proposed Preliminary Plats the Site Plan needs to indicate that the Units must be platted sequentially, i.e. Units 2 and 3 cannot be Final Platted until their preceding Units are filed and recorded with the Bernalillo County Clerk. The maintenance and beneficiaries of the private streets needs to be addressed based on the proposed segmentation of existing Tract A, and indicate all of the exisiting and future lots of Valle Vista will be beneficiaries of the Private Streets. SITE DATA needs to identify the use/ purpose/ maintenance of each proposed 'Tract.'

★ Note 7 is not appropriate for the proposed density of this subdivision; the Vehicular Ingress and Egress of proposed lots is of particular concern and is not generally noted on plats. Details are needed for driveway locations: e.g. the proposed Preliminary Plat for Unit 3 indicates an access easement across "Tract C" and it is unclear how Trail Access to Rainbow Blvd and access to Lot 9 & 10 Unit 3 will be developed.

Regarding the proposed Lot 3 in Unit 1, the City Subdivision Ordinance calls for "…harmonious, orderly,…development of land within the city" and "…orderly physical patterns as stated in in plans, policies, and ordinances…adopted by the City Council." Common definitions for 'harmonious' and 'orderly' refer to having parts agreeably related as a whole, congruent or consistent, and a systematic arrangement. While the proposed Lot 3 may meet minimum area and width requirements, the squeezing of Lot 3 into the far northwest corner of the proposed subdivision does not conform to these definitions, and therefore does not conform to the Purpose and Intent of the Subdivision Ordinance. Additionally, the ordinance further states "…No land shall be subdivided which is found to be unsuitable for subdividing by reason of … unsatisfactory topography;" the proposed creation of Lot 3 would require extensive retaining walls in excess of 48 inches as called for by the Volcano Trails Sector Plan, and would only allow for a 6 inch garden wall at its southeast corner. This proposed Lot 3 needs to be eliminated, and Lots 4 & 5 extended to the western boundary to create a more consistent and systematic platting arrangement.

Vacation of Private Streets/ Public Easements
Refer to comments from Transportation Development and affected agencies plus any public hearing comments regarding proposed vacation.

Design Variances from Min DPM Standards
For Design Variance application, the correct zoning classification is SU-2 VTRD not just RD. Refer to comments from Transportation Development plus any public hearing comments regarding proposed variance.

Preliminary Plats
Existing Tract B along Rainbow appears to labeled as Tract 8 on all plats. Refer to comments from affected agencies regarding General Notes 4 and 7 (City of Albuquerque no longer maintains utilities). General Note 6 needs to indicate all of the exisiting and future lots of Valle Vista will be beneficiaries of the Private Streets, and remove 'Right of Way' designation. Clarify the intent of Note 9 for Unit 2 and Note 11 for Unit 3. See Site Plan for Subdivision comments regarding proposed Lot 3 of Unit 1. The Infrastructure List for Unit 3 needs to indicate the Pedestrian Trail connection would be to the publlic trail along Rainbow as shown on the Site Plan for Subdivision (not just the trail in existing Tract B). Consideration should be given to providing a Pedestrian Trail connecting Valle Herto with Valle Jardin over proposed Tract C in Unit 3.

Sidewalk Variances
Refer to comments from Transportation Development plus any public hearing comments regarding proposed variances.

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

Vacation of Private Streets/ Public Easements
Refer to comments from Transportation Development and affected agencies plus any public hearing comments regarding proposed vacation.

Design Variances from Min DPM Standards
For Design Variance application, the correct zoning classification is SU-2 VTRD not just RD. Refer to comments from Transportation Development plus any public hearing comments regarding proposed variance.

Preliminary Plats
Existing Tract B along Rainbow appears to labeled as Tract 8 on all plats. Refer to comments from affected agencies regarding General Notes 4 and 7 (City of Albuquerque no longer maintains utilities). General Note 6 needs to indicate all of the exisiting and future lots of Valle Vista will be beneficiaries of the Private Streets, and remove 'Right of Way' designation. Clarify the intent of Note 9 for Unit 2 and Note 11 for Unit 3. See Site Plan for Subdivision comments regarding proposed Lot 3 of Unit 1. The Infrastructure List for Unit 3 needs to indicate the Pedestrian Trail connection would be to the publlic trail along Rainbow as shown on the Site Plan for Subdivision (not just the trail in existing Tract B). Consideration should be given to providing a Pedestrian Trail connecting Valle Herto with Valle Jardin over proposed Tract C in Unit 3.

Sidewalk Variances
Refer to comments from Transportation Development plus any public hearing comments regarding proposed variances.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 21, 2014
DRB Comments

ITEM # 13

PROJECT # 1004606 **APPLICATION # 14-70111**

RE: Lots 1 – 18, Valle Vista at the Trails Unit 2

Please refer to the Volcano Trails sector plan for zoning and design standards.

Lots should have a consistent orientation to provide harmonious and orderly development, e.g. facing lots in NW corner, avoid lots directly facing T intersection streets.

The pedestrian connection to Rainbow is not clear – more detail needs to be provided, particularly regarding pedestrian access and driveways.

_____

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

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004606 **AGENDA ITEM NO: 3**

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:(x) AMEND:0

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION: 1-yr

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

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

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

FOR:

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

DATE: January 2, 2008

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1004606
07DRB-70430 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

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

At the January 2, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

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

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

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

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

Jack Cloud, Acting DRB Chair

Cc: Bohannan Huston, Inc. – 7500 Jefferson NE – Albuquerque, NM 87109
Cc: The Trails, LLC – 7007 Jefferson NE – Albuquerque, NM 87109
Marilyn Maldonado
Scott Maldonado
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 10046006 **AGENDA#** 3 **DATE:** 1/2/08

1. **Name:** Scott Steffen **Address:** 1500 Jefferson **Zip:** 87109
2. **Name:** Rick Beltram **Address:** 1009 Jefferson **Zip:** 87109
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1004606
07DRB-70430 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

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

AMAFCA
No Comments

COG
MPO staff have no comment on this development proposal.

TRANSIT
No Comments

ZONING ENFORCEMENT
No Comments

NEIGHBORHOOD COORDINATION
No Comments received

APS
Valle Vista at the Trails Unit 2, is located on the southwest corner of Woodmont Ave NW and Rainbow Blvd NW. The owner of the above property is requesting a 2 YR SIA for a subdivision that will consist of 18 residential lots. All three schools have enrollment that exceeds capacity. APS is currently constructing two elementary schools, one middle school, and completing one high school to alleviate this problem. These schools will all be operational by Fall 2009.

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

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

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities

- Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

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

POLICE DEPARTMENT

No Comments

FIRE DEPARTMENT

No Comments

PNM ELECTRIC & GAS

No Comments

COMCAST

No Comments

QWEST

No Comments

ENVIRONMENTAL HEALTH

No Comments

M.R.G.C.D

No Adverse Comments

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT

No adverse comments

PARKS AND RECREATION

No Objection.

ABCWUA

Out of our service area, no comments.

PLANNING DEPARTMENT

No Comments received

IMPACT FEE ADMINISTRATOR

No comment on the proposed one-year SIA.

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

Cc: Bohannan Huston, Inc., - 7500 Jefferson NE – Albuquerque, NM 87109
Cc: The Trails, LLC – 7007 Jefferson NE – Albuquerque, NM 87109

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

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

Project# 1004606
App#07DRB-70430

Cross Reference and Location: WOODMONT AVE NW BETWEEN SW CORNER WOODMONT AVE AND RAINBOW BLVD NW

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

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

Special Instructions:

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

Date Mailed: DECEMBER 14, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

APPLICANT: THE TRAILS LLC PHONE: 761-9911

ADDRESS: 7007 JEFFERSON NE FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISIONS IMPRUVEMENT AGREEMENT

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. Block: Unit:

Subdiv/Addn/TBKA: VALLE VISTA AT THE TRAILS UNIT 2

Existing Zoning: SU2 SRLL Proposed zoning: SU2 SRLL MRGCD Map No

Zone Atlas page(s): C9 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.):

1004606 - 05DRB-01900

CASE INFORMATION:

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

No. of **existing** lots: 18 No. of **proposed** lots: 18 Total area of site (acres): 11.73

LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT AVENUE NW.

Between: SW CORNER WOODMONT AVENUE and RAINBOW BLVD NW.

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

SIGNATURE Scott Steffen DATE 12/6/07

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

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
☑	All checklists are complete	07DRB - 70430	SIA	S(2)	$ 50.00
☑	All fees have been collected	- -	CMF		$ 20.00
☑	All case #s are assigned	- -	Adv.		$ 75.00
☑	AGIS copy has been sent	- -			$
☐	Case history #s are listed	- -			$
☑	Site is within 1000ft of a landfill	- -			$
☑	F.H.D.P. density bonus				Total
☑	F.H.D.P. fee rebate	Hearing date January 2, 2007			$ 145.00

Rachel Garcia 12-7-07
Planner signature / date

Project # 1004606

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

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

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

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
Applicant name (print)

Scott Steffen 12/6/07
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
07DRB - _____ - 70430
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 12-7-07
Planner signature / date

Project # 1004606

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

Or Current Resident
STATE OF NEW MEXICO STATE
LAND OFFICE
PO BOX 1148
SANTA FE, NM 87504 1148

Project# 1004606
THE TRAILS LLC
7007 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1004606

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

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

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

Project# 1004606
LAURA HORTON
Ventana Ranch NA
7224 CASCADA RD NW
ALBUQUERQUE, NM 87114

Project# 1004606

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident
MUSE JERRY L SR & BRENDA LEE
8905 WINCREST TRL NW
ALBUQUERQUE, NM 87114

Project# 1004606
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1004606
KEVIN PATTON
Ventana Ranch NA
10422 BORREGO CREEK DR NW
ALBUQUERQUE, NM 87114

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	100906 418322 330201	THE TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	N V	891 20	V	A1 A	TR 11 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEIN G A REPLAT OF TRACTS G & J THE TRAILS AND UNP LATTED DEED PARCELS) CONT 11.7322 AC
2	100906 423227 922023	CENTEX HOME S	5120 MA STHEAD NE	ALBU QUE RQU E	N M	871 09	V	A1 A	LT 23 PLAT FOR THE RESERVE AT THE TRAILS SUB DIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1946 AC
3	100906 426410 530144	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1 148	SANT A FE	N M	875 04 114 8	V	A1 A	ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
4	100906 419133 320218	CITY OF ALBUQ UERQUE	PO BOX 1 293	ALBU QUE RQU E	N M	871 03	V	A1 A	TR E BULK PLAT OF THE TRAILS A REPLAT OF A PO RTION OF TRACT 4 BLACK RANCH CONT 5.7243 AC
5	100906 422928 222022	MUSE JERRY L SR & BRENDA L EE	8905 WI NCREST TRL NW	ALBU QUE RQU E	N M	871 14	V	A1 A	LT 22 PLAT FOR THE RESERVE AT THE TRAILS SUB DIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1572 AC
6	100906 417127 720221	THE TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	N V	891 20	V	A1 A	TR 12 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEIN G A REPLAT OF TRACTS G & J THE TRAILS AND UNP LATTED DEED PARCELS) CONT 5.3585 AC
7	100906 430322 640101	INDUS DEVELO PMENT LTD CO	8224 CA LLE PRIM ERA NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TR 10 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEIN G A REPLAT OF TRACTS G & J THE TRAILS AND UNP LATTED DEED PARCELS) CONT 14.2084 AC
8	100906 406526 920111	TRAILS LLC	3077 E W ARM SPR INGS RD	LAS VEG AS	N V	891 20	V	A1 A	POR TRACT 4 SW1/4 NW1/4

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 6, 2007

Scott Steffen
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Scott:

Thank you for your inquiry of **December 6, 2007** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **VALLE VISTA @ THE TRAILS, UNIT 2, LOCATED ON WOODMONT AVENUE NW AT THE SW CORNER OF WOODMONT AVENUE NW AND RAINBOW BOULEVARD NW** zone map **C-9**

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

VENTANA RANCH N.A. (VTR) "R"
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)
Kevin Patton
10422 Borrego Creek Dr. NW/87114 238-2857 (c)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(12/06/07)

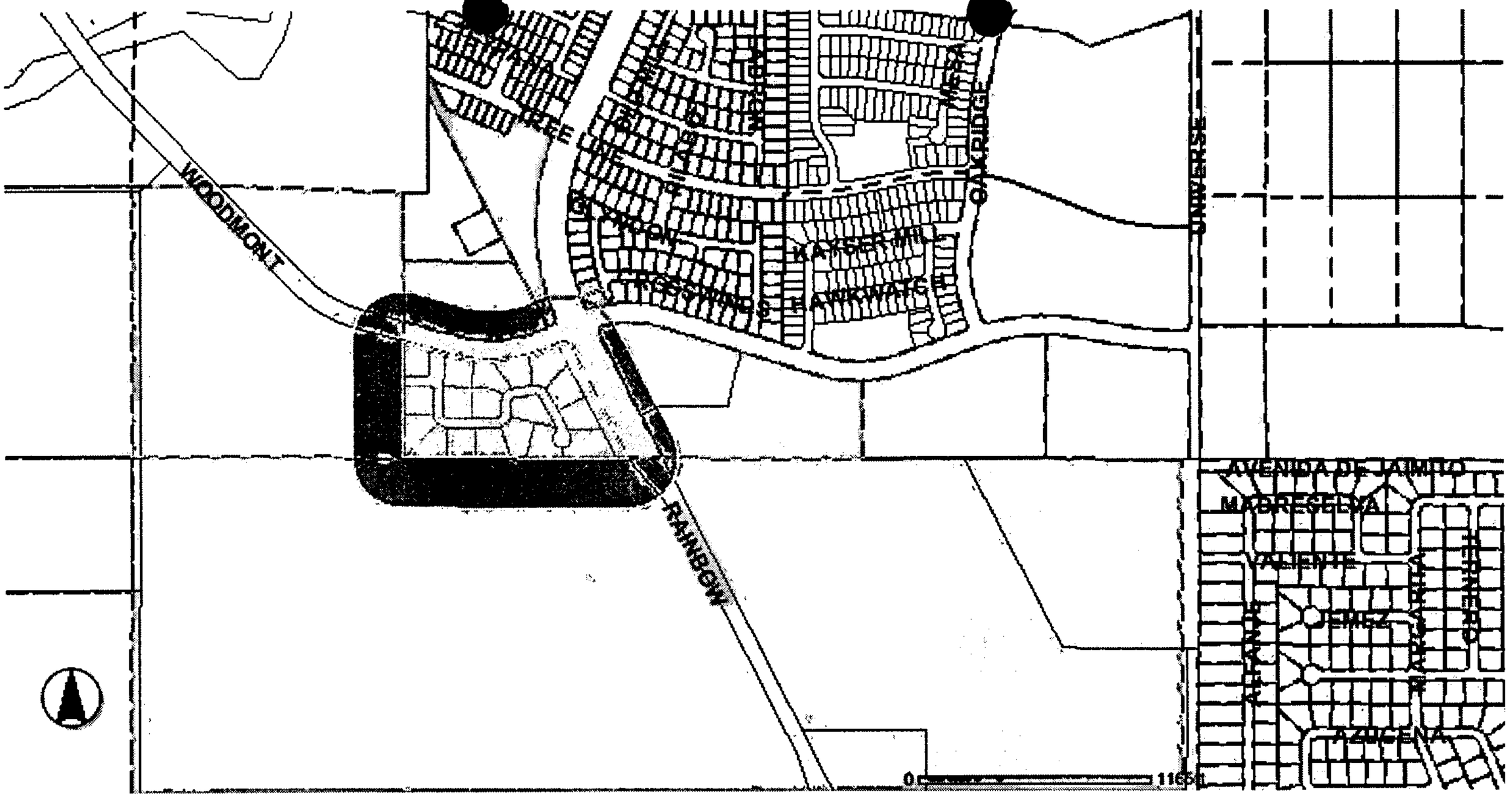
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sherán Matson, AICP, DRB Chair

Cc:Longford @ the Trails LLC, 7301 Jefferson Blvd NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File


WOODMONT
RAINBOW
OAKRIDGE
KAISER HILL
HAWKWATCH
AVENIDA DE JAIMITO
MADREGELVA
ALIENTE
JIMEZ
AZUCENA
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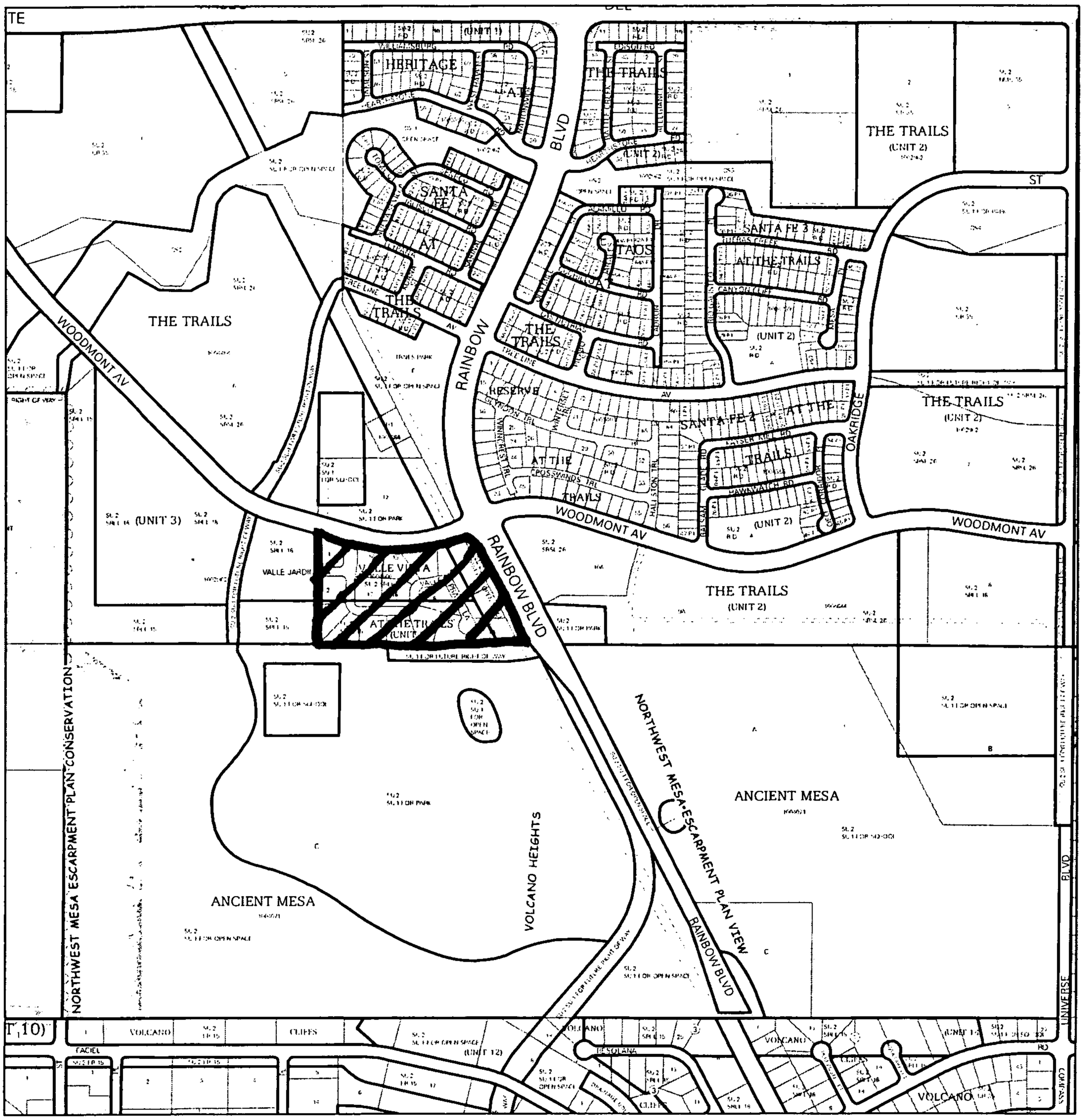
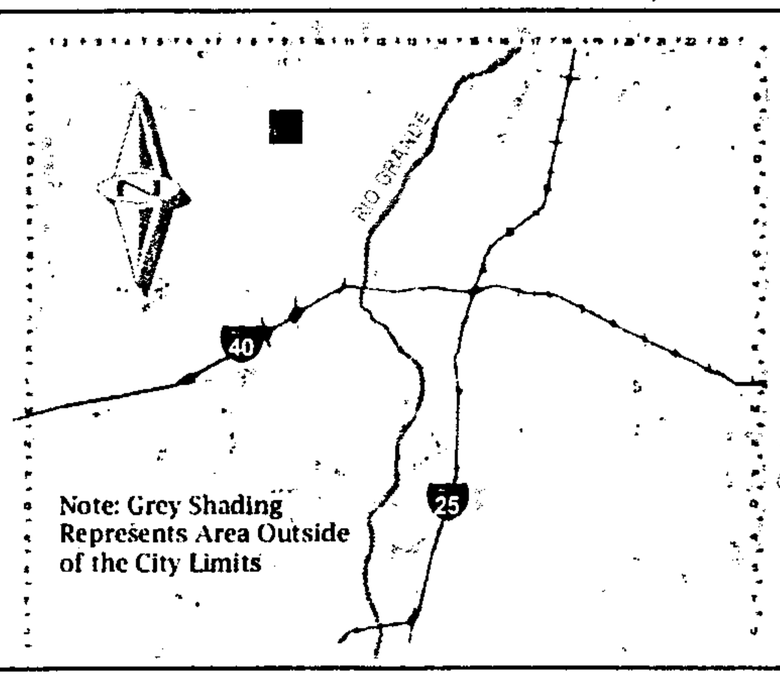


For more current information and more details visit: http://www.cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 9/6/2007



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 INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 6, 2007

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

Re: Subdivision Improvements Agreement Extension (Procedure B Extension)
Valle Vista at the Trails Unit 2 DRB# 1004606-05DRB-01900

Dear Andrew:

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

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notices from the Development Review Board
- Approved Infrastructure List
- Original SIA and Previous SIA extensions
- Neighborhood Notification information
- Fee in the amount of $ 145.00

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the above referenced project. We are requesting the extension because the Valle Vista offsite infrastructure is part of the Trails Unit 2 offsite infrastructure improvements, which have not been accepted by the City at this time.

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

Sincerely,

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

Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

#16A

Comp #5 10/11/06

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01354 (FP)** Project # **1004606**

Project Name: **VALLE VISTA @ THE TRAILS UNIT 2**

Agent: Surv Tek Inc. Phone No.: 897-3366

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/11/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

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

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

- ☒ PLANNING (Last to sign): ~~to~~ record plat
- ☐ _____
- ☐ _____
- ☐ _____

☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Called agent for P/U. 10/12/06

Project Number 1004606

#16A

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

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

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

- ☒ PLANNING (Last to sign): ~~for~~ record plat
- ☐ _____
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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1004606

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 11, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000418**
   06DRB-01355 Major-Two Year SIA

   JOHN SWAIN agent(s) for LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP,** zoned SU-1/CHURCH AND RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2.	**Project # 1005070** 06DRB-01154 Major-Preliminary Plat Approval 06DRB-01156 Minor-Sidewalk Waiver 06DRB-01155 Minor-Temp Defer SDWK	SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
3.	**Project # 1000922** 06DRB-01356 Major-Vacation of Public Easements	WILSON & COMPANY agent(s) for LA CUENTISTA 1, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **LA CUENTISTA SUBDIVSION, UNIT 1,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW and containing approximately 2 acre(s).[REF: 06DRB--01180] (C-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	06DRB-01224 Minor-Prelim&Final Plat Approval	WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06] [Indef deferred on 9/13/06]* (C-10) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

4.	**Project # 1005029** 06DRB-01234 Major-Preliminary Plat Approval 06DRB-01235 Major-Vacation of Public Easements 06DRB-01236 Minor-Temp Defer SDWK	ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045*] [Deferred from 9/20/06 & 10/4/06]* (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/2/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION FO FINAL PLAT: HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
	06DRB-01398 Minor-Subd Design (DPM) Variance	ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5.	**Project # 1005000** 06DRB-01350 Minor-SiteDev Plan BldPermit/EPC	DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD

PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] [**Catalina Lehner, EPC Case Planner**] *[Deferred from 9/27/06]* (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06-01429 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967, 06DRB-01350] (H-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

6. Project # 1002580
06DRB-01370 Minor-Amnd SiteDev Plan BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06 & 10/4/06]* (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, A 4-FOOT PUBLIC ROADWAY EASEMENT ALONG SAN DIEGO, THE RECORDING OF THE CROSS-ACCESS EASEMENT AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1001028**
06DRB-01430 Minor-Amnd Prelim Plat Approval

PRECISION SURVEYS INC. agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). [REF: 05DRB-01886 (W/D)] (J-11) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 10/11/06 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

8. **Project # 1000469**
06DRB-01416 Minor-Extension of Preliminary Plat

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of **Tract(s) L-1-C, ATRISCO BUSINESS PARK,** zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

06DRB-01422 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) L1A1 & L1B1, **ATRISCO BUSINESS PARK** & Lot(s) 21, **MERIDIAN BUSINESS PARK,** zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD NW and SILVER CREEK RD NW containing approximately 7 acre(s). (K-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT.**

9.	**Project # 1002176** 06DRB-01420 Major-Final Plat Approval 06DRB-01421 Minor-Subd Design (DPM) Variance	SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT C/O BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on INTERSTATE 40 SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 2 acre(s). [REF: 06DRB-01079, 06DRB-01080, 06DRB-01081] (L-23) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINAL ACCEPTANCE OF RELOCATED WATER LINE, APPLICATION NUMBER OF VACATION ON THE PLAT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**
10.	**Project # 1003747** 06DRB-01425 Minor-Extension of Preliminary Plat	TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP / WEINGARTEN REALTY INVESTORS request(s) the above action(s) for all or a portion of Parcels 1, 4 & 5, **WYOMING MALL,** zoned C-2, located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 23 acre(s). [REF: 05EPC-00024, 05EPC-00025, 05DRB-01550, 05DRB-01551] (H-20) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11.	**Project # 1002632** 06DRB-01409 Major-Final Plat Approval	TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISDE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] *[Deferred from 10/11/06]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**

12. **Project # 1004354**
06DRB-01426 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A SIGNED LETTER OF AGREEMENT WITH PROPERTY OWNERS TO THE EAST ON STREET PAVING IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005106**
06DRB-01423 Minor-Prelim&Final Plat Approval

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251, 06DRB-01392] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER TAPPING PERMITS, WORK COMPLETE AND ACCEPTED AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] *[Deferred from 10/4/06]* (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED WITH CONDITION: THE WAIVER WILL NOT APPLY TO FUTURE PUBLIC OR S.A.D./P.I.D. PROJECTS.**

14.	**Project # 1004607** 06DRB-01427 Major-Final Plat Approval	WILSON & CO agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Parcels 1, 2 & 3, Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION, UNIT 3 & 4,** zoned RD, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 05DRB-01904, 05DRB-01905] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND PLANNING FOR WALL DESIGN APPROVAL, AGIS DXF FILE AND TO RECORD.**
15.	**Project # 1004994** 06DRB-01410 Major-Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for JD HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS, **SEVILLE UNIT 7A,** zoned R-LT, located on Calle Meridan, NW between KAYENTA PL NW and NAVAJO DR NW containing approximately 2 acre(s). (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
16.	**Project # 1002739** 06DRB-01431 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 17-32, **ANDERSON HEIGHTS, UNIT 5,** zoned RD/R-LT, located on 118TH ST SW, between DENNIS CHAVEZ SW and GIBSON BLVD SW containing approximately 2 acre(s). [REF: 05DRB-00681, 05DRB-00683, 05DRB-00684, 05DRB-00685, 05DRB-00686, 05DRB-00639] (N-8/P-8) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16A. **Project #:1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06 & 10/4/06]* (C-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

17. **Project # 1005176**
06DRB-01403 Minor-Sketch Plat or Plan

ALBUQUERQUE SURVEYING CO INC agent(s) for JOHN D HERRERA request(s) the above action(s) for all or a portion of Lot(s) 2-A (to be known as **HERRERA REDIVISION**) zoned R-D residential and related uses zone, developing area, located on 90TH ST NW, between SAN YGNACIO NW and SAGE NW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005182**
06DRB-01428 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW and containing approximately 35 acre(s). (C-10, C-11, D-10, D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for October 4, 2006. **DRB MINUTES WERE APPROVED BY THE BOARD.**

ADJOURNED: 11: 15 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004606 **AGENDA ITEM NO: 16A**

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

~~**Does not qualify for bulk land variance.**~~
~~**An Infrastructure** List is required.~~ No adverse comments

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 4, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 11, 2006
DRB Comments

ITEM # 16a

PROJECT # 1004606 **APPLICATION # 06DRB-01354**

RE: Valle Vista @ The Trails/final plat

This plat falls within the boundaries of the Volcano Heights Sector Plan(VHSDP). Page LU-15 of the VHSDP has requirements specific to this Unit 2, Tract 11 property:

- The new zoning is SU2-SRLL (suburban residential large lot.) The lot sizes comply with this zoning. (Page LU-5 of Amendments) The requirements more specific to building will be enforced at Building Permit stage.
- "Street C now on the South boundary of Unit 2, Tract 11 shall be moved to the proposed City Open Space Area and connect from Rainbow to the middle school site. Street C shall be removed to the west of this point." Defer to Transportation Development.

Planning assumes the approved perimeter wall design with the landscaping will be used for this unit as well. However, please submit 3 copies of the location may showing where the approved walls will be built. This wall must also be built next to the Open Space Buffer shown on Land Use Map C. This buffer runs just west of Rainbow Blvd and along the south edge of this subdivision.

The final plat must receive DRB approval by October 31, 2006 to avoid the obligation to conform with R-06-74 regarding APS

There were 5 conditions of final plat approval. Are they all completed? Were there any changes between preliminary plat and final plat?

Planning will take delegation for AGIS dxf approval and to record the plat.

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

Rusty Hugg

From: dmzamora@cabq.gov
Sent: Wednesday, September 13, 2006 2:00 PM
To: Rusty Hugg
Subject: Project No. 1004606

The .dxf file for Project No. 1004606 (Valle Vista At The Trails Unit 2) has been approved.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

10/10/06 TUE 08:52 FAX 5059243864 001

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0910
CONNECTION TEL	9p8988501
SUBADDRESS	
CONNECTION ID	
ST. TIME	10/10 08:49
USAGE T	02'42
PGS.	7
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Steve Salazar

FAX NUMBER: 698-8501 **# PAGES** 7

SENT BY: Sheran Matson, DRB Chair **DATE:** 10/10/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1005020 **APPLICATION NO:** _____

& 1004606

****

5. ACCEPTABLE RESIDENTIAL BUILDING TYPES

The following table describes which residential building types are acceptable within each land use designation. The illustrations on the following pages are not meant to be an exhaustive list but rather to help clarify what is meant by the type categories below.

Table 8: Residential Building Types

P = Permitted

	Town Center	Village Center	Neighborhood Mixed-Use	Urban Resid.	Suburb. Resid. – Small Lot	Surburb. Resid. – Large Lot	Exec. Resid.	Rur Resi
Apartments/ Condos (4+ stories) over Storefronts	P							
Apartments / Condos (2-3 stories) over Storefronts	P	P	P					
Apartments & Condos (2-3 stories), attached & stacked, street- & courtyard-facing	P	P		P				
Small Apartments 4-8 Units	P	P	P	P				
"Live-Work" Townhouses/ duplex over storefronts	P	P	P					
Townhouses (attached single-family, street- & courtyard-facing)	P	P	P	P				
Duplex, Triplex, Fourplex	P	P		P				
Single-Family Detached – Small Lot (side drive or alley-fed; street- & courtyard-facing, 6500 sq ft or less)				P	P			
Single-Family Detached –Large Lot (recessed garage, side drive, lot 11000 sq ft to ½ acre)						P		
Accessory Unit / Carriage House* (to count as half of a unit in density calculations)	P	P	P	P	P	P	P	P
Single Family Detached – Executive Res. (43,000 sq ft or greater)							P	
Single Family Detached - Rural Res (87,000 sq ft or greater)								P
Conservation Cluster						P	P	P

Deleted: Note: t
Deleted: Main Street
Deleted: X
Deleted: X
Deleted: X
Deleted: Mixed Use (sShops with aApartments/cCondos/¶ tTownhouses aAbove)
Deleted: X
Deleted: X
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Deleted: X
Deleted: X
Deleted: X
Deleted: & Duplex
Deleted: Street-Facing (attached single-family;
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& 4, the exterior wall of the subdivision shall be the approved style with wrought iron panels as indicated on the approved Vista Vieja Preliminary Plat. There shall be at least one pedestrian / bicycle gate on each of the north and west edge subdivision perimeter walls which would provide for connection to the open space, bicycle trails, and multi-use trails systems proposed in the Volcano Heights Plan, which access points either are indicated or will be indicated on the approved Vista Vieja Site Development Plan for Subdivision.

C. The Trails.

The following Volcano Heights Sector Development Plan regulations shall apply to all Tracts within the Trails properties.

- The design provisions of the Volcano Heights Sector Development Plan as contained in the "Grading" subsection of "4. Landscape Design Standards" of "Section V. Architectural and Landscape Design" of the Plan shall apply except in situations where the City Engineer and the City Planning Director determine that infrastructure properly approved by the City (design and construction) make the design provisions contained in the "Grading" subsection impractical. In these situations, the City Engineer and Planning Director shall negotiate with agents of The Trails to achieve the intent of the Volcano Heights Plan to the extent practical. This approach applies to only some parts of Units 3 and 4 that are materially impacted by drainage improvements such that they only can be changed at great cost. In Units 3 and 4, waivers from the "Grading" subsection requirements should be provided only in a limited way. Where the natural vegetation has been disturbed in the development process, property must be revegetated according to the design standards in the Plan. Areas within Conservation Easements must be revegetated with plants contained in Native Plant List A.
- Unit 3-Tract 2 shall be zoned Village Center.
- Unit 2-Tract 3 shall be zoned Neighborhood Mixed Use.
- Unit 2-Tract 2, Unit 2-Tract 5, Unit 3-Tract 4, Unit 3-Tract 1, and Unit 3-Tract 3 shall be zoned Urban Residential.
- Unit 2-Tract 1, Unit 2-Tract 7, Unit 2-Tract 10, Unit 2-Tract 9 (except for the eastern 150'), Unit 3-Tract 3, Unit 3-Tract 6 shall be zoned Suburban Residential – Small Lot.
- In all Suburban Residential – Small Lot zoned parcels in Units 1 and 2, garages may be either off alleys or accessed via a side drive where one of the garage sides abuts the back yard setback or is attached to the back of the house. For Suburban Residential – Small Lot zoned parcels in Units 1 and 2, lots may have a zero (0') side yard set-back on one side.
- Unit 2-Tract 4 shall be exempt from the Volcano Heights Sector Development Plan except that approximately every third house shall be access via a side drive where one of the garage sides abuts the back yard setback or is attached to the back of the house
- A 30' dedicated and landscaped trail and open space area, measured from the curb, shall be provided along the west side of Universe within Unit 2-Tract 5. Unit 2-Tract 7, and Unit 2-Tract 8.
- Unit 2-Tract 9 shall be zoned Suburban Residential – Small Lot. The backs of the parcels facing the High School site shall use the perimeter wall design approved by the City.
- Unit 2-Tract 8, shall be zoned Suburban Residential – Large Lot. The backs of houses shall not face the City Open Space to the immediate south as shown in the Sector Plan. In addition, on lots to the north of the City Open Space, walls facing the open space shall be view walls.
- Unit 2-Tract 11, Unit 3-Tract 7, and Unit 3-Tract 8 shall be zoned Suburban Residential – Large Lot.
- The OS-4 park in the open space area may be amended so as to accommodate a 3 acre park area without decreasing the amount of open space dedicated.
- Street C now on the south boundary of Unit 2-Tract 11 shall be moved to the proposed City

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 11, 2006
DRB Comments

ITEM # 2

PROJECT # 1005070 APPLICATION # 06DRB-01154, 01155 & 01156

RE: Tract 8, Unit 2, Taos@The Trails, Unit 2/prlim plat/ sw/tds

These are comments following the adoption of the Volcano Heights Sector Development Plan (VHSDP):

Page LU-15 of the Council Amendments states:

1. The text states that Unit 2-Tract 8 is zoned SU-2 Suburban Residential – Large Lot (SRLL). The revised Land Use Map C also shows all of this property is now zoned SU2-SRLL.

2. Page LU-7 of the Amendments indicates that the smallest lot size for this zoning is 11,000 square feet. The preliminary plat submitted to DRB has lots about 4,500 square feet.

3. Also, on Page LU-15, the portion of the lot lines facing City Open Space must have view walls. Do you have any property facing City Open Space or Parks or the Monument?

4. Where is the OS-4 park in the Open Space Area referred to on Page LU-15? The Open Space Map shows a park immediately to the south of this property. Perhaps this statement refers to another Unit?

5. Following the density formula on Page LU-5 of the Council Amendments: 64 lots divided by 9.45 acres equals 6.77 du/acre in this plat. That is allowable within the Suburban Residential – Small Lot. However, it is too dense for Suburban Residential – Large Lot.

6. Compliance with the building height & setback requirements will be checked at building permit stage.

7. Explain how the requirements for recessed garages or garages accessed off alleys are met with this plat. Page UD-5 of Council Amendments.

8. Page OS-5 of the Council amendments states that all subdivision applications must have an archeological survey report included with the application.

9. Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74.

10. Will this wall design be used on all future Trails subdivisions walls or will a different design be submitted for each subdivision?

The maximum length between decorative columns is 60 feet. The wall design shows 100 feet. There is a note on the wall design stating the "Coral split faced facing major local". The design is applicable within the subdivision as well and when abutting <u>any</u> streets.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 11, 2006
DRB Comments

ITEM # 16a

PROJECT # 1004606 APPLICATION # 06DRB-01354

RE: Valle Vista @ The Trails/final plat

This plat falls within the boundaries of the Volcano Heights Sector Plan(VHSDP). Page LU-15 of the VHSDP has requirements specific to this Unit 2, Tract 11 property:

- The new zoning is SU2-SRLL (suburban residential large lot.) The lot sizes comply with this zoning. (Page LU-5 of Amendments) The requirements more specific to building will be enforced at Building Permit stage.
- "Street C now on the South boundary of Unit 2, Tract 11 shall be moved to the proposed City Open Space Area and connect from Rainbow to the middle school site. Street C shall be removed to the west of this point." Defer to Transportation Development.

Planning assumes the approved perimeter wall design with the landscaping will be used for this unit as well. However, please submit 3 copies of the location may showing where the approved walls will be built. This wall must also be built next to the Open Space Buffer shown on Land Use Map C. This buffer runs just west of Rainbow Blvd and along the south edge of this subdivision.

The final plat must receive DRB approval by October 31, 2006 to avoid the obligation to conform with R-06-74 regarding APS

There were 5 conditions of final plat approval. Are they all completed? Were there any changes between preliminary plat and final plat?

Planning will take delegation for AGIS dxf approval and to record the plat.

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 4, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:10 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002473**
   06DRB-01329 Major-Two Year SIA

   D. R. HORTON HOMES request(s) the above action(s) for **DESERT VISTA SUBDIVISION,** zoned RD (6DU/AC), located on VENTURA ST NE, between CORONA AVE NE and SIGNAL AVE NE containing approximately 16 acre(s).[REF: 05DRB-01472] (C-20) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat Approval
06DRB-01235 Major-Vacation of Public Easements
06DRB-01236 Minor-Temp Defer SDWK

06DRB-01398 Minor-Subd Design (DPM) Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 9/20/06 & 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**
ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/28/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACT A MUST HAVE LEGAL ACCESS. P-1 LOT DESIGNATIONS, MAINTENANCE AND BENEFICIARIES OF ALL EASEMENTS, PUBLIC WATER AND SEWER EASEMETNS SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS).**

4. Project # 1005031

06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

5. Project # 1004428

06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. Project # 1004167

06DRB-01367 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 9/27/06]*(E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01357 Minor-Prelim&Final Plat Approval

06DRB-01358 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA,** zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] *[Deferred from 9/27/06]* (E-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. Project # 1002580

06DRB-01370 Minor-Amnd SiteDev Plan BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A**, **NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06 & 10/4/06]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

8. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

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

9. **Project # 1005106**
06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] *[Deferred from 10/4/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003886**
06DRB-01387 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3 residential zone, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: 06DRB-00861] (J-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, TO CHANGE THE PUBLIC WATER AND SEWER EASEMENTS TO CITY OF ALBUQUERQUE DEDICATION AND TO RECORD THE PLAT.**

11. **Project # 1004940**
06DRB-00794 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06, was Indef deferred from 7/19/06]* (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR OPEN SPACE NOTE, CERTIFICATION OF GRADING PLAN, GREEN TAGS FOR SIDEWALK AND TO PLANNING TO RECORD.**

12. **Project # 1004465**
06DRB-01397 Minor-Prelim&Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES,** zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 05DRB-01541] (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1001182**
06DRB-01388 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES OF NM request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, (to be known as **LOTS 29-A P-1 & 30-A P-1, BLUEWATER POINTE SUBDIVISION,** zoned RD-RLT, located on BLUEWATER RD NW, between EL SHADDAI ST NW and KETCH DR NW containing approximately 1 acre(s). [REF: 05DRB-01069] (K-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005167**
06DRB-01391 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ELFEGO & DELORES VALDEZ request(s) the above action(s) for all or a portion of Lot(s) 15, **RICE DURANES ADDITION #1,** zoned R-2, located on DURANES RD NW, between RICE AVE NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: DRB-94-113] (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO WORK ON WATER AND SEWER ACCOUNT ISSUES.**

15. **Project # 1005064**
06DRB-01390 Minor-Prelim&Final Plat Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for STEVEN RESTAINO request(s) the above action(s) for all or a portion of Lot(s) 38-A-2, M.R.G.C.D. MAP #32, **LANDS OF STEVEN RESTAINO,** zoned R-1, located on GUADALUPE TRAIL NW, between SANDIA RD NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005172**
06DRB-01399 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for UBALDO MENDOZA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **FAIRGROUND ADDITION,** zoned C-3, located on FLORIDA ST SE, between CENTRAL AVE SE and COCHITI RD SE containing approximately 1 acre(s).(K-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS DEDICATION AT THE CORNER OF FLORIDA AND COCHITI AND TO PLANNING TO RECORD.**

17. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE GRADING AND DRAINAGE PLAN SHALL BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06 & 10/4/06]* (C-9) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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

19. **Project # 1005170**
06DRB-01395 Minor-Sketch Plat or Plan

JOHN & ANITA MCDONOUGH request(s) the above action(s) for all or a portion of Lot(s) 30-A, **THOMAS VILLAGE ESTATES, PHASE II,** zoned RA-2, located on LA MANCHA NW, between DON QUIXOTE NW and CALLE DE DEBORAH NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED**

AND COMMENTS WERE GIVEN.

20. Project # 1005168
06DRB-01393 Minor-Sketch Plat or Plan

DIANNE COHEN request(s) the above action(s) for all or a portion of Lot(s) 12A & 13A, Block(s) 20, **PARKLAND HILLS ADDITION,** zoned R-1, located on PERSHING BLVD SE, between RIDGECREST SE and ALISO DR SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1005169
06DRB-01394 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for portions of SECTIONS 10 & 11, T9NA3E, **UNM AIRPORT PARCEL,** zoned M-2, located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE INTERNATIONAL AIRPORT containing approximately 447 acre(s). (P-16, P-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Project # 1005171
06DRB-01396 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for PARCEL D, WESTLAND NORTH (to be known as **GRASSLANDS**) zoned SU-2, R-2, located on ARROYO VISTA BLVD NW, between LADERA DR NW and TIERRA PINTADA BLVD NW containing approximately 63 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 27, 2006. **THE DRB MINUTES FOR SEPTEMBER 27, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004606 **AGENDA ITEM NO: 18**

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X 10-11-18; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 4, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 27, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:27 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000131**
   06DRB-01277 Major-Two Year SIA
   06DRB-01278 Minor-Ext of SIA for Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000650**
06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002645**
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003634**
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

5.	**Project # 1004639** 06DRB-01275 Major-Final Plat Approval	GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE)** zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO PLANNING FOR RESTRICTIVE COVENANTS, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**
6.	**Project # 1004924** 06DRB-01273 Major-Vacation of Public Easements 06DRB-01274 Minor-Sketch Plat or Plan	JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
7.	**Project # 1004464** 05DRB-01540 Major-Vacation of Pub Right-of-Way	GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05 & 1/18/06 & 3/29/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/28/07.**

8. Project # 1005031

06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

9. Project # 1005070

06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/27/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: AN EASEMENT TO TRACT 11 SHALL BE PROVIDED. DEDICATION OF RIGHT-OF-WAY ALONG SUNSET GARDENS IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISON WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

12. Project # 1005000
06DRB-01350 Minor-SiteDev Plan BldPermit/EPC

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 9/27/06]* (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

13. Project # 1004167
06DRB-01367 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 9/27/06]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

06DRB-01357 Minor-Prelim&Final Plat Approval
06DRB-01358 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA,** zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] *[Deferred from 9/27/06]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

14. **Project # 1002580**
06DRB-01370 Minor-Amnd SiteDev Plan BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

15. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

16. **Project #: 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

17. **Project # 1005152**
06DRB-01363 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for PAUL BEATTY request(s) the above action(s) for all or a portion of the east half of Lot(s) A & B, Block(s) 5, **BUENA VENTURA SUBDIVISION,** zoned C-2, located on CENTRAL AVE NE, between CONCHAS ST NW and PARSIFAL ST NE containing approximately 2 acre(s). (K-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001945**
05DRB-01415 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN)** zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05] [Final Plat was indef deferred 9/28/05 for SIA]* (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB PLACEMENT.**

19. **Project # 1005155**
06DRB-01366 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for LORNA BLOOMBERG request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) A, B, **ALBRIGHT MOORE ADDITION,** zoned S-R, located on LOS TOMASES DR NW, between KINLEY AVE NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

20. Project # 1004803
06DRB-00720 Minor- Final Plat Approval

GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] *[The final plat was indef deferred for the SIA on 5/31/06]* (K-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. Project # 1001028
05DRB-01886 Minor-Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06 & 6/21/06 for the SIA] [Indef Deferred on* 9/27/06] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

22. Project # 1003010
06DRB-01290 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE,** zoned SU-1 & SU-2 for Albuqueque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] *[Deferred from 9/13/06 & indef deferred on 9/27/06]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. Project # 1004901
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

24. Approval of the Development Review Board Minutes for September 20, 2006. **THE DRB MINUTES FOR SEPTEMBER 20, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:27 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004606 **AGENDA ITEM NO: 16**

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

Minor plat ~~comments~~.

ok

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

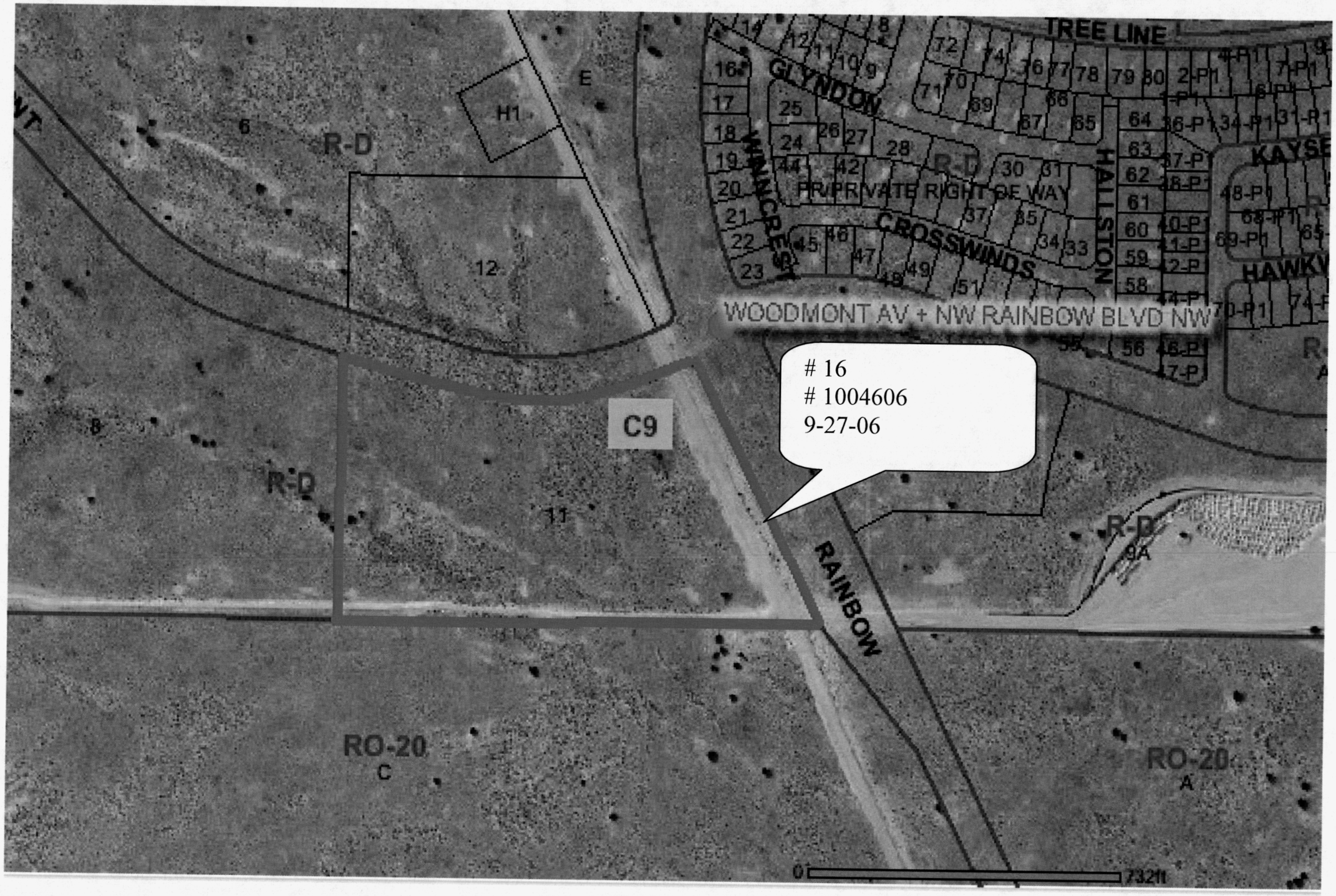
10-4-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 27, 2006



TREE LINE
GLYNDON
WINNCREST
CROSSWINDS
HALLSTON
KAYSE
HAWKW
PR/PRIVATE RIGHT OF WAY
WOODMONT AV + NW RAINBOW BLVD NW
16
1004606
9-27-06
C9
RAINBOW
R-D
H1
E
6
12
8
11
9A
RO-20
C
A
0
732ft

4606

DXF Electronic Approval Form

DRB Project Case #: 1004606

Subdivision Name: VALLE VISTA AT THE TRAILS UNIT 2

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 9/13/2006 Hard Copy Received: 9/13/2006

Coordinate System: NMSP Grid (NAD 27)

Approved

09-13-2006
Date

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

AGIS Use Only

Copied fc **4606** to agiscov on **9/13/2006** Contact person notified on **9/13/2006**

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 2, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002176
07DRB-70423 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

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

Project# 1004546
07DRB-70416 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

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

Project# 1004353
07DRB-70431 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
07DRB-70432 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
07DRB-70433 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

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

Project# 1004606
07DRB-70430 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

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

Project# 1005029
07DRB-70426 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70427 VACATION OF PUBLIC EASEMENT
07DRB-70428 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
07DRB-70429 MINOR - TEMP DEFR SWDK CONST

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

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

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

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

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

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

Jack Cloud, Acting Chair
Development Review Board

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

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 DEC 17 2007
MAILED FROM ZIP CODE 87[illegible]

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

DRE

X 871 NEE 1 806C 70 12/20/07
FORWARD TIME EXP RTN TO SEND
:CENTEX HOMES
7601 JEFFERSON ST NE STE 320
ALBUQUERQUE NM 87109-4496

RETURN TO SENDER

87109[illegible]

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9401

ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.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: Site Plan for Subdivision per Volcano Trails Sector Plan

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 1-18, Tract A Block: Unit: 3A

Subdiv/Addn/TBKA: Valle Vista at the Trails

Existing Zoning: SU-2 Volcano Trails Residential Developing Area Proposed zoning: N/A MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301; see attached for remaining UPC codes.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project #: 1004606

CASE INFORMATION:

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

No. of **existing** lots: 18 No. of **proposed** lots: 51 Total area of site (acres): 11

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: 5/21/14

SIGNATURE DATE 6/10/14

(Print) James C. Strozier, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☒ **INTERNAL ROUTING**				
☒ All checklists are complete	14 - DRB - 70202	SDS	___	$ 385.00
☒ All fees have been collected	____ - ____ - ____	CMF	___	$ 20.00
☒ All case #s are assigned	____ - ____ - ____	____	___	$ ____
☐ AGIS copy has been sent	____ - ____ - ____	____	___	$ ____
☒ Case history #s are listed	____ - ____ - ____	____	___	$ ____
☐ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date June 18, 2014			$ 405.00
☐ F.H.D.P. fee rebate				

6-10-14
Planner signature / date

Project # 1004606

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

NA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
X Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Copy of the document delegating approval authority to the DRB
X Completed Site Plan for Subdivision Checklist
NA Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
X List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

James K. Strozier, AICP
Applicant name (print)

6/10/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14-DRB-70202
_____-_____-_____
_____-_____-_____

6-10-14
Planner signature / date

Project # 1004606

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9401

ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.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: Site Plan for Subdivision per Volcano Trails Sector Plan

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 1-18, Tract A Block: Unit: 3A

Subdiv/Addn/TBKA: Valle Vista at the Trails

Existing Zoning: SU-2 Volcano Trails Residential Developing Area Proposed zoning: N/A MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301; see attached for remaining UPC codes.

CASE HISTORY:

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

1004606

CASE INFORMATION:

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

No. of **existing** lots: 18 No. of **proposed** lots: 51 Total area of site (acres): 11

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: 5/21/14

SIGNATURE DATE 6/10/14

(Print) James C. Strozier, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
☑	**INTERNAL ROUTING**				
☑	All checklists are complete	14-DRB-70202	SDS	___	$385.00
☑	All fees have been collected	___-___-___	CMF	___	$20.00
☑	All case #s are assigned	___-___-___	___	___	$___
☑	AGIS copy has been sent	___-___-___	___	___	$___
☑	Case history #s are listed	___-___-___	___	___	$___
☐	Site is within 1000ft of a landfill				Total
☐	F.H.D.P. density bonus	Hearing date June 18, 2014			$405.00
☐	F.H.D.P. fee rebate				

6-10-14
Planner signature / date

Project # 10041606

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

NA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
X Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Copy of the document delegating approval authority to the DRB
X Completed Site Plan for Subdivision Checklist
NA Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
X List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

James K. Strozier, AICP
Applicant name (print)

6/10/14
Applicant signature / date

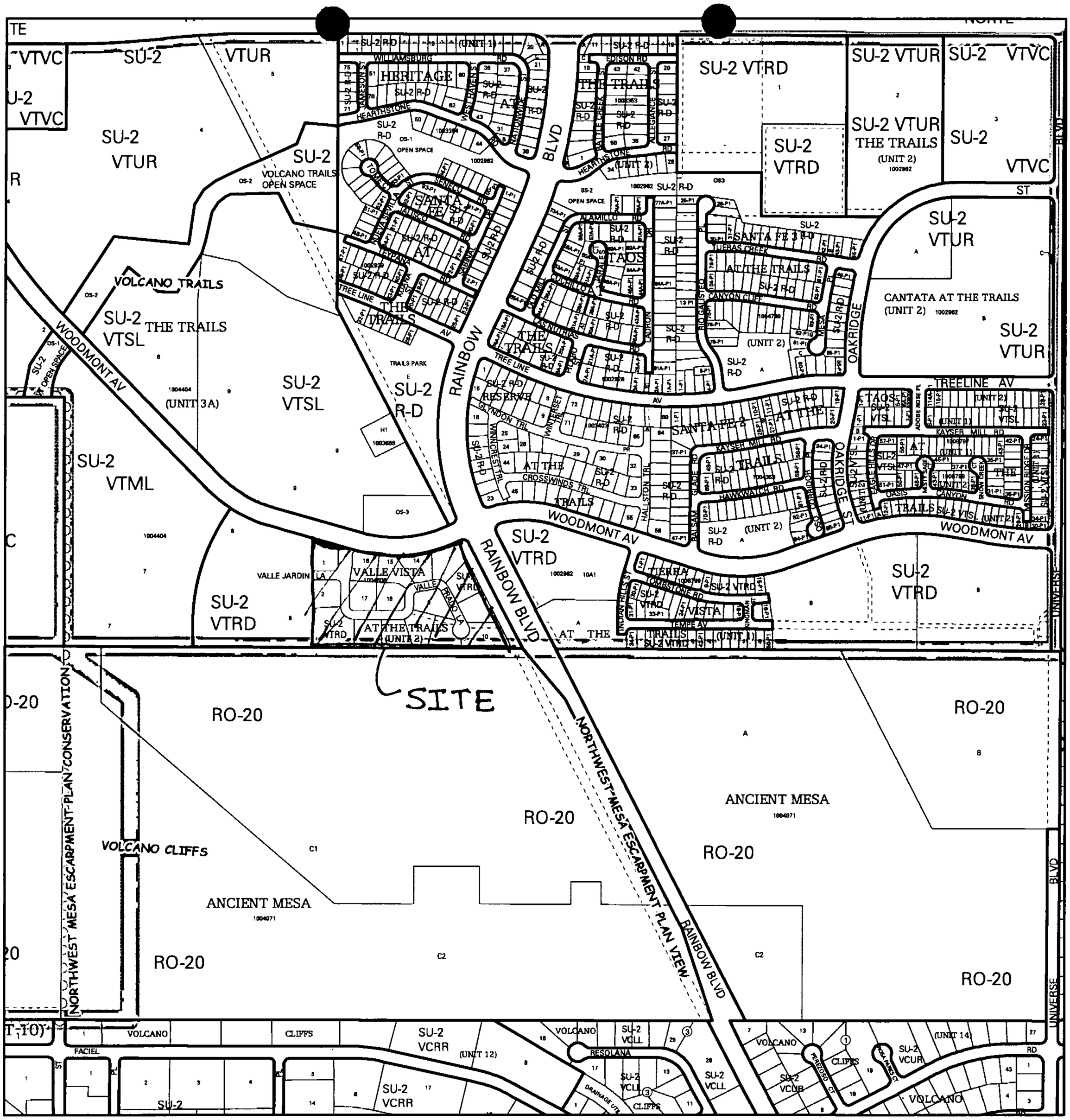
Form revised October 2007

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

Application case numbers
14-DRB-70202
_____
_____

6-10-14
Planner signature / date

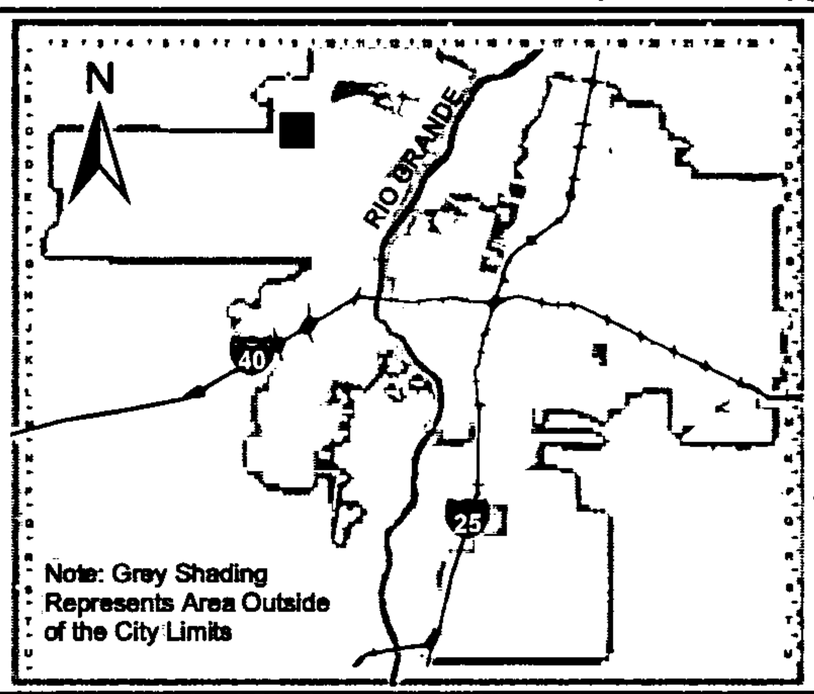
Project # 1004606



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



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

UPC Codes for Project #1004606

- 100906414226303 02
- 100906414212303 03
- 100906415220430304
- 100906416620530305
- 100906418020530306
- 100906419420830307
- 100906420620730309
- 100906422820430310
- 100906422421830311
- 100906421723130312
- 100906420824230313
- 100906419324030314
- 100906417923730315
- 100906416424030316
- 100906416422530317
- 100906417822530318
- 100906420022130308

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

June 10, 2014

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

Re: Site Plan for Valle Prado Units 1 and 2, Project Number 1004404

Dear Mr. Cloud:

The purpose of this letter is to explain our request for DRB approval for Site Development Plan for VTRD on behalf of the property owner, Woodmont Paseo, LLC. We are submitting this site plan pursuant to the requirements for development in the VTRD zone. The Volcano Trails Sector Development has delegated approval of the Site Development Plan for Subdivision to the DRB. The property covered by this request is:

Lots 1-18, Tract A; Trails Unit 3A/Valle Vista at the Trails

The site is located south of Woodmont NW west of Rainbow Boulevard. It consists of approximately 11 acres and 51 single-family lots are planned for the site, consistent with the zoning requirements. The site plan shows one gated (existing) access point into the subdivision taken off of Woodmont NW. The interior streets are private.

This application is being submitted in conjunction with three separate preliminary plat applications, which will submitted for public hearing by Bohannan Huston, to be heard along with this request at the DRB hearing.

Please feel free to call me if you have any questions or need additional information. I can be reached at 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

c: Rick Beltramo, Woodmont Paseo, LLC
Scott Steffan, Bohannan Huston, Inc.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

WOODMONT PASEO LLC

April 29, 2014

Mr. Jim Strozier
Consensus Planning Inc.
302 Eighth Street NW
Albuquerque, NM 87102

RE: Preliminary Plat Submittal for Valle Vista Subdivision

Dear Jim,

By this letter I authorize you to represent Woodmont Paseo, LLC as our consultant and agent for Valle Vista Subdivision, Lots 1 thru 18 and Tract A, submittal and processing of Preliminary Plat, Final Plat and Site Development Plan approvals through the City of Albuquerque development review process.

Sincerely,

Kelly Calhoun
Manager
Woodmont Paseo, LLC

cc Rick Beltramo, Galway Construction, Inc.

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Vicinity Map
✓ 5. Signature Block (for DRB site dev. plans only)
✓ 6. The Site (property lines)
✓ 7. Current/Existing Zoning
✓ 8. Proposed Use(s) and List of Applicable Plans
✓ 9. Pedestrian Ingress and Egress (Access)
✓ 10. Vehicular Ingress and Egress (Access)
✓ 11. Any Internal Circulation Requirements
✓ 12. Existing easements with recording information
✓ 13. For each lot:
  ✓ a. Maximum Building Height
  ✓ b. Minimum Building Setback
  ✓ c. Maximum Total Dwelling Units and / or
  N/A d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

A. Conceptual Grading and Drainage Plan is required for the following:
   - Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
   - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS *(OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)*

ACCOMPANYING MATERIAL

___ A. Fee payment
___ B. Complete application
___ C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per *§14-16-3-11(B)* of the Comprehensive Zoning Code.
___ D. 8-1/2" x 11" reductions
___ E. **Electronic Copy (pdf) of Site Development Plan**

Development Review Process.
It is important that the procedures for development allow for a streamlined review and approval process when a proposal is consistent with the Plan standards, as well as provide flexibility to amend regulatory requirements. This process is illustrated in **Table 2** below. When there is any inconsistency with other City regulations and standards, the regulations and standards contained in the Plan take precedence.

Table 2, Development Approval Process describes the development review and approval process for properties located within the Plan area.

Development Zone	Development Approval Process	Site Plan Type
SU-2 Volcano Trails Village Center (VTVC)	DRB with Planning Director	Commercial Master Plan for Development
SU-2 Volcano Trails Urban Residential (VTUR)	DRB	No additional plan required
SU-2 Volcano Trails Residential Developing Area (VTRD)	DRB	Site Development Plan for Subdivision
SU-2 Volcano Trails Small Lot (VTSL)	DRB	Site Development Plan for Subdivision
SU-2 Volcano Trails Medium Lot (VTML)	DRB	Site Development Plan for Subdivision
SU-2 Residential Developing Area (RD)	per City Zoning Code for RD	per City Zoning Code for RD
SU-2 Volcano Trails Open Space	DRB	Site Development Plan for Building Permit

TABLE 2, DEVELOPMENT APPROVAL PROCESS

PROJECT #

1004-16006

June 18. 2014

SPS

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*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
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. Board hearing date:

PROJECT # 1004606

WEDNESDAY, June 18, 2014

Comments must be received by:

Friday, June 13, 2014

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Subdivision Design Variance from Minimum DPM Standards for Valle Vista 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. Tracts C and A2B Block: Unit:

Subdiv/Addn/TBKA: Valle Vista Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 23 Total area of site (acres): 5.04

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott J Steff DATE 5/22/14

(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: 14DRB - 70179

Action	S.F.	Fees
SDV		$ 0
ADV		$ ~~75.00~~
CMF		$ 20.00
		$
		$
		Total $ 20.00

Hearing date June 18, 2014

Planner signature / date 5-22-14

Project # 1004606

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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

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

❑ **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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

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 5/22/14
Applicant signature / date

Form revised 4/07

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

Application case numbers
19DRB - _____ - 70179
_____ - _____ - _____
_____ - _____ - _____

V. Cn 5-22-14
Planner signature / date

Project # 1004606

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from June 3, 2014 To June 18, 2014

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) 5/22/14 (Date)

I issued 1 signs for this application, 5-22-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 10041606

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Subdivision Design Variance from Minimum DPM Standards for Valle Vista 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. Tracts C and A2B Block: Unit:

Subdiv/Addn/TBKA: Valle Vista Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 23 Total area of site (acres): 5.04

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE [signature] DATE 5/22/14

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

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☐ **INTERNAL ROUTING**				
☒ All checklists are complete	MDRB - - 70179	SDV		$ 0
☒ All fees have been collected	- -	ADV		$ ~~75.00~~
☒ All case #s are assigned	- -	CMF		$ 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				$ 20.00
☐ F.H.D.P. fee rebate				

Hearing date June 18, 2014

[signature] 5-22-14

Planner signature / date

Project # 1004606

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

Applicant signature / date 5/22/14

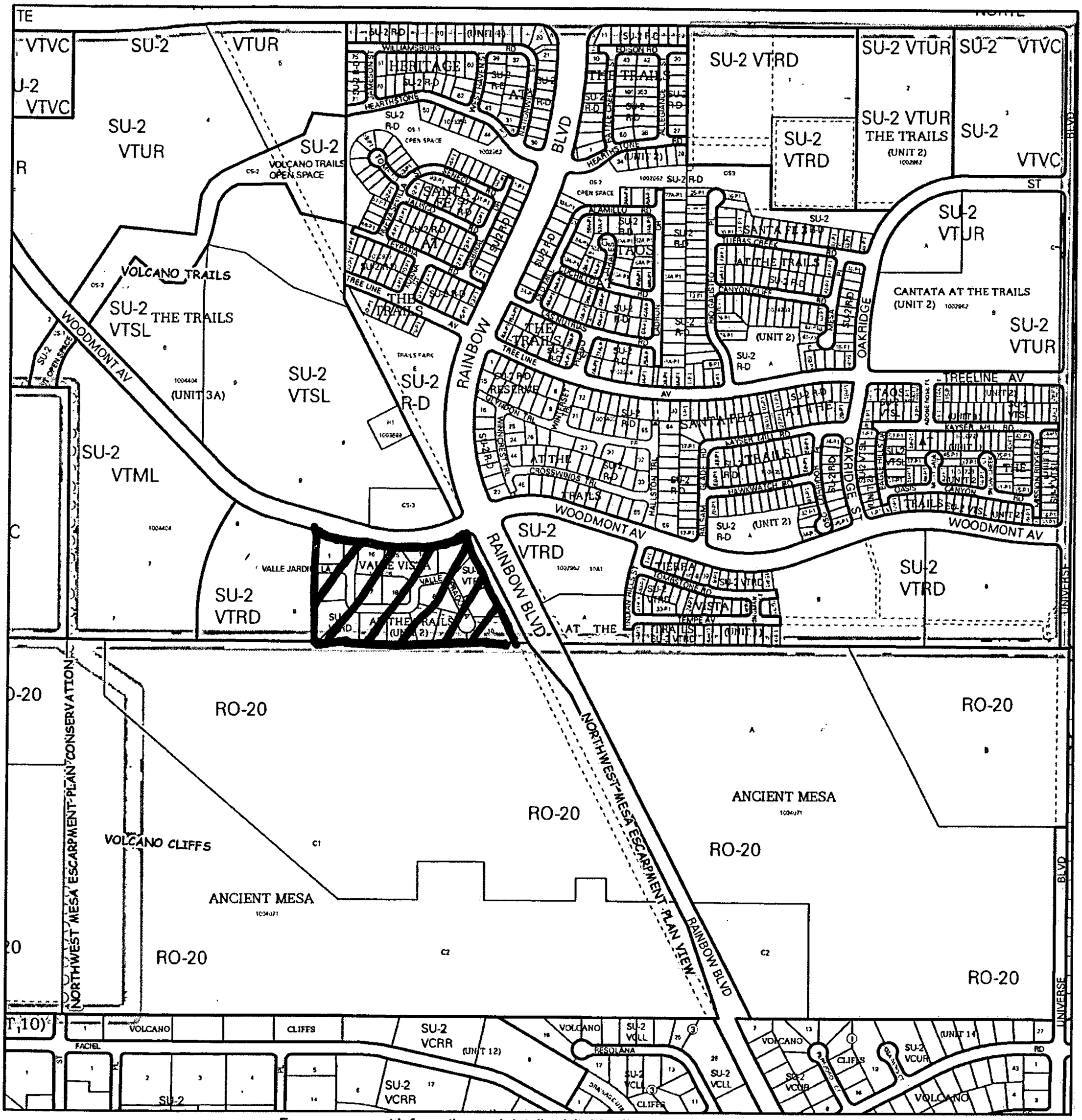
Form revised 4/07

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

Application case numbers
14DRB - 70179
- -
- -

S-22-14
Planner signature / date

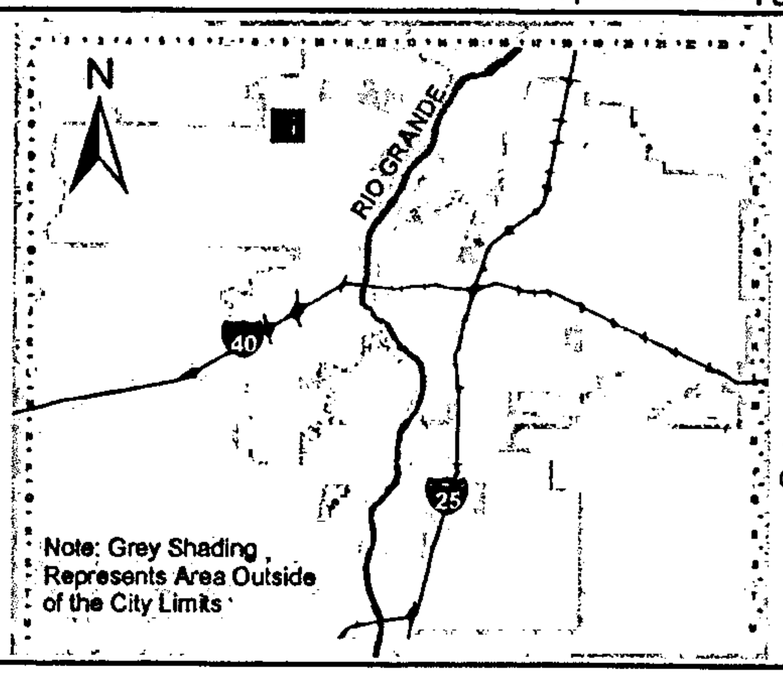
Project # 1004606



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



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

May 22, 2014

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

Re: Valle Vista Unit 3 – Subdivision Design Variance from Minimum DPM Standards (DRB 1004606)

Dear Mr. Cloud:

The purpose of this letter is to describe the design variance that is associated with the related Preliminary Plat subdivision request for Valle Vista, Unit 3. The variance is depicted on the attached exhibit "D" which notes an existing centerline curve radius on Valle Jardin Lane (currently Valle Prado Lane) of 48 feet. This is less than required by DPM Chapter 23, Section 3, Paragraph B, Table 23.3.1 which states that the minimum centerline radius for a local access street is 120', which can be reduced to 75' with approval of the Traffic Engineer.

The design variance is justified because:

1. The existing centerline radius was approved with the approval of the Valle Vista at the Trails Unit 2 final plat and construction plans (CPN 730086).
2. Increasing the radius to the 75' minimum would decrease the sight distance from the Valle Huerto Lane/Valle Jardin Lane intersection to the PC of the curve from 137' to 118'.
3. Sewer and water infrastructure has been constructed and increasing the radius to the 75' minimum would require the relocation of a fire hydrant and result in the water line being under the curb and an existing valve to be in the gutter pan. The waterline and valve would have to be relocated if this was unacceptable to the ABCWUA.
4. The roadway improvements have been constructed and increasing the radius would require additional removal of pavement and curb and gutter.

Please place these items on the DRB Agenda to be heard on June 18, 2014. 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

City of Albuquerque

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

Date: May 13, 2014

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

This letter will serve to notify you that on May 13, 2014 (date)

TO CONTACT NAME: Scott Steffen
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson St. NE 87109
PHONE/FAX #: 823-1088 / 798-7988

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Valle Vista at the Trails Unit 2 located on Woodmont Avenue between West & Rainbow Boulevard.
zone map page(s) C-9.

Our records indicate that as of 5-13-14 (date), there were **No Affected Neighborhood and/or Homeowner Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina M Armona

OFFICE OF NEIGHBORHOOD COORDINATION

Planningnonacontactformltr (12/03/07)

June 18. 2014

SDV

Current DRC
Project No. _____

Date Submitted: June 10, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 10041606

Figure 12

INFRASTRUCTURE LIST

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

VALLE VISTA UNIT 3
(REPLAT OF LOTS 11-14 VALLE VISTA AT THE TRAILS UNIT 2 AND TRACTS B AND A2A VALLE VISTA 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							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	VALLE HUERTO LANE	VALLE CANTERO LANE	LOT 22	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE HUERTO LANE	LOT 16	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALLE HUERTO LANE	EAST CUL-DE-SAC TERMINUS	/	/	/
		36' RADIUS	REMOVE EXISTING CUL-DE-SAC RESIDENTIAL PAVING KNUCKLE WITH PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE		AT LOTS 12-15	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	LOT 16	EAST CUL-DE-SAC TERMINUS	/	/	/
		6'	ASPHALT PEDESTRIAN TRAIL	VALLE JARDIN LANE	EAST TERMINUS	TRACT B CONNECTION TO EXISTING TRAIL	/	/	/
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" - 24" DIA	RELOCATE EXISTING INLET NEW INLETS RCP W/ MH & INLETS	VALLE JADIN LANE		AT LOT 12	/	/	/

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

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							
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE HUERTO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 22	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE HUERTO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 22	/	/	/
		4" DIA	NEW SANITARY SERVICES ON EXISTING MAIN	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4" DIA	NEW SANITARY SERVICES ON EXISTING MAIN	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	**6/10/2014**				
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

Current DRC
Project No. _____

Date Submitted: June 10, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 100-1606

Figure 12

INFRASTRUCTURE LIST

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

VALLE VISTA UNIT 2
(REPLAT OF LOTS 5-10 and 15-18 VALLE VISTA AT THE TRAILS UNIT 2 AND LOT 10 AND TRACT A2 VALLE VISTA UNIT 1)

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						
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		18" - 24" DIA	RELOCATE EXISTING INLET RCP W/ MH & INLETS	VALLE HUERTO LANE	VALLE CANTERO LANE	AT TRACT B	/	/	/

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

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	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO			
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13			
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13			
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13	/	/	/

AGENT/OWNER

SCOTT STEFFEN **6/10/2014**
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: June 10, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1004A006

Figure 12

INFRASTRUCTURE LIST

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

VALLE VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS 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							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE PRADO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE.	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
			* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT						
		PUBLIC STORM DRAIN IMPROVEMENTS							
			TEMPORARY DETENTION POND	TRACT 8	WEST OF VALLE JARDIN LANE		/	/	/
			NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER

SCOTT STEFFEN — 6/10/2014
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON, INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

ORIGINAL

Date Submitted: June 18, 2014
Date Site Plan for Bldg Permit Approv: _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 6-25-14
Date Preliminary Plat Expires: 6-25-15

DRB Project No 1004606
14-70207

Figure 12

INFRASTRUCTURE LIST

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

VALLE VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS 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							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE PRADO LANE	VALLE CANTERO LANE	WOODMONT AVENUE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE.	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		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						
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER

SCOTT STEFFEN — 6/18/2014
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON, INC.
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	6-25-14 DATE	Carol S. Dumont PARKS & ~~GENERAL SERVICES~~ Recreation	6-25-14 DATE
TRANSPORTATION DEVELOPMENT	6/25/14 DATE	AMAFCA	DATE
ABCWUA	06/25/14 DATE	CITY ENGINEER	6-25-14 DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

June 12, 2014

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 North 2nd Street NW
Albuquerque, New Mexico 87102

RE: Valle Vista Unit 1, COA DRB Project Number

Dear Mr. Cloud,

The purpose of this letter is to present justification as to how the proposed Lot #3, Valle Vista Unit 1 meets and is consistent with the intent of the subdivision ordinance.

At the May 21st Development Review Board (DRB) sketch plat meeting a comment was received that Lot 3 was not appropriate and should be deleted from the plan. Subsequently an e-mail was received on the matter suggesting t' Lot 3 was contrary to the intent of the Subdivision Ordinance. We believe that this layout is consistent with the Subdivision Ordinance. The purpose and intent section is as follows:

> ***§ 14-14-1-3 PURPOSE AND INTENT.***
> *The public health, safety, comfort, convenience, and general welfare of the people of the city require the harmonious, orderly, and coordinated development of land within the city and its planning and platting jurisdiction. In furtherance of this purpose, this article provides for control by the city of the subdivision of land. The intent of such control is to secure:*
> *(A) Coordination of land development in accordance with orderly physical patterns as stated in the Albuquerque/Bernalillo County Comprehensive Plan, and such further plans, policies, and ordinances as may have been or may hereafter be adopted by the City Council;*
> *(B) Adequate provision for light and air, solar access, public open spaces, water supply, drainage, flood control, sanitation including sewer service, and other public facilities;*
> *(C) Economy for governmental purposes and efficiency in governmental operations;*
> *(D) Minimization of traffic hazards and provision of safe, convenient circulation of people, goods, and vehicles;*
> *(E) Accurate and complete surveying, and preparation and recording of plats thereof; and*
> *(F) Safety and suitability of land for the development contemplated.*

Sb Ord
Cul De-sac
circulation
topography
in relation to VTSDP

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Lot 3 provides for a home facing the homes across the stub street that is generally considered to be a positive design consideration. Lot 3 also utilizes existing infrastructure in terms of the street, water, sewer, and dry utilities providing for efficient use of the infrastructure. References are made in the Subdivision Ordinance to other planning documents such as the Albuquerque Comprehensive Zoning Code. The proposed lot meets the applicable zoning regulations including setbacks, height, parking, etc. ensuring that the lot meets the City's intent for appropriate single family home construction including light, air, and solar access. The Valle Vista subdivision is within the Trails Sector Plan, which has been developed around an extensive open space and trail network with both public and private parks ensuring that the resident of Lot 3 will have ample access to open space and recreational amenities.

Another important consideration is that this gated community subdivision was originally planned to have 2 phases. Valle Jardin Lane was to be the connecting street to Phase 2 of the gated community to the west. However, the City passed the Volcano Heights Sector Development Plan that does not allow gated communities. This action by the City required Valle Jardin Lane to become a stub street and not continue to the west. Our original layout included 3 lots on the south side fronting on Valle Jardin Lane. The DRB sketch plat comments noted that this exceeds the allowed 4 lots on a stub street, a violation of the DPM. In response to this comment, 2 lots were turned to front Valle Prado Lane.

There may be concern that there is inadequate space for Lot 3. Lots fronting Valle Prado Lane are 149' deep, only 95' depth lots are needed. By making Lots 4 and 5 95' deep, Lot 3 will be a 54' wide lot. A house width of 35' is proposed on Lot 3 with an extra 9' side yard setback provided. An exhibit is provided showing the geometry.

Based on the analysis provided above, we submit that the proposed Valle Vista Unit 1 subdivision, including Lot 3, is in compliance with the purpose and intent of the subdivision ordinance. We are available to meet with you hear your specific concerns and to discuss the details of this issue either at a separate meeting or as part of the DRB Hearing scheduled for June 18th.

Sincerely,

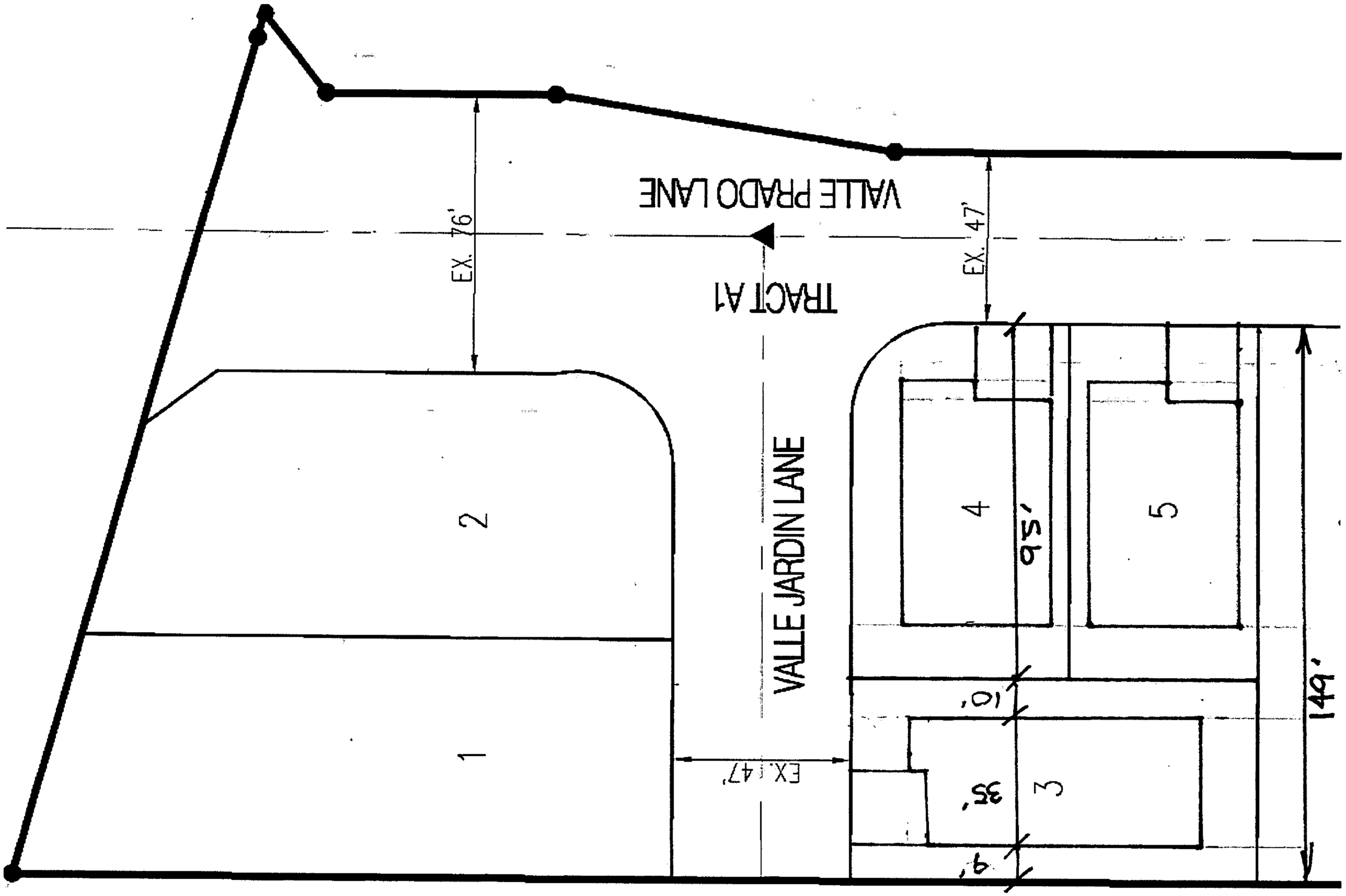
Scott Steffen, P.E.

cc: Blake Whitcomb, Assistant City Attorney
Matt Conrad, Assistant Planning Director
Rick Beltramo, Galway Construction
Jim Strozier, Consensus Planning, Inc.

Attachment: Valle Jardin Lot Layout (south side) with Pads and Setbacks

P:\20150018\Correspondence\Letters\Lot 3 Justification Letter.Docx

Bohannan Huston


VALLE PRADO LANE
TRACT A1
VALLE JARDIN LANE
EX. 76'
EX. 47'
EX. 47'
1
2
3
4
5
95'
149'
10'
35'
9'

Just ask RE: NOA

no copies

NOA

Bank sign

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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**: Lawrence Otero, The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Preliminary Plat Review, Temporary Deferral/Waiver of Sidewalk Construction for Valle Vista 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. Lots 5-10 and 15-18/Lot 10 and Tract A2 Block: Unit:

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2/Valle Vista Unit 1

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 12 No. of **proposed** lots: 19 Total area of site (acres): 6.32

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott Steffen DATE 6/10/14

(Print) Scott Steffen Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
☒	All checklists are complete	14DRB - - 70207	PBF		$ 1475.00
☒	All fees have been collected	14DRB - - 70208	SW		$ 0
☒	All case #s are assigned	14DRB - - 70209	TDS		$ 0
☐	AGIS copy has been sent		CMF		$ 20.00
☒	Case history #s are listed				$
☐	Site is within 1000ft of a landfill				Total
☐	F.H.D.P. density bonus	Hearing date June 18, 2014			$ 1495.00
☐	F.H.D.P. fee rebate				

CM 6-10-14

Planner signature / date

Project # 1004606

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.**

X 5 Acres or more: Certificate of No Effect or Approval
X 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
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A 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**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
X Infrastructure list if required **(verify with DRB Engineer)**
N/A 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)

Applicant signature / date 6/10/14

Form revised **October 2007**

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

Application case numbers
14DRB-70207
-
-

Planner signature / date 6-10-14

Project # 1004606

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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

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

❑ **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. <u>Your attendance is required.</u>

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

❑ **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
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SCOTT J STEFFEN
Applicant name (print)
6/10/14
Applicant signature / date

Form revised 4/07

☒ Checklists complete
☒ Fees collected
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Application case numbers
14DRB-_____-70208
14DRB-_____-70209
_____-_____-_____

6-10-14
Planner signature / date

Project # 1004606

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A	

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

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
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- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
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  - ____ County Submittal
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APPEAL / PROTEST of...
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SIGNATURE Scott Steffen DATE 6/10/14

(Print) SCOTT STEFFEN Applicant: ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

- ☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
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- ☒ AGIS copy has been sent
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- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
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14DRB - - 70208	SW		$ 0
14DRB - - 70209	TDS		$ 0
- -	CMF		$ 20.00
- -			$
			Total $ 1495.00

Hearing date June 18, 2014

6-10-14
Planner signature / date

Project # 1004606

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☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- X 5 Acres or more: Certificate of No Effect or Approval
- X 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
- X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- X Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A 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**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application
- X Infrastructure list if required **(verify with DRB Engineer)**
- N/A 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**
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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)

Applicant signature / date 6/10/14

Form revised **October 2007**

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

Application case numbers
14DRB-70207
_____-_____-_____
_____-_____-_____

6-10-14
Planner signature / date

Project # 1004606

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.
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☒ ~~SIDEWALK VARIANCE~~ (DRB20)
☒ **SIDEWALK WAIVER (DRB21)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance or waiver
- X 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)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X 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

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

SCOTT J STEFFEN
Applicant name (print)

Applicant signature / date 6/10/14

Form revised 4/07

☒ Checklists complete
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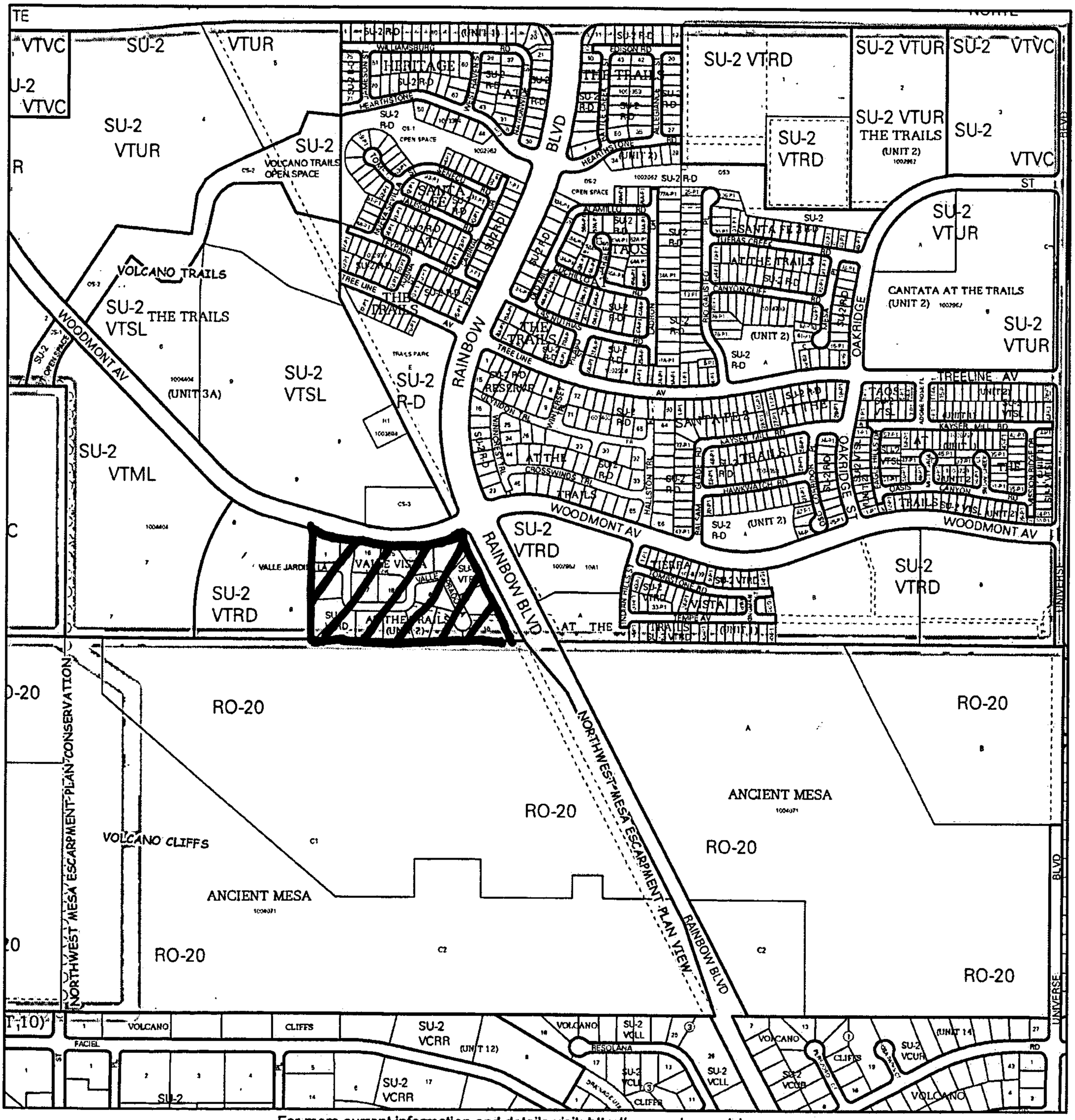
Application case numbers
14DRB-_____-70208
14DRB-_____-70209
_____-_____-_____

6-10-14
Planner signature / date

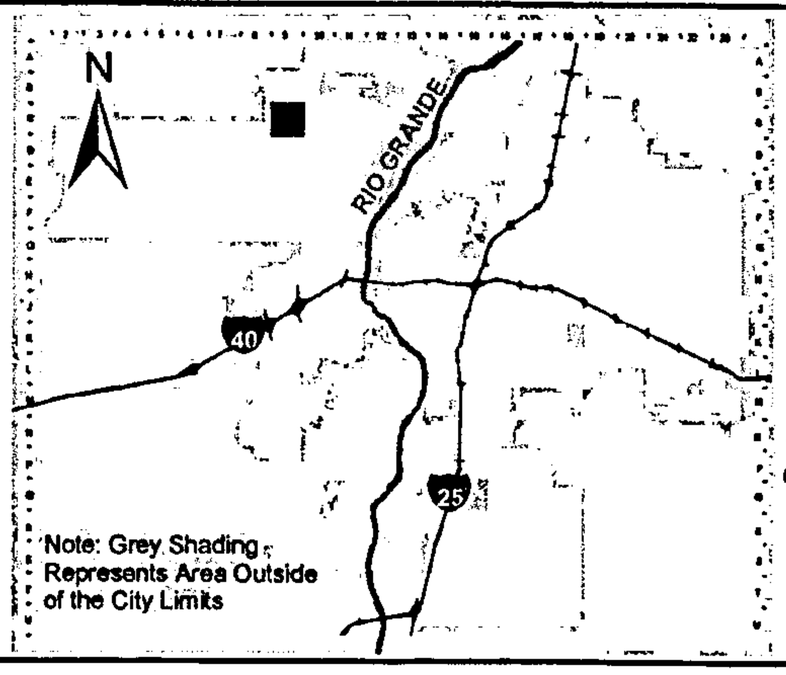
Project # 1004606



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



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

June 10, 2014

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

Re: Valle Vista Unit 2 – Preliminary Plat and Sidewalk Deferral/Waiver (DRB 1004606)

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of each of the Preliminary Plat and Grading Plan
- Six (6) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral/Waiver (Exhibit B)
- Six (6) copies of Sidewalk Variance (Exhibit B-2)
- Certificate of No Effect
- Preliminary Pre-Development Facilities Fee Agreement
- 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 re-subdivision of Lots 5-10 and 15-18, Valle Vista at the Trails Unit 2, and Valle Vista Unit 1 Lot 10 and Tract A2 into 19 single-family residential lots and 3 HOA tracts on approximately 6.32 acres. The site is located north of Woodmont Avenue and west of Rainbow Boulevard and can be accessed from Woodmont Avenue. The land is currently zoned SU-2, Residential Developing Area (RD).

Valle Vista has been graded and sanitary sewer, water, storm drain and roadway infrastructure in support of the subdivision was constructed. The sanitary sewer, water and storm drain were accepted by and now owned by the ABCWUA and the City. The roads are private and are owned and maintained by the Trails Community Association, Inc. The proposed project will re-grade the lots and add additional infrastructure as necessary to support the 18 lots.

Please place these items on the DRB Agenda to be heard on June 18, 2014. 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

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

May 14, 2014

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): #1004606
Case Number(s):
Agent: Bohannon Huston Inc
Applicant: Woodmont-Paseo, LLC
Legal Description: Valle Vista at the Trails Unit 2
Zoning: SU-2/VTRD
Acreage: 11.00 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424.
For reference only, survey did not include Valle Vista (Tract 11) but did include tracts adjacent to Valle Vista, showing relevant information.

In 2006, The Valle Vista Subdivision was platted as 18 0.5 acre lots. The subdivision was graded, placing 4 to 6 feet of fill on the site. Subsequent to grading the sanitary sewer, water, storm drain and roadway infrastructure in support of the 18 lots subdivision was constructed. The sanitary sewer, water and storm drain were accepted by and now owned by the ABCWUA and the City. The roads are private and are owned and maintained by the Trails Community Association, Inc. The proposed project re-subdivides the 18 lots into 51 lots, re-grades the lots and adds additional infrastructure as necessary to support the 51 lots.

RECOMMENDATION(S):

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

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

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 24th day of APRIL, 2014 and pertains to the subdivision commonly known as VALLE VISTA, UNITS 1-3, and more particularly described as VALLE VISTA, UNITS 1-3, AT THE TRAILS, U2, A REPLAT OF LOTS 1-13, VALLE VISTA AT THE TRAILS U2 *(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 # 1004606

APS Cluster Volcano Vista

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 April 24, 2014, by Kelly Calhoun as Manager of Woodmont Paseo, LLC, a corporation.

(Seal)

OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/25/16

Notary Public

My commission expires: 1/25/16

ALBUQUERQUE PUBLIC SCHOOLS

By:
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 April 24, 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)

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

LOTS 5-10 & 15-18
LOT 10 & TRACT A2

PROJECT #
100416006

June 18. 2014

(70207) P&F
(70288) SW
(70209) TDS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Preliminary Plat Review, Temporary Deferral/Waiver of Sidewalk Construction for Valle Vista Unit 1

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 1-4 and Tract A Block: Unit:

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 5 No. of **proposed** lots: 10 Total area of site (acres): 3.65

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott Steffen DATE 6/10/14

(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
14DRB - - 70204	P&F		$
14DRB - - 70205	SW		$ 0
14DRB - - 70206	TDS		$ 0
- -	CMF		$ 20.00
- -			$
			Total
			$

Hearing date June 16, 2014

6-10-14

Planner signature / date

Project # 1004606

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.**
- X 5 Acres or more: Certificate of No Effect or Approval
- X 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
- X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- X Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A 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**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application
- X Infrastructure list if required **(verify with DRB Engineer)**
- N/A 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**
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Scott J Steffen
Applicant name (print)

Scott J Steffen 6/10/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - 70204 -
- - -
- - -

Y [illegible] 6-10-14
Planner signature / date

Project # 1004606

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

❑ **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
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❑ **SIDEWALK VARIANCE (DRB20)**

☒ **SIDEWALK WAIVER (DRB21)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

❑ **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**
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- ___ Letter briefly describing, explaining, and justifying the variance
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- ___ 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. <u>Your attendance is required.</u>

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X List any original and/or related file numbers on the cover application

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

❑ **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. <u>Your attendance is required.</u>

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 6/10/14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB-70205
14DRB-70206
____-____-____

6-10-14
Planner signature / date

Project # 1004606

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
		___	Major Subdivision action
		_X_	Minor Subdivision action
		____	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)
		STORM DRAINAGE (Form D)	
L		____	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)
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**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Preliminary Plat Review, Temporary Deferral/Waiver of Sidewalk Construction for Valle Vista Unit 1

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 1-4 and Tract A Block: Unit:

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 5 No. of **proposed** lots: 10 Total area of site (acres): 3.65

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott Steffen DATE 6/10/14

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

Form revised 4/07

FOR OFFICIAL USE ONLY

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
☒	All checklists are complete	14DRB - ____ - 70204	P&F	___	$ ____
☒	All fees have been collected	14DRB - ____ - 70205	SW	___	$ 0
☒	All case #s are assigned	14DRB - ____ - 70206	TDS	___	$ 0
☒	AGIS copy has been sent		CMF	___	$ 20.00
☒	Case history #s are listed	____ - ____ - ____			
☐	Site is within 1000ft of a landfill	____ - ____ - ____		___	$ ____
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate	Hearing date June 16, 2014			$ ____

6-10-14
Planner signature / date

Project # 1004606

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.**

X 5 Acres or more: Certificate of No Effect or Approval
X 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
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A 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**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
X Infrastructure list if required **(verify with DRB Engineer)**
N/A 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 SIEFFERT
Applicant name (print)

Scott J Sieffert 6/10/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70204
____ - ____ - ____
____ - ____ - ____

6-10-14
Planner signature / date

Project # 1004606

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.
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☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance or waiver
- X 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)
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☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
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SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 6/10/14
Applicant signature / date

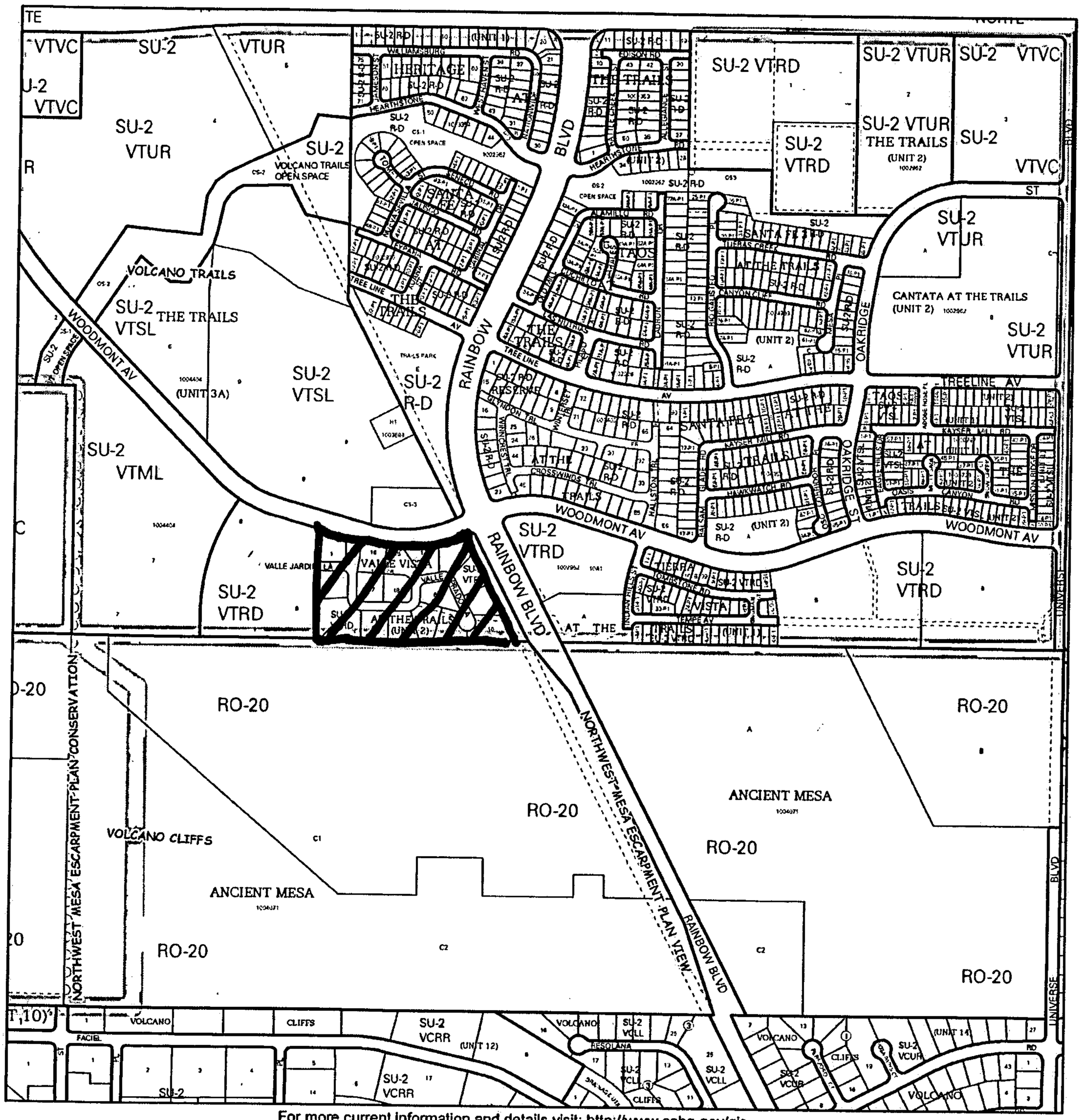
Form revised 4/07

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

Application case numbers
14DRB-70205
14DRB-70206
_____

6-10-14
Planner signature / date

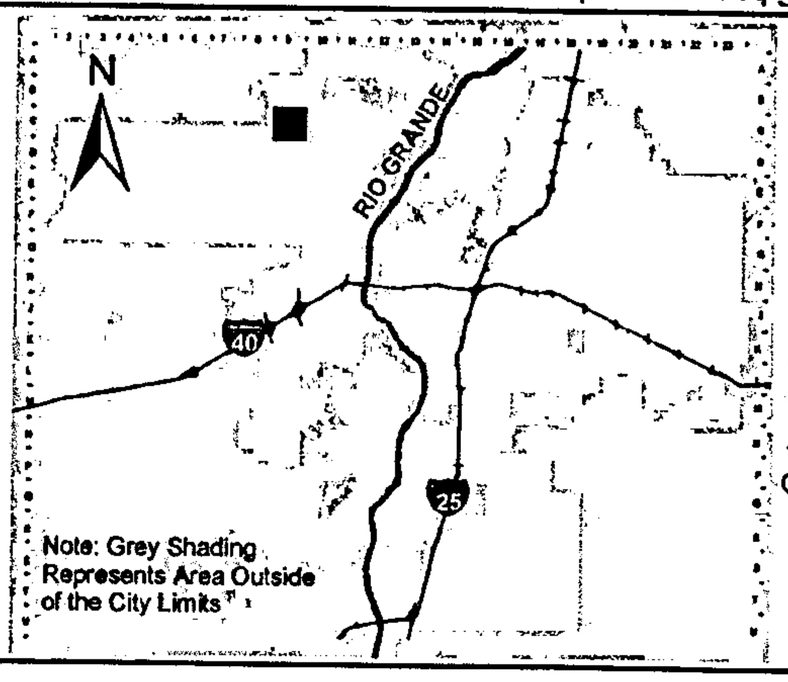
Project # 1004606



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



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

June 10, 2014

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

Re: Valle Vista Unit 1 – Preliminary Plat and Sidewalk Deferral/Waiver (DRB 1004606)

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of each of the Preliminary Plat and Grading Plan
- Six (6) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral/Waiver (Exhibit B)
- Certificate of No Effect
- Preliminary Pre-Development Facilities Fee Agreement
- 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 re-subdivision of Lots 1-4 and Tract A, Valle Vista at the Trails Unit 2, into 10 single-family residential lots and 3 HOA tracts on approximately 3.65 acres. The site is located north of Woodmont Avenue and west of Rainbow Boulevard and can be accessed from Woodmont Avenue. The land is currently zoned SU-2, Residential Developing Area (RD).

Valle Vista has been graded and sanitary sewer, water, storm drain and roadway infrastructure in support of the subdivision was constructed. The sanitary sewer, water and storm drain were accepted by and now owned by the ABCWUA and the City. The roads are private and are owned and maintained by the Trails Community Association, Inc. The proposed project will re-grade the lots and add additional infrastructure as necessary to support the 10 lots.

Please place these items on the DRB Agenda to be heard on June 18, 2014. 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

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

Richard J. Berry, Mayor **Robert J. Perry, CAO**
May 14, 2014

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): #1004606
Case Number(s):
Agent: Bohannon Huston Inc
Applicant: Woodmont-Paseo, LLC
Legal Description: Valle Vista at the Trails Unit 2
Zoning: SU-2/VTRD
Acreage: 11.00 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424.
For reference only, survey did not include Valle Vista (Tract 11) but did include tracts adjacent to Valle Vista, showing relevant information.

In 2006, The Valle Vista Subdivision was platted as 18 0.5 acre lots. The subdivision was graded, placing 4 to 6 feet of fill on the site. Subsequent to grading the sanitary sewer, water, storm drain and roadway infrastructure in support of the 18 lots subdivision was constructed. The sanitary sewer, water and storm drain were accepted by and now owned by the ABCWUA and the City. The roads are private and are owned and maintained by the Trails Community Association, Inc. The proposed project re-subdivides the 18 lots into 51 lots, re-grades the lots and adds additional infrastructure as necessary to support the 51 lots.

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

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

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 24th day of APRIL, 2014 and pertains to the subdivision commonly known as VALLE VISTA, UNITS 1-3, and more particularly described as VALLE VISTA, UNITS 1-3, AT THE TRAILS, U2, A REPLAT OF LOTS 1-13, VALLE VISTA AT THE TRAILS U2 *(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 # 1004606

APS Cluster Volcano Vista

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 April 24, 2014, by Kelly Calhoun as Manager of Woodmont Paseo, LLC, a corporation.

(Seal)

OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/25/14

Notary Public

My commission expires: 1/25/14

ALBUQUERQUE PUBLIC SCHOOLS

By:
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 April 24, 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)

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

LOTS 1-4 TRACT A

PROJECT #
1004606

June 18. 2014

(70204) NF
(70205) SW
(70206) TDS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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)

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**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Preliminary Plat Review, Temporary Deferral/Waiver of Sidewalk Construction, for Valle Vista 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. Tracts C and A2B Block: ___ Unit: ___

Subdiv/Addn/TBKA: Valle Vista Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 6 No. of **proposed** lots: 23 Total area of site (acres): 5.15

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott Steffen DATE 6/10/14

(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
14DRB	- 70210		PBF	___	$ 1755.00
14DRB	- 70211		SW	___	$ 0
14DRB	- 70212		TD	___	$ 0
___	- ___	- ___	CMF	___	$ 20.00
___	- ___	- ___	___	___	$ ___
					Total $ 1775.00

Hearing date June 18, 2014

6-10-14
Planner signature / date

Project # 1004606

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.**
- X 5 Acres or more: Certificate of No Effect or Approval
- X 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
- X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- X Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A 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**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application
- X Infrastructure list if required **(verify with DRB Engineer)**
- N/A 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)

Applicant signature / date 6/10/14

Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70219
____ - ____ - ____
____ - ____ - ____

Planner signature / date 10-10-14

Project # 1004606

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)**
X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the variance or waiver
X 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)**
X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the deferral or extension
X 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 6/10/14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB -_____-70211
14DRB-_____-70212
_____-_____-_____

V. Cajar 6-10-14
Planner signature / date

Project # 1004606

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Preliminary Plat Review, Temporary Deferral/Waiver of Sidewalk Construction, for Valle Vista 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. Tracts C and A2B Block: Unit:

Subdiv/Addn/TBKA: Valle Vista Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 6 No. of **proposed** lots: 23 Total area of site (acres): 5.15

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott S DATE 6/10/14

(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
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14DRB - 70211	SW	___	$ 0
14DRB - 70212	IDS	___	$ 0
- -	CMF	___	$ 20.00
- -		___	$
			Total
Hearing date June 18 2014			$ 1775.00

6-10-14
Planner signature / date

Project # 1004606

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.

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☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- X 5 Acres or more: Certificate of No Effect or Approval
- X 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
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SCOTT J STEFFEN
Applicant name (print)

6/10/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - _____ - 70210
_____ - _____ - _____
_____ - _____ - _____

10-10-14
Planner signature / date

Project # 1004006

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**
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☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
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☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**
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☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
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☐ **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**
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SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 6/10/14
Applicant signature / date

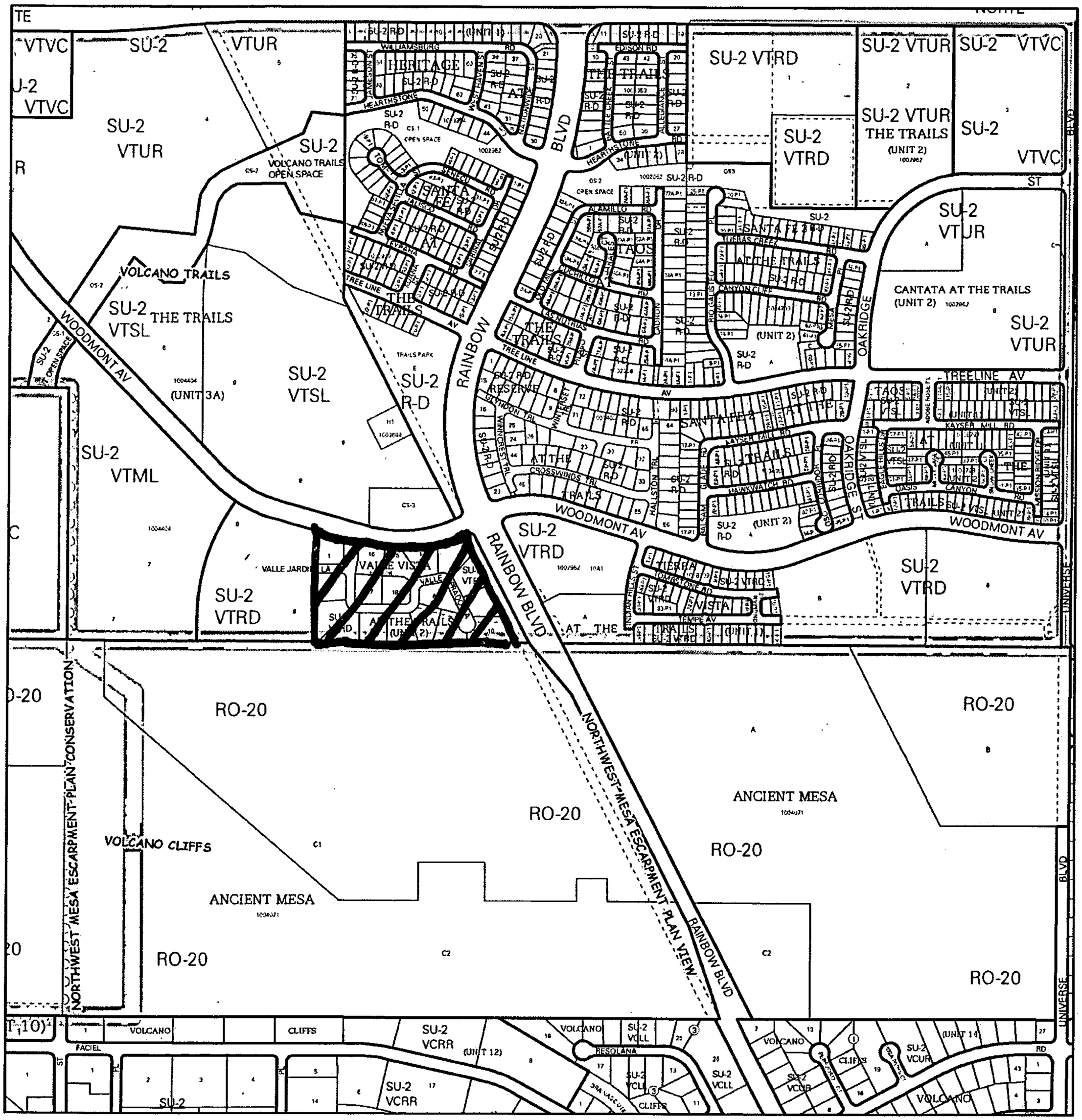
Form revised 4/07

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

Application case numbers
14DRB - 70211
14DRB - 70212
____ - ____ - ____

6-10-14
Planner signature / date

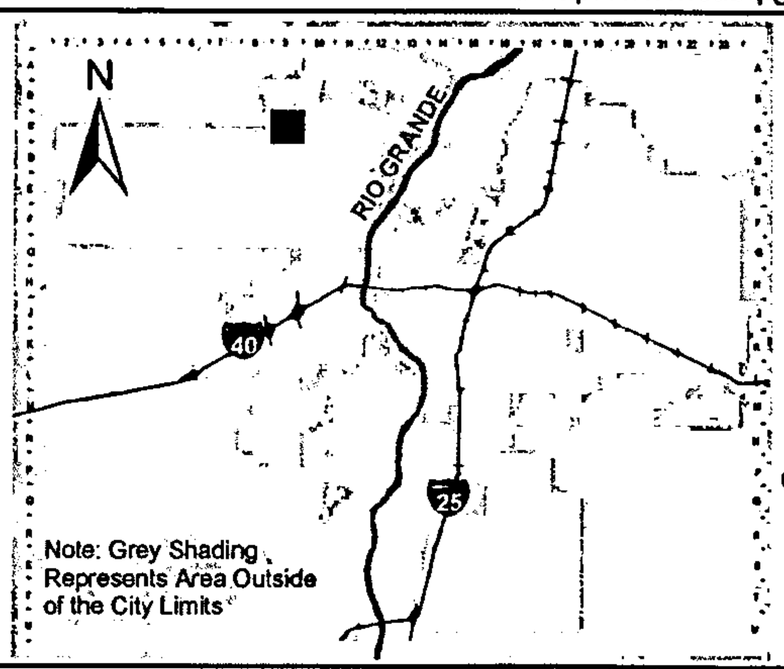
Project # 1004606



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



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

June 10, 2014

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

Re: Valle Vista Unit 3 – Preliminary Plat and Sidewalk Deferral/Waiver (DRB 1004606)

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of each of the Preliminary Plat and Grading Plan
- Six (6) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral/Waiver (Exhibit B)
- Certificate of No Effect
- Preliminary Pre-Development Facilities Fee Agreement
- 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 re-subdivision of Valle Vista Unit 2 Tracts C and A2B into 23 single-family residential lots and 3 HOA tracts on approximately 5.04 acres. The site is located north of Woodmont Avenue and west of Rainbow Boulevard and can be accessed from Woodmont Avenue. The land is currently zoned SU-2, Residential Developing Area (RD).

Valle Vista has been graded and sanitary sewer, water, storm drain and roadway infrastructure in support of the subdivision was constructed. The sanitary sewer, water and storm drain were accepted by and now owned by the ABCWUA and the City. The roads are private and are owned and maintained by the Trails Community Association, Inc. The proposed project will re-grade the lots and add additional infrastructure as necessary to support the 23 lots.

Please place these items on the DRB Agenda to be heard on June 18, 2014. 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

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

Richard J. Berry, Mayor **Robert J. Perry, CAO**
May 14, 2014

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): #1004606
Case Number(s):
Agent: Bohannon Huston Inc
Applicant: Woodmont-Paseo, LLC
Legal Description: Valle Vista at the Trails Unit 2
Zoning: SU-2/VTRD
Acreage: 11.00 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424.
For reference only, survey did not include Valle Vista (Tract 11) but did include tracts adjacent to Valle Vista, showing relevant information.

In 2006, The Valle Vista Subdivision was platted as 18 0.5 acre lots. The subdivision was graded, placing 4 to 6 feet of fill on the site. Subsequent to grading the sanitary sewer, water, storm drain and roadway infrastructure in support of the 18 lots subdivision was constructed. The sanitary sewer, water and storm drain were accepted by and now owned by the ABCWUA and the City. The roads are private and are owned and maintained by the Trails Community Association, Inc. The proposed project re-subdivides the 18 lots into 51 lots, re-grades the lots and adds additional infrastructure as necessary to support the 51 lots.

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

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

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 24th day of APRIL, 2014 and pertains to the subdivision commonly known as VALLE VISTA, UNITS 1-3, and more particularly described as VALLE VISTA, UNITS 1-3, AT THE TRAILS, U2, A REPLAT OF LOTS 1-13, VALLE VISTA AT THE TRAILS U2 *(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 # 1004606

APS Cluster Volcano Vista

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 April 24, 2014, by Kelly Calhoun as Manager of Woodmont Paseo, LLC, a corporation.

(Seal)

OFFICIAL SEAL
Sara S. Hummel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/25/14

Notary Public

My commission expires: 1/25/14

ALBUQUERQUE PUBLIC SCHOOLS

By:
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 April 24, 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)

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

Notary Public

My commission expires: ~~6/17/2016~~ 6/17/2016

~ TRACTS C & A2B ~

PROJECT #
100416006

June 18, 2014

(70210) P&F
(70211) SW
(70212) TDS

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*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
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. Board hearing date:

PROJECT # 1004606

WEDNESDAY, June 11, 2014

Comments must be received by:

Friday, June 6, 2014

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
- **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) 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**: The Trails Community Association, Inc.

DESCRIPTION OF REQUEST: Preliminary Plat Review, Temporary Deferral/Waiver of Sidewalk Construction, Vacation of Public Easement for Valle Vista 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. Tracts C and A2B Block: ____ Unit: ____

Subdiv/Addn/TBKA: Valle Vista Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No ____

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 23 Total area of site (acres): 5.04

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott J Steff DATE 5/16/14

(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	14 - DRB - 70162	VPE	___	$ 45.00
☒	All fees have been collected	____ - ____ - ____	CMF	___	$ 20.00
☒	All case #s are assigned	____ - ____ - ____	ADV	___	$ 75.00
☒	AGIS copy has been sent	____ - ____ - ~~70160~~	____	___	$ ____
☒	Case history #s are listed	____ - ____ - ~~70169~~ ~~70168~~	____	___	$ ____
☐	Site is within 1000ft of a landfill				Total
☐	F.H.D.P. density bonus	Hearing date June 11, 2014			$ 140.00
☐	F.H.D.P. fee rebate				

5-16-14
Planner signature / date

Project # 1004606

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)**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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.
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❑ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance or waiver
- X 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
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❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
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- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
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- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott J Steffen
Applicant name (print)

Applicant signature / date 5/16/14

Form revised 4/07

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

Application case numbers
14-DRB-70162
_____
_____

5-16-14
Planner signature / date

Project # 1004606

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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- ___ for Subdivision — **P**
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- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

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

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SIGNATURE Scott J Steffen DATE 5/16/14

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

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ **INTERNAL ROUTING**
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Application case numbers	Action	S.F.	Fees
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- - ~~70160~~			$
- - ~~70161~~ ~~70165~~			$
			Total $140.00

Hearing date June 11, 2014

5-16-14
Planner signature / date

Project # 1004606

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SCOTT J STEFFEN
Applicant name (print)

Applicant signature / date 5/16/14

Form revised 4/07

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

Application case numbers
14 - DRB - 70162
- -
- -

5-16-14
Planner signature / date

Project # 1004606

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

Albuquerque Geographic Information System

Map amended through: 6/7/2013

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

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 21, 2014

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

Re: Valle Vista Unit 3 – Vacation of Public Easement (DRB 1004606)

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)
- Twenty-four (24) copies of the Valle Vista at the Trails Unit 2 plat
- Letter from the Office of Neighborhood Coordination
- Zone Atlas Map
- Submittal Fee

This submittal is requesting the vacation of a portion of an existing 10' Public Utility Easement and a portion of an existing Public Sanitary Sewer, Water and Drainage Easement within the existing Valle Prado Lane cul-de-sac. The existing cul-de-sac will be re-platted as part of Valle Vista Unit 3. A new 10' PUE will be granted that follows the revised private right-of-way tract. There are no sanitary sewer, water or storm drain improvements in that portion of the easement to be vacated and therefore the easement is no longer required.

Please place these items on the DRB Agenda to be heard on June 11, 2014. 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

City of Albuquerque

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

Date: May 13, 2014

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

This letter will serve to notify you that on May 13, 2014 (date)

TO CONTACT NAME: Scott Steffen
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson St. NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Valle Vista at the Trails Unit 2 located on Woodmont Avenue between west of Rainbow Boulevard. zone map page(s) C-9.

Our records indicate that as of 5-13-14 (date), there were **No Affected Neighborhood and/or Homeowner Associations** in this area.

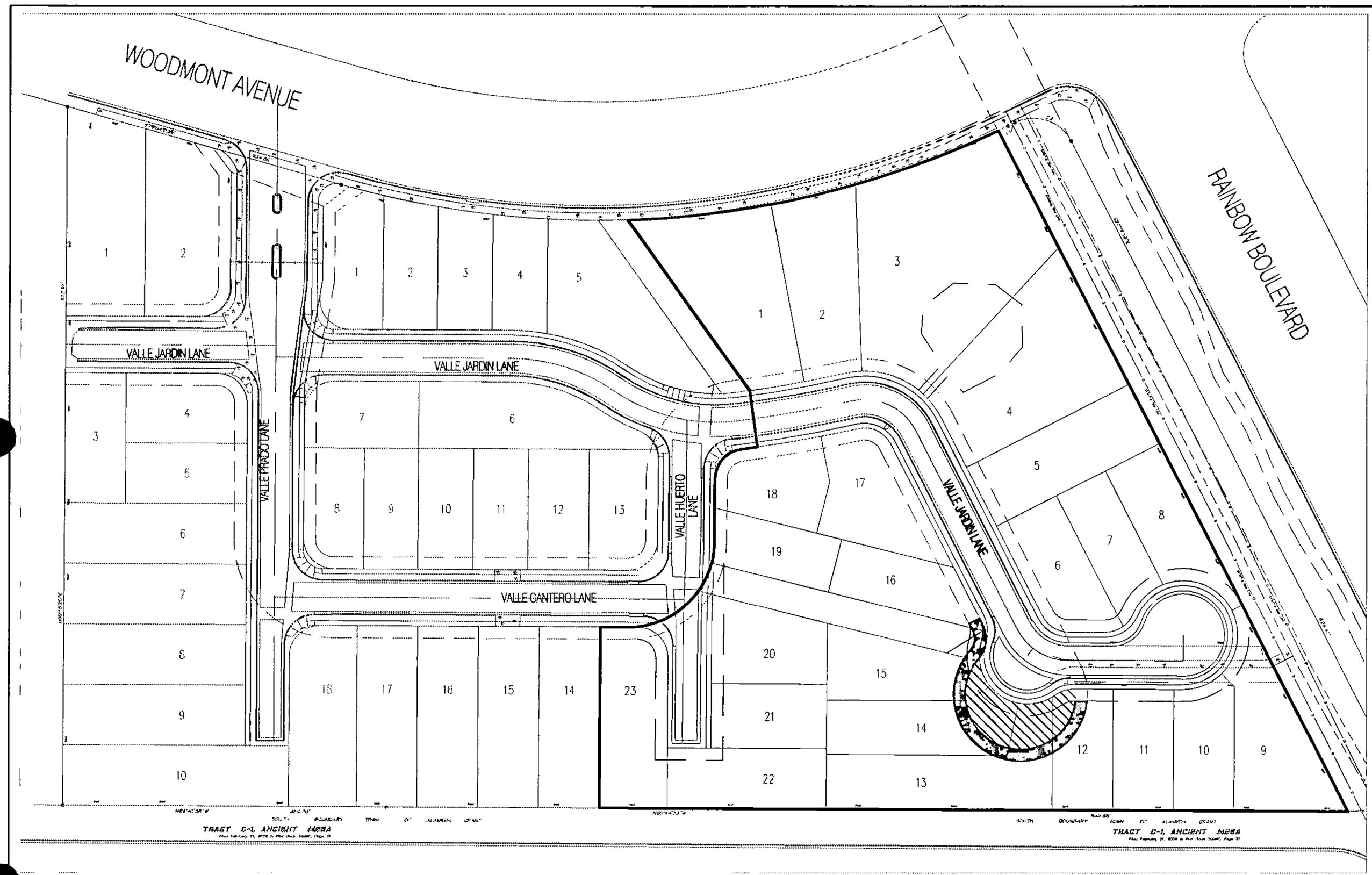
If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina M Armona

OFFICE OF NEIGHBORHOOD COORDINATION

Planningnonacontactformltr (12/03/07)



N

NOT TO SCALE

PORTION OF EXISTING 10' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THE RECORDING OF THIS PLAT. THIS PORTION OF THE PUE FOLLOWS THE EXISTING CUL-DE-SAC THAT WILL BE REPLATTED WITH VALLE VISTA UNIT 3. A NEW PUE WILL GRANTED THAT FOLLOWS THE REVISED PRIVATE RIGHT-OF-WAY TRACT.

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EXHIBIT "C"

VALLE VISTA UNIT 3

VACATION EXHIBIT

05/16/2014

Bohannan Huston

Thu, 15-May-2014 - 8:18:pm, Plotted by: DHUERTA
P:\20150018\CDP\Plans\General\Pre-Plat\U3\20150018_VACATION_U3.dwg

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 unpavec 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 May 27, 2014 To June 11, 2014

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.

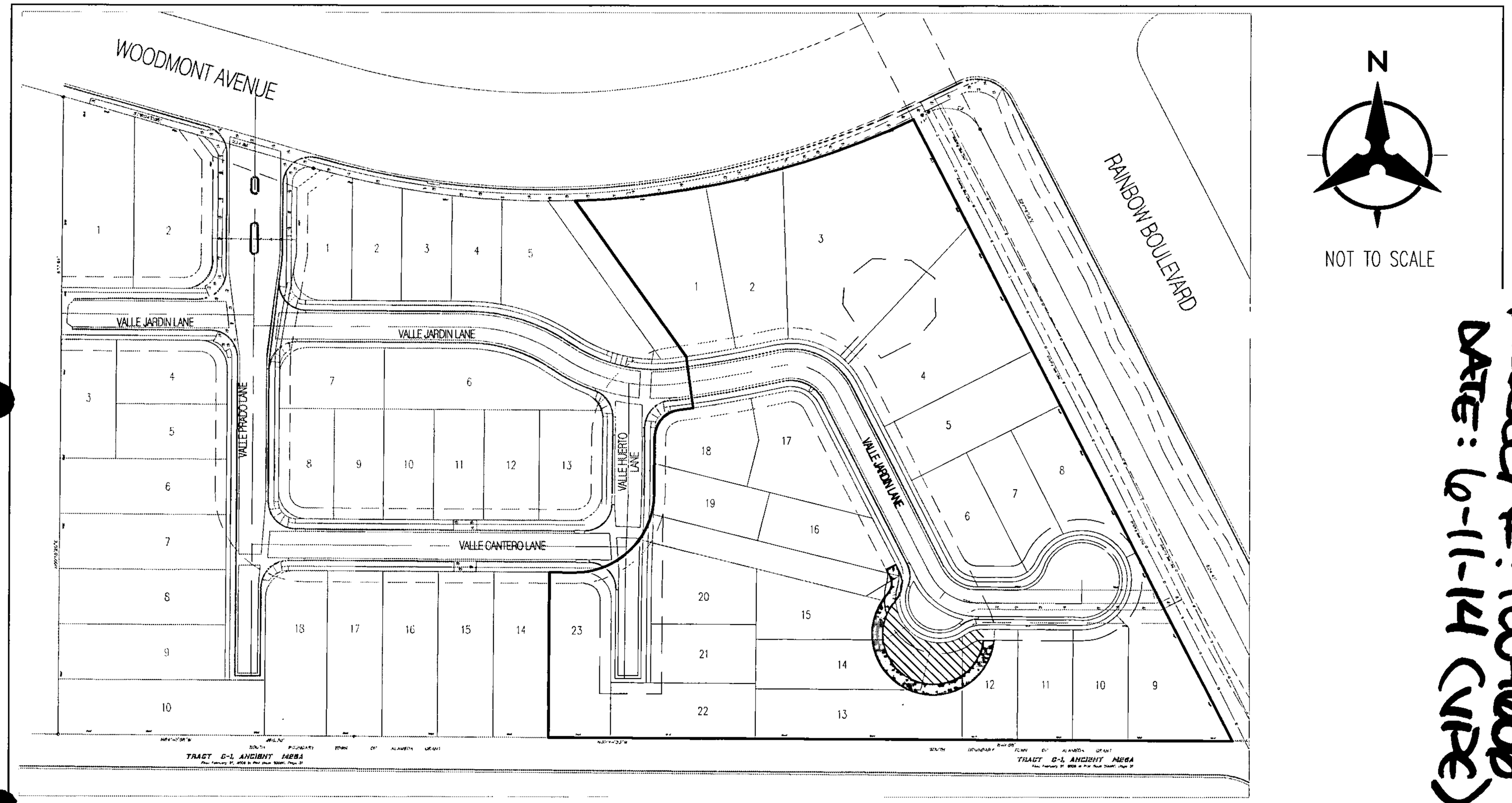
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

[signature] 5/16/14
(Applicant or Agent) (Date)

I issued 1 signs for this application, 5-16-14 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004606

Rev. 1/11/05



PROJECT #: 1004606
DATE: 6-11-14 (VPE)

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June 11. 2014

VPE

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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: Sketch Plat Review

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 1-18 Block: Unit:

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354, 1004606-14DRB-70111

CASE INFORMATION:

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

No. of **existing** lots: 18 No. of **proposed** lots: 51 Total area of site (acres): 11.00

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott J Steffen DATE 5/13/14

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

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
☑	**INTERNAL ROUTING**				
☑	All checklists are complete	14 - DRB - 70156	SP		$ 0
☑	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				Total
☐	F.H.D.P. fee rebate				$ 0

Hearing date May 21, 2014

5-13-14

Planner signature / date

Project # 1004606

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.**
- X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- N/A 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**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X 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"
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- ___ Copy of DRB approved infrastructure list
- ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
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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
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SCOTT J. STEFFEN
Applicant name (print)

Applicant signature / date 5/13/14

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70156
___ - ___ - ___
___ - ___ - ___

5-13-14
Planner signature / date

Project # 1004606

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	**S**	**Z**	**ZONING & PLANNING**
___ Major Subdivision action			____ Annexation
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FOR OFFICIAL USE ONLY Form revised 4/07

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☑ Case history #s are listed	___ - ___ - ___	___	___	$ ___
☐ Site is within 1000ft of a landfill	___ - ___ - ___	___	___	$ ___
☐ F.H.D.P. density bonus				Total
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Project # 1004606

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Form revised **October 2007**

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____ - ____ - ____
____ - ____ - ____

5-13-14
Planner signature / date

Project # 1004606

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

Albuquerque Geographic Information System

Map amended through: 6/7/2013

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

May 13, 2014

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

Re: Sketch Plat Review and Comment for Valle Vista at the Trails Unit 2, DRB #1004606

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment on the revised layout that addresses comments received at the previous sketch plat, heard by DRB on April 30, 2014.

Proposed is a re-subdivision of Valle Vista at the Trails Unit 2. Valle Vista is an existing 18 lot subdivision on approximately 11.0 acres. The infrastructure, including roads, sewer, water and storm drain have been constructed. The re-subdivision proposes 51 lots to be developed in three (3) phases. The site is located at the southwest corner of Woodmont Avenue and Rainbow Boulevard and can be accessed from Woodmont Avenue. The land is currently zoned RD.

It is our understanding that a Site Plan for Subdivision, along with preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, and a public easement vacation request at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter has been requested.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on May 21, 2014.

Sincerely,

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

Enclosures

P:\20150018\Correspondence\Submittals\Sketch Plat\20140513 2nd submittal\Valle Vista_J.Cloud LTR_SKETCH.PLAT.doc

May 21. 2014

(SK)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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SIGNATURE Scott J Steffen DATE 4/22/14

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

FOR OFFICIAL USE ONLY Form revised 4/07

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- ☒ 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
14-DRB-70111	SP		$ 0
			$
			$
			$
			$
			$
			Total $ 0

Hearing date April 30, 2014

4-22-14
Planner signature / date

Project # 1004606

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.**

- X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- N/A 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**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X 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.

Scott J. Steffen
Applicant name (print)

Scott J Steffen 4/22/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70111
____ - ____ - ____
____ - ____ - ____

4-22-14
Planner signature / date

Project # 1004606

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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: Sketch Plat Review

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 1-18 Block: Unit:

Subdiv/Addn/TBKA: Valle Vista at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906414324330301

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004606-06DRB-01354

CASE INFORMATION:

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

No. of **existing** lots: 18 No. of **proposed** lots: 50 Total area of site (acres): 11.00

LOCATION OF PROPERTY BY STREETS: On or Near: Valle Prado Lane

Between: Rainbow Boulevard and Woodmont Avenue

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

SIGNATURE Scott J Steffen DATE 4/22/14

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

Form revised 4/07

FOR OFFICIAL USE ONLY

☒	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒	All checklists are complete	14-DRB-70111	SP		$ 0
☒	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				Total
☐	F.H.D.P. fee rebate	Hearing date April 30, 2014			$ 0

4-22-14
Planner signature / date

Project # 1004606

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.

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

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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 J Steffen 4/22/14
Applicant signature / date

Form revised October 2007

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

Application case numbers
14-DRB-70111
____-____-____
____-____-____

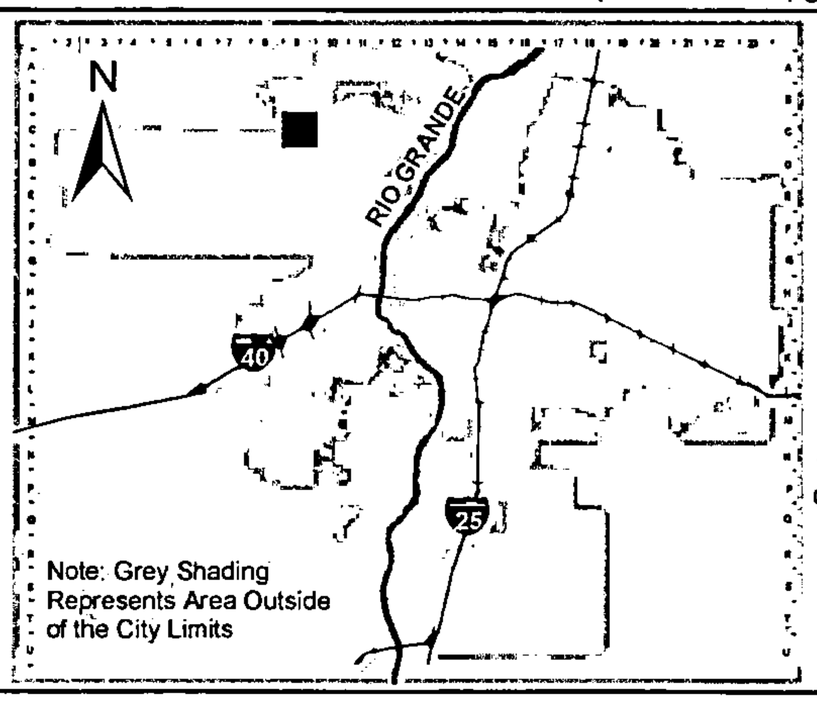
4-22-14
Planner signature / date

Project # 1004606

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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



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

April 22, 2014

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

Re: Sketch Plat Review and Comment for Valle Vista at the Trails Unit 2

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a re-subdivision of Valle Vista at the Trails Unit 2. Valle Vista is an existing 18 lot subdivision on approximately 11.0 acres. The infrastructure, including roads, sewer, water and storm drain have been constructed. The re-subdivision proposes 50 lots to be developed in three (3) phases. The existing infrastructure will remain, with the addition of stub streets to provide access, additional sewer and water services, and a proposed right-out access point to Rainbow Boulevard. The site is located at the southwest corner of Woodmont Avenue and Rainbow Boulevard and can be accessed from Woodmont Avenue. The land is currently zoned RD.

It is our understanding that a Site Plan for Subdivision, along with preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, and a public easement vacation request at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter has not been requested at this time.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on April 30, 2014.

Sincerely,

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

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P:\20150018\Correspondence\Submittals\Sketch Plat\Trails Unit 3a Tract 9 Unit 1_J.Cloud LTR_SKETCH.PLAT.doc

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 30, 2014
DRB Comments

ITEM # 7

PROJECT # 1004606 **APPLICATION # 14-70111**

RE: Lots 4A – 7A, Valle Vista at the Trails Unit 2

Please refer to the Volcano Trails sector plan for zoning and design standards.

Stub streets need to meet DPM design criteria. It appears the stub street for Lots 1 & 2 Phase 1 could be truncated at Lot 1 similar to other stub streets.

Additional street connection to Rainbow is not appropriate, however replatting the pedestrian connection to have a stub street is feasible provided it meet design criteria.

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

April 30. 2014

SK

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/07/2007 Issued By: PLNABG

Permit Number: **2007 070 430** **Category Code 910**

Application Number: **07DRB-70430**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: WOODMONT AVE AND RAINBOW BLVD NW

Project Number: 1004606

Applicant
The Trails , Llc

7007 Jefferson Ne
Albuquerque NM 87109
761-9911

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

12/7/2007 9:13AM LOC: ANNX
WS# 006 TRANS# 0006
RECEIPT# 00085372-00085372
PERMIT# 2007070430 TRSLJS
Trans Amt $390.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ 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

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

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

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

APPLICATION INFORMATION:

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

APPLICANT: THE TRAILS LLC PHONE: 761-9911
ADDRESS: 7007 JEFFERSON NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER **List all owners**:

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISIONS IMPROVEMENT AGREEMENT

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.____ Block:____ Unit:____
Subdiv/Addn/TBKA: VALLE VISTA AT THE TRAILS UNIT 2
Existing Zoning: SU2 SRLL Proposed zoning: SU2 SRLL MRGCD Map No ____
Zone Atlas page(s): C9 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.):
1004606 - 05DRB-01900

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 18 No. of **proposed** lots: 18 Total area of site (acres): 11.73
LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT AVENUE NW.
Between: SW CORNER WOODMONT AVENUE and RAINBOW BLVD NW.
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - 70430	SIA	$ 50.00	
	CMF	$ 20.00	
	Adv.	$ 75.00	
		$	
		$	
		Total	
Hearing date January 2, 2007		$ 145.00	

Rachel Garcia 12-7-07
Planner signature / date

Project # 1004606

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

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

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

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
Applicant name (print)

Scott J. Steffen 12/6/07
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
07DRB - _____ - 70430
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 12-7-07
Planner signature / date

Project # 1004606

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from December 18, 2007 To January 2, 2008

5. REMOVAL

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

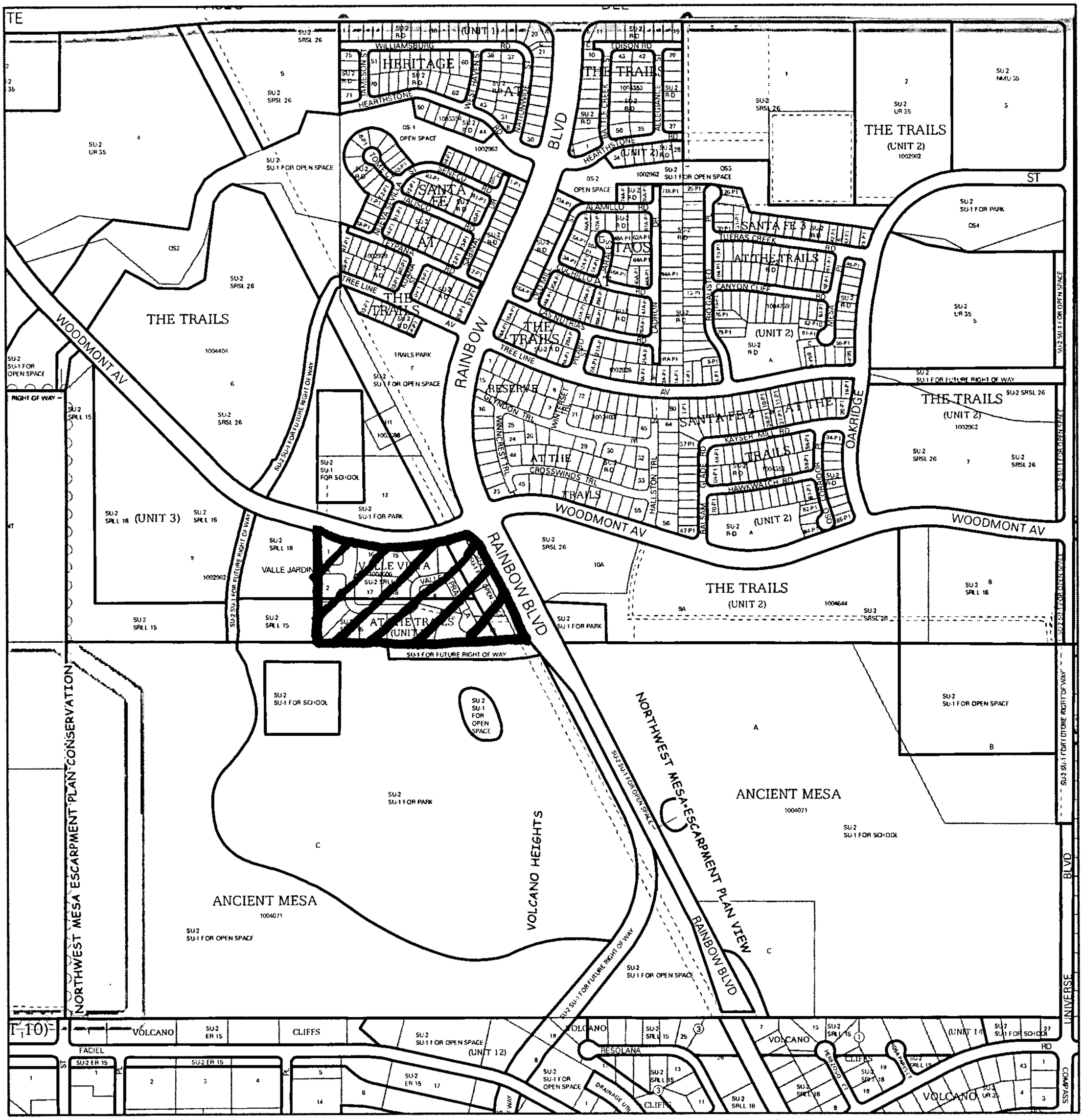
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature] 12/7/07
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12-7-07 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004606

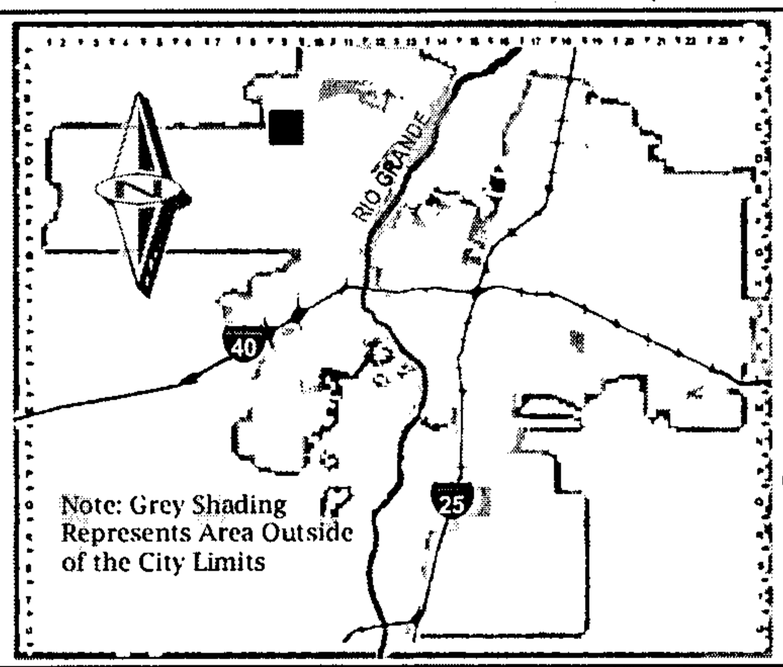
Rev. 1/11/05



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/6/2007



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 INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 6, 2007

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

Re: Subdivision Improvements Agreement Extension (Procedure B Extension)
Valle Vista at the Trails Unit 2 DRB# 1004606-05DRB-01900

Dear Andrew:

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

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notices from the Development Review Board
- Approved Infrastructure List
- Original SIA and Previous SIA extensions
- Neighborhood Notification information
- Fee in the amount of $ 145.00

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the above referenced project. We are requesting the extension because the Valle Vista offsite infrastructure is part of the Trails Unit 2 offsite infrastructure improvements, which have not been accepted by the City at this time.

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

Sincerely,

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

Enclosure

P:\080101\cdp\corres\005-sia_extensions\Valle Vista\Valle Vista Offsite SIAext.doc

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2006

3. Project # 1004606
05DRB-01900 Major-Preliminary Plat Approval
05DRB-01901 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW west of RAINBOW BLVD NW and containing approximately 12 acre(s). [REF: 04DRB-01322] (C-9)

At the January 11, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 1/11/06 and approval of the grading plan engineer stamp dated 12/12/05 the preliminary plat was approved with the following conditions of final plat approval:

An Open Space Table shall be provided.

An Open Space note shall be added to the plat.

The street right-of-way width must be revised on the final plat.

Call out the private streets.

Approval of the perimeter wall design is required prior to final plat approval.

The temporary deferral of construction of sidewalks on the interior streets be approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by January 26, 2006, 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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc:Longford @ the Trails LLC, 7301 Jefferson Blvd NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 6, 2007

Scott Steffen
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Scott:

Thank you for your inquiry of **December 6, 2007** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **VALLE VISTA @ THE TRAILS, UNIT 2, LOCATED ON WOODMONT AVENUE NW AT THE SW CORNER OF WOODMONT AVENUE NW AND RAINBOW BOULEVARD NW** zone map **C-9**

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

VENTANA RANCH N.A. (VTR) "R"
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)
Kevin Patton
10422 Borrego Creek Dr. NW/87114 238-2857 (c)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(12/06/07)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet!**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet!**

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

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

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **12/06/07** Time Entered: **10:30 a.m.** ONC Rep. Initials: **SW**

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Mr Kevin Patton
10422 Borrego Creek Dr NW
Albuquerque NM 87114

Re: Extension of Subdivision Improvements Agreements
Valle Vista at the Trails Unit 2

Dear Mr. Patton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VENTANA RANCH N.A. (VTR) "R".

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval of a 1-year extension of a Subdivision Improvements Agreements (SIA) for the Valle Vista at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for offsite infrastructure improvements required for the above referenced project. The extension is required because the Trails Unit 2 offsite infrastructure improvements will not have been accepted by the City before the expiration date of the SIA.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure

P:\080101\cdp\corres\005-sia_extensions\Valle Vista\Neighborhood approval letter.Valle Vista 2.doc

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 6, 2007

Ms Laura Horton
7224 Cascada Rd NW
Albuquerque NM 87114

Re: Extension of Subdivision Improvements Agreements
Valle Vista at the Trails Unit 2

Dear Ms. Horton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VENTANA RANCH N.A. (VTR) "R".

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval of a 1-year extension of a Subdivision Improvements Agreements (SIA) for the Valle Vista at the Trails Unit 2 subdivision from the City of Albuquerque's Development Review Board (DRB). The SIA is for offsite infrastructure improvements required for the above referenced project. The extension is required because the Trails Unit 2 offsite infrastructure improvements will not have been accepted by the City before the expiration date of the SIA.

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

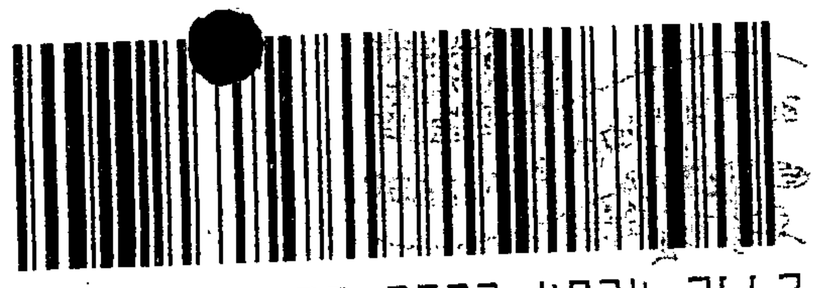
Scott Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Fusion

NE



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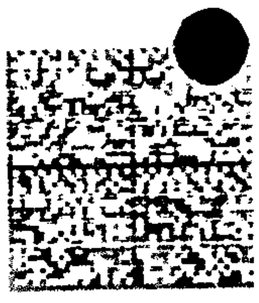
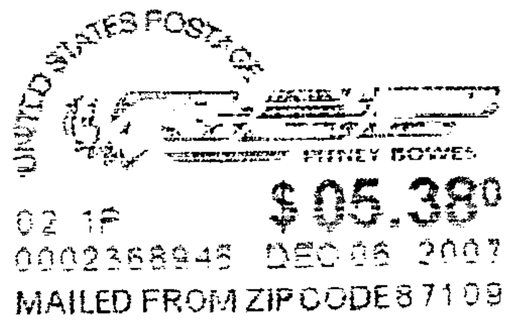




MR KEVIN PATTON
10422 BORREGO CREEK DR NW
ALBUQUERQUE NM 87114

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kevin Patton
10422 Borrego Creek,
DR., NW
ABQ, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4924 7667

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

Huston

NE

91 7108 2133 3933 4924 7612

$05.38⁰
02 1P
0002363946 DEC 06 2007
MAILED FROM ZIP CODE 87109

MS LAURA HORTON
7224 CASCADA RD NW
ALBUQUERQUE NM 87114

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAURA HORTON
7224 CASCADA RD NW
ALBUQ NM
87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

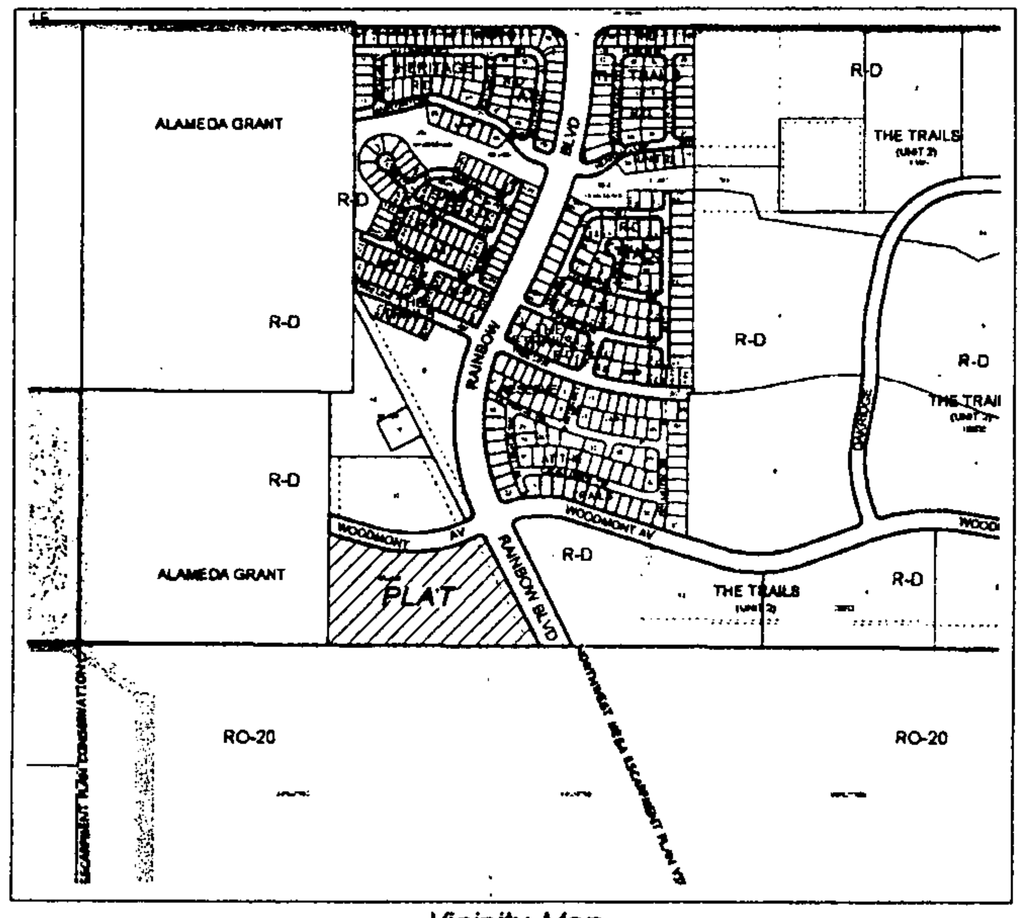
3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4924 7612

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CORRECTION



N

Vicinity Map
N.T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
5. U.C.L.S. Log Number 2006381108
6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus Ⓒ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
7. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 2
3. Total number of Lots created: 18
4. Total number of Parcel created: 0
5. Total mileage of full width streets created: 0.27 mile.
6. Gross Subdivision acreage: 11.7322 acres
7. This property is currently zoned "SU-2 Suburban Residential Large Lot (SRLL) per the Volcano Heights Sector Development Plan (VHSDP).

PURPOSE OF PLAT:

The purpose of this Plat is to:

a. Create the 18 residential lots and 2 tracts as shown hereon.

b. Grant the new public and private utility easements as shown hereon.

DISCLOSURE STATEMENT – The sole purpose of this "Correction Plat" is to correct the areas for Lots 1, 16, 17 and Tract B, Line Table Tag "L7", and Curve Table Tags "C8" and C42"

051267_1-11-06.DWG

TREASURERS CERTIFICATION

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

Valle Vista at the Trails.

1-0009-0064-183023-302-401

10-11-06.

Bernalillo County Treasurer — Date

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

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

E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool 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.

2006157954
Page: 1 of 3
10/16/2006 10:13A
Mary Herrera Bern. Co. PLAT R 17.00

DEDICATION

1. Tracts A and B as shown hereon are hereby conveyed to The Trails Community Association, Inc. in fee simple by this plat. Said Tracts A and B are to be maintained by The Trails Community Association, Inc.
2. Tract B is to be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.
3. Tract A is hereby conveyed to The Trails Community Association, Inc. in fee simple and shall contain all of the private street right of way (Valle Prado Place and Valle Jardin Road N.W.). Said Tract D will be maintained by The Trails Community Association, Inc.
4. Within all Private street right of ways (Tract A) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement is hereby granted to the City of Albuquerque by this plat.
5. The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract A) at the locations as shown on the approved construction plans, and shall have the right to reasonably access said crossings for maintenance purposes.

Doc# 2007091383
Bernalillo County
PLAT R:$17.00 B: 2007C P: 0160 M Toulouse,

NOTE:

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8(A)(3).

PLAT OF
VALLE VISTA AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

PROJECT NUMBER: 1004606

Application Number: 06DRB-01354

PLAT APPROVAL

Utility Approvals:

PNM Gas and Electric Services — 2-3-06 Date

QWest Corporation — 2-10-06 Date

Comcast — 2.9.06 Date

New Mexico Utilities — 2-2-06 Date

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

City Approvals:

GBH 6/21/07

City Surveyor — 9/12/06 Date

Traffic Engineering, Transportation Division — 10-11-06 Date

Utilities Development — 10-11-06 Date

Parks and Recreation Department — 10/11/06 Date

AMAFCA — 10/11/06 Date

City Engineer — 10/11/05 Date

Jam 6/21/07 for DRB Chairperson, Planning Department — 10/16/06 Date

SURVEYOR'S CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
January 17, 2006

NEW MEXICO
RUSS P. HUGG
9750
REGISTERED PROFESSIONAL SURVEYOR

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

CORRECTION

PLAT OF

VALLE VISTA AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2006

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 11, of The Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2(BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 11.7322 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising,"PLAT OF VALLE VISTA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby convey the new private streets (Tract A) as shown hereon to The Trails Community Association in fee simple by this plat. Said owner(s) and proprietor(s) do hereby convey Tract B as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

THE TRAILS, LLC
LONGFORD GROUP, INC., MANAGER
By: Kelly Murtagh 9/11/06
Kelly Gelhaus Murtagh, Vice President Date

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 9-8-06
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11TH day of SEPTEMBER 2006, by, Kelly Gelhaus MURTAGH, Vice President of The Trails, LLC.

Notary Public
2/24/2009
My commission expires

OFFICIAL SEAL
RUSS P. HUGS
NOTARY PUBLIC
STATE OF NEW ...
My Commission Expires

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8TH day of SEPTEMBER 2006, by, Tracy Murphy, President of The Trails Community Association, Inc.

Notary Public
2/24/2009
My commission expires

OFFICIAL SEAL
RUSS P. HUGS
NOTARY PUBLIC
STATE OF NEW ...
Commission Expires

051267_8-18-06.DWG

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.33'	N63°55'21"E
L2	22.00'	N62°55'59"E
L3	6.51'	S89°40'58"E
L4	56.44'	S57°03'39"E
L5	24.87'	S36°54'22"E
L6	60.25'	N00°15'20"E
~~L7~~	~~50.30'~~	~~N09°19'21"E~~
L8	26.89'	N53°01'03"E
L9	8.84'	N09°29'40"E
L10	12.18'	S35°40'00"E
L11	13.32'	N10°06'12"E

CORRECTED L7 50.39' S02°08'18"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	564.57'	770.00'	295.65'	552.01'	N84°55'38"E	42°00'34"
C2	54.25'	35.00'	34.28'	48.98'	N71°40'28"W	88°48'21"
C3	75.39'	48.00'	47.99'	67.87'	S44°44'13"E	89°59'14"
C4	75.40'	48.00'	48.00'	67.88'	N45°16'10"E	90°00'00"
C5	69.25'	48.00'	42.21'	63.40'	S41°35'57"W	82°39'34"
C6	63.49'	48.00'	37.35'	58.96'	N64°57'29"W	75°46'56"
C7	39.27'	25.00'	25.00'	35.35'	S45°15'19"W	90°00'00"
~~C8~~	~~0.96'~~	~~770.00'~~	~~0.48'~~	~~0.96'~~	~~S7°24'03"E~~	~~00°40'00"~~
C9	95.09'	943.00'	47.59'	95.05'	N80°02'24"E	5°46'40"
C10	39.27'	25.00'	25.00'	35.36'	N44°44'40"W	90°00'00"
C11	112.30'	71.50'	71.48'	101.11'	S44°44'13"E	89°59'14"
C12	112.31'	71.50'	71.50'	101.12'	N45°16'10"E	90°00'00"
C13	35.35'	24.50'	21.55'	32.36'	S41°35'57"W	82°39'34"
C14	32.40'	24.50'	19.07'	30.09'	N64°57'29"W	75°46'56"
C15	97.46'	966.50'	48.77'	97.42'	N80°02'24"E	5°46'40"
C16	23.40'	24.50'	12.68'	22.52'	N13°46'03"E	54°43'26"
C17	197.10'	45.50'	67.21'	75.36'	S82°58'08"E	248°11'47"
C18	94.57'	71.50'	55.64'	87.83'	N64°57'29"W	75°46'56"
C19	86.80'	919.50'	43.43'	86.77'	N80°13'28"E	5°24'31"
C20	103.15'	71.50'	62.88'	94.44'	S41°35'57"W	82°39'34"
C21	38.48'	24.50'	24.50'	34.65'	N45°16'10"E	90°00'00"
C22	38.48'	24.50'	24.49'	34.64'	S44°44'15"E	89°59'10"
C24	4.36'	71.50'	2.18'	4.36'	S01°29'28"E	3°29'43"
C25	52.86'	71.50'	27.70'	51.66'	S24°25'01"E	42°21'24"
C26	55.08'	71.50'	28.99'	53.73'	S67°39'47"E	44°08'07"
C27	22.30'	71.50'	11.24'	22.21'	N81°20'09"E	17°52'01"
C28	71.63'	71.50'	39.15'	68.68'	N43°42'02"E	57°24'13"
C29	18.38'	71.50'	9.24'	18.33'	N07°38'03"E	14°43'46"
C30	105.83'	45.50'	105.31'	83.54'	S25°30'16"E	133°16'04"
C31	91.27'	45.50'	71.32'	76.72'	N30°23'51"E	114°55'43"
C32	5.76'	24.50'	2.89'	5.75'	N20°19'52"W	13°28'21"
C33	25.35'	71.50'	12.81'	25.22'	N37°13'25"W	20°18'50"
C34	69.22'	71.50'	37.59'	66.55'	N75°06'54"W	55°28'06"
C35	5.93'	919.50'	2.96'	5.93'	S77°20'09"W	0°22'09"
C36	52.75'	71.50'	27.64'	51.56'	S54°04'33"W	42°16'23"
C37	40.77'	71.50'	20.96'	40.22'	S16°36'16"W	32°40'12"
C38	9.11'	770.00'	4.55'	9.11'	N64°15'41"E	0°40'39"
C39	145.35'	770.00'	72.89'	145.14'	N70°00'29"E	10°48'57"
C40	195.84'	770.00'	98.45'	195.31'	N82°42'07"E	14°34'20"
C41	83.92'	770.00'	42.00'	83.88'	S86°53'22"E	6°14'41"
~~C42~~	~~121.39'~~	~~770.00'~~	~~60.82'~~	~~121.29'~~	~~S79°13'03"E~~	~~9°01'57"~~
C44	9.63'	71.50'	4.82'	9.62'	S79°04'14"W	7°42'59"

CORRECTED C8 6.82' 770.00' 3.41' 6.82' S74°19'18"E 0°30'27"
CORRECTED C42 123.53' 770.00' 61.90' 123.40' S79°10'17"E 9°11'30"

Doc# 2007091383
Rant $:0002555 Page: 2 of 3 06/21/2007 03:58 PM
PLAT R:$17.00 B: 2007C P: 0158 M. Toulouse, Bernalillo County

2006157354
Page: 2 of 3
10/16/2006 10:13A
BK-2006C Pg-368
Mary Herrera Bern. Co. PLAT R 17.00

SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

CORRECTION

PLAT OF
VALLE VISTA AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2006

2006157954
Page: 3 of 3
10/16/2006 10:13A
Bk-2006C Pg-388
Bern. Co. PLAT R 17.00

Albuquerque Control Survey Monument "LANON 1969"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y= 1,523,440.96
X= 353,409.02
Ground to grid factor= 0.99986044
Delta Alpha= -00°16'38"
Elevation= 5522.0 (NGVD29-Trig)

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

TRACT 12
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

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

UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.

WOODMONT AVENUE N.W.

RAINBOW BOULEVARD N.W.

Existing 50' Southern Union Gas Company Access Right of way Easement filed September 16, 1930 in Book 112, page 514 and filed March 29, 1958 in Book D346, page 3581 as Document No. 90568.

Public Pedestrian Access Easement granted to the City of Albuquerque by this plat. (Cross hatched area)

20' Public Drainage Easement granted to the City of Albuquerque by this plat

Public Drainage Easement granted to the City of Albuquerque by this plat

10' Public Utility Easement granted by this plat. (typical)

25' Public Sanitary Sewer and Public Drainage Easement granted to the City of Albuquerque by this plat.

10' Public Utility Easement to be granted by final plat. (typical)

30' Public Sanitary Sewer, Water, Public Drainage and Public Pedestrian Access Easement granted to the City of Albuquerque by this plat. Maintenance of said easement will be the responsibility of the Trails Community Association, Inc.

Existing 50' Southern Union Gas Company Access Right of way Easement filed September 16, 1930 in Book 112, page 514 and filed March 29, 1958 in Book D346, page 3581 as Document No. 90568.

LOT 1
0.4726 Ac.

LOT 2
0.4967 Ac.

LOT 3
0.4994 Ac.

LOT 4
0.4992 Ac.

LOT 5
0.4995 Ac.

LOT 6
0.4992 Ac.

LOT 7
0.5296 Ac.

LOT 8
0.5231 Ac.

LOT 9
0.4981 Ac.

LOT 10
0.6617 Ac.

LOT 11
0.5183 Ac.

LOT 12
0.5341 Ac.

LOT 13
0.6034 Ac.

LOT 14
0.5002 Ac.

LOT 15
0.5004 Ac.

LOT 16
0.4810 Ac.

LOT 17
0.5000 Ac.

LOT 18
0.4984 Ac.

TRACT A
Private Streets
See Dedication Notes on Sheet 1

TRACT A
Private Streets
See Dedication Notes on Sheet 1

TRACT B
0.7309 Ac.

TRACT C
ANCIENT MESA
Filed February 2, 2006 in Plat Book 2006C, Page 40

VALLE JARDIN LANE N.W.

VALLE PRADO LANE N.W.

VALLE PRADO LANE N.W.

Note: Valle Jardin Lane will provide access to future developments west of Valle Vista.

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT

Found 5/8" Rebar and cap stamped "L.S. 5978"

Found 3-1/4" Brass cap in place

USGLO 7 M T. 11 N. R. 2 E. S16 2002 SS CAD

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

Doc# 2007091303
Book # 0002555 Page: 3 of 3 06/21/2007 03:58 PM
PLAT R $17.00 B: 2007C P: 0158 M Toulouse, Bernalillo County

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

051267_8-18-06.DWG

SHEET 3 OF 3

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

Current DRC Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 01-10-06
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 01-11-06
Date Preliminary Plat Expires: 01-11-07
DRB Project No.: 1004606
DRB Application No.: 05 DRB-01400

Valle Vista at The Trails Unit Two
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 11, The Trails Unit II
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING				/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (60' ROW)	Valle Prado Place Entrance	Woodmont Ave.	Valle Jardin Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW)	Valle Prado Place	Valle Jardin Rd.	Cul de Sac (Lot 10)	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW)	Valle Jardin Rd.	Valle Prado Place	Western PL (Stub)	/	/	/
		Major Local 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
		Major Arterial 1/2 Section (31' F-F)	**Major Arterial Paving w/ C&G, median 6' Sidewalk Single Side	**Rainbow Blvd.	Woodmont Ave.	Southern PL Trails Unit II	/	/	/
			Ped. Access THRU TRACT A&B 6' S.W.				/	/	/
			WOODMONT SIGNAL W/"B" MODIFIED SIA				/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24" (1)	**DRAINAGE**	(1) drn esmt Lot 7 & 9	(1) Valle Prado Pl		/	/	/
		~~30" 36"~~ Dia.	RCP w/ MH & Inlets	~~Valle Prado Place~~	~~Lot 8~~	Cul de Sac Inlet			
		30"-36" (1)		(1) drn esmt, Lt 10			/	/	/
		~~36"~~ Dia.	RCP w/ MH & Inlets	~~Tract A~~	Valle Prado	**Pond H, Trails Unit II			
		36" - 42" Dia	RCP w/ MH & Inlets	Rainbow Blvd.	Woodmont Ave.	**Pond H, Trails Unit II	/	/	/
		24"-54" Dia.	RCP w/ MH & Inlets	Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
		2.77 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond H)	Tract 10 of The Trails Unit II			/	/	/
		3.55 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond E)	Tract 12 of The Trails Unit II			/	/	/
							/	/	/
							/	/	/
			WATER (NMUI JURISDICTION)						
		8" Dia.	Waterline w/ Appurtenances	Valle Prado Place	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/
			SAS (NMUI JURISDICTION)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Valle Prado Place (1) & Easement Lots 7 & 9	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 * Sidwalks to be Deferred

2 ** Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II

3 Engineeras Grading and Drainage Certification is required for release of Financial Guarentee & SIA

Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarentee

AGENT / OWNER

Steve J. Salazar, PE
NAME (print)

Wilson & Co., 2600 The Ameican Rd., 87124
FIRM

1/9/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/11/06
DRB CHAIR - date

1/11/06
PARKS & ~~GENERAL~~ RECREATION - date

1-11-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baker 1/11/06
UTILITY DEVELOPMENT - date

1-10-06
NMDE - date

Bradley L. Bingham 1-11-06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	4-28-06			

(rev. 9-05)

2nd

FIGURE 18

EXTENSION AGREEMENT

PROCEDURE "B"
PROJECT NO. 730086

This Agreement made this 16th day of July, 2007 by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) The Trails, LLC. ("Developer"), whose address is 7007 Jefferson NE, Suite A and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 25th day of July, 2006 which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 7-26, 2006, at Book Misc. A121, pages 703 through 703, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 11th day of November, 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated Dec. 20, 2006, recorded Dec. 20, 2006, in Book Misc A129, pages 255 through 256, records of Bernalillo County, New Mexico, extending the construction deadline to MAY 11, 2007; and

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

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

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

NO THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

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

A. for all improvements, the 11th day of Nov, 2007.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

Doc# 2007103009

07/17/2007 10:13 AM Page: 1 of 3
AGRE R:$13.00 M. Toulouse, Bernalillo County

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

Type of Financial Guaranty: SUBD. IMP. BOND #823110S
Amount: $90,534.00 Name of Financial Institution or Surety providing Guaranty: DEVELOPERS SURETY & INDEMNITY CO.
Date City first able to call Guaranty (Construction Completion Deadline): NOV. 11, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: _____
Additional information:
BOND # 823110S

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

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

DEVELOPER:

By (Signature): _____
Name: JOHN K. MURTAGH
Title: PRESIDENT/*
Dated: 07-9-07

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 7-16-07

7/13/07

7-11-07

* PRESIDENT, LONGFORD GROUP INC.
MANAGER, THE TRAILS, LLC.

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 9th day of July, 2007 by (name of person:) John K. Murtagh, title or capacity for instance, "President" or "Owner") President* of (Developer:) Longford Group Inc., Manager, The Trails, LLC.

Evelyn Lopez-Chavez
Notary Public

My Commission Expires:
03-18-08

OFFICIAL SEAL
Evelyn Lopez-Chavez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Comm. Exp. 3-18-08

CITY'S NOTARY

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 16 day of July, 2007 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

THE INSCO DICO GROUP

INSCO INSURANCE SERVICES, INC.
Underwriting Manager for:
Developers Surety and Indemnity Company
Indemnity Company of California
17780 Fitch, Suite 200 • Irvine, California 92614 • (949) 263-3300

BOND RIDER

ATTACHED TO AND FORMING A PART OF:

Bond No.: 823110S

Principal: The Trails, LLC

Obligee: City of Albuquerque

Surety: Developers Surety and Indemnity Company

Effective July 5 , 20 07 , it is agreed that:

The completion deadline date be changed: FROM May 11, 2007 TO November 11, 2007

The bond amount be reduced: FROM $905,340.04 TO $90,534.00

Nothing herein contained shall be held to vary, waive, alter, or extend any of the terms, conditions, agreements or warranties of the above mentioned bond, other than stated as above. Provided, however, that the liability of the company under the attached bond as changed by this order shall not be cumulative.

Signed this 5TH day of July , 20 07 .

Principal: The Trails, LLC

By: _____

Surety: Developers Surety and Indemnity Company

_____
Natalie Caicedo Lopez Attorney-in-Fact

PRODUCER: Balance Insurance Agency
17780 Fitch Suite 150, Irvine, CA 92614

ID-1183 (REV. 1/01)

STATE OF California

COUNTY OF Orange

On July 5, 2007, before me, Ana Roldan, Notary Public,
(here insert name and title of the officer), personally appeared Natalie Caicedo Lopez,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Ana Roldan (SEAL)

WMD2 ANA ROLDAN COMM. # 1697782 NOTARY PUBLIC CALIFORNIA ORANGE COUNTY My comm. expires Oct. 5, 2010 WMD2

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☑ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OF TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA

PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Keith E. Sandrock Sr., Patricia J. Sandrock, Natalie Caicedo Lopez, jointly or severally

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: _____
David H. Rhodes, Executive Vice-President

By: _____
Walter A. Crowell, Secretary

DEVELOPERS SURETY AND INDEMNITY COMPANY CORPORATE OCT. 10 1936 IOWA

INDEMNITY COMPANY OF CALIFORNIA INCORPORATED OCT. 5 1967 CALIFORNIA

STATE OF CALIFORNIA]

COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, Notary Public (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

GINA L. GARNER
COMM. # 1569561
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires May 13, 2009

CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 5TH day of July, 2007.

By _____
Albert Hillebrand, Assistant Secretary

ID-1380 (Rev. 12/05)

FINANCIAL GUARANTY AMOUNT

07/12/2007

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 730086, Valle Vista@TheTrailsSubd., Unit 2, Phase/Unit #: 1

Requested By: **Rick Beltramo, PE w/ Longford**

Approved estimate amount:		$62,474.67
Contingency Amount:	0.00%	$.00
Subtotal:		$62,474.67
NMGRT	6.75%	$4,217.04
Subtotal:		$66,691.71
Engineering Fee	6.60%	$4,401.65
Testing Fee	2.00%	$1,333.83
Subotal:		$72,427.19
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$90,533.99**

APPROVAL: DATE:

7-12-2007

Notes: Financial Guaranty reduction. Cert for grading & drainage and perimeter wall Cert required prior to release of FG. Sidewalks are included in this FG.

FIGURE 18

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 730086

This Agreement made this 20th day of December, 2006, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) THE TRAILS, LLC ("Developer"), whose address is 7007 JEFFERSON NE, SUITE A and whose telephone number is (505) 761-9911 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 25TH day of JULY, 2006 which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 7-26-2006, at Book Misc. 4121, pages 703 through 703, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 11TH day of NOVEMBER; and 2006.

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

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

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

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

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

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

A. for all improvements, the 11TH day of MAY, 2007.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

Figure 18 - Page 1

07/02

2006190775
6578339
Page: 1 of 3
12/20/2006 03:03P
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Mary Herrera Bern. Co. REL R 13.00

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

Type of Financial Guaranty: SUBDIVISION IMPROVEMENTS BOND #823110S
Amount: $ 905,340.04 Name of Financial Institution or Surety providing Guaranty: DEVELOPERS SURETY & INDEMNITY CO.
Date City first able to call Guaranty (Construction Completion Deadline): MAY 11, 2007 - AS.
If Guaranty other than a Bond, last day City able to call Guaranty is: _____.
Additional information: Bond No. 823110S

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

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

DEVELOPER:

By (Signature): _____
Name: JOHN K. MURTAGH
Title: PRESIDENT *
Dated: 12/14/06

* PRESIDENT, LONGFORD GROUP, INC.
MANAGER, THE TRAILS, LLC.

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: 12-20-06

12/19/06

12-18-06

Figure 18 - Page 2

07/02

Mary Herrera Bern. Co. REL R 13.00 2006190775 6578339 Page: 2 of 3 12/20/2006 03:03P Bk-A129 Pg-255

DEVELOPER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 14th day of December 2006 by (name of person:) John K. Murtagh (title or capacity, for instance, "President" or "Owner") President, Longford Group Inc of (Developer:) Manager, The Trails LLC

Donna Krapcha
Notary Public

My Commission Expires:
12-1-08

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

CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 20th day of December 2006 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

Figure 18 - Page 3

07/02

Mary Herrera Bern. Co. REL R 13.00
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6578339
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INSCO INSURANCE SERVICES, INC.
Underwriting Manager for:
Developers Surety and Indemnity Company
Indemnity Company of California
17780 Fitch, Suite 200 • Irvine, California 92614 • (949) 263-3300

BOND RIDER

ATTACHED TO AND FORMING A PART OF:

Bond No.: 823110S

Principal: The Trails, LLC

Obligee: City of Albuquerque

Surety: Developers Surety and Indemnity Company

Effective November 30 , 20 06 , it is agreed that:

The completion deadline date be changed

FROM: November 11, 2006

TO: May 11, 2007

Nothing herein contained shall be held to vary, waive, alter, or extend any of the terms, conditions, agreements or warranties of the above mentioned bond, other than stated as above. Provided, however, that the liability of the company under the attached bond as changed by this order shall not be cumulative.

Signed this 30TH day of November , 20 06

Principal: The Trails, LLC

By: _____

Surety: Developers Surety and Indemnity Company

Natalie Caicedo Lopez Attorney-in-Fact

PRODUCER: Balance Insurance Agency
17780 Fitch Suite 150, Irvine, CA 92614

ID-1183 (REV. 1/01)

STATE OF California

COUNTY OF Orange]

On Nov. 30, 2006, *before me,* Ana Lara, Notary Public
(here insert name and title of the officer), personally appeared Natalie Caicedo Lopez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ *(SEAL)*

ANA LARA
COMM. # 1697782
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Oct. 5, 2010
WMD2 WMD2

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☑ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OF TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA

PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Keith E. Sandrock Sr., Patricia J. Sandrock, Keith Sandrock Jr., Natalie Caicedo Lopez, jointly or severally

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: _____
David H. Rhodes, Executive Vice-President

By: _____
Walter A. Crowell, Secretary

DEVELOPERS SURETY AND INDEMNITY COMPANY CORPORATE OCT. 10 1936 IOWA

INDEMNITY COMPANY OF CALIFORNIA INCORPORATED OCT. 5 1967 CALIFORNIA

STATE OF CALIFORNIA]

COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, Notary Public (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

GINA L. GARNER
COMM. # 1569561
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires May 13, 2009

CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 30TH day of November, 2006.

By _____
Albert Hillebrand, Assistant Secretary

ID-1380 (Rev. 12/05)

No. of Lots: 18
Nearest Major Streets: RAINBOW & WOODMONT

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 25th day of July, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and THE TRAILS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LIMITED LIABILITY CORP., whose address is 7007 JEFFERSON NE, SUITE A and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT 11, THE TRAILS UNIT 2, recorded on 10/18/2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 332 through 332 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] THE TRAILS, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VALLE VISTA @ THE TRAILS UNIT 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 11th day of Nov, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730086.

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

Mary Herrera Bern. Co. AGRE R 19.00
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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

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

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

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

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

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

Mary Herrera Bern. Co. AGRE R 19.00
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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOC. and field testing of the private Improvements shall be performed by VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

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

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

Type of Financial Guaranty: SUBDIVISION IMPROVEMENTS BOND #823110S
Amount: $ 905,340.04 Name of Financial Institution or Surety providing Guaranty: Developers Surety and Indemnity Company
Date City first able to call Guaranty: Nov. 11, 2006
[Construction Completion Deadline]: Nov. 11, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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Mary Herrera Bern. Co. AGRE R 19.00 Bk-A121 Pg-703

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

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

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

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

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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

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Page: 4 of 6
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Mary Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

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

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

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

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

Mary Herrera Bern. Co. AGRE R 19.00 2006111814 6498527 Page: 5 of 6 07/26/2006 10:22A Bk-A121 Pg-782

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

SUBDIVIDER:

By [Signature]: _____
Name: John K. Murtagh
Title: President *
Dated: 7/7/06

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

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 7-25-06

7-24-06

SUBDIVIDER'S NOTARY

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

STATE OF NM)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 7th day of July, 20 06 by [name of person:] John K. Murtagh, [title or capacity, for instance, "President" or "Owner":] President Longford Group LLC * of [Subdivider:] * President Longford Group Inc., Manager, The Trails, LLC.

_____
Notary Public

My Commission Expires:
12-1-08

CITY'S NOTARY

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

This instrument was acknowledged before me on 25th day of July, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

09/04

POWER OF ATTORNEY

NOTE: Must be signed and notarized

2006111014
6498577
Page: 6 of 6
07/26/2006 10:22A
Bk-A121 Pg-783
Mary Herrera Bern. Co. AGRE R 19.00

Current DRC

Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 01-10-06

Date Site Plan Approved:_____

Date Preliminary Plat Approved: 01-11-06

Date Preliminary Plat Expires: 01-11-07

DRB Project No.: 1004606

DRB Application No.: 05 DRB-01400

Valle Vista at The Trails Unit Two

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 11, The Trails Unit II

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
730086	730086	50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (60' ROW) 1000	Valle Prado Place Entrance	Woodmont Ave.	Valle Jardin Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW) 1000	Valle Prado Place	Valle Jardin Rd.	Cul de Sac (Lot 10)	/	/	/
	730087	28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW) 140	Valle Jardin Rd.	Valle Prado Place	Western PL (Stub)	/	/	/
730089		Major Local 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median 6' Sidewalk Single Side 900' 1200'	**Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
730088		Major Arterial 1/2 Section (31' F-F)	**Major Arterial Paving w/ C&G, median 6' Sidewalk Single Side 755'	**Rainbow Blvd.	Woodmont Ave.	Southern PL Trails Unit II	/	/	/
			Ped. Access THRU TRACT A&B 10' SW. 170'				/	/	/
730085	730084		WOODMONT SIGNAL W/"B" Modified SIA $328,771.65				/	/	/

1

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
730086	730086		**DRAINAGE**						
4	4	24" ~~30"-66" Dia.~~	RCP w/ MH & Inlets 300'	drn esmt Lot 7 & 9 ~~Valle Prado Place Lot 8~~	Valle Prado Rd	Cul de Sac Inlet	/	/	/
730086	730084 & 730086	~~30"-36"~~ ~~36" Dia.~~ 30" - 36"	RCP w/ MH & Inlets 180'	drn esmt, Lt 10 ~~Tract A~~	Valle Prado	**Pond H, Trails Unit II	/	/	/
u	730086	36" - 42" Dia	RCP w/ MH & Inlets 24" - 190' 12" - 32' 30" - 52'	Rainbow Blvd.	Woodmont Ave.	**Pond H, Trails Unit II	/	/	/
u	730086	24"-54" Dia. 18"-60"	RCP w/ MH & Inlets 42" - 85 60" - 140' 54" - 27' 24" - 42'	Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
		2.77 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond H)	Tract 10 of The Trails Unit II	Brad: No need to Financially Guarantee.		/	/	/
N/A	730084	3.55 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond E)	Tract 12 of The Trails Unit II	u	u	/	/	/
							/	/	/
							/	/	/
							/	/	/
			WATER (NMUI JURISDICTION)				/	/	/
NMUI None	730086	8" Dia.	Waterline w/ Appurtenances	Valle Prado Place	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/
			SAS (NMUI JURISDICTION)				/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Valle Prado Place & Easement Lots 7 & 9	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification

Private Inspector	P.E.	City Cnst Engineer
/ /		/ /
/ /		/ /

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

1 * Sidwalks to be Deferred
Street lights per City rquirements.

2 ** Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II

3 Engineeras Grading and Drainage Certification is required for release of Financial Guarentee & SIA
Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarentee

AGENT / OWNER

Steve J. Salazar, PE
NAME (print)

Wilson & Co., 2600 The Amelcan Rd., 87124
FIRM

1/9/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/11/06
DRB CHAIR - date

1-11-06
TRANSPORTATION DEVELOPMENT - date

1/11/06
UTILITY DEVELOPMENT - date

1-11.06
CITY ENGINEER - date

1/11/06 Christina Sandoval 1/11/06
PARKS & ~~GENERAL~~ RECREATION - date

AMAFCA - date

1-10-06
NMUE - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	4-28-06			

(rev. 9-05)

FINANCIAL GUARANTY AMOUNT

06/20/2006

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 730086, Valle Vista@TheTrailsSubd., Unit 2, Phase/Unit #: 1

Requested By: **Rick Beltramo, PE w/ Longford** 761-9933xx

Approved estimate amount:		$624,746.72
Contingency Amount:	0.00%	$.00
Subtotal:		$624,746.72
NMGRT	6.75%	$42,170.41
Subtotal:		$666,917.13
Engineering Fee	6.60%	$44,016.53
Testing Fee	2.00%	$13,338.34
Subotal:		$724,272.03
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$905,340.04**

APPROVAL: DATE: 6-20-2006

Notes: Certification for grading & drainage required prior to release of FG. Perimeter wall Cert prior to release of FG. Wtr & SAS by NMUI & not included in this FG. All sidewalks are included in this FG.

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO.(SURETYS NO.:) 823110S
CONTACT PERSON'S NAME:

Premium: $9,053.00/Two Years

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we The Trails, LLC ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] Nevada limited liability company as "Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Iowa and authorized to do business in the State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200 Irvine CA 92614 and whose telephone number is 949-263-3300, are held and firmly bound upto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) Nine hundred five thousand three hundred forty and 04/100*** Dollars, (AMOUNT OF FIGURES) $ 905,340.04), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Valle Vista @ The Trails, Unit 2 ("NAME OF SUBDIVISION"), CITY PROJECT NO. 730086; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") The Trails, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank), pages ____ through ____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] November 11, 2006 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 30TH day of June, --, 2006

SUBDIVIDER:

By [signature:] [signature]
Name: The Trails, LLC
Title: President
Dated: 7/7/06

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

SURETY:

By [signature:] [signature]
Name: Keith E. Sandrock, Jr.
Title: Attorney-In-Fact
Dated: June 30, 2006

STATE OF NM)
COUNTY OF Bern) ss.

~~19~~06 Subscribed and sworn to before me this 7th day of July.

2006

Donna Krapcha
Notary Public

My Commission Expires:
12-1-08

*NOTE: Power of Attorney for Surety must be attached.

STATE OF California

COUNTY OF Orange]

On June 30, 2006, before me, Natalie Caicedo
(here insert name and title of the officer), personally appeared Keith E. Sandrock, Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

NATALIE CAICEDO
COMM. # 1443480
Notary Public-California
Orange County
My Comm. Expires
OCTOBER 12, 2007

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☑ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OF TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

_____
SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA

PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Keith E. Sandrock Sr., Patricia J. Sandrock, Keith E. Sandrock Jr., Natalie Caicedo Lopez, jointly or severally

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: _____
David H. Rhodes, Executive Vice-President

By: _____
Walter A. Crowell, Secretary

DEVELOPERS SURETY AND INDEMNITY COMPANY CORPORATE OCT. 10 1936 IOWA

INDEMNITY COMPANY OF CALIFORNIA INCORPORATED OCT. 5 1967 CALIFORNIA

STATE OF CALIFORNIA]
COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

GINA L. GARNER
COMM. # 1569561
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires May 13, 2009

CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 30TH day of June, 2006.

By _____
Albert Hillebrand, Assistant Secretary

ID-1380 (Rev. 12/05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form
SUBDIVISION		**S**
____	Major Subdivision action	
____	Minor Subdivision action	
____	Vacation	**V**
____	Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN		
____	... for Subdivision Purposes	**P**
____	... for Building Permit	
____	IP Master Development Plan	
____	Cert. of Appropriateness (LUCC)	**L**

		Supplemental form
ZONING AND 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)	
APPEAL / PROTEST OF ...		**A**
____	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: THE TRAILS, LLC PHONE: 761-9911
ADDRESS: 7301 JEFFERSON BLVD NE FAX: 761-9922
CITY: ALB STATE NM ZIP 87109 E-MAIL:
Proprietary Interest in Site: OWNER **List all owners:**

AGENT (if any): **Surv-Tek, Inc** PHONE: **897-3366**
ADDRESS: **9384 Valley View Drive NW** FAX: **897-3377**
CITY: **Albuquerque** STATE **NM** ZIP **87114** E-MAIL: **Hugg@survtek.com**

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 11 Block: — Unit: —
Subdv. / Addn. THE TRAILS UNIT 2 (TBK-VALLE VISTA AT THE TRAILS UNIT 2)
Current Zoning: R-D Proposed zoning: SAME
Zone Atlas pages(s) C-9 No. of **existing** lots: 1 No. of **proposed** lots: 18
Total area of site (acres): 11.73 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city Limits? ✓ Yes. ____ No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
UPC No. 100906418322330201 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: WOODMONT AVE NW
~~Between:~~ WEST OF RAINBOW ~~and~~ BLVD NW

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.):
1004606

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

SIGNATURE DATE 9.8.06
(Print) RUSS HUGG ____ Applicant X Agent

FOR OFFICIAL USE ONLY
3/04

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

NA ☐ **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
NA ☐ Site is within 1000ft of a landfill
NA ☐ F.H.D.P. density bonus
NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06DRB-01354	FP	$(3)	$
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date 9-27-06

JC 9/14/06
Planner signature / date

Project # 1004604

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

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

Irma Meyers
Applicant name (print)

9-14-06
Applicant signature / date

Form revised **11/04**

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

Application case numbers
DRB - _____ - 01354
_____ - _____ - _____
_____ - _____ - _____

9/14/04
Planner signature / date

Project # 1004604

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

September 11, 2006

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

Attention: Sheran Matson, Chair

RE: DRB Project # 1004606 Request for Final Plat approval of Valle Vista at the Trails Unit Two (Being a replat of Tract 11, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Final Plat approval for Valle Vista at the Trails Unit Two.

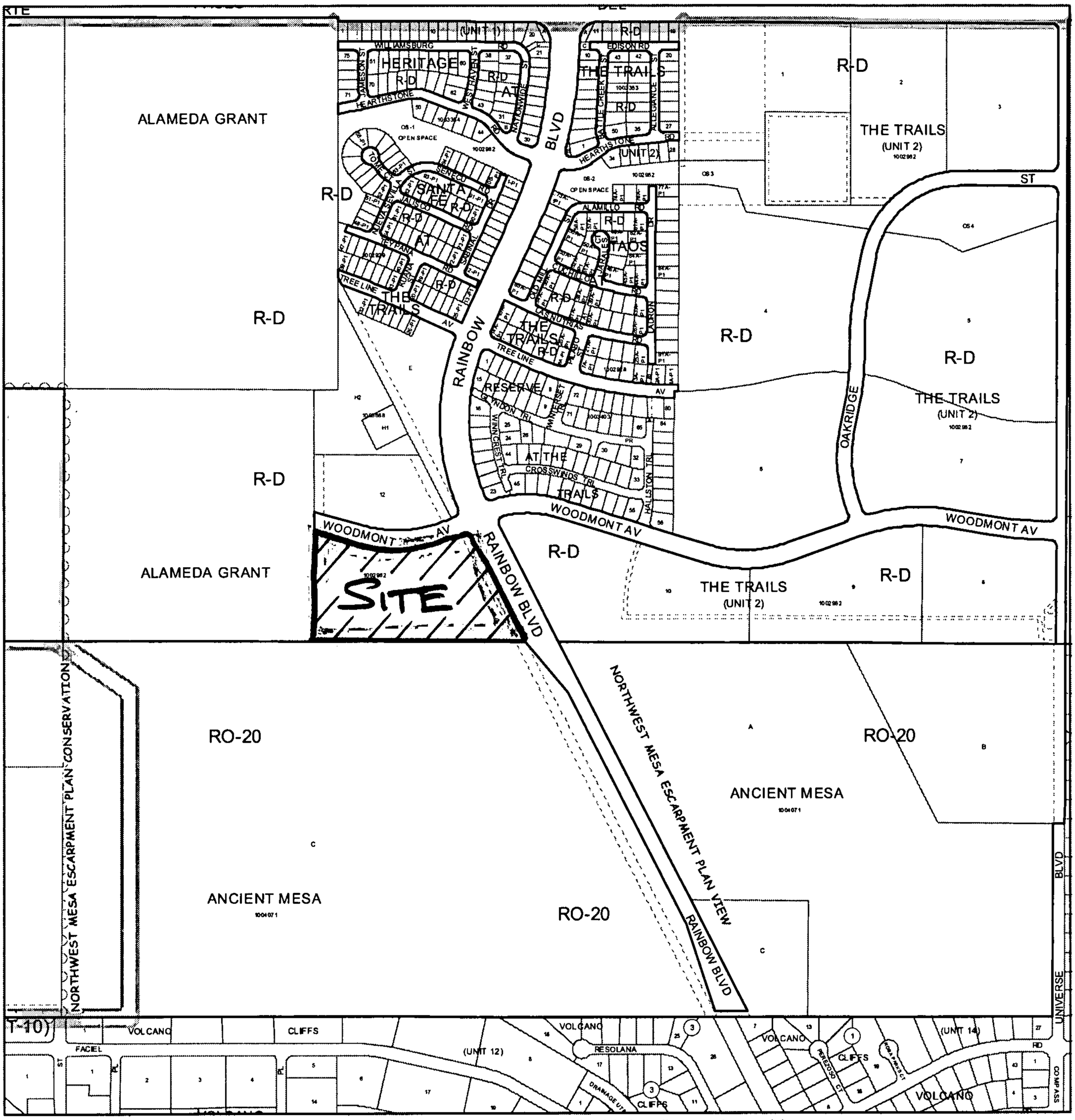
Attached with this submittal is two (2) copies of the recorded SIA; Three (3) copies of the revised perimeter wall exhibits and 6 copies of the final revised plat.

Please note that the interior streets will be private streets maintained by the Homeowners Association.

If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,

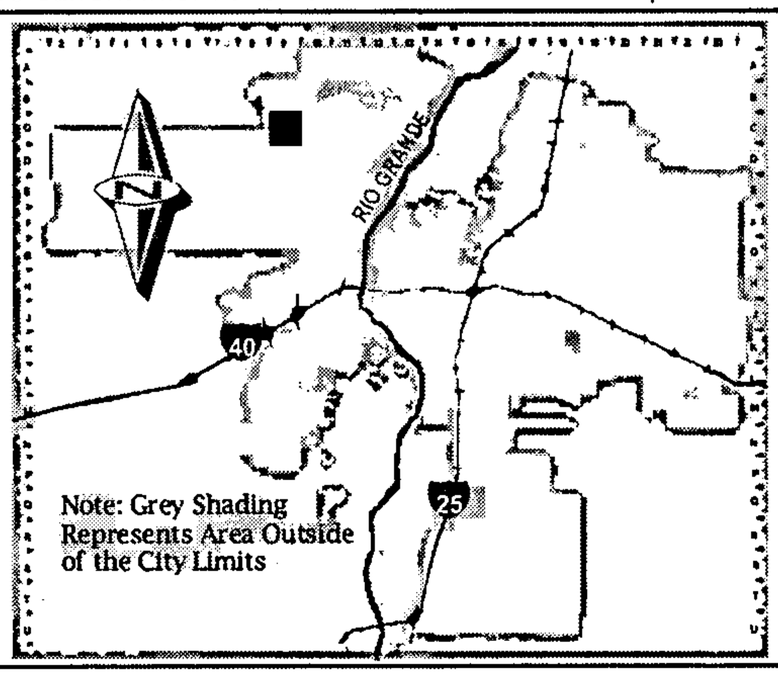
Russ P. Hugg, PS
Surv-Tek, Inc.



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



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

Rusty Hugg

From: dmzamora@cabq.gov
Sent: Wednesday, September 13, 2006 2:00 PM
To: Rusty Hugg
Subject: Project No. 1004606

The .dxf file for Project No. 1004606 (Valle Vista At The Trails Unit 2) has been approved.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

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

PAID RECEIPT

APPLICANT NAME THE TRAILS LLC

AGENT SURV-TEK

ADDRESS

PROJECT & APP # 1004600 / 06DRB-01354

PROJECT NAME VALLE VISTA @ the TRAILS

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327

95-32
1070

053249

PAY TO THE ORDER OF City of Albuquerque

$ 20.00

twenty dollars 00/100

DUPLICATE

DOLLARS

City Of Albuquerque
Treasury Division

9/14/2006 12:23PM LOC: ANNX
RECEIPT# 00064593 WS# 008 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000 AUTHORIZED SIGNATURE RSLJS
Trans Amt $20.00

MEMO

⑈053249⑈ ⑆107000327⑆ 004275599649⑈

MP $20.00 MP

CK $20.00
CHANGE $0.00

Thank You

Rick Fehrenbacher

No. of Lots: 18
Nearest Major Streets: RAINBOW & WOODMONT

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 25th day of July, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and THE TRAILS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LIMITED LIABILITY CORP., whose address is 7007 JEFFERSON NE, SUITE A and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT 11, THE TRAILS UNIT 2, recorded on 10/18/2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 332 through 332 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] THE TRAILS, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VALLE VISTA @ THE TRAILS, UNIT 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 11th day of Nov, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730086.

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

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Mary Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

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

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

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOC., and field testing of the private Improvements shall be performed by VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

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

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

Type of Financial Guaranty: SUBDIVISION IMPROVEMENTS BOND #8231105
Amount: $ 905,340.04 Name of Financial Institution or Surety providing Guaranty: Developers Surety and Indemnity Company
Date City first able to call Guaranty: Nov. 11, 2006
[Construction Completion Deadline]: Nov. 11, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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

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

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

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

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: _____
Name: John K. Murtagh
Title: President *
Dated: 7/7/06

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

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 7-25-06

7/21/06
7-24-06

SUBDIVIDER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 7th day of July, 20 06 by [name of person:] John K. Murtagh, [title or capacity, for instance, "President" or "Owner":] President Longford Group LLC * of [Subdivider:] * President Longford Group Inc., Manager; The Trails, LLC.

Donna Krapcha
Notary Public

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

My Commission Expires:
12-1-08

CITY'S NOTARY

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

This instrument was acknowledged before me on 25th day of July, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

09/04

POWER OF ATTORNEY

NOTE: Must be signed and notarized

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Current DRC

Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 01-10-06

Date Site Plan Approved:_____

Date Preliminary Plat Approved: 01-11-06

Date Preliminary Plat Expires: 01-11-07

DRB Project No.: 1004606

DRB Application No.: 05 DRB-01400

Valle Vista at The Trails Unit Two

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 11, The Trails Unit II

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
730086	730086						/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (60' ROW) 1000	Valle Prado Place Entrance	Woodmont Ave.	Valle Jardin Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW) 1000	Valle Prado Place	Valle Jardin Rd.	Cul de Sac (Lot 10)	/	/	/
	730083	28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW) 140	Valle Jardin Rd.	Valle Prado Place	Western PL (Stub)	/	/	/
	730084	Major Local 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median 6' Sidewalk Single Side 900' 1200' C&G	**Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
730085		Major Arterial 1/2 Section (31' F-F)	**Major Arterial Paving w/ C&G, median 6' Sidewalk Single Side 755'	**Rainbow Blvd.	Woodmont Ave.	Southern PL Trails Unit II	/	/	/
			Ped. Access THRU TRACT A-B 10' SW. 170'				/	/	/
1 730085	730084		WOODMONT SIGNAL W/"B" Modified SIA $328,771.65				/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			DRAINAGE						
730086	730086	24"	RCP w/ MH & Inlets 300'	drn esmt Lot 7 & 9	Valle Prado Pl	Cul de Sac Inlet	/	/	/
"	"	~~30" - 36" Dia.~~ 30" - 36"	RCP w/ MH & Inlets 180'	drn esmt, Lot 10	Valle Prado	**Pond H, Trails Unit II	/	/	/
730086	730084	36" Dia. 30" → 36"		~~Tract A~~					
"	730086			Rainbow Blvd.	Woodmont Ave.	**Pond H, Trails Unit II	/	/	/
"	730086	36" - 42" Dia	RCP w/ MH & Inlets 24" - 190' 12" - 30' 30" - 525'	Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
		24"-54" Dia.	RCP w/ MH & Inlets 42" - 85' 60" - 140' 54" - 275' 24" - 420'						
N/A	730084	2.77 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond H)	Tract 10 of The Trails Unit II	Bond: No need to Financially Guarantee		/	/	/
N/A	730084	3.55 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond E)	Tract 12 of The Trails Unit II	"	"	/	/	/
			WATER (NMUI JURISDICTION)						
NMUI None	730086	8" Dia.	Waterline w/ Appurtenances	Valle Prado Place	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/
			SAS (NMUI JURISDICTION)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Valle Prado Place ½ Easement Lots 7 & 9	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Construction Certification

Private Inspector	P.E.	City Cnst Engineer
/ /	/ /	/ /
/ /	/ /	/ /

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

1 * Sidwalks to be Deferred Street lights per City rquirements.

2 ** Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II

3 Engineeras Grading and Drainage Certification is required for release of Financial Guarentee & SIA

Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarentee

AGENT / OWNER

Steve J. Salazar, PE
NAME (print)

Wilson & Co., 2600 The American Rd., 87124
FIRM

1/9/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/11/06
DRB CHAIR - date

1-11-06
TRANSPORTATION DEVELOPMENT - date

1/11/06
UTILITY DEVELOPMENT - date

1-11-06
CITY ENGINEER - date

1/11/06
PARKS & ~~GENERAL~~ RECREATION - date

AMAFCA - date

1-10-06
NMUI - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	4-28-06			

(rev. 9-05)

FINANCIAL GUARANTY AMOUNT

06/20/2006

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 730086, Valle Vista@TheTrailsSubd., Unit 2, Phase/Unit #: 1

Requested By: **Rick Beltramo, PE w/ Longford** 761-9733 fax

Approved estimate amount:		$624,746.72
Contingency Amount:	0.00%	$.00
Subtotal:		$624,746.72
NMGRT	6.75%	$42,170.41
Subtotal:		$666,917.13
Engineering Fee	6.60%	$44,016.53
Testing Fee	2.00%	$13,338.34
Subotal:		$724,272.03
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$905,340.04**

APPROVAL: DATE: 6-20-2006

Notes: Certification for grading & drainage required prior to release of FG. Perimeter wall Cert prior to release of FG. Wtr & SAS by NMUI & not included in this FG. All sidewalks are included in this FG.

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO.(SURETYS NO.:) 823110S
CONTACT PERSON'S NAME: _____
Premium: $9,053.00/Two Years

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we The Trails, LLC ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] Nevada limited liability company as "Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Iowa and authorized to do business in the State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200 Irvine CA 92614 and whose telephone number is 949-263-3300, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) Nine hundred five thousand three hundred forty and 04/100*** Dollars, (AMOUNT OF FIGURES) $ 905,340.04], as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Valle Vista @ The Trails, Unit 2 ("NAME OF SUBDIVISION"), CITY PROJECT NO. 730086; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") The Trails, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank), pages ____ through ____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] November 11, 2006 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 30TH day of June, --2006.

SUBDIVIDER:

By [signature:]
Name: The Trails, LLC
Title: President
Dated: 7/7/06

SURETY:

By [signature:]
Name: Keith E. Sandrock, Jr.
Title: Attorney-In-Fact
Dated: June 30, 2006

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

STATE OF NM)
COUNTY OF Bern) ss.

~~19~~06 Subscribed and sworn to before me this 7th day of July.

Donna Krapcha
Notary Public

My Commission Expires:
12-1-08

*NOTE: Power of Attorney for Surety must be attached.

STATE OF California

COUNTY OF Orange]

On June 30, 2006, before me, Natalie Caicedo
(here insert name and title of the officer), personally appeared Keith E. Sandrock, Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

NATALIE CAICEDO
COMM. # 1443480
Notary Public-California
Orange County
My Comm. Expires
OCTOBER 12, 2007

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☑ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OF TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA

PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Keith E. Sandrock Sr., Patricia J. Sandrock, Keith E. Sandrock Jr., Natalie Caicedo Lopez, jointly or severally

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: _____
David H. Rhodes, Executive Vice-President

By: _____
Walter A. Crowell, Secretary

DEVELOPERS SURETY AND INDEMNITY COMPANY CORPORATE OCT. 10 1936 IOWA

INDEMNITY COMPANY OF CALIFORNIA INCORPORATED OCT. 5 1967 CALIFORNIA

STATE OF CALIFORNIA]
COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

GINA L. GARNER
COMM. # 1569561
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires May 13, 2009

CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 30TH day of June, 2006.

By _____
Albert Hillebrand, Assistant Secretary

ID-1380 (Rev. 12/05)

Rick Bellan

No. of Lots: 18
Nearest Major Streets: RAINBOW & WOODMONT

FIGURE 12

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

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 25th day of July, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and THE TRAILS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LIMITED LIABILITY CORP. whose address is 7007 JEFFERSON NE, SUITE A and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT 11, THE TRAILS UNIT 2, recorded on 10/18/2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 332 through 332 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] THE TRAILS, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VALLE VISTA @ THE TRAILS, UNIT 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 11th day of Nov, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730086.

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

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

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

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

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

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

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

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

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

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

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOC. and field testing of the private Improvements shall be performed by VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

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

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

Type of Financial Guaranty: SUBDIVISION IMPROVEMENTS BOND #8231105
Amount: $ 905,340.04 Name of Financial Institution or Surety providing Guaranty: Developers Surety and Indemnity Company
Date City first able to call Guaranty: Nov. 11, 2006
[Construction Completion Deadline]: Nov. 11, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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

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

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

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

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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

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

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

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

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

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

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

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

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

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

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

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

Mary Herrera Bern. Co. AGRE R 19.00 2006111014 6498577 Page: 5 of 6 07/26/2006 10:22A Bk-A121 Pg-783

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

SUBDIVIDER:

By [Signature]: _____
Name: John K. Murtagh
Title: ~~President~~ *
Dated: 7/7/06

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

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 7-25-06

lgc 7/21/06
7-24-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

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

This instrument was acknowledged before me on 7th day of July, 20 06 by [name of person:] John K. Murtagh, [title or capacity, for instance, "President" or "Owner":] President Longford Group LLC * of [Subdivider:] * President Longford Group Inc., Manager, The Trails, LLC.

My Commission Expires:
12-1-08

_____
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 25th day of July, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
11-25-2007

_____
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

09/04

POWER OF ATTORNEY

NOTE: Must be signed and notarized

2006111014
6498577
Page: 6 of 6
07/26/2006 10:22A
Bk-A121 Pg-703
Mary Herrera Bern. Co. AGRE R 19.00

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 8-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 01-10-06
Date Site Plan Approved:
Date Preliminary Plat Approved: 01-11-06
Date Preliminary Plat Expires: 01-11-07
DRB Project No.: 1004606
DRB Application No.: 05 DRB-01900

Valle Vista at The Trails Unit Two
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 11, The Trails Unit II
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
730086	730086	50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (60' ROW) 1000	Valle Prado Place Entrance	Woodmont Ave.	Valle Jardin Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW) 1000	Valle Prado Place	Valle Jardin Rd.	Cul de Sac (Lot 10)	/	/	/
	730083	28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW) 140	Valle Jardin Rd.	Valle Prado Place	Western PL (Stub)	/	/	/
	730084	Major Local 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median 6' Sidewalk Single Side 900' 1200' C+G	**Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
	730086	Major Arterial 1/2 Section (31' F-F)	**Major Arterial Paving w/ C&G, median 6' Sidewalk Single Side 755'	**Rainbow Blvd.	Woodmont Ave.	Southern PL Trails Unit II	/	/	/
			Ped. Access THRU TRACT A&B 6' SW. 170'				/	/	/
730085	730085		WOODMONT SIGNAL W/"B" MODIFIED SIA $328,771.65				/	/	/

1

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
730086	730086	24" ⚠1	**DRAINAGE**	⚠1 drn esmt Lot 7 & 9	⚠1 Valle Prado Pl		/	/	/
u	u	~~30"-36"~~ ⚠1	RCP w/ MH & Inlets 300'	~~Valle Prado Place~~	~~Lot 8~~	Cul de Sac Inlet	/	/	/
730086	730084	~~36" Dia.~~ 30"	RCP w/ MH & Inlets 180'	⚠1 drn esmt, Lot 10 ~~Tract A~~	Valle Prado	**Pond H, Trails Unit II	/	/	/
u	730086	36"							
u	730086	36" - 42" Dia	RCP w/ MH & Inlets 24" - 190' 12" - 35' 30" - 625'	Rainbow Blvd.	Woodmont Ave.	**Pond H, Trails Unit II	/	/	/
		24"-54" Dia. 24"-60"	RCP w/ MH & Inlets 48" - 85 60" - 140' 54" - 275 24" - 420	Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
N/A	730084	2.77 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond H)	Tract 10 of The Trails Unit II	Brnd: No Need to Financially Guarantee.		/	/	/
N/A	730084	3.55 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond E)	Tract 12 of The Trails Unit II	u	u u	/	/	/
							/	/	/
							/	/	/
MUI None	730086		**WATER (NMUI JURISDICTION)**				/	/	/
		8" Dia.	Waterline w/ Appurtenances	Valle Prado Place	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/
			SAS (NMUI JURISDICTION)				/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Valle Prado Place ⚠1 & Easement Lots 7 & 9	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/
							/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification

Private Inspector	P.E.	City Cnst Engineer
/ /	/ /	/ /
/ /	/ /	/ /

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

1 * Sidwalks to be Deferred Street lights per City rquirements.

2 ** Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II

3 Engineeras Grading and Drainage Certification is required for release of Financial Guarentee & SIA

Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarentee

AGENT / OWNER

Steve J. Salazar, PE
NAME (print)

Wilson & Co., 2600 The American Rd., 87124
FIRM

1/9/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/11/06
DRB CHAIR - date

1-11-06
TRANSPORTATION DEVELOPMENT - date

1/11/06
UTILITY DEVELOPMENT - date

1-11.06
CITY ENGINEER - date

1/11/06
PARKS & ~~GENERAL~~ RECREATION - date

AMAFCA - date

1-10-05
NMDE - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	4-28-06			

(rev. 9-05)

FINANCIAL GUARANTY AMOUNT

06/20/2006

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 730086, Valle Vista@TheTrailsSubd., Unit 2, Phase/Unit #: 1

Requested By: **Rick Beltramo, PE w/ Longford** 761-9233 fax

Approved estimate amount:		$624,746.72
Contingency Amount:	0.00%	$.00
Subtotal:		$624,746.72
NMGRT	6.75%	$42,170.41
Subtotal:		$666,917.13
Engineering Fee	6.60%	$44,016.53
Testing Fee	2.00%	$13,338.34
Subotal:		$724,272.03
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$905,340.04**

APPROVAL: DATE: 6-20-2006

Notes: Certification for grading & drainage required prior to release of FG. Perimeter wall Cert prior to release of FG. Wtr & SAS by NMUI & not included in this FG. All sidewalks are included in this FG.

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO.(SURETYS NO.:) 823110S
CONTACT PERSON'S NAME: _____
Premium: $9,053.00/Two Years

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we The Trails, LLC ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] Nevada limited liability company as "Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Iowa and authorized to do business in the State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200 Irvine CA 92614 and whose telephone number is 949-263-3300, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) Nine hundred five thousand three hundred forty and 04/100*** Dollars, (AMOUNT OF FIGURES) $ 905,340.04], as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Valle Vista @ The Trails, Unit 2 ("NAME OF SUBDIVISION"), CITY PROJECT NO. 730086; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] SIA Procedure - B - w/F.G. ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") The Trails, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank), pages ____ through ____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:.] November 11, 2006 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 30TH day of June, 2006.

SUBDIVIDER:

By [signature:]
Name: The Trails, LLC
Title: President
Dated: 7/7/06

SURETY:

By [signature:]
Name: Keith E. Sandrock, Jr.
Title: Attorney-In-Fact
Dated: June 30, 2006

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

STATE OF NM)
COUNTY OF Bern) ss.

Subscribed and sworn to before me this 7th day of July, ~~19~~ 2006.

Donna Krapcha
Notary Public

My Commission Expires:
12-1-08

*NOTE: Power of Attorney for Surety must be attached.

STATE OF California

COUNTY OF Orange]

On June 30, 2006, before me, Natalie Caicedo
(here insert name and title of the officer), personally appeared Keith E. Sandrock, Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

NATALIE CAICEDO
COMM. # 1443480
Notary Public-California
Orange County
My Comm. Expires
OCTOBER 12, 2007

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☑ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OF TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Developers Surety and Indemnity Company

_____
SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA

PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Keith E. Sandrock Sr., Patricia J. Sandrock, Keith E. Sandrock Jr., Natalie Caicedo Lopez, jointly or severally

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By: _____
David H. Rhodes, Executive Vice-President

By: _____
Walter A. Crowell, Secretary

DEVELOPERS SURETY AND INDEMNITY COMPANY CORPORATE OCT. 10 1936 IOWA

INDEMNITY COMPANY OF CALIFORNIA INCORPORATED OCT. 5 1967 CALIFORNIA

STATE OF CALIFORNIA]

COUNTY OF ORANGE]

On December 1, 2005 before me, Gina L. Garner, (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

GINA L. GARNER
COMM. # 1569561
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires May 13, 2009

CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 30TH day of June, 2006.

By _____
Albert Hillebrand, Assistant Secretary

ID-1380 (Rev. 12/05)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2006

3. Project # 1004606
05DRB-01900 Major-Preliminary Plat Approval
05DRB-01901 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW west of RAINBOW BLVD NW and containing approximately 12 acre(s). [REF: 04DRB-01322] (C-9)

At the January 11, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 1/11/06 and approval of the grading plan engineer stamp dated 12/12/05 the preliminary plat was approved with the following conditions of final plat approval:

An Open Space Table shall be provided.

An Open Space note shall be added to the plat.

The street right-of-way width must be revised on the final plat.

Call out the private streets.

Approval of the perimeter wall design is required prior to final plat approval.

The temporary deferral of construction of sidewalks on the interior streets be approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by January 26, 2006, 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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc:Longford @ the Trails LLC, 7301 Jefferson Blvd NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004606 AGENDA#: 3 DATE: 1-11-06

1. Name: RUSS HUGG Address: 9384 VALLEY VIEW NW Zip: 87122
2. Name: Steve Salazar Address: Wilson & Co Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004606 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
An approved infrastructure list is required for Preliminary Plat approval.
An approved grading and drainage report must be on file prior to Preliminary Plat approval.
No objection to Sidewalk Deferral request.

RESOLUTION: Signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 11, 2006

E
7200
12
99999
WOODMONT + NW RAINBOW NW
WOODMONT
RAINBOW
C09 9
0
R-D
11
99999
C9
99999
R-D
10
0
RO-20
C09 12
0
3511ft

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2006

Project # 1004606
05DRB-01900 Major-Preliminary Plat Approval
05DRB-01901 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, **THE TRAILS, UNIT 2 (to be known as** VALLE VISTA @ THE TRAILS, UNIT 2, zoned R-D, located on WOODMONT AVE NW west of RAINBOW BLVD NW and containing approximately 12 acre(s). [REF: 04DRB-01322] (C-9)

AMAFCA — No adverse comments.

COG — This section of Rainbow Blvd is identified as a study corridor on the Long range Roadway System, however, right of way has been identified at 156' with an anticipated functional classification of principal arterial. In addition, the Long Range Bikeway System identifies this section of Rainbow as having on-street bike lanes and a separate path. Coordination with DMD should occur to ensure inclusion of these projects.

Transit — Transit suggests providing a public pedestrian access easement from the cul-de-sac to Rainbow Blvd. across Tracts A and B.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association(s).

APS — The project known as Valle Vista at the Trails (or **The Trails, Unit 2**) will create 18 half-acre lots for custom homes in the $500,000 to $750,000 range. The project will affect Ventana Ranch Elementary, Monroe Middle School, and Cibola High School. Currently, all three schools are exceeding their capacities. However, given the nature of the project, few school-age children are expected.

School	2005-06 40 Day Count	Capacity	Space Available
VENTANA RANCH	1,004	830	-174
MONROE MS	1,394	780	-614
CIBOLA HS	2,977	2,440	-537

APS

APS is currently in the process of developing alternatives to relieve overcrowding at Monroe Middle School.

In order to provide relief for Cibola High School, a new northwest high school is planned to open with a 9th grade academy in 2007. The rest of the high school will open in 2008.

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

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

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

Police Department — No CPTED or crime prevention comments at this time.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. No comments received.

Open Space Division

Future development on these lots needs to comply with Northwest Mesa Escarpment plan. Open Space has no objection to sidewalk deferral.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

The divided entrance needs to accommodate 22' in 22' out with a median. Does the 50' f-f meet this requirement? The street r/w width needs to meet the new DPM requirements. Where is the median on Woodmont? Where is the signal at Woodmont? Is there a turn-around at the end of Rainbow. Is there going to be a pedestrian connection to Rainbow on Tract 'A'? No objection to sidewalk deferral.

Parks & Recreation

Who will own and maintain tracts? Maintenance and beneficiary note needs to be added to plat of tracts.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). **Note: This option is only applicable to land covered by a Sector Development Plan.*

No objection to the sidewalk request.

Utilities Development — No adverse comments.

Planning Department

The perimeter wall design: The maximum height allowed for the rear yard wall is 6 feet along a street. When a rear yard abuts a side/front yard of another lot, other heights apply. The location map does not show clearly where the fronts of each lot are. Any perimeter walls abutting Valle Prado Place are also subject to design requirements.

It appears this proposed plat is outside the West Mesa Moratorium area.

Are Tracts A & B to be landscaped? Is so, the wording on the plat should state that is so. Otherwise, they could be unsightly dirt.

No objection to the temporary deferral of sidewalks.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately $4,823 if a permit is obtained prior to December 29, 2006, and the full impact fee of approximately $7,199 would be payable thereafter.

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

cc: Longford @ the Trails LLC, 7301 Jefferson Blvd NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 11, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001685
05DRB-01893 Major-Vacation of Public Easements
05DRB-01894 Minor-Vacation of Private Easements

GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, 1B-3, 1B-4 and 1B-5, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned C-2 (SC) located on MCMAHON BLVD NW between GOLF COURSE NW and BANDELIER NW containing approximately 9 acre(s). [REF: 04-EPC-01348, 04EPC-01349, 04EPC-01590, 05DRB-01349, 05DRB-01350] (A-12)

Project # 1002461
05DRB-01902 Major-Vacation of Public Easements
05DRB-01903 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A1, **EL RANCHO GRANDE 1, UNIT 1,** zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 05DRB-01505, 03DRB-00163, 03DRB-00164] (N-9)

Project # 1004606
05DRB-01900 Major-Preliminary Plat Approval
05DRB-01901 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, **THE TRAILS, UNIT 2 (to be known as** VALLE VISTA @ THE TRAILS, UNIT 2, zoned R-D, located on WOODMONT AVE NW west of RAINBOW BLVD NW and containing approximately 12 acre(s). [REF: 04DRB-01322] (C-9)

Project # 1004607
05DRB-01904 Major-Preliminary Plat Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION,** zoned R-1, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] (D-9)

SEE PAGE 2 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003800
05DRB-01906 Major-Vacation of Pub Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] (C-20)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 26, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JANUARY 11, 2006
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# 1004606
App#05DRB-01900
App#05DRB-01901

Cross Reference and Location WOODMONT AVENUE NW WEST OF RAINBOW BLVD NW

Applicant: LONGFORD AT THE TRAILS, LLC
Address: 7301 JEFFERSON BLVD NE
ALBUQUERQUE, NM 87109

Agent: SUV-TEK, INC
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: DECEMBER 23, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004606
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-9	1009064	183-223	302-01	✓ Dup
		171-277	202-21	✓ Dup 2
		162-325	19	✓ Dup 2
		175-307	20	✓ Dup 2
		065-269	201-11	✓ Dup 2
		264-105	301-44	✓
		191-333	202-18	✓ Dup 2
		303-226	401-01	✓
		232-279	220-23	✓ Dup
		229-282	22	✓ Dup 2
		228-288	21	✓ Dup 2
		226-294	20	✓ Dup 2
		225-300	19	✓ Dup 2
		245-280	24	✓ Dup 2
		252-280	25	✓ Dup 2
		234-319	35	✓ Dup 2

mainframe@coa1mp3.cabq.gov
12/21/2005 10:05 AM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01009064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
01009064183223302O1 LEGAL: TR 1 1 BU LK LAND PLAT OF THE TRAILS UNIT 2
(BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD
LAS VEGAS NV 89120
01009064171277202O1 LEGAL: TR 1 2 BU LK LAND PLAT OF THE TRAILS UNIT 2
(BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD
LAS VEGAS NV 89120
01009064162325202l9 LEGAL: TR H -2 T RACTS H-1 AND H-2 THE TRAILS (BEING A
REPL LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD
LAS VEGAS NV 89120
01009064175307202O0 LEGAL: TR H -1 T RACTS H-1 AND H-2 THE TRAILS (BEING A
REPL LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD
LAS VEGAS NV 89120
01009064065269201l1 LEGAL: POR TRAC T 4 SW1/4 NW1/4
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD
LAS VEGAS NV 89120
01009064264105301l4 LEGAL: ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
01009064191333202l8 LEGAL: TR E BUL K PLAT OF THE TRAILS A REPLAT OF A
PORTION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD
LAS VEGAS NV 89120
01009064303226401O1 LEGAL: TR 1 0 BU LK LAND PLAT OF THE TRAILS UNIT 2
(BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: INDUS DEVELOPMENT LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

```
0100906423227922023   LEGAL: LT 2 3 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000   WINNCREST
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
0100906422928222022   LEGAL: LT 2 2 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000   WINNCREST
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
0100906422828822021   LEGAL: LT 2 1 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000   WINNCREST
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
0100906422629422020   LEGAL: LT 2 0 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000   WINNCREST
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
0100906422530022019   LEGAL: LT 1 9 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000   WINNCREST
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
0100906424528022024   LEGAL: LT 4 5 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000   CROSSWINDS
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
0100906425228022025   LEGAL: LT 4 6 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000   CROSSWINDS
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
0100906423431922035   LEGAL: TR P R PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: CENTEX HOMES
                         OWNER ADDR: 05120   MASTHEAD                    NE
ALBUQUERQUE NM       87109
 .
 QUIT
```

100906426410530144	LEGAL: ALL LOTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R PROPERTY ADDR: N/A	
	OWNERS NAME: OWNERS ADDR:	STATE OF NEW MEXICO PO BOX 1148 SANTA FE, NM 87504

ALBUQUERQUE
Making History

City of Albuquerque

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

November 8, 2005

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW/87114
Phone: 897-3366 Fax: 897-3377

Dear Russ:

Thank you for your inquiry of **November 8, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 11, TRAIL UNIT 2** zone map **C-09.**

OUR RECORDS INDICATE THAT AS OF NOVEMBER 8, 2005, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Leo Padilla

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

SURV TEK, INC.

Consulting Surveyors

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

December 15, 2005

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

Attention: Sheran Matson, Chair

RE: Preliminary/Final Plat of Valle Vista at the Trails Unit Two (Being a replat of Tract 11, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

The owner of the above captioned property, Longford at The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final Plat approval and Temporary Deferral of Sidewalk construction for Valle Vista at the Trails Unit Two.

This plat will create 18 new lots and two (2) tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,

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

Project # 1004606

LONGFORD AT THE TRAILS, LLC
7301 JEFFERSON BLVD NE
ALBUQUERQUE, NM 87109

100906417127720221

THE TRAILS LLC
3077 WARM SPRINGS RD
LAS VEGAS NV 89120

100906423227922023

CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE NM 87109

Project # 1004606

SUV-TEK, INC
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

100906426410530144

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE, NM 87504

100906418322330201

THE TRAILS LLC
3077 WARM SPRINGS RD
LAS VEGAS NV 89120

100906430322640101

INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

NORTHWEST MESA ESCARPMENT PLAN VIEW

ALAMEDA GRANT

R-D

THE TRAILS (UNIT 2) 1002962

RAINBOW BLVD

OAKRIDGE ST

WOODMONT AV

RESERVE

AT THE TRAILS

SANTA FE

TAOS

HERITAGE

OS-1 OPEN SPACE

OS-2 OPEN SPACE

OS3

OS4

RO-20

UNPLATTED

SITE

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

COMPASS DR

I-10

FACIEL ST

VOLCANO CLIFFS

(UNIT 12)

RESOLANA

(UNIT 14)

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

Albuquerque Geographic Information System

Map amended through: 8/1/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Longford Homes **DATE OF REQUEST:** 12/7/05 **ZONE ATLAS PAGE(S):** C-9-Z

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 11.7 Ac

LEGAL DESCRIPTION:

LOT OR TRACT # TRACT 11 BLOCK # The Trails U.II BULK PLAT

SUBDIVISION NAME Valle Vista at The TRAILS U.II

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [✓]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [✓]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 18

BUILDING SIZE: _____(sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE SRIDHAR ALUGUVELLI (WILSON & COMPANY) DATE 12/14/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: OFFSITE MITIGATION HAS BEEN ADDRESSED PER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE CITY.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loyd 12-14-05

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X] FOR THIS PROPOSAL

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

SRIDHAR ALUGUVELLI (WILSON & COMPANY) 12/14/05

APPLICANT DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** 7/16/03

-FINALIZED __/__/__

Tony Loyd 12-14-05

TRAFFIC ENGINEER DATE

Revised June 27, 2005

BLACK MTN. RANCH / VENTANA WEST TIS

Current DRC
Project Number:_____

#3 ORIGINAL

FIGURE 12

Claire

Date Submitted: 01-10-06
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 01-11-06
Date Preliminary Plat Expires: 01-11-07
DRB Project No.: 1004606
DRB Application No.: 05 DRB-01900

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Valle Vista at The Trails Unit Two
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 11, The Trails Unit II
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING				/	/	/
		50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (60' ROW)	Valle Prado Place Entrance	Woodmont Ave.	Valle Jardin Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW)	Valle Prado Place	Valle Jardin Rd.	Cul de Sac (Lot 10)	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side (47' ROW)	Valle Jardin Rd.	Valle Prado Place	Western PL (Stub)	/	/	/
		Major Local 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median 6' Sidewalk Single Side	**Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
		Major Arterial 1/2 Section (31' F-F)	**Major Arterial Paving w/ C&G, median 6' Sidewalk Single Side	**Rainbow Blvd.	Woodmont Ave.	Southern PL Trails Unit II	/	/	/
			Ped. Access THRU TRACT A&B 6' SW.				/	/	/
			WOODMONT SIGNAL W/"B" MODIFIED SIA				/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
			DRAINAGE						
		30"-36" Dia.	RCP w/ MH & Inlets	Valle Prado Place	Lot 8	Cul de Sac Inlet	/	/	/
		36" Dia.	RCP w/ MH & Inlets	Tract A	Valle Prado	**Pond H, Trails Unit II	/	/	/
		36" - 42" Dia	RCP w/ MH & Inlets	Rainbow Blvd.	Woodmont Ave.	**Pond H, Trails Unit II	/	/	/
		24"-54" Dia.	RCP w/ MH & Inlets	Woodmont Ave.	West Property Line	Rainbow Blvd.	/	/	/
		2.77 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond H)	Tract 10 of The Trails Unit II			/	/	/
		3.55 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond E)	Tract 12 of The Trails Unit II			/	/	/
			WATER (NMUI JURISDICTION)						
		8" Dia.	Waterline w/ Appurtenances	Valle Prado Place	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/
			SAS (NMUI JURISDICTION)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Valle Prado Place	Lot 1	Lot 10 (Tract A Utility Esmt.)	/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature **Date**

Approval of Creditable Items:

City User Dept. Signature **Date**

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 * Sidwalks to be Deferred

2 ** Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II

3 Engineeras Grading and Drainage Certification is required for release of Financial Guarentee & SIA

Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarentee

AGENT / OWNER

Steve J. Salazar, PE
NAME (print)

Wilson & Co., 2600 The Ameican Rd., 87124
FIRM

1/9/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/11/06
DRB CHAIR - date

Christina Sandoval 1/11/06
PARKS & ~~GENERAL~~ RECREATION - date

1-11-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baker 1/11/06
UTILITY DEVELOPMENT - date

1-10-06
NMUE - date

Bradley L. Bingham 1-11-06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form
SUBDIVISION		**S**
✓	Major Subdivision action	
____	Minor Subdivision action	
____	Vacation	**V**
✓	Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN		
____	… for Subdivision Purposes	**P**
____	… for Building Permit	
____	IP Master Development Plan	
____	Cert. of Appropriateness (LUCC)	**L**

		Supplemental form
ZONING AND 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)	
APPEAL / PROTEST OF …		**A**
____	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: LONGFORD AT THE TRAILS, LLC PHONE: 761-9911
ADDRESS: 7301 JEFFERSON BLVD NE FAX: 761-9922
CITY: ALBUQ STATE NM ZIP 87109 E-MAIL:
Proprietary Interest in Site: OWNER **List all owners:**
AGENT (if any): **Surv-Tek, Inc** PHONE: **897-3366**
ADDRESS: **9384 Valley View Drive NW** FAX: **897-3377**
CITY: **Albuquerque** STATE **NM** ZIP **87114** E-MAIL: **Hugg@survtek.com**

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL AND TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

Lot or Tract No. TRACT 11 Block: — Unit: —
Subdv. / Addn. THE TRAILS UNIT 2 TBK VALLE VISTA@The Trls unit 2
Current Zoning: R-D Proposed zoning: SAME
Zone Atlas pages(s) C-9 No. of **existing** lots: 1 No. of **proposed** lots: 18
Total area of site (acres): 11.73 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city Limits? ✓ Yes. ____ No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
UPC No. 100906418322330201 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: WOODMONT AVENUE NW
~~Between:~~ WEST OF RAINBOW ~~and~~ BOULEVARD NW

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.):
1002962 04DRB-01322

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

SIGNATURE RHH DATE 12.15.05
(Print) RUSS HUGG ____ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03,
3/04

		Application case numbers	Action	S.F.	Fees
NA	☐	**INTERNAL ROUTING**			
☑		All checklists are complete	05DRB - ____ - 01900 PP	5(2)	$ 930.00
☐		All fees have been collected	05DRB - ____ - 01901 TDS	V	$ -0-
☑		All case #s are assigned	____ - ____ - ____ CMF	____	$ 20.00
☑		AGIS copy has been sent	____ - ____ - ____ ADV	____	$ 75.00
☑		Case history #s are listed	____ - ____ - ____	____	$ ____
NA	☐	Site is within 1000ft of a landfill			Total
NA	☐	F.H.D.P. density bonus	Hearing date 1/11/2006		$ 1025.00
NA	☐	F.H.D.P. fee rebate			

Ki Sis 12/14/05
Planner signature / date

Project # 1004606

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)
__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

Russ Huge
Applicant name (print)

12.15.05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - PP - 1900
_____-_____-_____
_____-_____-_____

Vi Sin 12/16/05
Planner signature / date

Project # 1004606

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC RIGHT-OF-WAY**

❑ **VACATION OF PUBLIC EASEMENT**

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

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

❑ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

❑ **SIDEWALK DESIGN VARIANCE**

❑ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

❑ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

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)

12.15.05
Applicant signature / date

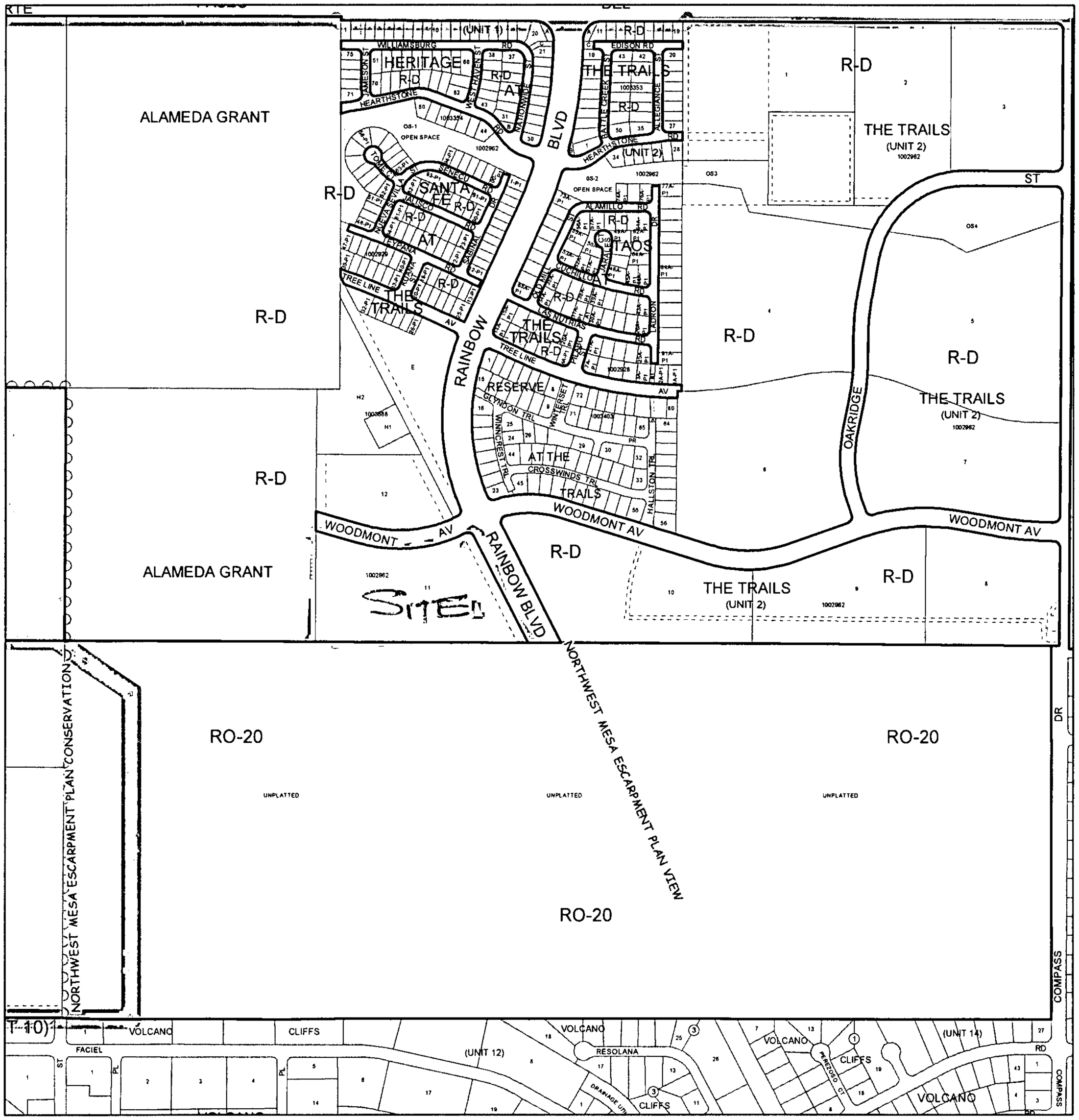
Form revised 4/03 and **October 2003**

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

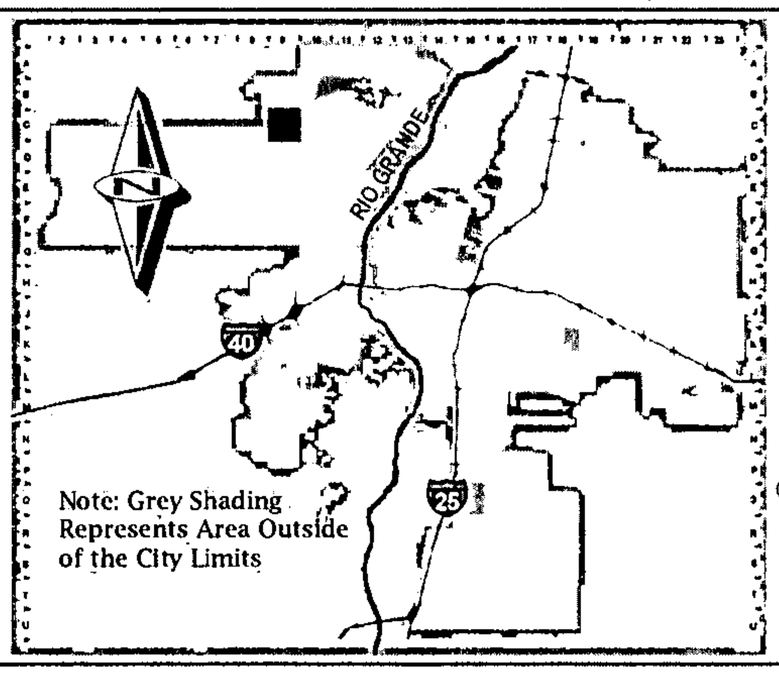
Application case numbers
05DRB -1705 -1901
_____-_____-_____
_____-_____-_____

Ki Sus 12/14/05
Planner signature / date

Project # 1004606



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



Albuquerque Geographic Information System

Map amended through: 11/2/2005

Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

ALBUQUERQUE
Making History

City of Albuquerque

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

November 8, 2005

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW/87114
Phone: 897-3366 Fax: 897-3377

Dear Russ:

Thank you for your inquiry of **November 8, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 11, TRAIL UNIT 2** zone map **C-09.**

OUR RECORDS INDICATE THAT AS OF NOVEMBER 8, 2005, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Leo Padilla

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

SURV TEK, INC.

Consulting Surveyors

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

December 15, 2005

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

Attention: Sheran Matson, Chair

RE: Preliminary/Final Plat of Valle Vista at the Trails Unit Two (Being a replat of Tract 11, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

The owner of the above captioned property, Longford at The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final Plat approval and Temporary Deferral of Sidewalk construction for Valle Vista at the Trails Unit Two.

This plat will create 18 new lots and two (2) tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,

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

November 8, 2005

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

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Longford The Trails, LLC, for the purpose of replatting Tract 11, at the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

David Murtagh, Division President

Longford Homes of New Mexico, Inc.
7301 Jefferson Blvd. NE
Albuquerque, New Mexico 87109

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Valle Vista at The Trails Unit II (Tract 11 at The Trails U. II)

AGIS MAP # C-9-Z

LEGAL DESCRIPTION Tract 11 at The Trails Unit II Bulk Land Plat

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 12/14/05 [date].

Steve Salazar — Applicant / Agent — 12/7/05 Date

Hydrology Division Representative — 12/14/05 Date

N/A WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

N.M.U.I Jurisdiction — Applicant / Agent — _____ Date

_____ Utilities Division Representative — _____ Date

DRB # _____-_____

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003)

PROJECT TITLE: Valle Vista at The Trails Unit II ZONE MAP/DRG. FILE#: C-9-Z

DRB#: _____ EPC#: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 11 of The Trails Unit II bulk land plat

CITY ADDRESS: N/A.

ENGINEERING FIRM: Wilson & Company, Inc. CONTACT: Steve Salazar, PE

ADDRESS: 2600 The American Rd. SE, Suite 100 PHONE: (505) 898-8021

CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

OWNER: THE TRAILS, LLC. CONTACT: Brian Anderson

ADDRESS: 7007 Jefferson, Suite A PHONE: 761-9911

CITY, STATE: Albuquerque, NM ZIP CODE: 87109

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: SurvTek CONTACT: Russ Hugg

ADDRESS: 9384 Valley View Dr. NW Suite 100 PHONE: (505) 897-3366

CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- X **DRAINAGE REPORT AND GRADING PLAN**
- ___ GRADING PLAN 1st SUBMITTAL, REQUIRES TCL OR EQUAL
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ AMENDED GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEERS CERTIFICATION (HYDROLOGY)
- ___ CLOMR\LOMR
- ___ TRAFFIC CIRCULTAION LAYOUT (TCL)
- ___ ENGINEERS CERTIFICATION (TCL)
- ___ ENGINEERS CERTIFICATION (DRB, APPR. SITE PLAN)
- ___ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SIA / FINANCIAL GUARANTEE RELEASE
- X **PRELIMINARY PLAT APPROVAL**
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- ___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATION OF OCCUPANCY (PERM.)
- ___ CERTIFICATION OF OCCUPANCY (TEMP.)
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- X NO
- _____ COPY PROVIDED

RECEIVED
DEC 14 2005
HYDROLOGY SECTION

Date Submitted: 12-14-05 By: Steve J. Salazar, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

WILSON & COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

30 November 2005

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Valle Vista at The Trails Unit II, Sidewalk Deferral

Dear Ms. Senova:

The owner, The Trails, LLC., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the zone atlas location map and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

Sincerely,

Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Longford Homes **DATE OF REQUEST:** 12/7/05 **ZONE ATLAS PAGE(S):** C-9-Z

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 11.7 Ac

LEGAL DESCRIPTION: The Trails U.II

LOT OR TRACT # TRACT 11 BLOCK # BULK PLAT

SUBDIVISION NAME Valle Vista at The TRAILS U.II

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [✓]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [✓]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 18

BUILDING SIZE: _____(sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE SRIDHAR ALUGUVELLI (WILSON & COMPANY) DATE 12/14/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: OFFSITE MITIGATION HAS BEEN ADDRESSED PER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE CITY.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loyd
TRAFFIC ENGINEER

12-14-05
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X] FOR THIS PROPOSAL

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

SRIDHAR ALUGUVELLI (WILSON & COMPANY)
APPLICANT

12/14/05
DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

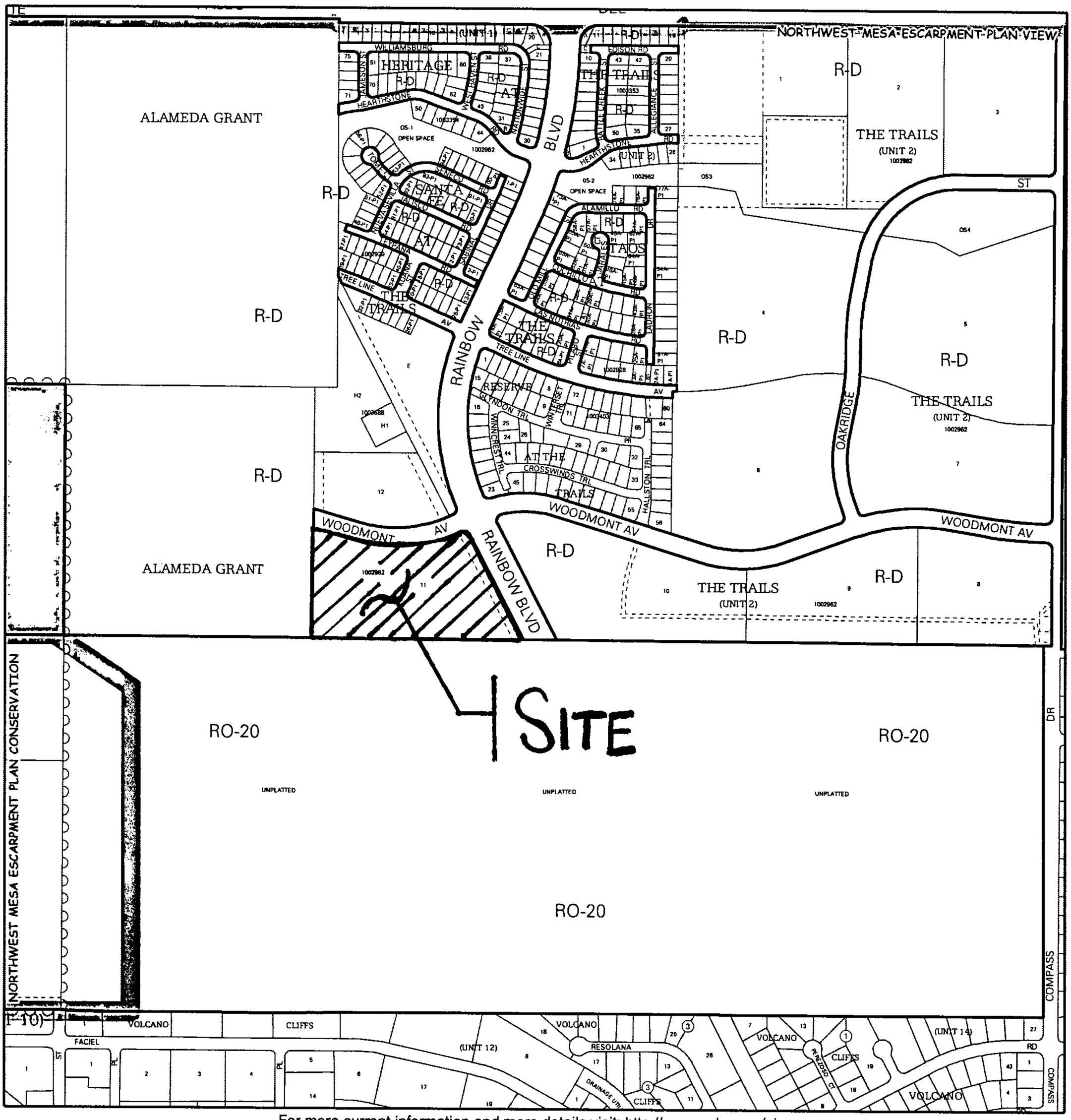
TIS **-SUBMITTED** 7/16/03
-FINALIZED __/__/__

Tony Loyd
TRAFFIC ENGINEER

12-14-05
DATE

Revised June 27, 2005

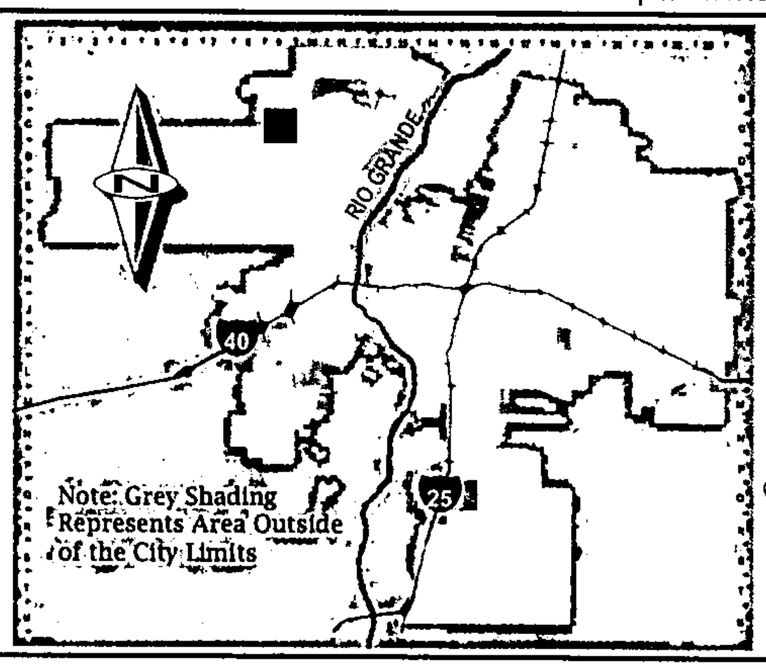
BLACK MTN. RANCH / VENTANA WEST TIS



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

Albuquerque Geographic Information System

Map amended through: 8/1/2005



Zone Atlas Page:

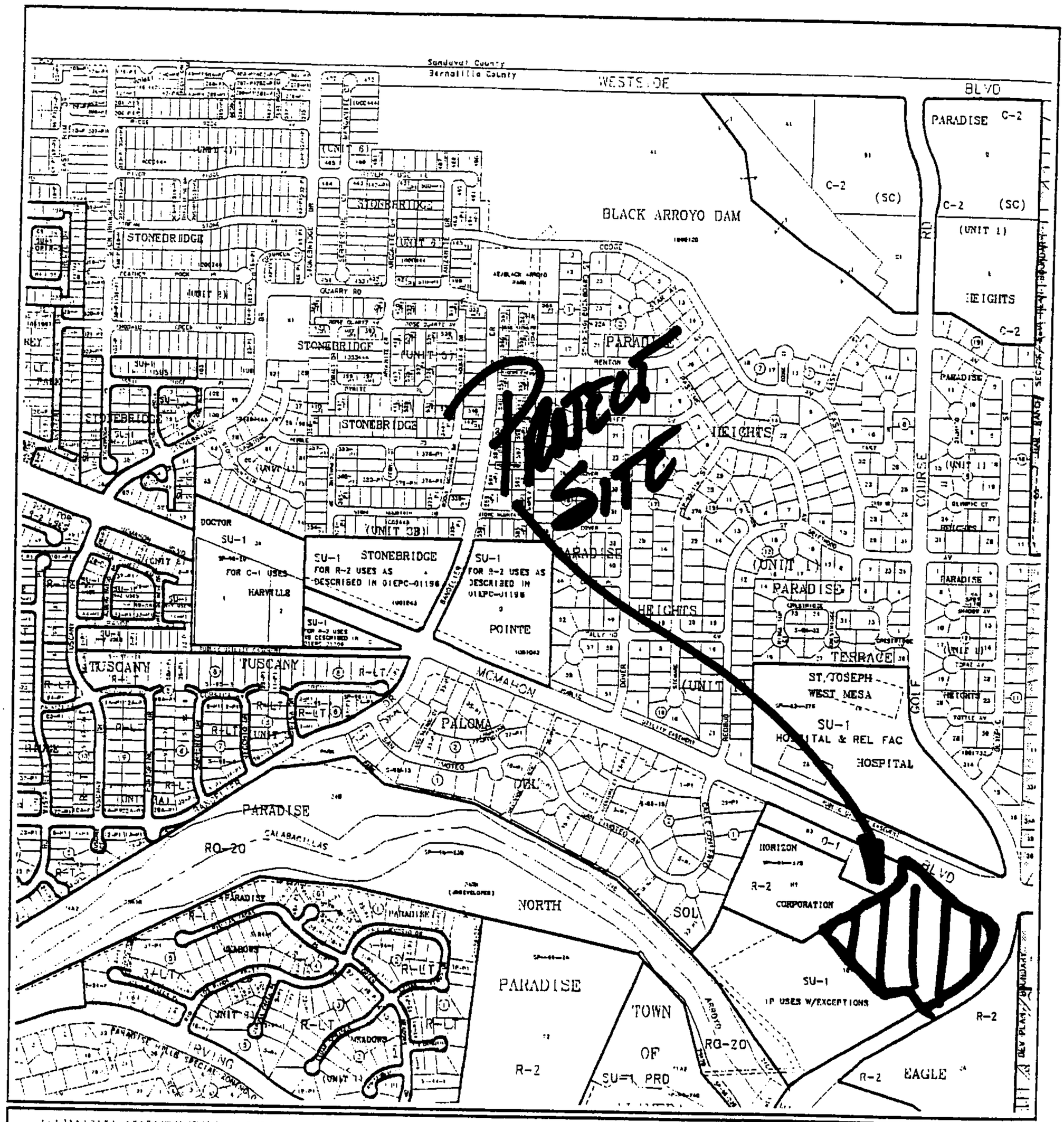
C-09-Z

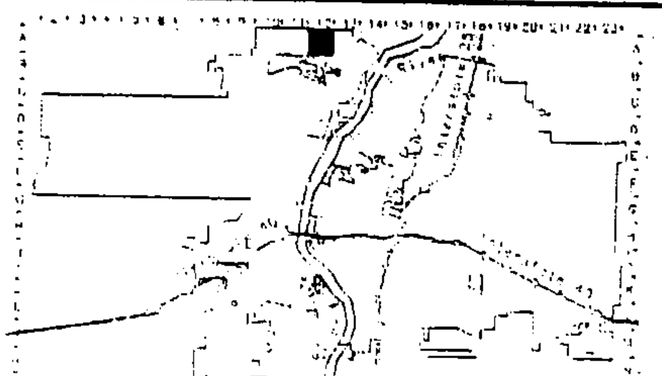
Selected Symbols

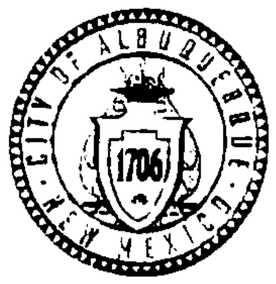
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

a-12.tif (2556x3306x2 tiff)







GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-12-Z

Map Amended through August 03, 2004

A Municipal Geographic Information System
PLANNING DEPARTMENT
©Copyright 2004

New Mexico Utilities Inc.

December 8, 2005

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87103

Albuquerque ~~Design~~ Development Review Board,

I have reviewed the proposed vacation of the 10' Public Utility Easement adjacent to McMahon Boulevard filed December 10, 1986 in Volume C32, folio 69 and would hereby formally support the vacation and realignment of the easement due to the realignment of McMahon Boulevard & Golf Course Road intersection. If you have any questions please feel free to contact me.

Thank you,

New Mexico Utilities, Inc.

Bob Gay
Vice President & General Manager

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

PNM
Alvarado Square
Albuquerque, NM 87158-2101
505 241-4440
Fax 505-241-2376
www.pnm.com

A personal commitment to New Mexico

December 8, 2005

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87103

Albuquerque ~~Design~~ Review Board,

I have reviewed the proposed vacation of the 10' Public Utility Easement adjacent to McMahon Boulevard filed December 10, 1986 in Volume C32, folio 69 and would hereby formally support the vacation and realignment of the easement due to the realignment of McMahon Boulevard & Golf Course Road intersection. If you have any questions please feel free to contact me.

I am also aware that Great Basin Engineering is taking the necessary steps to relocate the overhead power lines and private easement to Public Service Company of New Mexico filed November 20, 1985 in Volume 28, folio 174 and would hereby formally support the vacation and realignment.

Thank you,

Kevin Winner
Senior Right of Way Agent
505-241-4942

Cc: Tomas Golo – PNM NSD
Fernando Vigil – PNM ROW

December 12, 2005

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87103

Albuquerque Design Review Board,

I have reviewed the proposed vacation of the 10' Public Utility Easement adjacent to McMahon Boulevard and would hereby formally support the vacation and realignment of the easement due to the realignment of McMahon Boulevard & Golf Course Road intersection. If you have any questions please feel free to contact me.

Thank you,

Yvonne Borbon
Comcast Cable, Albuquerque NM
(505) 761-6292

12/12/2005 09:36 5057610599 COMCAST PAGE 02

GREAT BASIN ENGINEERING - South

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551

CONSULTING ENGINEERS
AND LAND SURVEYORS

December 9, 2005

Design Review Board
City of Albuquerque

RE: Golf Course Marketplace (A12/D1A)

The proposed development located at the Northwest corner of Golf Course and McMahon is being submitted to the DRB for Vacation of Public Easement and Vacation of Private Easement. This proposed shopping center was approved by the EPC on November 18, 2004 and the DRB on October 18, 2005.

The public utility easement has become obsolete since the realignment of McMahon Boulevard and Golf Course Road Intersection, and probably should have been vacated by the city with the realignment project. The utilities have all been relocated to match the new alignments. Attached you will find letters from New Mexico Utilities, New Mexico Power, Comcast, and Qwest in support of this vacation and realignment.

The private utility easement is in favor of New Mexico Power. We have submitted applications to PNM and are working with them to vacate the existing easement. Attached is a letter from PNM in support of these actions.

At this time I respectfully request that you review and approve this application. If you have any questions or concerns please feel free to call me at 801-521-8529.

Sincerely,

Bret Wahlen, P.E.
Vice President

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

PAID RECEIPT

APPLICANT NAME Valle Vista at The Trails Unit II

AGENT Wilson & Co. Inc.

ADDRESS 2600 American Rd SE.

PROJECT & APP # ____________

PROJECT NAME Valle Vista at The Trails U#2

DUPLICATE
City Of Albuquerque
Treasury Division
12/14/2005 2:27PM LOC: ANNY
RECEIPT# 00054703 WS# 007 TRANS# 0010
Account 441006 Fund 0000
Activity 4983000 TRSKAL
Trans Amt $230.00
J24 Misc $230.00
CK $230.00
CHANGE $0.00

$ ____________ 441032/3424000 Conflict Management Fee

$ ____________ 441006/4983000 DRB Actions

$ ____________ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ ____________ 441018/4971000 Public Notification

$ 230.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan (X)Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 230.00 TOTAL AMOUNT DUE

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

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Longford @ Valle Vista LLC
Las Vegas, NV 89120

Bank of America, N.A.
Las Vegas, NV

94-72
1224

Date
Dec 13, 2005

Check Number
10061-00001004

Amount
$230.00

Pay *Two Hundred Thirty Dollars 00 Cents*

To The Order Of
City of Albuquerque (Treasury Division)
Audit and Collection Section
P.O. Box 17
Albuquerque, NM 87103-0017

Per [signature]

PAYABLE IN US DOLLARS

VOID

⑈00001004⑈ ⑆122400724⑆ 004961617402⑈

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

PAID RECEIPT

APPLICANT NAME Longford Homes

AGENT Surv-Tek Inc

ADDRESS 9384 Valley Dr. NW.

PROJECT & APP # 1004606 / 01900, 01901

PROJECT NAME Valle Vista @ The Trails Unit 2

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 930.00 441006/4983000 **DRB Actions**

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

$ 75.00 441018/4971000 **Public Notification**

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

$ 1025.00 **TOTAL AMOUNT DUE**

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327

95-32
1070

052327

12 16 05

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 1025 00

ONE THOUSAND TWENTY-FIVE 00/100 DOLLARS

MEMO LONGFORD TRACT 11
051237

AUTHORIZED SIGNATURE

⑈052327⑈ ⑆107000327⑆ 004275593649⑈

MP MP

DUPLICATE
City Of Albuquerque
Treasury Division

12/16/2005 8:43AM LOC: ANNX
RECEIPT# 00054821 WS# 007 TRANS# 0005
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $1,025.00
J24 Misc

$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

12/16/2005 8:43AM LOC: ANNX
RECEIPT# 00054822 WS# 007 TRANS# 0005
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $1,025.00
J24 Misc

$75.00
CK $1,025.00
CHANGE $0.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 12/20/05 To 1/11/06

5. REMOVAL

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

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

[signature] 12/16/05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12/16/05 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004606

Rev. 1/11/05

VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

SIDEWALK TO BE DEFERRED

DRB # ____________________

NEAREST INTERSECTION:
RAINBOW BLVD. / WOODMONT AVE.

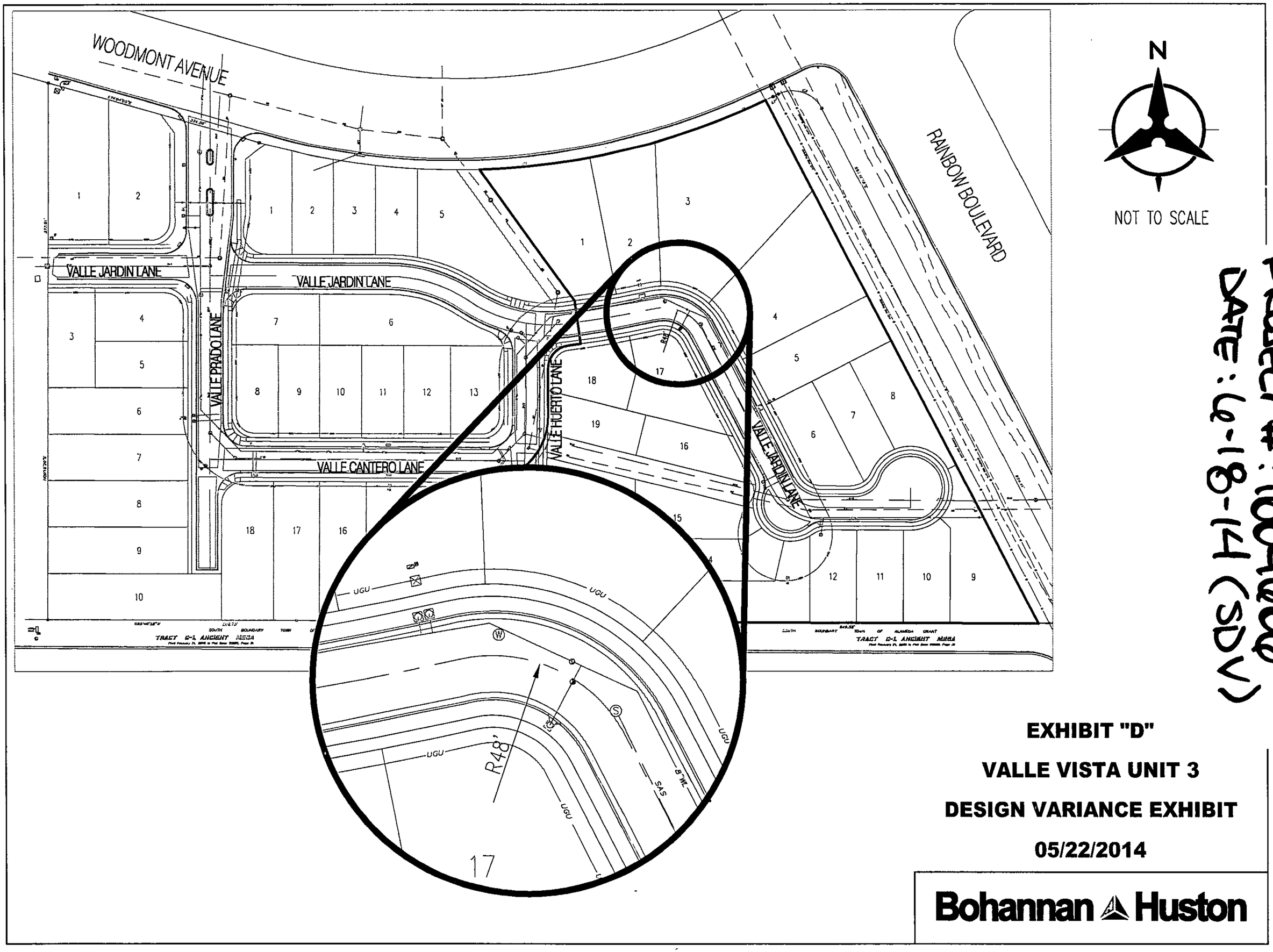
EXHIBIT C
Date 1/31/06
DRAFT

N
NTS

CITY OF ALBUQUERQUE				
VALLE VISTA AT THE TRAILS UNIT II SIDEWALK DEFERRAL				
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
D.R.B. Project No.	Zone Map No. C-9-Z	Sheet 1	Of 1	

WILSON
& COMPANY

T:\Projects\X5218072\M\EXHIBITS\SIDEWALK-DEF.dwg 12/13/2005 9:03:34 AM MST



PROJECT #: 1004606
DATE: 6-18-14 (SDV)

EXHIBIT "D"

VALLE VISTA UNIT 3

DESIGN VARIANCE EXHIBIT

05/22/2014

Bohannan Huston

Thu, 22-May-2014 - 11:16:am, Plotted by: DHUERTA
P:\20150018\CDP\Plans\General\Pre-Plat\U3\20150018_DESIGN VARIANCE_U3.dwg

Current DRC
Project No. _____

Date Submitted: June 10, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1004606

Figure 12

INFRASTRUCTURE LIST

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

VALLE VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS 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							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE PRADO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE.	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
			TEMPORARY DETENTION POND	TRACT 8	WEST OF VALLE JARDIN LANE		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

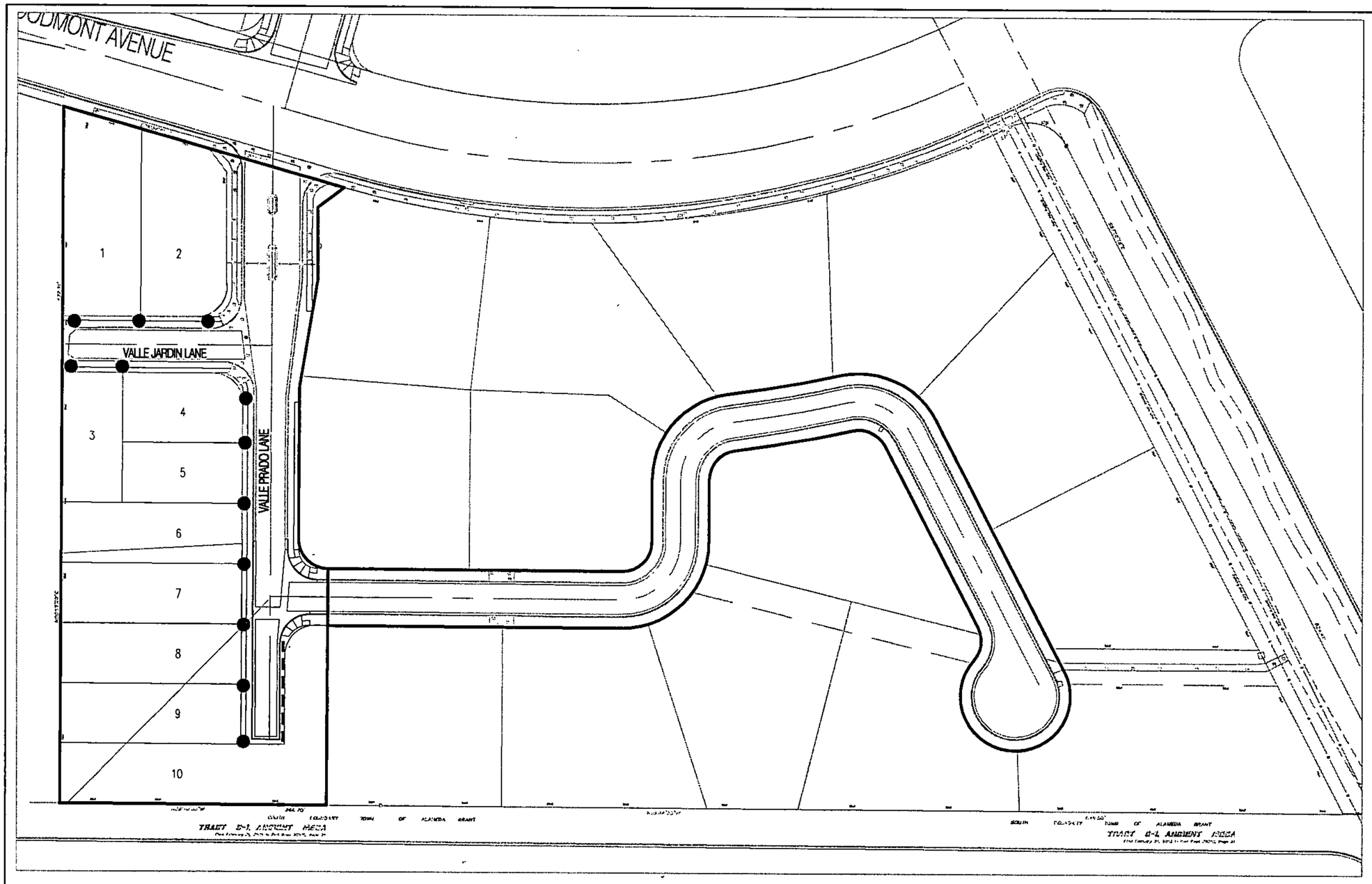
Tw 50
Th 50
Fri 100

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	6/10/2014				
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



N

NOT TO SCALE

• • • • 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.

-------- WAIVED sidewalks are requested

EXHIBIT "B"
VALLE VISTA UNIT 1
SIDEWALK DEFFERAL/WAIVER EXHIBIT
06/10/2014

Bohannan Huston

Mon, 9-Jun-2014 - 10:28:am, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\U1\20150018_SW DEF_U1.dwg

Current DRC
Project No. _____

Date Submitted: June 10, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 10041606

Figure 12

INFRASTRUCTURE LIST

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

VALLE VISTA UNIT 3
(REPLAT OF LOTS 11-14 VALLE VISTA AT THE TRAILS UNIT 2 AND TRACTS B AND A2A VALLE VISTA 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						
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	VALLE HUERTO LANE	VALLE CANTERO LANE	LOT 22	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE HUERTO LANE	LOT 16	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALLE HUERTO LANE	EAST CUL-DE-SAC TERMINUS	/	/	/
		36' RADIUS	REMOVE EXISTING CUL-DE-SAC RESIDENTIAL PAVING KNUCKLE WITH PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE		AT LOTS 12-15	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	LOT 16	EAST CUL-DE-SAC TERMINUS	/	/	/
		6'	ASPHALT PEDESTRIAN TRAIL	VALLE JARDIN LANE	EAST TERMINUS	TRACT B CONNECTION TO EXISTING TRAIL	/	/	/

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

PUBLIC STORM DRAIN IMPROVEMENTS

		18" - 24" DIA	RELOCATE EXISTING INLET NEW INLETS RCP W/ MH & INLETS	VALLE JADIN LANE		AT LOT 12	/	/	/

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							
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE HUERTO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 22	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE HUERTO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 22	/	/	/
		4" DIA	NEW SANITARY SERVICES ON EXISTING MAIN	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4" DIA	NEW SANITARY SERVICES ON EXISTING MAIN	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/

AGENT/OWNER

SCOTT STEFFEN **6/10/2014**
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
FIRM:

SIGNATURE

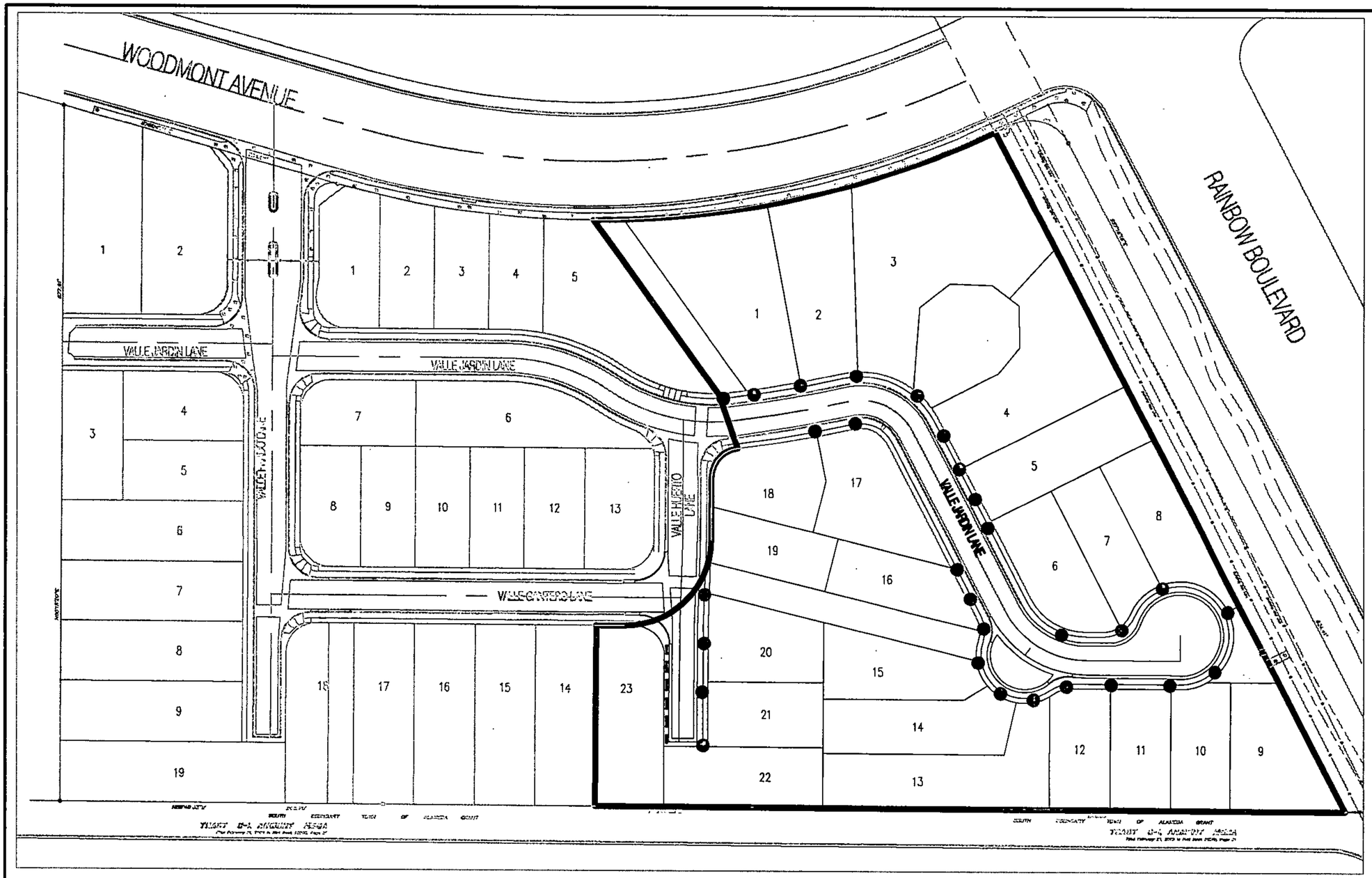
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



• • • • 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.

-------- WAIVED sidewalks are requested

EXHIBIT "B"
VALLE VISTA UNIT 3
SIDEWALK DEFFERAL/WAIVER EXHIBIT
06/10/2014

Bohannan Huston

Mon, 9-Jun-2014 - 10:31:am, Plotted by: SSTEFFEN
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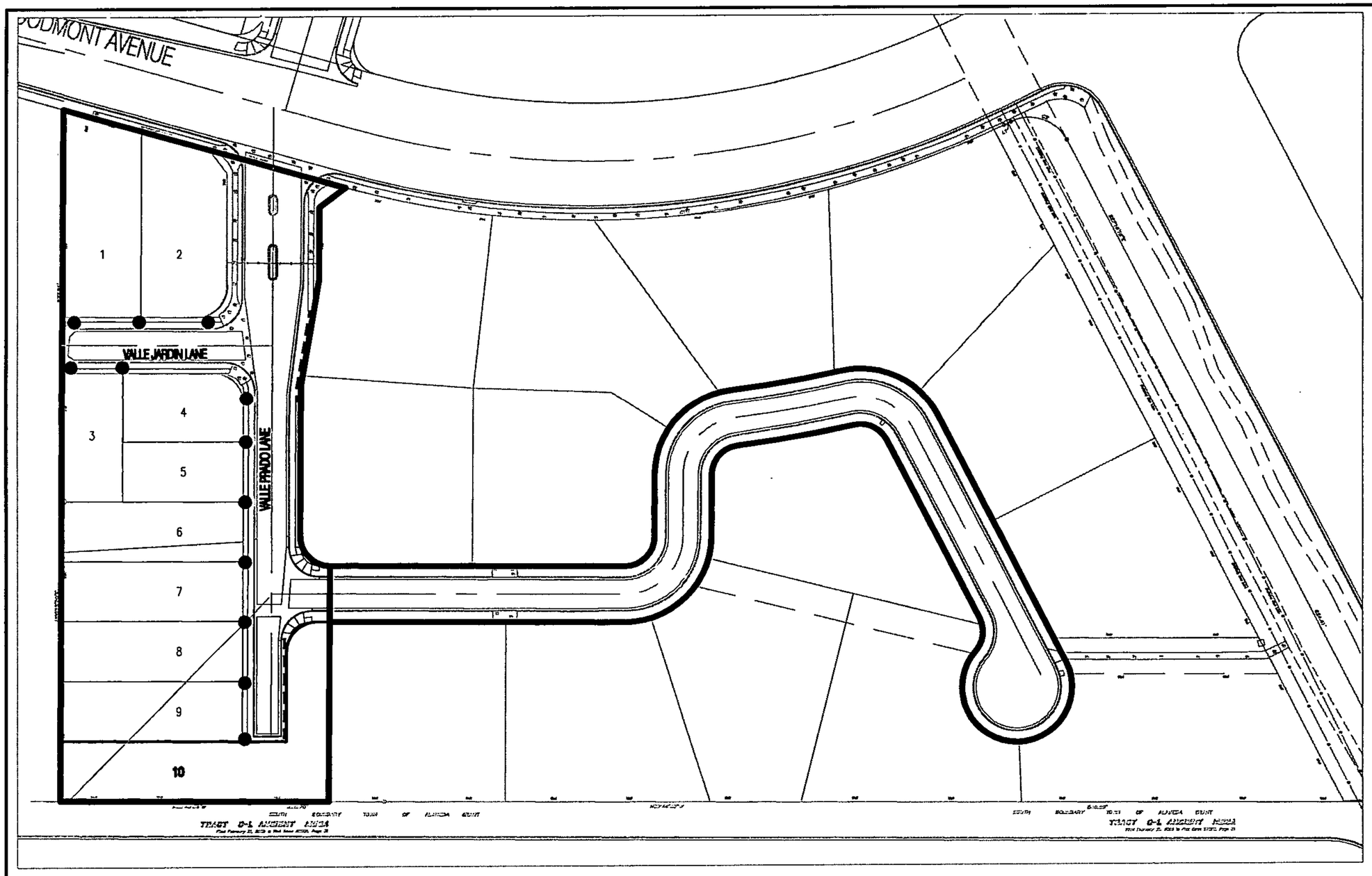

N

NOT TO SCALE

• • • • 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.

-------- WAIVED sidewalks are requested

EXHIBIT "B"
VALLE VISTA UNIT 1
SIDEWALK DEFFERAL/WAIVER EXHIBIT
06/17/2014

Bohannan Huston

Tue, 17-Jun-2014 - 5:00:pm, Plotted by: SSTEFFEN
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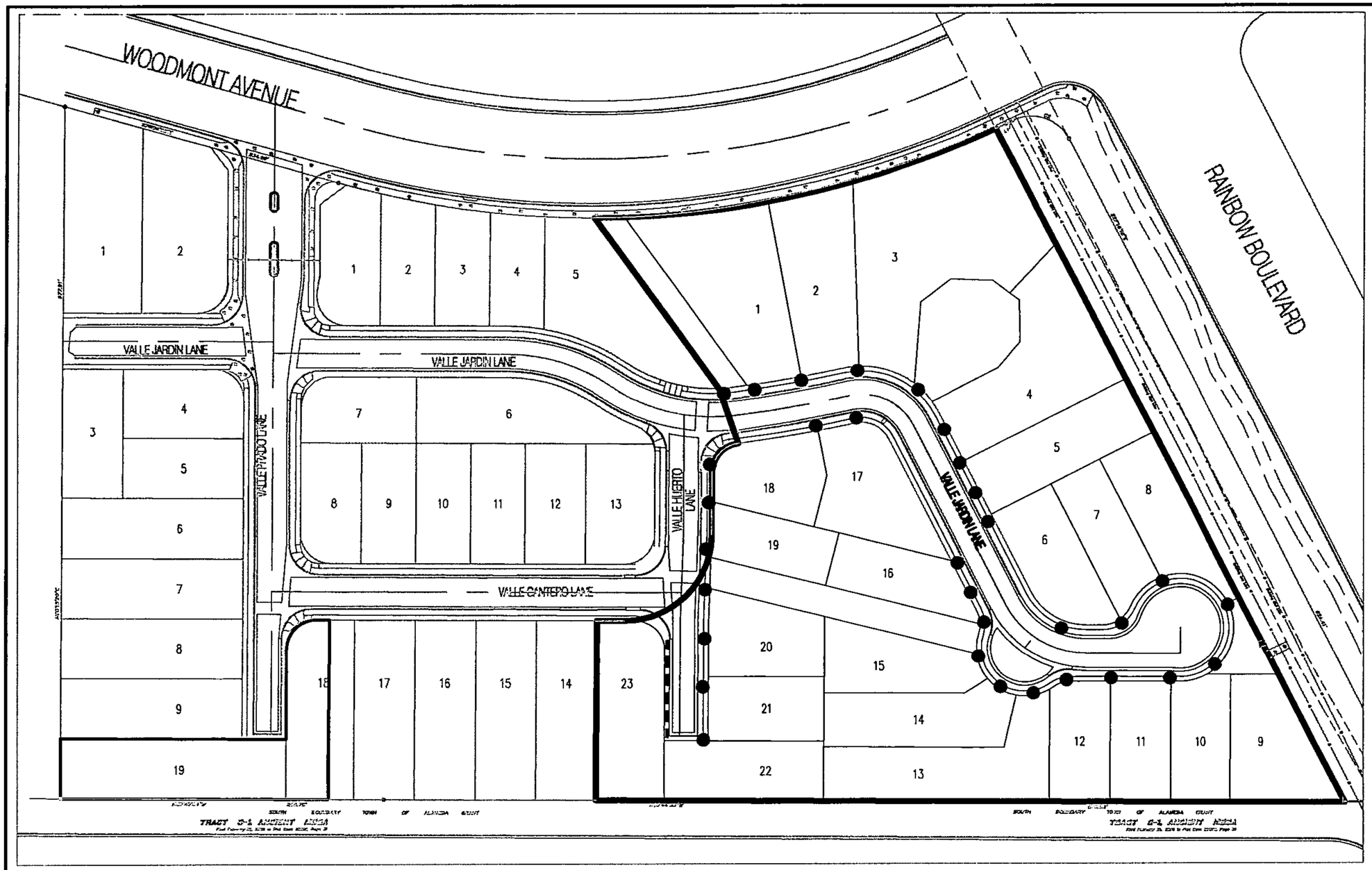


N

NOT TO SCALE

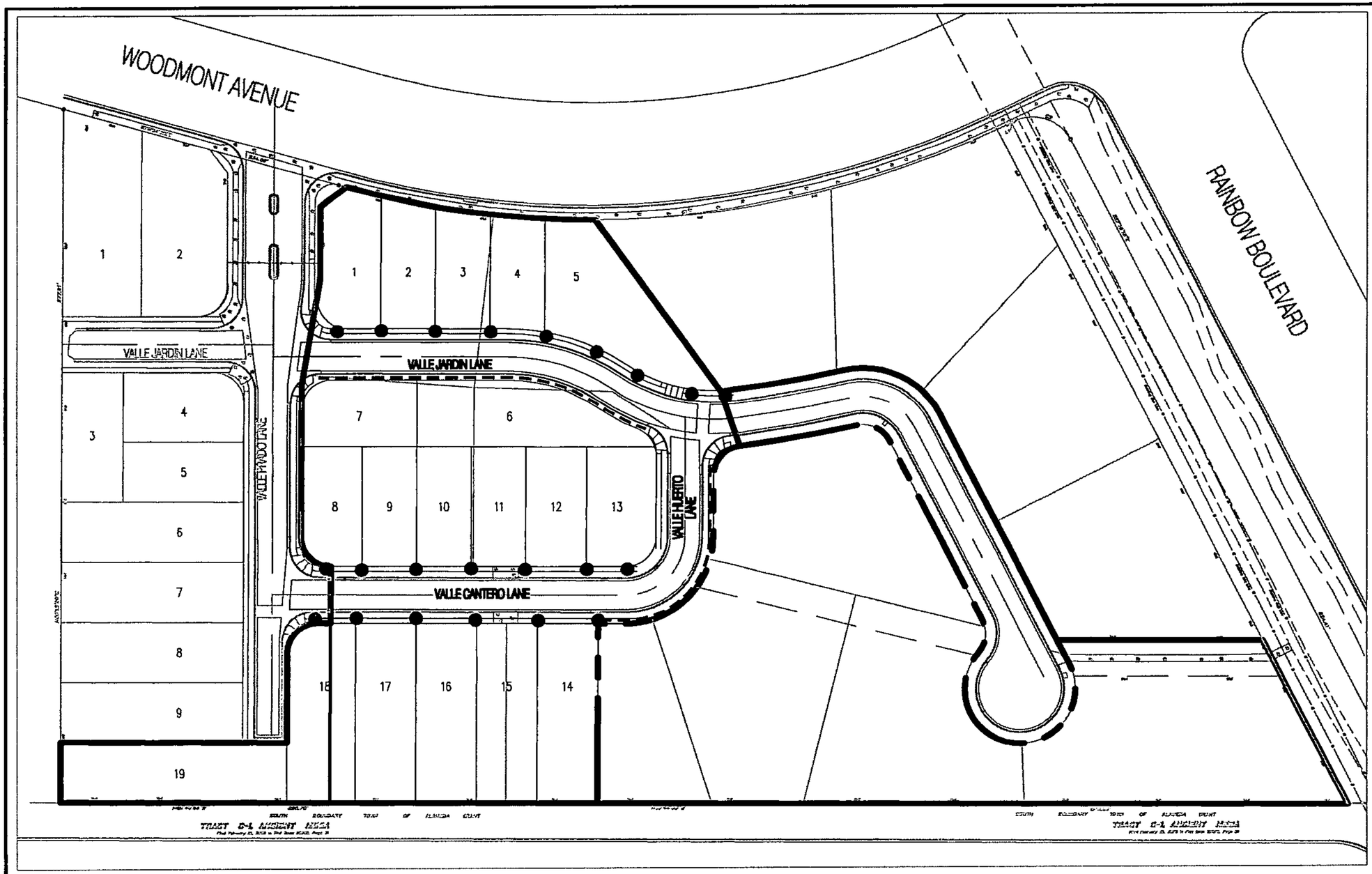
• • • • DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

-------- WAIVED sidewalks are requested

EXHIBIT "B"
VALLE VISTA UNIT 3
SIDEWALK DEFFERAL/WAIVER EXHIBIT
06/17/2014

Bohannan Huston

Tue, 17-Jun-2014 - 4:56:pm, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\U3\20150018_SW DEF_U3.dwg



N

NOT TO SCALE

• • • • 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.

-------- WAIVED sidewalks are requested (See exhibit "B-2")

EXHIBIT "B"
VALLE VISTA UNIT 2
SIDEWALK DEFFERAL/WAIVER/VARIANCE EXHIBIT
06/17/2014

Bohannan Huston

Tue, 17-Jun-2014 - 4:59:pm, Plotted by: SSTEFFEN
P:\20150018\CDP\Plans\General\Pre-Plat\U2\20150018_SW DEF_U2.dwg

Current DRC
Project No. _____

Date Submitted: June 18, 2014
Date Site Plan for Bldg Permit Appro_____
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 VISTA UNIT 1
(REPLAT OF LOTS 1-4 AND TRACT A VALLE VISTA AT THE TRAILS 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							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	VALLE PRADO LANE	VALLE CANTERO LANE	LOT 10	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE PRADO LANE	VALLE CANTERO LANE	WOODMONT AVENUE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE PRADO LANE	WOODMONT AVE.	VALLE CANTERO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		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						
		PUBLIC WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE PRADO LANE	VALLE JARDIN LANE	LOT 10	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE PRADO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 10	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE PRADO LANE	VALLE JARDIN LANE	VALLE CANTERO LANE	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE JARDIN LANE	VALL PRADO LANE	LOT 1 WEST TERMINUS	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	6/18/2014				
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

Current DRC
Project No. _____

Date Submitted: June 18, 2014
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 VISTA UNIT 2
(REPLAT OF LOTS 5-10 and 15-18 VALLE VISTA AT THE TRAILS UNIT 2 AND LOT 10 AND TRACT A2 VALLE VISTA UNIT 1)

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							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE CANTERO LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
			* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT						
		PUBLIC STORM DRAIN IMPROVEMENTS							
		TYPE 'A' DOUBLE GRATE	SD INLET CONVERT EX TYPE A INLET TO TYPE D	VALLE HUERTO LANE	VALLE CANTERO LANE	AT TRACT C	/	/	/
			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	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO			
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13			
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13			
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO	/	/	/
		4"	NEW SANITARY SERVICE ON EXISTING SEWER MAIN	VALLE CANTERO LANE	VALLE PRADO LANE	LOT 13	/	/	/

AGENT/OWNER

SCOTT STEFFEN **6/18/2014**
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: June 18, 2014
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 VISTA UNIT 3
(REPLAT OF LOTS 11-14 VALLE VISTA AT THE TRAILS UNIT 2 AND TRACTS B AND A2A VALLE VISTA 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							
		24' F-F	RESIDENTIAL PAVING (STUB STREET) W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	VALLE HUERTO LANE	VALLE CANTERO LANE	LOT 22	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	VALLE JARDIN LANE	VALLE PRADOLANE	VALLE HUERTO LANE	/	/	/
		5/8"	PLANT MIX SEAL COAT COA 329.01	VALLE JARDIN LANE	VALLE HUERTO LANE	LOT 16	/	/	/
		4'	PCC SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	VALLE HUERTO LANE	EAST CUL-DE-SAC TERMINUS	/	/	/
		36' RADIUS	REMOVE EXISTING CUL-DE-SAC	VALLE JARDIN LANE		AT LOTS 12-15	/	/	/
		30' RADIUS	RESIDENTIAL PAVING KNUCKLE WITH PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE		AT LOTS 12-15	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLE JARDIN LANE	LOT 16	EAST CUL-DE-SAC TERMINUS	/	/	/
		6'	ASPHALT PEDESTRIAN TRAIL	VALLE JARDIN LANE	EAST TERMINUS	RAINBOW BLVD	/	/	/

* 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							
		TYPE 'A' SINGLE GRATE	SD INLETS CONVERT EX TYPE A INLET TO TYPE D	VALLE JADIN LANE		AT LOT 12	/	/	/
		18" DIA	RCP W/ MH & 2 TYPE 'A' INLETS	VALLE JADIN LANE		AT LOT 12	/	/	/
		TYPE 'A' DOUBLE GRATE	SD INLET CONVERT EX TYPE A INLET TO TYPE D	VALLE HUERTO LANE	VALLE CANTERO LANE	AT TRACT C	/	/	/
			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						
		PUBLIC WATERLINE IMPROVEMENTS							
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE HUERTO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 22	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		3/4" SERVICE	REMOVE EXSITNG WATERLINE SERVICES	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		3/4" SERVICE	NEW WATERLINE SERVICES	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		6" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE HUERTO LANE (STUB STREET)	VALLE CANTERO LANE	LOT 22	/	/	/
		4" DIA	NEW SANITARY SERVICES ON EXISTING MAIN	VALLE HUERTO LANE	VALLE CANTERO LANE	VALLE JARDIN LANE	/	/	/
		4" DIA	NEW SANITARY SERVICES ON EXISTING MAIN	VALLE JARDIN LANE	VALLE HUERTO LANE	VALLE JARDIN LANE TERMINUS	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	**6/18/2014**				
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

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004606

Application No. 14DRB-70202

TO:

✓ ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6.25.14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Highlighted changes in response to email from Jack Cloud. Removed Lot 3 from Unit 1, clarified drive pad ingress/egress for the lots questioned; and updated notes.

CONTACT NAME: Jim Strozier

TELEPHONE: 764-9801 EMAIL: cp@consensusplanning.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004606

Application No. 14DRB-70202

TO:

✓ ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6.25.14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Highlighted changes in response to email from Jack Cloud. Removed Lot 3 from Unit 1, clarified drive pad ingress/egress for the lots questioned; and updated notes.

CONTACT NAME: Jim Strozier

TELEPHONE: 764-9801 EMAIL: cp@consensusplanning.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1004606

Valle Vista Units 1-3

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___~~Christina Sandoval~~, Parks/Municipal Development
Carol DuMont

NEXT HEARING DATE: June 25, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

1. Revised Preliminary Plats and Grading Plan due to removing Lot 3 Unit 1 on Valle Jardin Lane.

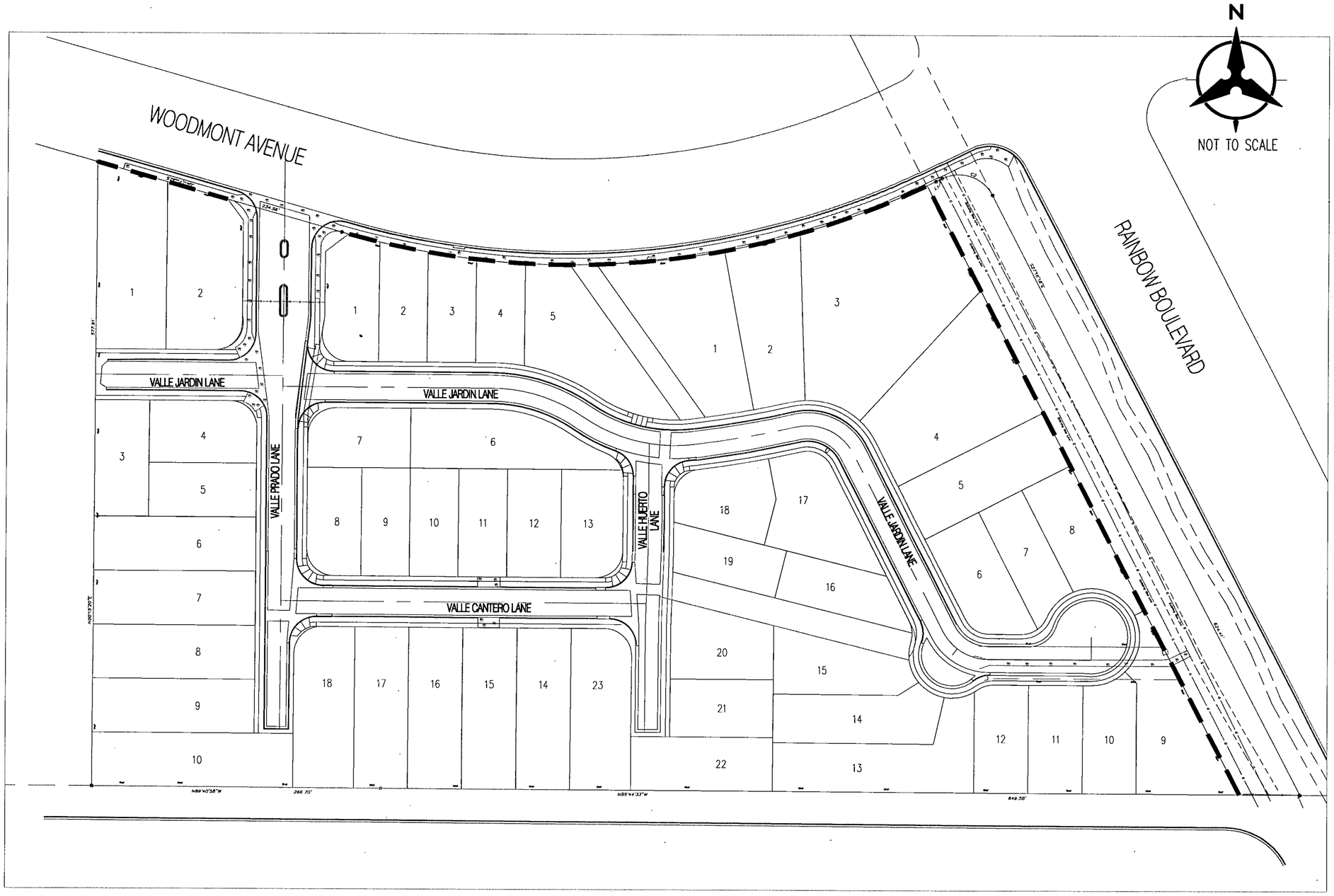
RECEIVED
JUN 24 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014

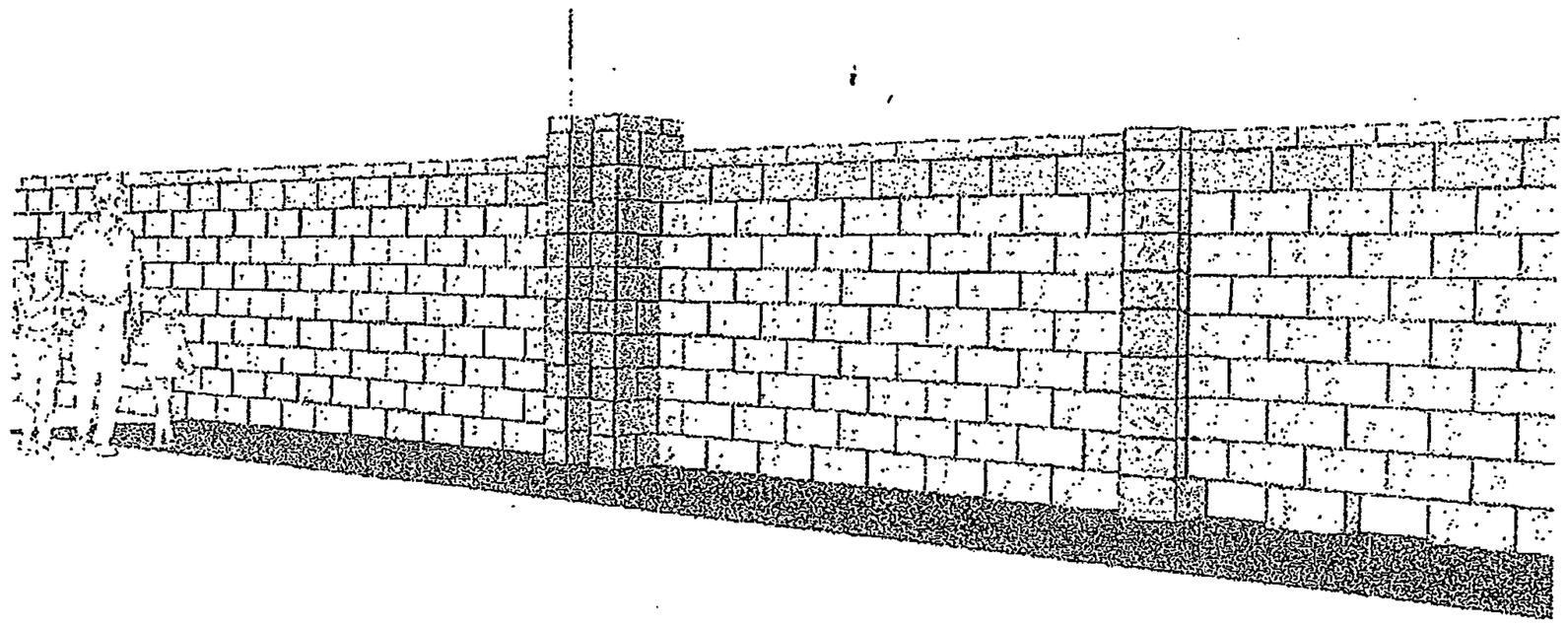
PROJECT #: 100406
DATE: 6-18-14
APN #: 14-702101 (P&F)
14-702111 (SW)
14-702121 (TDS)



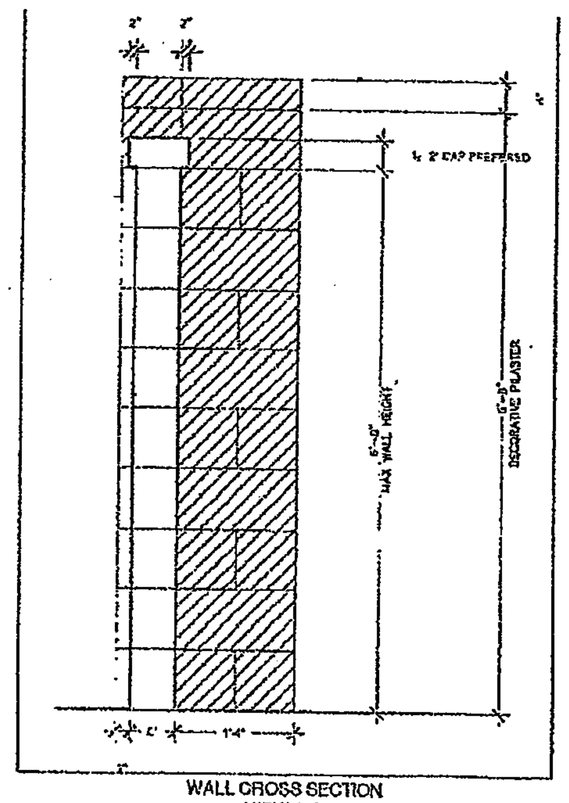
EXISTING PERIMETER WALL LOCATION

Bohannan Huston

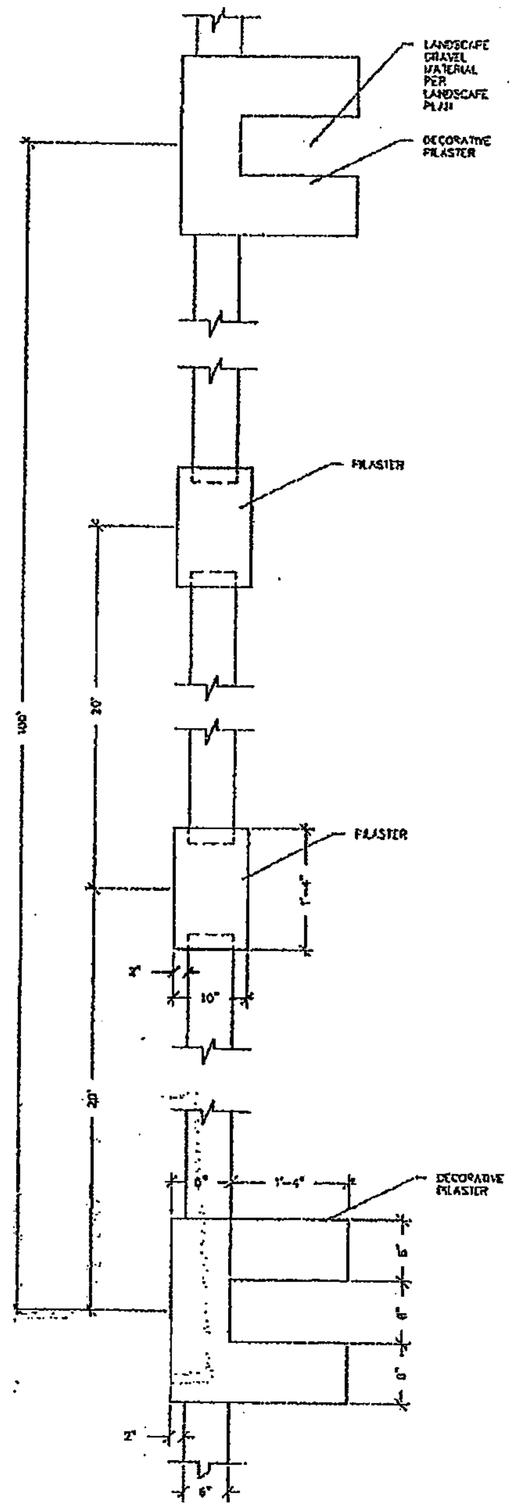
Thu, 15-May-2014 – 8:19:pm, Plotted by: DHUERTA
P:\20150018\CDP\Plans\General\Pre-Plat\20150018_WALL.dwg



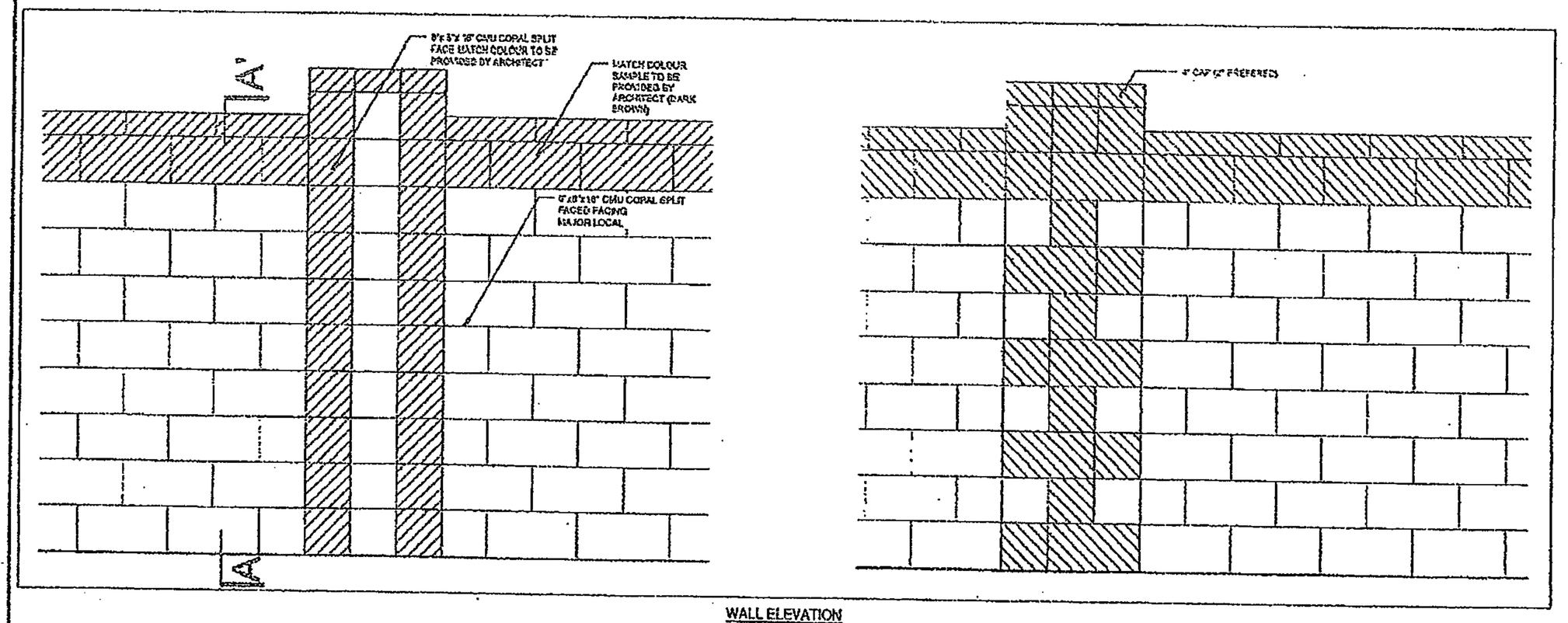
PERSPECTIVE WALL RENDERING
SCALE: NTS



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

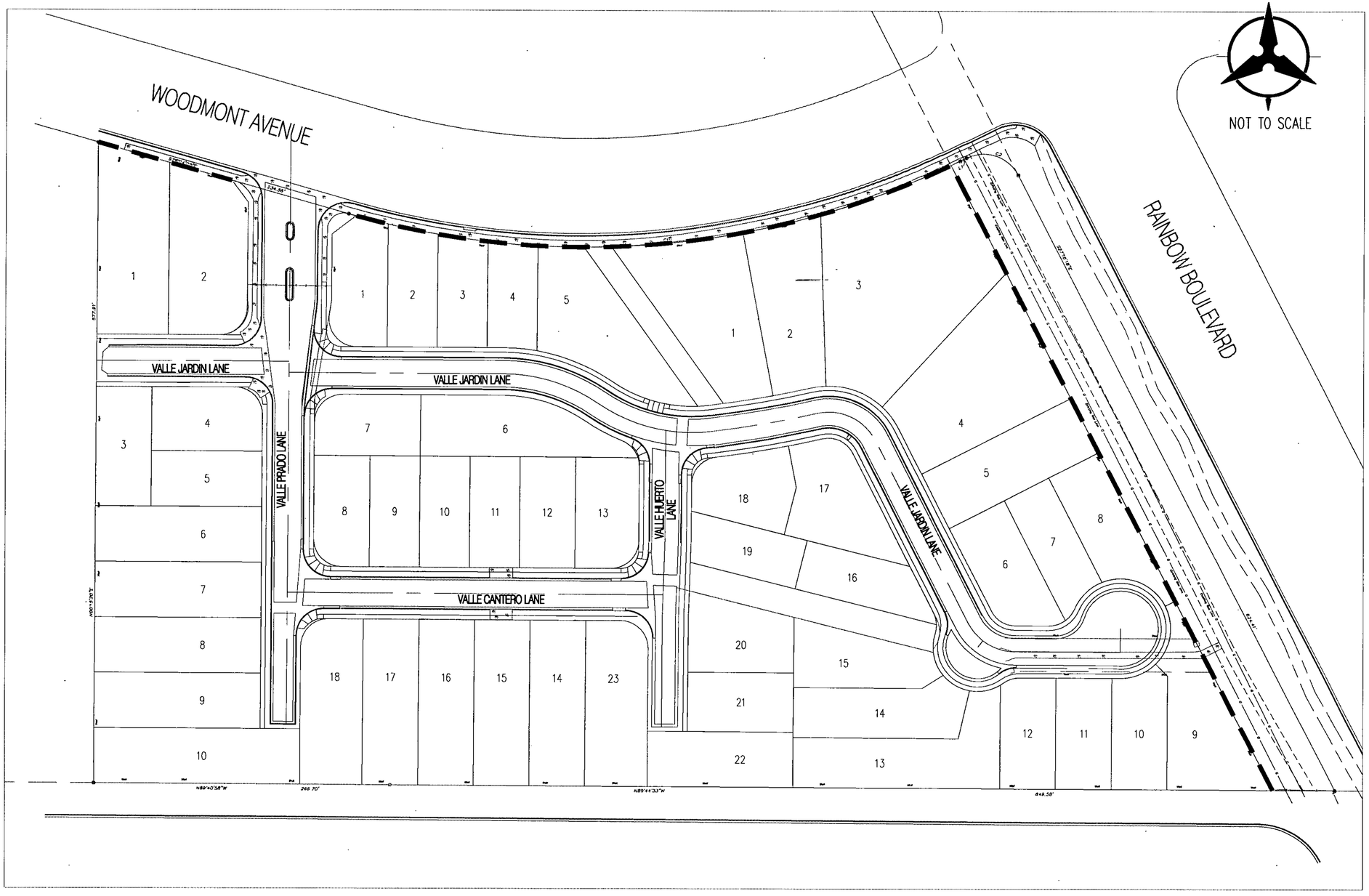
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



EXISTING PERIMETER WALL LOCATION

Thu, 15-May-2014 - 8:19:pm, Plotted by: DHUERTA
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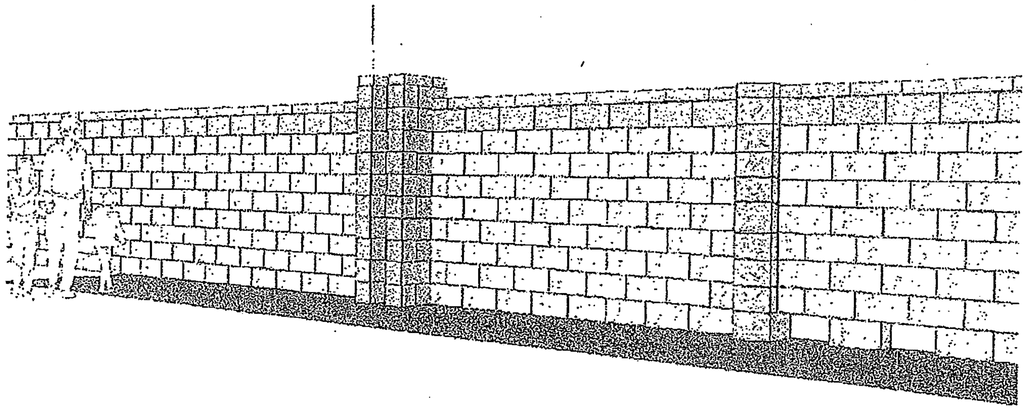
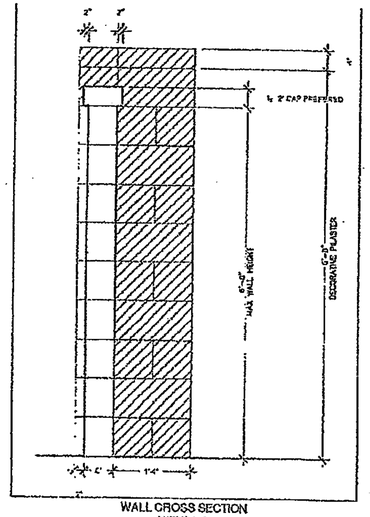
Bohannan Huston

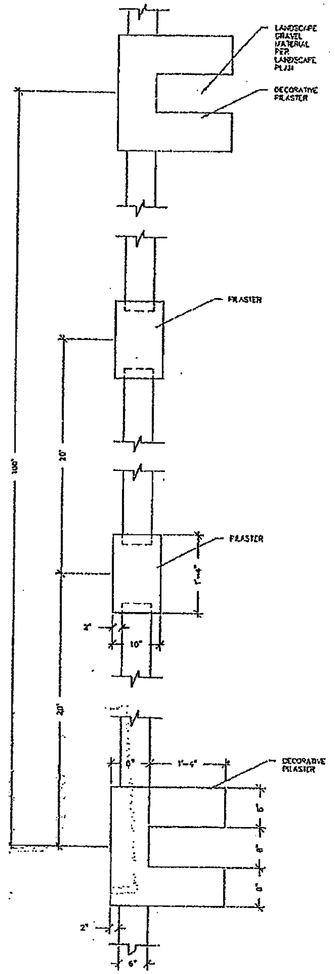
PROJ # 10041606



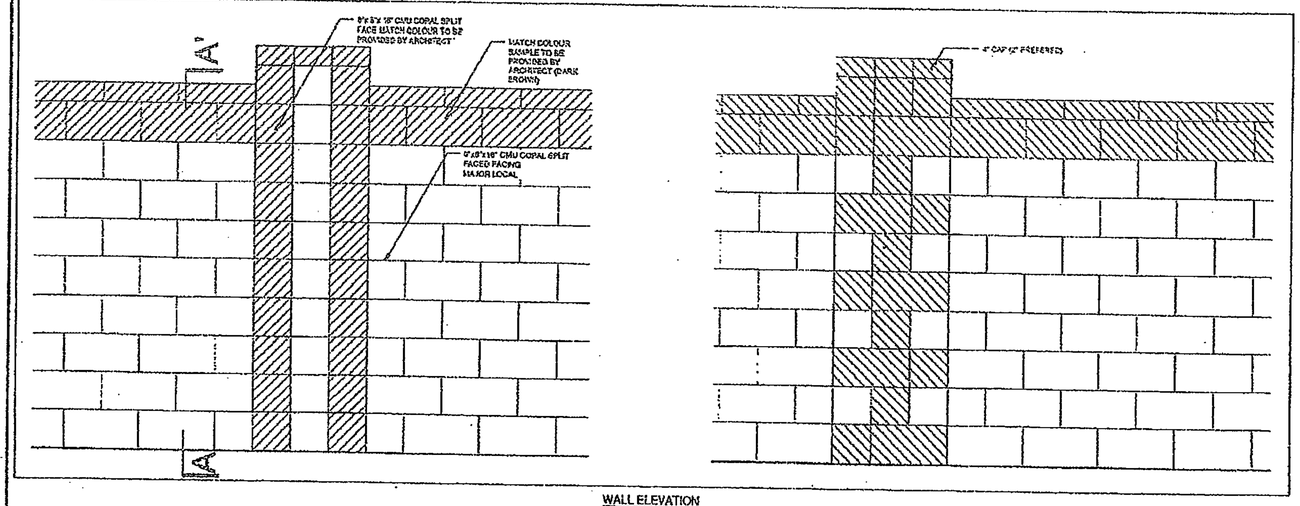
PERSPECTIVE WALL RENDERING
SCALE: NTS



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

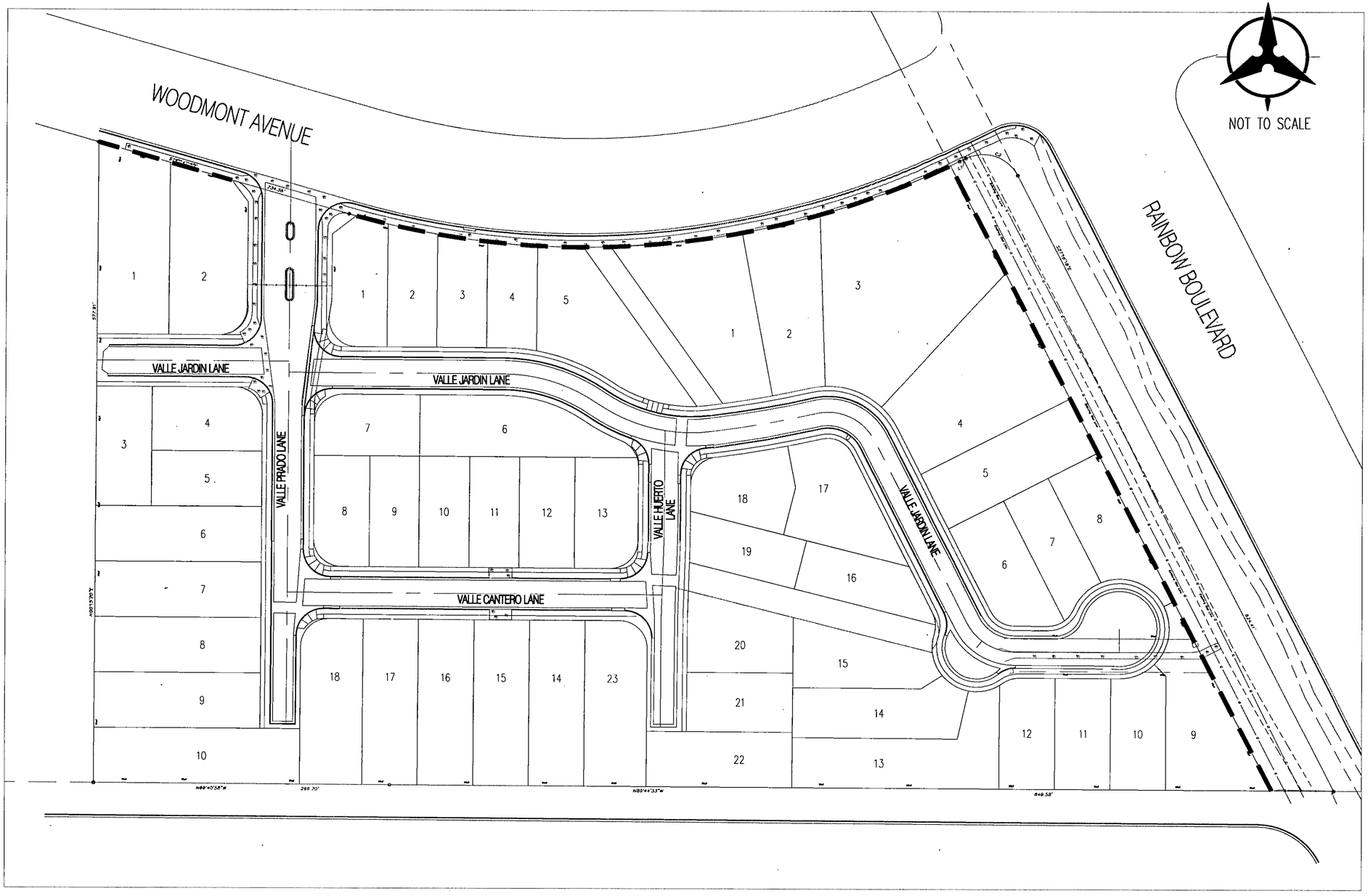
VALLE VISTA

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 "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



EXISTING PERIMETER WALL LOCATION

Thu, 15-May-2014 - 8:19:pm, Plotted by: DHUERTA
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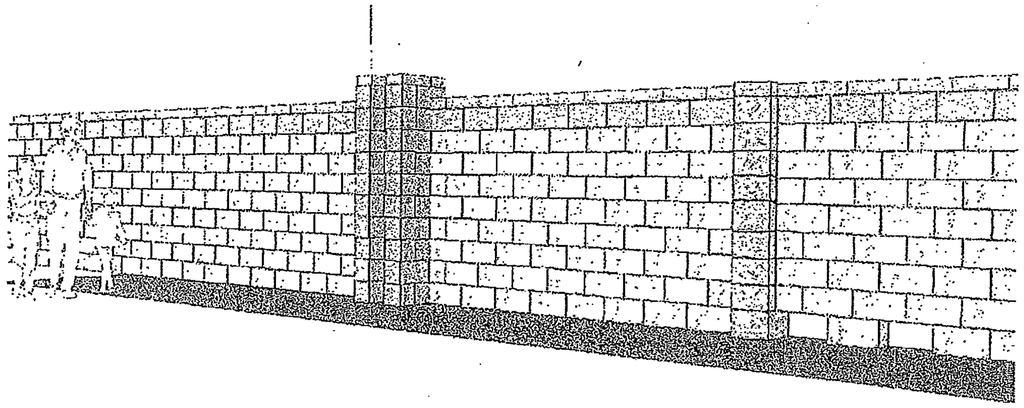
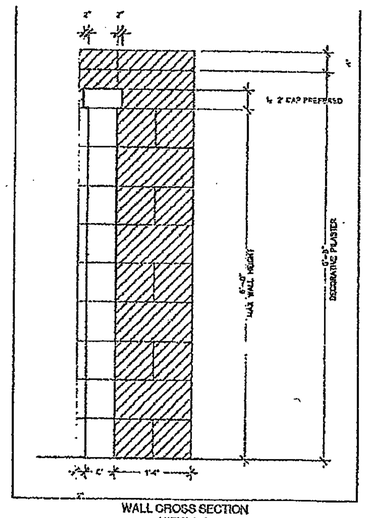
Bohannan Huston

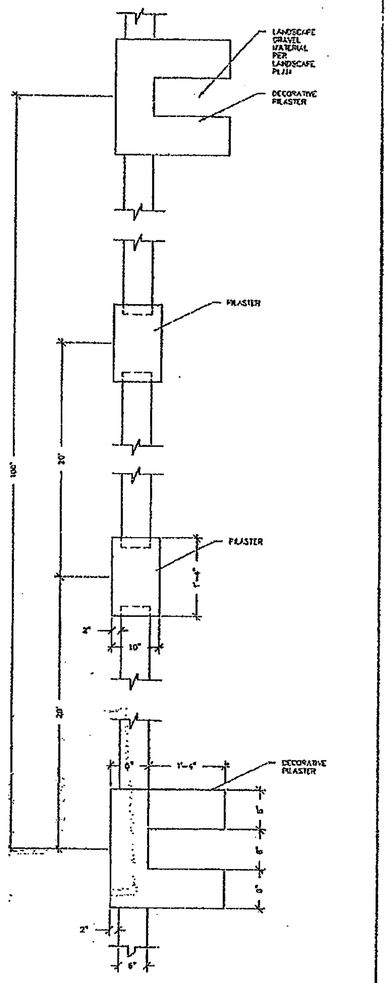
PROJ# 10041606



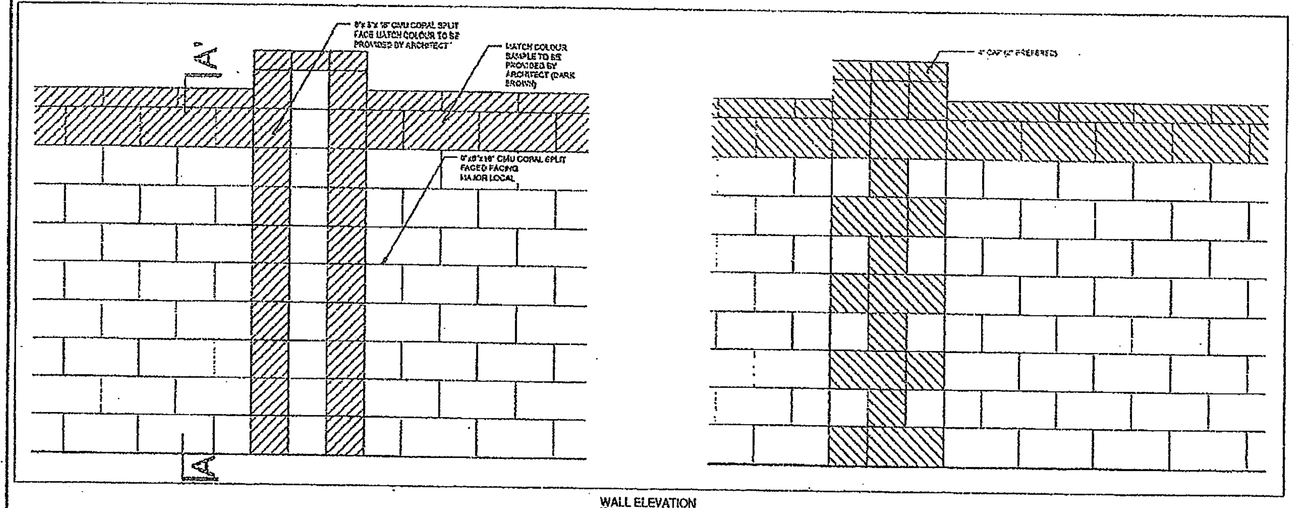
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

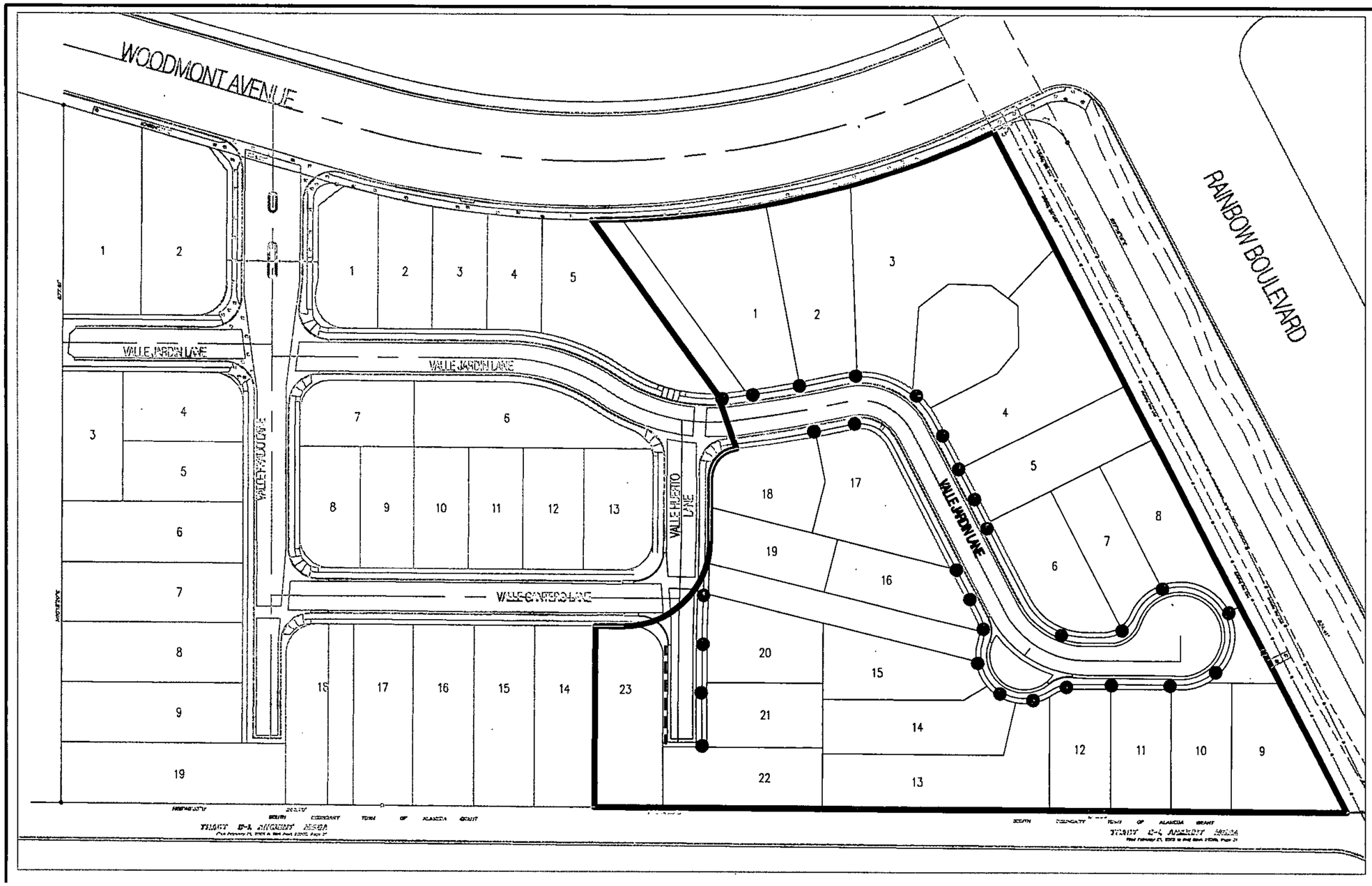
ZONE ATLAS:
C-9-Z

VALLE VISTA

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 #: 10046006
DATE: 6-18-14

• • • • 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.

-------- WAIVED sidewalks are requested

EXHIBIT "B"
VALLE VISTA UNIT 3
SIDEWALK DEFFERAL/WAIVER EXHIBIT
06/10/2014

Bohannan Huston

Mon, 9-Jun-2014 - 10:31:am, Plotted by: SSTEFFEN
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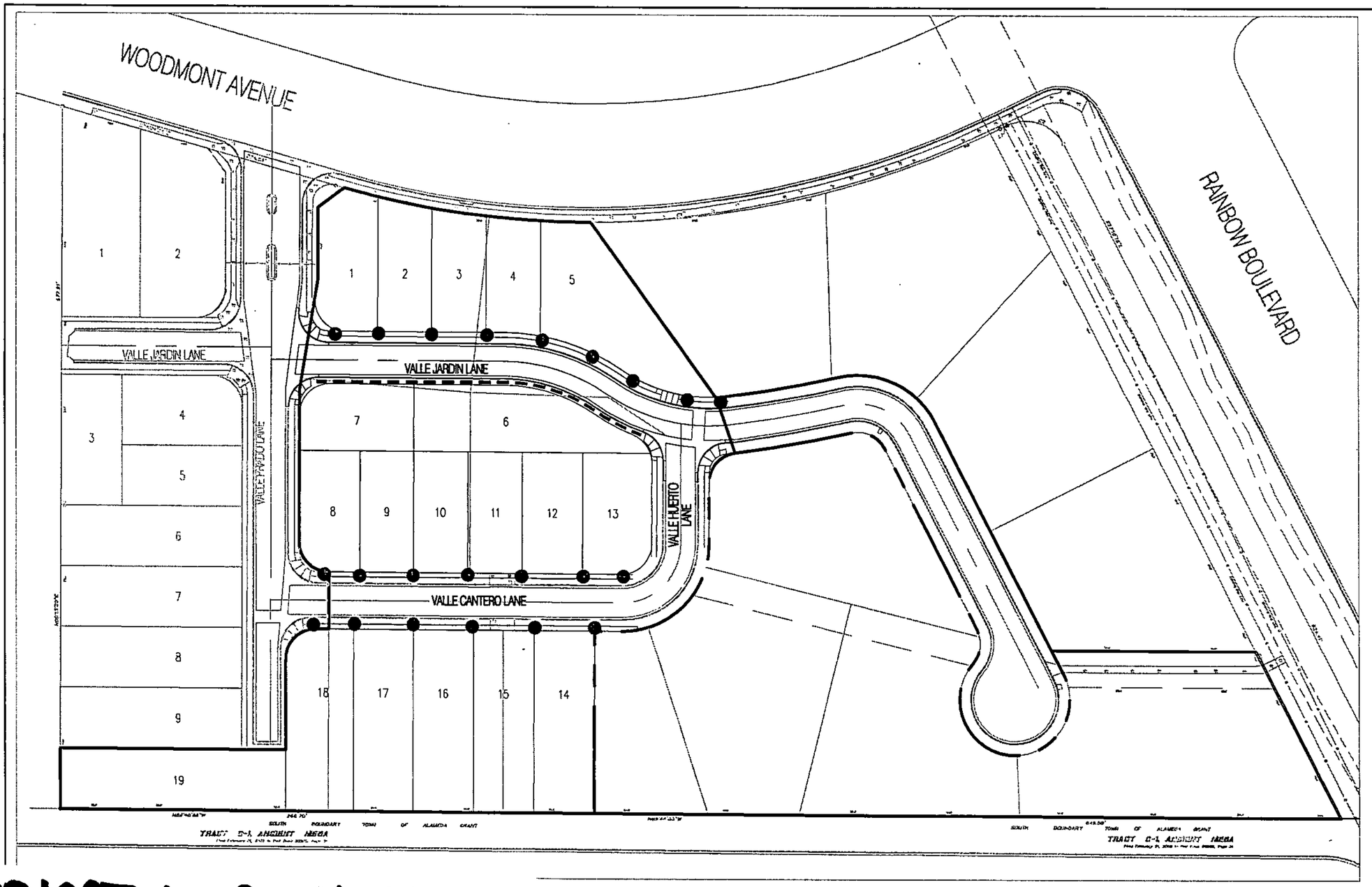

N

NOT TO SCALE

PROJECT #: 10046006
DATE: 6-18-14

EXHIBIT "B"
VALLE VISTA UNIT 2
SIDEWALK DEFFERAL/WAIVER/VARIANCE EXHIBIT
06/10/2014

• • • • 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.

-------- WAIVED sidewalks are requested (See exhibit "B-2")

Bohannan Huston

Mon, 9-Jun-2014 - 10:29:am, Plotted by: SSTEFFEN
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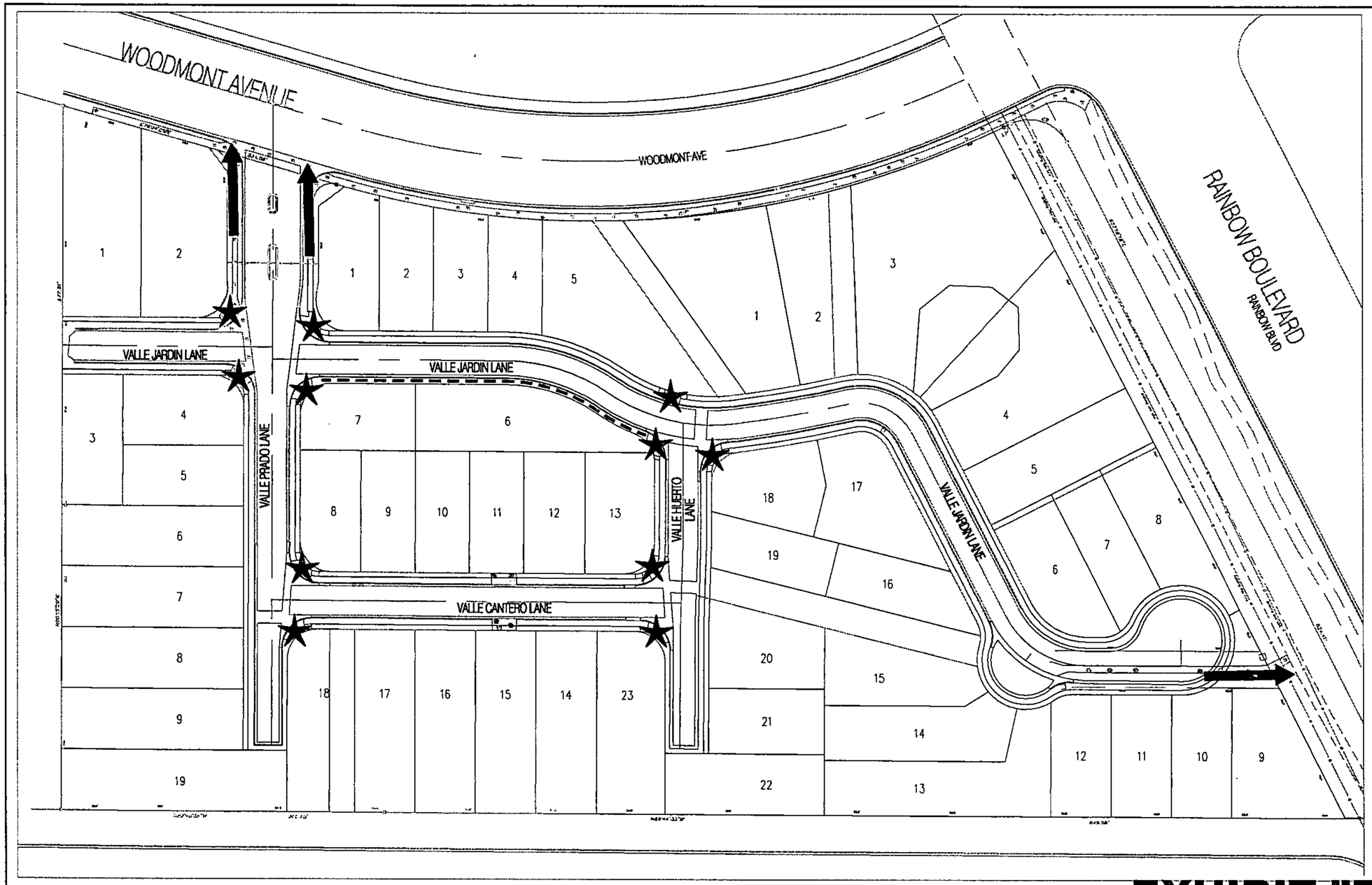


THIS REQUEST TO WAIVE SIDEWALK REQUIREMENTS FOR VALLE VISTA UNIT 2 IS FOR THE SOUTH SIDE OF VALLE JARDIN LANE BETWEEN VALLE PRADO LANE AND VALLE HUERTO LANE. LOT 6, VALLE VISTA UNIT 2, IS THE ONLY LOT THAT FRONTS THIS PORTION OF VALLE JARDIN LANE AND THE DRIVEWAY ACCESS WILL BE NEAR VALLE HUERTO LANE. THE WAIVER OF SIDEWALK IN THIS AREA WILL NOT RESULT IN PEDESTRAINS TAKING A LESS DIRECT ROUTE OF TRAVEL THAN IF THE SIDEWALK WERE PRESENT. THE PROPOSED MID-BLOCK ADA RAMP ON THE NORTH SIDE OF VALLE JARDIN LANE OPPOSITE VALLE HUERTO LANE ALLOWS THE RESIDENTS OF LOT 6 AND THOSE PEDESTRIANS TRAVELING NORTH FROM THE CUL-DE-SAC END OF VALLE JARDIN LANE ON THE SOUTH SIDE OF THE STREET TO CROSS VALLE JARDIN AT THIS LOCATION INSTEAD OF AT VALLE PRADO LANE.

EXHIBIT "B-2"
VALLE VISTA UNIT 2
SIDEWALK WAIVER/VARIANCE EXHIBIT
06/10/2014

- - - - - - WAIVED sidewalks are requested

★ HANDICAP RAMP

PEDESTRIAN CONNECTION

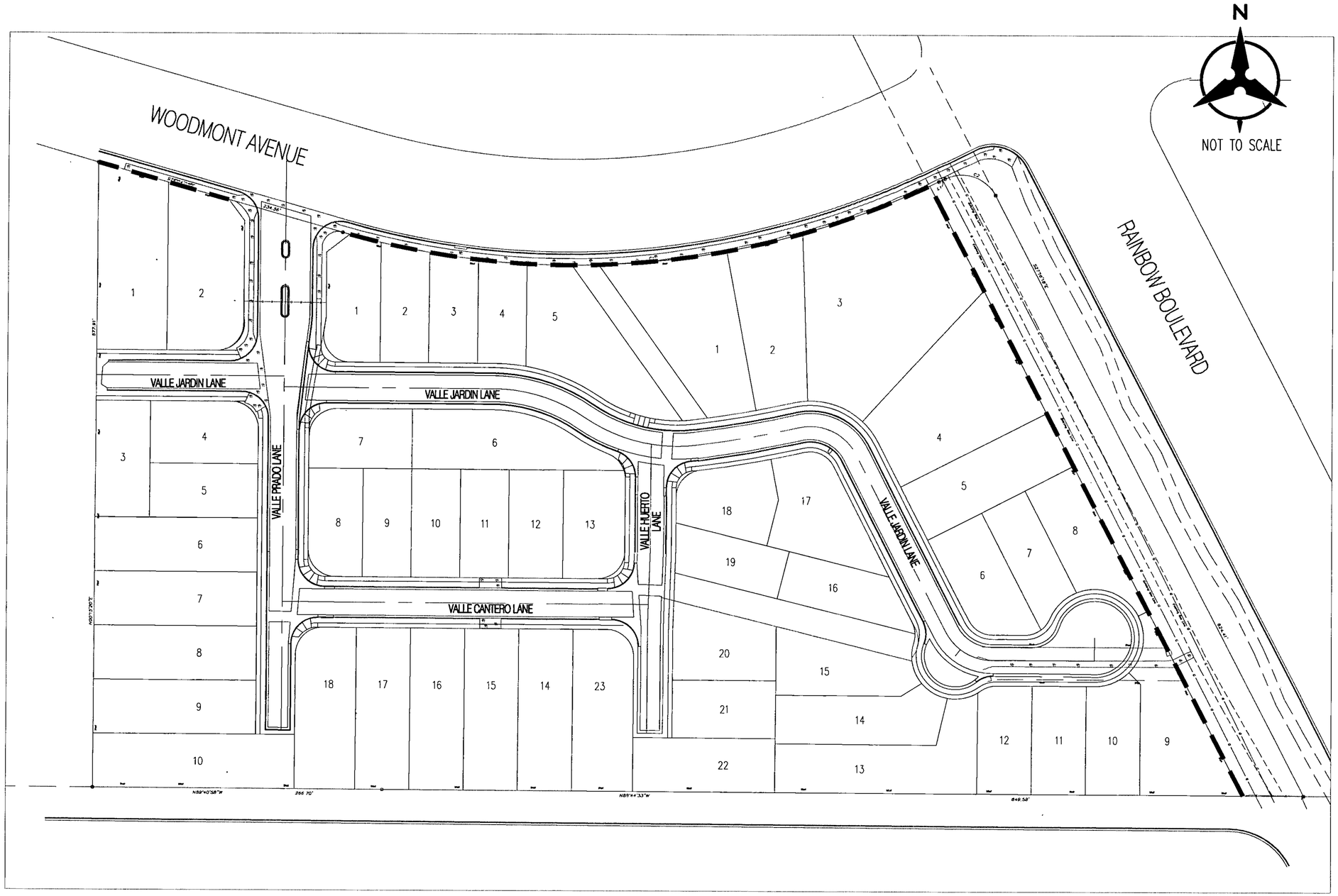
Bohannan Huston

Mon, 9-Jun-2014 - 10:30:am, Plotted by: SSTEFFEN

P:\20150018\CDP\Plans\General\Pre-Plat\U2\20150018_SW DEF2_U2.dwg

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014

PROJECT #: 1004606
DATE: 6-18-14
APP #: 14-70207 (PHF)
14-70208 (SW)
14-70209 (TDS)
LOTS 5...



EXISTING PERIMETER WALL LOCATION

Thu, 15-May-2014 - 8:19:pm, Plotted by: DHUERTA
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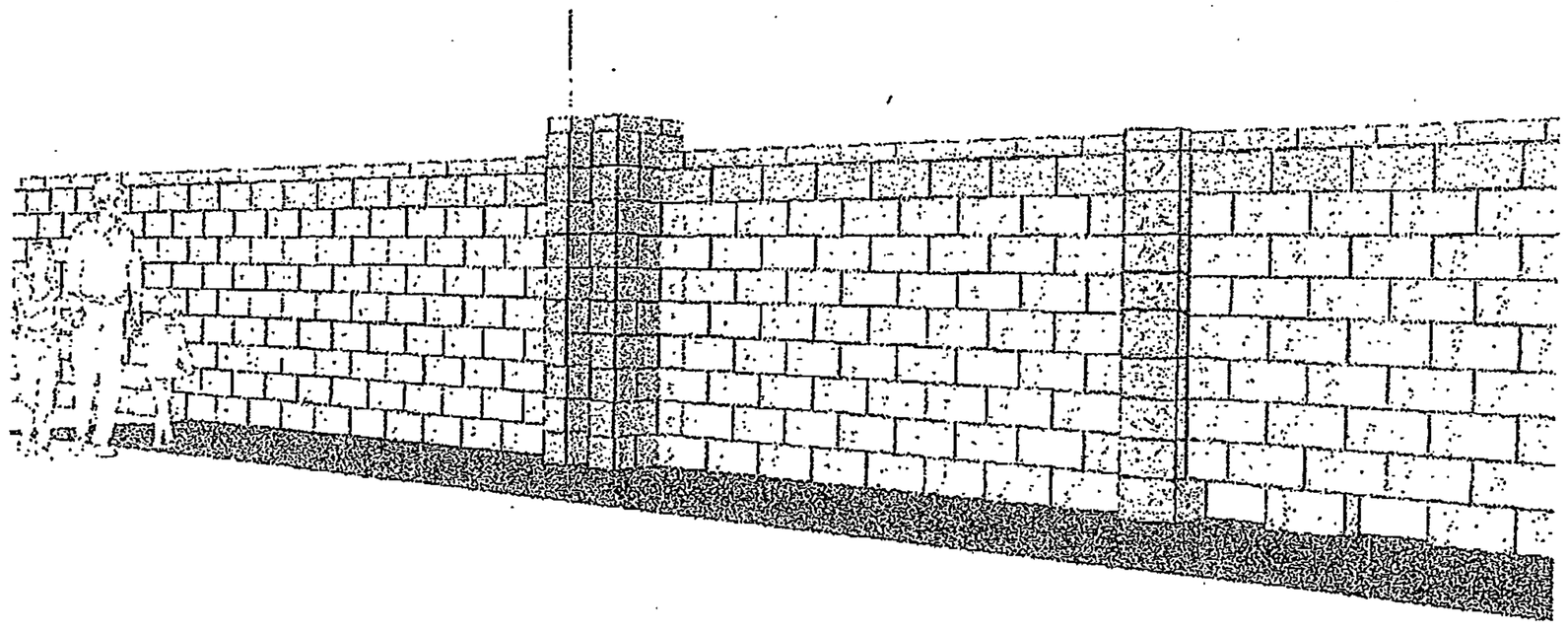
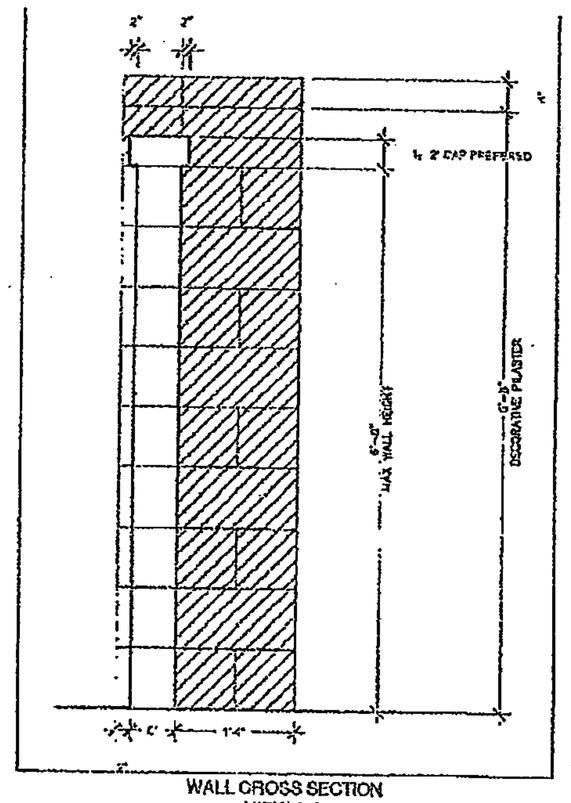
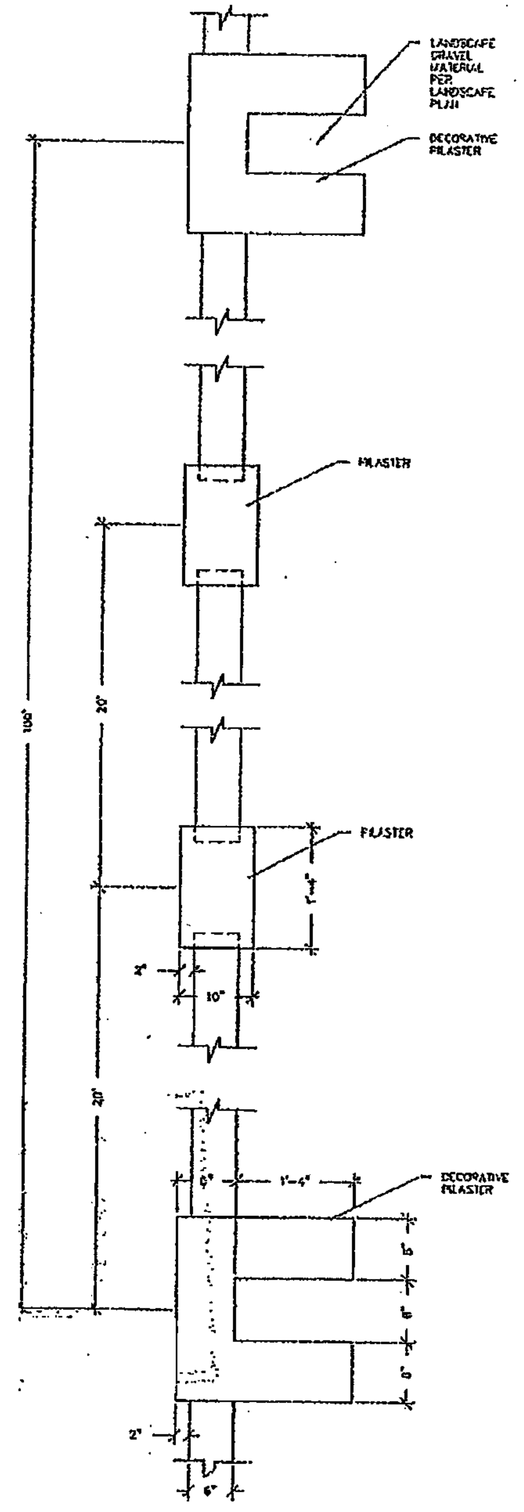
Bohannan Huston



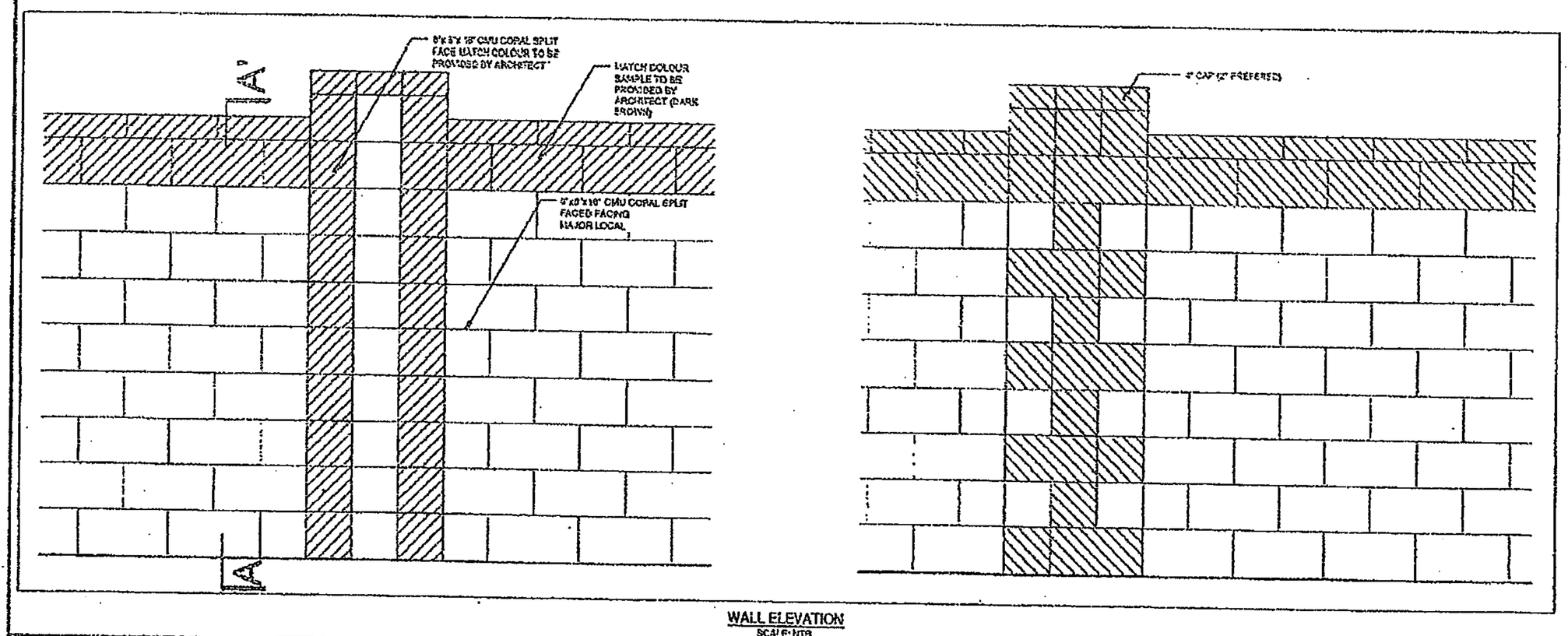
PERSPECTIVE WALL RENDERING
SCALE: NTS



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 VISTA

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			

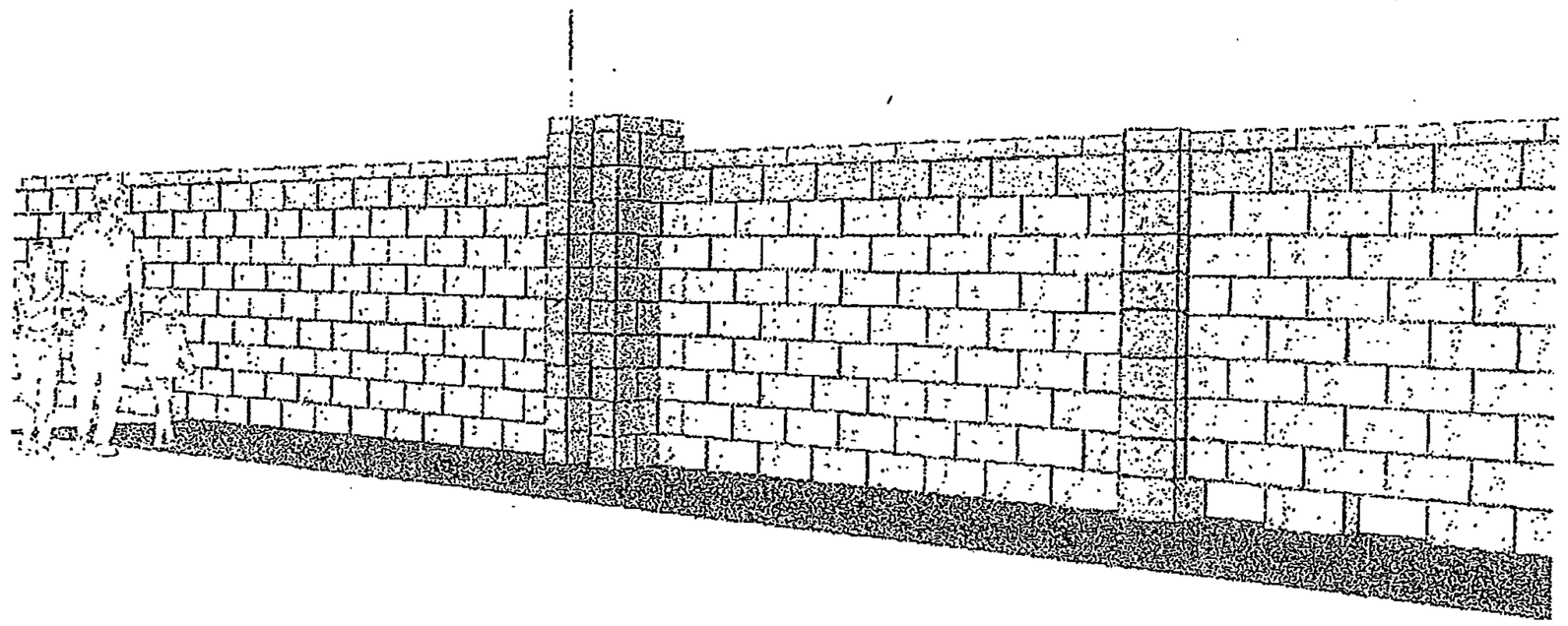
EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014

EXISTING PERIMETER WALL LOCATION

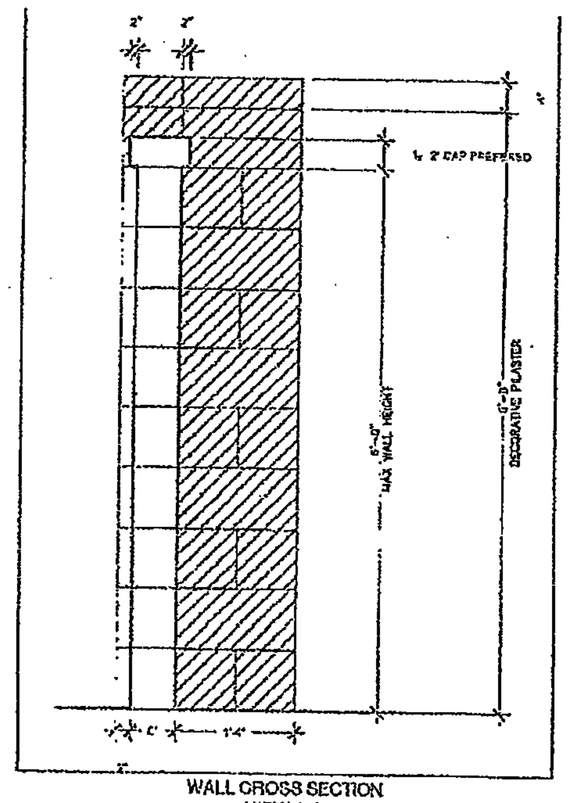
Bohannan Huston

Thu, 15-May-2014 – 8:19:pm, Plotted by: DHUERTA
P:\20150018\CDP\Plans\General\Pre-Plat\20150018_WALL.dwg

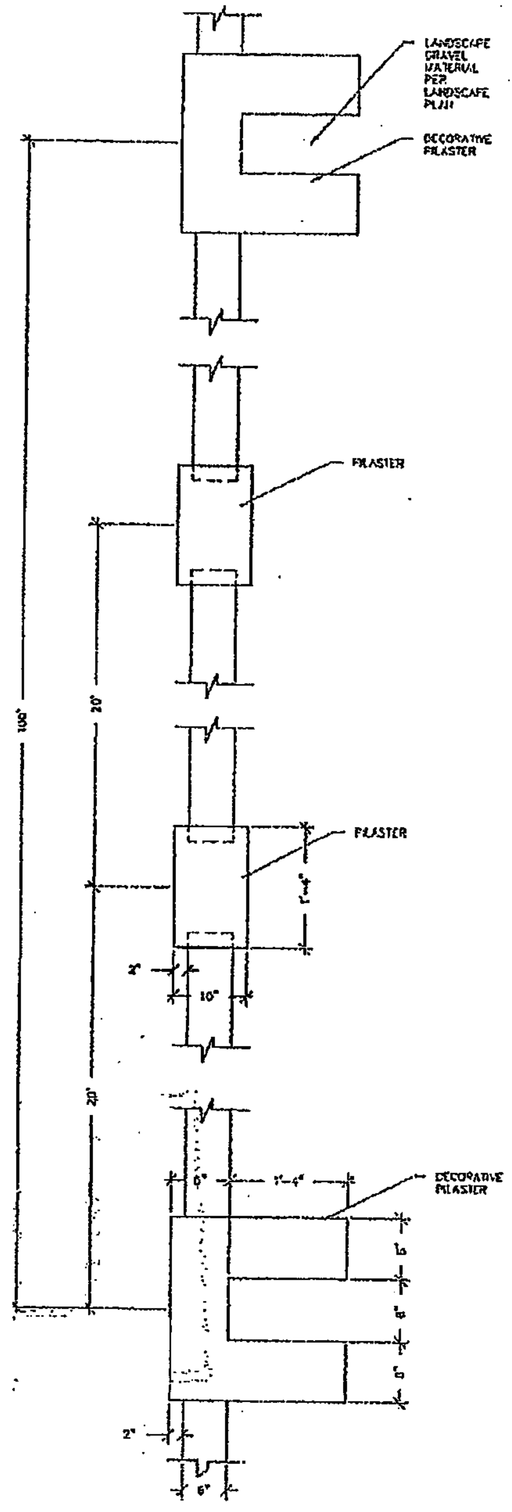
PROJ# 10041606 - LOTS 5...



PERSPECTIVE WALL RENDERING
SCALE: NTS



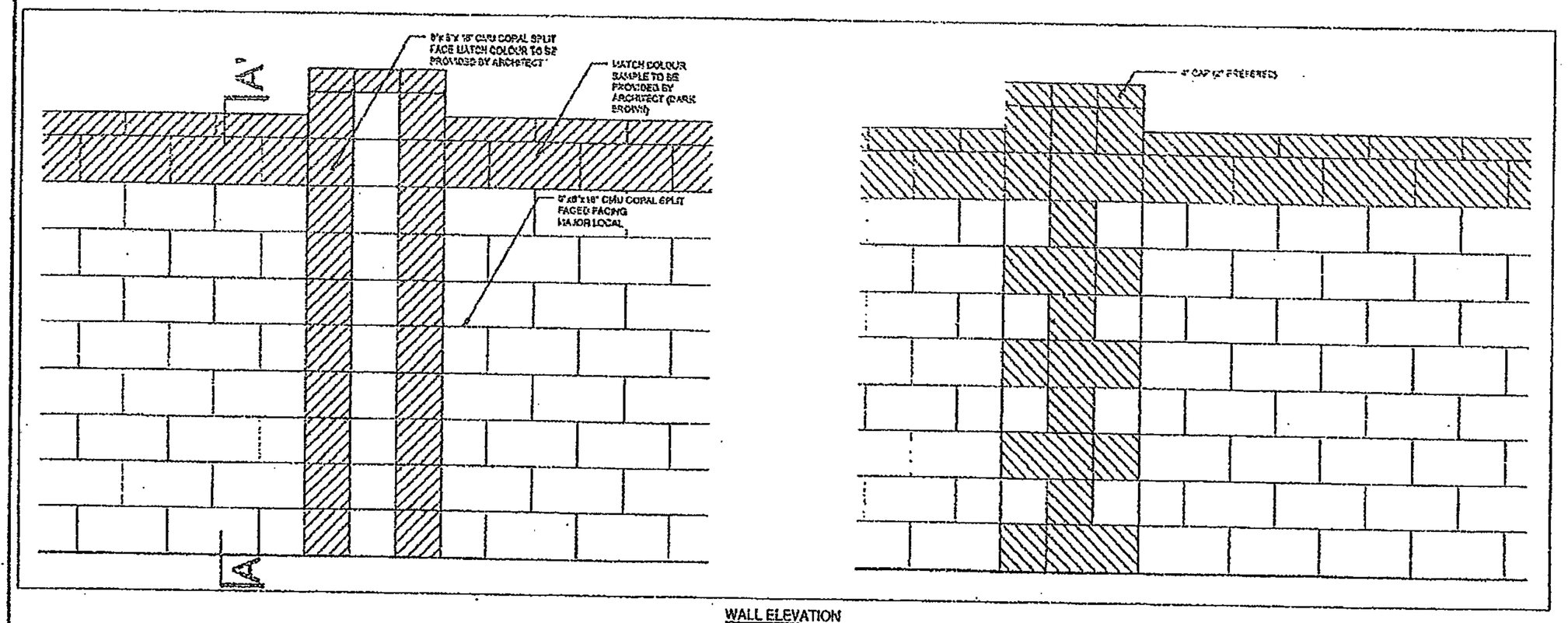
WALL CROSS SECTION
VIEW A-A
SCALE: NTS



NEAREST INTERSECTION:
WOODCHUCK AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

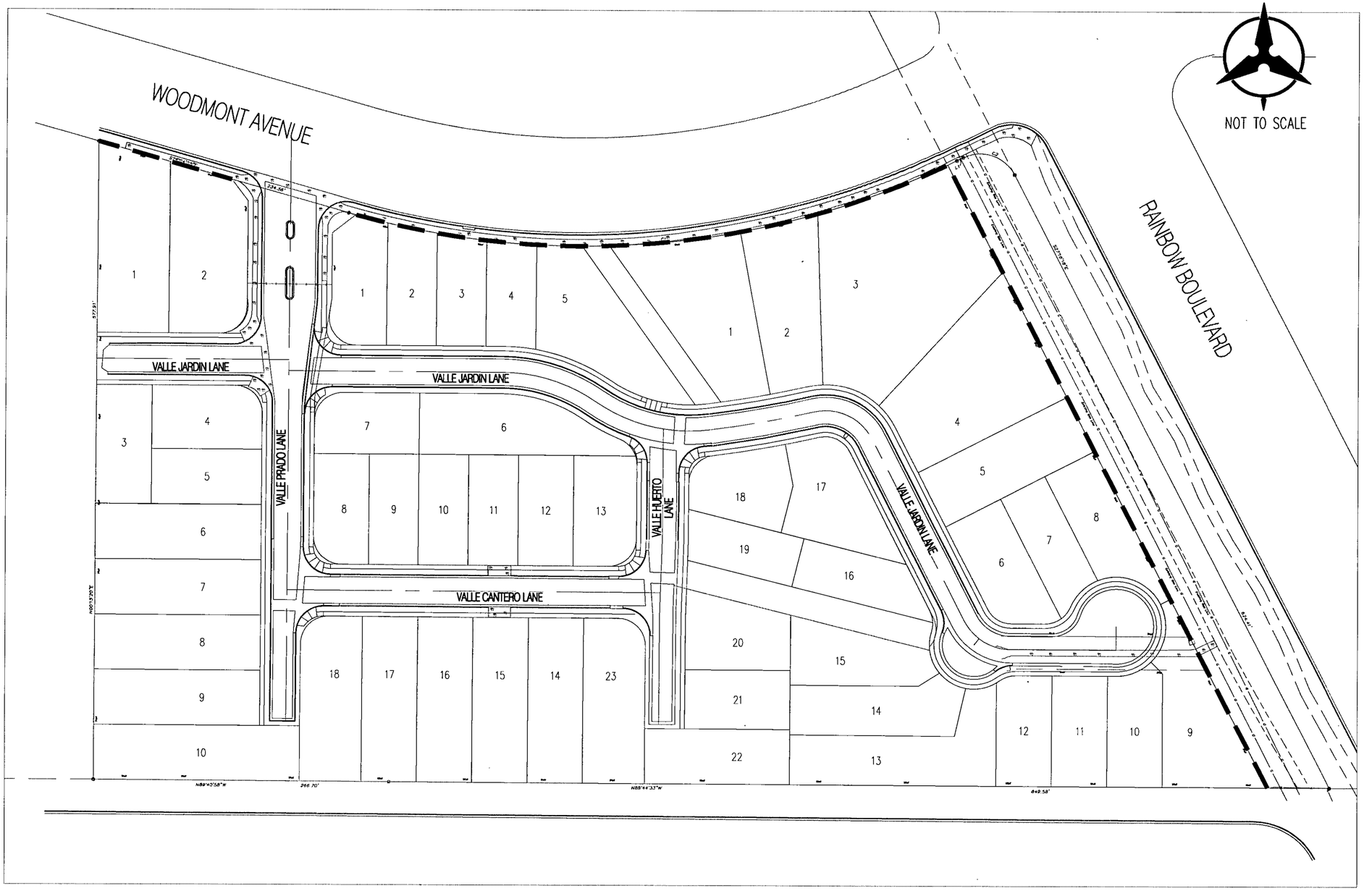
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



EXISTING PERIMETER WALL LOCATION

Thu, 15-May-2014 - 8:19:pm, Plotted by: DHUERTA
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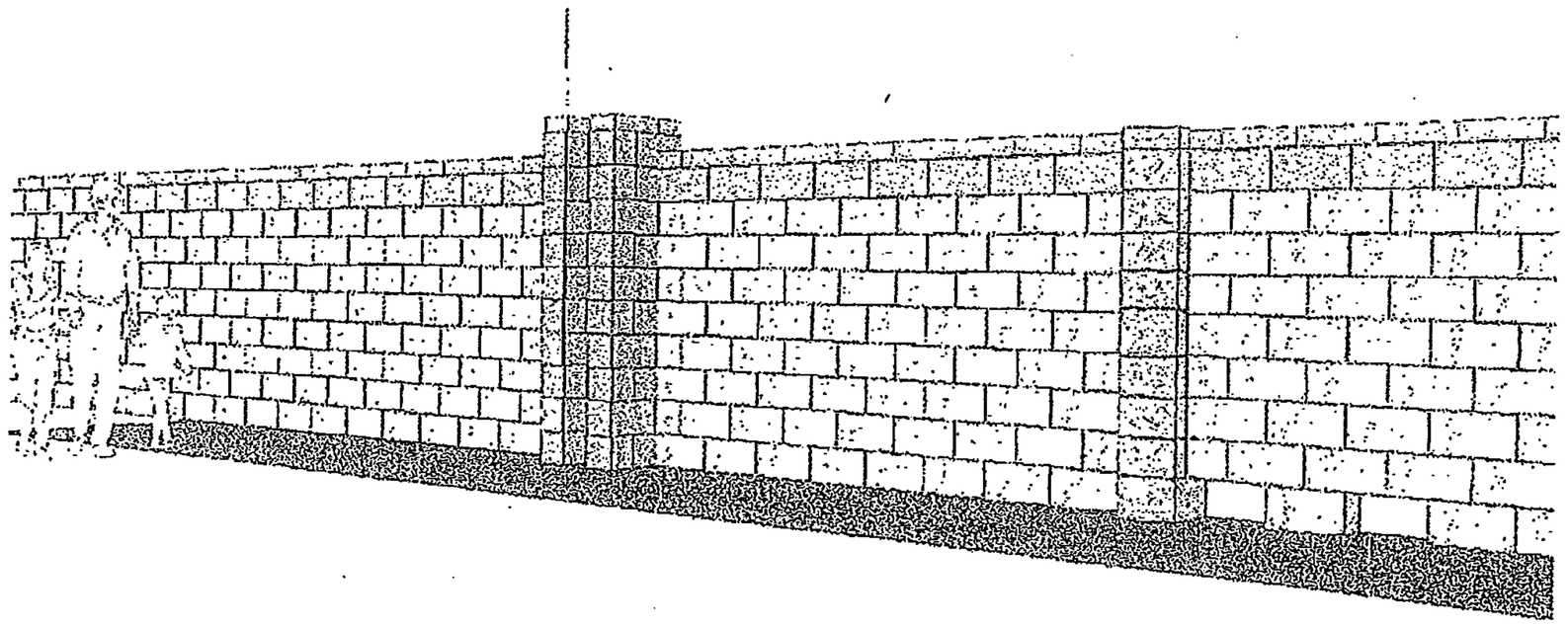
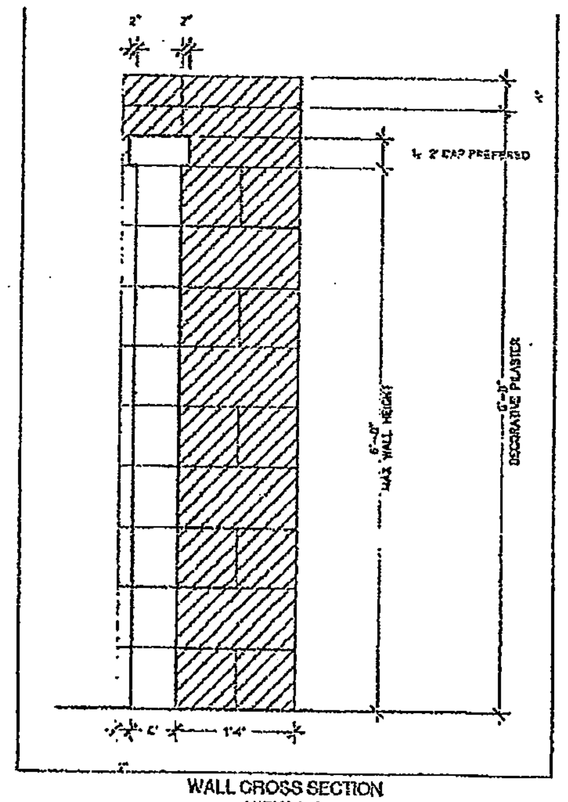
Bohannan Huston

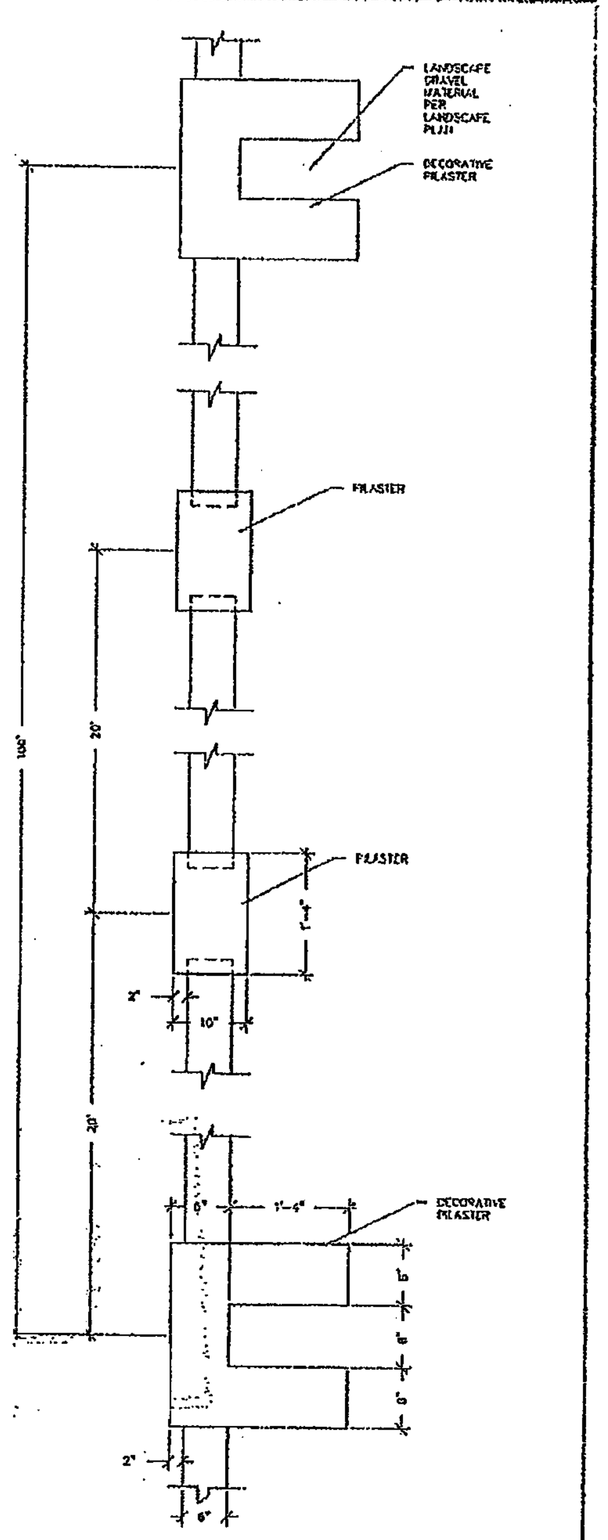
PROJ # 10046006 - LOTS 5...



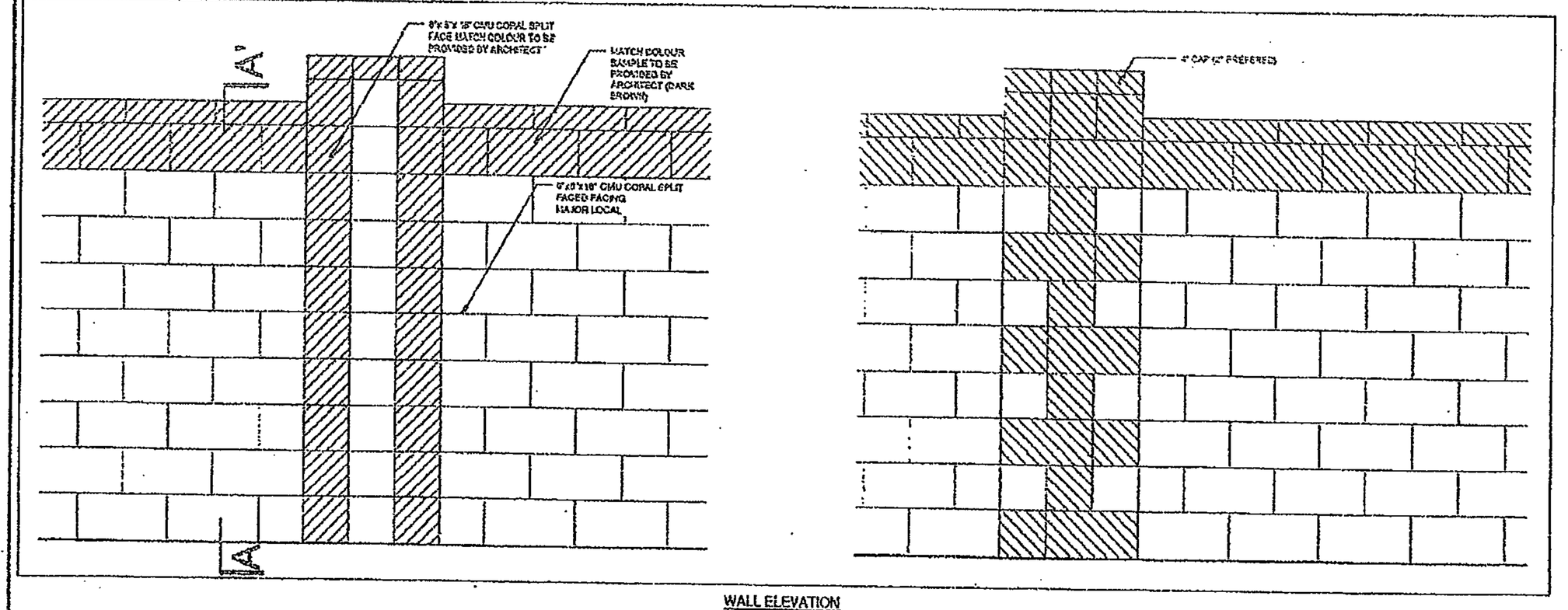
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL GROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

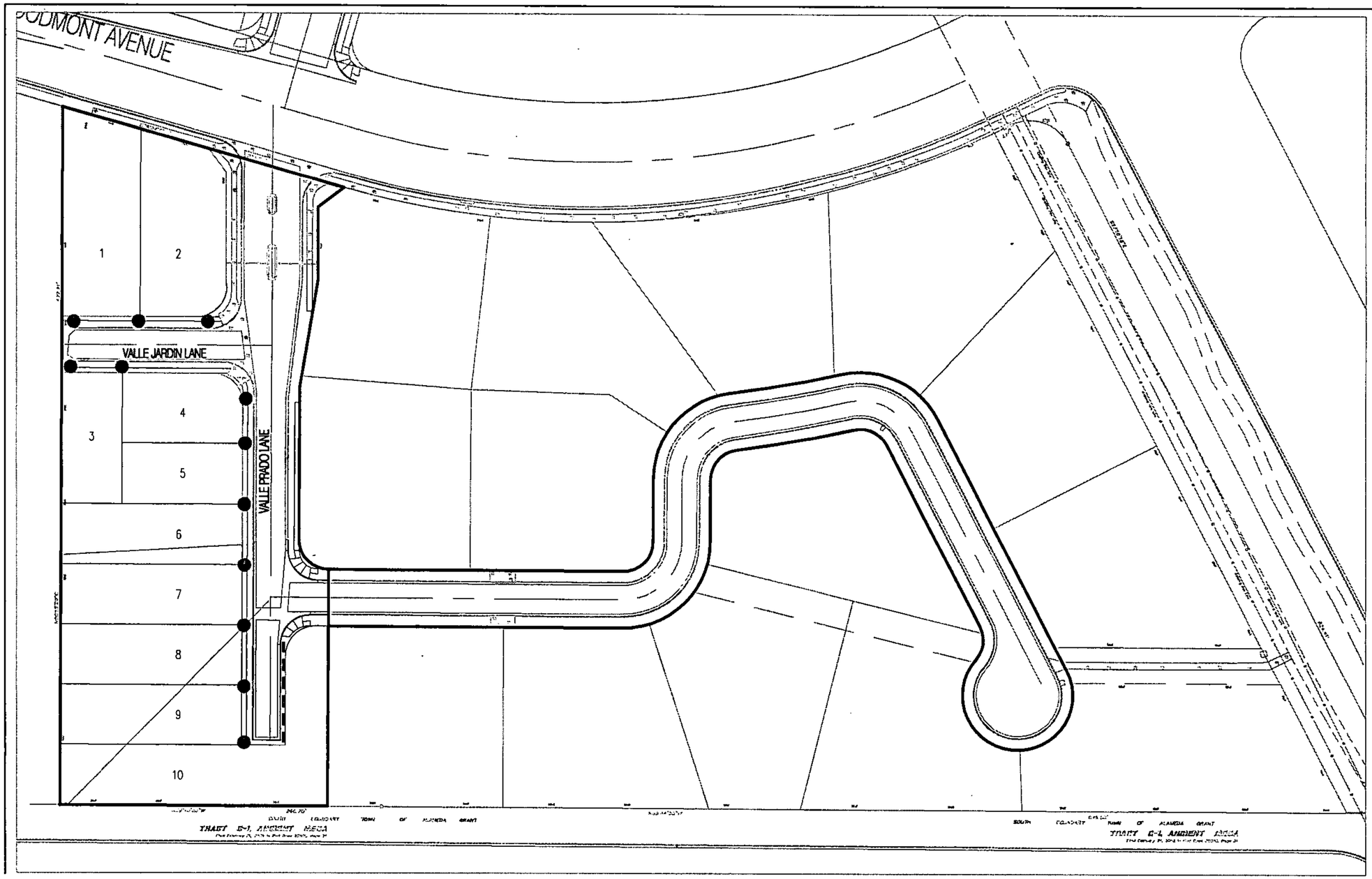
ZONE ATLAS:
C-9-Z

VALLE VISTA

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		



N

NOT TO SCALE

PROJECT#: 10041606
DATE: 6-18-14 LOTS 1-4

EXHIBIT "B"
VALLE VISTA UNIT 1
SIDEWALK DEFFERAL/WAIVER EXHIBIT
06/10/2014

• • • • 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.

-------- WAIVED sidewalks are requested

Bohannan Huston

Mon, 9-Jun-2014 - 10:28:am, Plotted by: SSTEFFEN
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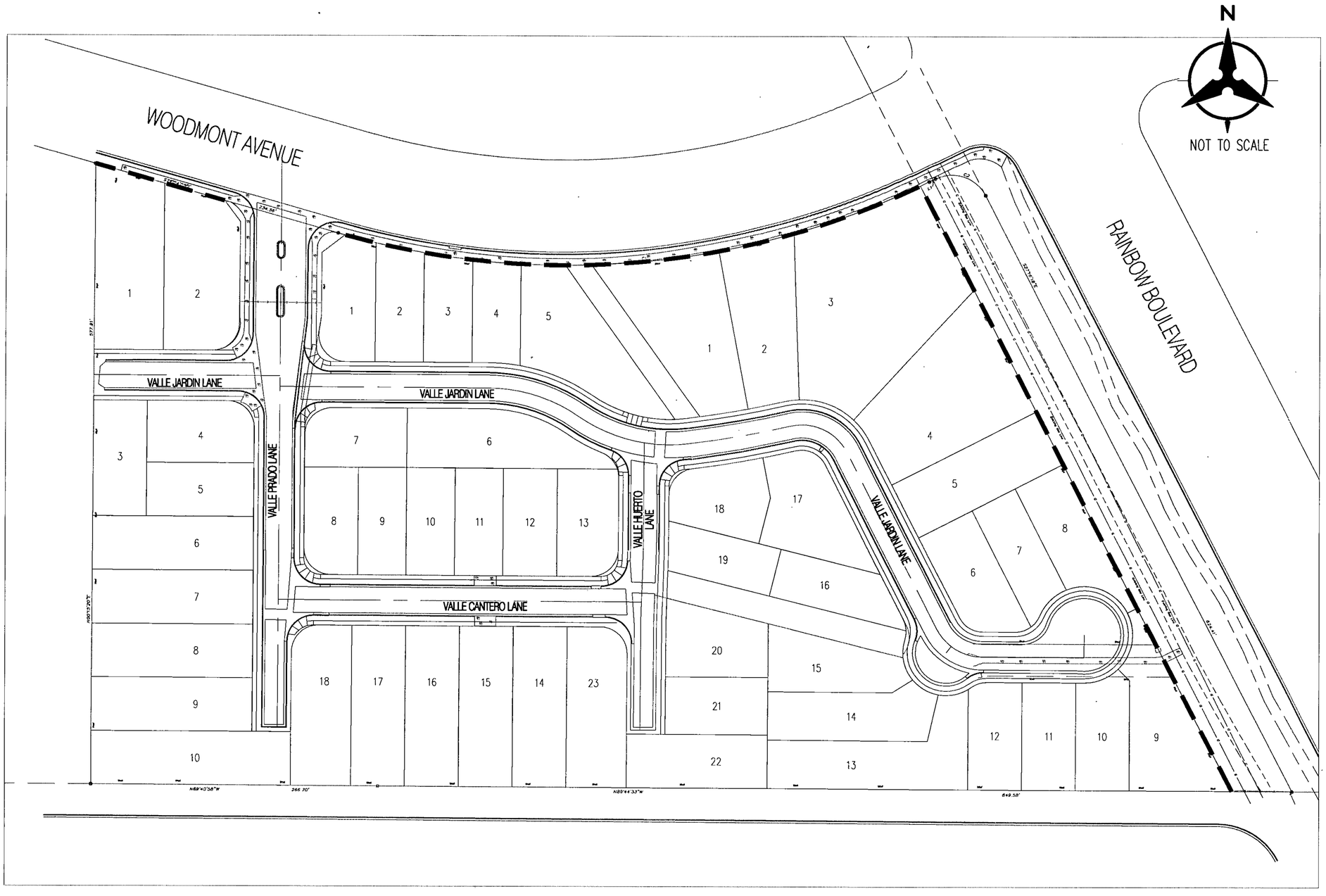
EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014



PROJECT #: 1004606
DATE: 6-18-14
APP #: 14-70204 (PLF)
14-70205 (SW)
14-70206 (TDS)

EXISTING PERIMETER WALL LOCATION

Thu, 15-May-2014 - 8:19:pm, Plotted by: DHUERTA
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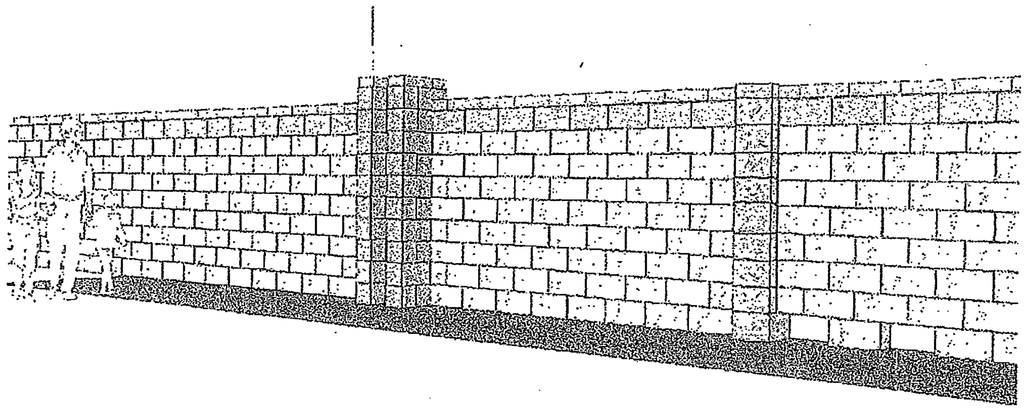
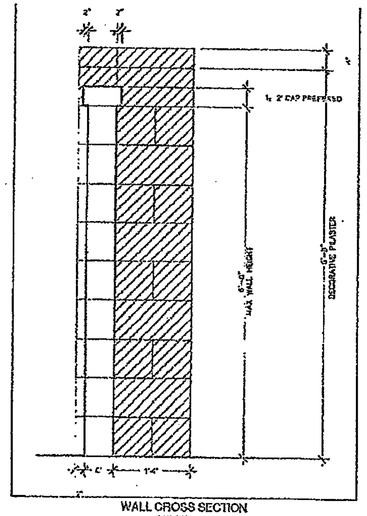
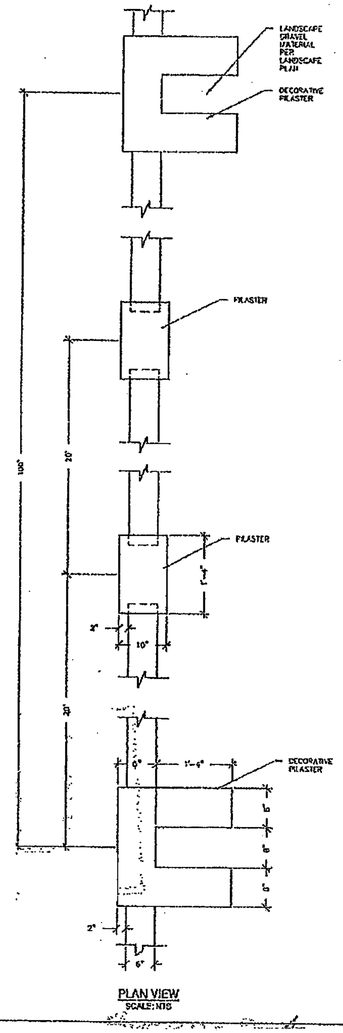
Bohannan Huston



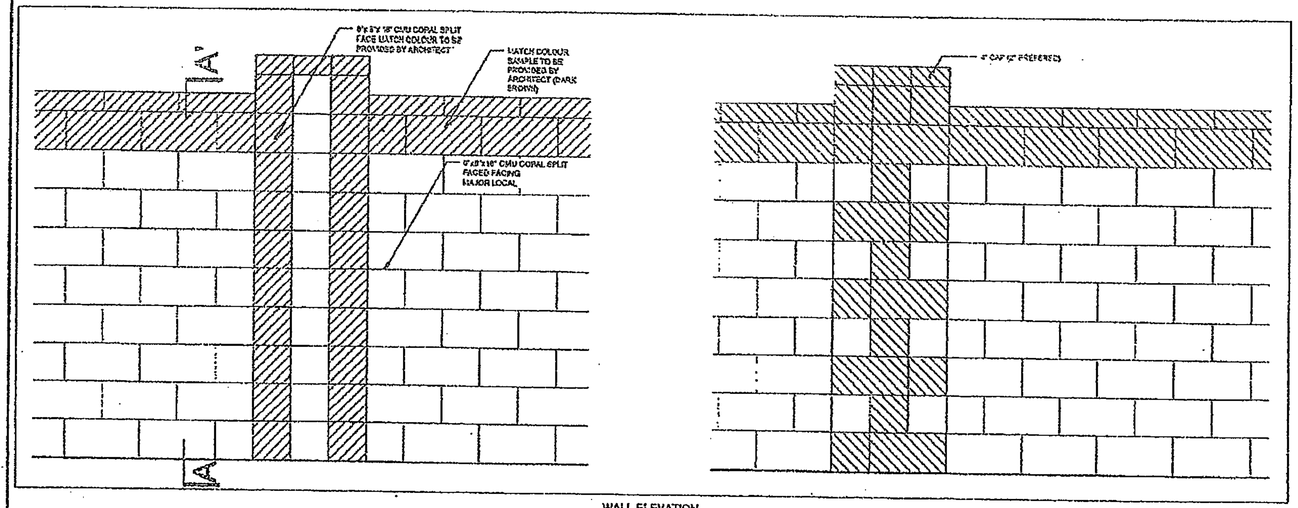
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODHAVEN AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218109	DATE JULY 2008
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014

EXISTING PERIMETER WALL LOCATION

Bohannan Huston

Thu, 15-May-2014 - 8:19:pm, Plotted by: DHUERTA
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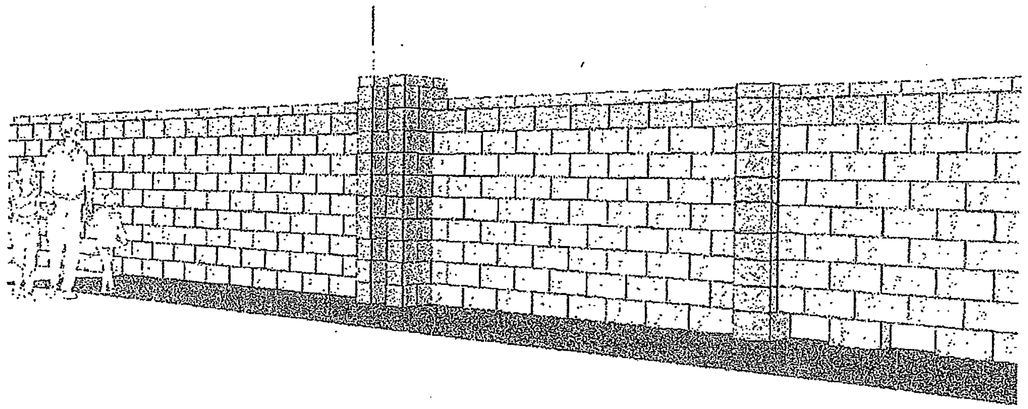
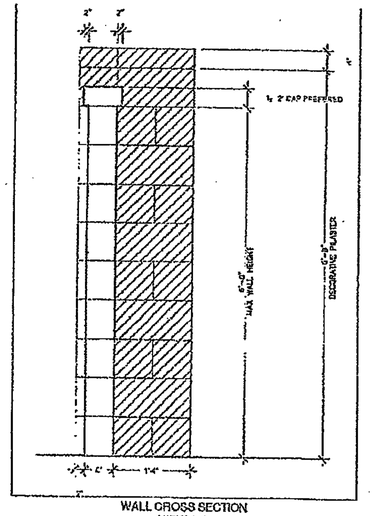
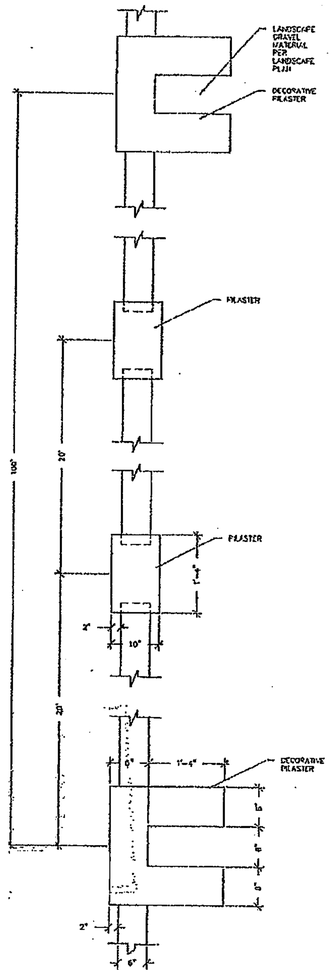
PROJ # 10046606 LOTS 1-4



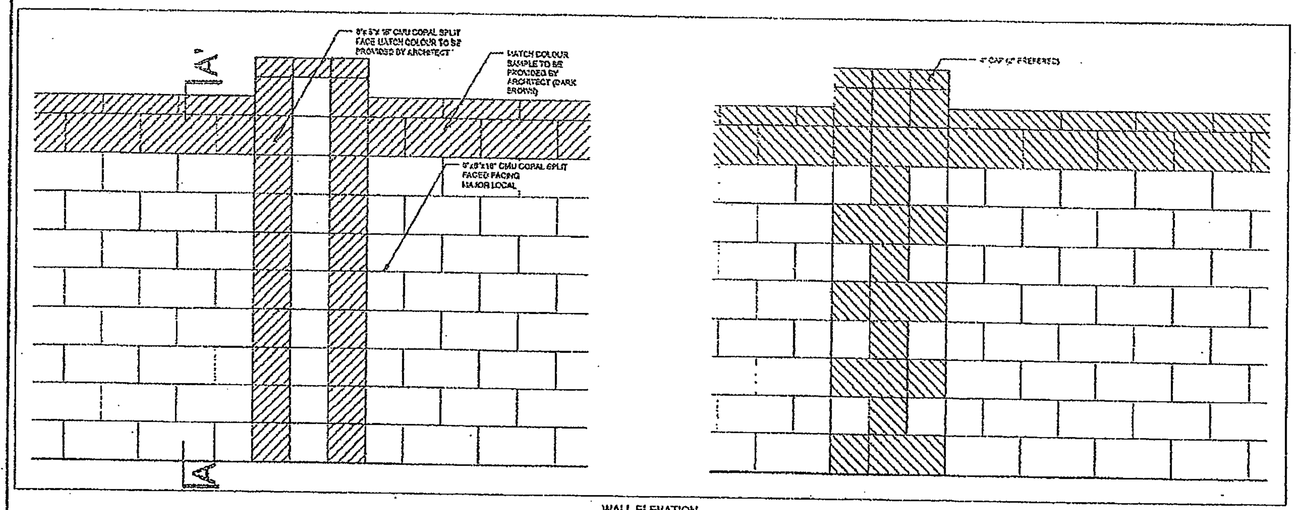
PERSPECTIVE WALL RENDERING
SCALE: NTS



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

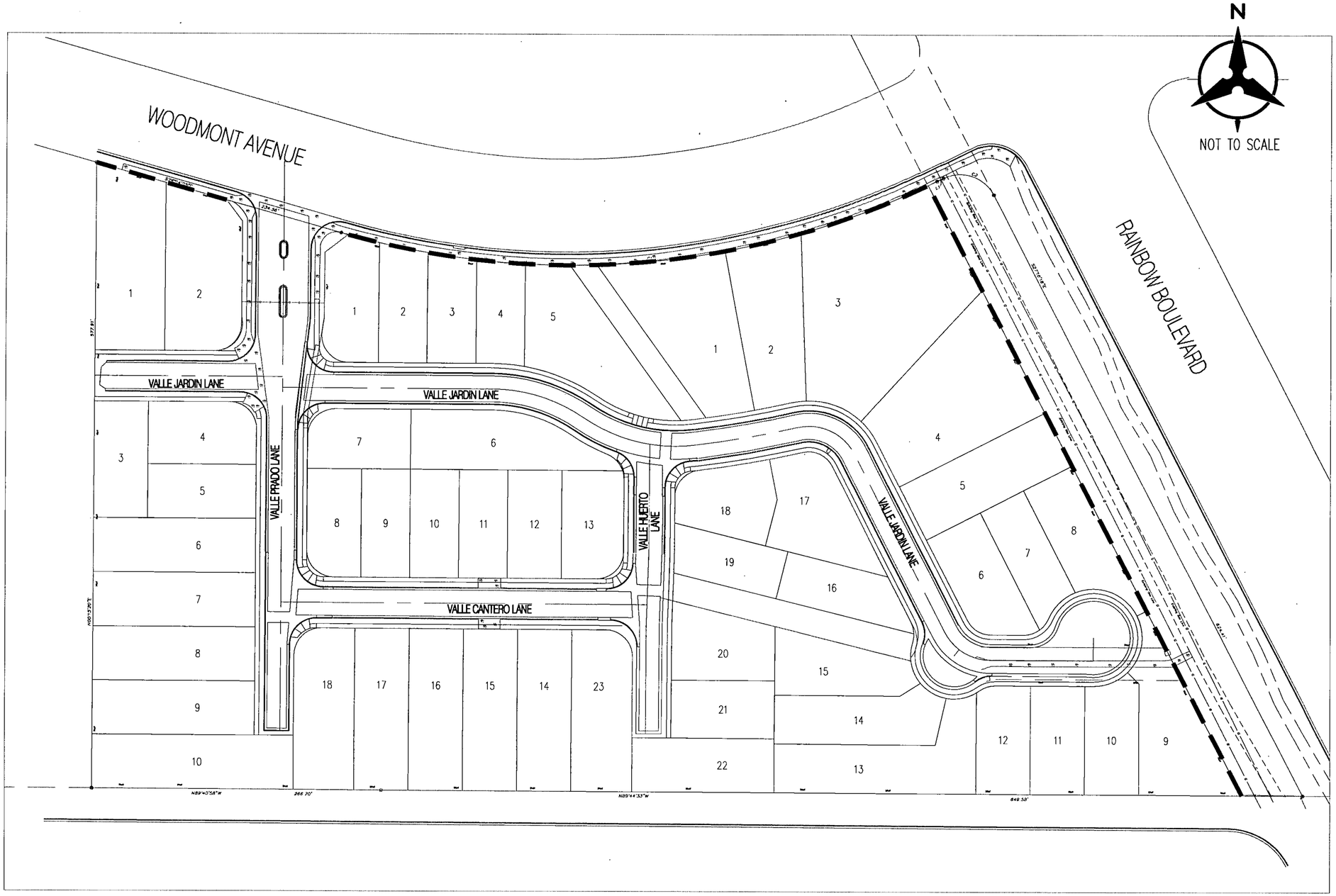
VALLE VISTA

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X5218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		

EXHIBIT "D"
VALLE VISTA
WALL EXHIBIT
05/16/2014

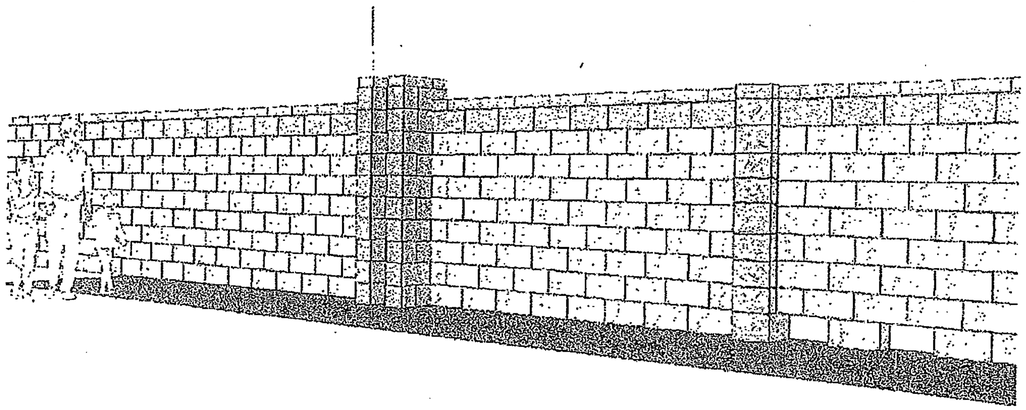


EXISTING PERIMETER WALL LOCATION

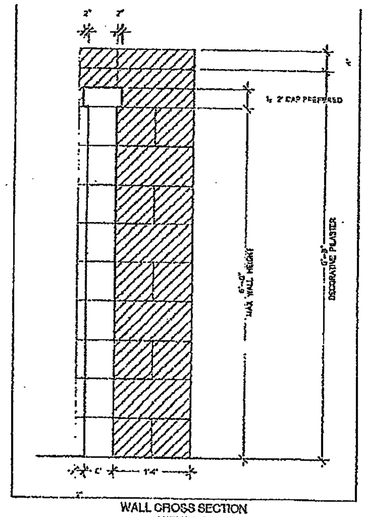
Bohannan Huston

Thu, 15-May-2014 - 8:19:pm, Plotted by: DHUERTA
P:\20150018\CDP\Plans\General\Pre-Plat\20150018_WALL.dwg

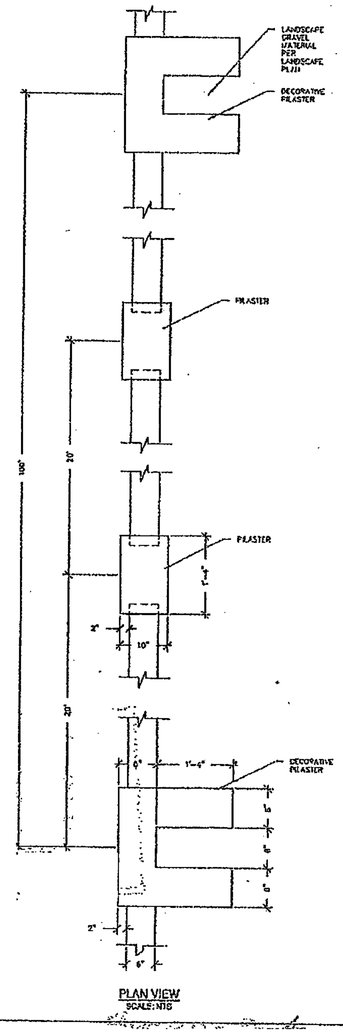
PROJ # 10041606 LOTS 1-4



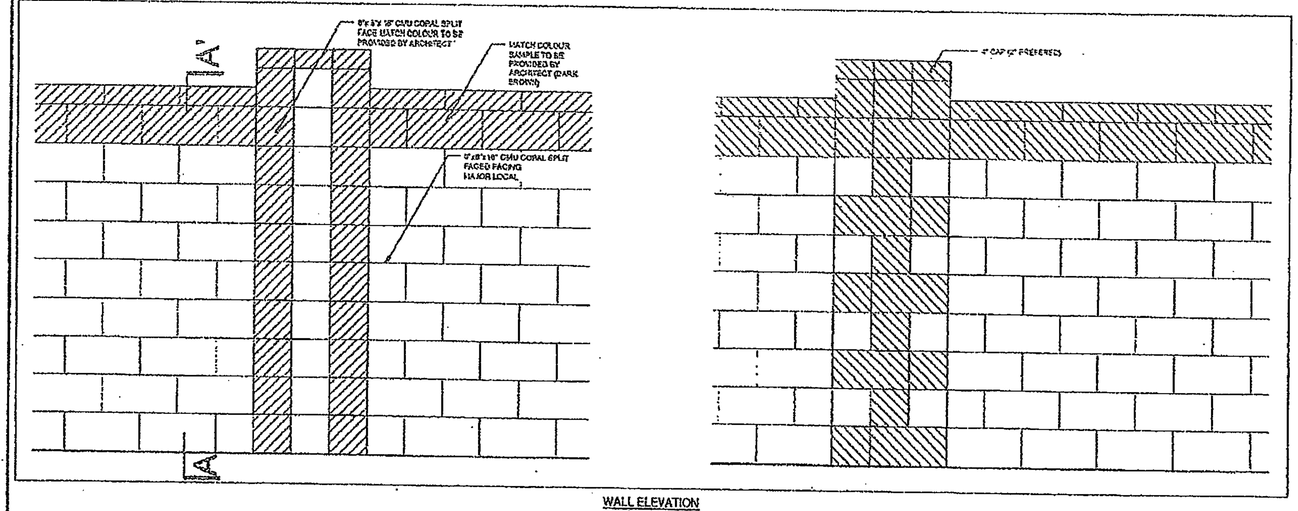
PERSPECTIVE WALL RENDERING
SCALE: NTS



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 VISTA

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