



**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, March 26, 2008** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1000965**

08DRB-70109 - 1YR EXTENSION OF  
SUBDIVISION IMPROVEMENTS (1YR  
SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above/ referenced action(s) for all or a portion of **ANDALUCIA AT LA LUZ** zoned SU-1, located on the east side of COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 84.7 acre(s). (F-11)

**Project# 1004036**

08DRB-70104 2YR EXTENSION OF  
SUBDIVISION IMPROVEMENTS (2YR  
SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW BETWEEN LOS ANAYAS RD NW AND ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13)

**Project# 1004739**

08DRB-70110 1YR EXTENSION OF  
SUBDIVISION IMPROVEMENTS (1YR  
SIA)

BOHANNAN HUSTON INC agent(s) for SIERRA AT THE TRAILS, INC request(s) the above/ referenced action(s) for all or a portion of **SANTA FE 3 AT THE TRAILS UNIT 2** zoned SU-2/ RD, located on the NORTHWEST CORNER OF TREELINE AVE NW AND OAKRIDGE ST NW, containing approximately 19.3591 acre(s). (C-9)

**Project# 1006833**

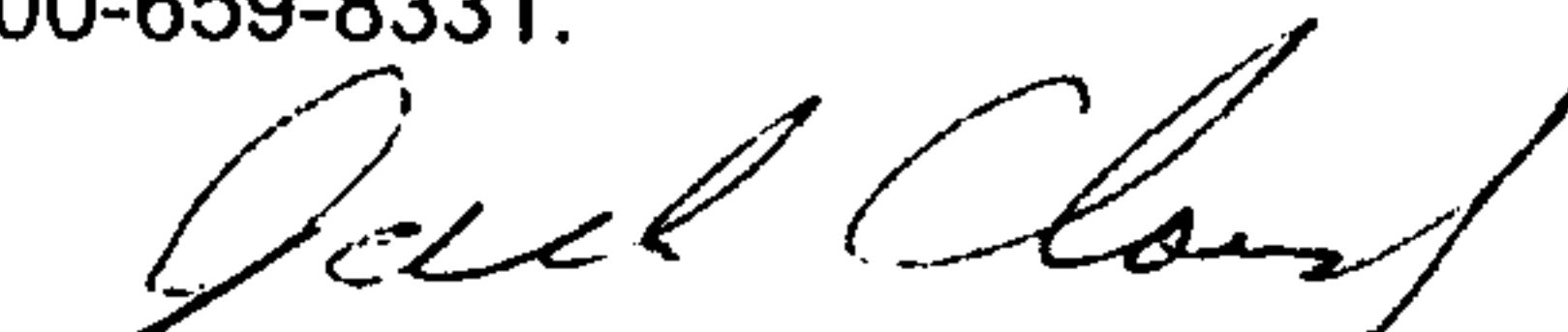
08DRB-70108 VACATION OF PUBLIC  
EASEMENT  
08DRB-70111 VACATION OF PRIVATE  
EASEMENT  
08DRB-70112 MAJOR - PRELIMINARY  
PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10)

**Project# 1007137**  
08DRB-70097 VACATION OF PUBLIC  
RIGHT-OF-WAY/ ALLEY

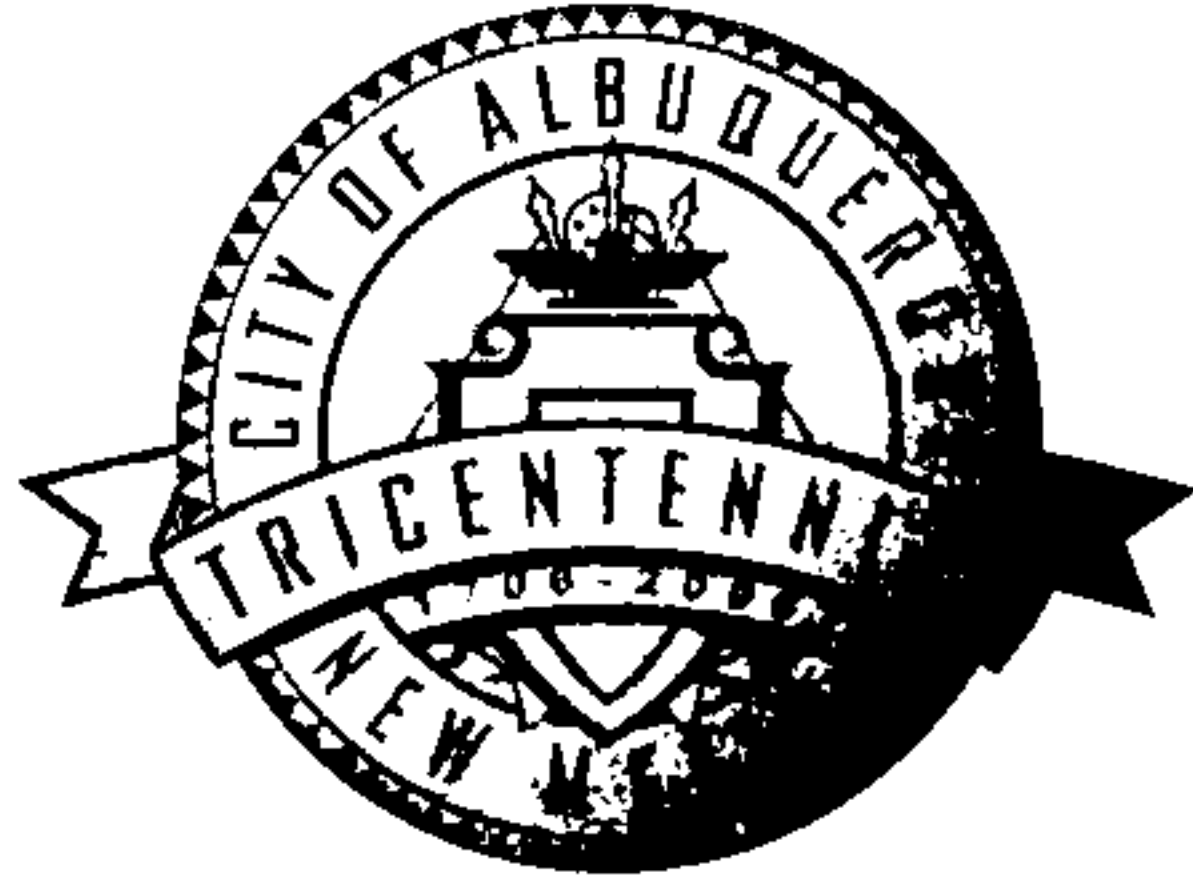
ISMELDA F. FLORES request(s) the above/ referenced  
action(s) for all or a portion of the alley at the rear of Lot(s)  
1, Block B, **CACY SUBDIVISION** zoned R-2, located on  
the east side of CORONA DR NW BETWEEN PHEASANT  
AVE NW AND FLAMINGO AVE NW. (G-11)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 10, 2008.**

# CITY OF ALBUQUERQUE

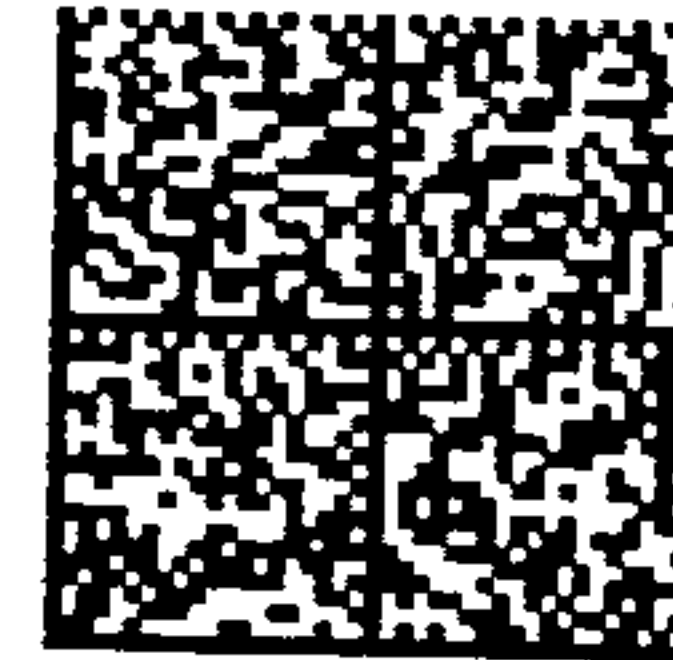


Planning Department

OR CURRENT RESIDENT  
100906448029510201  
INDUS DEVELOPMENT LTD CO  
8224 CALLE PRIMERA NW  
ALBUQUERQUE, NM 87120

**DRB**

100906448029510201



02 1M \$ 00.41<sup>0</sup>  
0004219022 MAR 07 2008  
MAILED FROM ZIP CODE 87102

NIXIE 871 CE 1 70 03/14/08

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 87103129393 \*0368-03576-07-41



- - -

P O Box 1293 Albuquerque, New Mexico 87103



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

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**Project# 1006833**

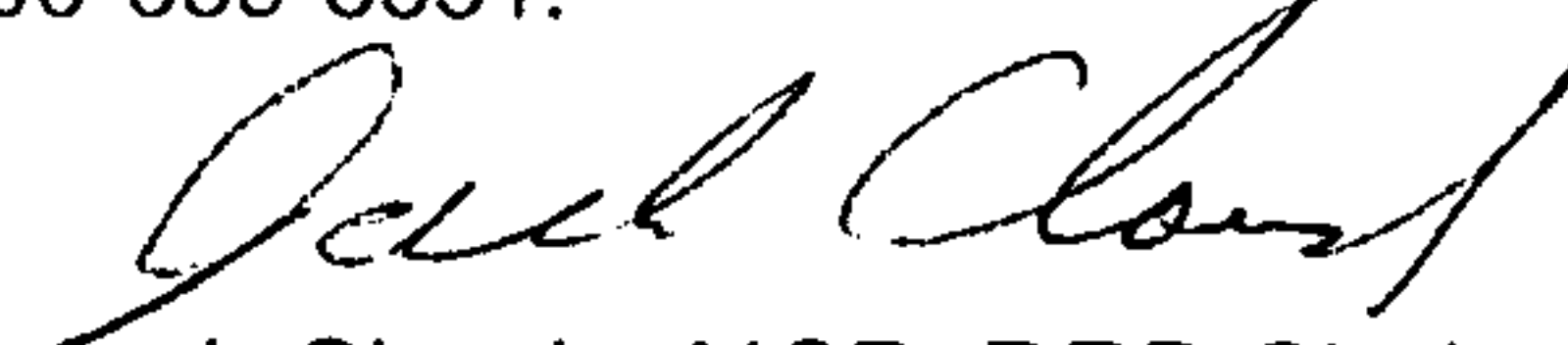
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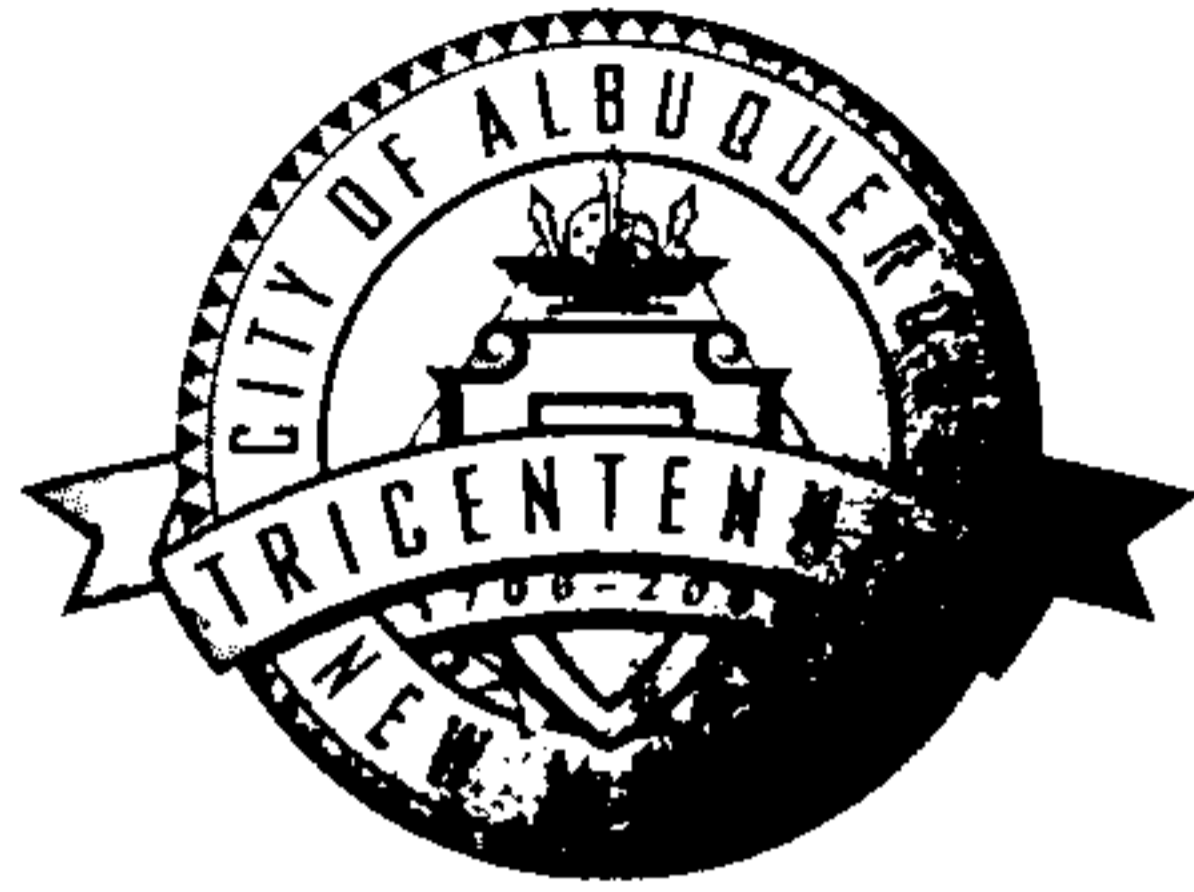
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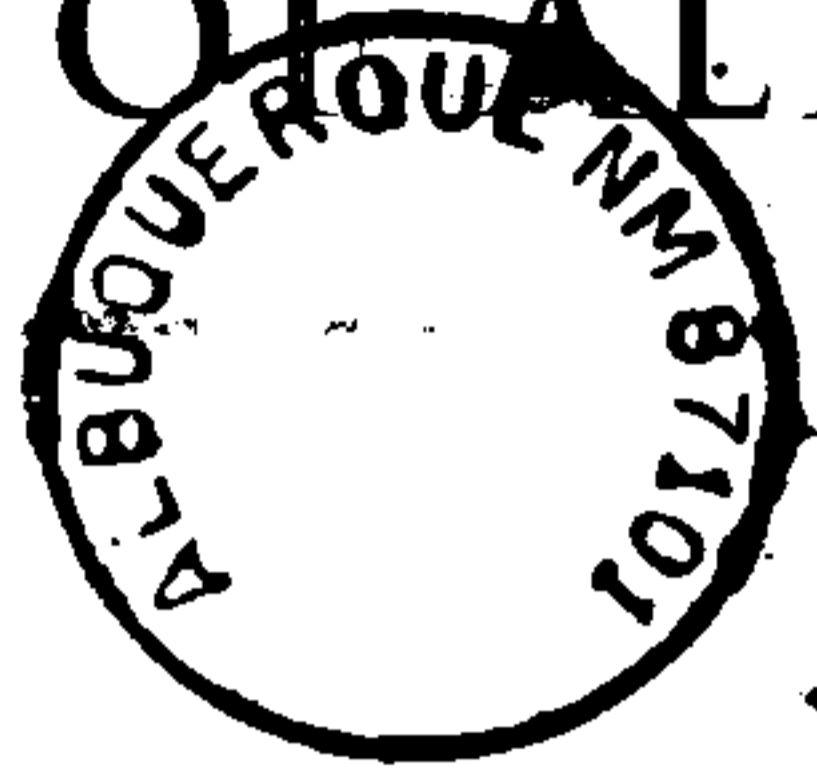
  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 10, 2008.**




Planning Department

CITY OF ALBU



RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD

UNIT  PITNEY BOWES  
02 1M \$ 00.41<sup>0</sup>  
0004219022 MAR 07 2008  
MAILED FROM ZIP CODE 87102



OR CURRENT RESIDENT  
100906432745520407  
CENTEX HOMES  
5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

DRB

87109+4388-20 0028



P O Box 1293 Albuquerque, New Mexico 87103





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 26, 2008

1. **Project# 1004739**  
08DRB-70110 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SIERRA AT THE TRAILS, INC request(s) the above/ referenced action(s) for all or a portion of **SANTA FE 3 AT THE TRAILS UNIT 2** zoned SU-2/ RD, located on the NORTHWEST CORNER OF TREELINE AVE NW AND OAKRIDGE ST NW, containing approximately 19.3591 acre(s). (C-9)

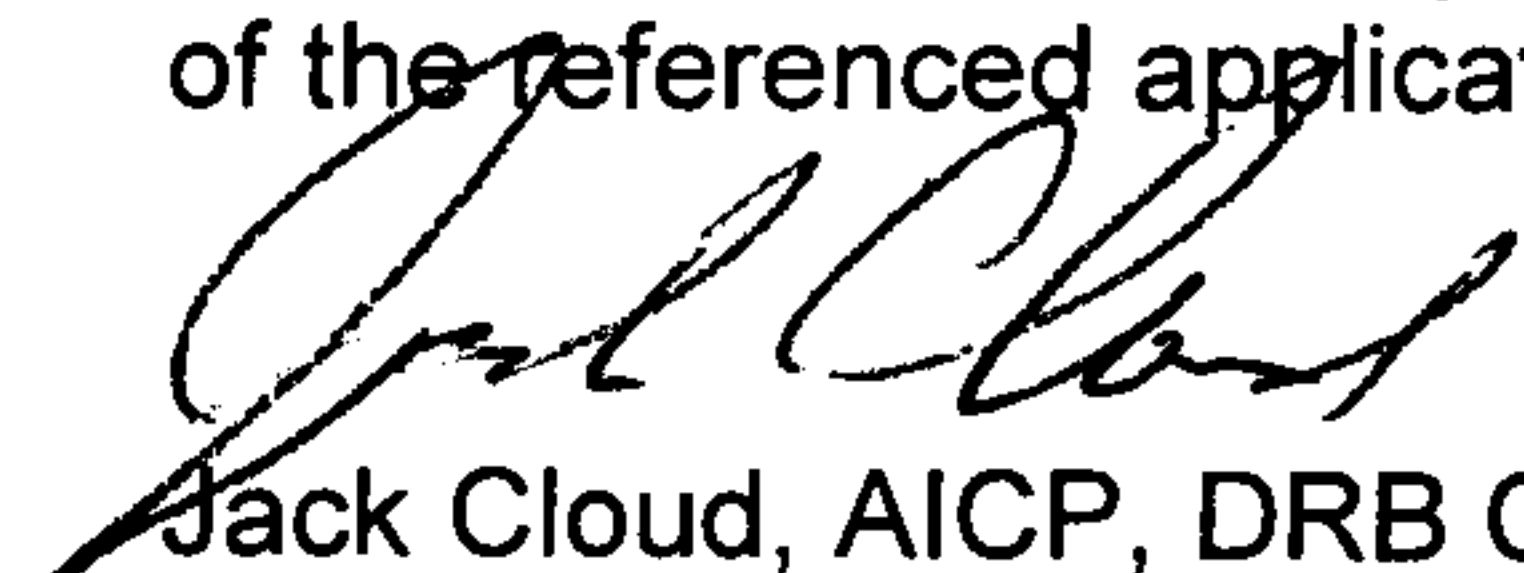
At the March 26, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 10, 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, AICP, DRB Chair

Cc: Bohannan Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109  
Cc: Sierra At the Trails, Inc.- 7007 Jefferson NE – Albuquerque, NM 87109  
Marilyn Maldonado  
file



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004739**

**AGENDA ITEM NO: 4**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the subject request.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** March 26, 2008

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

**Meeting Date:** March 26, 2008  
**Zone Atlas Page:** C-9  
**Notification Radius:** 100 Ft.

**Project#** 1004739  
**App#**08DRB-70110

**Cross Reference and Location:** NORTHWEST CORNER OF TREELING AVE  
AND OAKRIDGE ST; BETWEEN TREELING AVE AND OAKRIDGE ST

**Applicant:** SIERRA AT THE TRAILS INC  
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:** MARCH 7, 2008  
**Signature:** ERIN TREMLIN

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- 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

V

P

D

L A

### 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 Appeal

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

#### APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX (505) 898-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Longford Homes Sierra at the Trails, Inc. PHONE: 761-9911  
 ADDRESS: 7007 Jefferson NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87109  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2<sup>nd</sup> SIA Extension

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. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Santa Fe 3 at the Trails Unit 2  
 Existing Zoning: SU-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-9 UPC Code: 100906440634810921

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1004739, 730087, 06 DRB-006

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION PROPERTY BY STREETS: On or Near: Northwest Corner of Treeline Avenue & Oadridge Street

Between: Treeline Avenue and Oakridge Street

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

SIGNATURE Kevin Murtagh DATE 02/28/2008  
 (Print) \_\_\_\_\_ Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 70110</u>	<u>SIA</u>		<u>\$ 30.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 25.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 145.00</u>

Hearing date March 26, 2008

Project # 1004739

Planner signature / date 2/29/08

**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.

Kevin Murtagh P.E.  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
00DRB-2010

[Signature] 2/29/08  
Planner signature / date  
Project # 2004739

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST AT E	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	100906 439345 110111	PILI MANUEL R ETUX	4196 OCEA N AVE	BRO OKLY N	N Y	112 35 372 9	V	A1 A	PORT OF TR 4 WITHIN THE SE1/4 NW1/4 NE1/4 OF T11N R2E SEC 16 CONT 5.0 AC M L
2	100906 437638 010102	THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	TR 4 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEI NG A REPLAT OF TRACTS G & J THE TRAILS AND U NPLATTED DEED PARCELS) CONT 19.3591 AC
3	100906 448029 510201	INDUS DEVELO PMENT LTD CO	8224 CALLE PRIMERA N W	ALBU QUE RQU E	N M	871 20	V	A1 A	TR 7 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEI NG A REPLAT OF TRACTS G & J THE TRAILS AND U NPLATTED DEED PARCELS) CONT 14.2392 AC
4	100906 437129 210101	LONGFORD AT THE TRAILS LL C	3077 E WA RM SPRING S RD	LAS VEG AS	N V	891 20	V	A1 A	TR 6 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEI NG A REPLAT OF TRACTS G & J THE TRAILS AND U NPLATTED DEED PARCELS) CONT 17.0028 AC
5	100906 448736 510202	THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	TR 5 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEI NG A REPLAT OF TRACTS G & J THE TRAILS AND U NPLATTED DEED PARCELS) CONT 20.2276 AC
6	100906 431533 721606	TAOS AT THE T RAILS HOMEO WNERS ASSOC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	TR B- 1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .0610 AC
7	100906 430933 821605	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 3A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1629 AC
8	100906 432427 121618	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 87A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1833 AC
9	100906 430936 321810	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 26A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1575 AC
10	100906 432436 521617	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 88A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1837 AC
11	100906 431933 721607	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 2A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1661 AC
12	100906 432633 721608	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 1A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1675 AC
13	100906 437149 310104	PARADISE WES T INC	7423 LANT ERN RD NE	ALBU QUE RQU E	N M	871 09	V	A1 A	TR 1 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEI NG A REPLAT OF TRACTS G & J THE TRAILS AND U NPLATTED DEED PARCELS) CONT 12.3383 AC
14	100906 431034 721613	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 25A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1638 AC
15	100906 432335 221615	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 90A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1846 AC
16	100906 432335 921616	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 89A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1842 AC
17	100906 448742 110203	THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	TR OS- 4 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNP LATTED DEED PARCELS) CONT 5.0749 AC
18	100906 432745	CENTEX HOME S	5120 MAST HEAD NE	ALBU QUE	N M	871 09	V	A1 A	LT 28 PLAT FOR HERITAGE AT THE TRAILS SUBDIV ISION UNIT 2 BEING A REPLAT OF TRACT B THE TR

	520407			RQUE						AILS CONT .1327 AC
19	100906 432245 520406	CENTEX HOME S	5120 MAST HEAD NE	ALBUQUE RQUE	NM	87109	V	A1A		LT 29 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1230 AC
20	100906 431745 420405	CENTEX HOME S	5120 MAST HEAD NE	ALBUQUE RQUE	NM	87109	V	A1A		LT 30 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1328 AC
21	100906 431245 420404	CENTEX HOME S	5120 MAST HEAD NE	ALBUQUE RQUE	NM	87109	V	A1A		LT 31 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2 BEING A REPLAT OF TRACT B THE TRAILS CONT .1205 AC
22	100906 432441 521625	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 80A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1678 AC
23	100906 430840 921713	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 62A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1405 AC
24	100906 432440 921624	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 81A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1681 AC
25	100906 430044 221647	THE TRAILS COMMUNITY ASSOCIATION	7007 JEFFERSON BLVD NE SUITE A	ALBUQUE RQUE	NM	87109	V	A1A		TR OS-2 BULK PLAT OF THE TRAILS A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH CONT 2.0903 AC
26	100906 432531 922217	CENTEX HOME S	5120 MAST HEAD NE	ALBUQUE RQUE	NM	87109	V	A1A		LT 80 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1346 AC
27	100906 431832 022216	CENTEX HOME S	5120 MAST HEAD NE	ALBUQUE RQUE	NM	87109	V	A1A		LT 79 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2211 AC
28	100906 430932 122215	CENTEX HOME S	5120 MAST HEAD NE	ALBUQUE RQUE	NM	87109	V	A1A		LT 78 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2059 AC
29	100906 432440 921624	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 81A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1681 AC
30	100906 430840 921713	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 62A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1405 AC
31	100906 432441 521625	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 80A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1678 AC
32	100906 430941 821714	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 61A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1461 AC
33	100906 432442 121626	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 79A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1674 AC
34	100906 432442 721627	TRAWINSKI BRIAN J & ALISON	9128 LADRON DR NW	ALBUQUE RQUE	NM	87114	V	A1A		LT 78A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1879 AC
35	100906 432343 321628	COTTRELL DALE & DAWN	9132 LADRON DR NW	ALBUQUE RQUE	NM	87114	V	A1A		LT 77A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1792 AC
36	100906 432334 521614	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEGAS	NV	89120	V	A1A		LT 91A-P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLAT OF TAOS AT THE TRAILS) CONT .1880 AC



37	100906 431034 721613	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 25A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1638 AC
38	100906 432335 221615	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 90A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1846 AC
39	100906 432335 921616	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 89A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1842 AC
40	100906 432439 121621	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 84A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1692 AC
41	100906 431038 921710	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 44A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1626 AC
42	100906 432439 721622	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 83A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1689 AC
43	100906 430739 821711	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 64A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1511 AC
44	100906 432440 321623	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 82A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1685 AC
45	100906 430840 421712	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 63A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1405 AC
46	100906 431043 221629	LONGFORD AT THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	891 20	V	A1 A	LT 76A- P1 PLAT OF TAOS AT THE TRAILS (BEING A REPLA T OF TAOS AT THE TRAILS) CONT .1461 AC
47	100906 430044 221647	THE TRAILS CO MMUNITY ASS OCIATION	7007 JEFFE RSON BLVD NE SUITE A	ALBU QUE RQU E	N M	871 09	V	A1 A	TR OS- 2 BULK PLAT OF THE TRAILS A REPLAT OF A PORT ION OF TRACT 4 BLACK RANCH CONT 2.0903 AC

OR CURRENT RESIDENT  
100906432745520407  
CENTEX HOMES  
5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
100906437129210101  
LONGFORD AT THE TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

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

OR CURRENT RESIDENT  
100906432442721627  
TRAWINSKI BRIAN J & ALISON  
9128 LADRON DR NW  
ALBUQUERQUE, NM 87114

Project# 1004739  
LAURA HORTON  
Ventana Ranch NA  
7224 CASCADA RD NW  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
100906432343321628  
COTTRELL DALE & DAWN  
9132 LADRON DR NW  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
100906437149310104  
PARADISE WEST INC  
7423 LANTERN RD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
100906430044221647  
THE TRAILS COMMUNITY  
ASSOCIATION  
7007 JEFFERSON BLVD NE SUITE A  
ALBUQUERQUE, NM 87109

Project# 1004739  
BOHANNAN HUSTON INC  
7500 JEFFERSON NE  
ALBUQUERQUE, NM 87109

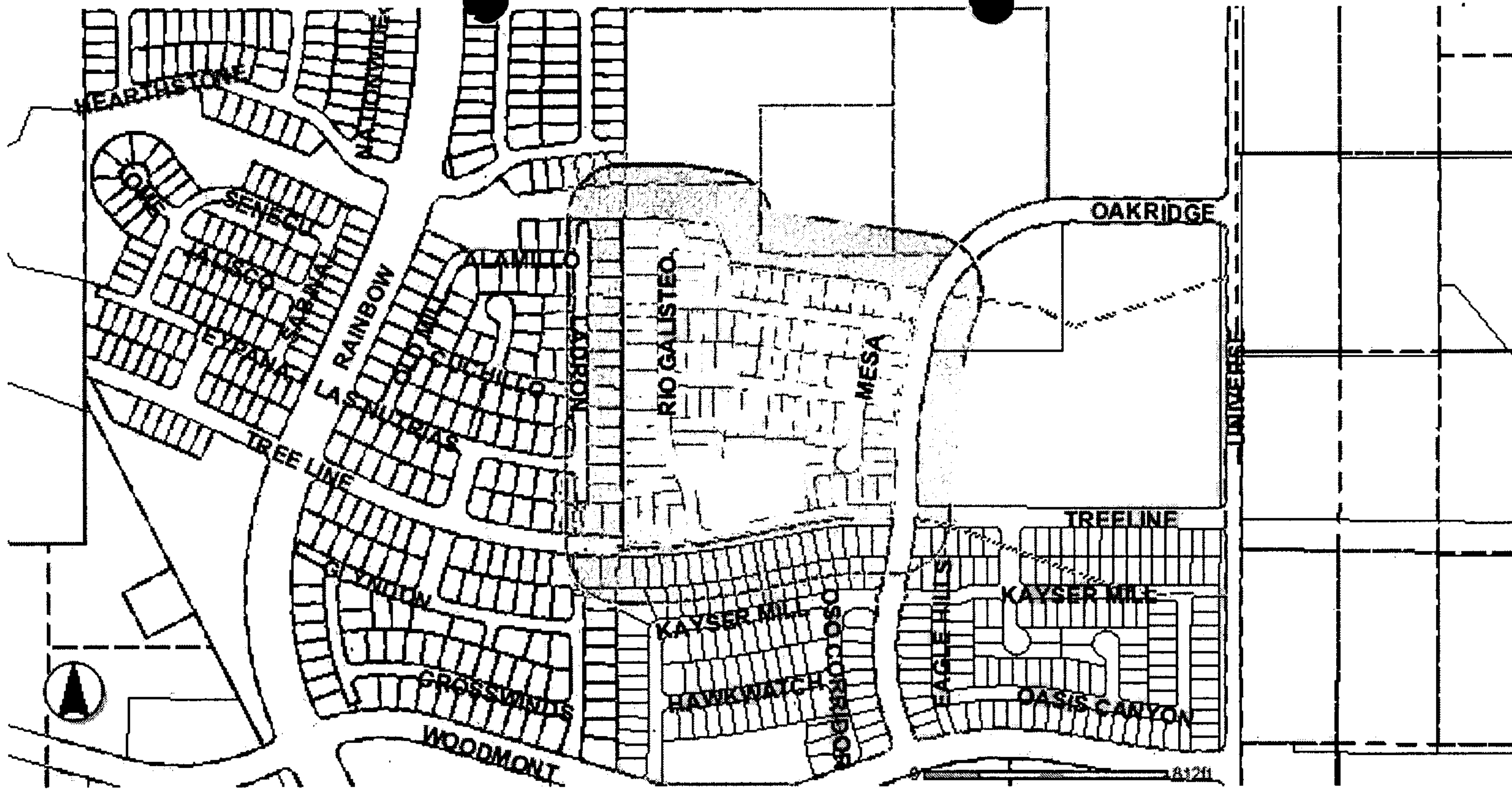
Project# 1004739  
KEVIN PATTON  
Ventana Ranch NA  
10422 BORREGO CREEK DR NW  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
100906448029510201  
INDUS DEVELOPMENT LTD CO  
8224 CALLE PRIMERA NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
100906439345110111  
PILI MANUEL R ETUX  
4196 OCEAN AVE  
BROOKLYN, NY 11235 3729

OR CURRENT RESIDENT  
100906437638010102  
THE TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

Project# 1004739  
SIERRA AT THE TRAILS, INC  
7007 JEFFERSON NE  
ALBUQUERQUE, NM 78109





# 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: February 29, 2008

TO CONTACT NAME: Sally Salazar-Cass  
COMPANY/AGENCY: Bohannon Huston Inc.  
ADDRESS/ZIP: 7500 Jefferson St. NE 87109  
PHONE/FAX #: 798-7965 / 798-7988

Thank you for your inquiry of February 29, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Santa Fe 3 at the Trails Located on Tree Line Ave and Oakridge St.  
zone map page(s) C-9

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

Ventana Ranch N.A.  
Neighborhood or Homeowner Association  
Contacts: Laura Horton  
7224 Cascada Rd. NW 87114  
898-8103(h) 710-0646 (c)  
Kevin Patton  
10422 Borrego Creek Dr. NW 87114  
238-2857 (c)

Neighborhood or Homeowner Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

**ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.**

ORIGINAL

The items listed below are on the CCP 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.

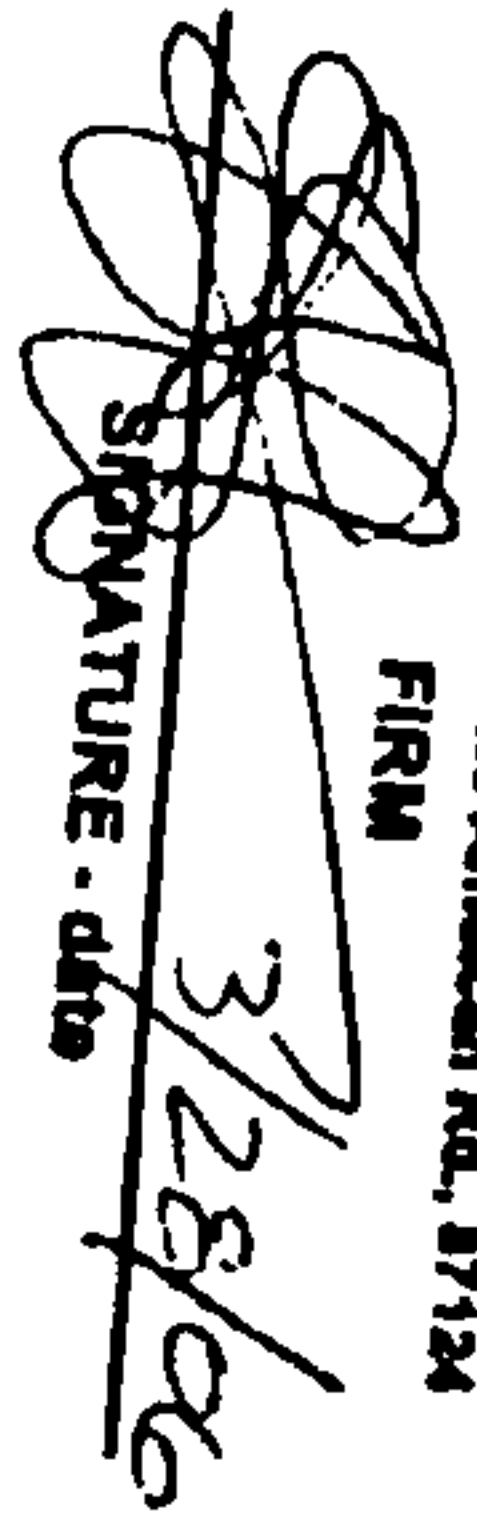
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private	City Cust Engineer

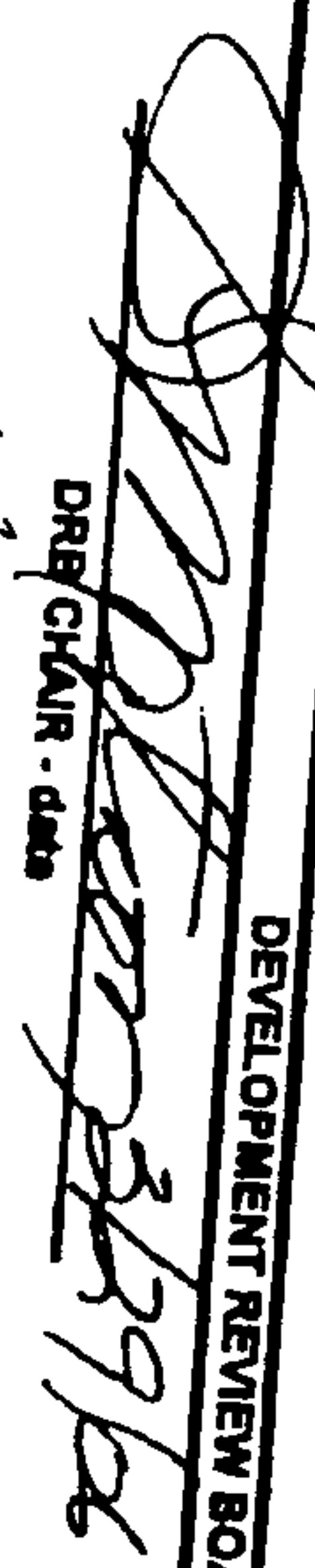
- 1 Sidewalks to be Deferred
- 2 ~~Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II~~
- 3 ~~Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II~~

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 requirements.

Engineers Grading and Drainage Certification is required for release of Financial Guarantee & SIA  
 Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarantee

AGENT / OWNER  
 Steve J. Salazar, PE  
 NAME (print)

Wilson & Co., 2600 The American Rd., 87124  
 FIRM  
 SIGNATURE - date  
 3/28/06

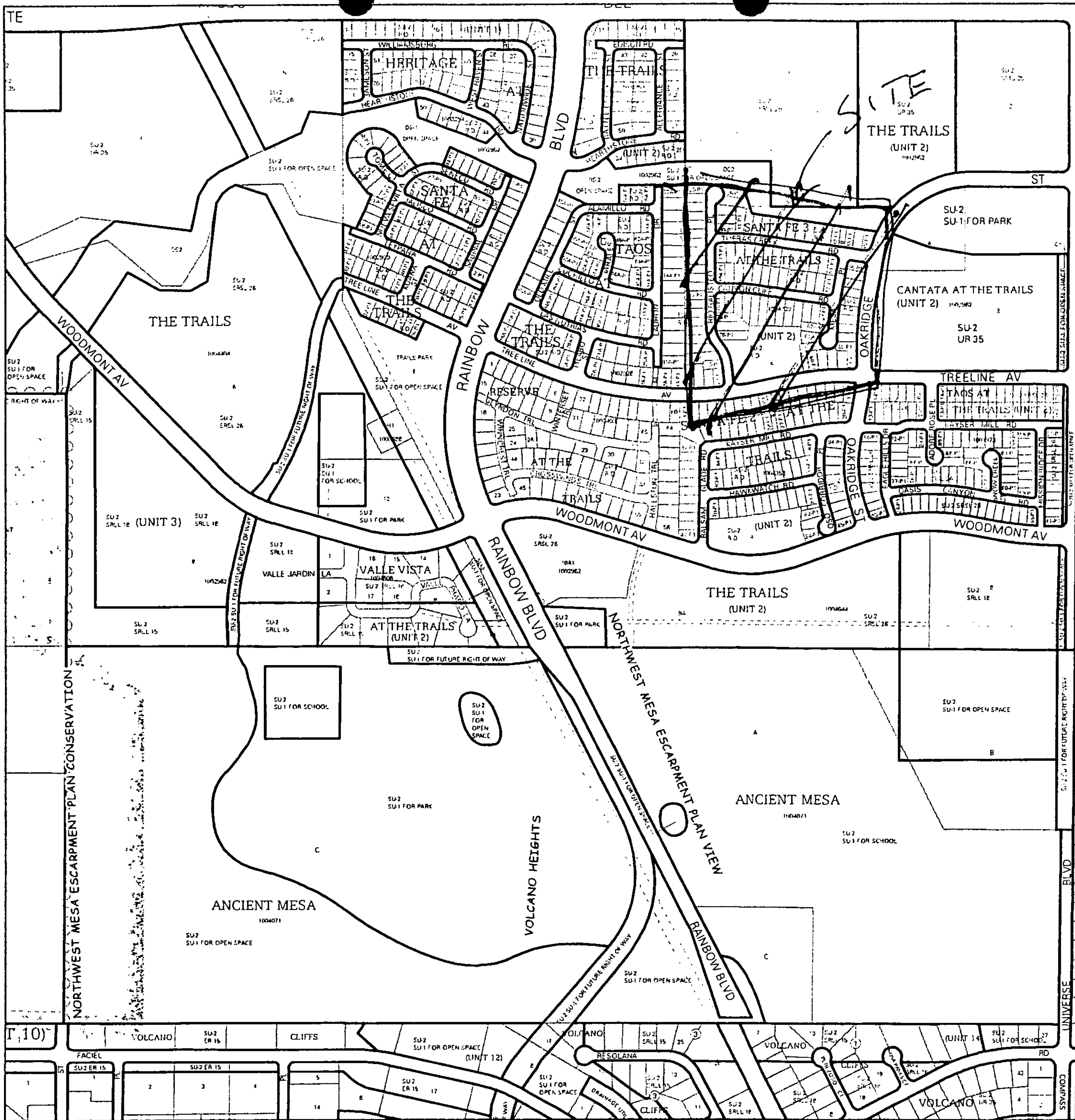
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS  
 DRB CHAIR - date  
 3/29/06

TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date  
 AMAPCA - date  
 PARKS & GENERAL RECREATION - date

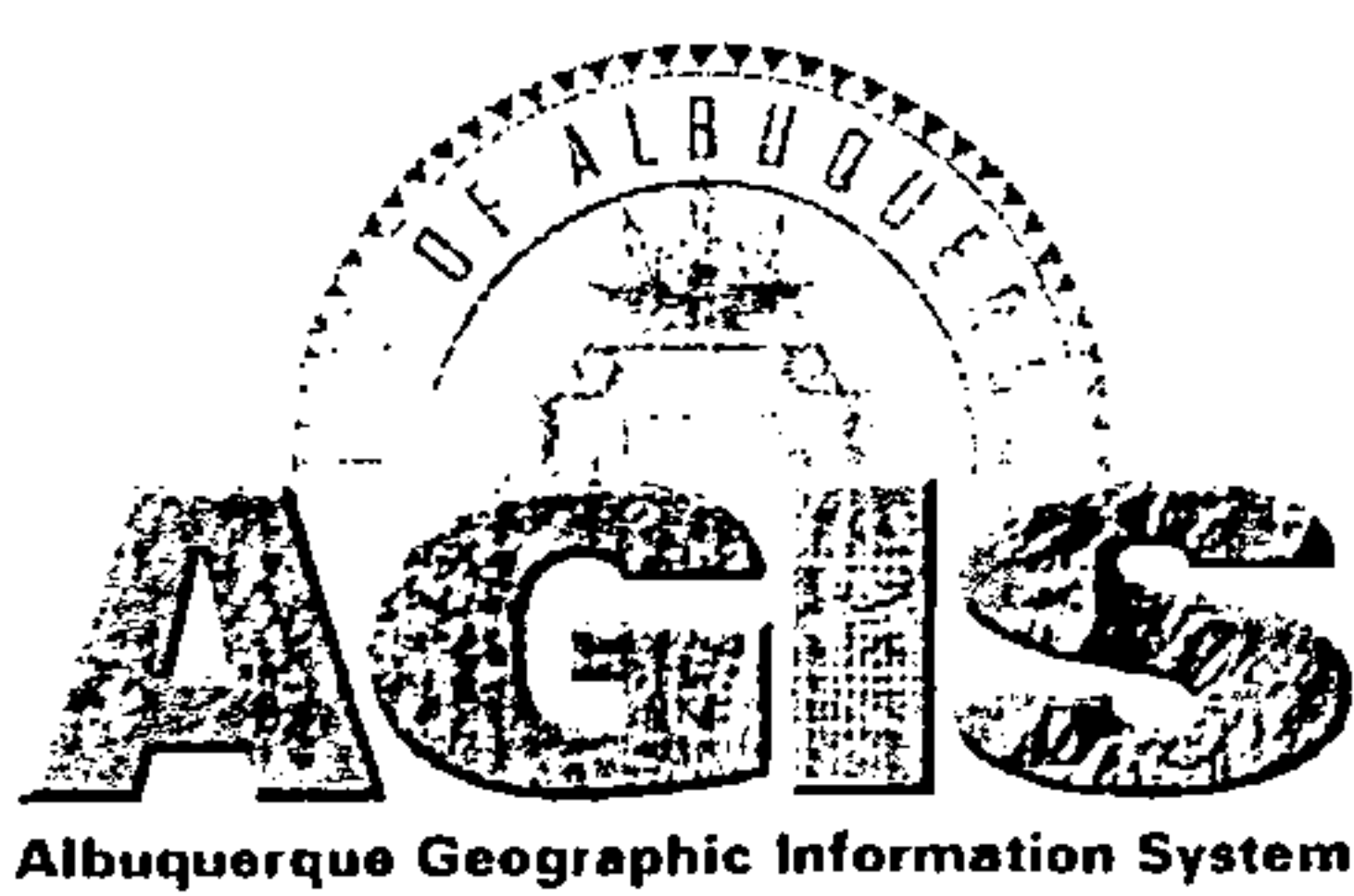
3-29-06  
 3/29/06  
 3/29/06  
 3/28-06

DESIGN REVIEW COMMITTEE REVISIONS

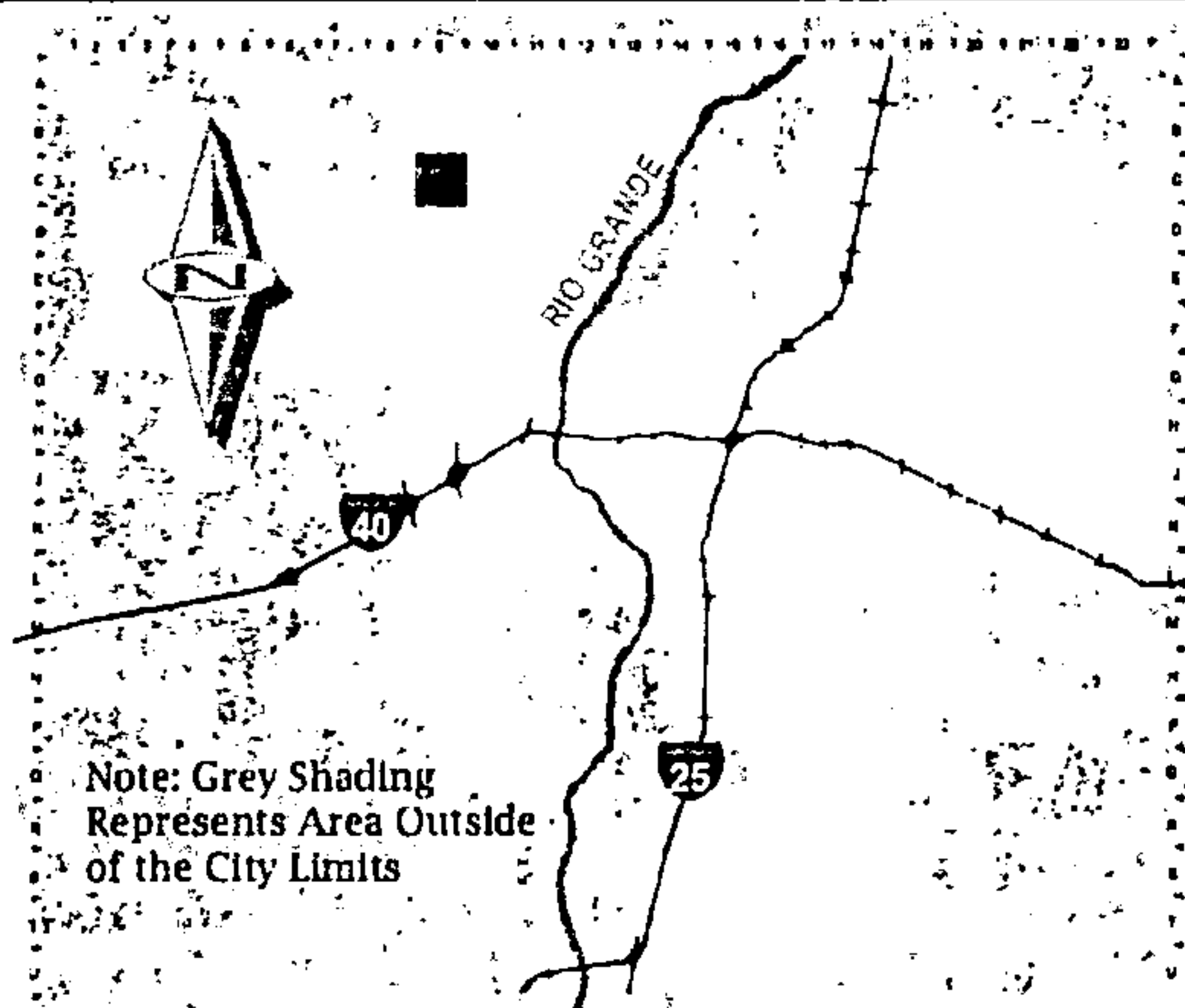
REVISION	DATE	DWG QUANT	USER DEPARTMENT	AGENT OWNER
1	5-16-06			



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



Map amended through: 1/4/2008

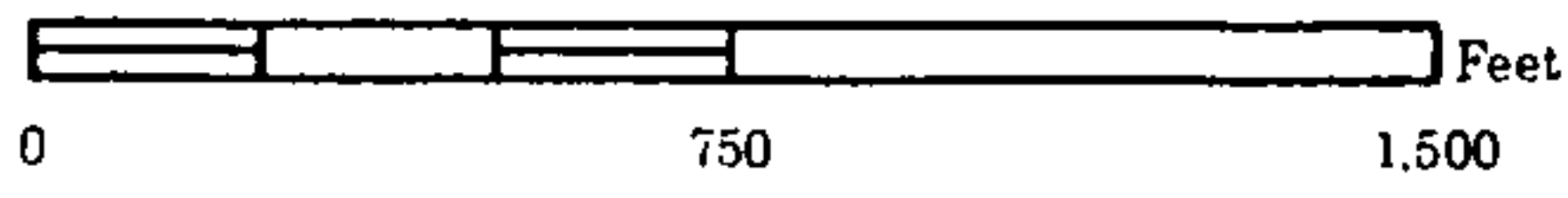


Note: Grey Shading Represents Area Outside of the City Limits

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



## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	100906440634810921	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 58 P1- G PLAT OF SANTA FE 3 AT
2	100906440134710920	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 59 P1- G PLAT OF SANTA FE 3 AT



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

March 26, 2008

**Project# 1004739**

08DRB-70110 1YR EXTENSION OF SUBDIVISION IMPROVEMENTS (1YR SIA)

BOHANNAN HUSTON INC agent(s) for SIERRA AT THE TRAILS, INC request(s) the above/ referenced action(s) for all or a portion of **SANTA FE 3 AT THE TRAILS UNIT 2** zoned SU-2/ RD, located on the NORTHWEST CORNER OF TREELINE AVE NW AND OAKRIDGE ST NW, containing approximately 19.3591 acre(s). (C-9)

**AMAFCA**

No comment.

**COG**

MRCOG staff have no comment on this proposal.

**TRANSIT**

No Comments received.

**ZONING ENFORCEMENT**

No comment.

**NEIGHBORHOOD COORDINATION**

Letters sent to: **Ventana Ranch NA (R)**

**APS**

**Santa Fe at the Trails Unit 2**, being a replat of Tract 4, The Trails Unit 2, is located on the northwest corner of Treeline Ave NW and Oakridge St NW. The owner of the above property requests a 1 YR SIA for a development that will consist of 104 residential lots. This will impact Ventana Ranch East Elementary School, James Monroe Middle School, and Volcano Vista High School. Both Ventana Ranch Elementary and James Monroe Middle Schools are exceeding capacity; Volcano Vista High School has excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	1,519	1,417	-102
575	Volcano Vista	482	750	268

A new northwest middle school is planned to open in 2009. This will relieve overcrowding at James Monroe.

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 app**

**POLICE DEPARTMENT**

**Under new Westside command.**

**FIRE DEPARTMENT**

No Comments received.

**PNM ELECTRIC & GAS**

2 YR EXTENTION OF SUBDIVISION IMPROVEMENTS: NO COMMENT

**COMCAST**

No Comments received.

**QWEST**

No Comments received.

**ENVIRONMENTAL HEALTH**

No Comments received.

**M.R.G.C.D**

1. No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

The Hydrology section has no objection to the extension request but urges the applicant to finish the work ASAP.

**TRANSPORTATION DEVELOPMENT**

No adverse comments.

**PARKS AND RECREATION**

No objection.

**ABCWUA**

No objection to Extension request, NMUI service area.

**PLANNING DEPARTMENT**

Planning has no objection to the 1 yr extension.

**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: Sierra at the Trails, INC. – 7007 Jefferson NE – Albuquerque, NM 87109

#16



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp \$5 10/30/06

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-01511 (FP)

Project # 1004739

Project Name: SANTA FE 3 @ THE TRAILS UNIT 2

Agent: Surv Tek Inc.

Phone No.: 897-3366

Project Number 1004739

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/25/06 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): ~~Will bring back DEPT#~~  
~~street construction frame, location~~ OK  
~~map attached~~  
 record plat  
 NM Utilities signature

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. 10/30/06

#16



# 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-01511 (FP)

Project # 1004739

Project Name: SANTA FE 3 @ 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 10/25/06 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): with design - double DRB#  
at time of submission, name, location OK  
record plat  
NM Utilities signature

**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: \_\_\_\_\_
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- 3 copies of the approved site plan. Include all pages.
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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 1004739



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 25, 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: 1:50 P.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 # 1001562**  
06DRB-01408 Major-Two Year SIA MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS**, zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22) **TWO YEAR SIA WAS APPROVED.**

2. **Project # 1002984**  
06DRB-01386 Major-Vacation of Pub  
Right-of-Way

ROBERT J. POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1, located on KIMBERLITE NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004989**  
06DRB-01411 Major-Preliminary Plat  
Approval  
06DRB-01412 Major-Vacation of Public  
Easements  
06DRB-01413 Minor-Subd Design (DPM)  
Variance  
06DRB-01414 Minor-Sidewalk Waiver  
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713,, 04DRB-01723] [*Deferred from 10/25/06*] (F-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005179**  
06DRB-01417 Major-Amnd SiteDev Plan  
BldPermit

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE OFFICE OF SENIOR AFFAIRS, request(s) the above action(s) for all or a portion of Lot(s) 1-A-2, ATRISCO BUSINESS PARK, UNIT 2 (to be known as **LOS VOLCANES FITNESS CENTER**) zoned SU-1 FOR SENIOR CENTER, located on LOS VOLCANES RD NW, between AIRPORT NW and COORS NW containing approximately 3 acre(s). (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING ISSUES AND SIDEWALK EASEMENT QUESTION AND PLANNING FOR 3 COPIES OF THE PLAN AND COMMENTS IN THE FILE.**

5. **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 SU-2-SRSL, 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 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 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 SU-2-SRSL, 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 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 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 SU-2-SRSL, 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 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

6. **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 SU-2-SRLL, 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 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

**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.

7. **Project # 1003272**  
06DRB-01509 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) 2-A-1-B-2-B-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS NW containing approximately 1 acre(s). [REF: 06DRB01253] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS ALONG HIGH ASSETS AND EAGLE RANCH ROAD, PICTURES OF PERMANENT CURVE AND UTILITIES DEVELOPMENT FOR RESOLUTION OF SEWER SERVICE AND 3 COPIES OF THE SITE PLAN.**
  
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 SU-2-SRSL, 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) **WITHDRAWN AT THE AGENT'S REQUEST.**
  
9. **Project # 1004872**  
06DRB-01491 Minor-SiteDev Plan  
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 10/18/06] (R-16) **WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 10/25/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND COMPLETION OF AMENDMENT TO UTILITY DEVELOPMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.

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

10. **Project # 1000029**  
06DRB-01517 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for all or a portion of Lot(s) C and B-1A-1, **DUKE CITY LUMBER COMPANY ADDITION** and Lot(s) D-1-Å, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on Bellamah Ave NW between 19<sup>th</sup> St NW and 18<sup>th</sup> St NW containing approximately 25 acre(s). [REF: 05DRB-01681] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1001656**  
06DRB-01510 Minor-Prelim&Final Plat Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) A & L, Parcels 1-5, **DOUBLE EAGLE II AIRPORT**, zoned SU-1 Airport Related Facilities, located west of Paseo De Vulcan NW and north of Double Eagle II Airport containing approximately 3, 489 acre(s). [REF: 02DRB00710] (C-4, C-5, D-5, D-6, E-4, E-5, E-6, G-4, G-5 & G-6) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHOWING OF ACCESS FOR PARCELS 1-5 AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT AND TO RECORD.**



12. **Project # 1003757**  
06DRB-01522 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/25/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005219**  
06DRB-01516 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1, **WAGGOMAN-DENISON ADDITION**, zoned C-2, located on Wyoming Blvd SE between Central Ave SE and Zuni Rd SE containing approximately 2 acre(s). (K-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND DRIVE PAD CONSOLIDATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1005147**  
06DRB-01527 Minor-Prelim&Final Plat  
Approval

B. KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **UNIT 3 MCDONALD ACRES**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 9<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 06DRB-01342] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. **Project # 1004924**  
06DRB-01514 Minor-Final Plat Approval

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: 06DRB-01181, 06DRB-01274, 06DRB-01273] (G-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE OF NOTE 14 PUBLIC SIDEWALK EASEMENT.**

16. ~~Project # 1004739~~  
~~06DRB-01511 Minor-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) 4, Trails, Unit 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**), zoned SU-2-UR, located on Oakridge St NW between Rainbow Blvd NW and Universe Blvd NW containing approximately 19 acre(s). [REF: 06DRB-01382, 06DRB-01383, 06DRB-01384] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD.**

17. **Project # 1002730**  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES UNIT 3** (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

18. **Project # 1003523**  
06DRB-01529 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for MONTEREY LAND GROUP II, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31, 32 & 33, LANDS OF ATRISCO GRANT, UNIT 3 (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2/RLT, located on 98<sup>th</sup> St NW between Endee Rd NW and Interstate 25 containing approximately 14 acre(s). [REF: 05DRB01369] (J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION IF SIDEWALK WAIVER IS NOT NEEDED, ENTRADA VISTA ENTRANCE, TRACT A DRAINAGE EASEMENT TO CITY OF ALBUQUERQUE AND MAINTENANCE AND BENEFICIARIES OF ALL HOME OWNERS ASSOCIATION TRACTS (FIX NOTE), AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. **Project # 1004675**  
06DRB-01518 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MONTEREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND and SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB-00836, 06DRB-01026, 01027, 01028, 01029 & 01030] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

20. **Project # 1002567**  
06DRB-01523 Minor-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12<sup>TH</sup> ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

**FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

- 21. Project # 1004240**  
06DRB-01524 Major-Final Plat Approval  
06DRB-01525 Minor-Subd Design (DPM)  
Variance

ADVANCED ENGINEERING AND CONSULTING agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 & A-2, **LANDS OF E. MAS**, zoned SU-1 for C-1 and R-1, located on Indian School Rd NW between Meadow View Dr NW and Rio Grande Blvd NW containing approximately 5 acre(s). [REF: 05DRB-00918] (H-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ADJUSTMENTS AND A NOTE TO ADD CURB AND SIDEWALK MAINTENANCE AND PLANNING FOR AGIS DXF FILE AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 22. Project # 1003004**  
06DRB-01512 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D & 41, ATRISCO GRANT UNIT 3 (to be known as **STINSON PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PAYMENT AND TO PLANNING TO RECORD.**

23. **Project # 1003991**  
06DRB-01513 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for FD SAGE MARKET PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT, located on Snow Vista Blvd SW between Sage Rd SW and Reba Ave SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESOLVING ISSUES WITH EXISTING 20-FOOT WATER LINE EASEMENT AND 7-FOOT PUE EASEMENT ON TRACT A AND PLANNING FOR HOME OWNER'S ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT AND TO RECORD.**

24. **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 PARADISE 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 & Deferred at the Board's request from 10/18/06*] (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR NATIONAL PARK SERVICE LETTER AND PLANNING TO RECORD. THIS PLAT IS NOT WITHIN THE BOUNDARIES OF THE PETROGLYPH NATIONAL MONUMENT.**

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

25. **Project # 1005220**  
06DRB-01519 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for JOHN S. PALONI request(s) the above action(s) for **UNPLATTED LAND**, zoned M-1, located on MENAUL BLVD NE, between the

NORTH FRONTAGE RD NE and UNIVERSITY BLVD NE containing approximately 7 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1005221**  
06DRB-01520 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC., agent(s) for JOURNAL PUBLISHING COMPANY request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2, 5-B-1-B (to be known as **JOURNAL CENTER, TRACTS 5-B-1-A-1-B, 5-B-1-A-2-B & 5-B-1-B-2**) zoned IP, located on JEFFERSON ST NE and TIBURON ST NE containing approximately 12 acre(s). (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for October 18, 2006. **THE DRB MINUTES FOR OCTOBER 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:50 P.M.

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004739**

**AGENDA ITEM NO: 16**

**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](http://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 25, 2006

#16

4739

### DXF Electronic Approval Form

DRB Project Case #: 1004739

Subdivision Name: SANTA FE 3 AT THE TRAILS UNIT 2

Surveyor: RUSS P HUGG

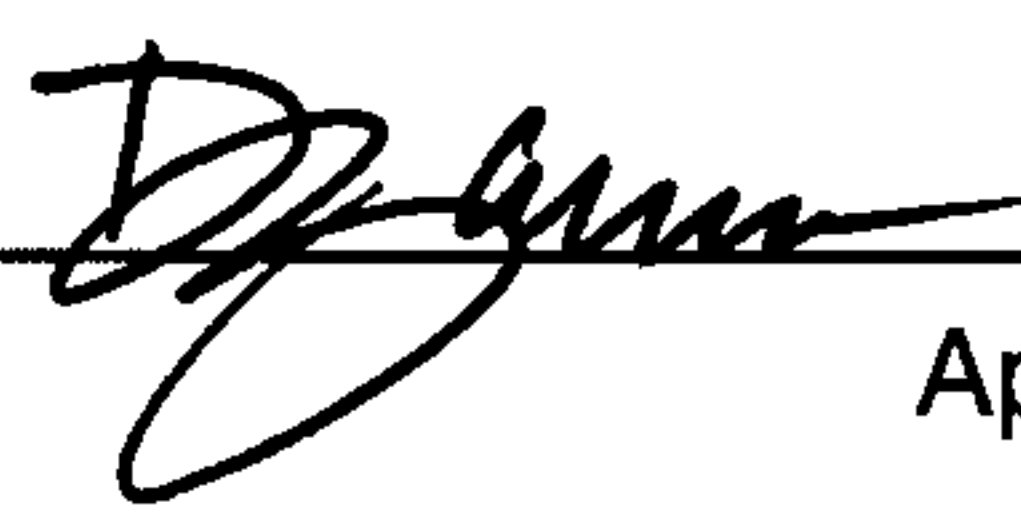
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 10/24/2006

Hard Copy Received: 10/24/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

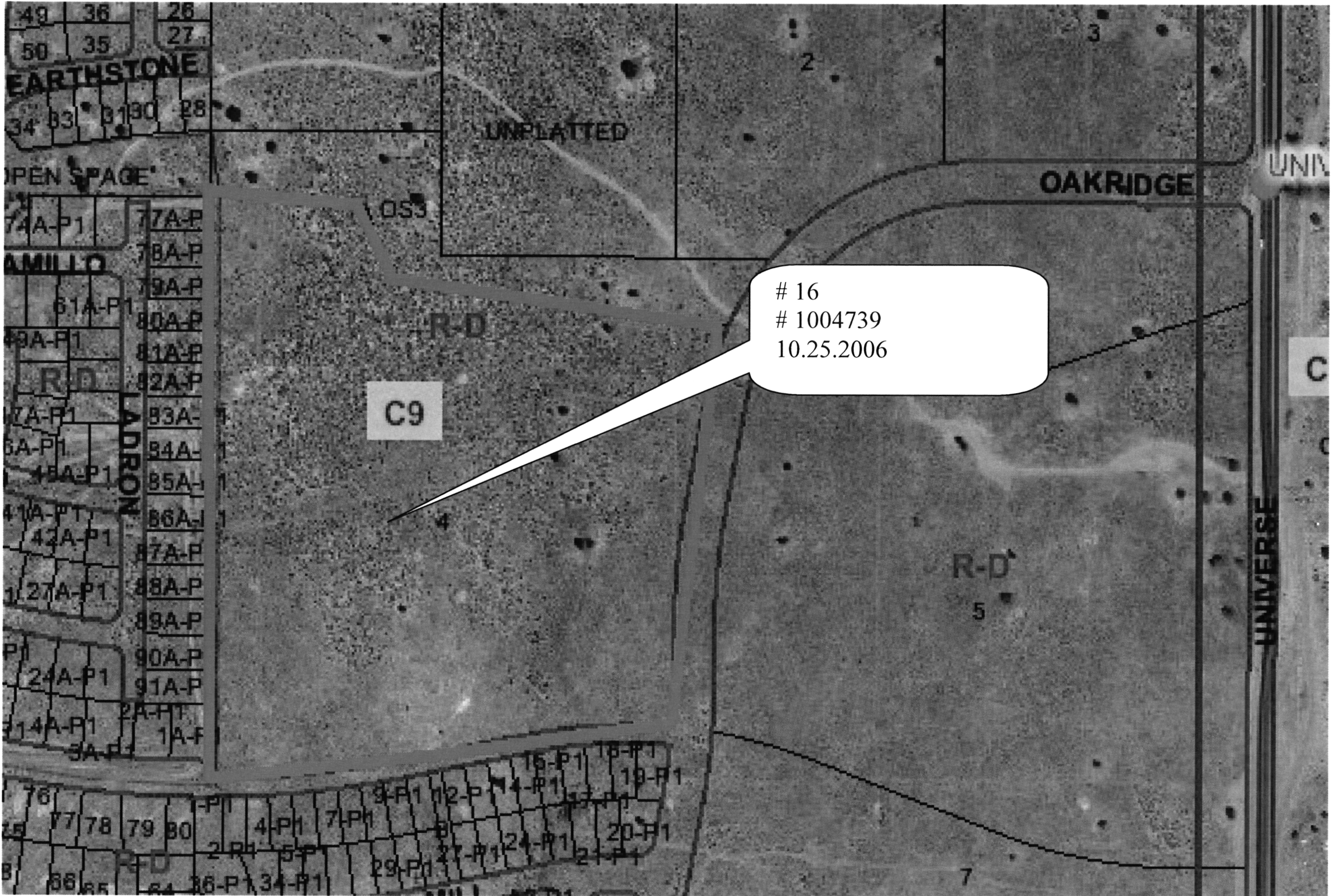
10-25-2006  
Date

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

**AGIS Use Only**

Copied fc 4739 to agiscov on 10/25/2006 Contact person notified on 10/25/2006





# 16  
# 1004739  
10.25.2006



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 18, 2006

### 2. Project # 1004739

06DRB-01382 Major-Amnd Prelim Plat Approval  
06DRB-01383 Minor-Subd Design (DPM) Variance  
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **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 OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9)

At the October 18, 2006, Development Review Board meeting, the amended preliminary plat was approved with the following conditions of final plat:

The zoning shall be SU-2/UR.

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).

This amendment does not extend the expiration date of the already approved preliminary plat.

The subdivision design variance was withdrawn at the agent's request.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the planning file.

If you wish to appeal this decision, you must do so by November 2, 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.



## OFFICIAL NOTICE OF DECISION

PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc: The Trails LLC, 7301 Jefferson 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: 1004739 AGENDA#: 2 DATE: 10.18.06

1. Name: Ris Beth Address: 7007 Jaffers Zip: 97109
2. Name: Steve Sakya Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: Ruth Hix Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 18, 2006  
DRB Supplemental Comments**

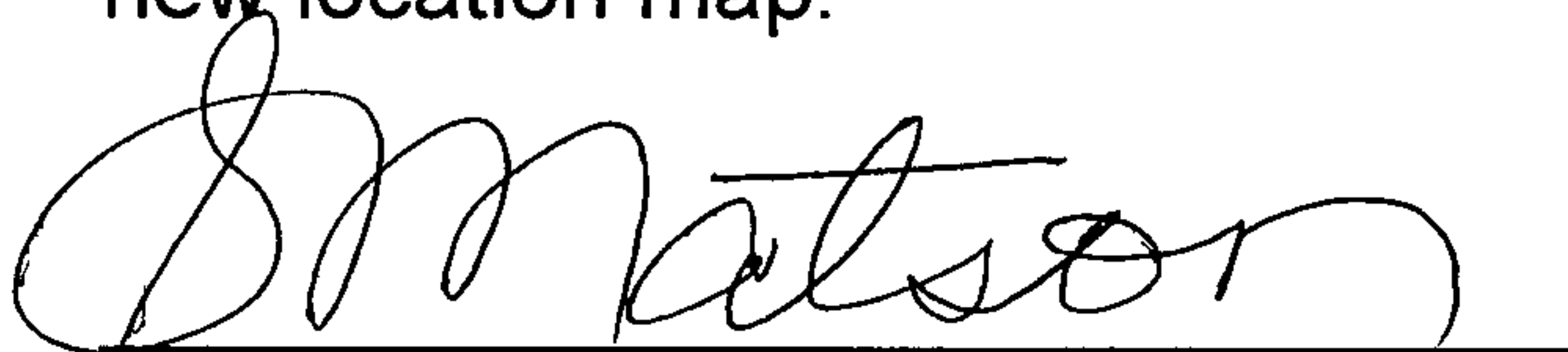
**ITEM # 2**

**PROJECT # 1004739 APPLICATION # 06-01384-01384**

**RE: SANTA FE 3 @ THE TRAILS, UNIT 2/app/tds/sdv**

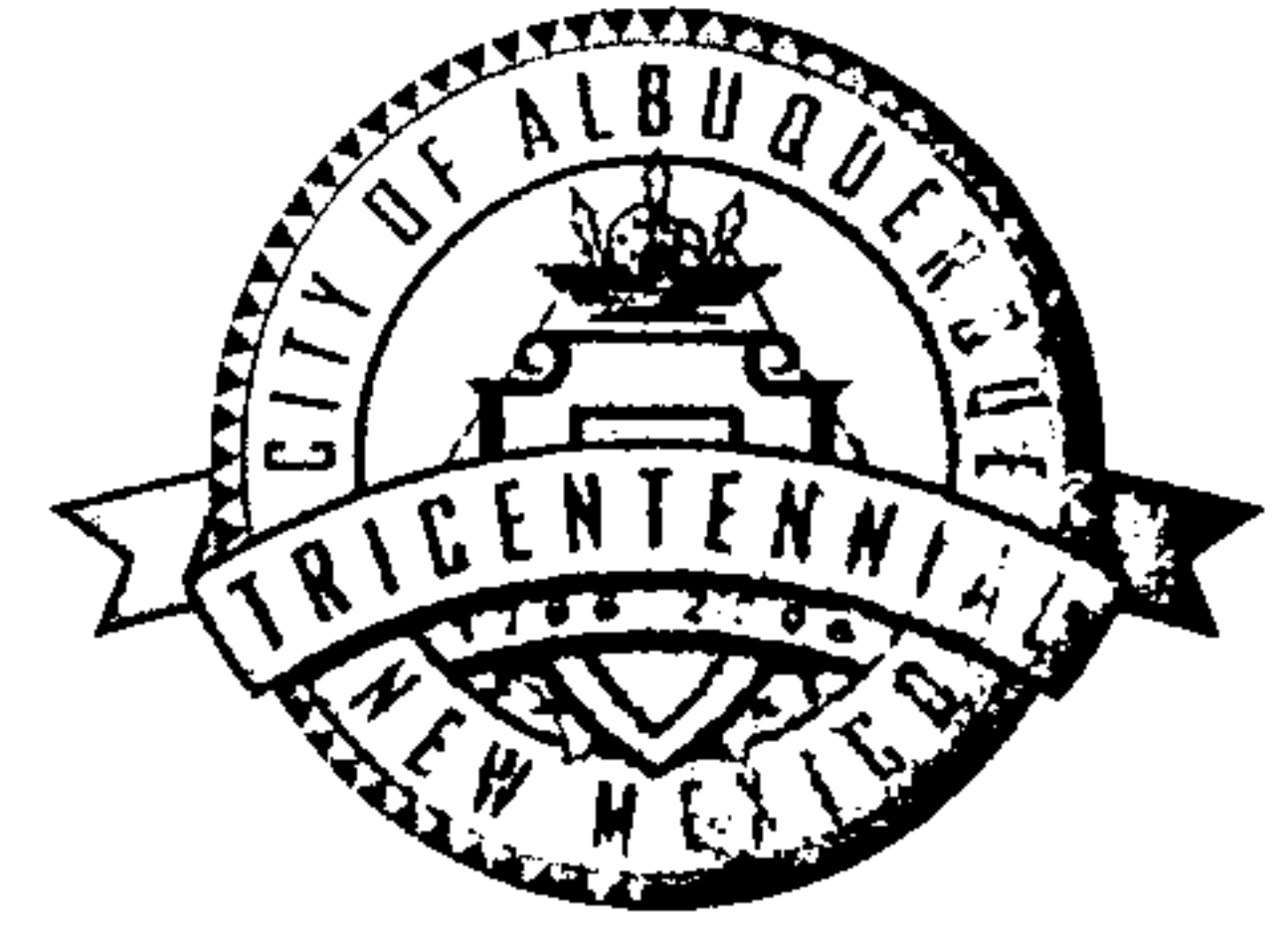
Now that the Volcano Heights Sector Plan is adopted, here are Planning's supplemental comments.

1. Now that the Volcano Heights Sector Plan is adopted, there is no longer a site plan requirement for small lots. The zoning has changed to SU2-UR. This zoning allows smaller lots (6500 square feet or less...page LU-7 of VHSDP amendments) and single family homes as proposed in this amended preliminary plat.
2. The VHSDP has exempted this Tract 4 from all requirements of the plan except that approximately every third house shall have 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.
3. Be sure the new zoning appears on the final plat. This is a condition of final plat.
4. Be sure to submit a wall design using the existing design and a new location map.



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

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004739**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Preliminary Plat (Amended)  
Sidewalk Deferral  
Subdivision Design (DPM) Variance

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No objection to Sidewalk Deferral request.  
No objection to Design Variance request.  
An approved grading and drainage plan dated 10-13-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://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 18, 2006**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 18, 2006  
DRB Supplemental Comments**

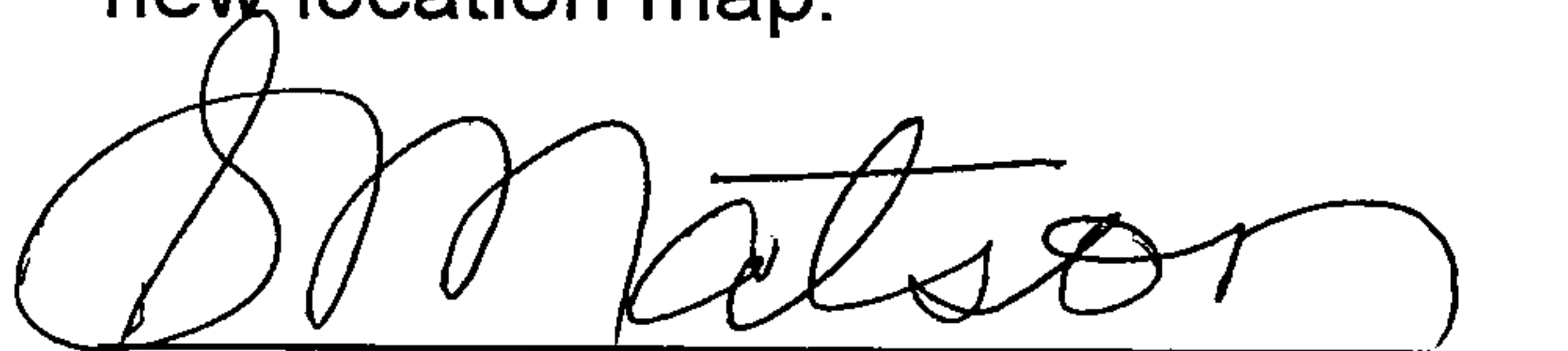
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Sheran Matson, AICP  
DRB Chair  
924-3880 fax 924-3864  
smatson@cabq.gov

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0935  
CONNECTION TEL 9p7619922  
SUBADDRESS  
CONNECTION ID  
ST. TIME 10/13 16:07  
USAGE T 00'45  
PGS. 2  
RESULT OK



DEVELOPMENT REVIEW BOARD  
FAX FORM

TO: Rick Beltramo

FAX NUMBER: 761-9922 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 10/13/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004739 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

Trails Unit 2, Tract A



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 18, 2006  
DRB Supplemental Comments**

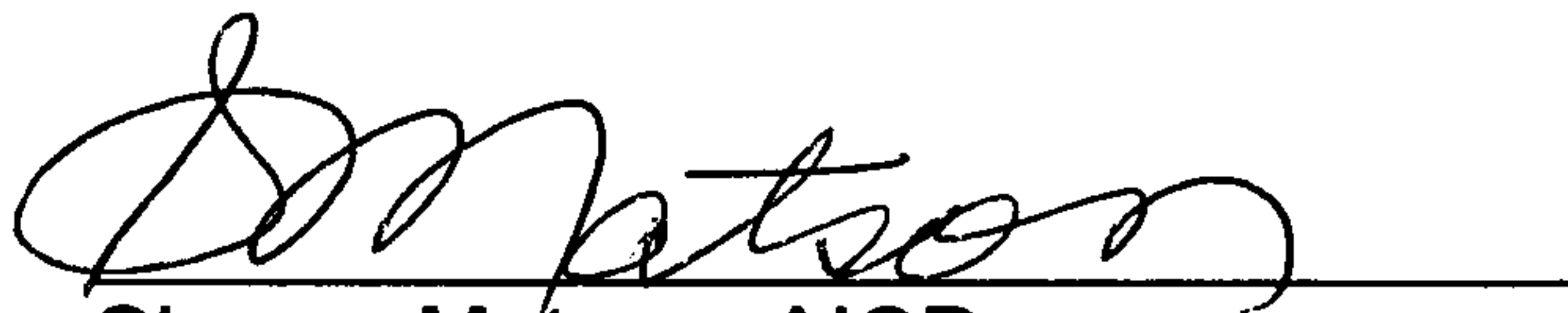
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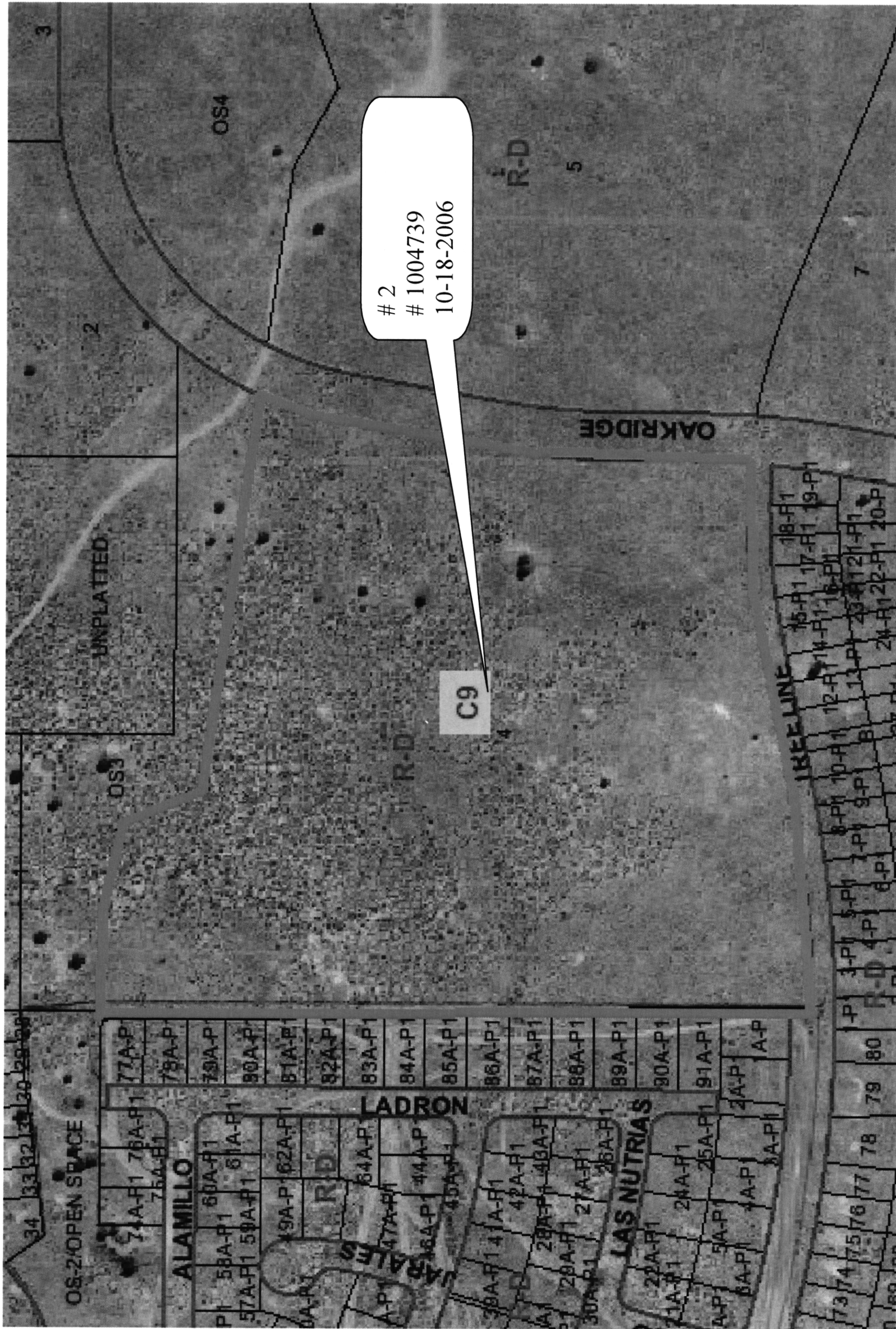
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DRB Chair  
924-3880 fax 924-3864  
smatson@cabq.gov



#2  
# 1004739  
10-18-2006

C9

OS-2/OPEN SPACE

ALAMILLO

LADRON

LAS NUTRIAS

OAKRIDGE

UNPLATTED

R-D

R-D

IRREFLEX

34 33 32 31 30 29 28

77A-P	78A-P	79A-P	80A-P	81A-P	82A-P	83A-P	84A-P	85A-P	86A-P	87A-P	88A-P	89A-P	90A-P	91A-P	92A-P	93A-P
74A-P	75A-P	76A-P	77A-P	78A-P	79A-P	80A-P	81A-P	82A-P	83A-P	84A-P	85A-P	86A-P	87A-P	88A-P	89A-P	90A-P
57A-P	58A-P	59A-P	60A-P	61A-P	62A-P	63A-P	64A-P	65A-P	66A-P	67A-P	68A-P	69A-P	70A-P	71A-P	72A-P	73A-P
19A-P	20A-P	21A-P	22A-P	23A-P	24A-P	25A-P	26A-P	27A-P	28A-P	29A-P	30A-P	31A-P	32A-P	33A-P	34A-P	35A-P
1A-P	2A-P	3A-P	4A-P	5A-P	6A-P	7A-P	8A-P	9A-P	10A-P	11A-P	12A-P	13A-P	14A-P	15A-P	16A-P	17A-P
18A-P	19A-P	20A-P	21A-P	22A-P	23A-P	24A-P	25A-P	26A-P	27A-P	28A-P	29A-P	30A-P	31A-P	32A-P	33A-P	34A-P
35A-P	36A-P	37A-P	38A-P	39A-P	40A-P	41A-P	42A-P	43A-P	44A-P	45A-P	46A-P	47A-P	48A-P	49A-P	50A-P	51A-P
52A-P	53A-P	54A-P	55A-P	56A-P	57A-P	58A-P	59A-P	60A-P	61A-P	62A-P	63A-P	64A-P	65A-P	66A-P	67A-P	68A-P
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86A-P	87A-P	88A-P	89A-P	90A-P	91A-P	92A-P	93A-P	94A-P	95A-P	96A-P	97A-P	98A-P	99A-P	100A-P	101A-P	102A-P

73 74 75 76 77 78 79 80



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 18, 2006

**Project # 1004739**

06DRB-01382 Major-Amnd Prelim Plat Approval  
 06DRB-01383 Minor-Subd Design (DPM) Variance  
 06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **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 OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9)

AMAFCA No adverse comments.

COG MRCOG has no comment on this particular development proposal. This development is occurring in an area where the long range transportation infrastructure is yet to be identified in the Metropolitan Transportation Plan. As such, we encourage the City's involvement in the development of the 2030 MTP for the identification of long term infrastructure needs for this and other areas of the AMPA.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS The request to increase the number of residential lots for **Estados at the Trails Unit 2** from 76 to 104 will impact Ventana Ranch Elementary, James Monroe Middle School and Cibola High School. Currently **all three schools are exceeding capacity** and are expected to continue to grow.

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

The new Northwest High School will open with a 9<sup>th</sup> grade academy in 2007, with the rest of the school to open in 2008. The new high school will relieve overcrowding at Cibola High School.

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 crime prevention or CPTED 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	

## City Engineer

No objection to the DPM variance. An approved amended grading plan is required for Preliminary Plat amendment.

## Transportation Development

Transportation will not approve the subdivision design variance. No objection to the deferral of sidewalk.

## Parks & Recreation

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.*

## Utilities Development

No objection to Amended Preliminary Plat approval. No objection to Design Variance and Sidewalk Deferral.

## Planning Department

At the time these comments were made, a site plan for subdivision was still required for smaller lots than R-1 in Developing Urban. When the Volcano Heights Sector Plan is enacted, this requirement may change.

The original documents submitted with this amendment are for Estados at the Trails. Has the name of the subdivision also changed?

The President of the HOA must sign the final plat. A Landscape Maintenance Agreement is required for any landscaping in the public right of way. The LMA plus the irrigation meter must appear on the amended infrastructure list.

No objection to the requested temporary deferral of sidewalks or the subdivision design variance.

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 and an impervious acreage of approximately .05 acre per lot, it is estimated that impact fees will total \$7,199 payable with each building permit; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006 (approximately \$4,823).

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

Cc: The Trails LLC, 7301 Jefferson 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 on the **3<sup>rd</sup> FLOOR** in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 18, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1005160**

06DRB-01372 Major-Vacation of Pub  
Right-of-Way  
06DRB-01373 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION & Tract(s) 241 M.R.G.C.D. MAP 38**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13)

**Project # 1004739**

06DRB-01382 Major-Amnd Prelim Plat  
Approval  
06DRB-01383 Minor-Subd Design (DPM)  
Variance  
06DRB-01384 Minor-Temp Defer SDWK

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Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, OCTOBER 2, 2006.**

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

**Meeting Date:** October 18, 2006  
**Zone Atlas Page:** C-09-Z  
**Notification Radius:** 100 Ft.

**Project# 1004739**  
**App#06DRB-01382**  
**06DRB-01383**  
**06DRB-01384**

**Cross Reference and Location: OAKRIDGE ST NW BETWEEN RAINBOW  
BLVD NW AND UNIVERSE BLVD NW**

**Applicant:** THE TRAILS, LLC  
7301 JEFFERSON NE  
ALBUQUERQUE, NM 87109

**Agent:** <sup>TEK</sup>  
SURV-TREK, INC  
9384 VALLEY VIEW DR NW  
ALBUQUERQUE, NM 87114

**Special Instructions:**

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

**Date Mailed:** SEPTEMBER 29, 2006  
**Signature:** YVONNE SAAVEDRA



OR CURRENT RESIDENT  
100906430322640101  
INDUS DEVELOPMENT LTD CO  
8224 CALLE PRIMERA NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
100906437149310104  
PARADISE WEST INC  
5016 LA FIESTA DR NE  
ALBUQUERQUE, NM 87109 2508

OR CURRENT RESIDENT  
100906432335021621  
LONGFORD AT THE TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

OR CURRENT RESIDENT  
100906439345110111  
PILI MANUEL R ETUX  
4196 OCEAN AVE  
BROOKLYN, NY 11235 3729

~~OR CURRENT RESIDENT  
100906432340221634  
LONGFORD AT THE TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120~~

OR CURRENT RESIDENT  
100906430044221647  
TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

OR CURRENT RESIDENT  
100906432228022223  
CENTEX HOMES  
5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

~~OR CURRENT RESIDENT  
100906441422640102  
INDUS DEVELOPMENT LTD CO  
8224 CALLE PRIMERA NW  
ALBUQUERQUE, NM 87120~~

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ALBUQUERQUE, NM 97109

Project# 1004739  
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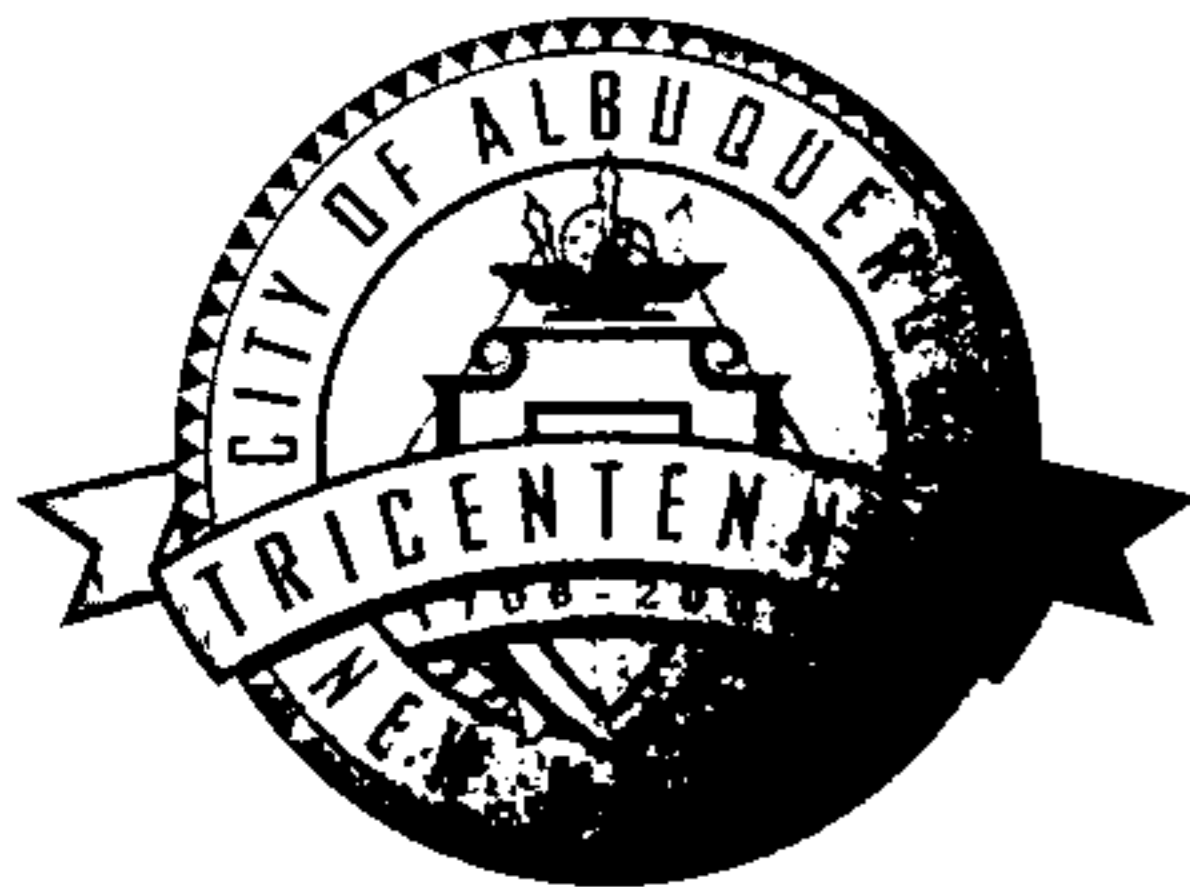
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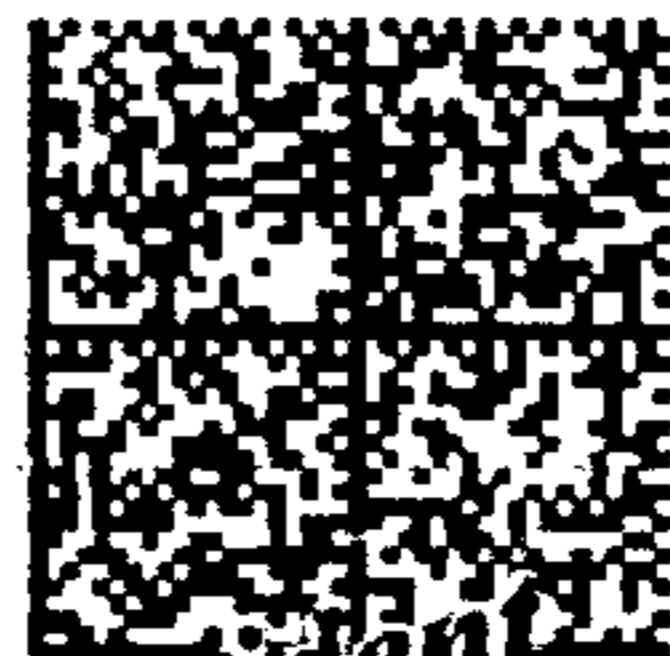
# CITY OF ALBUQUERQUE



Planning Department

*D* *RA*

OR CURRENT RESIDENT  
100906437149310104  
PARADISE WEST INC  
5016 LA FIESTA DR NE  
ALBUQUERQUE, NM 87109 2508



*Or Current Resident*

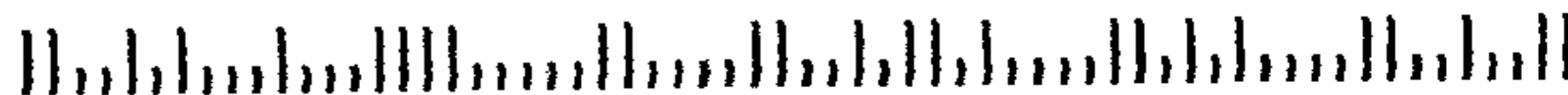


02 1M \$ 00.39<sup>0</sup>  
0004219022 SEP 29 2006  
MAILED FROM ZIP CODE 87102

PARA016 X 871 N1 1 805 I 10 10/01/06  
FORWARD TIME EXP RTN TO SEND  
: PARADISE WEST INC  
7423 LANTERN RD NE  
ALBUQUERQUE NM 87109-3060

RETURN TO SENDER

8710932302 0821293



P O Box 1293 Albuquerque, New Mexico 87103

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

02/29/2008 Issued By: E08375

**Permit Number:** 2008 070 110

**Category Code 910**

**Application Number:** 08DRB-70110, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** NORTHWEST CORNER OF TREELINE AVE AND OADRIDGE ST

**Project Number:** 1004739

**Applicant**  
Sierra At The Trails, Inc

7007 Jefferson Ne  
Albuquerque NM 87109  
761-9911

**Agent / Contact**

Bohannon Huston Inc  
Kevin Patton

7500 Jefferson Ne  
Albuquerque NM 87109

kpatton@bhinc.com

### Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00

**TOTAL: \$145.00**

City Of Albuquerque  
Treasury Division

2/29/2008 12:15PM LOC: ANNX  
WS# 008 TRANS# 0033  
RECEIPT# 00088077-00088077  
PERMIT# 2008070110 TRSDMG  
Trans Amt \$145.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
TOTAL \$145.00

No. of Lots: 77  
Nearest Major Streets: ASEO DEL NORTE  
UNIVERSE

FIGURE 12

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

**COA # 730087**

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 16<sup>th</sup> day of October, 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 BLVD 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 4, UNIT 2, THE TRAILS, 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 ESTADO SITE @ THE TRAILS UNIT II 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 10<sup>th</sup> day of OCT, 2007 ("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. 730087.

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:

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

(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 WESTER TECH and field testing of the private Improvements shall be performed by WESTERN TECH, 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: SUBD. IMP. BOND # 823137S  
Amount: \$804,503.49 Name of Financial Institution or Surety  
providing Guaranty: DEVELOPERS SURETY AND INDEMNITY COMPANY  
Date City first able to call Guaranty: OCT 10, 2007  
[Construction Completion Deadline]: OCT 10 20 2007  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
Additional information: \_\_\_\_\_, 20\_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



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

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

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

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

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER:

By [Signature]: Kelly Murtagh  
Name: KELLY MURTAGH  
Title: V.P. LONGFORD GROUP, INC.\*  
Dated: 10-9-06

CITY OF ALBUQUERQUE  
[Signature]  
City Engineer  
Dated: 10-16-06  
[Signature] 10-13-06

\* MANAGER, THE TRAILS, LLC.

SUBDIVIDER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 9th day of October, 20 06 by [name of person:] Kelly Murtagh, [title or capacity, for instance, "President" or "Owner":] VP Longford Group Inc, Manager of [Subdivider:] The Trails, LLC.

My Commission Expires: 12-1-08

[Signature]  
Notary Public  
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 16th day of October, 20 06 by Richard Saavedra, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

[Signature]  
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



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POWER OF ATTORNEY

NOTE: Must be signed and notarized

FIGURE 18

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EXTENSION AGREEMENT  
Procedure "B"  
PROJECT NO. 730087

This Agreement made this 9<sup>th</sup> day of November, 2007, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Sierra at The Trails, Inc ("Developer"), whose address is 3077 E. Warm Springs, Las Vegas, NV and whose telephone number is (702)454-5300 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 16th day of October, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 10-16-06, at Book Misc. A125, pages 8175 through 8175, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 10th day of October, 2007; and

WHEREAS, the Earlier Agreement was amended by an Assignment and Amendment Agreement dated March 14, 2007 recorded March 16, 2007, in Book Misc. A134, pages 830 through 830, records of Bernalillo County, New Mexico, extending the construction deadline to October 10, 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 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 29<sup>th</sup> LLC day of March, 2008.

B. on portions of the improvements as follows:

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

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11/09/2007 02:30 PM Page: 1 of 3  
AGRE R: \$13.00 M. Toulouse, Bernalillo County,



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

Type of Financial Guaranty: Subdivision Improvement Bond #823137S  
Amount: \$864,563.49 Name of Financial Institution or Surety  
providing Guaranty: Developer's Surety and Indemnity Company  
Date City first able to call Guaranty (Construction Completion  
Deadline): March 29, 2008.  
If Guaranty other than a Bond, last day City able to call Guaranty  
is: n/a  
Additional information: \_\_\_\_\_

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: Sierra at The Trails, Inc

CITY OF ALBUQUERQUE:

By (Signature): [Signature]  
Name: John Murtagh  
Title: President\*  
Dated: 10/24/07

[Signature]  
City Engineer  
Dated: 11/9/07

~~\*President  
Longford Group Inc., Manager  
The Trails, LLC~~ [Signature]

[Signature] 11/9/07

[Signature]  
11-5-07

DEVELOPER'S NOTARY

STATE OF \_\_\_\_\_ )  
) ss.



07/02 OFFICIAL SEAL  
Evelyn Lopez-Chavez  
NOTARY PUBLIC  
STATE OF NEW MEXICO

DEVELOPER'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

My Comm. Exp. 3.8.08

This instrument was acknowledged before me on 24 day of October,  
2007 by (name of person:) John Mustgah, (title or  
capacity, for instance, "President" or "Owner") President  
of (Developer:) Serra at The Trails, Inc.

[Signature]  
Notary Public

My Commission Expires:

3.8.08

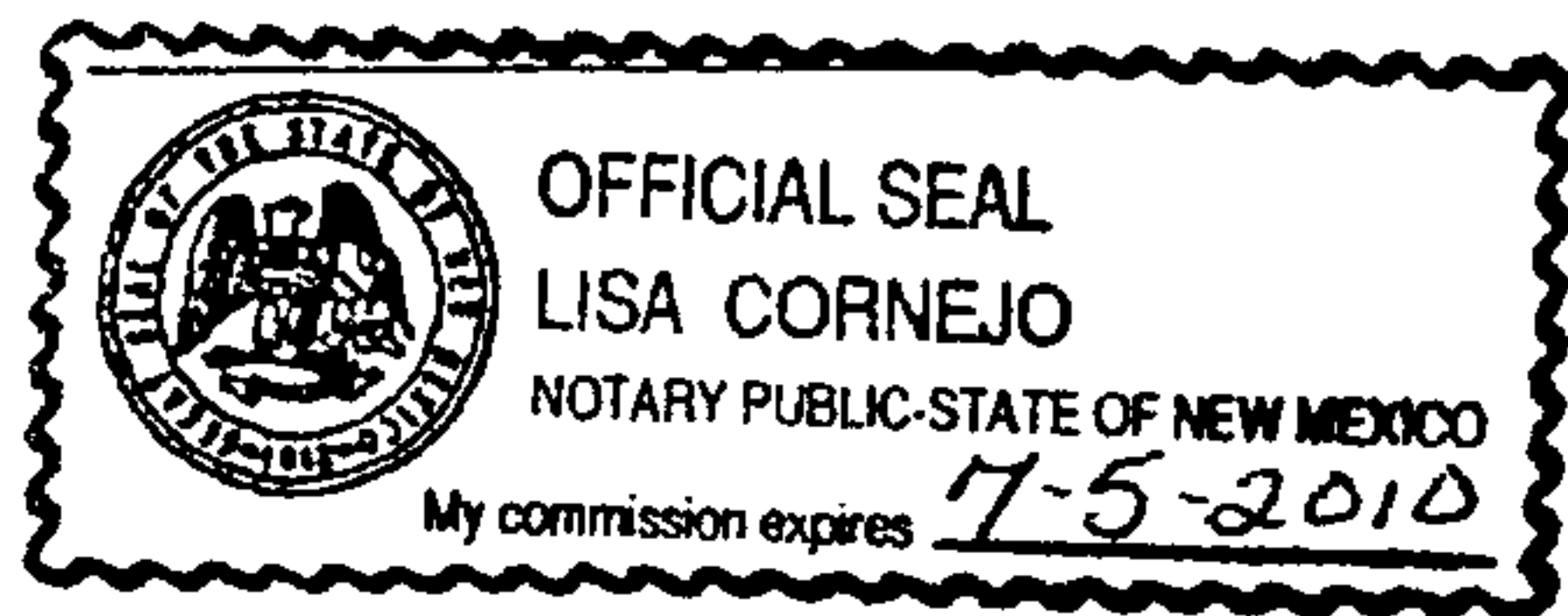
CITY'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 9 day of November  
2007 by Bradley L. Benham, City Engineer of the City of  
Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:







**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.:** 823137S

**Principal:** Sierra at The Trails, Inc.

**Obligee:** City of Albuquerque

**Surety:** Developers Surety and Indemnity Company

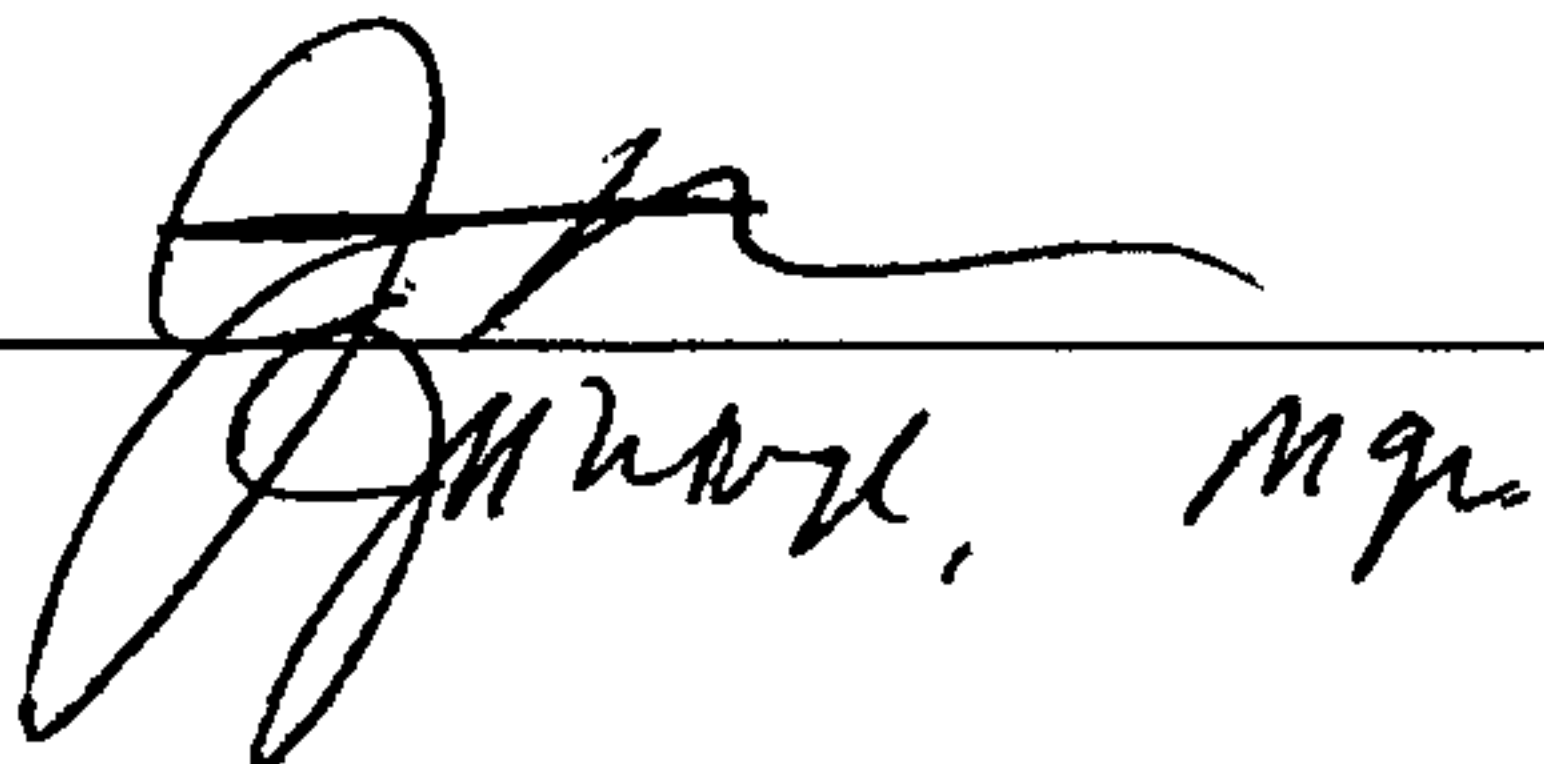
Effective October 9, 2007, it is agreed that:  
 The completion deadline date be changed: FROM: October 10, 2007 TO: March 29, 2008

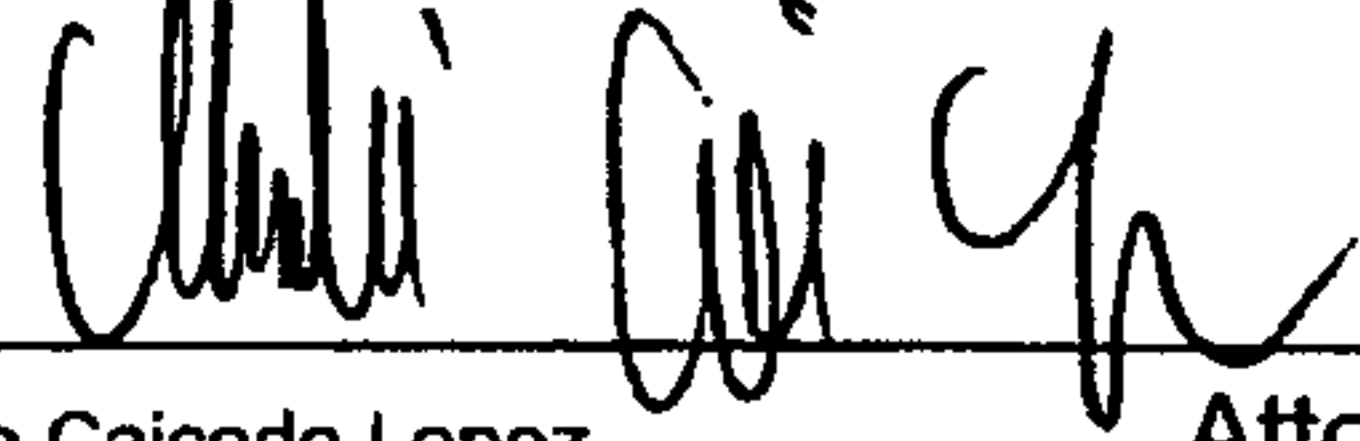
**Nothing herein contained shall be held to vary, waive, alter, or extend any of the terms, conditions, agreements or warranties of the above mentioned bond, other than stated as above. Provided, however, that the liability of the company under the attached bond as changed by this order shall not be cumulative.**

Signed this 9TH day of October, 2007.

**Principal:** Sierra at The Trails, Inc.

**Surety:** Developers Surety and Indemnity Company

By: 

  
 Natalie Caicedo Lopez Attorney-in-Fact

**PRODUCER:** Balance Insurance Agency, 17780 Fitch, Suite 150, Irvine CA 92614

STATE OF California

COUNTY OF Orange

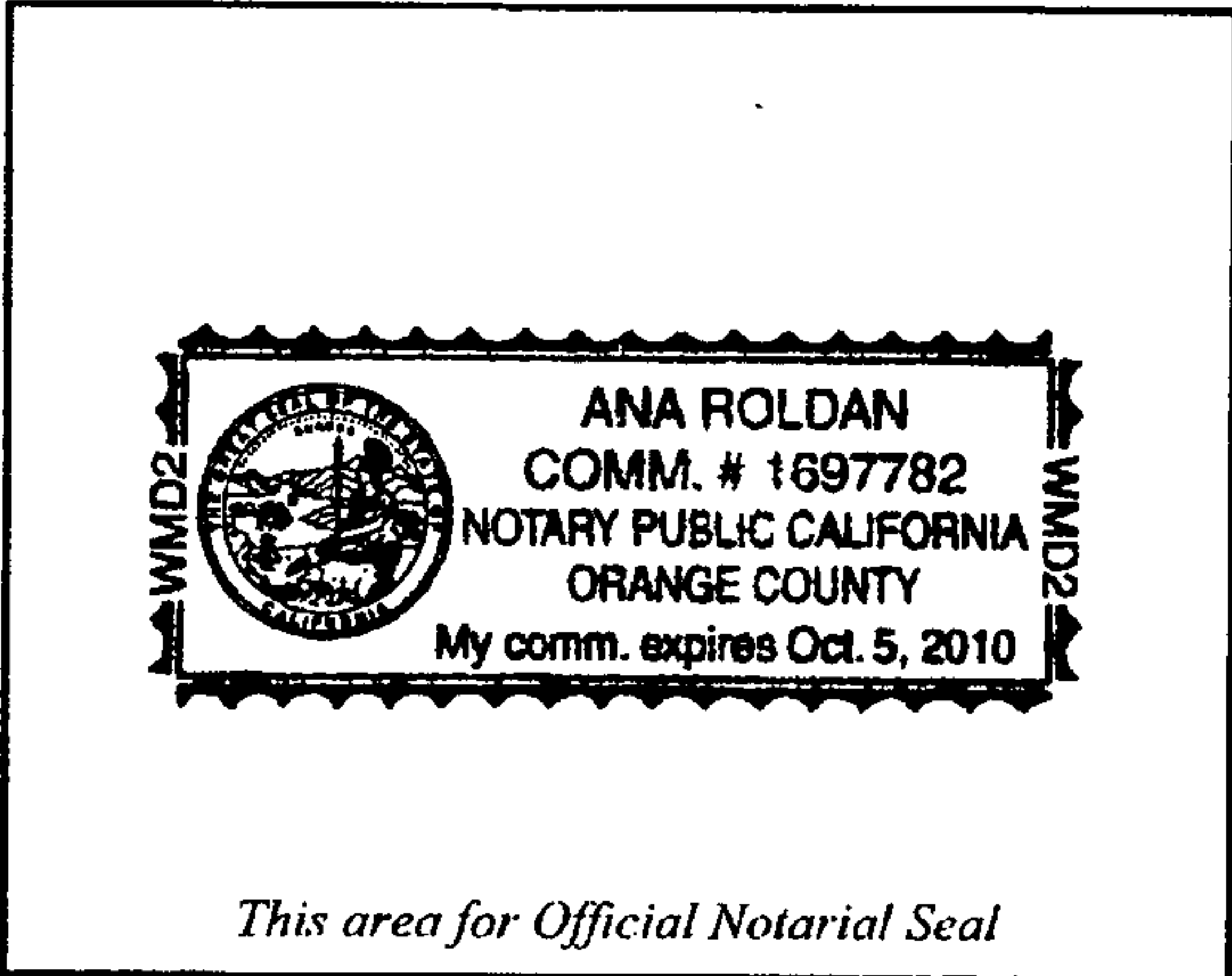
]

On Oct. 9, 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)



**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, Natalie Caicedo Lopez, jointly or severally\*\*\***


as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

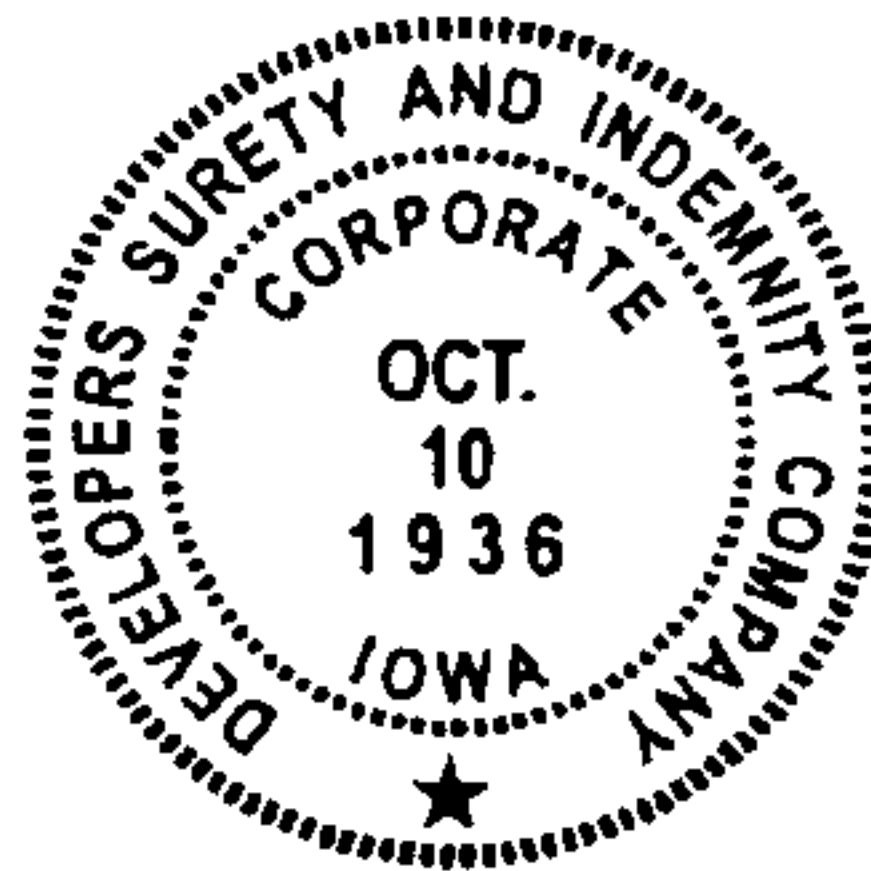
RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of December, 2005.

By:   
David H. Rhodes, Executive Vice-President


By:   
Walter A. Crowell, Secretary



STATE OF CALIFORNIA ]  
COUNTY OF ORANGE ]

On December 1, 2005 before me, Gina L. Garner, 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)



**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 9TH day of October, 2007.

By:   
Albert Hillebrand, Assistant Secretary



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

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**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 Appeal

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX: (505) 898-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Longford Homes Sierra at the Trails, Inc. PHONE: 761-9911  
 ADDRESS: 7007 Jefferson NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87109  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2<sup>nd</sup> SIA Extension

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. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Santa Fe 3 at the Trails Unit 2  
 Existing Zoning: SU-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-9 UPC Code: 100906440634810921

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1004739, 730087, 06DRB-006

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_

LOCATION PROPERTY BY STREETS: On or Near: Northwest Corner of Treeline Avenue & Oakridge Street  
 Between: Treeline Avenue and Oakridge Street

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

SIGNATURE Kevin Murtagh DATE 02/28/2008  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<table border="0"> <tr> <td>Application case numbers</td> <td>Action</td> <td>S.F.</td> <td>Fees</td> </tr> <tr> <td><u>08DRB - 70110</u></td> <td><u>SIA</u></td> <td></td> <td><u>\$ 30.00</u></td> </tr> <tr> <td></td> <td><u>ADV</u></td> <td></td> <td><u>\$ 75.00</u></td> </tr> <tr> <td></td> <td><u>CMF</u></td> <td></td> <td><u>\$ 20.00</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$ _____</td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$ _____</td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$ _____</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Total</td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>\$ 145.00</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>08DRB - 70110</u>	<u>SIA</u>		<u>\$ 30.00</u>		<u>ADV</u>		<u>\$ 75.00</u>		<u>CMF</u>		<u>\$ 20.00</u>				\$ _____				\$ _____				\$ _____				Total				<u>\$ 145.00</u>	<p>Hearing date <u>March 26, 2008</u></p> <p><u>Kevin Murtagh</u> <u>2/29/08</u>                  Planner signature / date</p> <p><b>Project #</b> <u>1004739</u></p>
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			Total																																			
			<u>\$ 145.00</u>																																			

**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.

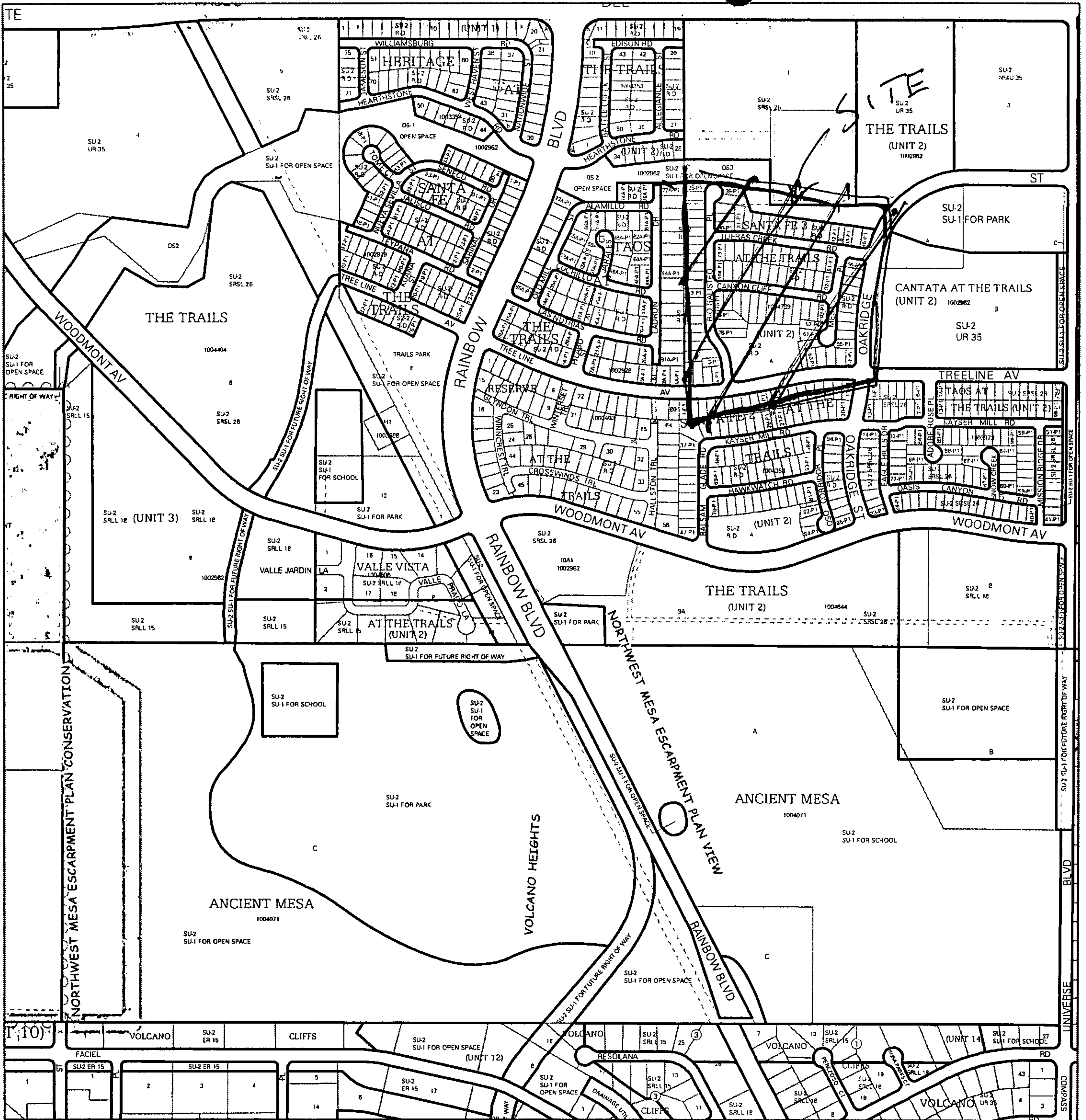
Kevin Murtagh P.E.  
Applicant name (print)  
[Signature]  
Applicant signature / date



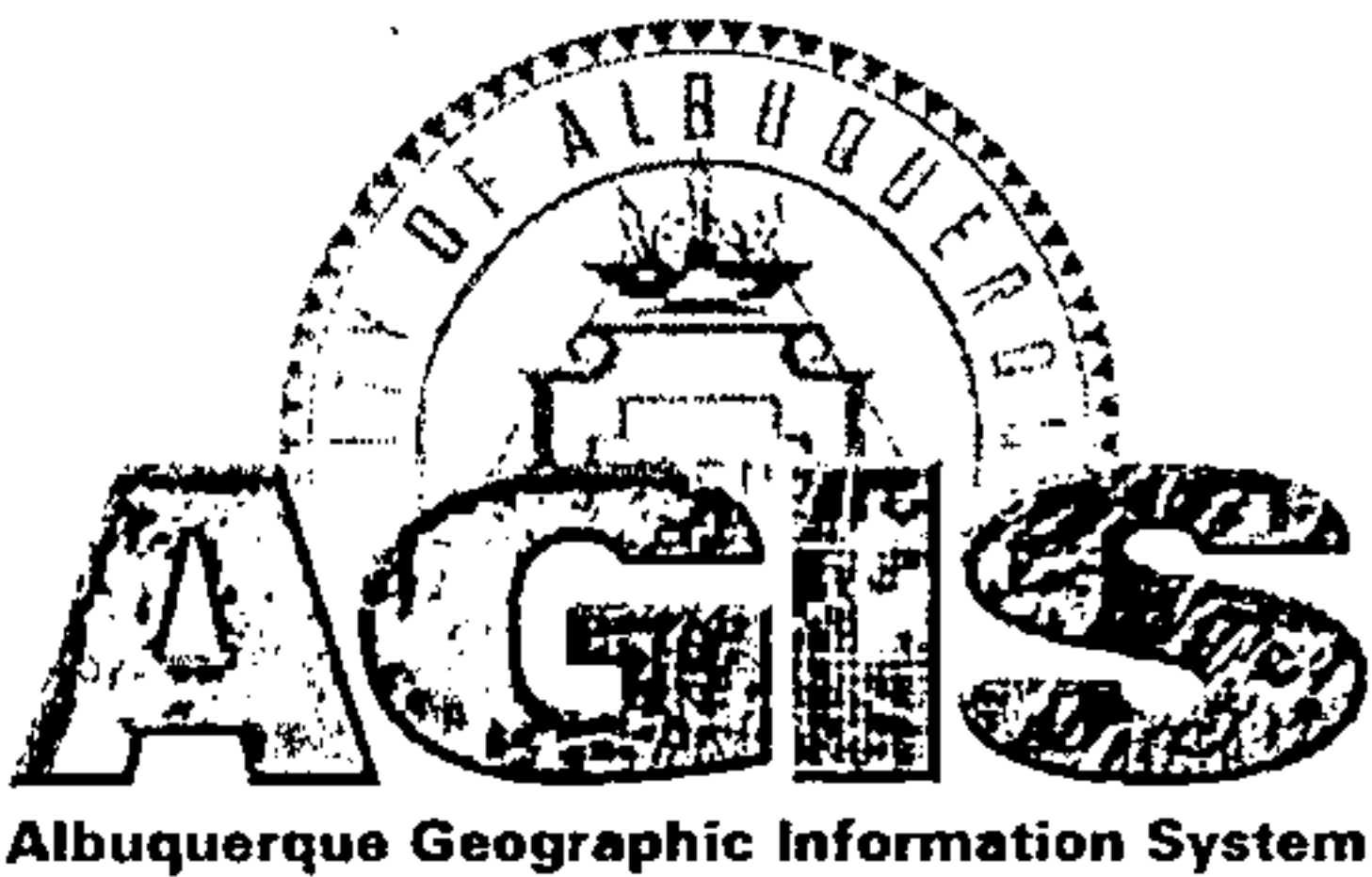
Form revised **October 2007**

[Signature] 2/29/08  
Planner signature / date  
Project # 1004739

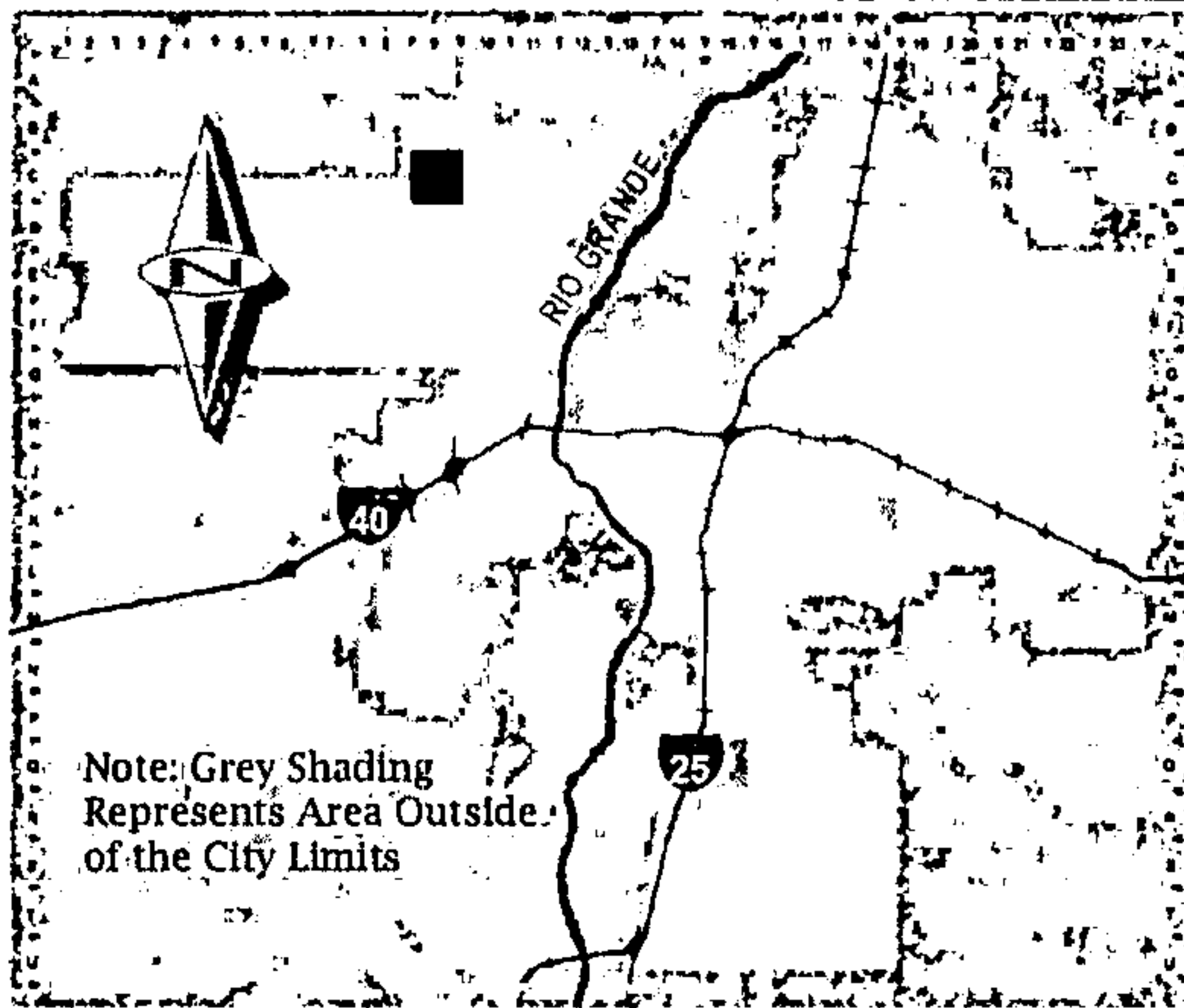
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
08DRB-1010



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



Map amended through: 1/4/2008

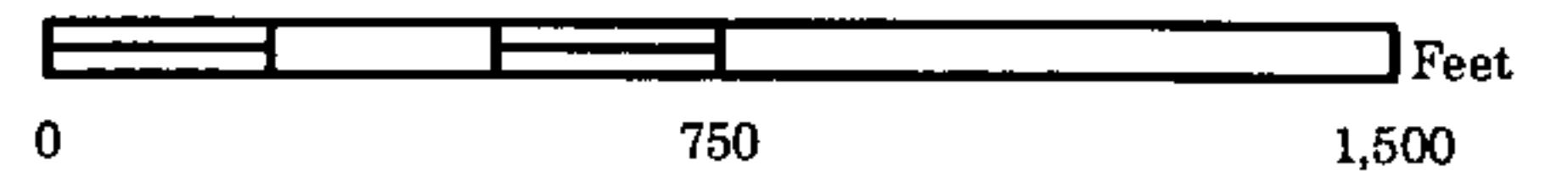


Zone Atlas Page:

**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.      |  |                        |



February 29, 2008

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

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

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, New Mexico 87103

Re: Subdivision Improvements Agreement Extension (Procedure B)  
Santa Fe 3 at The Trails - DRB #1004739

Dear Mr. Cloud:

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 Notice from the Development Review Board
- Approved Infrastructure List
- Original SIA and Previous SIA extensions
- Neighborhood Notification information
- DRB Fee

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the above referenced project. The SIA is for the infrastructure improvements required for the above referenced project. We are in the process of closing out the infrastructure. We have submitted a close out package the city and we do not believe that the close out package will be reviewed and accepted prior to the SIA expiration date. Therefore, we are requesting the approval of a one year extension.

Please place this item on the DRB agenda to be heard on March 26, 2008. If you have any questions, or require further information, please call me.

Sincerely,

 FOR KEVIN PATTON

Kevin G. Patton, P.E.  
Senior Vice President and Managing Principle  
Community Development and Planning Group

KGP/ssc

Enclosure

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 18, 2006

2. **Project # 1004739**  
06DRB-01382 Major-Amnd Prelim Plat Approval  
06DRB-01383 Minor-Subd Design (DPM) Variance  
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **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 OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9)

At the October 18, 2006, Development Review Board meeting, the amended preliminary plat was approved with the following conditions of final plat:

The zoning shall be SU-2/UR.

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).

This amendment does not extend the expiration date of the already approved preliminary plat.

The subdivision design variance was withdrawn at the agent's request.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the planning file.

If you wish to appeal this decision, you must do so by November 2, 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.





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 29, 2006

1. **Project # 1004739**  
06DRB-00291 Major-Preliminary Plat Approval  
06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

At the March 29, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 3/29/06 and approval of the grading plan engineer stamp dated 2/21/06 the preliminary plat was approved with the following conditions of final plat approval:

In accordance with City Council Resolution R-05-297, this subdivision's effect on the design capacity of APS area schools must be resolved prior to final plat approval.

The President of the homeowners association must sign the final plat. The owner may do so if there is no President at the time of final plat approval.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 13, 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).

FILE # 5213070

RECEIVED  
MAR 31 2006

WILSON & COMPANY, INC  
RIO RANCHO, NM



## OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

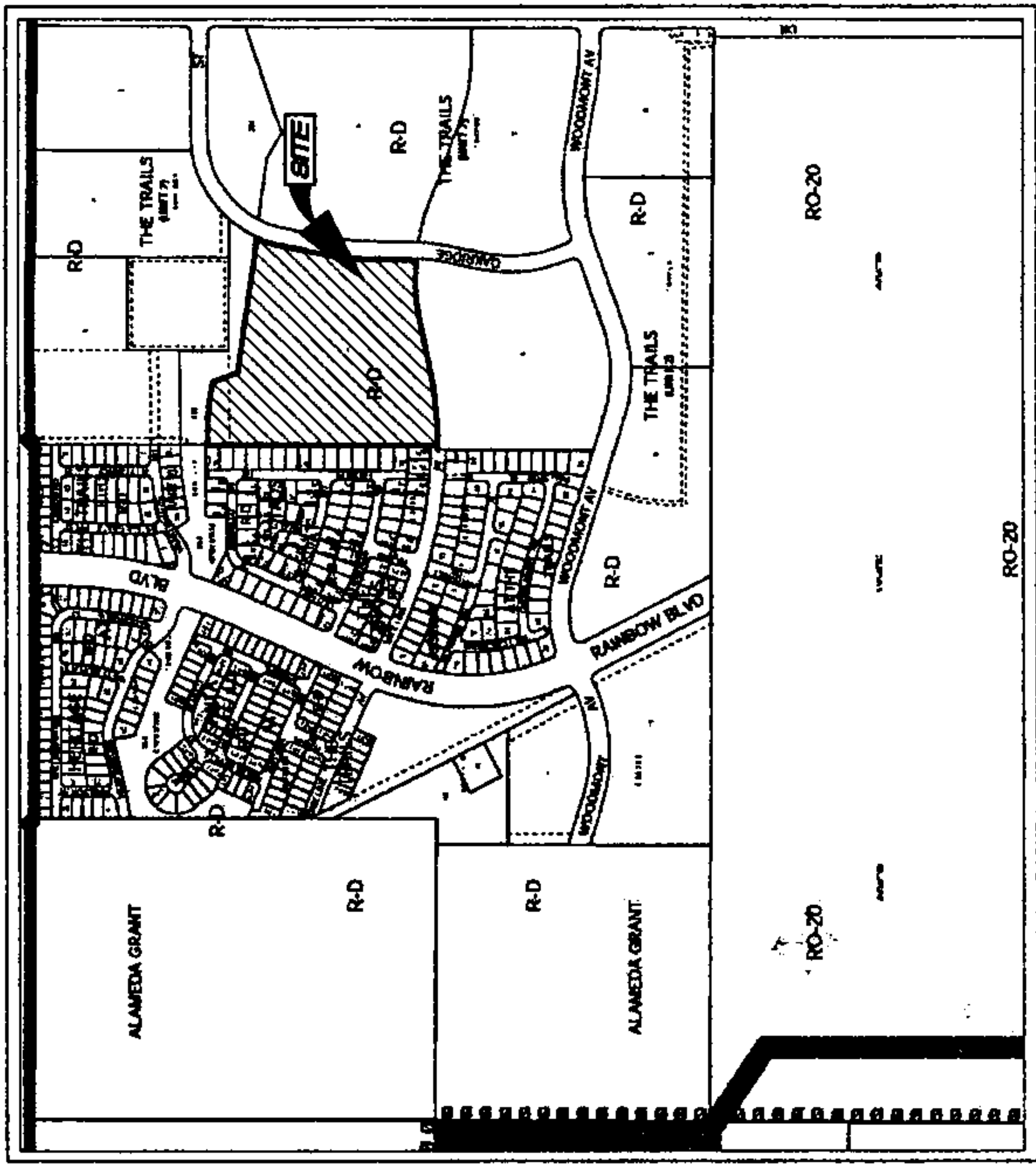
A handwritten signature in cursive script that reads "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: The Trails LLC, 7301 Jefferson NE, 87109  
Surv-Tek Inc., 9384 Valley View Dr NW, 87114  
Steve Salazar, Wilson & Company, 2600 The American Rd, Rio Rancho, NM  
87124  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	100906440634810921	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 58 P1- G PLAT OF SANTA FE 3 AT
2	100906440134710920	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 59 P1- G PLAT OF SANTA FE 3 AT



**Vicinity Map**  
N. T. S.

**GENERAL NOTES**

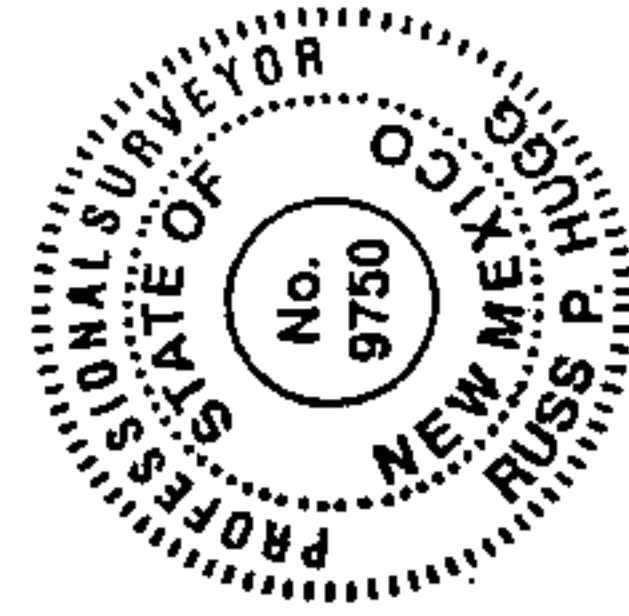
- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 2006423797
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument— Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

**SUBDIVISION DATA**

- Total number of existing Tracts: 1
- Total number of Tracts created: 3
- Total number of Lots created: 104
- Total mileage of full width streets created: 0.527 mile.
- Total mileage of half width streets created: 0.171 mile.
- Gross Subdivision acreage: 19.3591 acres.
- This property is currently zoned "SU2-UR" per the Valcano Heights Sector Plan.
- All lots with "C" designations in the lot number (58 P-10) indicate restricted to rear lot product, as required by the Valcano Heights Sector Plan.

**SHEET INDEX**

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Existing Bulk Plat Boundary
- SHEET 4 OF 6 - South 1/2 of Estados Subdivision
- SHEET 5 OF 6 - North 1/2 of Estados Subdivision
- SHEET 6 OF 6 - Curve and Line Tables



**TREASURERS CERTIFICATION**

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

10976437638010107  
 F. Fuller  
 Bernalillo County Treasurer  
 10-30-06  
 Date

**PUBLIC UTILITY EASEMENTS**

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working space for electric transformers, with the right and license to install and remove lines, cables, or other related equipment (aboveground or underground), 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.

**DISCLAIMER**

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

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

**PURPOSE OF PLAT:**

- The purpose of this Plat is to:
- Create the 104 residential lots and 3 tracts as shown hereon.
  - Dedicate the Public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
  - Grant the public utility easements as shown hereon.
  - Tracts A, B and C as shown hereon are hereby conveyed to The Trails Community Association, Inc. In fee simple by this plat. Said Tracts A, B and C are to be maintained by The Trails Community Association, Inc.
  - A Public Drainage Easement over Tract A, is hereby granted to the City of Albuquerque by this plat.
  - A Public Drainage and Pedestrian Access Easement over Tract B, is hereby granted to the City of Albuquerque by this plat.
  - A Public Sanitary Sewer, Water and Drainage Easement over Tract C is hereby granted to the City of Albuquerque by this plat.
  - Tracts A, B and C are to be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.

**SURVEYORS CERTIFICATION**

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

Russ P. Hugg  
 NMPS No. 9750  
 October 12, 2006

FLAT OF  
**SANTA FE 3**  
**AT THE TRAILS UNIT 2**  
 (BEING A REPLAT OF TRACT 4, THE TRAILS, UNIT 2)  
 WITHIN

THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006

PROJECT NUMBER 1004739  
 Application Number: 06PES-01511

**FLAT APPROVAL**

- UTILITY Approvals
- |                       |  |          |
|-----------------------|--|----------|
| PNM Electric Services |  | 10-24-06 |
| PNM Gas Services      |  | 10-24-06 |
| QWest Corporation     |  | 10/26/06 |
| Comcast               |  | 10-24-06 |
| New Mexico Utilities  |  | 10-27-06 |

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

- |                                 |     |          |
|---------------------------------|-----|----------|
| City Approver                   |     | 10-16-06 |
| City Surveyor                   | N/A |          |
| Real Property Division          | N/A |          |
| Environmental Health Department |     | 10-27-06 |
| Transportation Division         |     | 10/27/06 |
| Utilities Department            |     | 10/25/06 |
| Parks and Recreation Department |     | 10/25/06 |
| City Engineer                   |     | 10/25/06 |
| City Planner                    |     | 10/30/06 |

200610306  
 Page 1 of 6  
 10/30/2006 03:18P  
 22.00 BR-2006C P-333

**SHEET 1 OF 6**  
**SURVOTEK, INC.**  
 Consulting Surveyors  
 2001 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-5900  
 Fax: 505-897-5977

**PLAT OF  
SANTA FE 3  
AT THE TRAILS UNIT 2**  
(BEING A REPLAT OF TRACT 4, THE TRAILS, UNIT 2)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 1, 2006

**LEGAL DESCRIPTION**  
That certain parcel of land situated within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows: The TRAILS UNIT 2 (BEING A REPLAT OF TRACT 4, 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, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

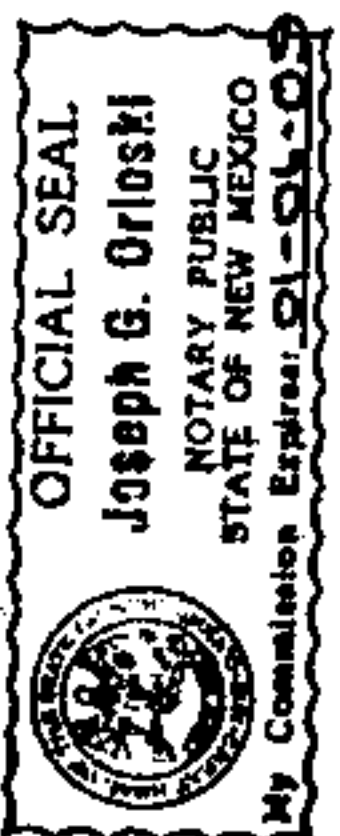
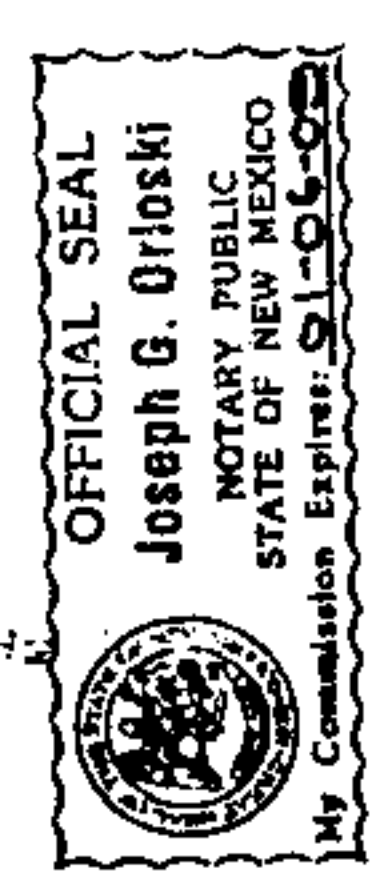
Said parcel contains 19.35691 acres, more or less.

**FREE CONSENT AND DEDICATION**  
SURVIVED and REPLATED and now comprising "SANTA FE 3 AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT 4, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby convey Tracts A, B and C as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**  
THE TRAILS, LLC  
By: Kelly Murtagh  
Kelly Murtagh, V.P. President  
LONGFORD GROUP INC.  
MANAGER, THE TRAILS, LLC  
TRAILS COMMUNITY ASSOCIATION, INC.  
By: Tracy Murphy  
Tracy Murphy, President  
Date 10/6/06  
Date 10-10-06

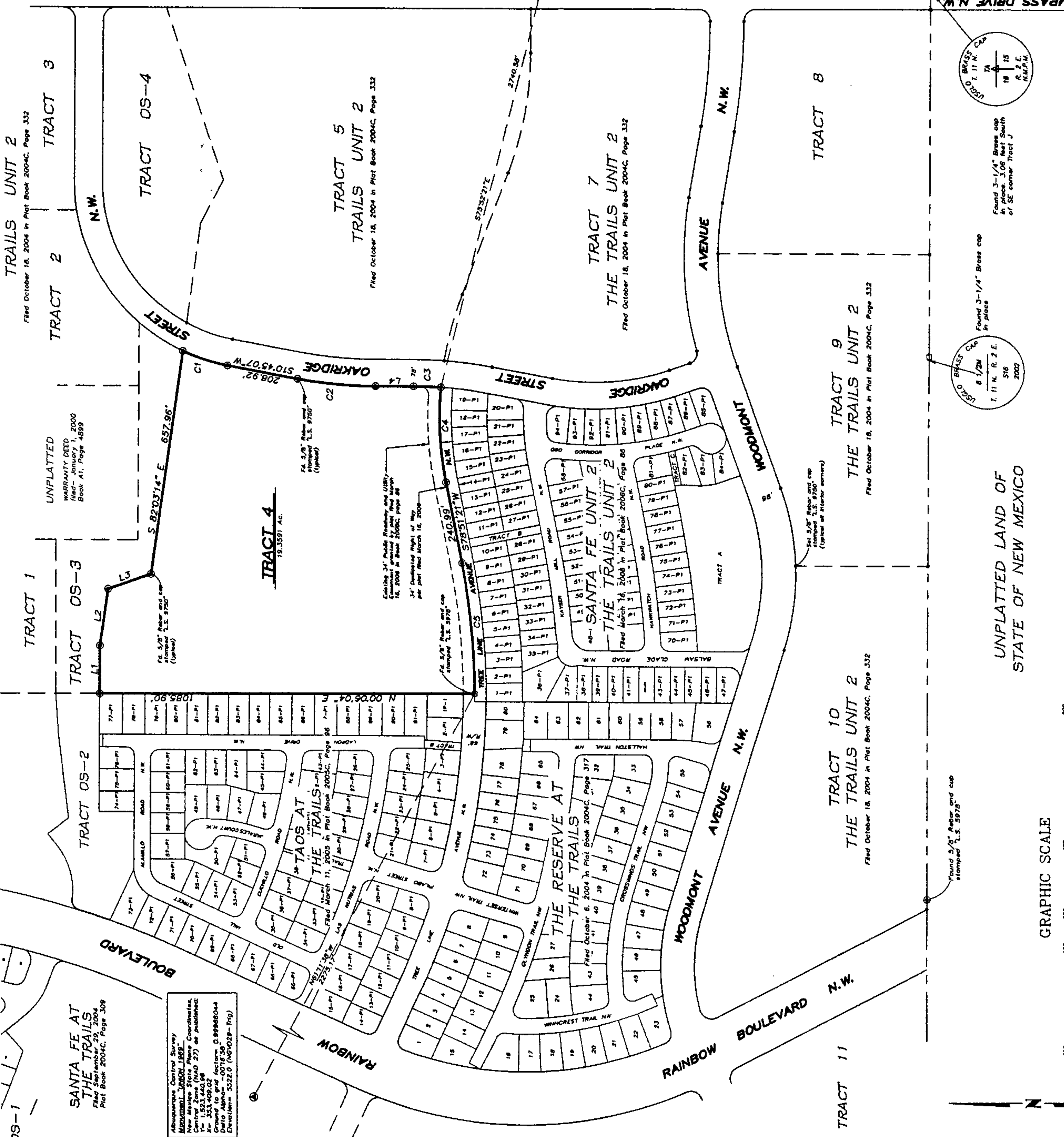
**ACKNOWLEDGEMENT**  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS  
The foregoing instrument was acknowledged before me this 6TH day of OCTOBER, 2006, by Kelly Murtagh, V.P. Longford Group, Inc. Manager, The Trails, LLC.  
Notary Public  
[Signature]  
My commission expires 1-06-09

**ACKNOWLEDGEMENT**  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS  
The foregoing instrument was acknowledged before me this 6TH day of OCTOBER, 2006, by Tracy Murphy, President of The Trails Community Association, Inc.  
Notary Public  
[Signature]  
My commission expires 1-06-09



SHEET 2 OF 6  
**SURVOTEK, INC.**  
Consulting Surveyors  
2084 Valley View Drive, N.E. Albuquerque, New Mexico 87114  
Phone: 505-897-5566 Fax: 505-897-5577

FLAT OF  
**SANTA FE 3**  
**AT THE TRAILS UNIT 2**  
 (BEING A REPLAT OF TRACT 4, THE TRAILS, UNIT 2)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006

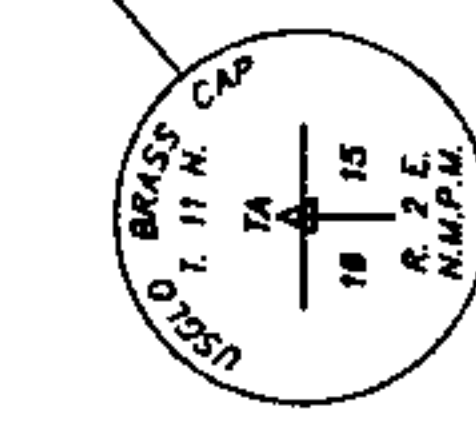
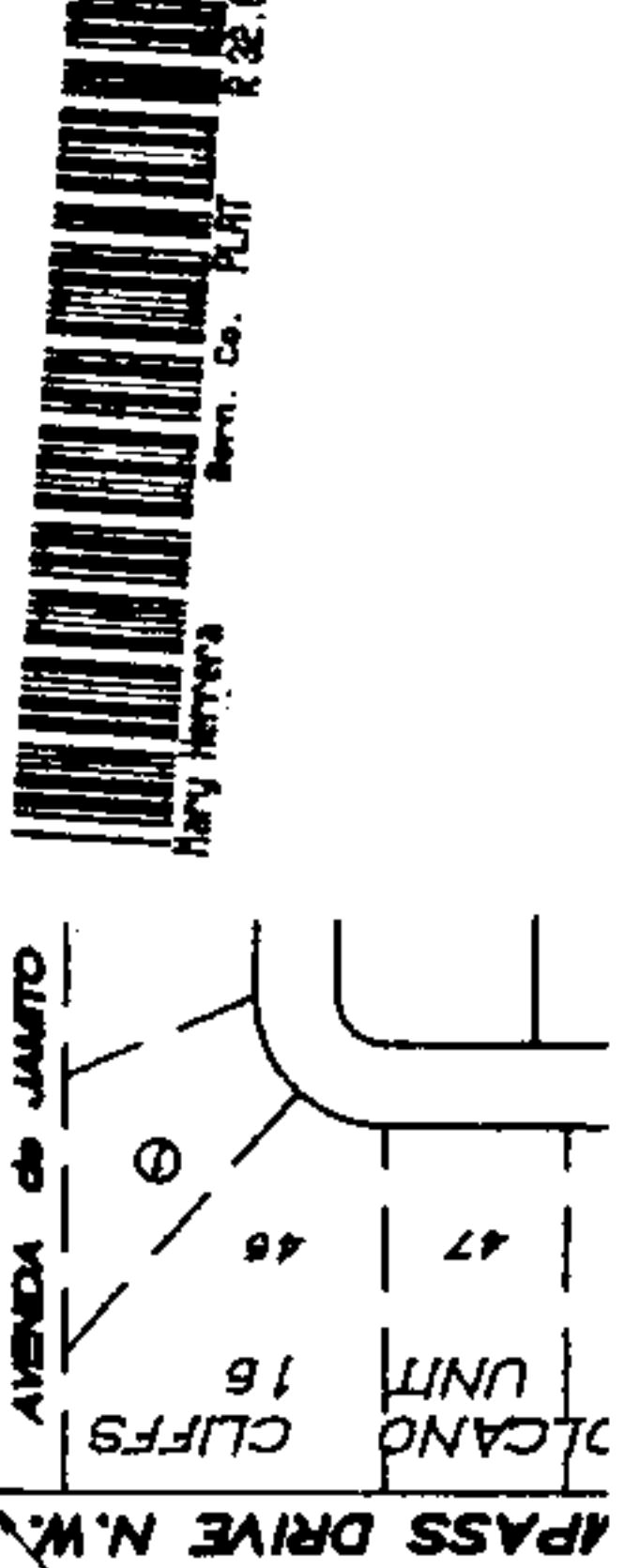


UNPLATTED  
 WARRANTY DEED  
 2,200  
 Book A1, Page 4859

Albuquerque Control Survey Monument 7-C10  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD 83) as published:  
 X = 358,534.34  
 Y = 5,998,634.34  
 Ground to grid factor = 0.9996634  
 Meridian convergence = 0.0000000  
 Elevation = 5522.0 (MVD28-TM)

Albuquerque Control Survey Monument 7-C10  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD 83) as published:  
 X = 358,534.34  
 Y = 5,998,634.34  
 Ground to grid factor = 0.9996634  
 Meridian convergence = 0.0000000  
 Elevation = 5522.0 (MVD28-TM)

2006 ISSUES  
 Survey  
 Page: 3 of 6  
 10/20/06 03:18P  
 N 25.00 E 288.50  
 10/20/06 03:18P



Found 3-1/4" Brass cap  
 in place 3.06 feet South  
 of SE corner Tract J

Found 3-1/4" Brass cap  
 in place

Found 3-1/4" Brass cap  
 in place

Found 3-1/4" Brass cap  
 in place

Found 3-1/4" Brass cap  
 in place

Found 3-1/4" Brass cap  
 in place

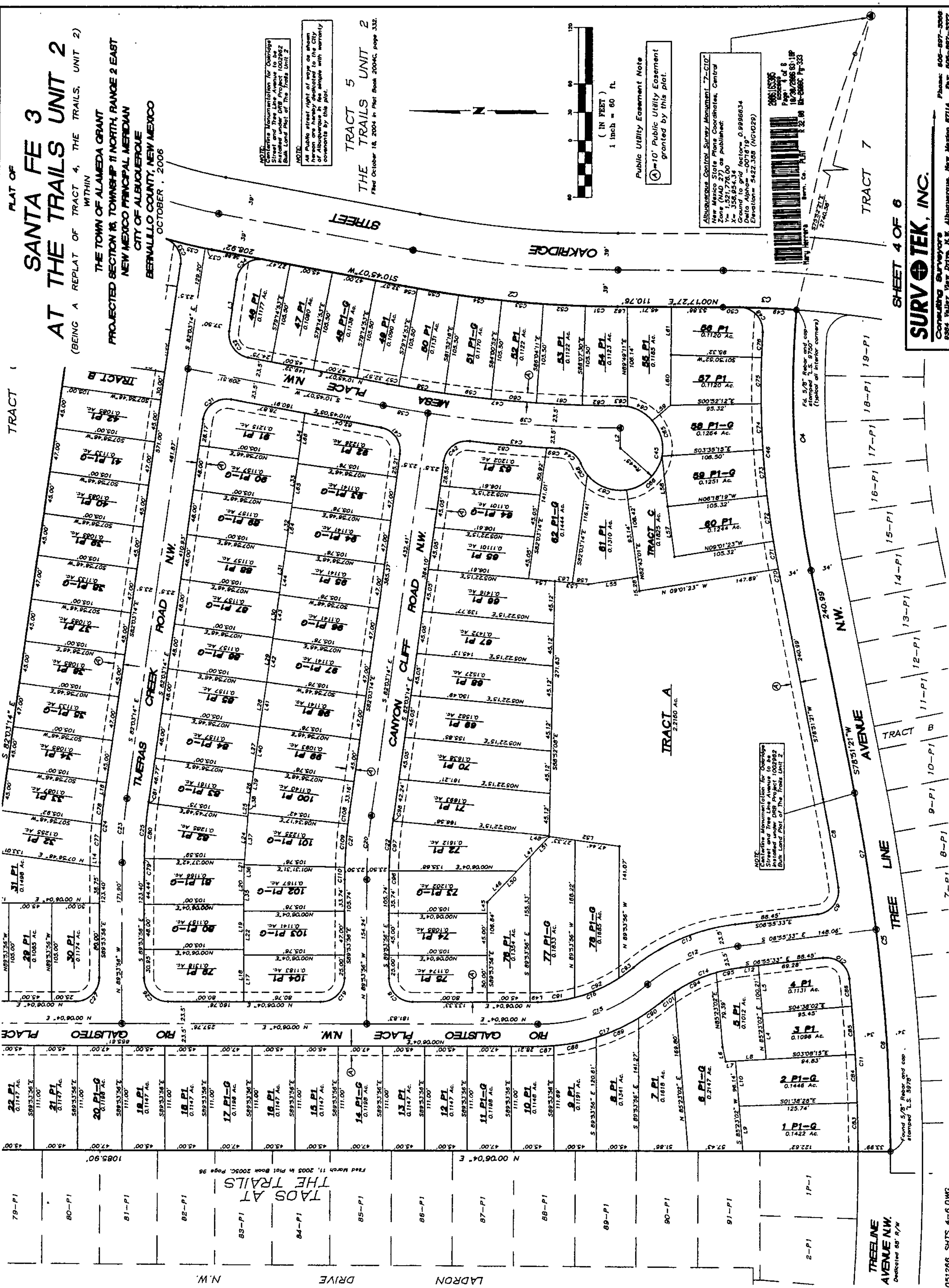
Found 3-1/4" Brass cap  
 in place

Found 3-1/4" Brass cap  
 in place

Found 3-1/4" Brass cap  
 in place

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 200 ft

**SURVOTEK, INC.**  
 Consulting Surveyors  
 894 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-8366  
 Fax: 505-897-8877

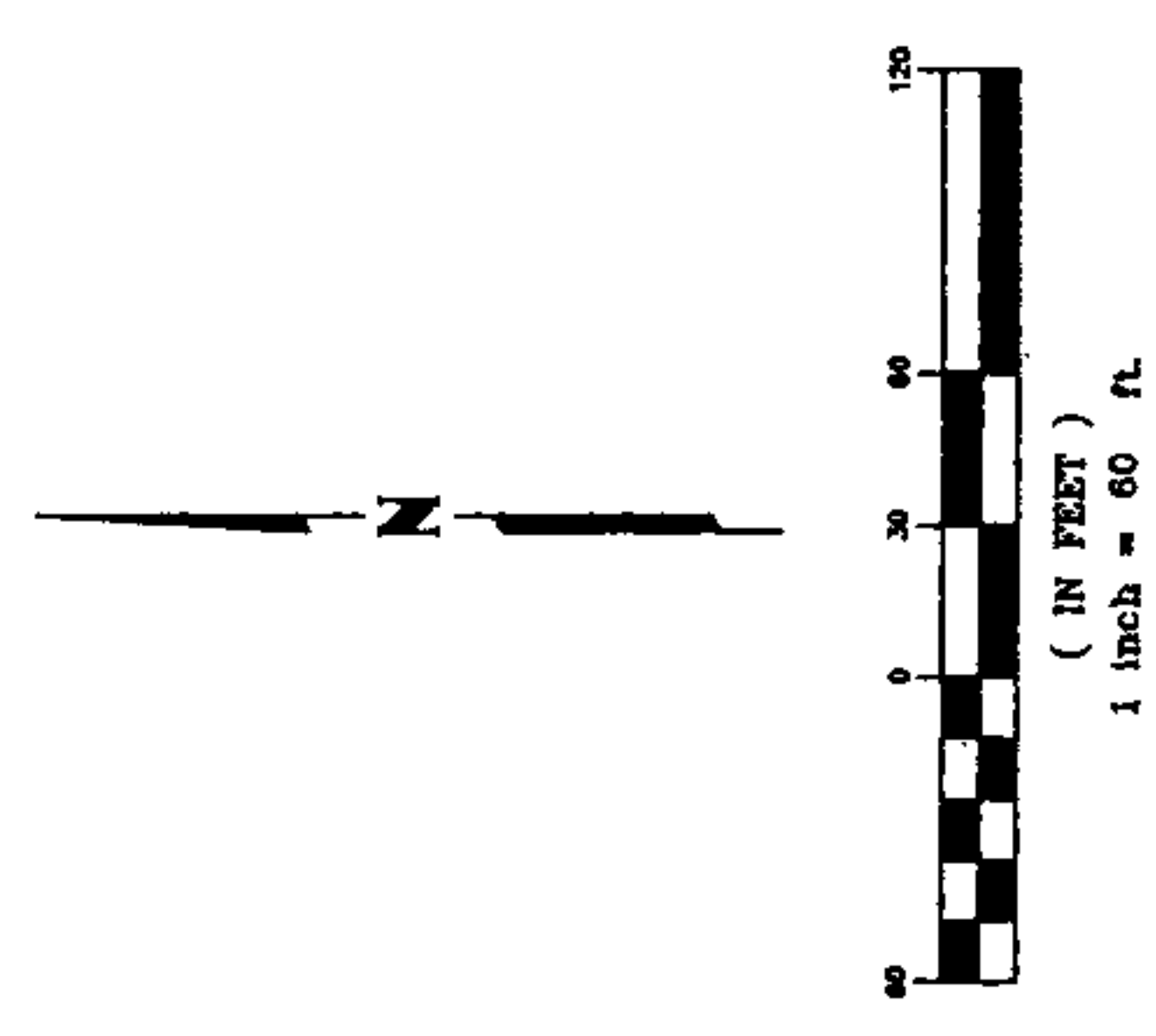


FLAT OF  
**SANTA FE 3**  
**AT THE TRAILS UNIT 2**  
 (BEING A REPLAT OF TRACT 4, THE TRAILS, UNIT 2)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 1, 2006

NOTE:  
 Centerline Monumentation for Oakridge Street and Tree Line Avenue to be placed in accordance with the City of Albuquerque and to be complete with necessary covenants by this plat.

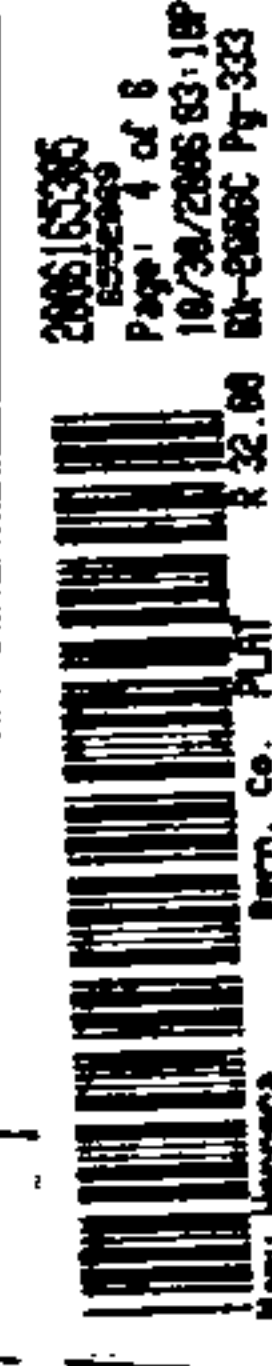
NOTE:  
 All public street right of ways as shown are to be placed in accordance with the City of Albuquerque and to be complete with necessary covenants by this plat.

TRACT 5  
 THE TRAILS UNIT 2  
 Filed October 18, 2004 in Plat Book 2004C, page 332.



Public Utility Easement Note  
 (A) = 10' Public Utility Easement granted by this plat.

Albuquerque Control Survey Monument 7-C10  
 New Mexico State Plans Coordinates, Central Zone (NAD 27) as published:  
 X = 358,954.00  
 Y = 358,954.00  
 Ground to grid factor = 0.9996634  
 Delta Alpha = -007619"  
 Elevation = 5422.365 (NGVD29)

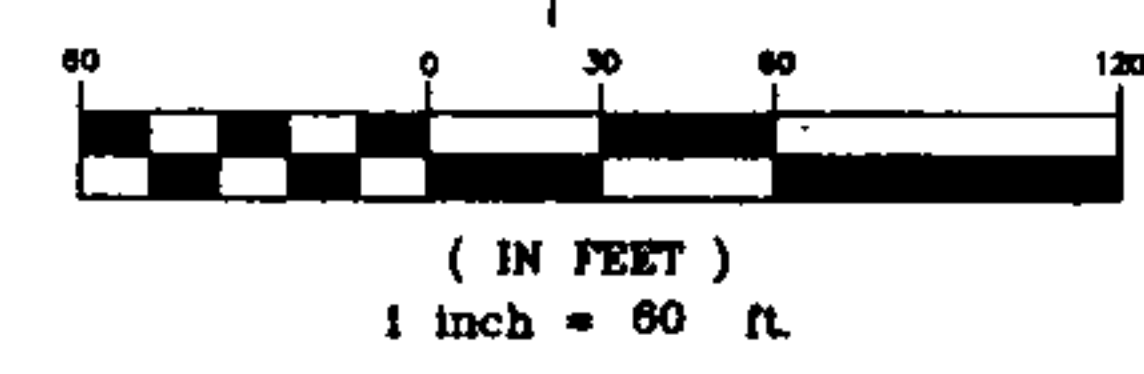


2006100396  
 10/30/2006 03:18  
 Page 4 of 8  
 1870/2006 03:18  
 1870/2006 03:18  
 1870/2006 03:18

SHEET 4 OF 6  
**SURVOTEK, INC.**  
 Consulting Surveyors  
 8904 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3906  
 Fax: 505-897-3377

TREELINE AVENUE N.W.  
 Deducted 66' R/W

FLAT OF  
**SANTA FE 3**  
**AT THE TRAILS UNIT 2**  
 (BEING A REPLAT OF TRACT 4, THE TRAILS, UNIT 2)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006



UNPLATTED  
 Lands of Manuel R. Pili

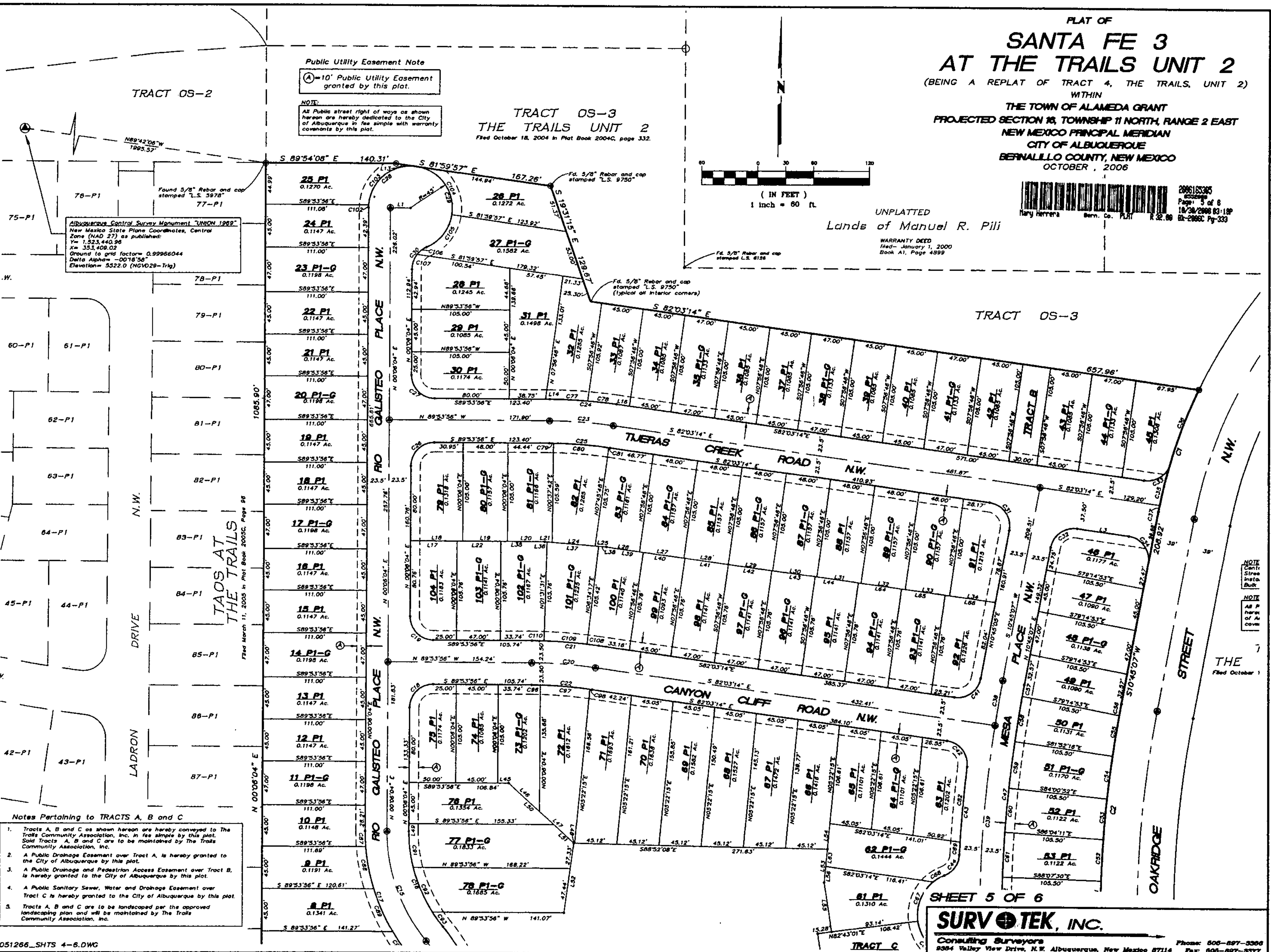
WARRANTY DEED  
 filed - January 1, 2000  
 Book A1, Page 4899

Public Utility Easement Note  
 (A) = 10' Public Utility Easement granted by this plat.

NOTE  
 All Public street right of ways as shown hereon are hereby dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

TRACT OS-3  
 THE TRAILS UNIT 2  
 Filed October 18, 2004 in Plat Book 2004C, page 332.

Albuquerque Central Survey Monument, JUNON 1989  
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:  
 Y = 1,523,440.96  
 X = 351,409.02  
 Ground to grid factor = 0.99966044  
 Delta Alpha = -00'18.58"  
 Elevation = 5522.0 (NGVD29-Trig)



Notes Pertaining to TRACTS A, B and C

- Tracts A, B and C as shown hereon are hereby conveyed to The Trails Community Association, Inc. in fee simple by this plat. Said Tracts A, B and C are to be maintained by The Trails Community Association, Inc.
- A Public Drainage Easement over Tract A, is hereby granted to the City of Albuquerque by this plat.
- A Public Drainage and Pedestrian Access Easement over Tract B, is hereby granted to the City of Albuquerque by this plat.
- A Public Sanitary Sewer, Water and Drainage Easement over Tract C is hereby granted to the City of Albuquerque by this plat.
- Tracts A, B and C are to be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.

SHEET 5 OF 6  
**SURVOTEK, INC.**  
 Consulting Surveyors  
 8804 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3306  
 Fax: 505-897-3377





# ORIGINAL

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

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

Estados at The Trails Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 4, The Trails Unit II

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 03-28-06

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 3/29/06

Date Preliminary Plat Expires: 3/29/07

DRB Project No.: TC02733

DRB Application No.: 06DRB-002

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 #
<u>730057</u>	<u>730057</u>

Size	Type of Improvement	Location	From	To
	<b>PAVING</b>			
50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side <i>150' 760'</i>	Tijeras Creek Rd. NW Entrance	Oakridge St.	Scenic Mesa Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side <i>550' 1000'</i>	Tijeras Creek Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side <i>100' 1000'</i>	Canyon Cliff Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side <i>400' 1000'</i>	Scenic Mesa Place NW	Scenic Mesa Place NW	Tijeras Creek Rd. NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side <i>800' 2310'</i>	Rio Galisteo Place NW	Rio Galisteo Place NW	Treeline Avenue
Major Local 1/2 Section (30' EPT (36' FF))	**Collector Paving w/ C&G, 6' Sidewalk Single Side <i>600'</i>	**Oakridge St.	North PL	Treeline Avenue
	<b>MADR LOCAL PAVING W/ C&amp;G MEDIAN</b> <i>760'</i>		<b>WEST PL TRACT 4</b>	<b>OAKRIDGE ST.</b>

Construction Certification		
Inspector	Private P.E.	City Cnst Engineer



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	City Const Engineer

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 requirements.

1 Sidwalks to be Deferred

2 Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II  
~~for improvements~~ **PINK GUVA. w/ 730084**

3 Engineers Grading and Drainage Certification is required for release of Financial Guarantee & SIA  
 Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarantee

AGENT / OWNER  
**Steve J. Salazar, PE**  
 NAME (print)

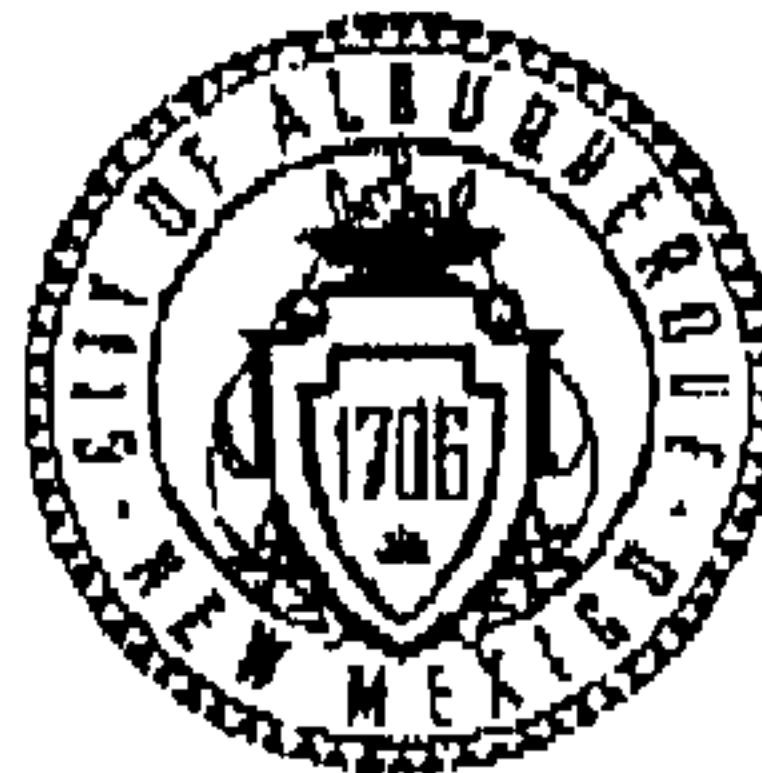
Wilson & Co., 2600 The American Rd., 87124  
 FIRM  
 SIGNATURE - date  
*[Signature]* 3/28/06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS  
 DRB CHAIR - date  
*[Signature]* 3/29/06  
 TRANSPORTATION DEVELOPMENT - date  
*[Signature]* 3/29/06  
 UTILITY DEVELOPMENT - date  
*[Signature]* 3/29/06  
 CITY ENGINEER - date  
*[Signature]* 3/29/06

AMAPCA - date  
*[Signature]*  
 PARKS & GENERAL RECREATION - date  
*[Signature]* 3/28/06  
 CITY ENGINEER - date  
*[Signature]* 3/29/06

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC QUARK	USER DEPARTMENT	AGENT / OWNER
1	5-16-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



# 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: February 29, 2008

TO CONTACT NAME: Sally Salazar-Cass  
COMPANY/AGENCY: Bohannon Huston Inc.  
ADDRESS/ZIP: 7500 Jefferson St. NE 87109  
PHONE/FAX #: 798-7965 / 798-7988

Thank you for your inquiry of February 29, 2008 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Santa Fe 3 at the Trails Located on Tree Line Ave and Oakridge St.  
zone map page(s) C-9

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

Ventana Ranch N.A.  
Neighborhood or Homeowner Association  
Contacts: Laura Horton  
7224 Cascada Rd. NW 87114  
898-8103(h) 710-0646 (c)  
Kevin Patton  
10422 Borrego Creek Dr. NW 87114  
238-2857(c)

Neighborhood or Homeowner Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

**ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.**

# NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

## INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 2.29.08

Time Entered: 10:09 AM

ONC Rep. Initials: 

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

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

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

February 29, 2008

Mr. Kevin Patton  
10422 Borrego Creek Dr. NW  
Albuquerque, New Mexico 87114

RE: Extension of Subdivision Improvements Agreement  
Santa Fe 3 at The Trails Unit 2

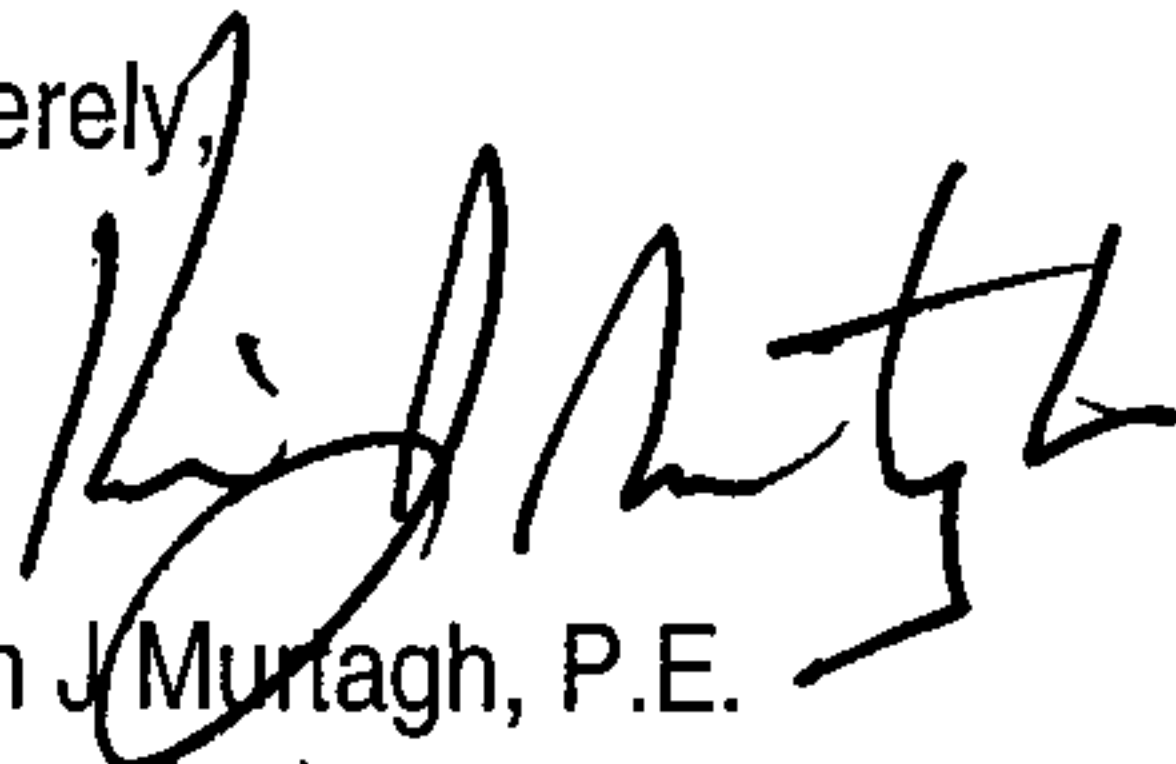
Dear Mr. Patton

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

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 above mentioned property from the City of Albuquerque's Development Review Board (DRB). The extension is required because the improvements may not have been completed before the SIA expiration date. A close out package has been sent to the city for review and acceptance.

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,



Kevin J. Murtagh, P.E.  
Project Engineer  
Community Development and Planning Group

KJM

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

February 29, 2008

Ms. Horton  
7224 Cascade Rd NW  
Albuquerque, New Mexico 87114

RE: Extension of Subdivision Improvements Agreement  
Santa Fe 3 at The Trails Unit 2

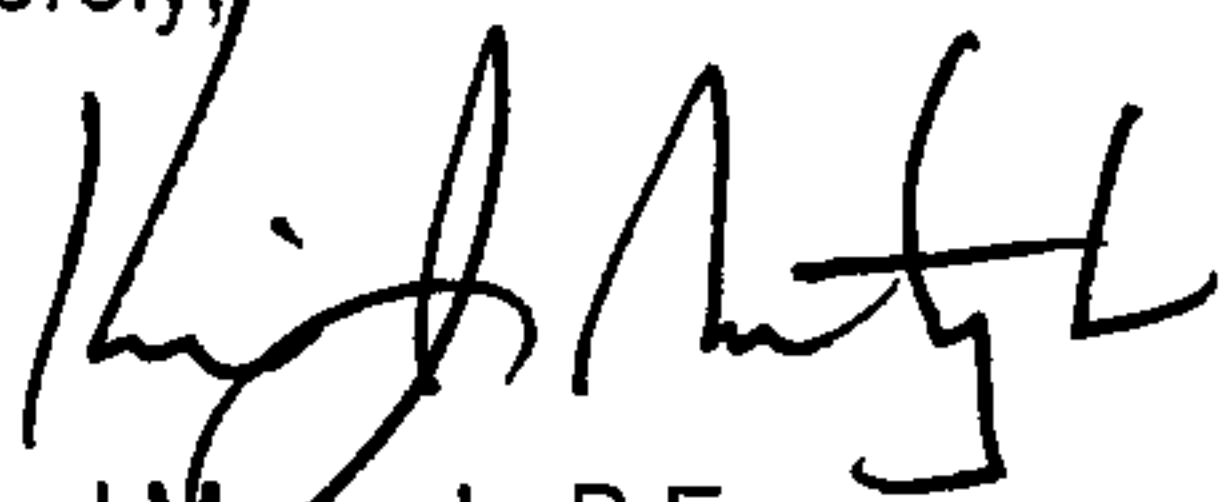
Dear Ms. Laura Horton

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Ventana Ranch Neighborhood Association.

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 above mentioned property from the City of Albuquerque's Development Review Board (DRB). The extension is required because the improvements may not have been completed before the SIA expiration date. A close out package has been sent to the city for review and acceptance.

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,



Kevin J Murtagh, P.E.  
Project Engineer  
Community Development and Planning Group

KJM

**ENGINEERING ▲**

**SPATIAL DATA ▲**

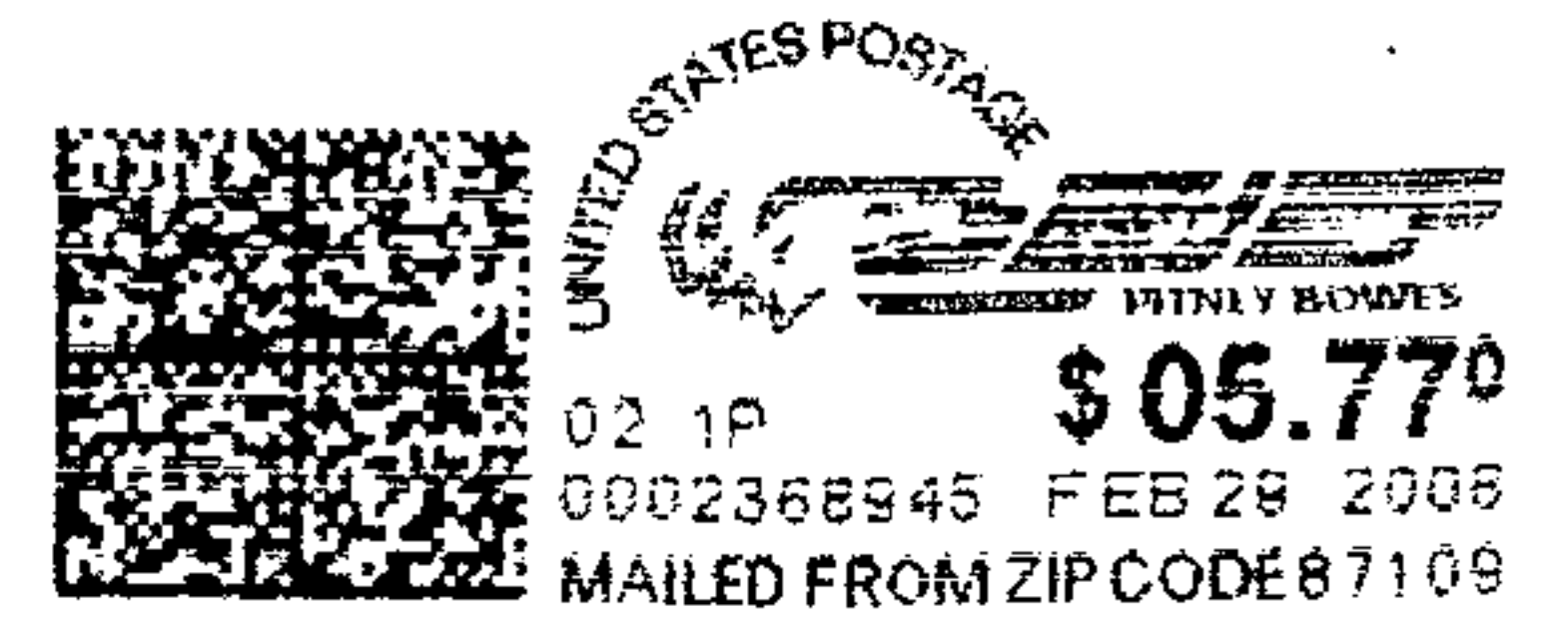
**ADVANCED TECHNOLOGIES ▲**



CERTIFIED MAIL



91 7108 2133 3933 4924 7940



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <b>X</b> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span>	
1. Article Addressed to:  <p style="text-align: center;">Laura Horton 7224 Cascada Rd. NW Albuquerque, NM 87114</p>	B. Received by ( <i>Printed Name</i> )	C. Date of Delivery
2. Article Number <i>(Transfer from service label)</i>	<p style="text-align: center;">91 7108 2133 3933 4924 7940</p>	
PS Form 3811, February 2004	Domestic Return Receipt	102595-02-M-1540

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

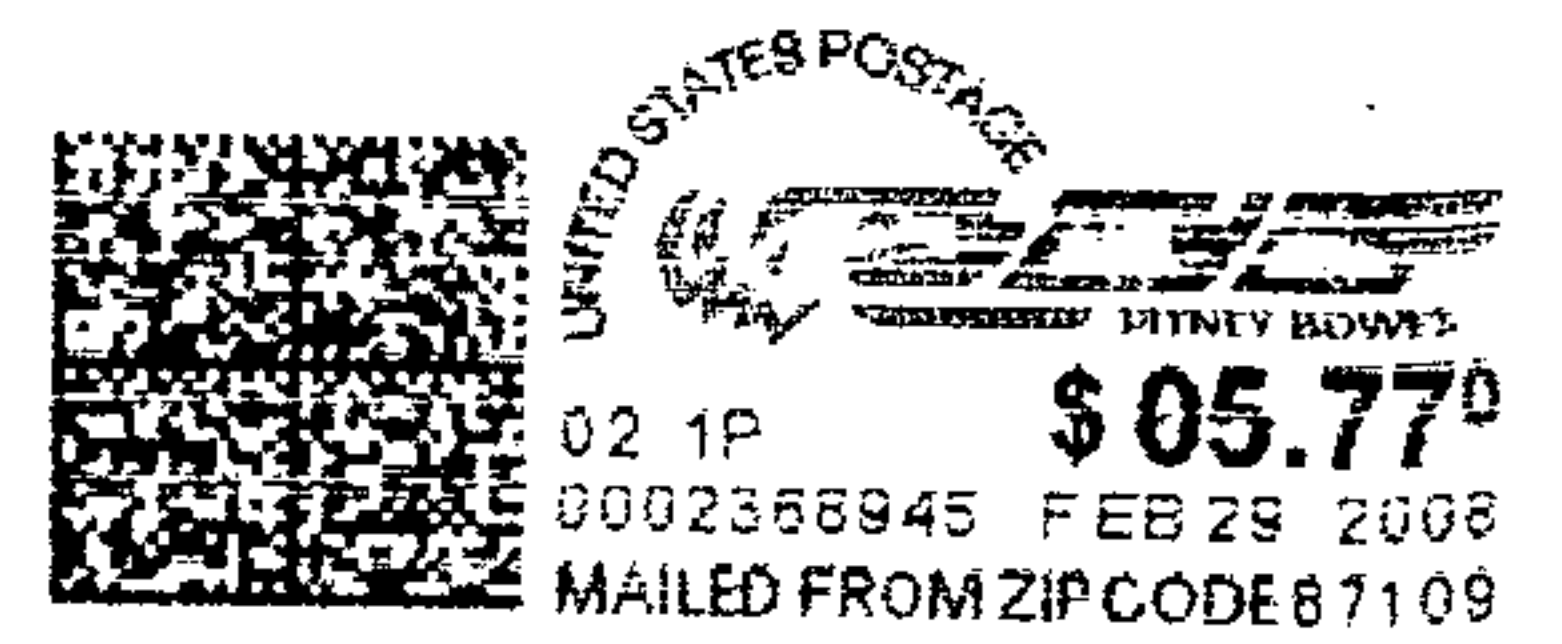
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (*Extra Fee*)  Yes

CERTIFIED MAIL



91 7108 2133 3933 4924 7933



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p><b>X</b></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p>
<p>1. Article Addressed to:</p> <p>Kevin Patton 10422 Borrego Creek Dr. NW Albuquerque, NM 87114</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>91 7108 2133 3933 4924 7933</p>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 11, 2008 To March 26, 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.

S. Salazar (Applicant or Agent) 2-27-08 (Date)

I issued 4 signs for this application, 2/29/08 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1004739



<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p><b>ZONING AND PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><b>APPEAL / PROTEST OF ...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Supplemental form</p> <p><b>Z</b></p> <p><b>A</b></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------

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 NE FAX: 761-9922

CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary Interest in Site: OWNERS 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 4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdv. / Addn. TRAILS UNIT 2 (TO BE KNOWN AS ESTADOS 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: 104

Total area of site (acres): 19.3591 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. 100906437638010102 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: OAK RIDGE STREET NW

Between: RAINBOW BLVD NW and UNIVERSE 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.):

1004739 OADR 01382, 01383, 01384

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

SIGNATURE [Signature] DATE 10.16.06

(Print) Russ Hugg Applicant  Agent

**FOR OFFICIAL USE ONLY**  
3/04

Form revised 9/01, 3/03, 7/03, 10/03,

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01511</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CHF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>10/25/06</u>			Total <u>\$ 20.00</u>

Sandy Handley 10/17/06  
Planner signature / date

Project # 1004739

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- 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)**

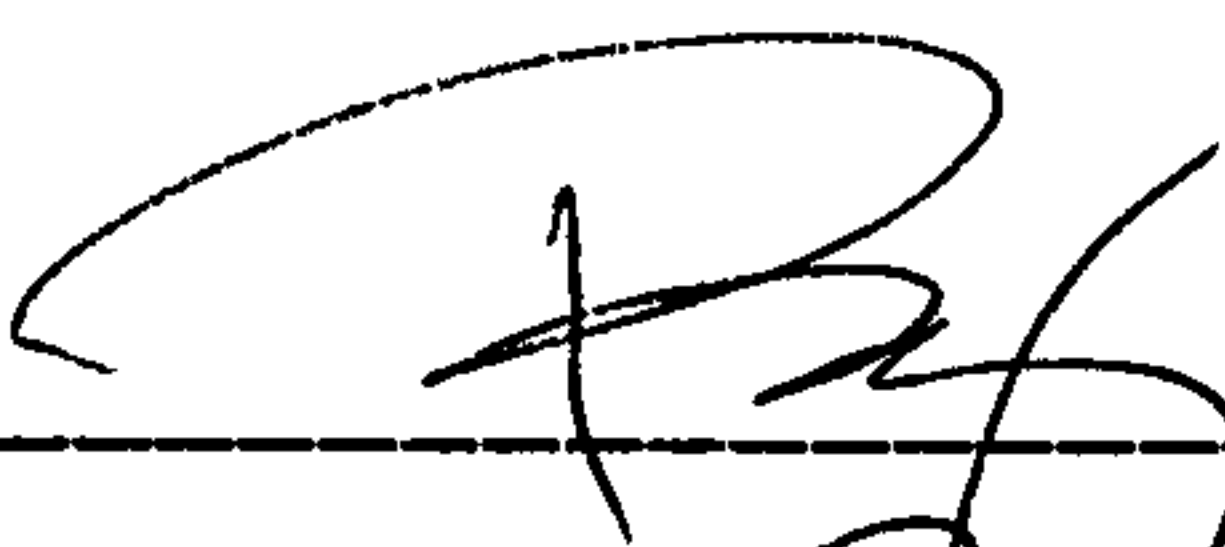
**AMENDMENT TO GRADING PLAN (with minor changes)**

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.

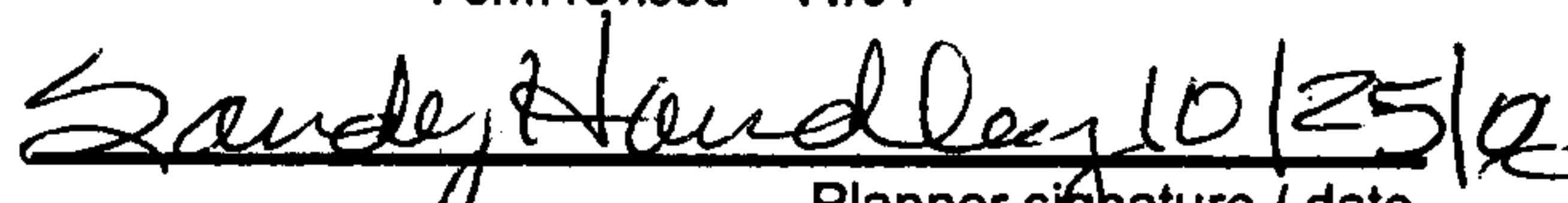
  
 \_\_\_\_\_ Applicant name (print)  
 Russ Huges 10.16.06  
 \_\_\_\_\_ Applicant signature / date

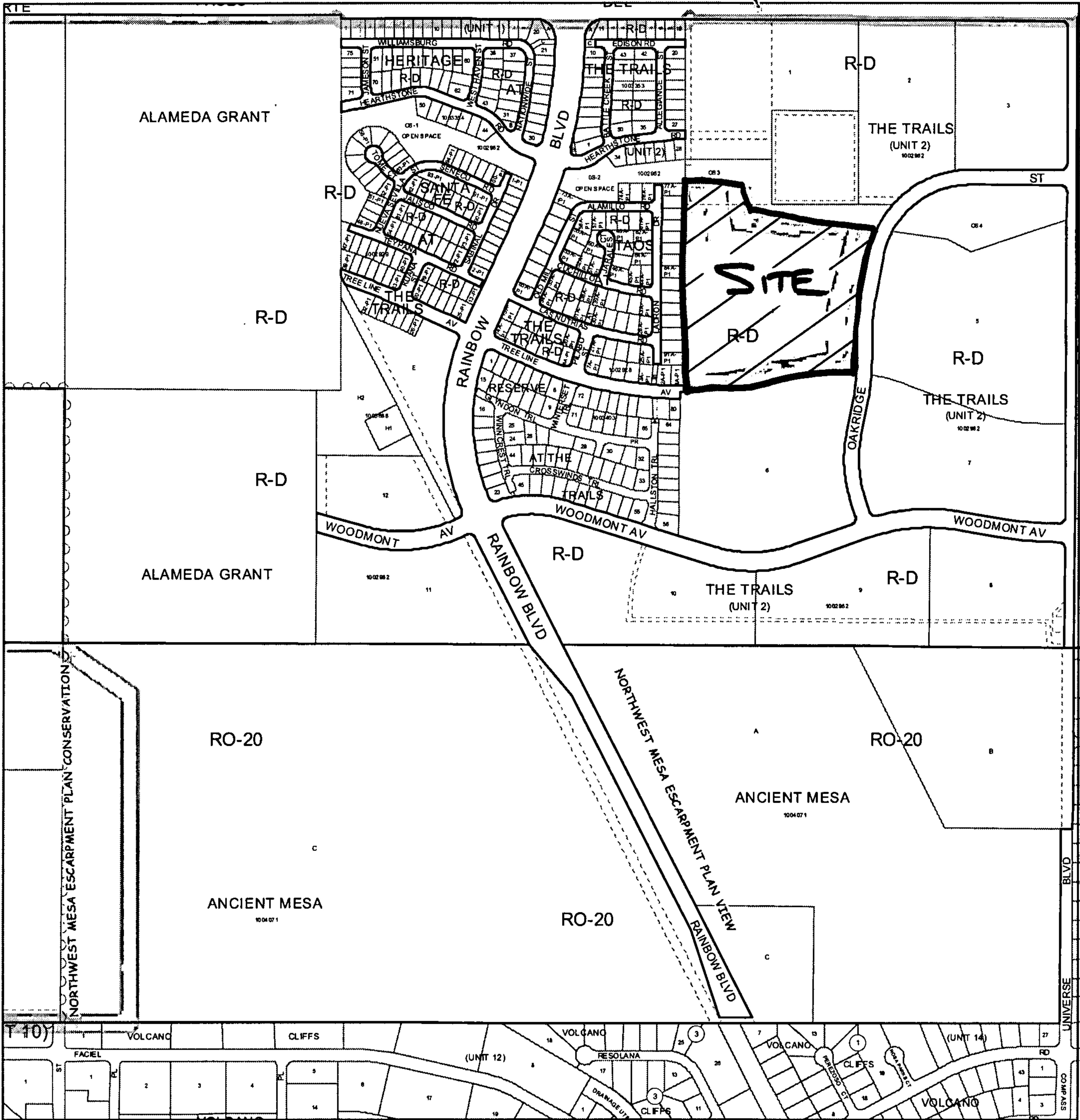


Form revised 11/04

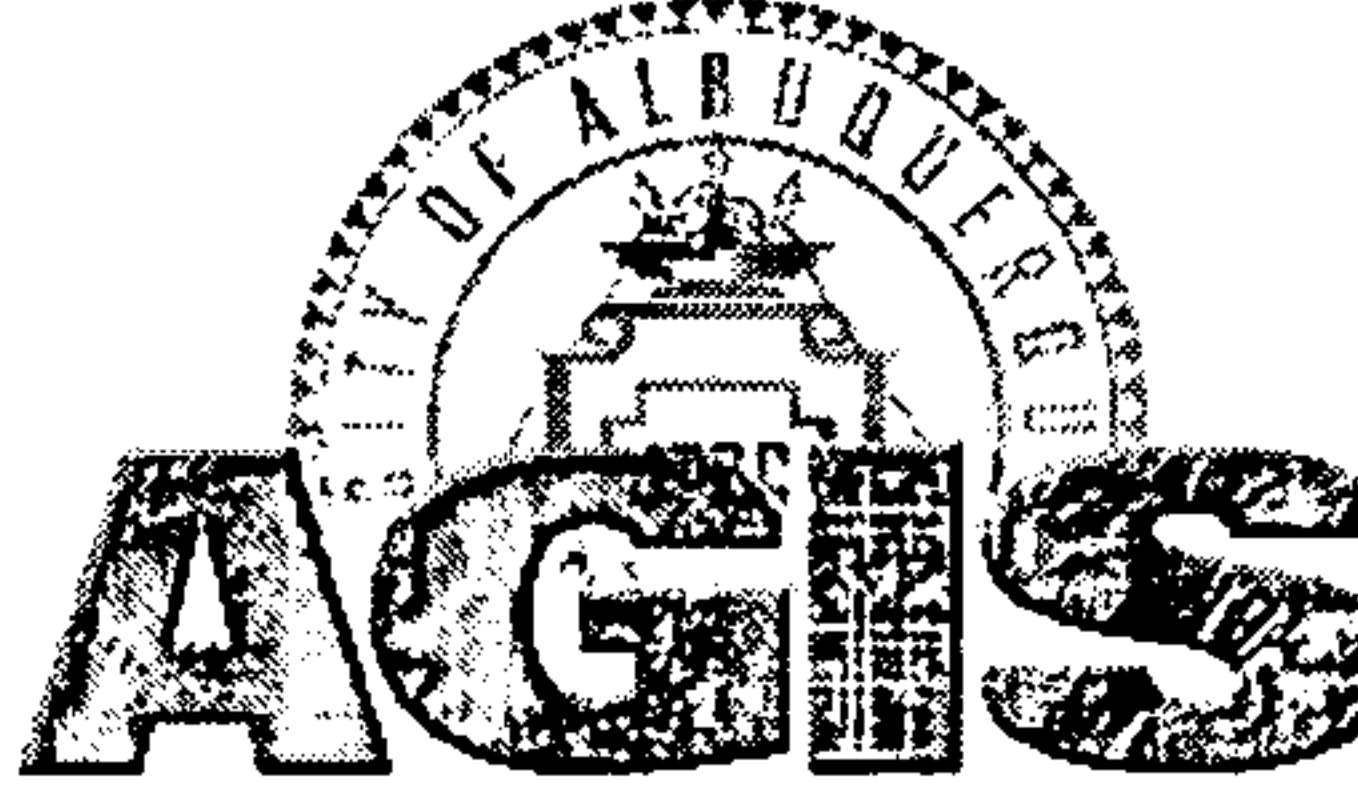
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 06DRB- \_\_\_\_\_ -01511  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

  
 \_\_\_\_\_ Planner signature / date  
**Project # 1004739**

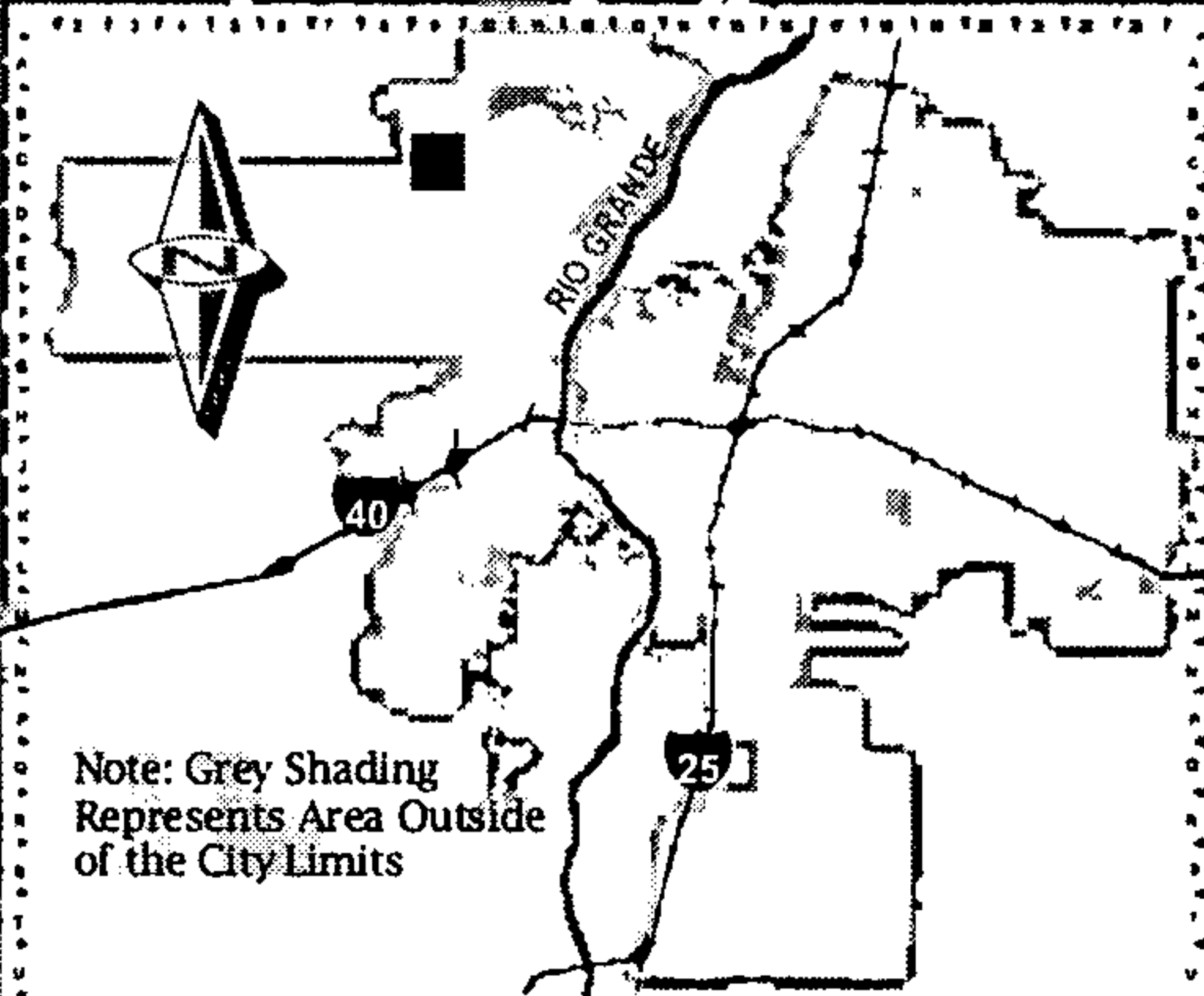


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 3/14/2006



Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

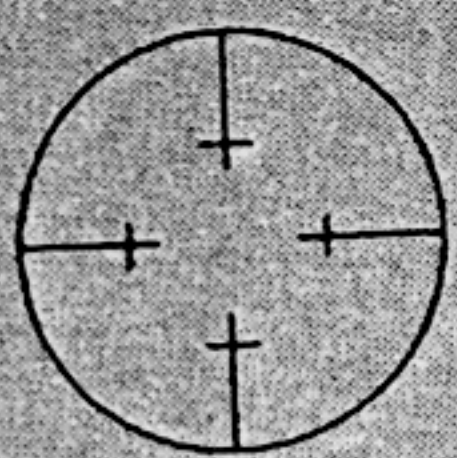
APPLICANT NAME THE TRAILS LLC  
AGENT SURV-TEK INC  
ADDRESS 9384 VALLEY VIEW DR NW  
PROJECT & APP # 1004739  
PROJECT NAME ESTADOS @ THE TRAILS UNIT 2

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

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

053358

10/17/06

PAY TO THE  
ORDER OF

City of Albuquerque

\$ 20.00

DOLLARS

TWENTY DOLLARS & NO/100

\*\*\*DUPLICATE\*\*\*  
Albuquerque  
Treasury Division

RECEIPT# 00008179 WSH 006 TRANS# 0015  
Account 441032 Fund 010

Activity 3424000 TRSCXG  
Trans Mt  
J24 Misc  
CK

AUTHORIZED SIGNATURE

\$20.00

\$20.00

\$0.00

MEMO

⑈053358⑈ ⑆107000327⑆ 004275593649⑈

Thank You

M

PROJ 1004739

No. of Lots: 77  
Nearest Major Streets  
PASEO DEL NOCTE  
& UNIVERSE

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 130087

THIS AGREEMENT is made this 16<sup>th</sup> day of October, 2004, 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 ("Developer"), whose address is 7007 JEFFERSON, SUITE A and whose telephone number is 761-9911, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): LIMITED LIABILITY CORP., is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) TRACT 4, UNIT 2, THE TRAILS (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) PRELIMINARY plat, to be identified as (state name of plat: ) ESTADOS 2 AT THE TRAILS, UNIT 2 and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by Oct 10, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.





2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: SUBD. IMP. BOND. #823136S  
Amount: \$ 72,343.60 Name of Financial Institution or  
Surety providing Guaranty: DEVELOPERS SURETY + INDEMNITY COMPANY  
Date City first able to call Guaranty (Sidewalk Construction  
Deadline): OCT 10, 2007.  
If Guaranty other than a Bond, last day City able to call  
Guaranty is: \_\_\_\_\_, 20\_\_\_\_.  
Additional Information: \_\_\_\_\_

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. 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 City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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



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

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer 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 Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

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

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

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

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

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

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

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

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): Kelly Murtagh  
Name: KELLY MURTAGH  
Title: V.P. LONGFORD GROUP INC \*  
Dated: 10-9-06

[Signature]  
City Engineer  
Dated: 10-16-06

\* its Manager, THE TRAILS, LLC.

[Handwritten initials]

JH  
10-13-06

DEVELOPER'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 10th day of October, 2006 by (name of person:) Kelly Murtagh (title or capacity, for instance, "President" or "Owner":) VP Longford Group Inc of (Developer:) The Trails LLC

[Signature]  
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

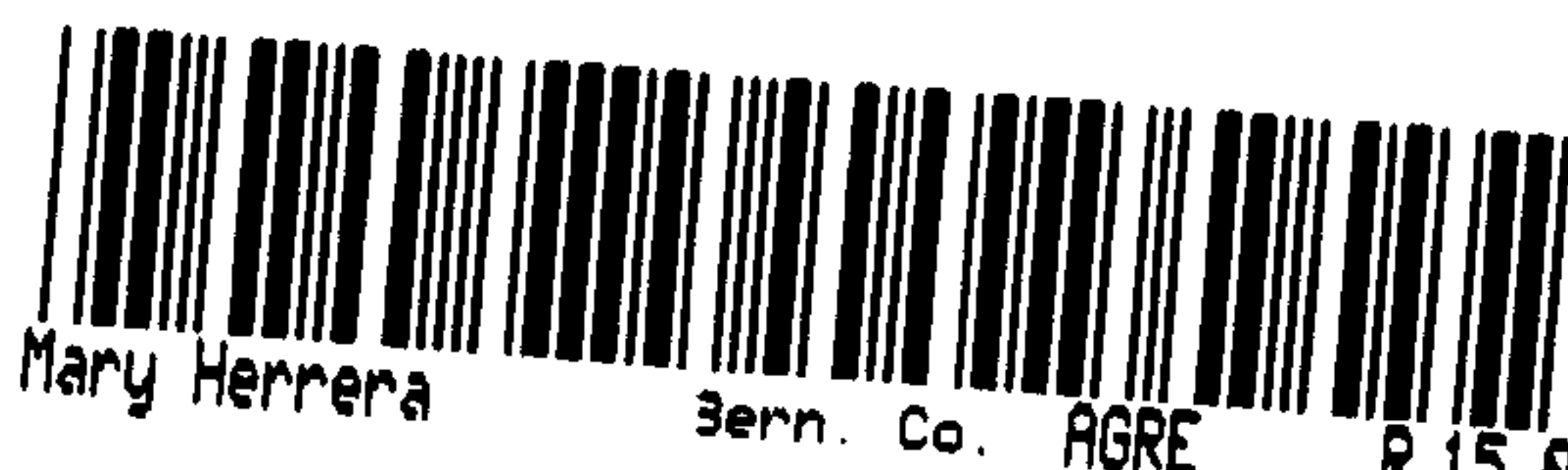
STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 10th day of October, 2006 by Richard Saavedra, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT "A" ATTACHED



Mary Herrera

Bern. Co. AGRE

R 15.00

2006158593  
6546157  
Page: 4 of 4  
10/16/2006 04:07P  
Bk-A125 Pg-8176



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

RECEIVED  
MAR 31 2006

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 29, 2006

WILSON & COMPANY, INC  
RIO RANCHO, NM

1. **Project # 1004739**  
06DRB-00291 Major-Preliminary Plat Approval  
06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

At the March 29, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 3/29/06 and approval of the grading plan engineer stamp dated 2/21/06 the preliminary plat was approved with the following conditions of final plat approval:

In accordance with City Council Resolution R-05-297, this subdivision's effect on the design capacity of APS area schools must be resolved prior to final plat approval.

The President of the homeowners association must sign the final plat. The owner may do so if there is no President at the time of final plat approval.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 13, 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).



OFFICIAL NOTICE OF DECISION

PAGE 2

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: The Trails LLC, 7301 Jefferson NE, 87109  
Surv-Tek Inc., 9384 Valley View Dr NW, 87114  
Steve Salazar, Wilson & Company, 2600 The American Rd, Rio Rancho, NM  
87124  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# FINANCIAL GUARANTY AMOUNT

06/08/2006

Type of Estimate: Sidewalk Deferral

Project Description:

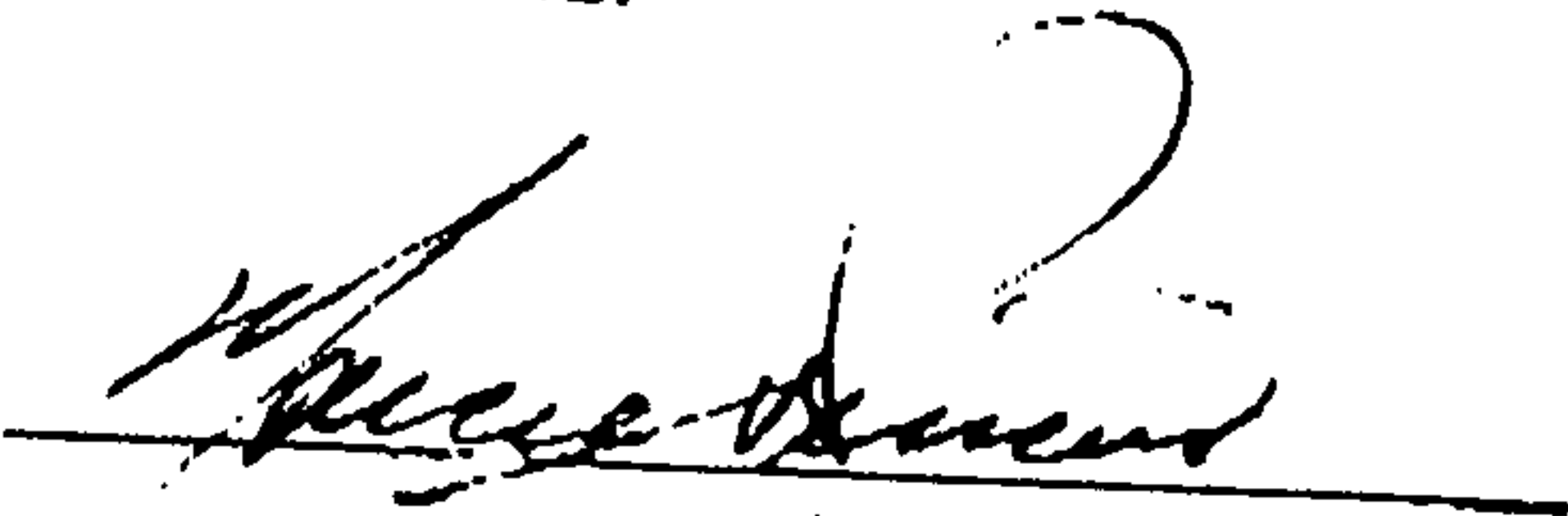
Project ID #: 730087, Estados II @ the Trails, Unit II, Phase/Unit #: 1

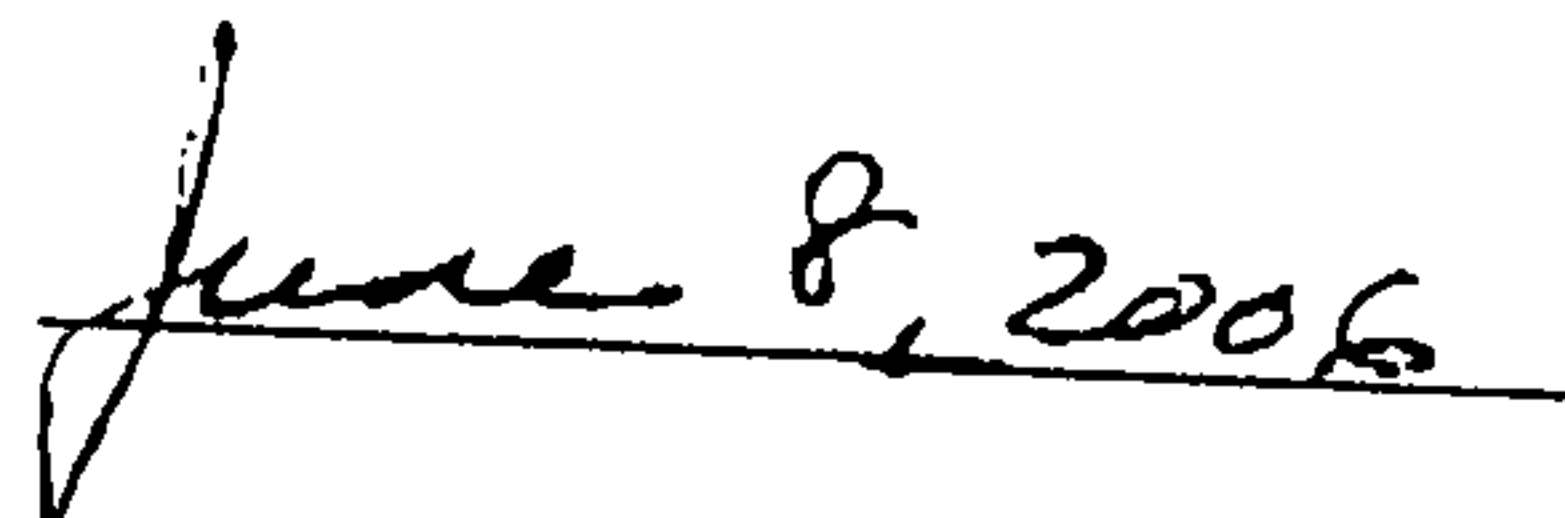
Requested By: Steve Salazar, P.E.; Wilson and Company

Approved estimate amount:		\$54,215.34
NMGRT	6.75%	\$3,659.54
Subtotal:		\$57,874.88
125% FINANCIAL GUARANTY RATE		1.25
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$72,343.60</b>

APPROVAL:

DATE:

  
\_\_\_\_\_

  
\_\_\_\_\_

Notes:

FIGURE 16

CIRCLE ONE:  
SUBDIVISION BOND FOR:  
SIA, SW'S, SPCL. AGRMT.

BOND NO. (SURETYS NO. :) 823136S  
CONTACT PERSON'S NAME: \_\_\_\_\_

SUBDIVISION IMPROVEMENTS BOND Premium: \$723.00/Two Years

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) Seventy two thousand three hundred forty three and 60/100  
Dollars, (AMOUNT OF FIGURES) \$ 72,343.60, 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 Estados II @ the Trails, Unit II, Phase/Unit # 1  
730087; and ("NAME OF SUBDIVISION"), CITY PROJECT NO.

WHEREAS, said Subdivision is subject to the provisions and conditions of  
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,  
the requirements of which include the installation of various other  
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to  
install and construct the following improvements at the Subdivision: [list the  
improvements, e.g., water, sewer, pavement, sidewalks:]  
Sidewalk Deferral ("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:] October 10, 2007 ("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 10TH day of October, 2006

SUBDIVIDER:

By [signature:] Susan Berger  
Name: The Trails, LLC  
Title: V.P. LONGFORD GROUP, INC. \*  
Dated: \_\_\_\_\_

\* **MANAGER OF THE TRAILS, LLC**  
SURETY:

By [signature:] Keith E. Sandroch, Sr.  
Name: Keith E. Sandroch, Sr.  
Title: Attorney-In-Fact  
Dated: October 10, 2006

STATE OF NM  
COUNTY OF Bernalillo

2006 Subscribed and sworn to before me this 10th day of October

Donna Krapcha  
Notary Public

My Commission Expires:

12-1-08

\*NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL  
DONNA KRAPCHA  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires 12-1-08



STATE OF California

COUNTY OF Orange

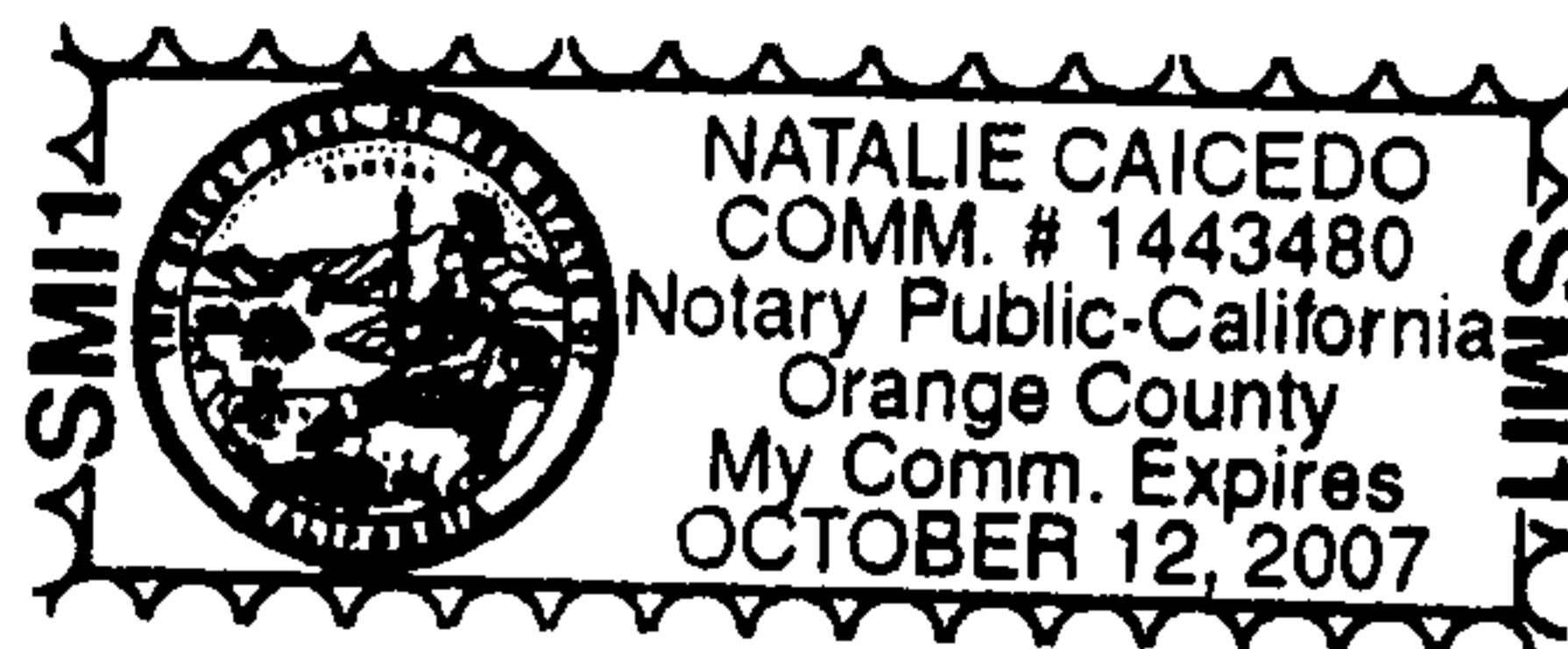
]

On October 10, 2006, before me, Natalie Caicedo, a CA Notary Public  
(here insert name and title of the officer), personally appeared Keith E. Sandroch, Sr.

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 [Handwritten Signature] (SEAL)



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 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.

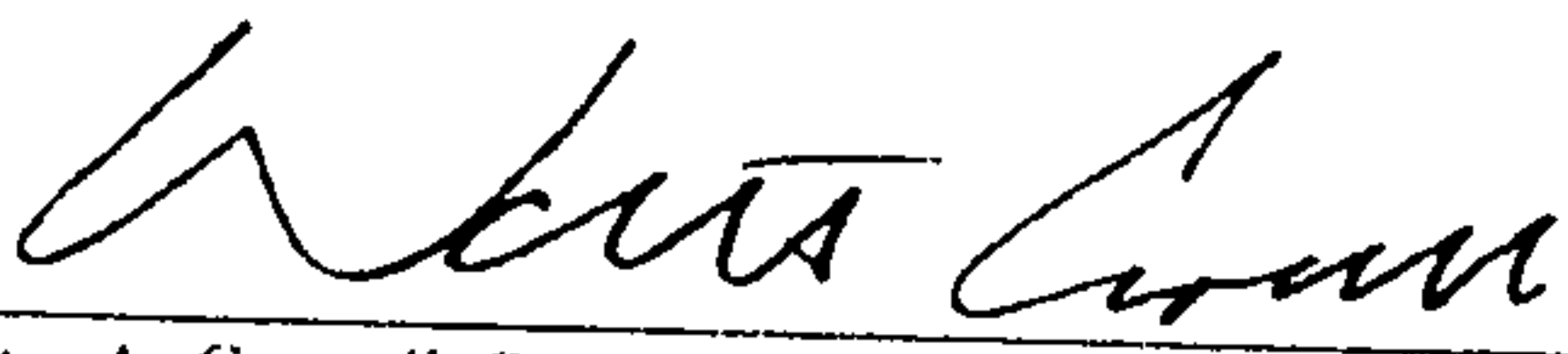
This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

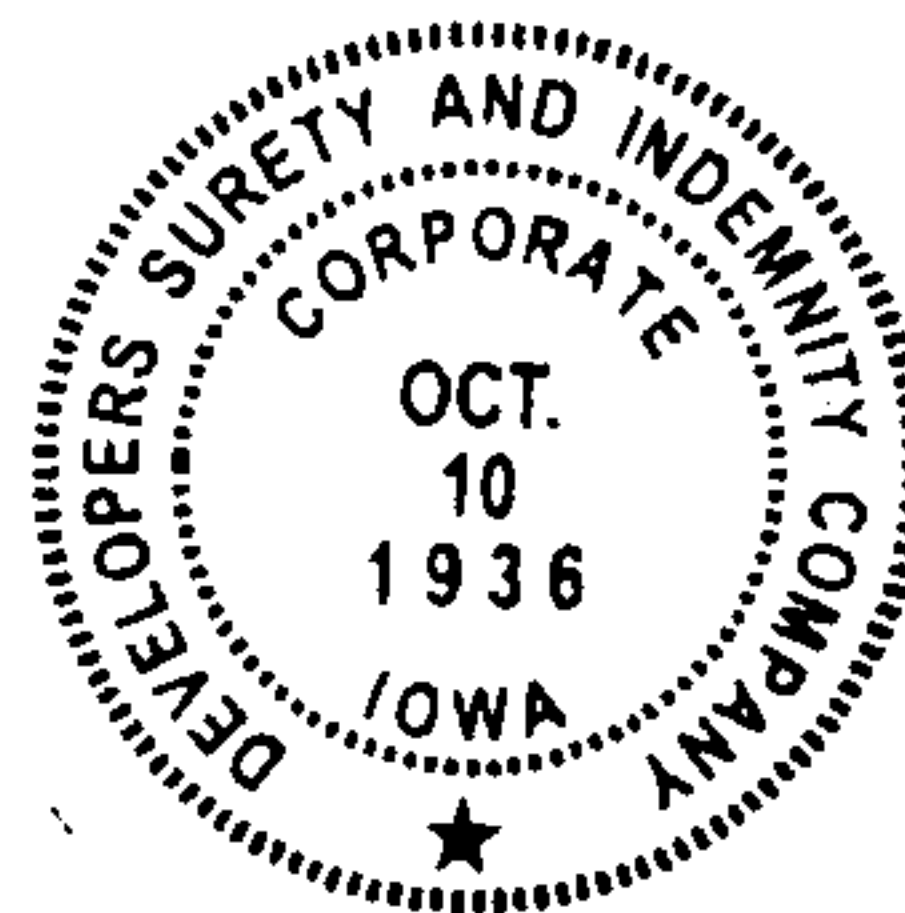
RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and 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

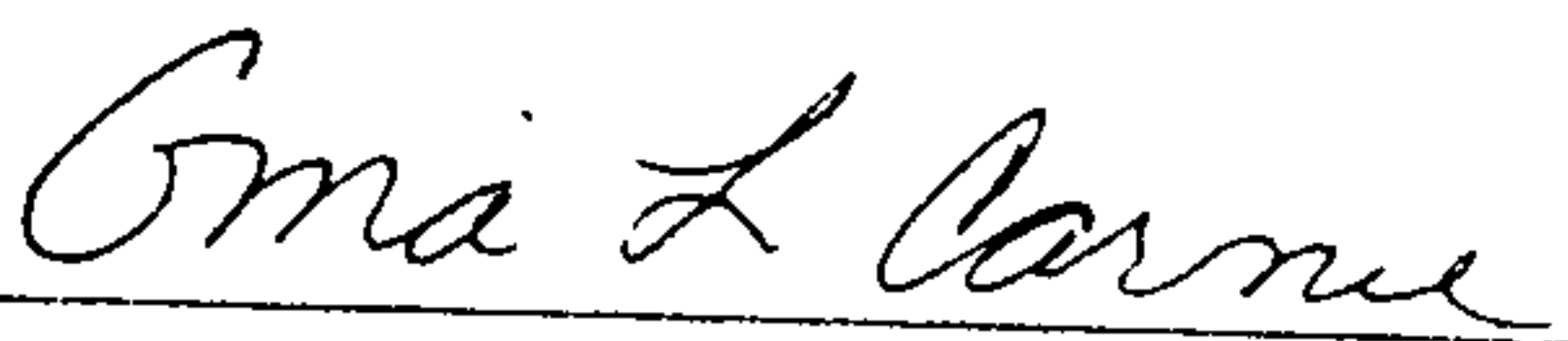


STATE OF CALIFORNIA

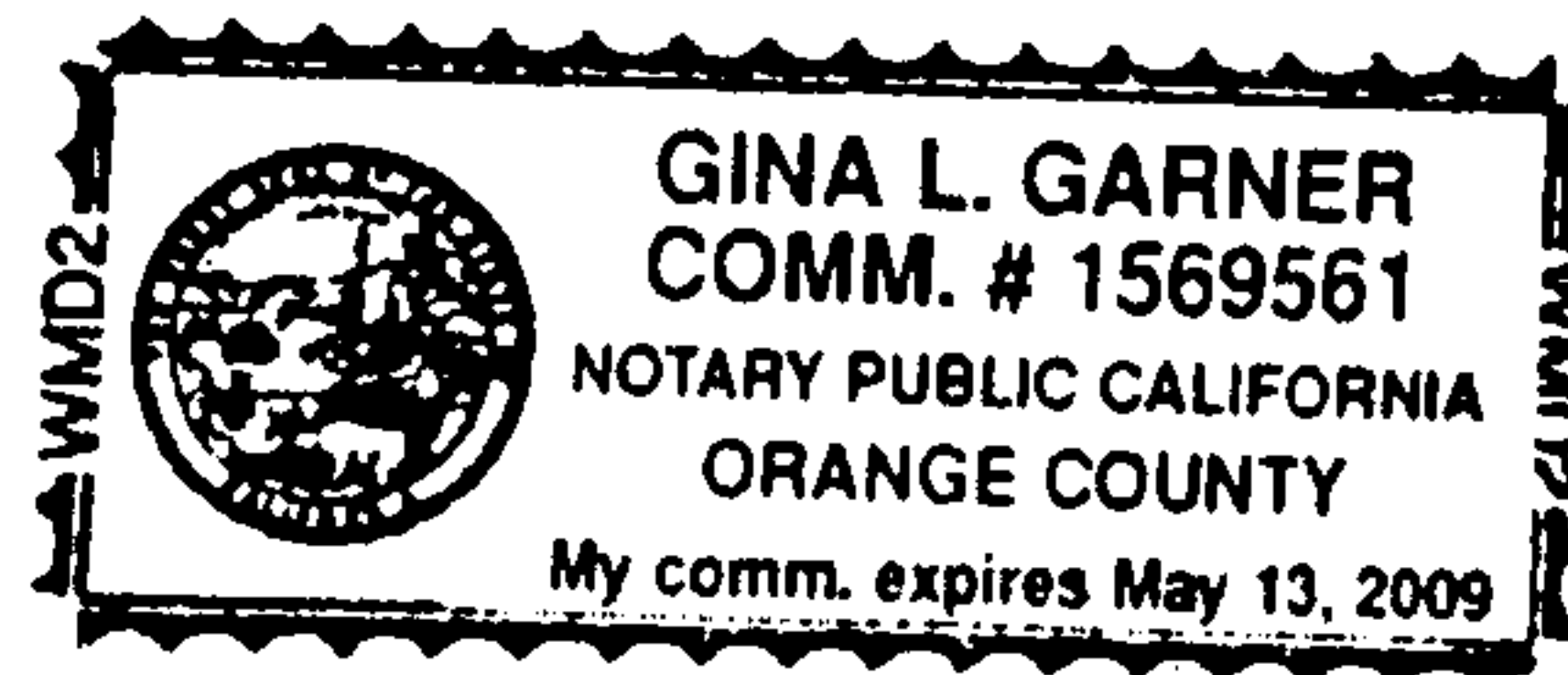
COUNTY OF ORANGE ]

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)



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 10TH day of October, 2006.

By:   
Albert Hillebrand, Assistant Secretary

No. of Lots: 77  
Nearest Major Streets  
PASEO DEL NOCTE  
& UNIVERSE

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 730087

THIS AGREEMENT is made this 16<sup>th</sup> day of October, 2004, 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 ("Developer"), whose address is 7007 JEFFERSON, SUITE A and whose telephone number is 761-9911, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): LIMITED LIABILITY CORP., is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) TRACT 4, UNIT 2, THE TRAILS (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) PRELIMINARY plat, to be identified as (state name of plat:.) ESTADOS 2 AT THE TRAILS, UNIT 2 and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by Oct 10, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: SUBD. IMP. BOND. #823136S  
Amount: \$ 72,343.60 Name of Financial Institution or  
Surety providing Guaranty: DEVELOPERS SURETY + INDEMNITY COMPANY  
Date City first able to call Guaranty (Sidewalk Construction  
Deadline): OCT 10, 2007.  
If Guaranty other than a Bond, last day City able to call  
Guaranty is: \_\_\_\_\_, 20\_\_\_\_.  
Additional Information: \_\_\_\_\_

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. 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 City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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

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

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer 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 Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

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

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

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

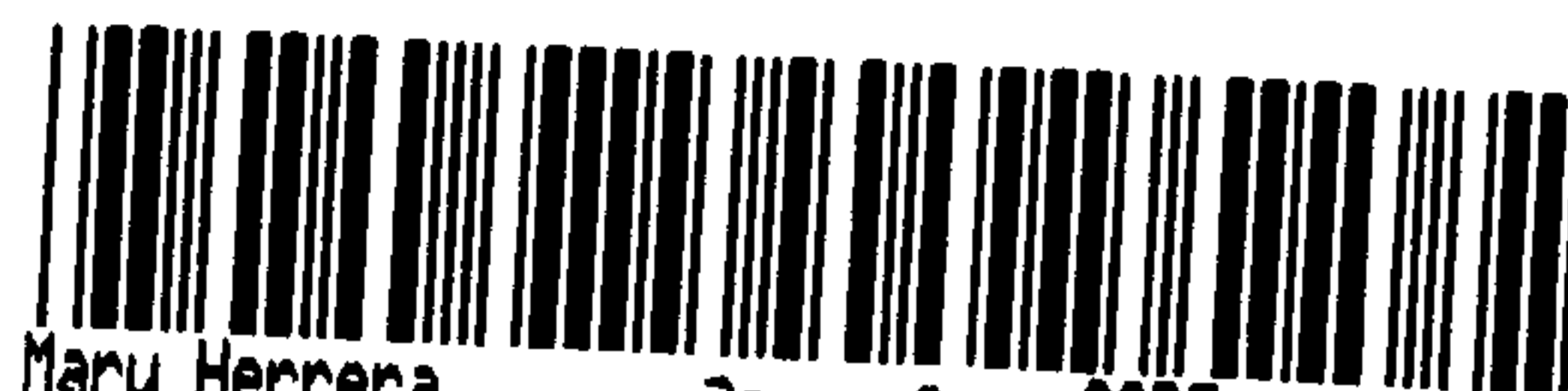
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): Kelly Murtagh  
Name: KELLY MURTAGH  
Title: V.P. LONGFORD GROUP INC \*  
Dated: 10-9-06

[Signature]  
City Engineer  
Dated: 10-16-06

\* its Manager, THE TRAILS, LLC.

10/16/06

JH  
10-13-06

DEVELOPER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 10th day of October, 2006 by (name of person:) Kelly Murtagh (title or capacity, for instance, "President" or "Owner":) VP Longford Group Inc of (Developer:) The Trails LLC

My Commission Expires: 12-1-08

[Signature]  
Notary Public



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

CITY'S NOTARY

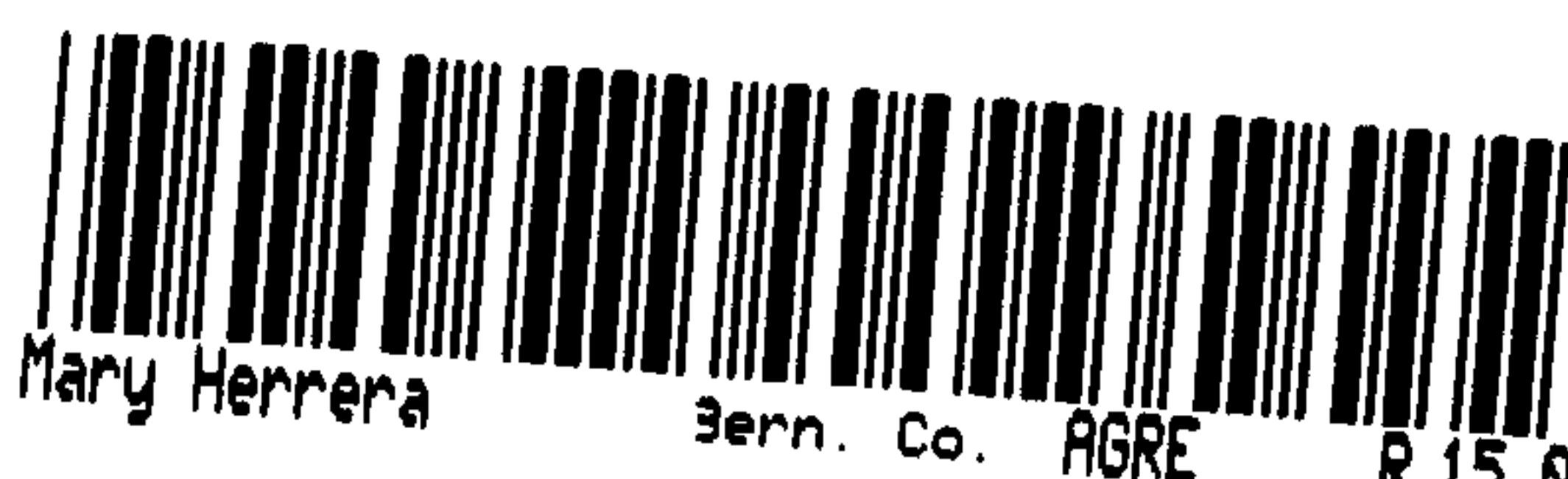
STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 16th day of October, 2006 by Richard Saavedra, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

[Signature]  
Notary Public

EXHIBIT "A" ATTACHED



Mary Herrera

Bern. Co. AGRE

R 15.00

2006158593  
6546157  
Page: 4 of 4  
10/16/2006 04:07P  
Bk-A125 Pg-8176



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

RECEIVED  
MAR 31 2006

WILSON & COMPANY, INC.  
RIO RANCHO, NM

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 29, 2006

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Sheran Matsun, AICP, DRB Chair

Cc: The Trails LLC, 7301 Jefferson NE, 87109  
Surv-Tek Inc., 9384 Valley View Dr NW, 87114  
Steve Salazar, Wilson & Company, 2600 The American Rd, Rio Rancho, NM  
87124  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



# FINANCIAL GUARANTY AMOUNT

06/08/2006

Type of Estimate: Sidewalk Deferral

Project Description:

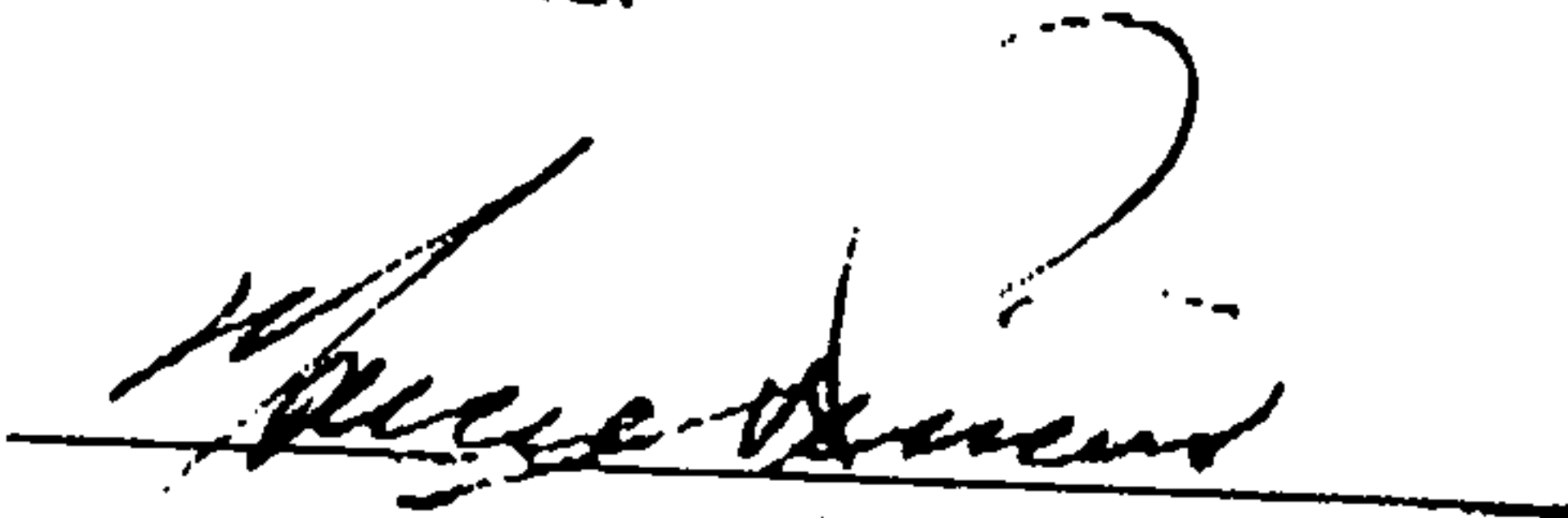
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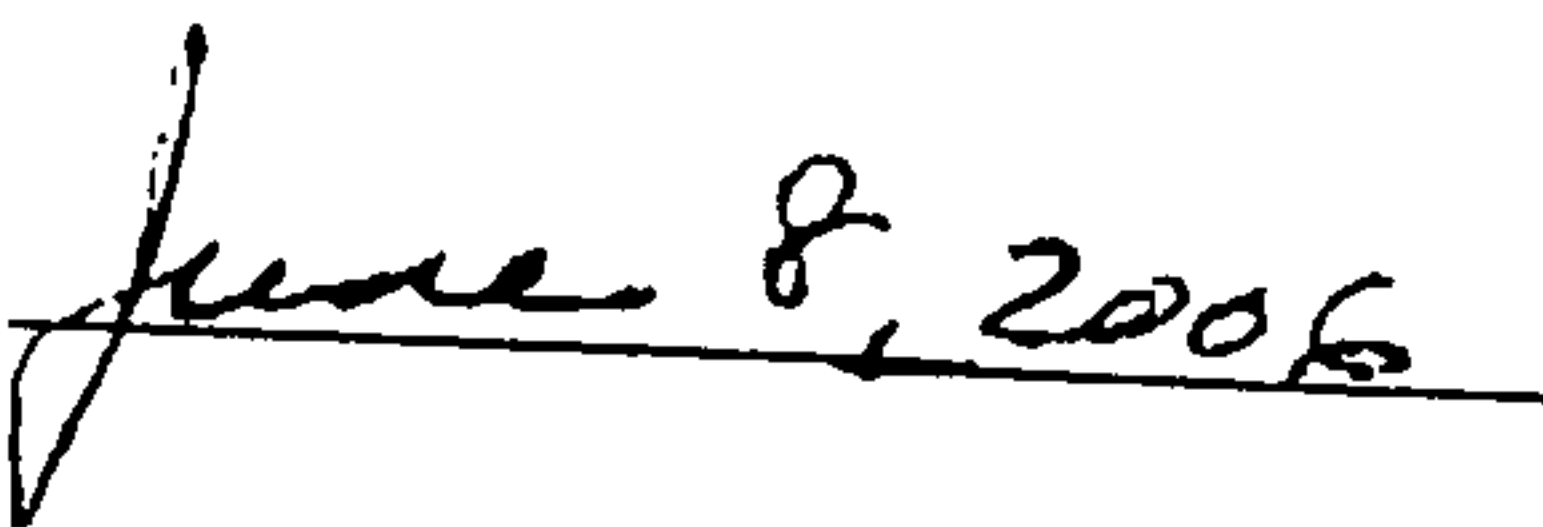
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125% FINANCIAL GUARANTY RATE		1.25
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$72,343.60</b>

APPROVAL:

DATE:





Notes:

FIGURE 16

CIRCLE ONE:  
SUBDIVISION BOND FOR:  
SIA, SW'S, SPCL. AGRMT.

BOND NO. (SURETYS NO. : ) 823136S  
CONTACT PERSON'S NAME: \_\_\_\_\_

SUBDIVISION IMPROVEMENTS BOND Premium: \$723.00/Two Years

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" ), as 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 ) Seventy two thousand three hundred forty three and 60/100 Dollars, ( AMOUNT OF FIGURES ) \$ 72,343.60, 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 Estados II @ the Trails, Unit II, Phase/Unit # 1 ( "NAME OF SUBDIVISION" ), CITY PROJECT NO. 730087; 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:] Sidewalk Deferral ( "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: ) October 10, 2007 ("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 10TH day of October, 2006.

SUBDIVIDER:

By (signature: Susan Berger)  
Name: The Trails, LLC  
Title: V.P. LONGFORD GROUP, INC. \*  
Dated: \_\_\_\_\_

\* MANAGER OF THE TRAILS, LLC  
SURETY:

By (signature: Keith Sandrock Sr.)  
Name: Keith E. Sandrock, Sr.  
Title: Attorney-In-Fact  
Dated: October 10, 2006

STATE OF NM  
COUNTY OF Beemalillo

2006 Subscribed and sworn to before me this 10th day of October.

Donna Krapcha  
Notary Public

My Commission Expires:

12-1-08

\*NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL  
DONNA KRAPCHA  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires 12-1-08

STATE OF California

COUNTY OF Orange

]

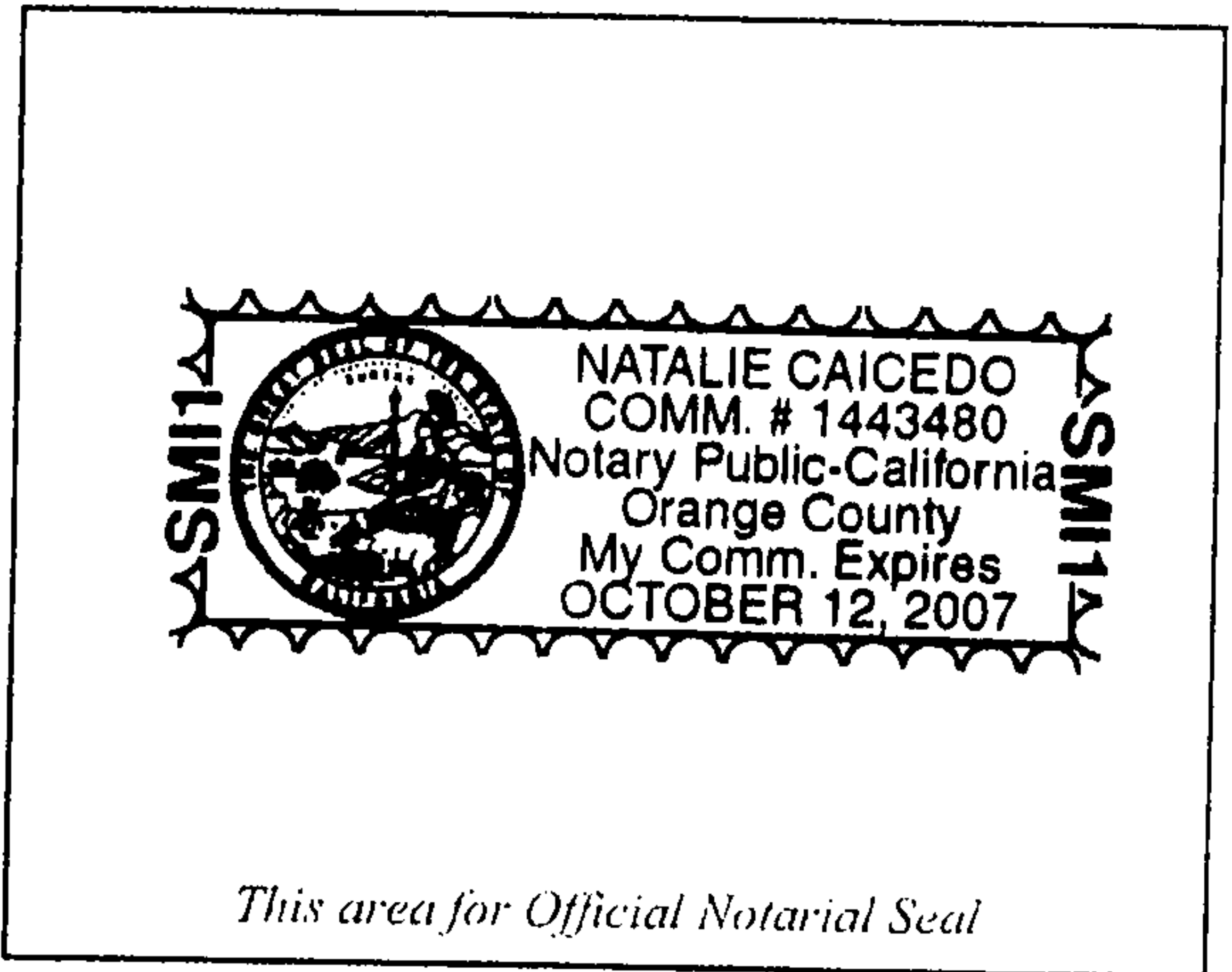
On October 10, 2006, before me, Natalie Caicedo, a CA Notary Public  
(here insert name and title of the officer), personally appeared Keith E. Sandroch, Sr.

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)



**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 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:

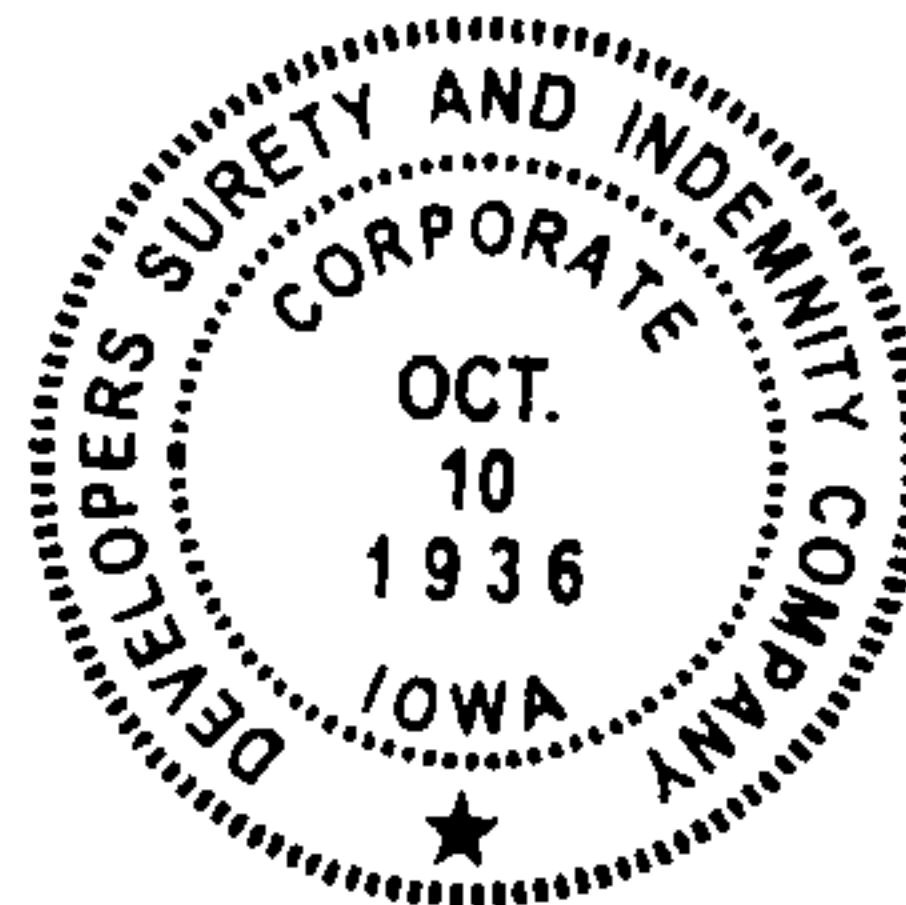
RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and 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: [Signature]  
David H. Rhodes, Executive Vice-President

By: [Signature]  
Walter A. Crowell, Secretary



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 Gina L. Garner

(SEAL)



CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 10TH day of October, 2006.

By [Signature]  
Albert Hillebrand, Assistant Secretary

**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

#2

18 October 2006

City of Albuquerque  
Development Review Board  
Claire Senova  
Plaza Del Sol  
600 Second Street NW  
Albuquerque, NM 87103

Re: *Tract 4 (Santa Fe 3) at The Trails Unit II- Project #1004739*  
Request to Remove Request Minor - Subd Design Variance

Dear Claire:

Wilson & Company, Inc., acting as agents for The Trails, LLC., respectfully requests removing the 06DRB-01383 Minor Request for Subdivision Design Variance to the DPM from the Oct. 18<sup>th</sup> hearing.

Thank you for your assistance and if you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.  
Project Manager  
Email: sjsalazar@wilsonco.com

sjs



<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING AND PLANNING</b>	Supplemental form <b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST OF ...</b>	<b>A</b>
		<input type="checkbox"/> 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 NE FAX: 761-9922  
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in Site: OWNERS 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: MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT AND GRADING PLAN, TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION AND SUBDIVISION DESIGN VARIANCE

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 4 Block: --- Unit: ---  
 Subdv. / Addn. TRAILS UNIT 2 (TO BE KNOWN AS SANTA FE 3 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: 104  
 Total area of site (acres): 19.3591 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. 100906437638010102 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE STREET NW  
 Between: RAINBOW BLV. NW and UNIVERSE BLV. 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.):  
1004739 - 06DRB-00291, 06DRB-00292  
 Check-off if project was previously reviewed by Sketch Plat/Plan  , or Pre-Application Review Team  Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 9.20.06  
 (Print) RUSS HUGG Applicant  Agent

**FOR OFFICIAL USE ONLY** 3/04 Form revised 9/01, 3/03, 7/03, 10/03,

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB -01382</u>	<u>APP</u>	<u>5(2)</u>	\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected	<u>06DRB -01383</u>	<u>SDV</u>		\$ <u>0.00</u>
<input type="checkbox"/> All case #s are assigned	<u>06DRB -01384</u>	<u>TDS</u>		\$ <u>0.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>ADY</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>CHE</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>10/18/06</u>			\$ <u>145.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Sandy Handley 09/22/06 Project # 1004739  
 Planner signature / date

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- \_\_\_ 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
- \_\_\_ **Signed** Pre-Annexation Agreement if Annexation required.
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- \_\_\_ 1 copy of each of the following items
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Plat or plan reduced to 8.5" x 11"
- \_\_\_ Official D.R.B. Notice of the original approval
- \_\_\_ Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- \_\_\_ Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ Any original and/or related file numbers are listed on the cover application
- \_\_\_ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

Russ Hugg  
 Applicant name (print)  
[Signature] 9.20.06  
 Applicant signature / date



Form revised 11/04

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

Application case numbers  
 06 DRB - 01382  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Sandy Handley 09/22/06  
 Planner signature / date  
**Project # 1004739**



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- \_\_\_ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- \_\_\_ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

**VACATION OF PRIVATE EASEMENT**

- \_\_\_ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the vacation
- \_\_\_ Letter of authorization from the grantors and the beneficiaries
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

*Russ Hugg*  
 \_\_\_\_\_  
 Applicant name (print)  
*RH*  
 \_\_\_\_\_  
 Applicant signature / date

9-20-06



Form revised 4/03 and October 2003

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

Application case numbers  
 06DRB-\_\_\_\_\_-01383  
 06DRB-\_\_\_\_\_-01384  
 \_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

*Sandy Handley* 09/27/06  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1004739

# **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 21, 2006

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

Attention: Sheran Matson, Chair

RE: Tract 4, The Trails Unit 2 (To be known as Santa Fe 3 at the Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

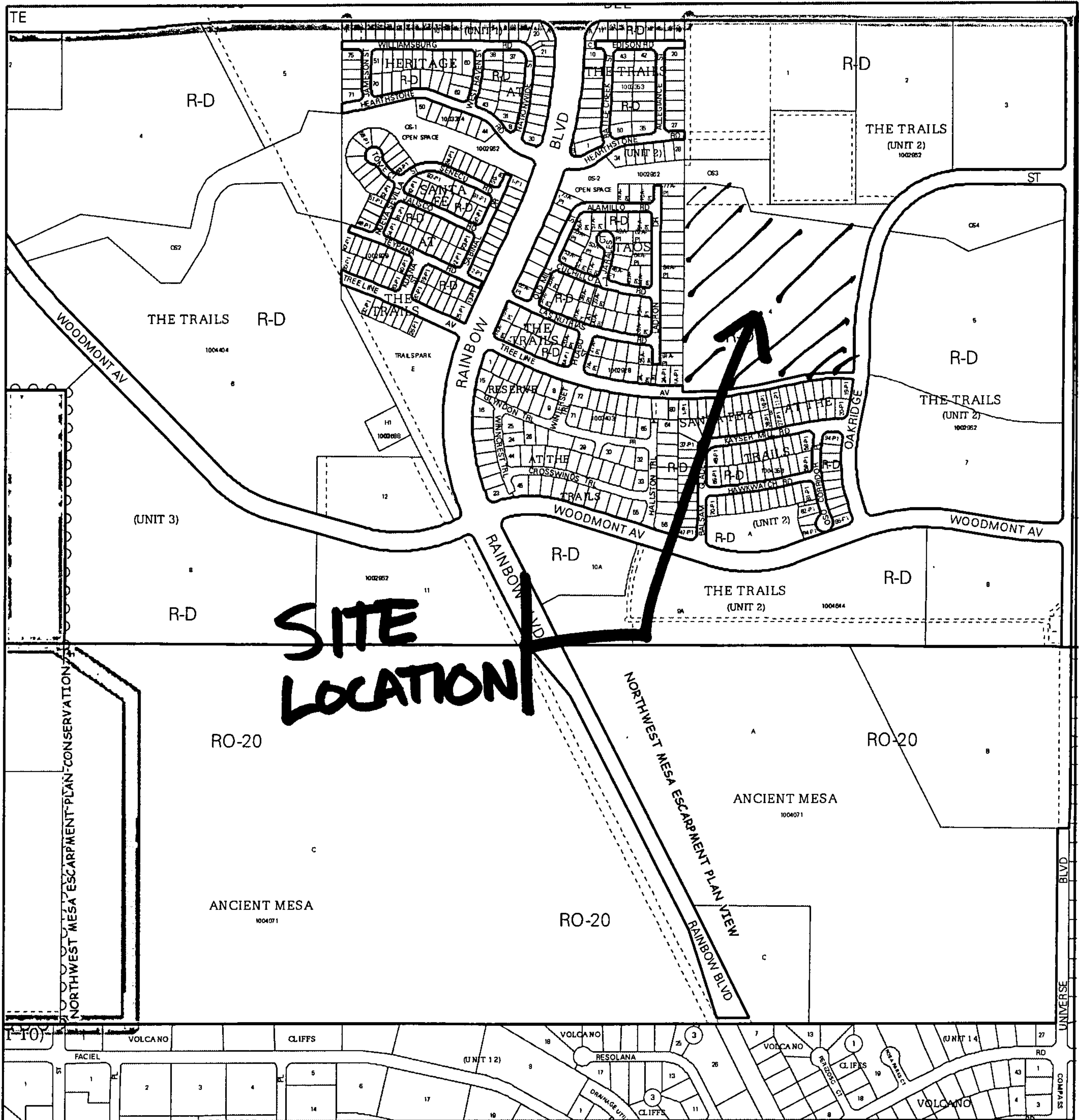
The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for: Major Subdivision Amendment to Preliminary Plat and Grading Plan; Subdivision Design Variance and Temporary Deferral of Sidewalk construction for Santa Fe 3 at the Trails Unit 2. (Formerly approved as Estados at the Trails Unit 2 under DRB 1004739).

This Amended plat will increase the number of lots from the previously approved 76 lots to 104 lots and three (3) tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots. The previously approved infrastructure list will remain unchanged.


If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,

  
Russ P. Hugg, PS

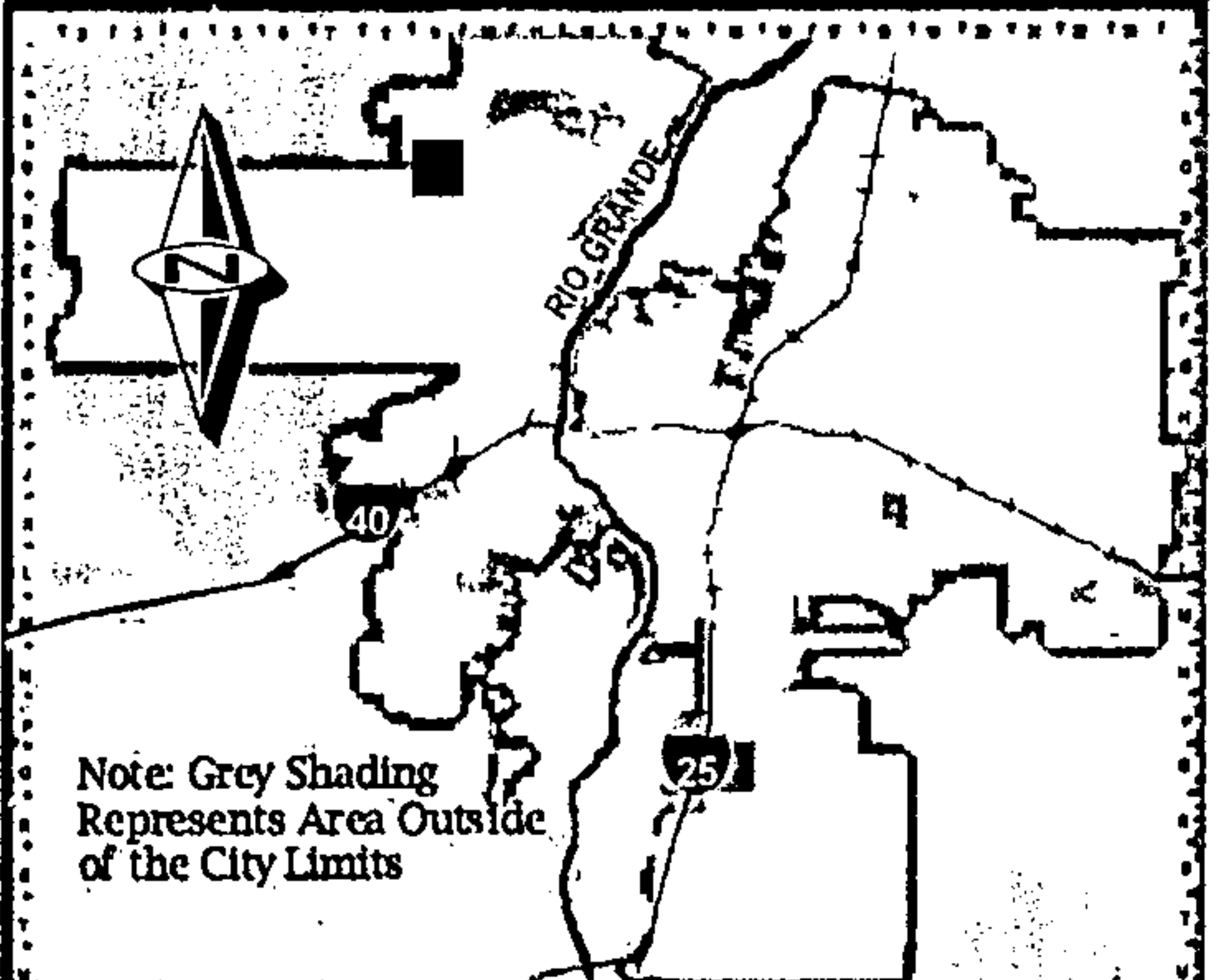


For more current information and more details visit: <http://www.cabq.gov/gis>



**AGIS**  
Albuquerque Geographic Information System










Map amended through: 9/5/2006

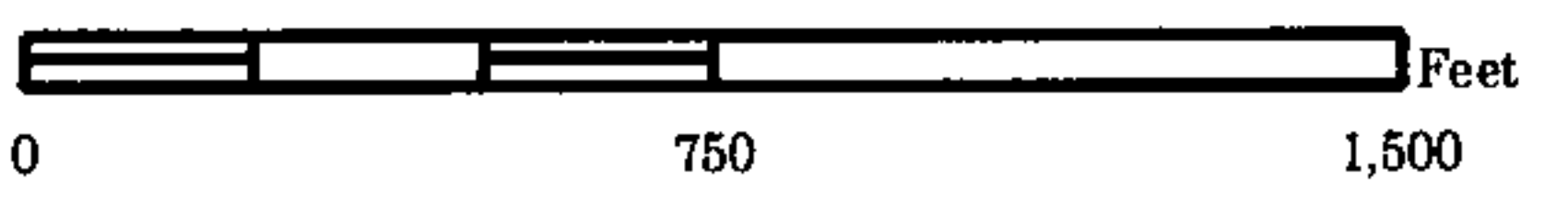


Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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





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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 10/4/2005

**ORIGINAL**

**FIGURE 12**

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

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

**Estados at The Trails Unit 2**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 4, 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
<b>PAVING</b>				
50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tijeras Creek Rd. NW Entrance	Oakridge St.	Scenic Mesa Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tijeras Creek Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Canyon Cliff Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Scenic Mesa Place NW	Scenic Mesa Place NW Culdesac	Tijeras Creek Rd. NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
Major Local 1/2 Section	**Collector Paving w/ C&G, <del>median</del> <b>6' Sidewalk Single Side</b>	**Oakridge St.	North PL	Treeline Avenue
<i>Handwritten:</i> (30' E-F) (36' F-F) <b>ALL HAND TURN BAYS</b> <b>MAJOR LOCAL PAVING W/ C&amp;G MEDIAN</b> <b>TREELINE (FIN. GUAR.) (W/ TSOOBS)</b> <b>WEST PL. TRACT 4</b> <b>OAKRIDGE ST.</b>				

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
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ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #

Size	Type of Improvement	Location	From	To
<b>DRAINAGE</b>				
42" Dia.	RCP w/ MH & Inlets	Easement <b>TRACT B</b>	<del>North Pl.</del> <b>TRACT OS-3 (OFFSITE)</b>	Tijeras Creek Rd. NW
48" Dia.	RCP w/ MH & Inlets	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
54" Dia.	RCP w/ MH & Inlets	SD Easement <b>TRACT A</b>	Scenic Mesa Place NW Culdesac	Pond F
9.41 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond F)	Tract 4 of The Trails Unit II <b>TRACT A</b>		
<b>5.39 AC-FT</b>	<b>Perm. Surge Det. Pond w/ Agreement &amp; Cov. (POND F)</b>	<b>TRACT OS3</b>		
<b>WATER (NMUI JURISDICTION)</b>				
8" Dia.	Waterline w/ Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Waterline w/ Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Waterline w/ Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Waterline w/ Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA.</b>	<b>* WATERLINE W/ APP. SAS (NMUI JURISDICTION)</b>	<del>TRACT 4</del> <b>TREELINE</b>	<b>TRACT 4 WEST PL</b>	<b>TRACT 4 RIO GALISTEO</b>
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA</b>	<b>* / / / / / / / / / / / / / / / /</b>	<b>TRACT 6, 9 UTILITY ESMT.</b>	<b>TRACT 4</b>	<b>LIFT STATION TRACT B</b>

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
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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
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	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 requirements.

1 \* Sidwalks to be Deferred

2 \*\* Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II

~~\*\*\*~~ Improvements - FIN. GUA. w/ 730085

3 Engineers Grading and Drainage Certification is required for release of Financial Guarantee & SIA

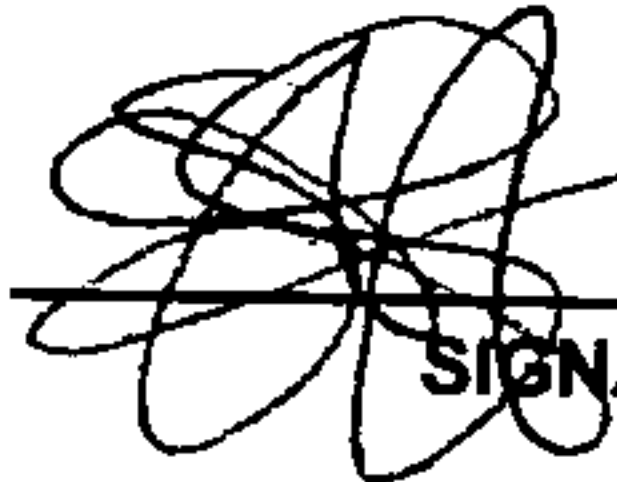
Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarantee

AGENT / OWNER

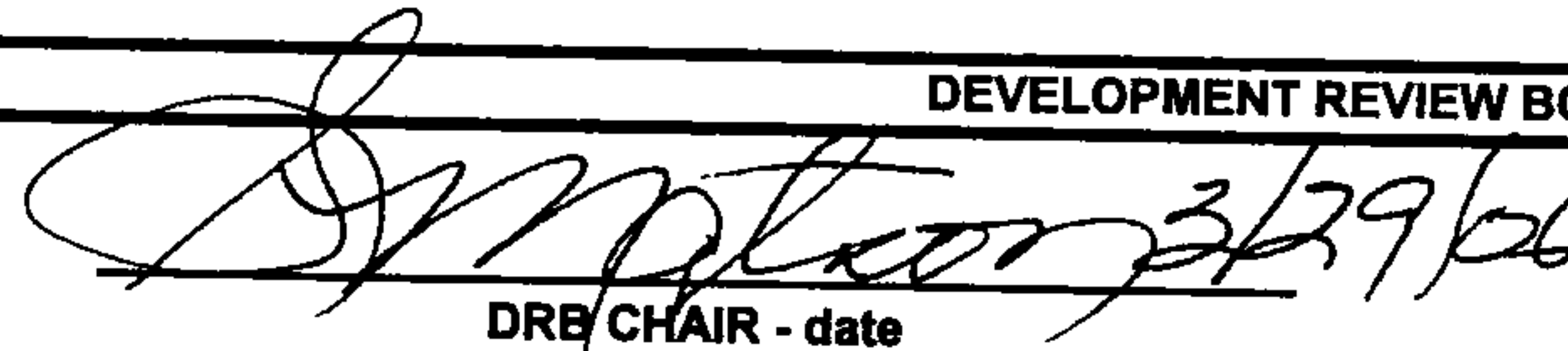
Steve J. Salazar, PE  
NAME (print)

Wilson & Co., 2600 The American Rd., 87124

FIRM

 3/28/06  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

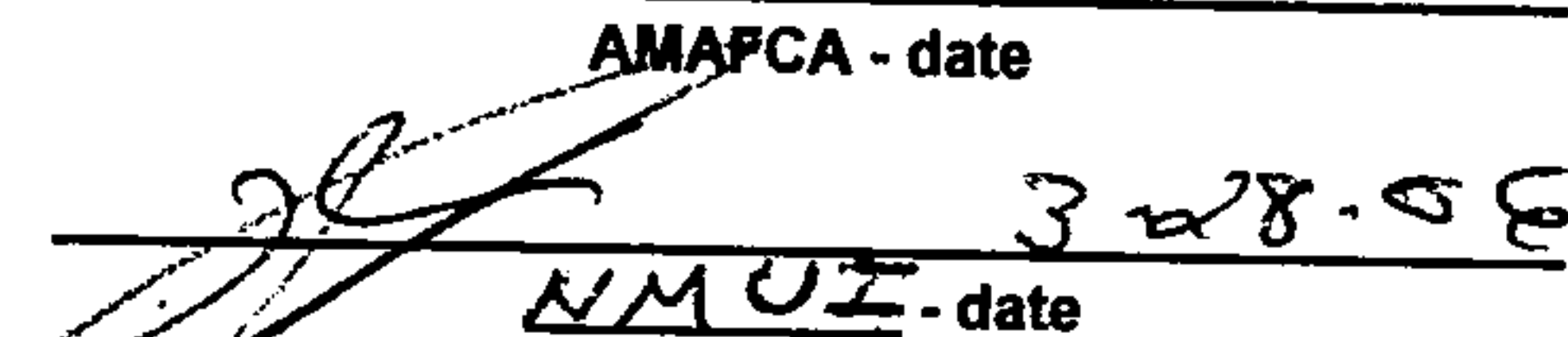
 3/29/06  
DRB CHAIR - date

Christina Sandoral 3/29/06  
PARKS & GENERAL RECREATION - date

 3-29-06  
TRANSPORTATION DEVELOPMENT - date

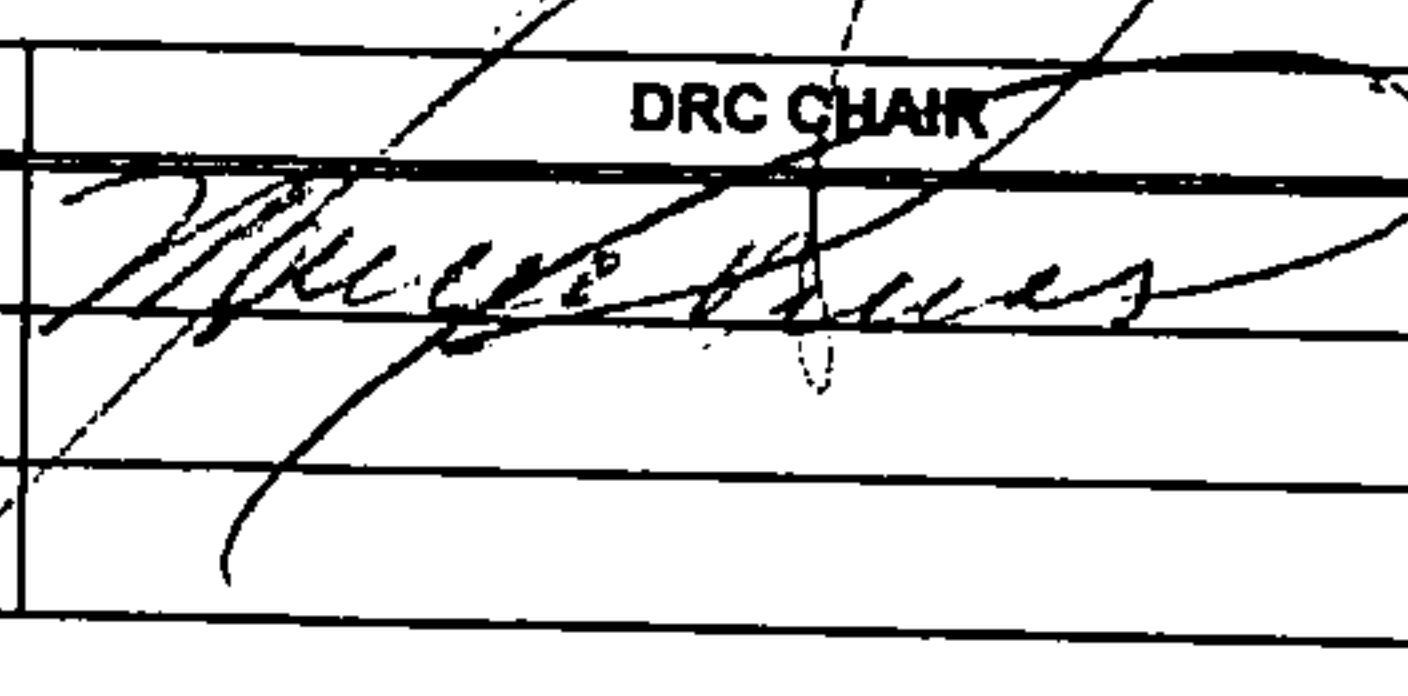
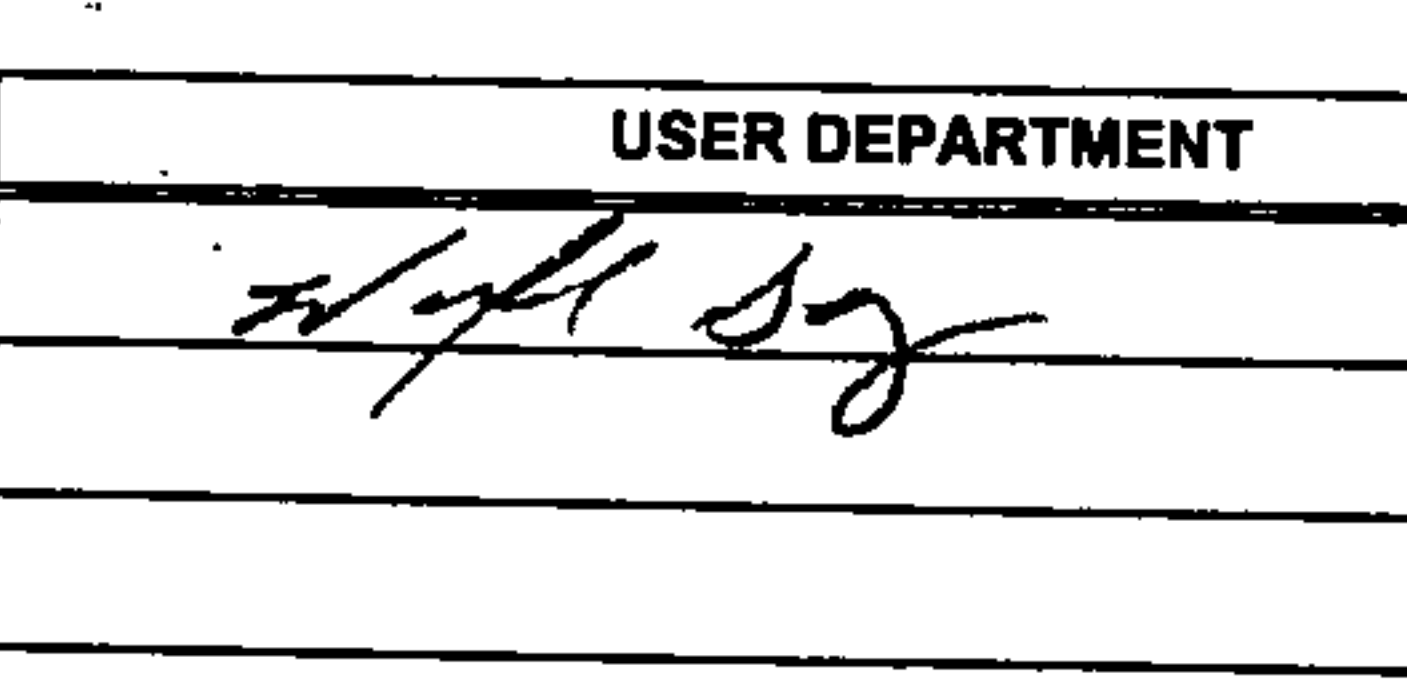
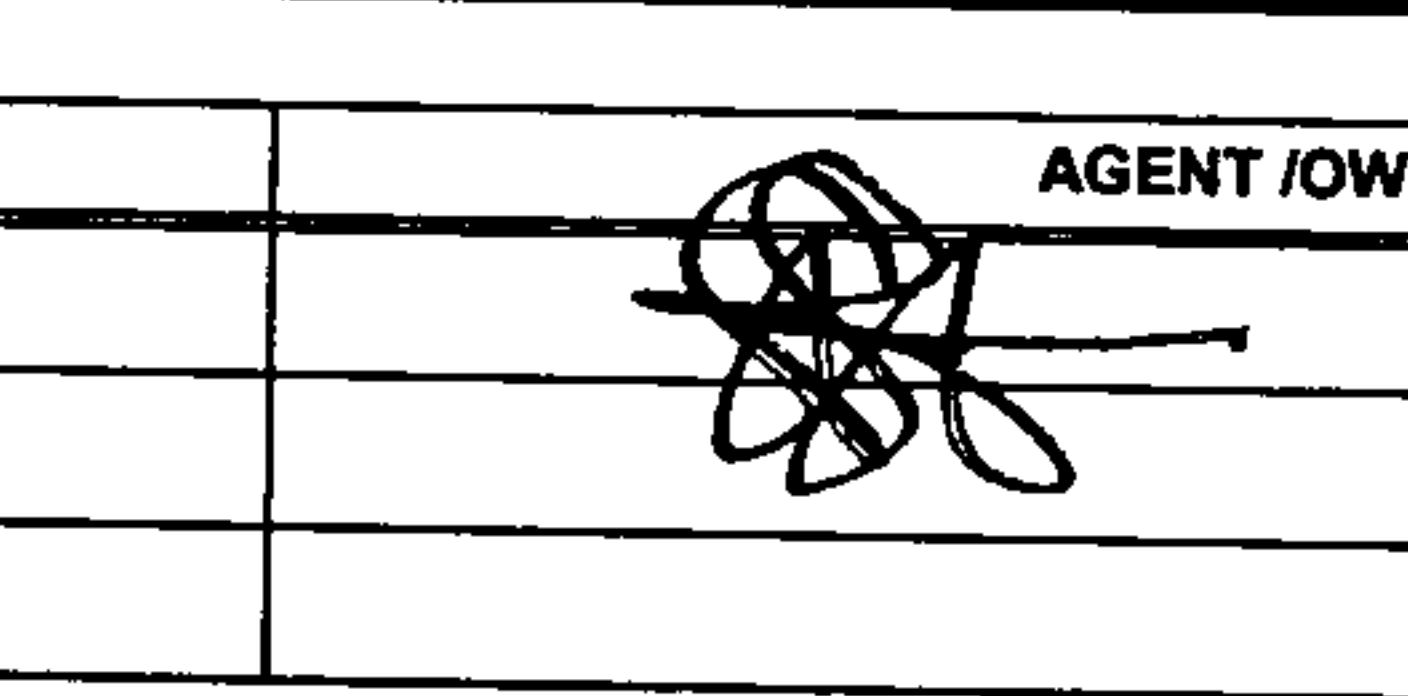
 3/29/06  
UTILITY DEVELOPMENT - date

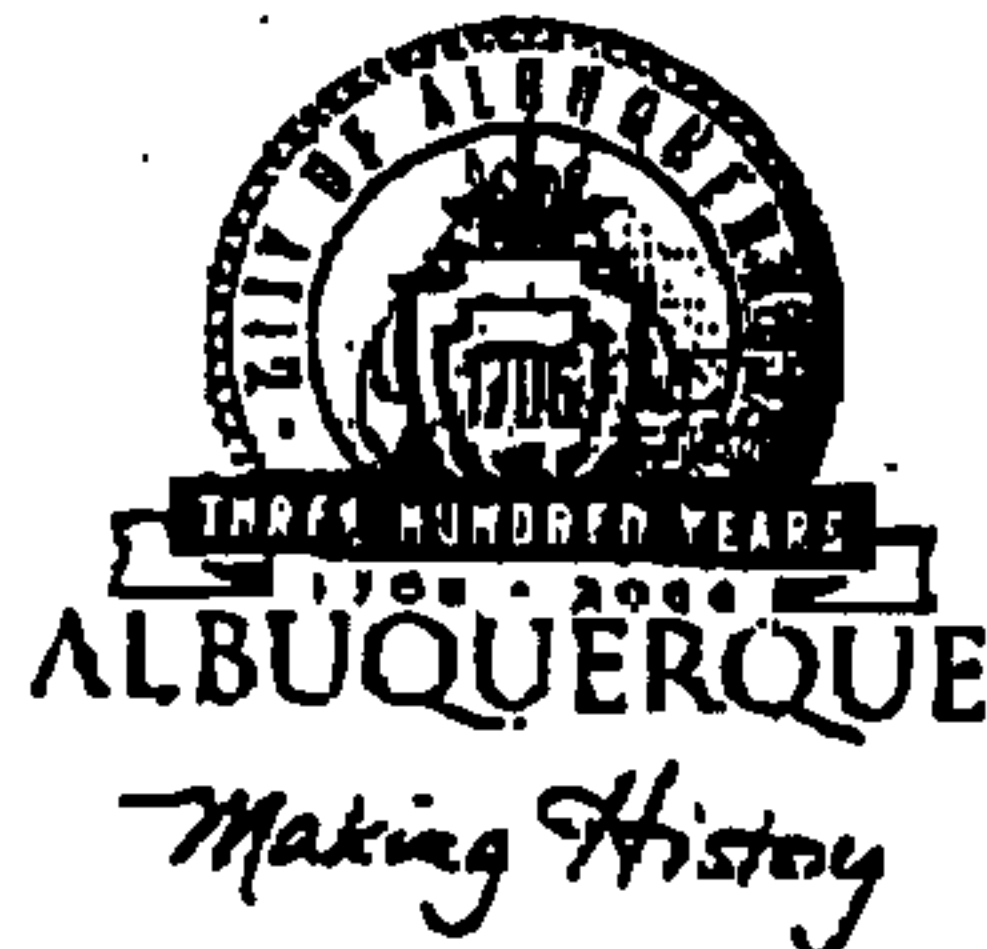
Bradley L. Bingham 3/29/06  
CITY ENGINEER - date

 3-28-06  
AMAFCA - date

 3-28-06  
NMUI - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	5-16-06			



# 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: September 20, 2006

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

This letter will serve to notify you that on 9-20-06 (date)

TO CONTACT NAME: Russ Hugg  
 COMPANY/AGENCY: SUNV. TEK INC.  
 ADDRESS/ZIP: 9384 Valley View Dr NW 87114  
 PHONE/FAX #: 897-3346 / Fax 897-3377

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at TRACT 4 At the Trails Unit 2  
 zone map page(s) C-09.

Our records indicate that as of 9-20-06 (date), there were **no Recognized Neighborhood 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,

Dolores Carmona  
 OFFICE OF NEIGHBORHOOD COORDINATION



# 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, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**We recommend that the Notification Letter include the following information:**

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- 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").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- 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.
- 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 (ONC)

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

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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 9-20-06 Time Entered: 1:43 pm ONC Rep. Initials: De

**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

20 September 2006

Planning Department  
City of Albuquerque  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street N.W.  
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

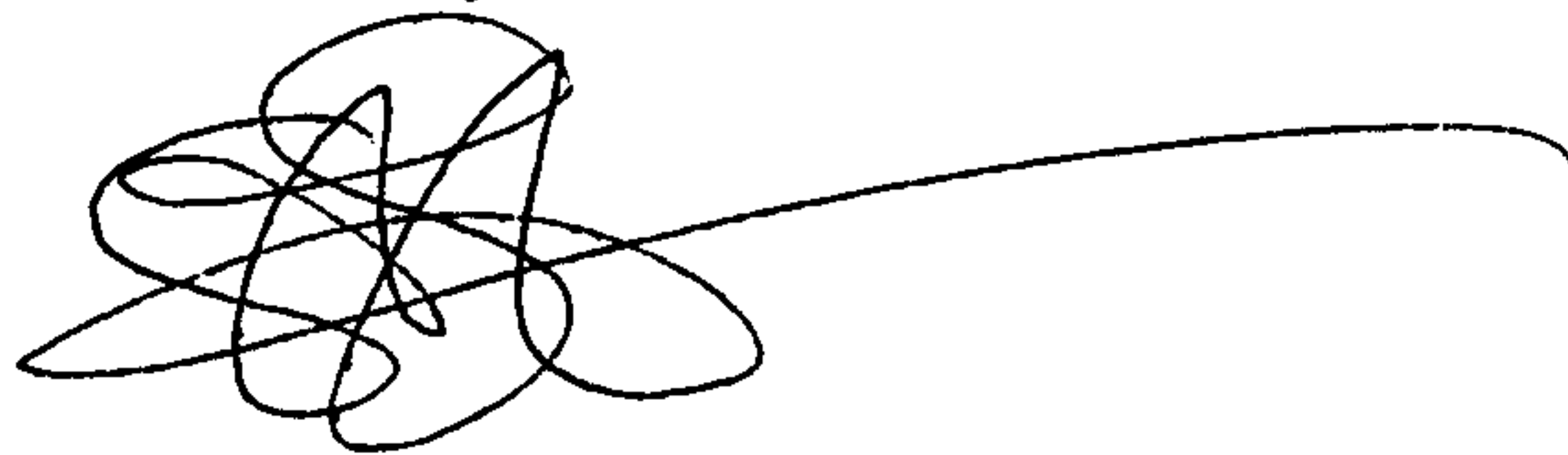
RE: Tract 4 "Santa Fe 3" at the Trails Unit II, Sidewalk Deferral

Dear Ms. Senova:

The owner, Longford at 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.

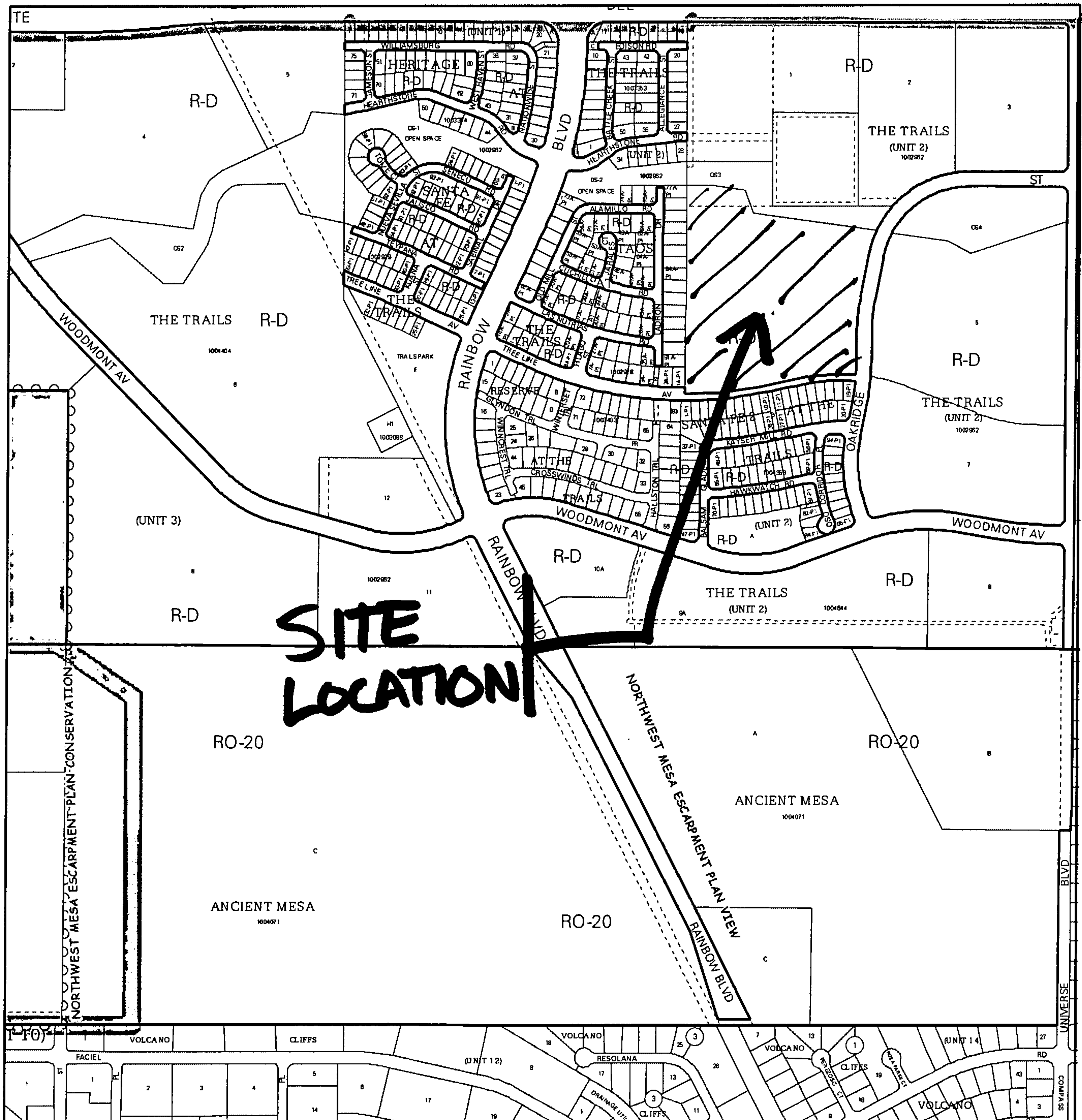
The sidewalk construction deferral is requested for four (4) years.

Sincerely,




Steve J. Salazar, P.E.  
Project Manager  
Email: [sjsalazar@wilsonco.com](mailto:sjsalazar@wilsonco.com)

sjs  
Enclosure

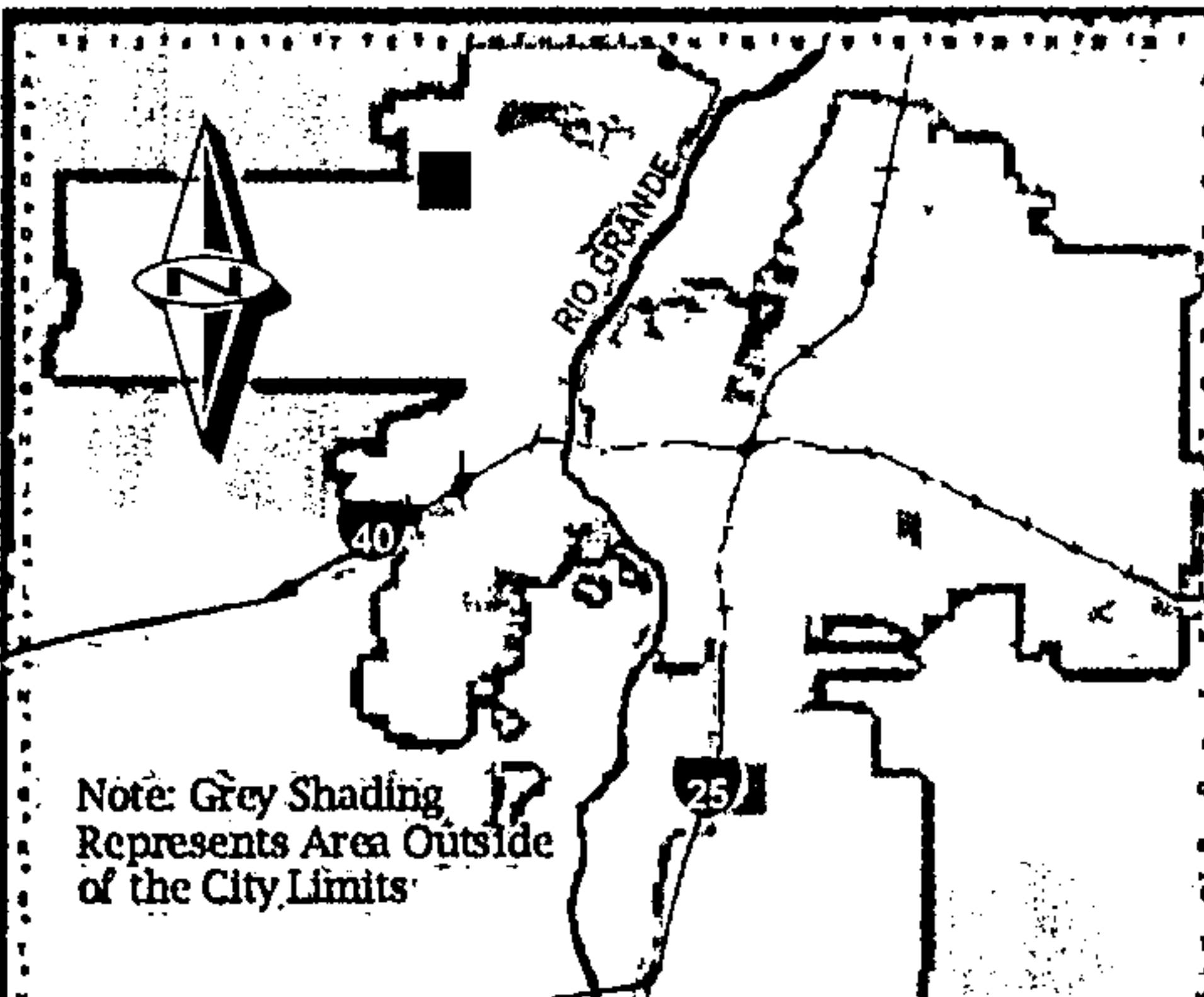


For more current information and more details visit: <http://www.cabq.gov/gis>



**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/5/2006



Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet





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
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/

Approval of Creditable Items:  
 Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_  
 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 requirements.

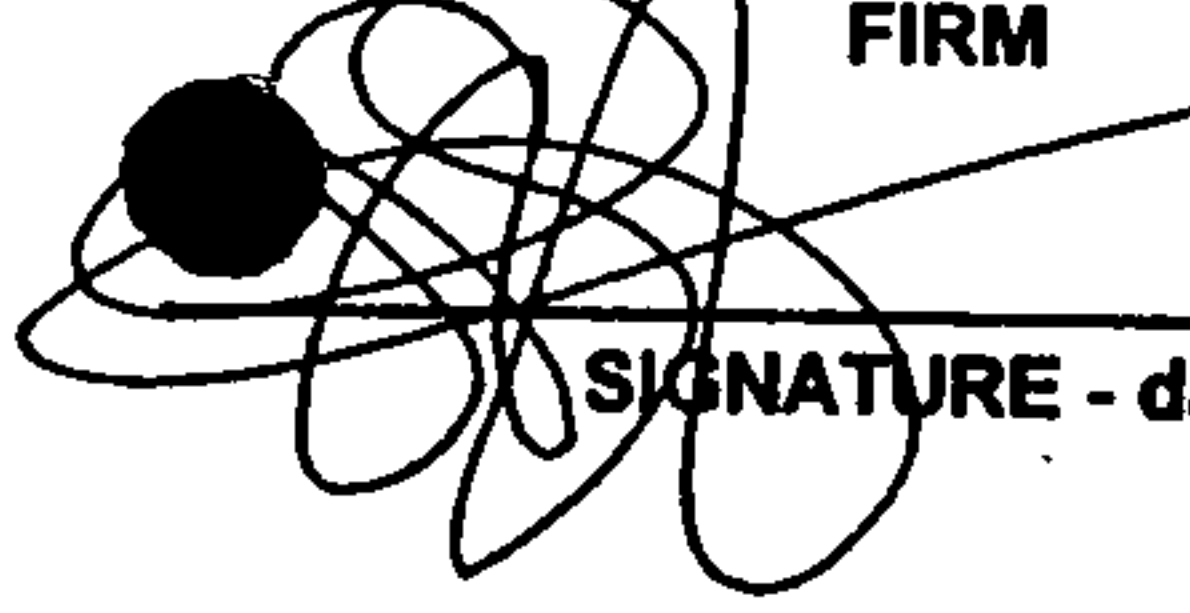
- 1 \* Sidwalks to be Deferred
- 2 \*\* Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II
- 3 Engineers Grading and Drainage Certification is required for release of Financial Guarantee & SIA  
 Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarantee

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Steve J. Salazar, PE  
 NAME (print)

Wilson & Co., 2600 The American Rd., 87124  
 FIRM

 3/2/00  
 SIGNATURE - date

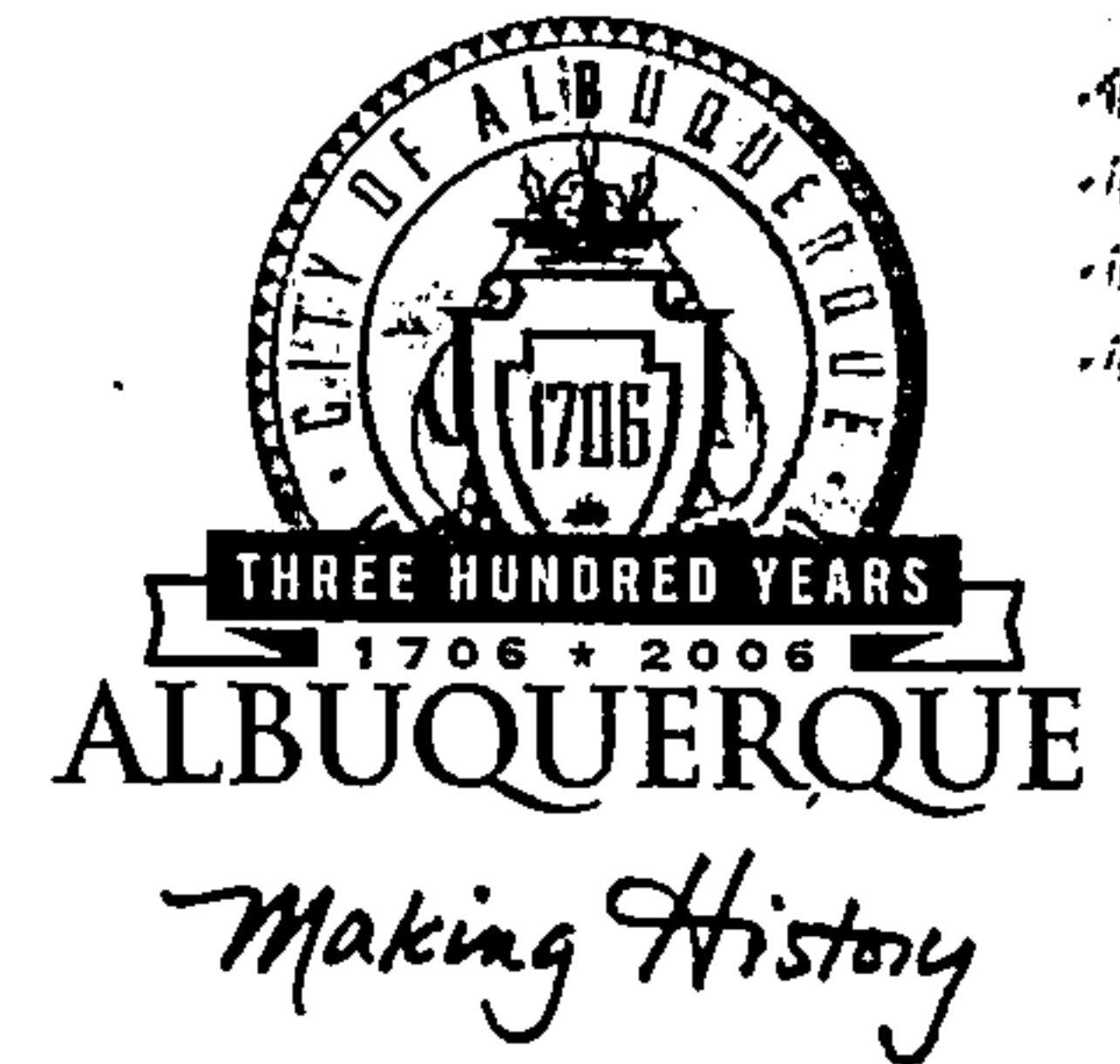
DRB CHAIR - date \_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_  
 UTILITY DEVELOPMENT - date \_\_\_\_\_  
 CITY ENGINEER - date \_\_\_\_\_

PARKS & GENERAL RECREATION - date \_\_\_\_\_  
 AMAFCA - date \_\_\_\_\_  
 \_\_\_\_\_ - date \_\_\_\_\_  
 \_\_\_\_\_ - date \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# CITY OF ALBUQUERQUE



March 29, 2006

Steve Salazar, PE  
Wilson & Company  
2600 American Rd, SE, Ste. 100  
Rio Rancho, NM 87124

RECEIVED  
APR 03 2006

WILSON & COMPANY, INC  
RIO RANCHO, NM

**Re: Estados at The Trails (Tract 4, Unit 2) Drainage Report  
Engineer Stamp 2-21-06 (C9/D1C)**

Dear Mr. Salazar,

Based upon information provided in your submittal dated 2-22-06, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy of the plan for my signature in order to obtain a Rough Grading Permit.

P.O. Box 1293

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: Chuck Caruso, DMD  
file

**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

20 September 2006

Planning Department  
City of Albuquerque  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street N.W.  
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

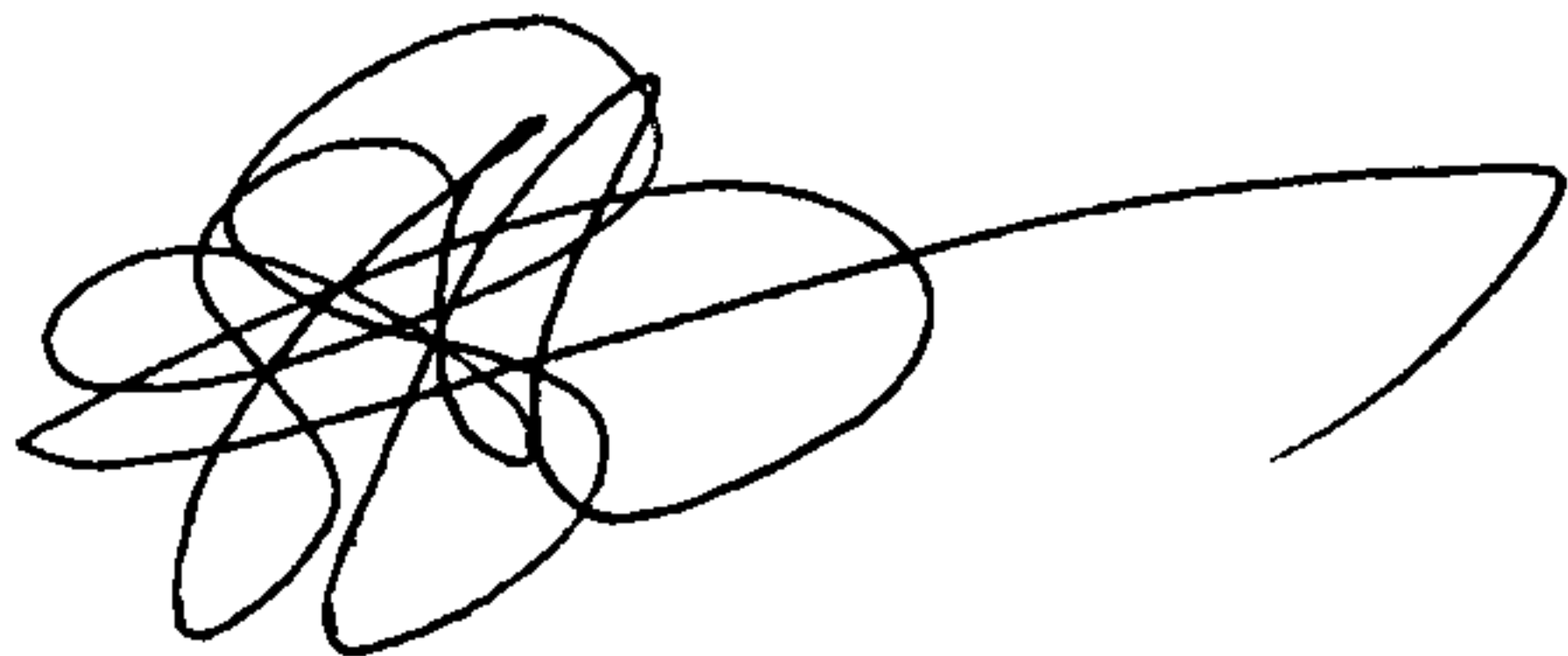
RE: Tract 4 at The Trails (Santa Fe 3), Variance from Min. Std. Of the  
DPM

Dear Ms. Senova:

The owner, The Trails LLC., of the property described above requests a variance from minimum standards of the Development Process Manual. The standard of concern, is the street Right of Way for Scenic Mesa Place south of Canyon Cliff Road. The reason for the variance due to a single loaded street serving 7 lots. A 27' Face to Face typical section with 41 feet of ROW and SW both sides is proposed for this portion of the subdivision. Please review the attached exhibit for approval.

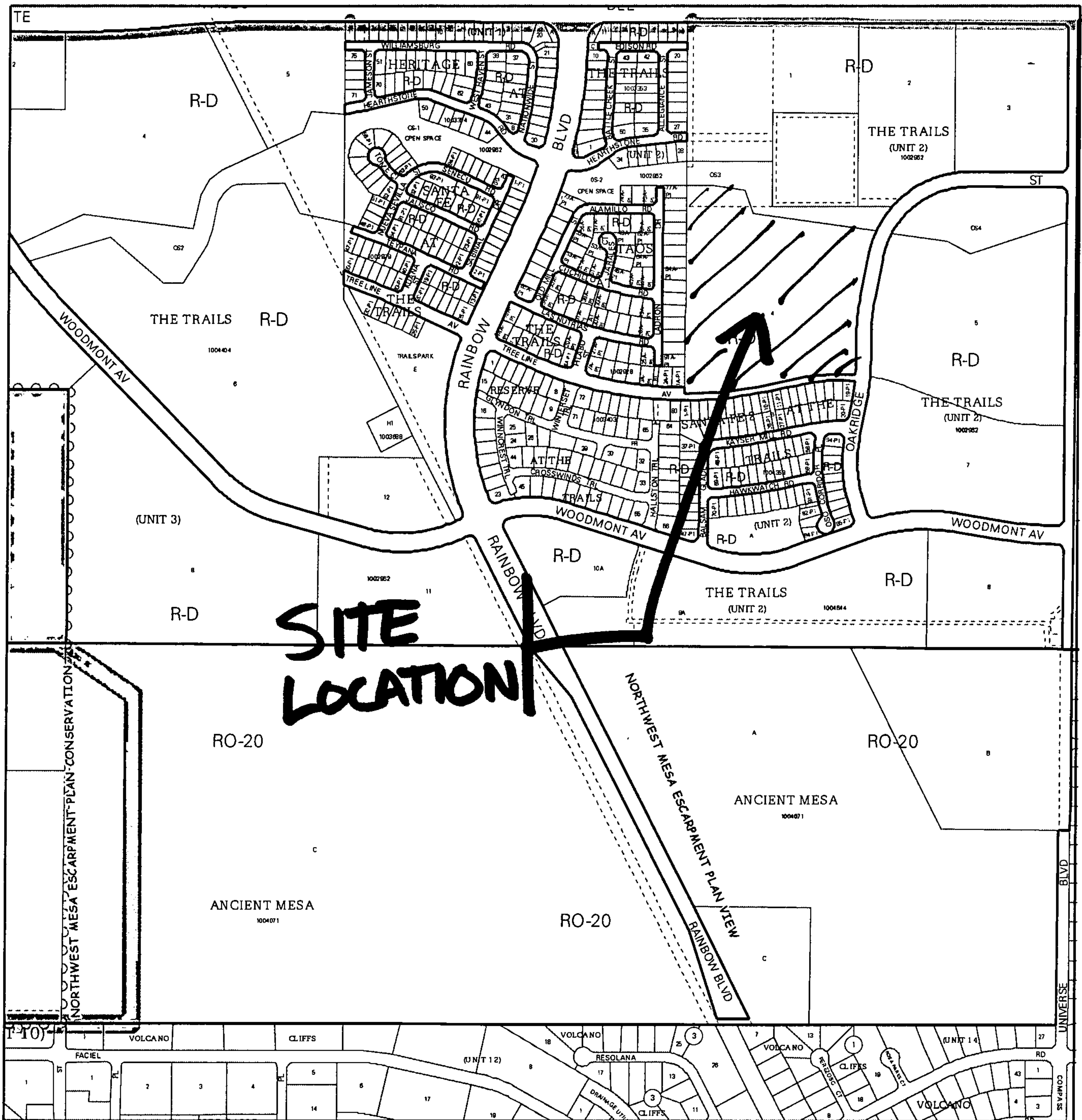
Enclosed is the zone atlas sheet and an exhibit of the Variance to the DPM.

Sincerely,



Steve J. Salazar, P.E.  
Email: [sjsalazar@wilsonco.com](mailto:sjsalazar@wilsonco.com)





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

Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

Thank You  
\$20.00

\$145.00

J24 Misc

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

PAID RECEIPT

APPLICANT NAME

THE TRAILS LLC

AGENT

SURV-TEK, INC

ADDRESS

9384 VALLEY VIEW DR. NW

PROJECT & APP #

1004739/06PRB 01382, 01383, 01384

PROJECT NAME

TRAILS UNIT 2

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

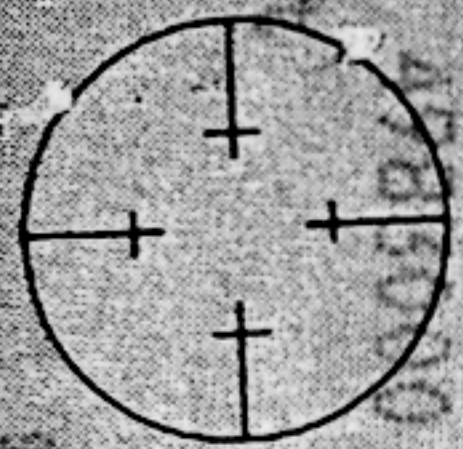
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 145.00 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

053257



**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

PAY TO THE ORDER OF

*City of Albuquerque*  
*one hundred and forty-five dollars 00/100*

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

\$145.00

DOLLARS

9/25/2006 2:45PM LOC: ANNX  
RECEIPT# 00068944 WSH 007 TRANSH 0022  
Account 441018 Fund 0110  
Activity 4971000 TRSVRS  
Trans Amt AUTHORIZED SIGNATURE  
J24 Misc

MEMO

053257 107000327 004275593649

\$145.00

\$0.00

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME THE TRAILS LLC  
 AGENT SURV-TEK, INC  
 ADDRESS 9384 VALLEY VIEW DR NW  
 PROJECT & APP # 1004739/06PRB01382, 01383  
 PROJECT NAME TRAILS UNIT 2

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

9/22/2006 9:51AM LOC: ANNX  
 RECEIPT# 00064905 WSH 008 TRANSH 0017  
 Account 441032 Fund 0110 TRSLJS  
 Activity 3424000  
 Trans AMT \$350.00  
 J24 #4

\$20.00  
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 255.00 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
- \$ 350.00 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: 505-897-8366 Fax: 505-897-3377

9:51AM  
 RECEIPT# 00064906 WSH 008 TRANSH 0017  
 Account 441032 Fund 0110 TRSLJS  
 Activity 3424000  
 Trans AMT \$350.00  
 J24 #4

BANK OF AMERICA  
 ACH RIT 107000327 95-32  
 1070

053288

9.22.06

PAY TO THE ORDER OF

CITY OF ALBUQUERQUE

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

DOLLARS

HUNDRED FIFTY

9/22/2006 9:51AM LOC: ANNX  
 RECEIPT# 00064907 WSH 008 TRANSH 0017  
 Account 441018 Fund 0110 TRSLJS  
 Activity 4971000  
 Trans AMT \$350.00  
 J24 Misc  
 AUTHORIZED SIGNATURE

MEMO

053288 107000327 004276593649

CHANGE

\$350.00  
 \$0.00

Thank You

# 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.

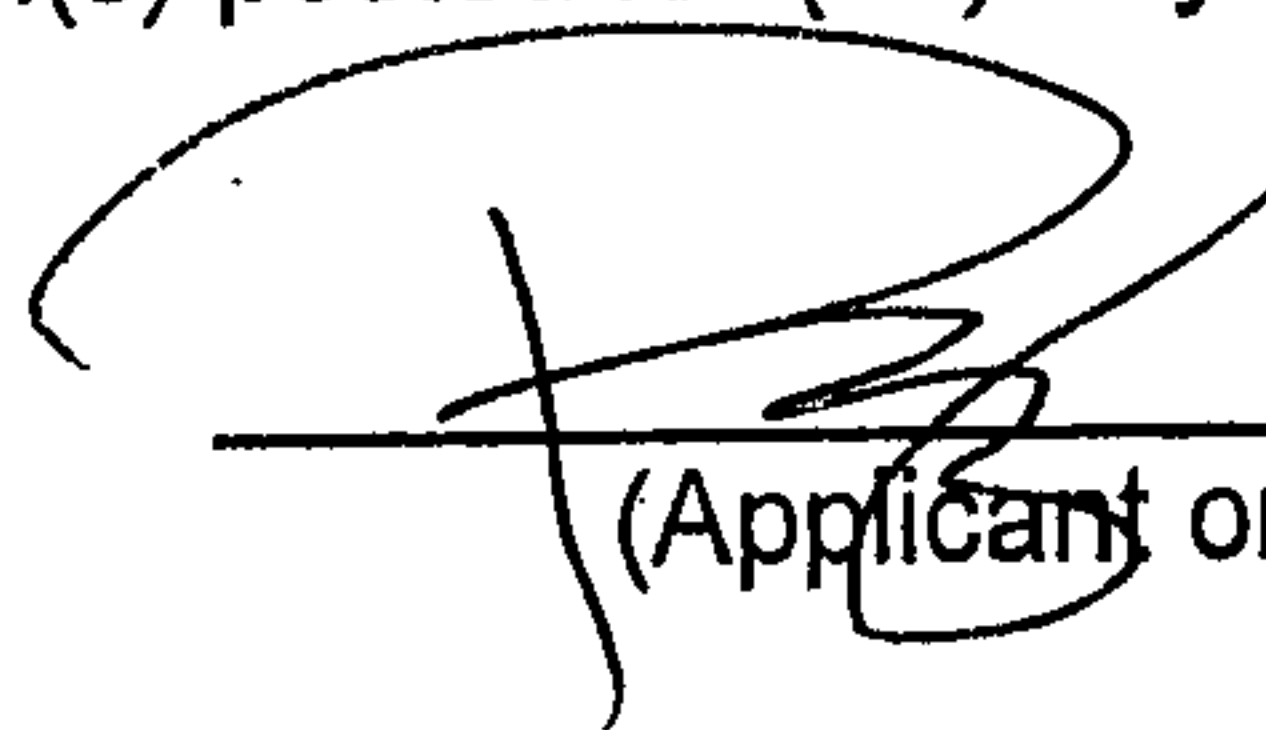
#### 4. TIME

Signs must be posted from OCTOBER 3, 2006 To OCTOBER 18, 2006

#### 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.

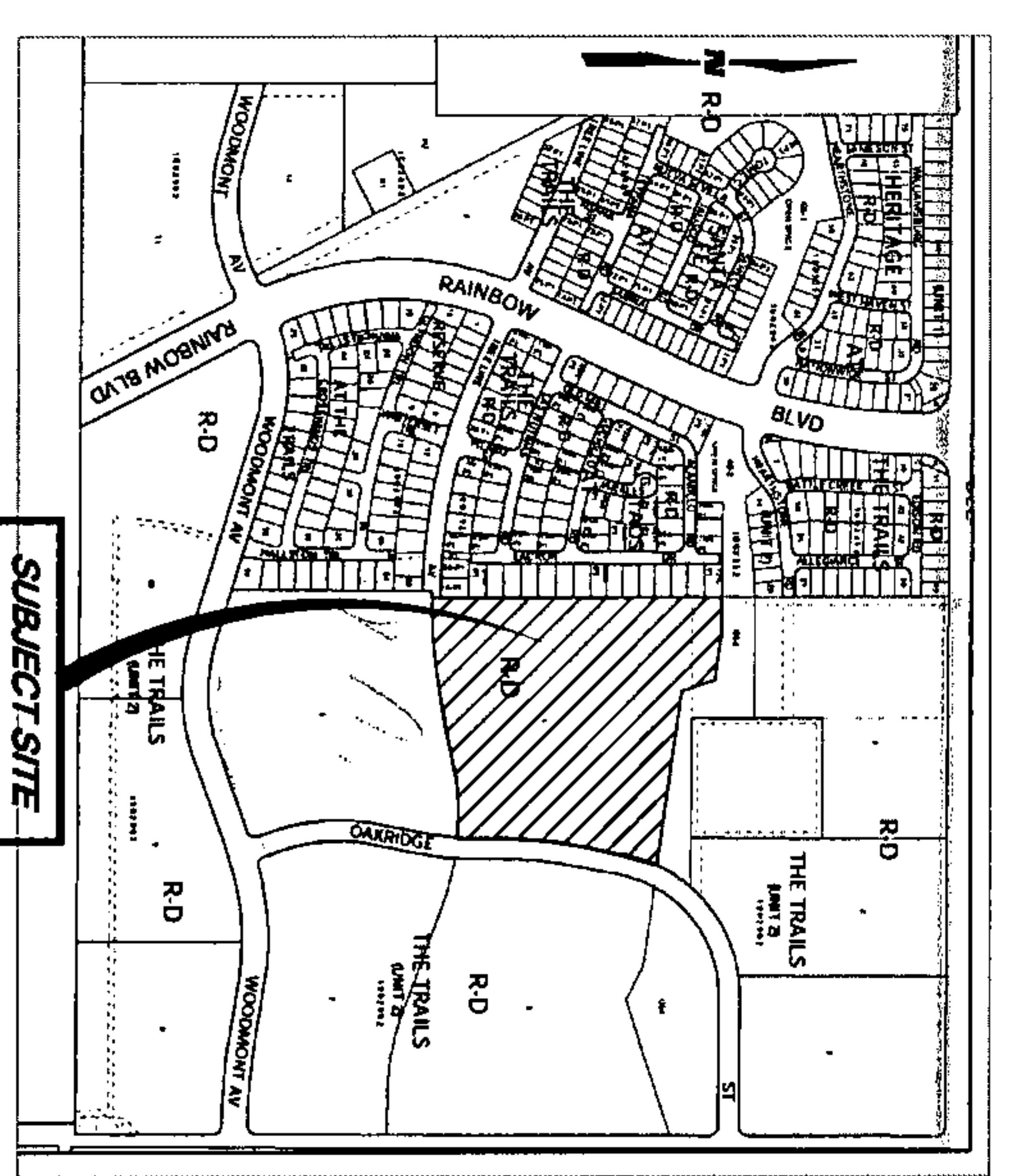
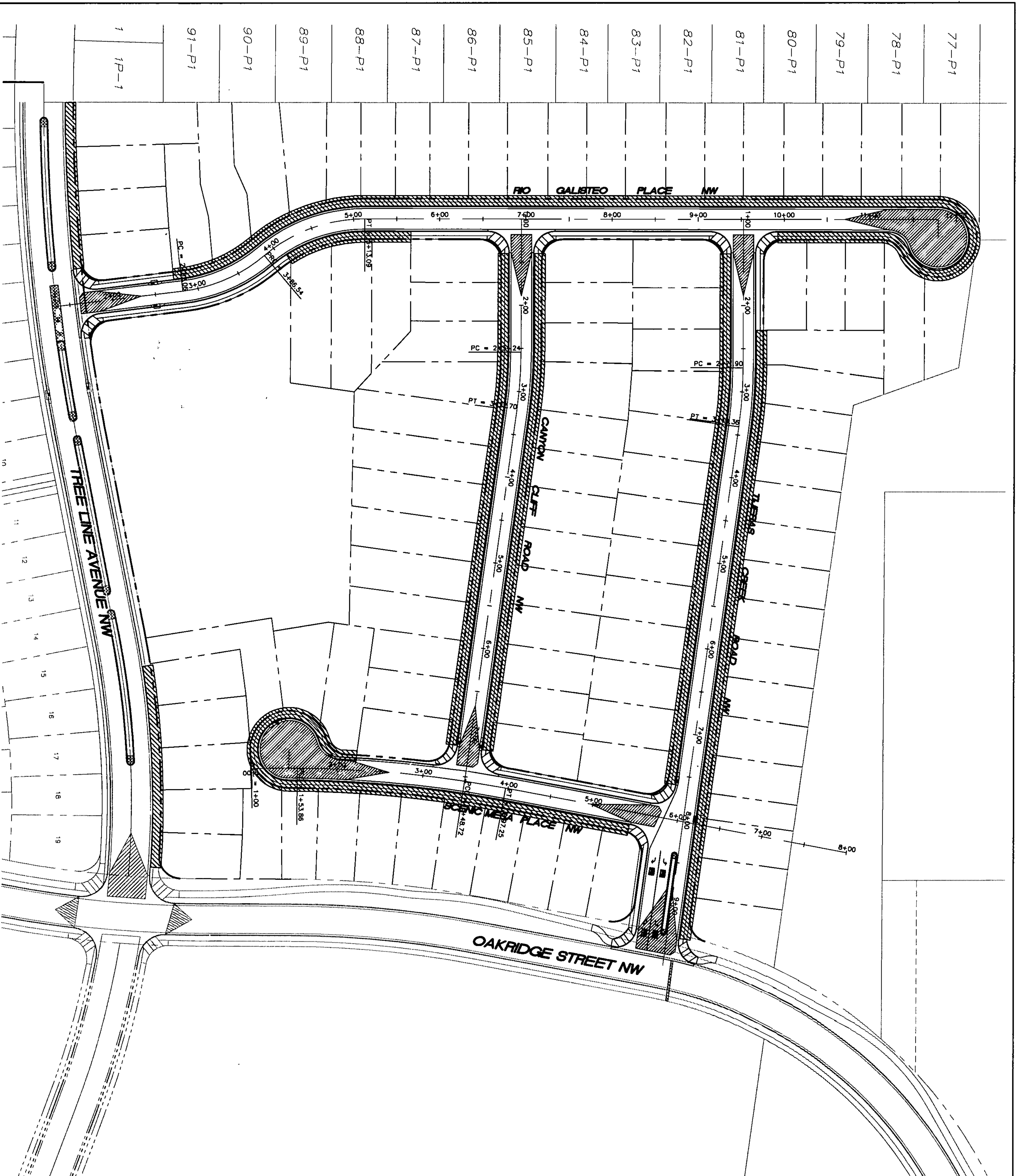
  
\_\_\_\_\_  
(Applicant or Agent)

9.22.06  
(Date)

I issued 2 signs for this application, 09/22/06 Sandy Hendley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004739

ORIGINAL  
PRELIMINARY  
PLOT AND  
INFRASTRUCTURE  
LIST AND  
GRADING PLAN



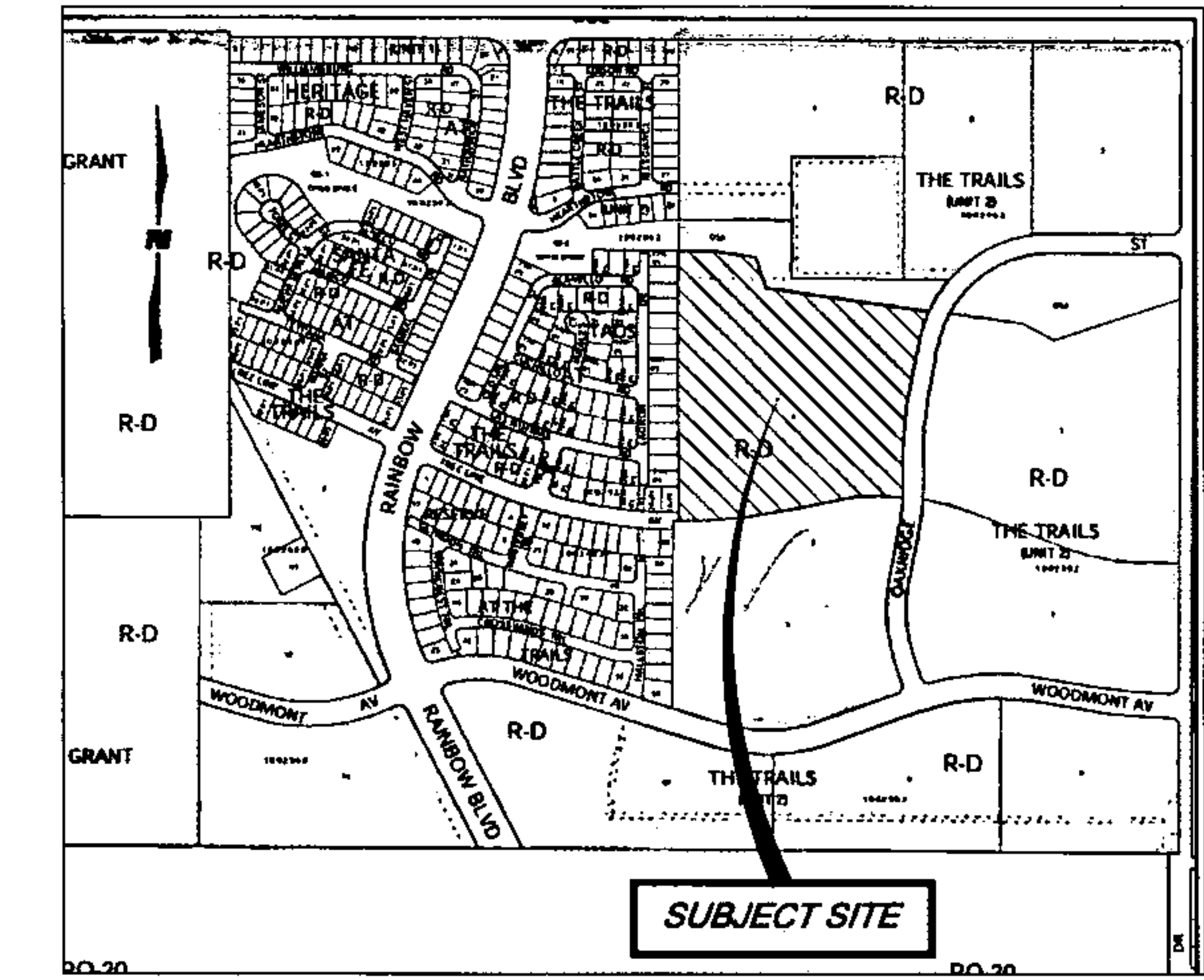
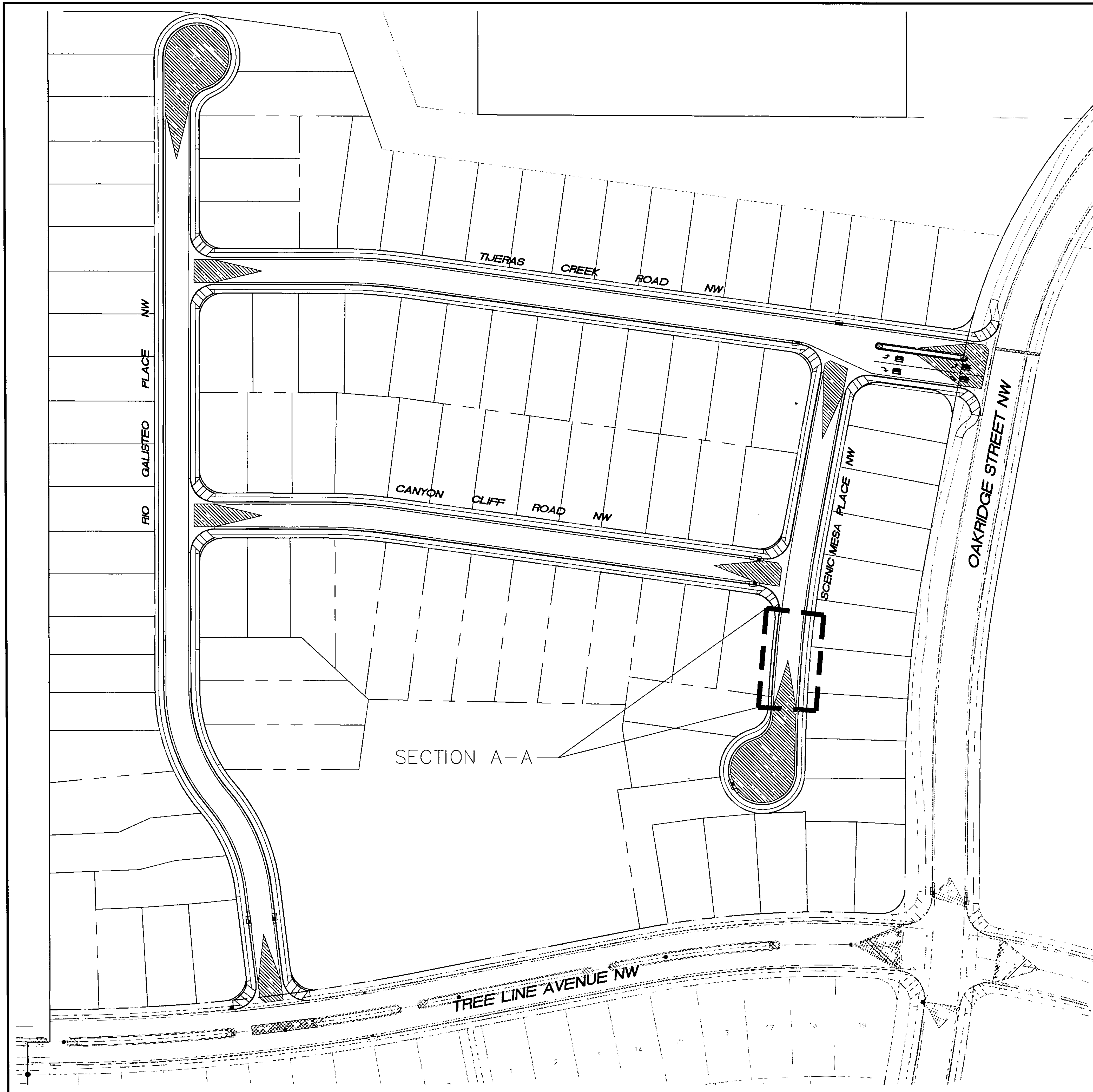
VICINITY MAP  
 ZONE ATLAS PAGE  
 C-9-Z

 SIDEWALK TO BE DEFERRED

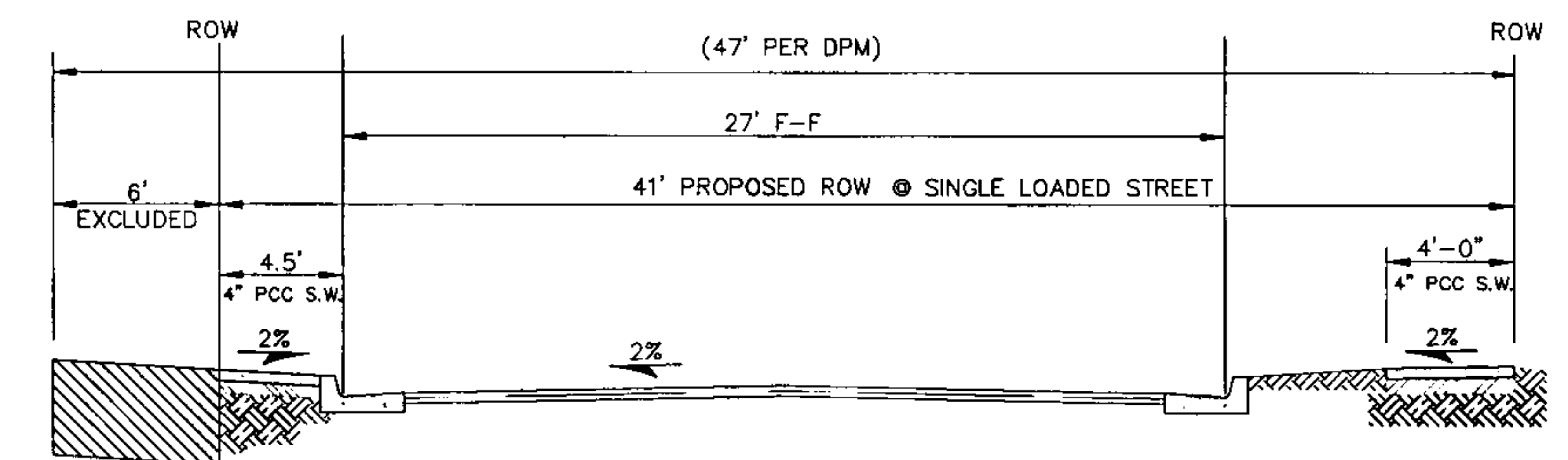
**EXHIBIT**  
 NTS  
 Date **10/18/06**

CITY  
 OF  
 ALBUQUERQUE  
 TRACT 4 "SANTA FE 3"  
 SIDEWALK DEFERRAL

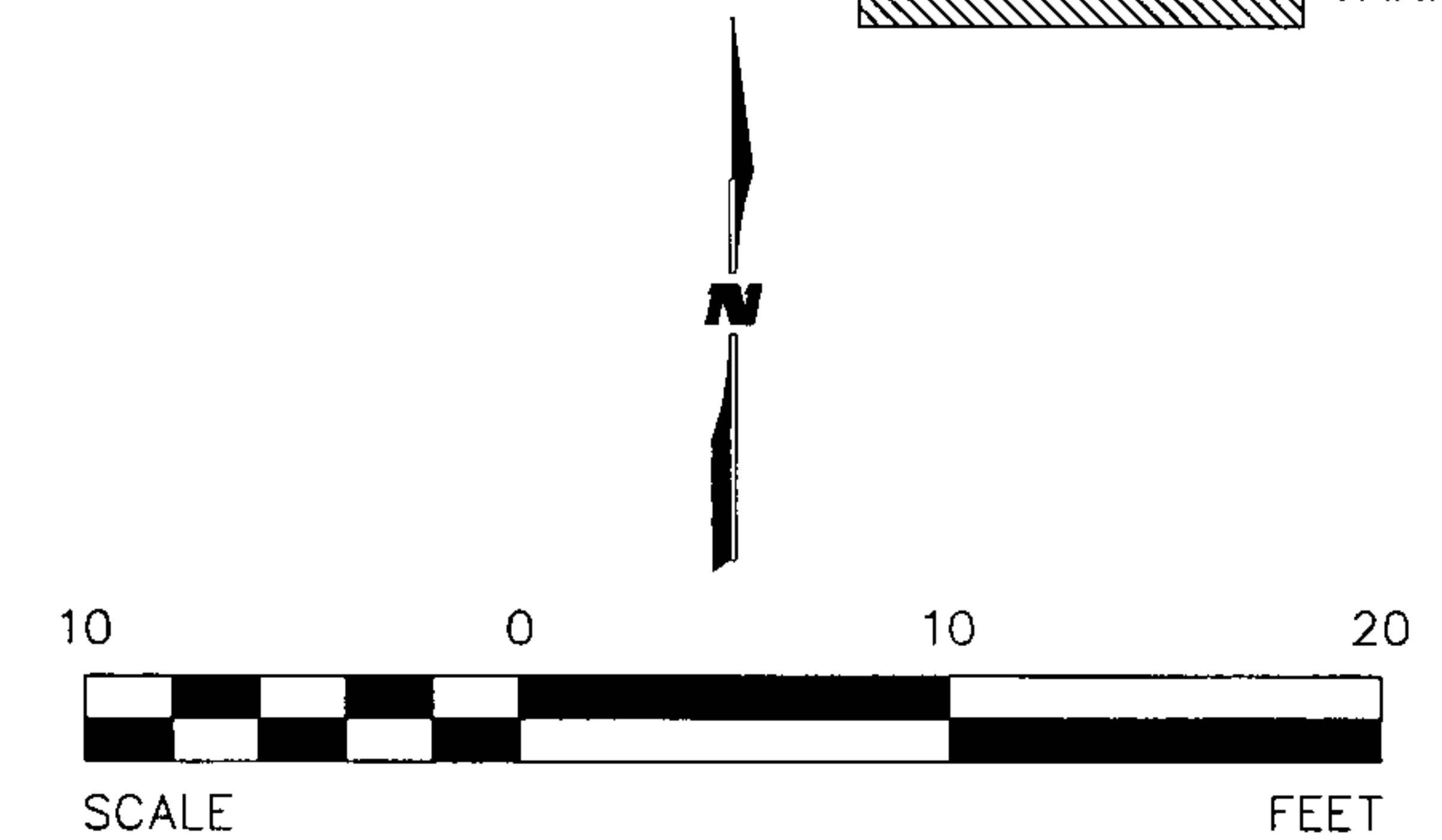
Design Review Committee	City Engineer Approval	Ms. Day/7%	Ms. Day/7%
D.R.B. Project No.	Zone Map No.	Sheet	Of
	C-9-Z	1	1



VICINITY MAP  
 ZONE ATLAS PAGE  
 C-9-Z



SECTION A-A  
 NTS



<b>WILSON &amp; COMPANY</b> 2600 THE AMERICAN ROAD SE SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021	TRACT 4 "SANTA FE 3"			
	VARIANCE FROM D.P.M STANDARD			
<b>EXHIBIT D</b> Date 10/18/06	DESIGN	SJS	WCEA NO. X5218070	DATE SEPT 2006
	DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 1
	CHECK	SJS		
REVISIONS	NO.	DATE	REMARKS	BY

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004739 AGENDA#: 1 DATE: 3/29/06

1. Name: Steve Salazar Address: 2600 THE AMERICAN RD. Zip: 87124

2. Name: Mike Beth Address: 7007 Jelena 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: \_\_\_\_\_

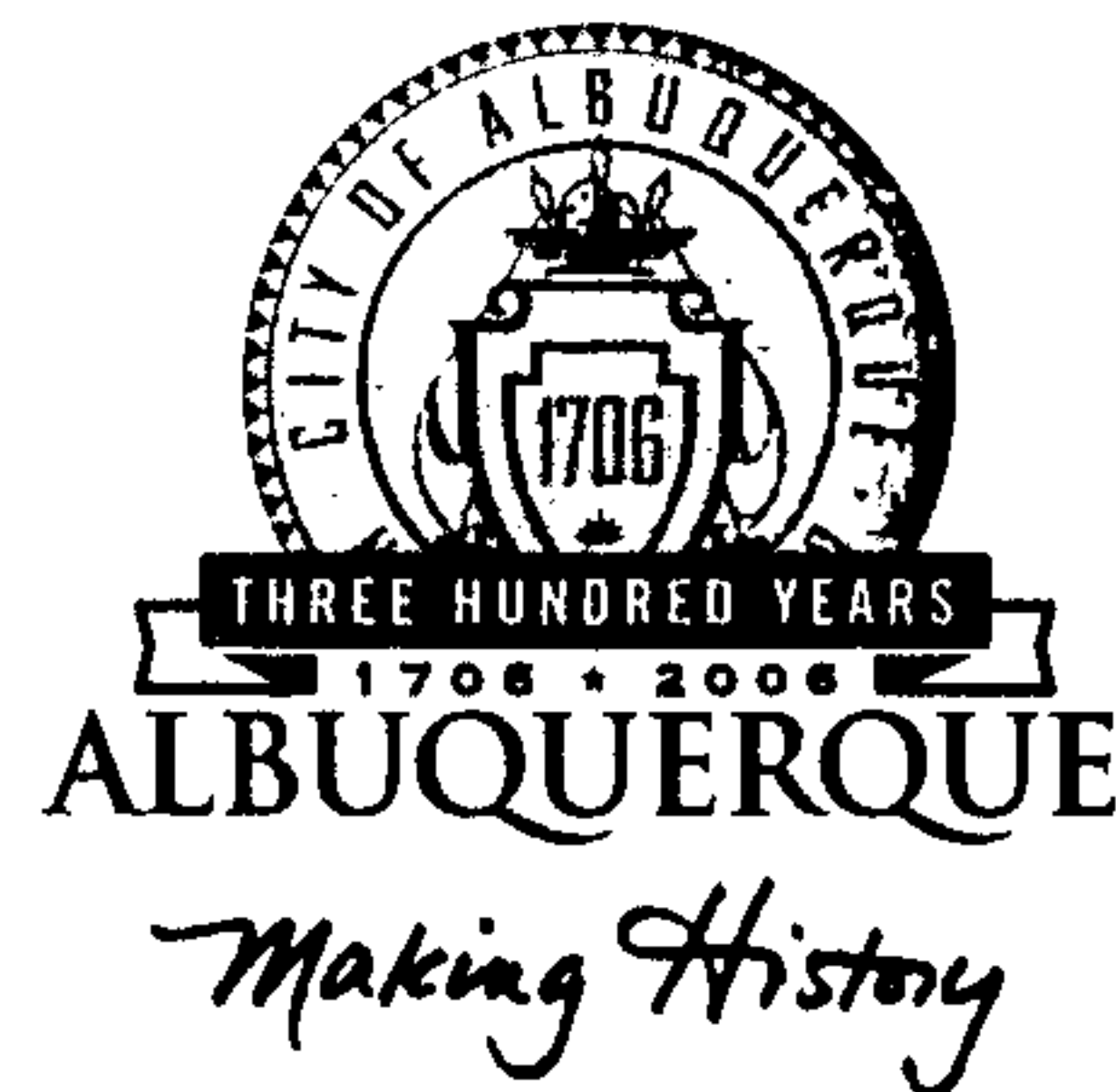
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004739**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 2-21-06 is on file for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

*signed I.L.*

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** March 29, 2006



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

March 29, 2006

**Project # 1004739**

06DRB-00291 Major-Preliminary Plat Approval

06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

AMAFCA No adverse comments.

COG Rainbow Blvd is identified as a principal arterial on the Long Range Roadway System with right of way at 156'. In addition, this facility is identified as having on street bike lanes and a separate path on the Long Range Bikeway System. Coordination with City department(s) should take place to ensure these improvements are included with the project as appropriate.

Transit No objection to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS

The request to create 76 residential lots for **Estados at the Trails Unit 2** located on Oakridge St NW between Rainbow Blvd NW and Universe Blvd NW will impact Ventana Ranch Elementary, James Monroe Middle School and Cibola High School. Currently **all three schools are exceeding capacity** and are expected to continue to grow.

School	2006-07 Projections	2005-06 Capacity	Space Available
VENTANA RANCH	1,130	830	-300
MONROE MS	1,520	1,100	-420
CIBOLA HS	3,071	2,810	-261

The new Northwest High School will open with a 9<sup>th</sup> grade academy in 2007, with the rest of the school to open in 2008. These dates are tentative upon available funds.

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 crime prevention or CPTED 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

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.  
Comments on Infrastructure List

Transportation Development

Where are the offsite mitigation fees per lot? No objection to the deferral of sidewalk. Where are the improvements to Tree Line Ave.? Provide a traffic distribution map. Unsure if the entrance from Rio Galisteo needs to be widened? Applicant needs to evaluate the return radius on the offset cul-de-sacs.

Parks & Recreation

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*

Utilities Development

Infrastructure list appear incomplete in regard to adjacent and off site water/sewer lines. Infrastructure list must be signed by NMUI.

Planning Department

This plat lies within the Westside Strategic Plan boundaries. The plat may be heard & approved at DRB provided all of the usual platting requirements are satisfied.

## Planning Department

However, the issue created by R-05-297 with respect to City approval of new subdivisions and their effect on the design capacity of APS area schools must be resolved as a \*\*\*condition of final plat.

The perimeter wall design needs some revision. Wilson & Co. engineer was called on 3/13/06. \*\*\*Be sure revision is approved before public hearing on this preliminary plat. A pedestrian connection should be provided between Tract A and Rio Gallisteo Place.

The minimum lot size should appear on the preliminary plat. Provide one revised copy to Planning to put in their file at the hearing.

Also, the President of the Homeowners Association must sign the final plat. The owner may do so if there is no President at the time of final plat approval. \*\*\*Condition of final plat.

In conformance with a previous agreement between The Trails and the City, The City is allowing RT sized lots even though there is not yet an approved Sector Plan. The Sector Plan is to be approved & adopted before development outside Units 1 & 2 is allowed.

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 \$7,199 would be payable thereafter.

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

cc: The Trails LLC, 7301 Jefferson 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, March 29, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004739**

06DRB-00291 Major-Preliminary Plat  
Approval

06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

**Project # 1004688**

06DRB-00293 Major-Preliminary Plat  
Approval

06DRB-00294 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, ALVARADO GARDENS ADDITION, UNIT 1 (to be known as **PINON ENCANTADA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). [REF: 06DRB00179] (G-12/G-13)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, MARCH 13, 2006.**

## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

March 14, 2006

**TO:** Maureen Kelly and Carolyn Siegel, Alvarado Gardens NA  
Frank Mangano and JoMarie Anderson, Rio Grande Blvd. NA  
Steven Hamp and Jennifer Dunstan, Thomas Village NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately three (3) acre(s): Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks to divide three (3) existing parcels to eight (8) 1/3 acre lots.**

*Proposed by:* Tierra West, LLC at 858-3100  
*Agent for:* KPS Group, Inc.

P.O. Box 1293

*For property located:* **On or near the east side of Rio Grande Boulevard NW between Matthew Avenue NW and Campbell Road NW.**

Albuquerque

*The case number(s) assigned is:* **06DRB- 00293 and 00294, Project # 1004688.**

City Planning accepted application for this request on **March 3, 2006.**

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, March 29, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov)

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**

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

**Meeting Date:** MARCH 29, 2006  
**Zone Atlas Page:** C-9-Z  
**Notification Radius:** 100 Ft.

**Project# 1004739**  
**App#06DRB-00291**  
**App#06DRB-00292**

**Cross Reference and Location:** OAKRIDGE STREET NW BETWEEN RAINBOW  
BLVD NW AND UNIVERSE BLVD NW

**Applicant:** THE TRAILS LLC  
**Address:** 7301 JEFFERSON NE  
ALBUQUERQUE, NM 87109

**Agent:** SURV-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:** MARCH 10, 2006  
**Signature:** YVONNE SAAVEDRA



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

Project# 1004739  
Application# \_\_\_\_\_

PAGE 1 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-9	1009064	376-380	101-02	✓ Dup
		369-432	03	✓ Dup <sup>2</sup>
		371-493	04	✓
		393-451	11	✓
		446-479	05	✓ Dup <sup>2</sup>
		502-485	06	✓ Dup <sup>2</sup>
		487-421	102-03	✓ Dup <sup>2</sup>
		487-365	02	✓ Dup <sup>2</sup>
		480-295	01	✓ Dup
		371-292	101-01	✓ Dup <sup>2</sup>
		327-455	204-07	✓ Dup
		322-455	06	✓ Dup <sup>2</sup>
		317-454	05	✓ Dup <sup>2</sup>
		323-435	216-42	✓ Dup <sup>2</sup>
		323-431	41	✓ Dup <sup>2</sup>
		323-427	40	✓ Dup <sup>2</sup>
		323-423	39	✓ Dup <sup>2</sup>
		323-419	38	✓ Dup <sup>2</sup>
		323-415	37	✓ Dup <sup>2</sup>
		323-410	36	✓ Dup <sup>2</sup>
		323-407	35	✓ Dup <sup>2</sup>
		323-402	34	✓ Dup <sup>2</sup>
		323-399	33	✓ Dup <sup>2</sup>
		323-395	32	✓ Dup <sup>2</sup>

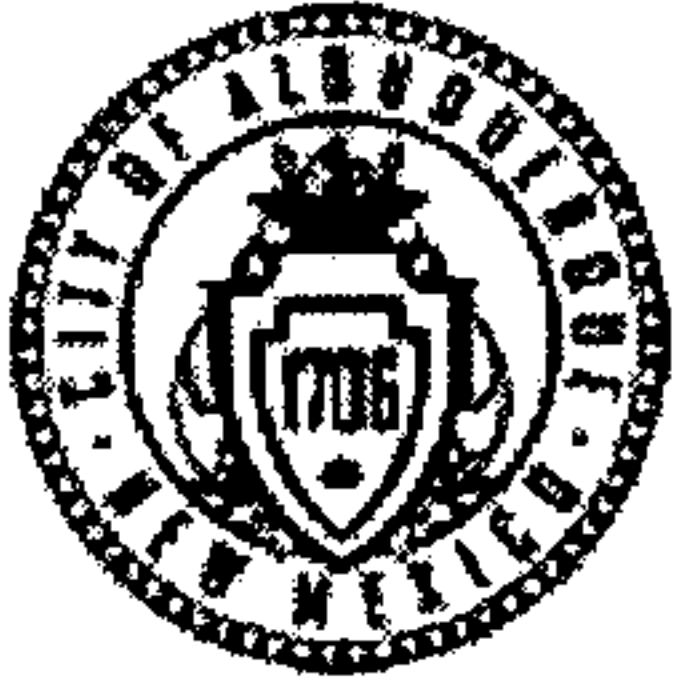
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1004739  
Application# \_\_\_\_\_

PAGE 2 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-9	1009064	323-390	216-31	✓ Dup
		323-386	30	✓ Dup <sup>2</sup>
		323-382	29	✓ Dup <sup>2</sup>
		323-378	28	✓ Dup <sup>2</sup>
		323-374	27	✓ Dup <sup>2</sup>
		323-370	26	✓ Dup <sup>2</sup>
		323-366	25	✓ Dup <sup>2</sup>
		323-362	24	✓ Dup <sup>2</sup>
		323-357	23	✓ Dup <sup>2</sup>
		323-354	22	✓ Dup <sup>2</sup>
		323-350	21	✓ Dup <sup>2</sup>
		323-345	20	✓ Dup <sup>2</sup>
		327-337	12	✓ Dup <sup>2</sup>
		322-337	11	✓ Dup <sup>2</sup>
		318-338	10	✓ Dup <sup>2</sup>
		318-320	222-16	✓ Dup <sup>2</sup>
		325-319	17	✓ Dup <sup>2</sup>
		315-312	08	✓ Dup <sup>2</sup>
		322-310	18	✓ Dup <sup>2</sup>
		322-304	19	✓
		322-298	20	✓
		322-292	21	✓
		322-286	22	✓ Dup <sup>2</sup>
		322-280	23	✓ Dup <sup>2</sup>





mainframe@coa1mp3.ca  
bq.gov  
03/06/2006 04:50 PM

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  
0100906437638010102 LEGAL: TR 4 BUL K 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  
0100906436943210103 LEGAL: TR O S-3 BULK LAND PLAT OF THE TRAILS UNIT 2  
(BEING LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120  
0100906437149310104 LEGAL: TR 1 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING  
A LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: PARADISE WEST INC  
OWNER ADDR: 05016 LA FIESTA DR NE  
ALBUQUERQUE NM 87109  
0100906439345110111 LEGAL: PORT OF TR 4 WITHIN THE SE1/4 NW1/4 NE1/4 OF  
T11N LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: PILI MANUEL R ETUX  
OWNER ADDR: 04196 OCEAN AV  
BROOKLYN NY 11235  
0100906444647910105 LEGAL: TR 2 BUL K 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  
0100906450248510106 LEGAL: TR 3 BUL K 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  
0100906448742110203 LEGAL: TR O S-4 BULK LAND PLAT OF THE TRAILS UNIT 2  
(BEING LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120  
0100906448736510202 LEGAL: TR 5 BUL K 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

0100906448029510201 LEGAL: TR 7 BUL K 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

0100906437129210101 LEGAL: TR 6 BUL K 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

0100906432745520407 LEGAL: LT 2 8 PL AT FOR HERITAGE AT THE TRAILS  
SUBDIVISION LAND USE:  
PROPERTY ADDR: 00000 HEARTHSTONE  
OWNER NAME: CENTEX HOMES  
OWNER ADDR: 05120 MASTHEAD NE  
ALBUQUERQUE NM 87109

0100906432245520406 LEGAL: LT 2 9 PL AT FOR HERITAGE AT THE TRAILS  
SUBDIVISION LAND USE:  
PROPERTY ADDR: 00000 HEARTHSTONE  
OWNER NAME: CENTEX HOMES  
OWNER ADDR: 05120 MASTHEAD NE  
ALBUQUERQUE NM 87109

0100906431745420405 LEGAL: LT 3 0 PL AT FOR HERITAGE AT THE TRAILS  
SUBDIVISION LAND USE:  
PROPERTY ADDR: 00000 HEARTHSTONE  
OWNER NAME: CENTEX HOMES  
OWNER ADDR: 05120 MASTHEAD NE  
ALBUQUERQUE NM 87109

0100906432343521642 LEGAL: LT 1 30-P 1 PLAT FOR TAOS AT THE TRAILS CONT  
.1328 LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120

0100906432343121641 LEGAL: LT 1 29-P 1 PLAT FOR TAOS AT THE TRAILS CONT  
.1104 LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120

0100906432342721640 LEGAL: LT 1 28-P 1 PLAT FOR TAOS AT THE TRAILS CONT  
.1106 LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120

0100906432342321639 LEGAL: LT 1 27-P 1 PLAT FOR TAOS AT THE TRAILS CONT  
.1108 LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120

0100906432342321639 LEGAL: LT 1 27-P 1 PLAT FOR TAOS AT THE TRAILS CONT  
.1108 LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120

0100906432342321639 LEGAL: LT 1 27-P 1 PLAT FOR TAOS AT THE TRAILS CONT  
.1108 LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD  
LAS VEGAS NV 89120

PAGE 3

0100906432341921638 .1109 LAND USE:	LEGAL: LT 1 26-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432341521637 .1250 LAND USE:	89120 LEGAL: LT 1 25-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432341021636 .1113 LAND USE:	89120 LEGAL: LT 1 24-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432340721635 .1115 LAND USE:	89120 LEGAL: LT 1 23-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432340221634 .1116 LAND USE:	89120 LEGAL: LT 1 22-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432339921633 .1118 LAND USE:	89120 LEGAL: LT 1 21-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432339521632 .1119 LAND USE:	89120 LEGAL: LT 1 20-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432339021631 .1262 LAND USE:	89120 LEGAL: LT 1 19-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV 0100906432338621630 .1122 LAND USE:	89120 LEGAL: LT 1 18-P 1 PLAT FOR TAOS AT THE TRAILS	CONT
	PROPERTY ADDR: 00000 LADRON OWNER NAME: LONGFORD AT THE TRAILS LLC OWNER ADDR: 03077 WARM SPRINGS	RD
LAS VEGAS NV	89120	

0100906432338221629      LEGAL: LT 1 17-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1124      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432337821628      LEGAL: LT 1 16-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1126      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432337421627      LEGAL: LT 1 15-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1127      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432337021626      LEGAL: LT 1 14-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1270      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432336621625      LEGAL: LT 1 13-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1131      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432336221624      LEGAL: LT 1 12-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1132      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432335721623      LEGAL: LT 1 11-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1134      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432335421622      LEGAL: LT 1 10-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1136      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120  
0100906432335021621      LEGAL: LT 1 09-P 1 PLAT FOR TAOS AT THE TRAILS      CONT  
.1137      LAND USE:  
PROPERTY ADDR: 00000      LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077      WARM SPRINGS      RD  
LAS VEGAS      NV      89120

0100906432334521620 .1383 LAND USE: LEGAL: LT 1 08-P 1 PLAT FOR TAOS AT THE TRAILS CONT  
 PROPERTY ADDR: 00000 LADRON  
 OWNER NAME: LONGFORD AT THE TRAILS LLC  
 OWNER ADDR: 03077 WARM SPRINGS RD  
 LAS VEGAS NV 89120  
 0100906432733721612 AC LAND USE: LEGAL: LT 1 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1211  
 PROPERTY ADDR: 00000 TREE LINE  
 OWNER NAME: LONGFORD AT THE TRAILS LLC  
 OWNER ADDR: 03077 WARM SPRINGS RD  
 LAS VEGAS NV 89120  
 0100906432233721611 AC LAND USE: LEGAL: LT 2 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1064  
 PROPERTY ADDR: 00000 TREE LINE  
 OWNER NAME: LONGFORD AT THE TRAILS LLC  
 OWNER ADDR: 03077 WARM SPRINGS RD  
 LAS VEGAS NV 89120  
 0100906431833821610 AC LAND USE: LEGAL: LT 3 -P1 PLAT FOR TAOS AT THE TRAILS CONT .1059  
 PROPERTY ADDR: 00000 TREE LINE  
 OWNER NAME: LONGFORD AT THE TRAILS LLC  
 OWNER ADDR: 03077 WARM SPRINGS RD  
 LAS VEGAS NV 89120  
 0100906431832022216 SUBDIVISI LAND USE: LEGAL: LT 7 9 PL AT FOR THE RESERVE AT THE TRAILS  
 PROPERTY ADDR: 00000 TREE LINE  
 OWNER NAME: CENTEX HOMES  
 OWNER ADDR: 05120 MASTHEAD NE  
 ALBUQUERQUE NM 87109  
 0100906432531922217 SUBDIVISI LAND USE: LEGAL: LT 8 0 PL AT FOR THE RESERVE AT THE TRAILS  
 PROPERTY ADDR: 00000 TREE LINE  
 OWNER NAME: CENTEX HOMES  
 OWNER ADDR: 05120 MASTHEAD NE  
 ALBUQUERQUE NM 87109  
 0100906431531222208 SUBDIVISIO LAND USE: LEGAL: TR A PLA T FOR THE RESERVE AT THE TRAILS  
 PROPERTY ADDR: 00000  
 OWNER NAME: CENTEX HOMES  
 OWNER ADDR: 05120 MASTHEAD NE  
 ALBUQUERQUE NM 87109  
 0100906432231022218 SUBDIVISI LAND USE: LEGAL: LT 6 4 PL AT FOR THE RESERVE AT THE TRAILS  
 PROPERTY ADDR: 00000 HALLSTON  
 OWNER NAME: CENTEX HOMES  
 OWNER ADDR: 05120 MASTHEAD NE  
 ALBUQUERQUE NM 87109  
 0100906432230422219 SUBDIVISI LAND USE: LEGAL: LT 6 3 PL AT FOR THE RESERVE AT THE TRAILS  
 PROPERTY ADDR: 00000 HALLSTON  
 OWNER NAME: RADICE MICHELLE  
 OWNER ADDR: 08928 HALLSTON TR NW  
 ALBUQUERQUE NM 87121



PAGE 6

0100906432229822220 LEGAL: LT 6 2 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000 HALLSTON  
OWNER NAME: JARAMILLO MICHAEL A & CINDY J  
OWNER ADDR: 08924 HALLSTON TR

ALBUQUERQUE NM 87114  
0100906432229222221 LEGAL: LT 6 1 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000 HALLSTON  
OWNER NAME: SNOW DANIEL G & KIMBERLY A  
OWNER ADDR: 08920 HALLSTON TR NW

ALBUQUERQUE NM 87114  
0100906432228622222 LEGAL: LT 6 0 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000 HALLSTON  
OWNER NAME: CENTEX HOMES  
OWNER ADDR: 05120 MASTHEAD NE

ALBUQUERQUE NM 87109  
0100906432228022223 LEGAL: LT 5 9 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000 HALLSTON  
OWNER NAME: CENTEX HOMES  
OWNER ADDR: 05120 MASTHEAD NE

ALBUQUERQUE NM 87109  
0100906431143321643 LEGAL: LT 9 0-P1 PLAT FOR TAOS AT THE TRAILS CONT  
.1118 A LAND USE:  
PROPERTY ADDR: 00000 ALAMILLO  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD

LAS VEGAS NV 89120  
0100906431141821716 LEGAL: LT 8 9-P1 PLAT FOR TAOS AT THE TRAILS CONT  
.1074 A LAND USE:  
PROPERTY ADDR: 00000 ALAMILLO  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD

LAS VEGAS NV 89120  
0100906430841021715 LEGAL: LT 6 9-P1 PLAT FOR TAOS AT THE TRAILS CONT  
.1205 A LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD

LAS VEGAS NV 89120  
0100906430840621714 LEGAL: LT 6 8-P1 PLAT FOR TAOS AT THE TRAILS CONT  
.1088 A LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD

LAS VEGAS NV 89120  
0100906430840121713 LEGAL: LT 6 7-P1 PLAT FOR TAOS AT THE TRAILS CONT  
.1088 A LAND USE:  
PROPERTY ADDR: 00000 LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077 WARM SPRINGS RD

LAS VEGAS NV 89120

PAGE 7

0100906430839621712   LEGAL: LT 6 6-P1   PLAT FOR TAOS AT THE TRAILS   CONT  
.1088 A   LAND USE:  
PROPERTY ADDR: 00000   LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077   WARM SPRINGS                               RD  
LAS VEGAS   NV           89120

0100906430839221711   LEGAL: LT 6 5-P1   PLAT FOR TAOS AT THE TRAILS   CONT  
.1088 A   LAND USE:  
PROPERTY ADDR: 00000   LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077   WARM SPRINGS                               RD  
LAS VEGAS   NV           89120

0100906430838621710   LEGAL: LT 6 4-P1   PLAT FOR TAOS AT THE TRAILS   CONT  
.1277 A   LAND USE:  
PROPERTY ADDR: 00000   LADRON  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077   WARM SPRINGS                               RD  
LAS VEGAS   NV           89120

0100906431037321815   LEGAL: LT 6 3-P1   PLAT FOR TAOS AT THE TRAILS   CONT  
.1165 A   LAND USE:  
PROPERTY ADDR: 00000   CUCHILLO  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077   WARM SPRINGS                               RD  
LAS VEGAS   NV           89120

0100906431036321814   LEGAL: LT 3 9-P1   PLAT FOR TAOS AT THE TRAILS   CONT  
.1116 A   LAND USE:  
PROPERTY ADDR: 00000   LAS NUTRIAS  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077   WARM SPRINGS                               RD  
LAS VEGAS   NV           89120

0100906431134921619   LEGAL: LT 3 8-P1   PLAT FOR TAOS AT THE TRAILS   CONT  
.1214 A   LAND USE:  
PROPERTY ADDR: 00000   LAS NUTRIAS  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077   WARM SPRINGS                               RD  
LAS VEGAS   NV           89120

0100906431133821608   LEGAL: LT 4 -P1   PLAT FOR TAOS AT THE TRAILS   CONT .1004  
AC   LAND USE:  
PROPERTY ADDR: 00000   TREE LINE  
OWNER NAME: LONGFORD AT THE TRAILS LLC  
OWNER ADDR: 03077   WARM SPRINGS                               RD  
LAS VEGAS   NV           89120

0100906430932122215   LEGAL: LT 7 8 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI   LAND USE:  
PROPERTY ADDR: 00000   TREE LINE  
OWNER NAME: CENTEX HOMES  
OWNER ADDR: 05120   MASTHEAD                                       NE  
ALBUQUERQUE NM           87109

0100906430930922207   LEGAL: LT 6 5 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI   LAND USE:  
PROPERTY ADDR: 00000   GLYNDON  
OWNER NAME: WELCH BRIAN G & THERESA A  
OWNER ADDR: 07101   GLYNDON                                       TR   NW  
ALBUQUERQUE NM           87114

PAGE 8

0100906430829322113      LEGAL: LT 3 2 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI    LAND USE:

PROPERTY ADDR: 00000      GLYNDON  
OWNER NAME:    CENTEX HOMES  
OWNER ADDR:    05120      MASTHEAD

NE

ALBUQUERQUE NM      87109

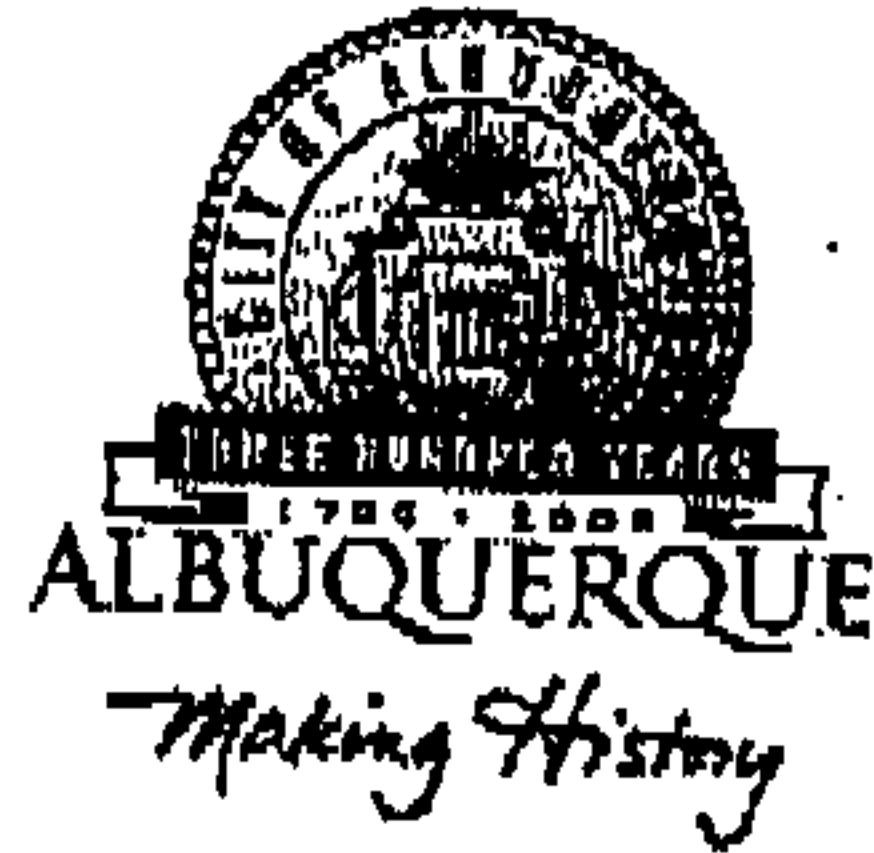
0100906430828222112      LEGAL: LT 3 3 PL AT FOR THE RESERVE AT THE TRAILS  
SUBDIVISI    LAND USE:

PROPERTY ADDR: 00000      CROSSWINDS  
OWNER NAME:    CENTEX HOMES  
OWNER ADDR:    05120      MASTHEAD

NE

ALBUQUERQUE NM      87109

·  
QUIT



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

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

March 2, 2006

Planning Department  
*One Stop Shop Division*  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on March 2, 2006:

**CONTACT NAME:** RUSS HUGG  
**COMPANY OR AGENCY:** SURV TEK, INC.  
9384 VALLEY VIEW DRIVE NW/87114  
PHONE: 897-3366/FAX: 897-3377

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 4 AT THE TRAILS, UNIT 2** zone map **C-9**.

*Our records indicate that as of March 2, 2006, there were no Recognized Neighborhood Associations in this area.*

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

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*  
Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningnrnaform(10/08/05)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003)

PROJECT TITLE: Estados II at The Trails Unit II ZONE MAP/DRG. FILE#: C-9-Z

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 4 of The Trails Unit II bulk land plat

CITY ADDRESS: N/A.

ENGINEERING FIRM: Wilson & Company, Inc. CONTACT: Steve Salazar, PE

ADDRESS: 2600 The American Rd. SE, Suite 100 PHONE: (505) 898-8021

CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

OWNER: LONGFORD AT THE TRAILS, LLC. CONTACT: Brian Anderson / Robert 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:

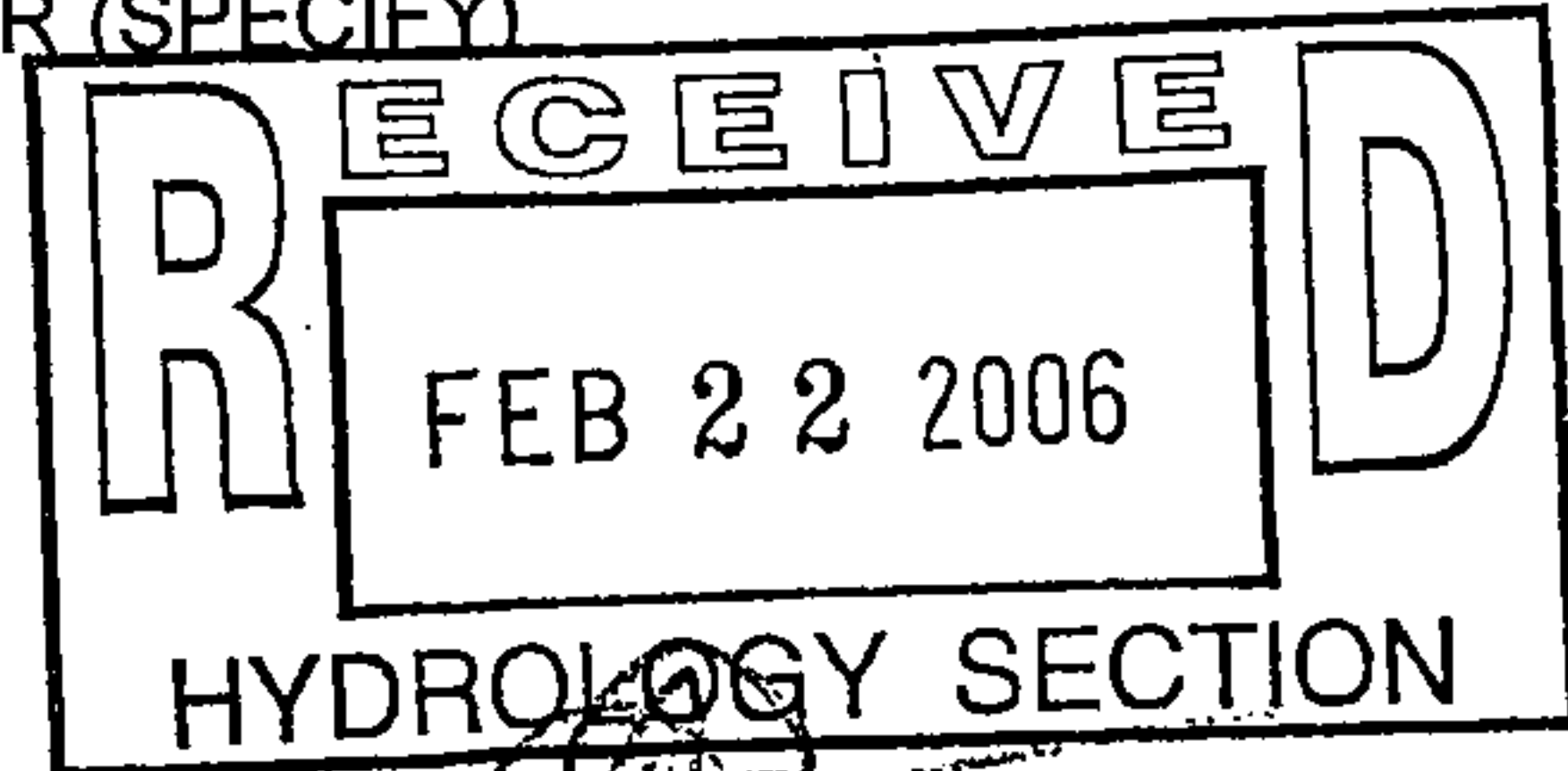
CHECK TYPE OF APPROVAL SOUGHT:

- DRAINAGE REPORT AND GRADING PLAN**
- GRADING PLAN 1<sup>st</sup> SUBMITTAL, REQUIRES TCL OR EQUAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- AMENDED GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEERS CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB, APPR. SITE PLAN)
- OTHER

- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL**
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATION OF OCCUPANCY (PERM.)
- CERTIFICATION OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



Date Submitted: 02-21-06 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.

Project # 1004739

SURV-TEK, INC  
9384 VALLEY VIEW DRIVE NW  
ALBUQUERQUE, NM 87114

100906437149310104

PARADISE WEST INC  
5016 LA FIESTA DR NE  
ALBUQUERQUE NM 87109

100906432745520407

CENTEX HOMES  
5120 MASTHEAD NE  
ALBUQUERQUE NM 87109

100906432229822220

JARAMILLO MICHAEL A & CINDY J  
8924 HALLSTON TR  
ALBUQUERQUE NM 87114

Project # 1004739

THE TRAILS LLC  
7301 JEFFERSON NE  
ALBUQUERQUE, NM 87109

100906439345110111

PILI MANUEL R ETUX  
4196 OCEAN AV  
BROOKLYN NY 11235

100906432343521642

LONGFORD AT THE TRAILS LLC  
3077 WARM SPRINGS RD  
LAS VEGAS NV 89120

100906432229222221

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

100906437638010102

THE TRAILS LLC  
3077 WARM SPRINGS RD  
LAS VEGAS NV 89120

100906448029510201

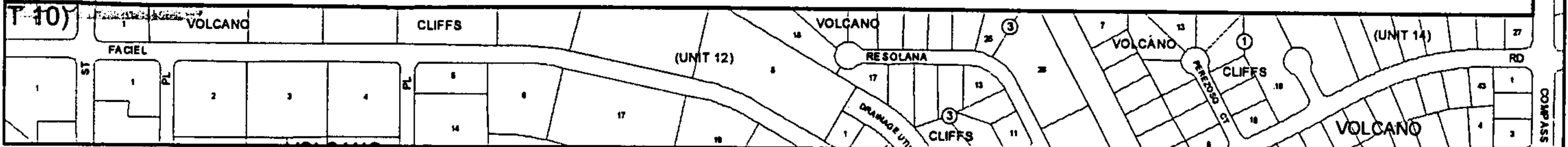
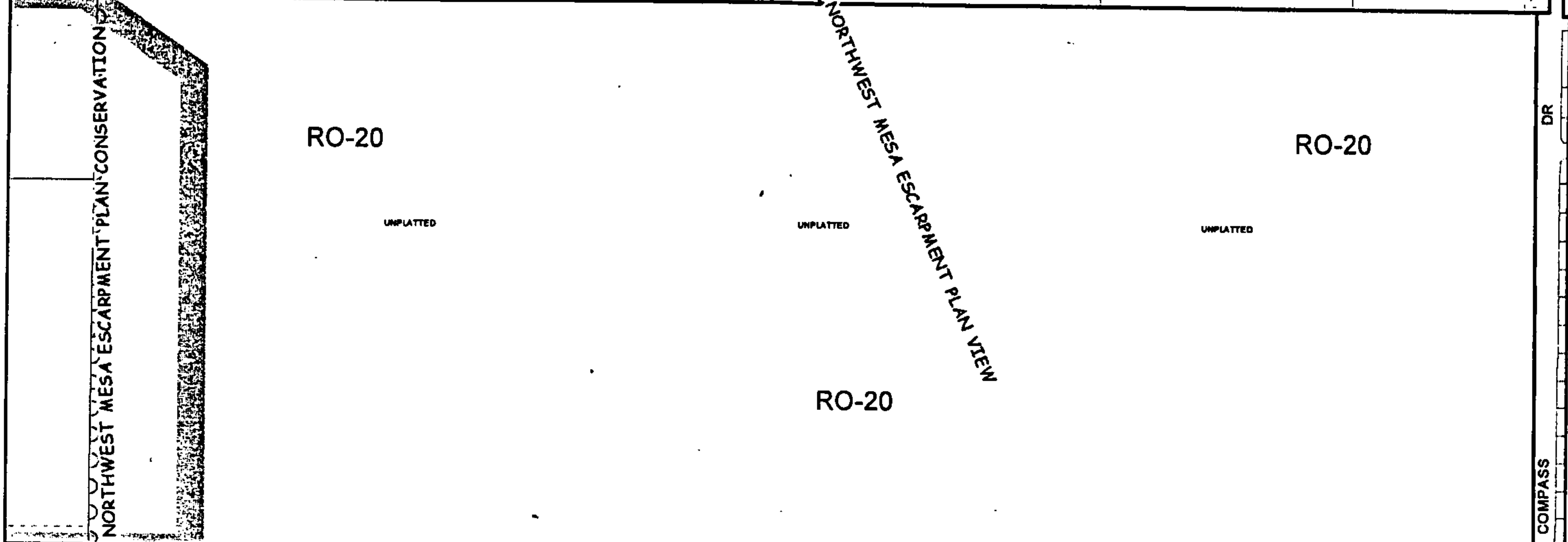
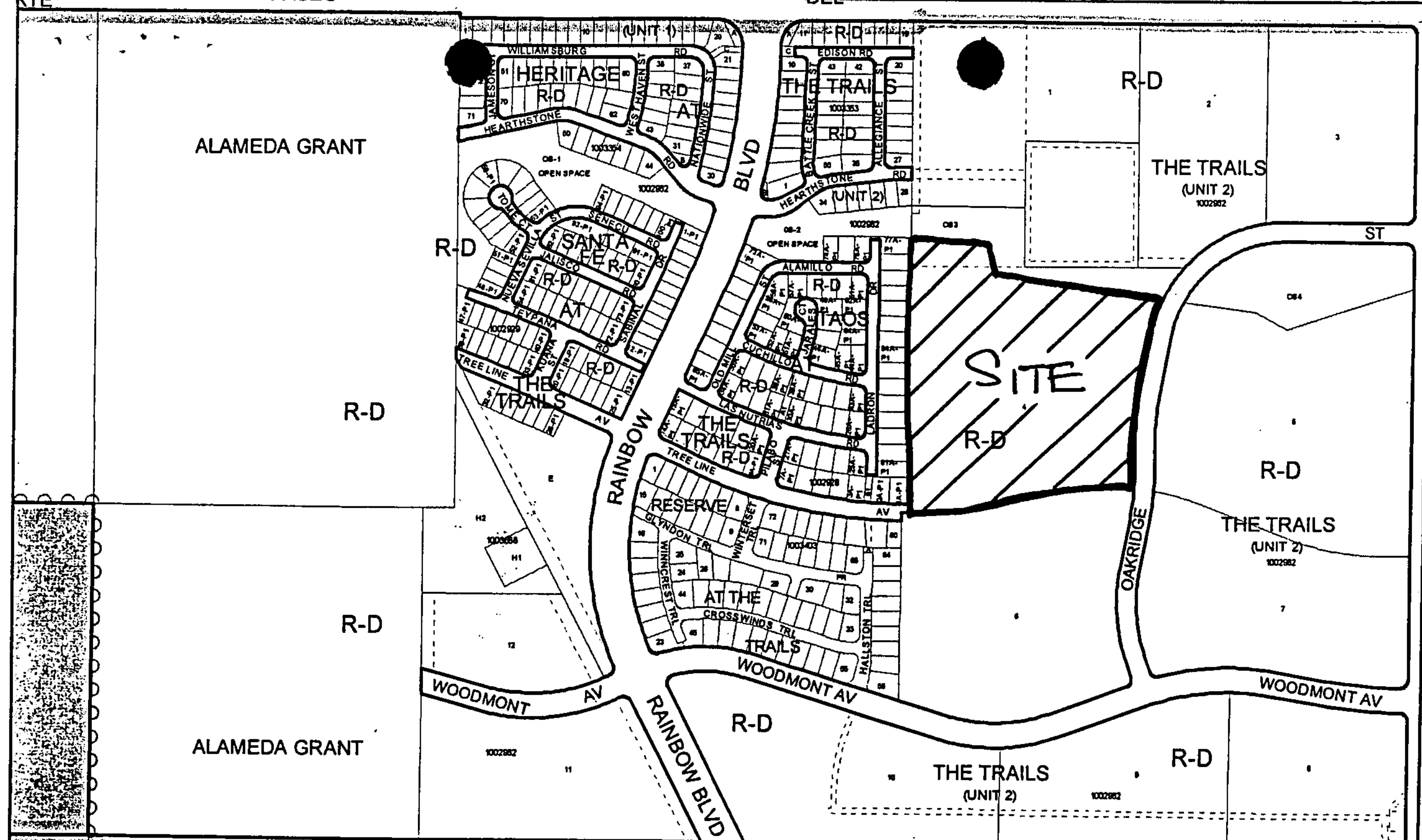
INDUS DEVELOPMENT LTD CO  
8224 CALLE PRIMERA NW  
ALBUQUERQUE NM 87120

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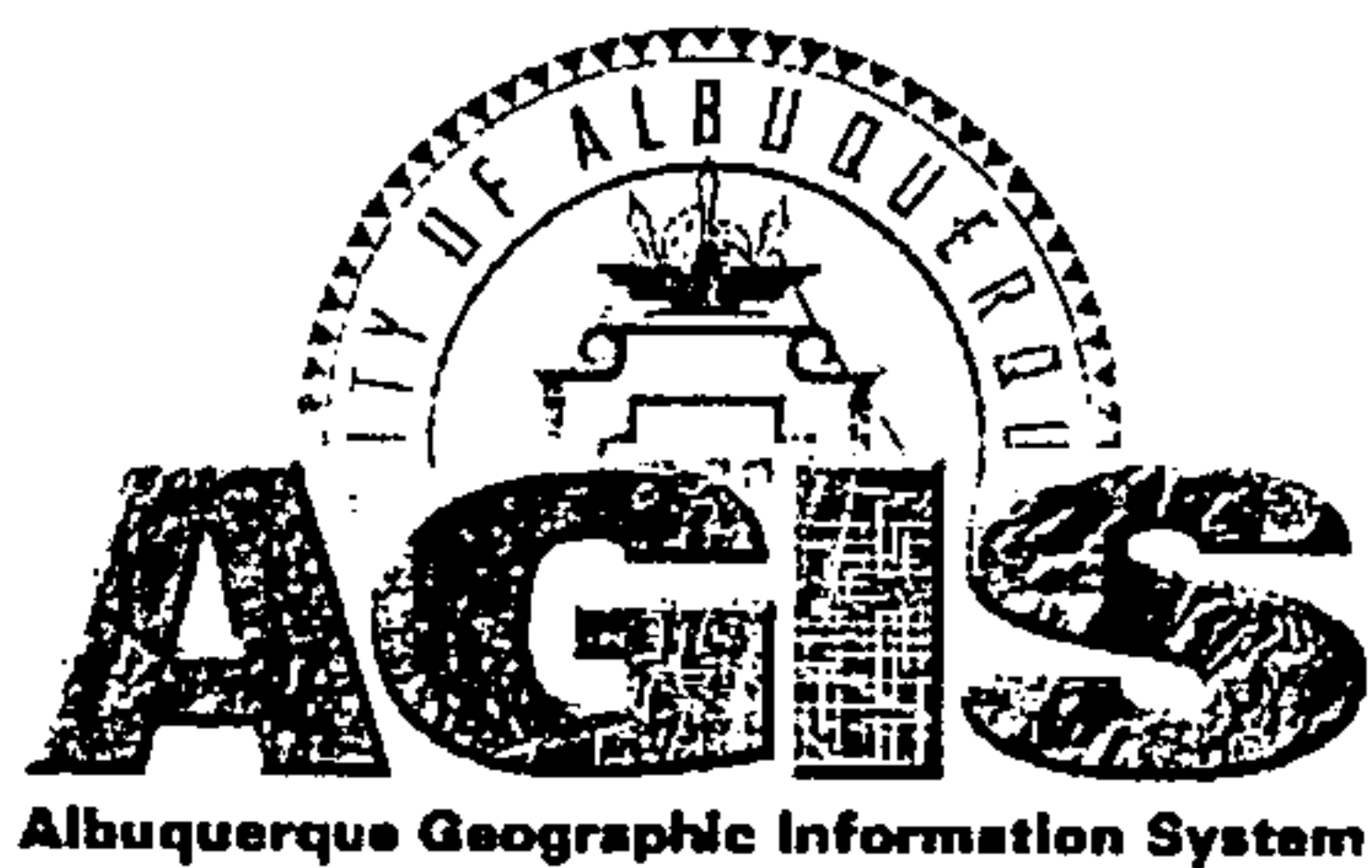
RADICE MICHELLE  
8928 HALLSTON TR NW  
ALBUQUERQUE NM 87121

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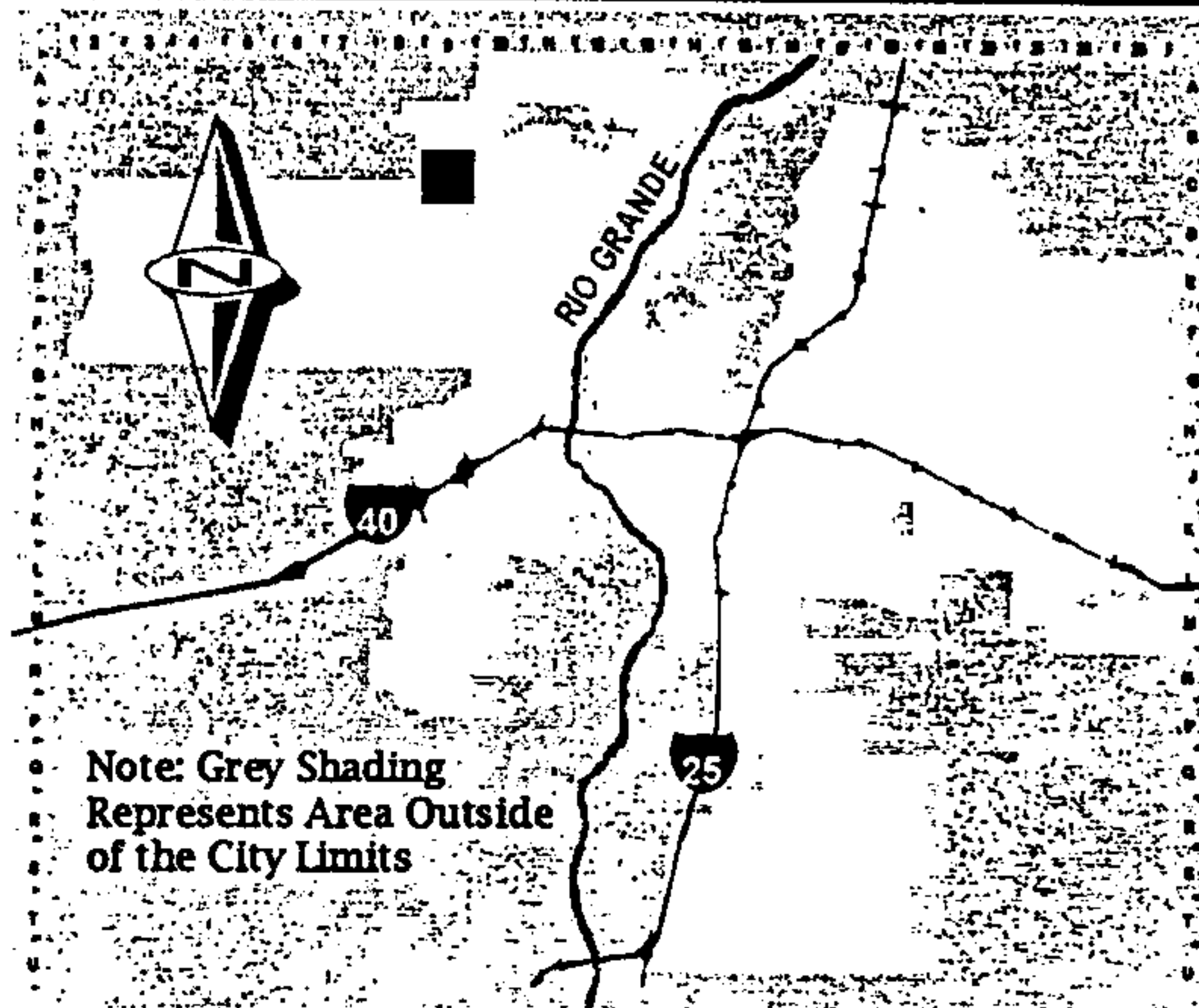
WELCH BRIAN G & THERESA A  
7101 GLYNDON TR NW  
ALBUQUERQUE NM 87114



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



Map amended through: 1/12/2006

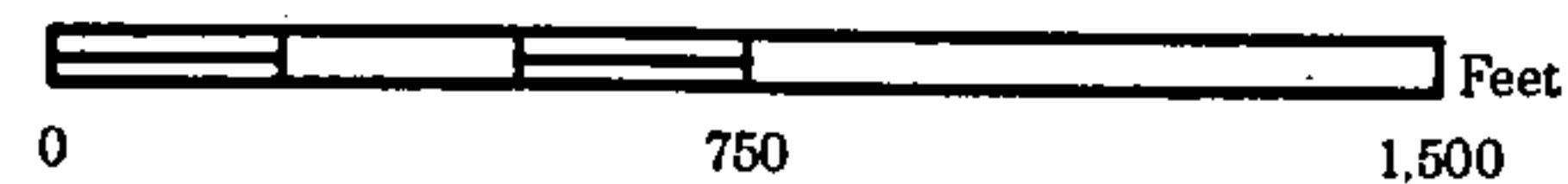


Zone Atlas Page:

**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



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
  - 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 Hoge  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised 11/04

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

Application case numbers  
04DRB - - 00291  
 \_\_\_\_\_  
 \_\_\_\_\_

Kim Sims 3/3/06  
 Planner signature / date  
 Project # 1002962



ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

2 (Santa Fe 3) Estates at The Trails Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 4, 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 #

Table with 5 columns: Size, Type of Improvement, Location, From, To. Includes rows for paving on Tijeras Creek Rd. NW, Canyon Cliff Rd. NW, Scenic Mesa Place NW, and Rio Galisteo Place NW.

Major Local 1/2 Section 36' E.P. (36' FF) ... \*\*Collector Paving w/ C&G, median ... 6' Sidewalk Single Side ... TRUCK MAJOR LOCAL PAVING W/ C&G MEDIAN

TREELINE (FIN. GUA.) (W/ T500BS)

WEST PL. TRACT 4

OAKRIDGE ST.

Construction Certification table with columns: Private Inspector, Private P.E., City Cnst Engineer. All cells contain a slash (/).

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To
<b>DRAINAGE</b>				
42" Dia.	RCP w/ MH & Inlets	Easement <b>TRACT B</b>	<del>North Pl</del> <b>TRACT OS-B (OFFSITE)</b>	Tijeras Creek Rd. NW
48" Dia.	RCP w/ MH & Inlets	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
54" Dia.	RCP w/ MH & Inlets	SD Easement <b>TRACT A</b>	Scenic Mesa Place NW Culdesac	Pond F
9.41 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond F)	Tract 4 of The Trails Unit 11 <b>TRACT A</b>		
<b>5.39 AC-FT</b>	<b>Perm. Surge Det. Pond w/ Agreement &amp; Cov. (POND F)</b>	<b>TRACT OS3</b>		
<b>WATER (NMUI JURISDICTION)</b>				
8" Dia.	Waterline w/ Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Waterline w/ Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Waterline w/ Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Waterline w/ Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA. * WATERLINE w/ APP. SAS (NMUI JURISDICTION)</b>		<del>TRACT 9</del> <b>TREELINE</b>	<b>TRACT 4 WEST PL</b>	<b>TRACT 4 RIO GALISTEO</b>
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA * 11' 11' 11' 11' 11'</b>		<b>TRACT 6, 9 UTILITY ESMT.</b>	<b>TRACT 4</b>	<b>LIFT STATION TRACT B</b>

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
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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
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							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							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 requirements.

- 1 \* Sidwalks to be Deferred
- 2 \*\* Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II  
*\*\*\* Improvements - FINC. GUA. w/ 730084*
- 3 Engineers Grading and Drainage Certification is required for release of Financial Guarantee & SIA  
Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarantee

AGENT / OWNER

Steve J. Salazar, PE  
NAME (print)

Wilson & Co., 2600 The American Rd., 87124

FIRM

*[Signature]* 3/28/06  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 3/29/06 DRB CHAIR - date  
*[Signature]* 3-29-06 TRANSPORTATION DEVELOPMENT - date  
*[Signature]* 3/29/06 UTILITY DEVELOPMENT - date  
*[Signature]* 3/29/06 CITY ENGINEER - date  
*[Signature]* 3/29/06 PARKS & GENERAL RECREATION - date  
 AMAFCA - date  
*[Signature]* 3-28-06 NMUF - date  
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	5-16-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	10-20-06	Andrew Spens DRB Chair	Planning	<i>[Signature]</i>

**ORIGINAL**

*Claire*

**INFRASTRUCTURE LIST**  
(Rev. 9-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Estados at The Trails Unit 2**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 4, 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	Constructed Under
DRC #	DRC #

Size	Type of Improvement	Location	From	To
	<b>PAVING</b>			
50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tijeras Creek Rd. NW Entrance	Oakridge St.	Scenic Mesa Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tijeras Creek Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Canyon Cliff Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Scenic Mesa Place NW	Scenic Mesa Place NW Culdesac	Tijeras Creek Rd. NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
Major Local 1/2 Section (30' EPT (36' FF))	**Collector Paving w/ C&G, <del>median</del> 6' Sidewalk Single Side	**Oakridge St.	North PL	Treeline Avenue
	<b>MADR LOCAL PAVING W/ C&amp;G MEDIAN</b>	<b>TREELINE (FIN. GUA.) (W/ 7500BS)</b>	<b>WEST PL TRACT 4</b>	<b>OAKRIDGE ST.</b>

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
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ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To
<b>DRAINAGE</b>				
42" Dia.	RCP w/ MH & Inlets	Easement <b>TRACT B</b>	<del>North PL</del> <b>TRACT OS-B (OFFSITE)</b>	Tijeras Creek Rd. NW
48" Dia.	RCP w/ MH & Inlets	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
54" Dia.	RCP w/ MH & Inlets	SD Easement <b>TRACT A</b>	Scenic Mesa Place NW Culdesac	Pond F
9.41 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond F)	Tract 4 of The Trails Unit # <b>TRACT A</b>		
<b>5.39 AC-FT</b>	<b>Permn. Surge Det. Pond w/ Agreement &amp; Cov. (POND F)</b>	<b>TRACT OS3</b>		
<b>WATER (NMUI JURISDICTION)</b>				
8" Dia.	Waterline w/ Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Waterline w/ Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Waterline w/ Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Waterline w/ Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA. *</b>	<b>WATERLINE w/ APP. SAS (NMUI JURISDICTION)</b>	<del>TRACT 4</del> <b>TREELINE</b>	<b>TRACT 4 WEST PL</b>	<b>TRACT 4 RIO GALISTEO</b>
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA. *</b>	<b>*** 11 1111 11 11</b>	<b>TRACT 6, 9 UTILITY EASMT.</b>	<b>TRACT 4</b>	<b>LIFT STATION TRACT 8</b>

Construction Certification		
Private		City Cnst
Inspector	P.E.	Engineer
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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:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	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 requirements.

- \* Sidwalks to be Deferred
- \*\* Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II  
~~\*\*\* Improvements - PINK GUA. w/ 730085~~
- Engineers Grading and Drainage Certification is required for release of Financial Guarantee & SIA  
Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarantee

AGENT / OWNER

Steve J. Salazar, PE  
NAME (print)

Wilson & Co., 2600 The American Rd., 87124

FIRM

*[Signature]*  
SIGNATURE - date  
3/28/06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 3/29/06  
DRB CHAIR - date

*[Signature]* 3-29-06  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 3/29/06  
UTILITY DEVELOPMENT - date

Bradley L. Bingham 3/29/06  
CITY ENGINEER - date

*[Signature]* 3/29/06  
PARKS & GENERAL RECREATION - date

AMAFCA - date

*[Signature]* 3-28-06  
NMUJ - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	5-16-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

# ORIGINAL

### INFRASTRUCTURE LIST

(Rev. 9-05)

### EXHIBIT "A"

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

Estados at The Trails Unit 2

### PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 4, 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
<b>PAVING</b>				
50' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tijeras Creek Rd. NW Entrance	Oakridge St.	Scenic Mesa Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tijeras Creek Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Canyon Cliff Rd. NW	Scenic Mesa Place NW	Rio Galisteo Place NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Scenic Mesa Place NW	Scenic Mesa Place NW Culdesac	Tijeras Creek Rd. NW
28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
Major Local 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median 6' Sidewalk Single Side	**Oakridge St.	North PL	Treeline Avenue
<b>LOST HAND TURN BAYS</b>				
<b>** MAJOR LOCAL PAVING W/ C&amp;G MEDIAN</b>		<b>TREELINE (FIN. GUA.) (W/ TSOOBS)</b>		<b>WEST PL TRACT 4</b>
<b>OAKRIDGE ST.</b>				

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
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Financially Guaranteed DRC #	Constructed Under DRC #

Size	Type of Improvement	Location	From	To
<b>DRAINAGE</b>				
42" Dia.	RCP w/ MH & Inlets	Easement <b>TRACT 3</b>	North PL <b>TRACT 05-B (OFFSITE)</b>	Tijeras Creek Rd. NW
48" Dia.	RCP w/ MH & Inlets	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
54" Dia.	RCP w/ MH & Inlets	SD Easement <b>TRACT A</b>	Scenic Mesa Place NW Culdesac	Pond F
9.41 Ac-ft	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond F)	Tract 4 of The Trails Unit II <b>TRACT A</b>		
<b>5.39 AC-FT</b>	<b>Perman. Surge Det. Pond w/ Agreement &amp; Cov. (POND F)</b>	<b>TRACT 053</b>		
<b>WATER (NMUI JURISDICTION)</b>				
8" Dia.	Waterline w/ Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Waterline w/ Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Waterline w/ Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Waterline w/ Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA.</b>	<b>* WATERLINE W/ APP. SAS (NMUI JURISDICTION)</b>	<del>TRACT 3</del> <b>TREELINE</b>	<b>TRACT 4 WEST PL</b>	<b>TRACT 4 RIO GALISTEO</b>
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tijeras Creek Rd. NW	Oakridge St.	Rio Galisteo Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Rio Galisteo Place NW	Rio Galisteo Place NW Culdesac	Treeline Avenue
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Canyon Cliff Rd. NW	Rio Galisteo Place NW	Scenic Mesa Place NW
8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Scenic Mesa Place NW	Tijeras Creek Rd. NW	Scenic Mesa Place NW Culdesac
<b>8" DIA *</b>	<b>     </b>	<b>TRACT 6, 9 UTILITY EASMT.</b>	<b>TRACT 4</b>	<b>LIFT STATION TRACT 8</b>

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
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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
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/

Approval of Creditable Items:  
 \_\_\_\_\_  
 Impact Fee Administrator 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 requirements.

1 \* Sidwalks to be Deferred

2 \*\* Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II

~~\*\*\*~~ Improvements PINK GUA. w/ 730085.

3 Engineers Grading and Drainage Certification is required for release of Financial Guarantee & SIA

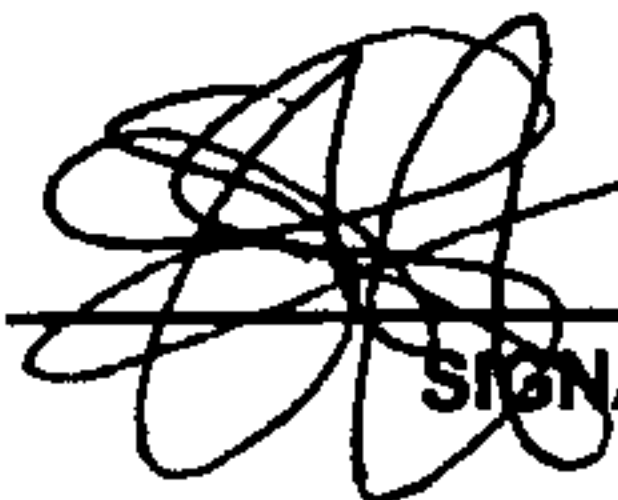
Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarantee

AGENT / OWNER


Steve J. Salazar, PE  
 NAME (print)

Wilson & Co., 2800 The American Rd., 87124

FIRM

 3/28/06  
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 3/29/06  
 DRC CHAIR - date

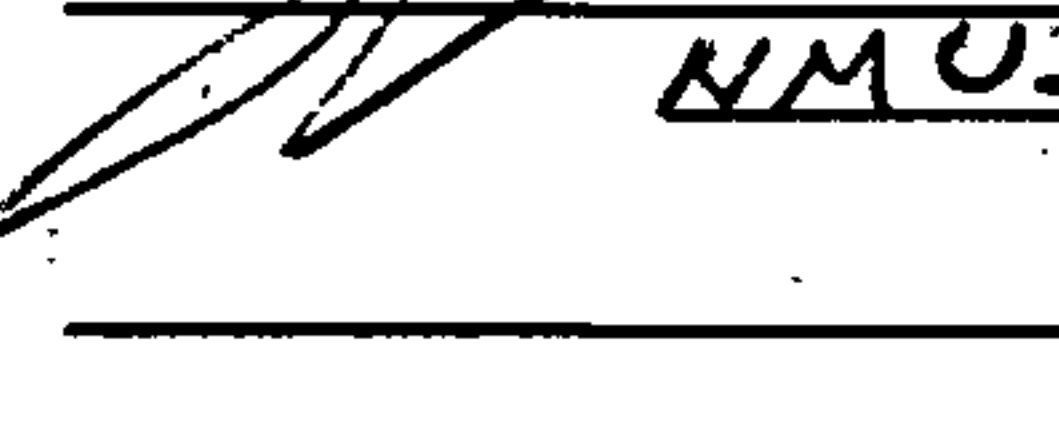
Christina Sandora 3/29/06  
 PARKS & GENERAL RECREATION - date

 3-29-06  
 TRANSPORTATION DEVELOPMENT - date

 3/29/06  
 UTILITY DEVELOPMENT - date

Bradley L. Bingham 3/29/06  
 CITY ENGINEER - date

 3-28-06  
 AMAFCA - date

 3-28-06  
 NMUI - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 29, 2006

- 1. Project # 1004739**  
06DRB-00291 Major-Preliminary Plat Approval  
06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

At the March 29, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 3/29/06 and approval of the grading plan engineer stamp dated 2/21/06 the preliminary plat was approved with the following conditions of final plat approval:

In accordance with City Council Resolution R-05-297, this subdivision's effect on the design capacity of APS area schools must be resolved prior to final plat approval.

The President of the homeowners association must sign the final plat. The owner may do so if there is no President at the time of final plat approval.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 13, 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).



## OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

A handwritten signature in cursive script that reads "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: The Trails LLC, 7301 Jefferson NE, 87109  
Surv-Tek Inc., 9384 Valley View Dr NW, 87114  
Steve Salazar, Wilson & Company, 2600 The American Rd, Rio Rancho, NM  
87124  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# City of Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING AND PLANNING</b>	Supplemental form <b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST OF ...</b>	<b>A</b>
		<input type="checkbox"/> 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 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: 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 4 Block: — Unit: —  
 Subdv. / Addn. THE TRAILS UNIT 2 TBK (ESTADOS AT THE  
 Current Zoning: R-D Proposed zoning: SAME TRAILS UNIT 2  
 Zone Atlas pages(s) C-9 No. of existing lots: 1 No. of proposed lots: 76  
 Total area of site (acres): 19.3591 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. 100906437638010102 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE STREET NW  
 Between: RAINBOW BOULEVARD NW and UNIVERSE 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.): \_\_\_\_\_

1002962

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

SIGNATURE [Signature] DATE 3.3.06  
 (Print) Russ Hugg Applicant  X Agent

### FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03,

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00291</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 1990</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB - 00292</u>	<u>TDS</u>	<u>✓</u>	<u>\$ —</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CME</u>		<u>\$ 20.00</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>3/29/06</u>			<u>\$ 2085.00</u>

Kim Sims 3/3/06  
 Planner signature / date

Project # 1004739

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- \_\_\_ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
- \_\_\_ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the vacation
  - \_\_\_ Letter of authorization from the grantors and the beneficiaries
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Russ Hugg  
 Applicant name (print)  
3.3.06  
 Applicant signature / date



Form revised 4/03 and October 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB - - 00292  
 - - -  
 - - -

Kim Sims 3/3/06  
 Planner signature / date

**Project # 100:4739.**

**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
- ~~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 Hoge  
Applicant name (print)  
[Signature]  
Applicant signature / date

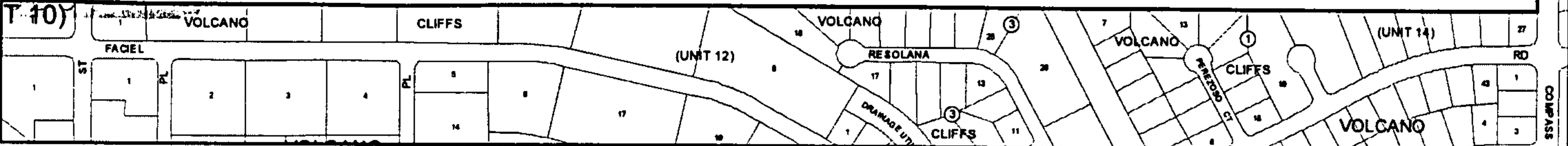
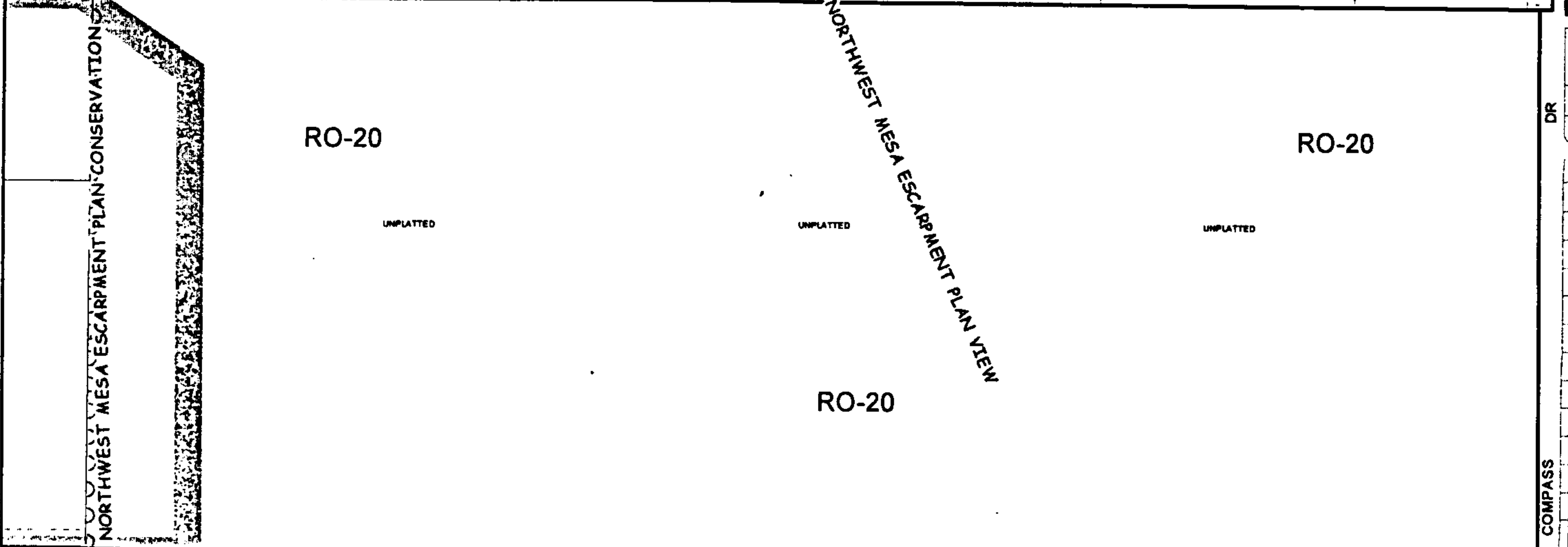
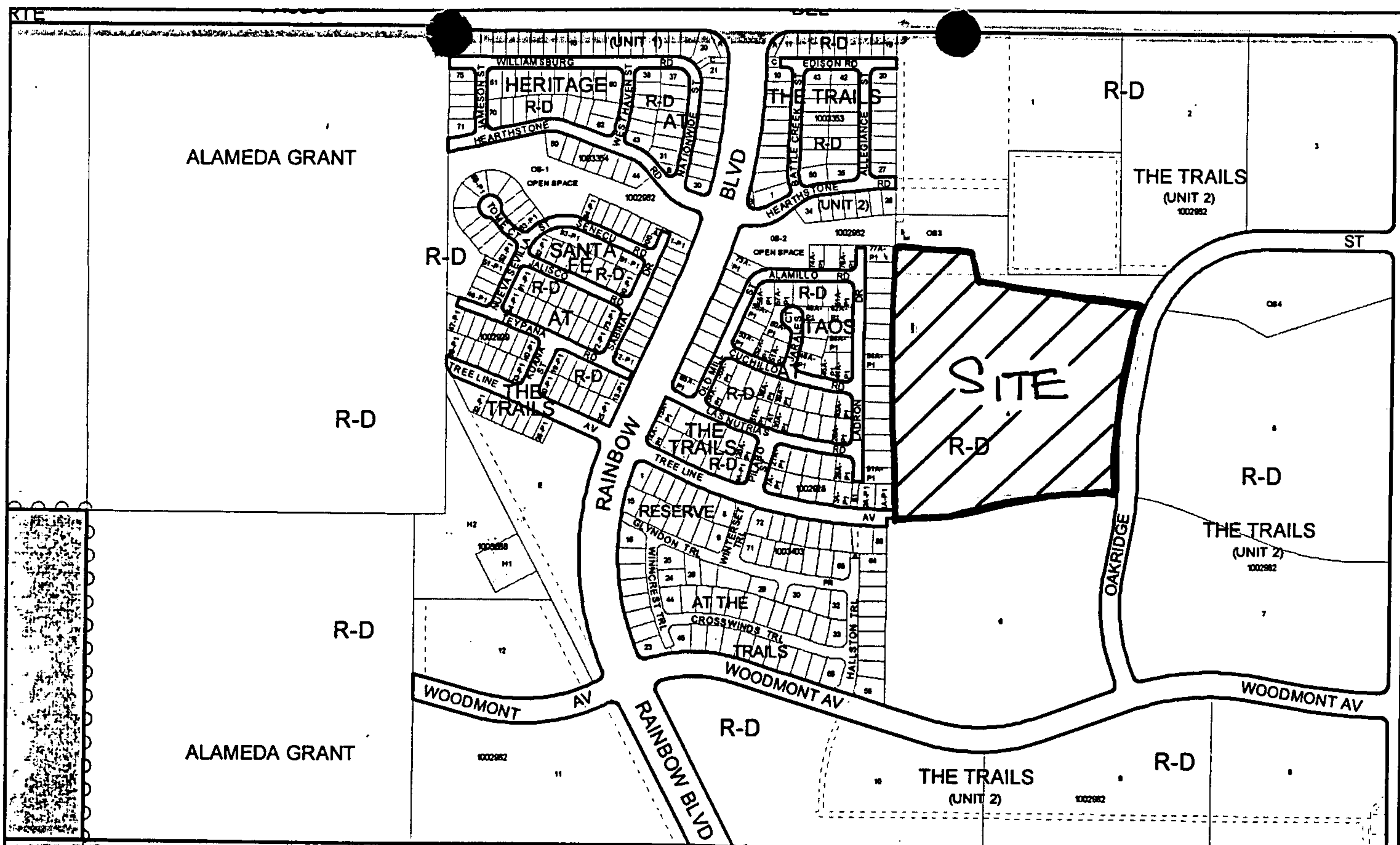


Form revised 11/04

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

Application case numbers  
04DRB - - 00291

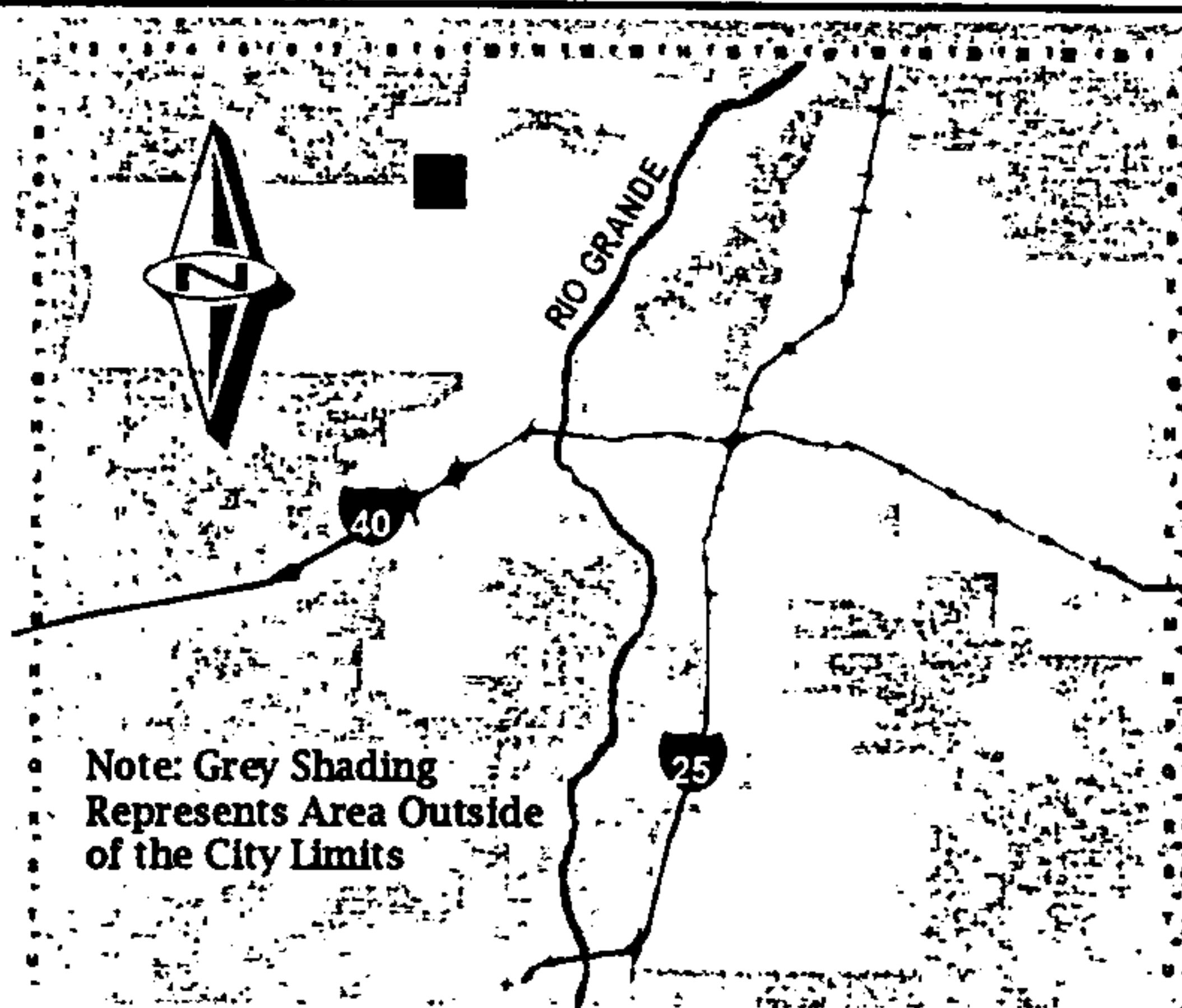
Kim Sims 3/3/06  
Planner signature / date  
**Project # 100 4739**



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



Map amended through: 1/12/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**C-09-Z**

Selected Symbols

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



# 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

February 3, 2005

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

Attention: Sheran Matson, Chair

RE: Preliminary Plat of Estados at the Trails Unit 2 (Being a replat of Tract 4, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

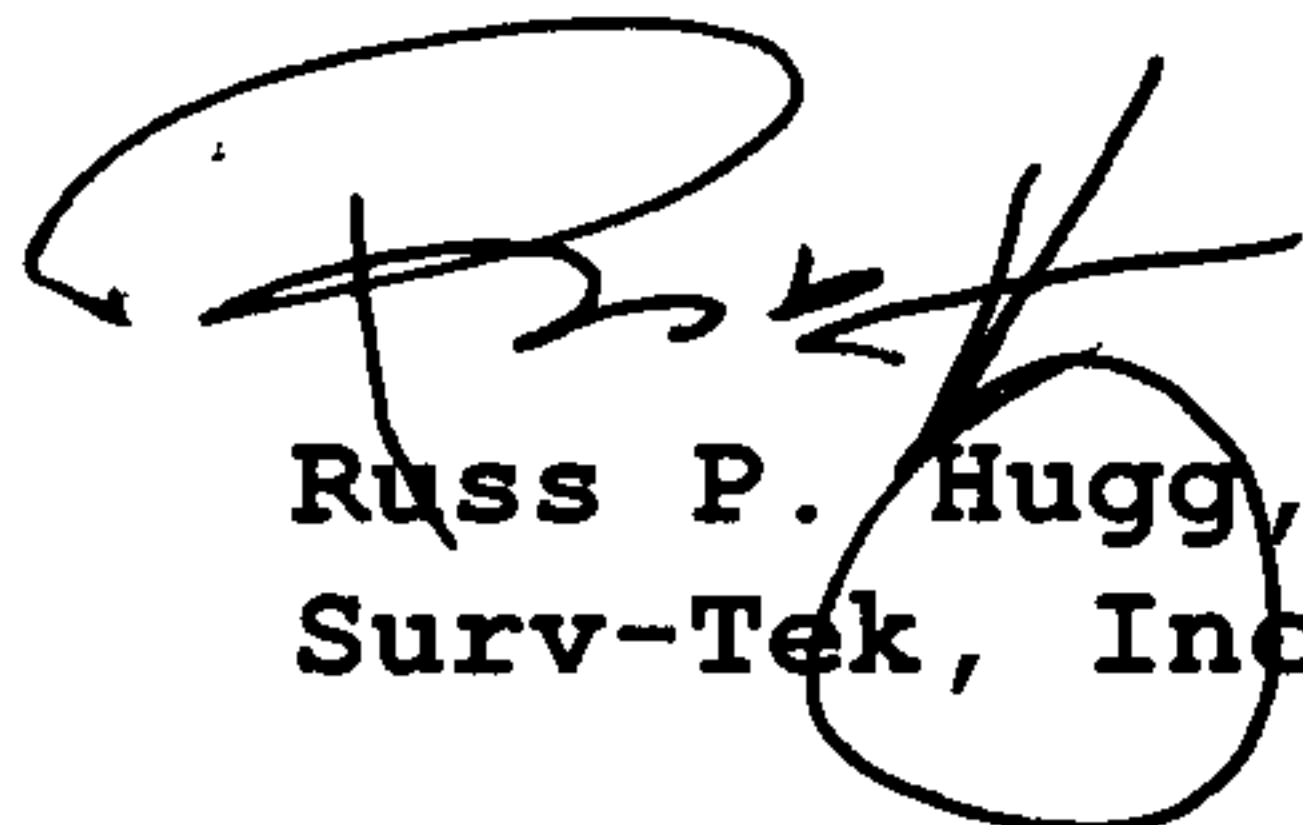
Dear Ms. Matson:

The owner of the above captioned property, Longford at The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary Plat approval and Temporary Deferral of Sidewalk construction for Estados at the Trails Unit 2.

This plat will create 76 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.



February 14, 2006

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 at The Trails, LLC, for the purpose of replatting Tract 4, at the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

By

  
John K. Murtagh, President

Longford Homes of New Mexico, Inc.  
7301 Jefferson Blvd. NE  
Albuquerque, New Mexico 87109

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: LONG FORD HOMES DATE OF REQUEST: 03/04/06 ZONE ATLAS PAGE(S): C-9-2

**CURRENT:**

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 19.35  
~~1.73~~ Acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # Tract 4 BLOCK # BULIG PLAT THE TRAILS UNIT II

SUBDIVISION NAME VALLE VISTA ESTADOS at The TRAILS UNIT II

**REQUESTED CITY ACTION(S):**

- |                |                     |                                                        |                     |
|----------------|---------------------|--------------------------------------------------------|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:                                 |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [ <input checked="" type="checkbox"/> ] | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ]                                | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]                                       | OTHER [ ]           |

**PROPOSED DEVELOPMENT:**

- |                                                                     |                                |
|---------------------------------------------------------------------|--------------------------------|
| NO CONSTRUCTION/DEVELOPMENT [ <input checked="" type="checkbox"/> ] | # OF UNITS: <u>76</u>          |
| NEW CONSTRUCTION [ ]                                                | BUILDING SIZE: _____ (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [ ]                               |                                |

**GENERAL DESCRIPTION OF ACTION: 1**

**NOTES:** 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

WILSON & COMPANY

APPLICANT OR REPRESENTATIVE SRIDHAR ALINGUVELLILIT DATE 03/02/06  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [  ] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [  ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: OFFSITE MITIGATION HAS BEEN ADDRESSED PER WRITTEN AGREEMENT BETWEEN DEVELOPER & 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.**

[Signature]  
TRAFFIC ENGINEER

3-2-06  
03/02/06  
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 [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

A. V. Likhaneddy  
APPLICANT

03/02/06  
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    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /

**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 Estados at The Trails Unit II (Tract 4 at The Trails U. II)

AGIS MAP # C-9-Z

LEGAL DESCRIPTION Tract 4 at The Trails Unit II Bulk Land Plat

     DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> floor Plaza del Sol) on 02/22/06 [date].

SRIDHAR ALUGUVELLI, WILSON 02/22/06  
Applicant / Agent ALCO Date

Andrew Jones 2/22/06  
Hydrology Division Representative Date

     WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor Plaza del Sol) on \_\_\_\_\_ [date].

SRIDHAR ALUGUVELLI, WILSON 02/22/06  
Applicant / Agent ALCO Date

Andrew Jones 2/22/06  
Utilities Division Representative Date

DRB # \_\_\_\_\_

**DRAINAGE TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003)

PROJECT TITLE: Estados II at The Trails Unit II ZONE MAP/DRG. FILE#: C-9-Z

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 4 of The Trails Unit II bulk land plat

CITY ADDRESS: N/A.

ENGINEERING FIRM: Wilson & Company, Inc. CONTACT: Steve Salazar, PE

ADDRESS: 2600 The American Rd. SE, Suite 100 PHONE: (505) 898-8021

CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

OWNER: LONGFORD AT THE TRAILS, LLC. CONTACT: Brian Anderson / Robert 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:

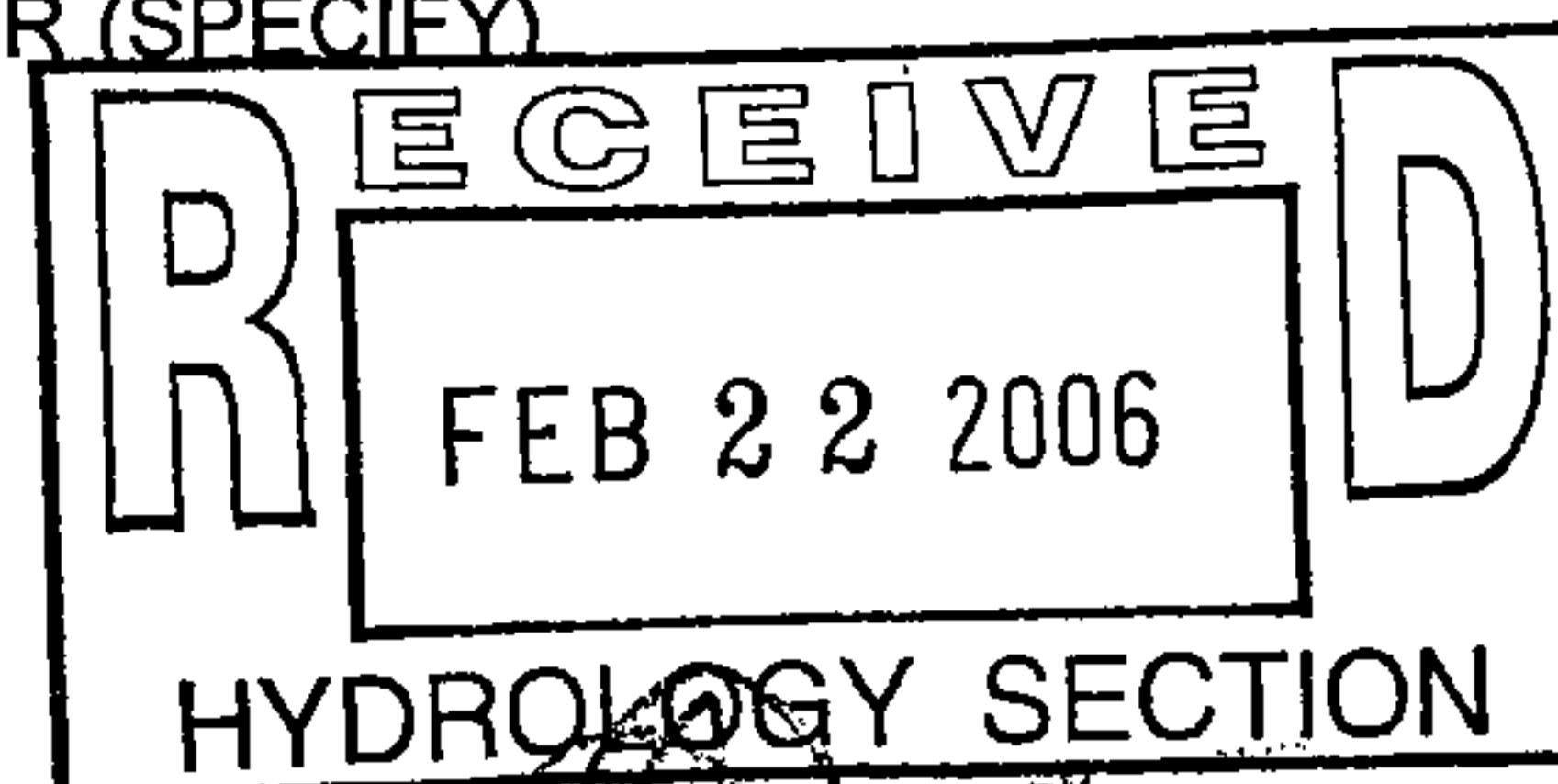
- DRAINAGE REPORT AND GRADING PLAN**
- GRADING PLAN 1<sup>st</sup> SUBMITTAL, REQUIRES TCL OR EQUAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- AMENDED GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEERS CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB, APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL**
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATION OF OCCUPANCY (PERM.)
- CERTIFICATION OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

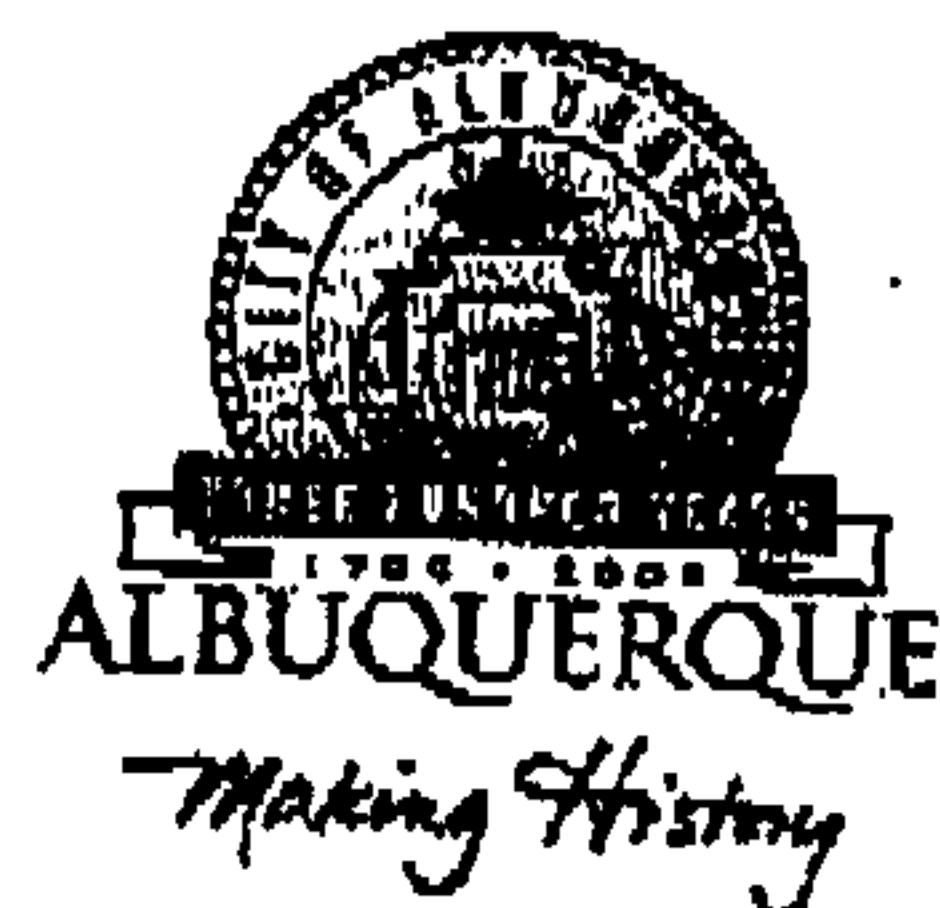
- YES
- NO
- COPY PROVIDED



Date Submitted: 02-21-06 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.



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

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

March 2, 2006

Planning Department  
*One Stop Shop Division*  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on March 2, 2006:

**CONTACT NAME:** RUSS HUGG

**COMPANY OR AGENCY:** SURV TEK, INC.  
9384 VALLEY VIEW DRIVE NW/87114  
PHONE: 897-3366/FAX: 897-3377

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 4 AT THE TRAILS, UNIT 2** zone map **C-9**.

*Our records indicate that as of March 2, 2006, there were no Recognized Neighborhood Associations in this area.*

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

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningnrnaform(10/08/05)

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME

THE TRAILS LLC

AGENT

SURU-TEK

ADDRESS

9384 VALLEY VIEW.

PROJECT & APP #

1002962 / 06 DRB - 00291, 00292

PROJECT NAME

TRACT 4 - THE TRAILS Unit 2.

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee

\$ 1990 441006/4983000 DRB Actions

\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.<sup>00</sup> 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

\$ 2085.<sup>00</sup> TOTAL AMOUNT DUE

**\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

3/3/2006 9:20AM LOC: ANNX  
 RECEIPT# 00056090 WSH 006 -TRANSH# 0005  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA  
 TRANS AMT \$2,085.00  
 J24 MISC

City Of Albuquerque  
 Treasury Division

City Of Albuquerque  
 Treasury Division

3/3/2006 9:20AM LOC: ANNX  
 RECEIPT# 00056089 WSH 006 TRANSH 0005  
 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 Trans Amt \$2,085.00  
 J24 Misc

\$20.00  
 Thank You

3/3/2006 9:20AM LOC: ANNX  
 RECEIPT# 00056091 WSH 006 TRANSH# 0005  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 TRANS AMT \$2,085.00  
 J24 MISC

VI CHANGE \$75.00  
 \$2,085.00  
 \$0.00  
 Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

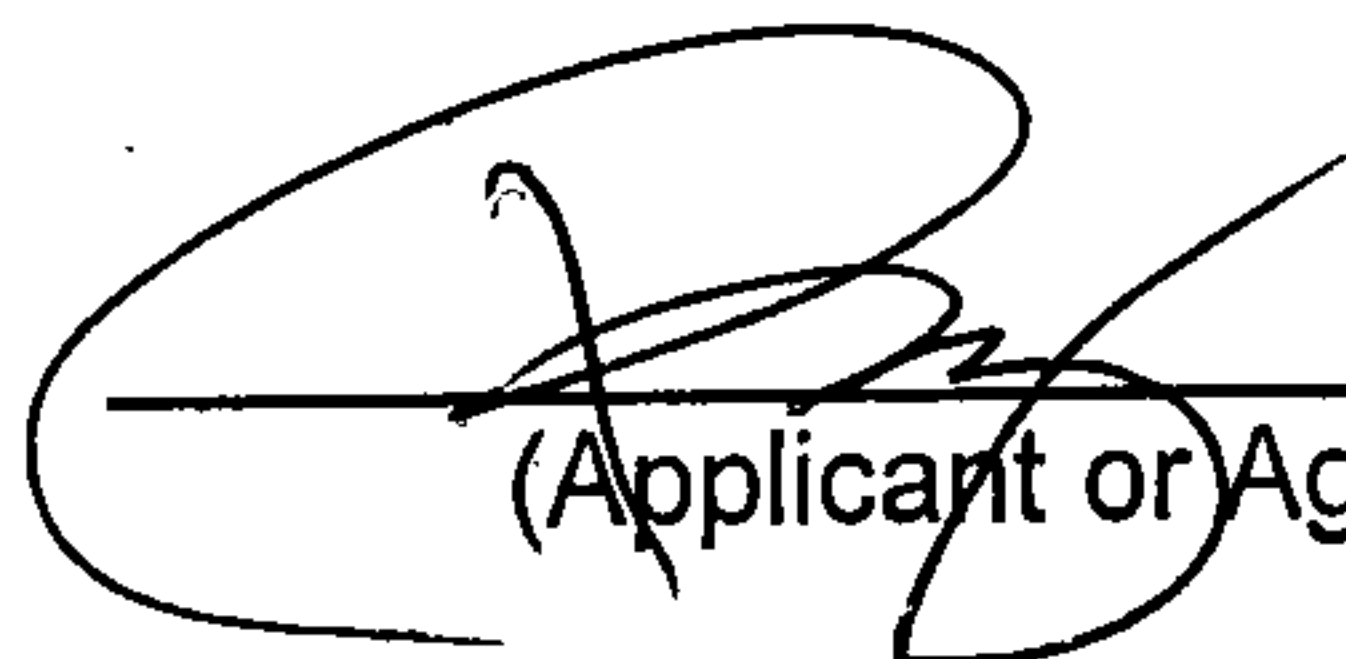
#### 4. TIME

Signs must be posted from MARCH 14, 2006 To MARCH 29, 2006

#### 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.

  
\_\_\_\_\_  
(Applicant or Agent)

3.3.06  
\_\_\_\_\_  
(Date)

I issued 2 signs for this application,

03/03/06  
\_\_\_\_\_  
(Date)

Sandra Handley  
\_\_\_\_\_  
(Staff Member)

DRB PROJECT NUMBER: 100-4739

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Longford at The Trails  
AGENT Wilson & Company, Inc.  
ADDRESS 2600 American Rd SE Suite 100  
PROJECT & APP # \_\_\_\_\_  
PROJECT NAME Estados II at The Trails Unit II

- \$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee
- \$ \_\_\_\_\_ 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ \_\_\_\_\_ 441018/4971000 Public Notification
- \$ 810.<sup>00</sup> 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
- \$ 810.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

SECURITY WARNING: THE FACE OF THIS DOCUMENT FEATURES A COLORED BACKGROUND AND MICROPRINT BORDERS - THE REVERSE SIDE FEATURES ARTIFICIAL WATERMARKS

**Longford at The Trails, LLC - Estados Series**  
3077 E. Warm Springs Road  
Las Vegas, NV 89120

Bank of America, N.A.  
Las Vegas, NV

94-72  
1224

Date: Jan 27, 2006  
Check Number: 63-00000604

Pay **\*Eight Hundred Ten Dollars 00 Cents\***

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

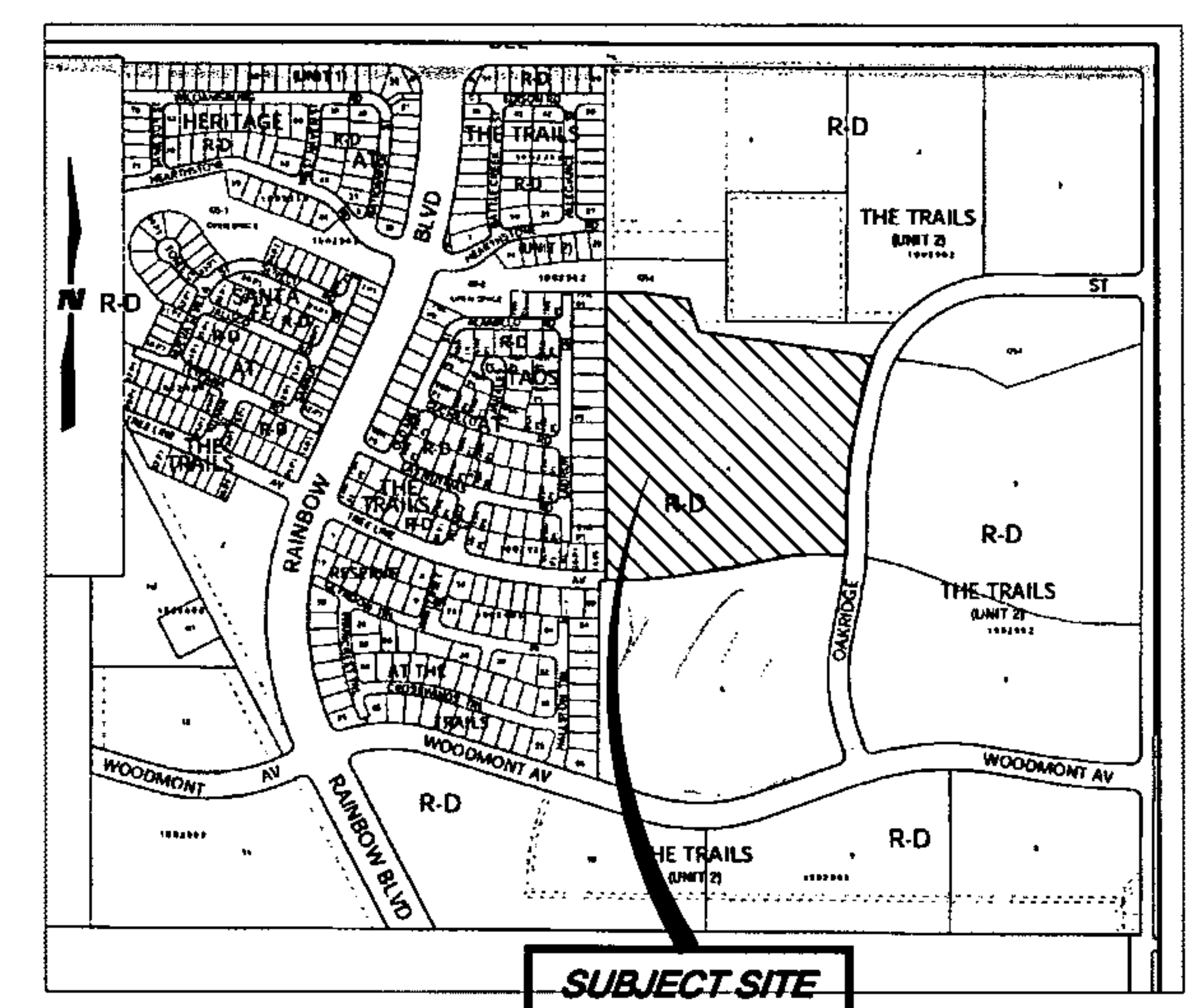
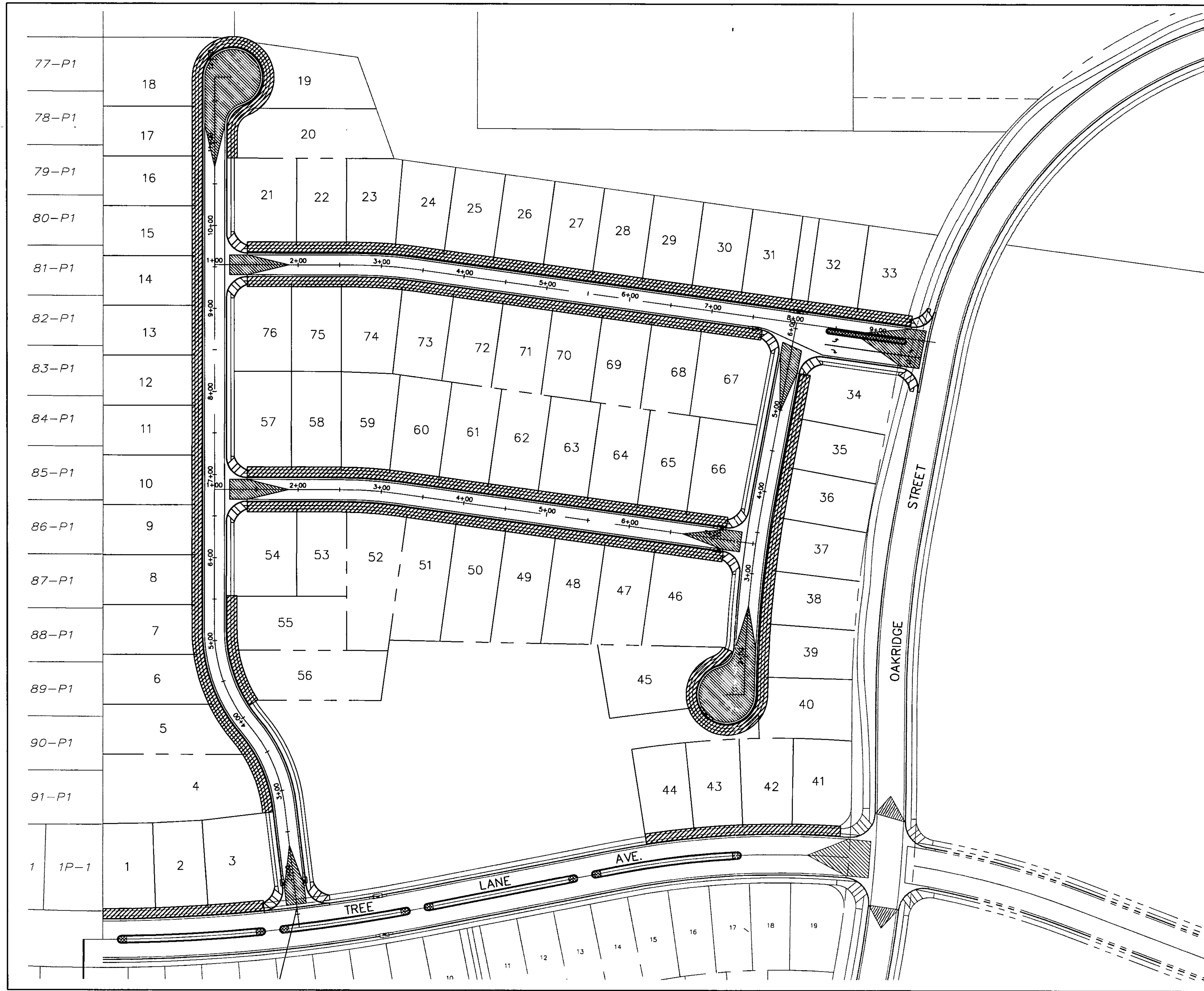
To The Order Of: City Of Albuquerque  
P.O. Box 1313  
Albuquerque, NM 87103

2/22/2006 3:20PM LOC: ANNEX  
RECEIPT# 00057856 WSH 0017 TRANS# 0039  
Account: 441006 Fund 0000  
Activity 4983000 TRSLJS  
Trans Amt PAYABLE IN US DOLLARS  
J24 Misc \$810.00

VOID VOID VOID







VICINITY MAP  
 ZONE ATLAS PAGE  
 C-9-Z

SIDEWALK TO BE DEFERRED

**EXHIBIT C**  
 Date 3/29/06  
 NTS

CITY OF ALBUQUERQUE			
TRACT 4 "ESTADOS" SIDEWALK DEFERRAL			
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.
D.R.B. Project No.	Zone Map No.	Sheet	Of
	C-9-Z	1	1

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 4940  
CONNECTION TEL 9p8973377  
SUBADDRESS  
CONNECTION ID  
ST. TIME 03/16 15:51  
USAGE T 00'53  
PGS. 2  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: Bess Nugg / Steve Salazar

FAX NUMBER: 897-3377 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 3/16/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004739 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*  
Estados @ the Trails, Unit 2  
\*\*\*\*\*

*Planning's comments only.  
Please make sure Steve  
receives a copy as well.*



**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, March 29, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004739**  
06DRB-00291 Major-Preliminary Plat  
Approval  
06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

This plat lies within the Westside Strategic Plan boundaries. The plat may be heard & approved at DRB provided all of the usual platting requirements are satisfied. However, the issue created by R-05-297 with respect to City approval of new subdivisions and their effect on the design capacity of APS area schools must be resolved as a \*\*\*condition of final plat.

OK  
now

~~The perimeter wall design needs some revision. Wilson & Co. engineer was called on 3/13/06. \*\*\*Be sure revision is approved before public hearing on this preliminary plat. A pedestrian connection should be provided between Tract A and Rio Gallisteo Place.~~

OK  
now

~~The minimum lot size should appear on the preliminary plat. Provide one revised copy to Planning to put in their file at the hearing.~~

Also, the President of the Homeowners Association must sign the final plat. The owner may do so if there is no President at the time of final plat approval.  
\*\*\*Condition of final plat.

In conformance with a previous agreement between The Trails and the City, The City is allowing RT sized lots even though there is not yet an approved Sector Plan. The Sector Plan is to be approved & adopted before development outside Units 1 & 2 is allowed.

No objection to the temporary deferral of sidewalks.



**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

2 March 2006

Planning Department  
City of Albuquerque  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street N.W.  
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

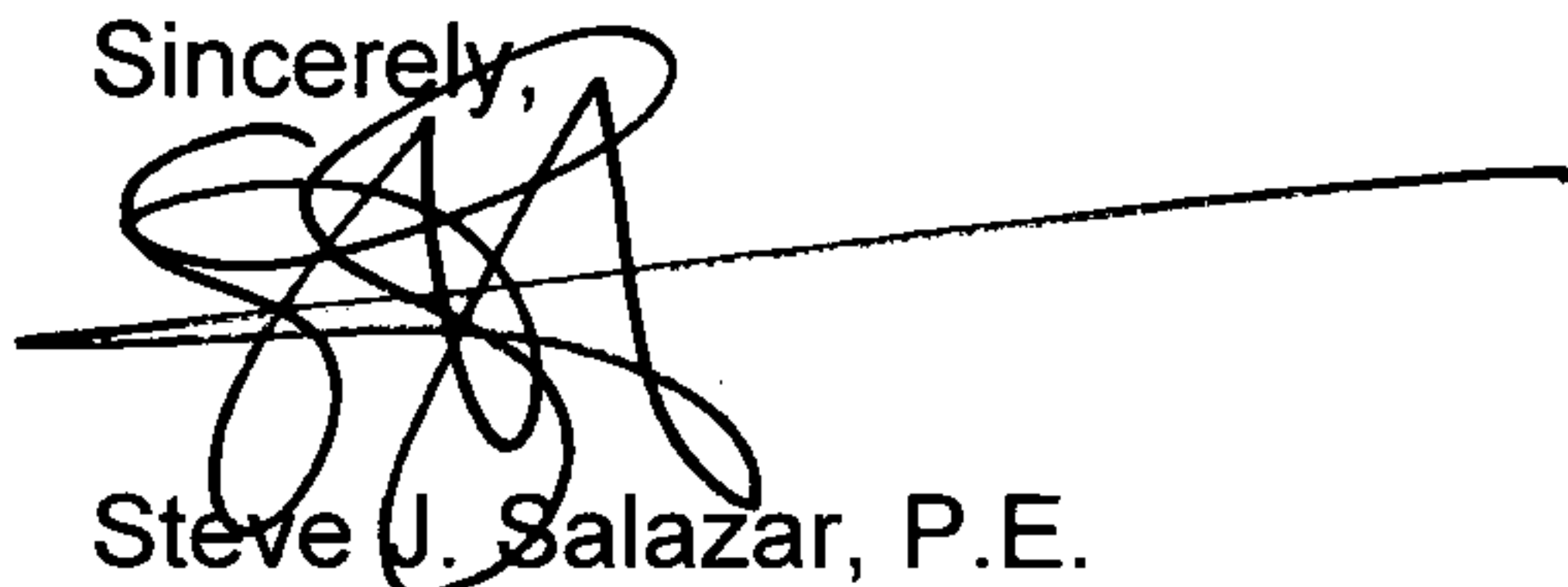
RE: Estados at The Trails Unit II, Sidewalk Deferral

Dear Ms. Senova:

The owner, Longford at 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](mailto:sjsalazar@wilsonco.com)

sjs  
Enclosure