

#6

Completed



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 07DRB-70343

Project # 1006854

Project Name: UNPLATTED LAND SECTION 15 to be known as THE TRAILS UNIT 4

Agent: BOHANNAN HUSTON INC

Phone No.:

Your request was approved on 12-12-07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: public domain results of record

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxg (ok) record

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.
- Copy of recorded plat for Planning.

Created On:

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 4, THE TRAILS UNIT 4

The plat of TRACTS 1 THRU 4, THE TRAILS UNIT 4 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 4, The Trails Unit 4, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2008 in Book _____, page _____.

Doc# 2007173085

12/28/2007 03:45 PM Page: 1 of 2
NOT R:\$11.00 M. Toulouse, Bernalillo County



OWNER

The Trails, LLC
Longford Group, Inc., its Manager

By: Kelly Murtagh 12-10-07
Kelly Murtagh, Vice President Date

STATE OF NM

COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 10th
day of December, 2007, by, Kelly Murtagh, Vice
President of The Trails, LLC.

DKrapcha My commission expires 12/1/08

Notary Public



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

6854

DXF Electronic Approval Form

DRB Project Case #: 1006854

Subdivision Name: THE TRAILS UNIT 4 BULK LAND PLAT

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 12/14/2007

Hard Copy Received: 12/14/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

12-14-2007
Date

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

AGIS Use Only
Copied fc 6854 to agiscov on 12/14/2007 Contact person notified on 12/14/2007

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006854 AGENDA# 6 DATE: 12/12/07

1. Name: Rick Bohm Address: 7700 JEFFERSON Zip: 87109
2. Name: KEVIN MURTAGH Address: 7500 JEFFERSON Zip: 87102
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Stephanie

FAX NUMBER: 798-7988 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: _____

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1006854 APPLICATION NO: _____

The Trails, Unit ~~4~~ (4)

It's important to remember that approval of a plat showing the approved vacation and its recording is required within one year of the approval of the vacation.

Project# 1005536
07DRB-70344 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK
CONST

AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

Agent was asked to re-submit the perimeter wall design to meet the Zone Code and Dept. requirements. 10/30/07

No objection to the sidewalk deferral or approval of the preliminary plat.

Project# 1006854
07DRB-70340 VACATION OF PUBLIC
EASEMENT
07DRB-70341 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10)

Tracts 1 & 4 are still less than 5 acres...not in conformance with the DPM. Nor are Tracts OS-1 & OS-2. This plat does not qualify as a bulk land plat.

As of 10/31/07, the required archaeology paperwork is not complete.



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 07DRB-70343

Project # 1006854

Project Name: UNPLATTED LAND SECTION 15 to be known as THE TRAILS UNIT 4

Agent: BOHANNAN HUSTON INC

Phone No.:

Your request was approved on 12-12-07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: public don esmts of record

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxg record

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.

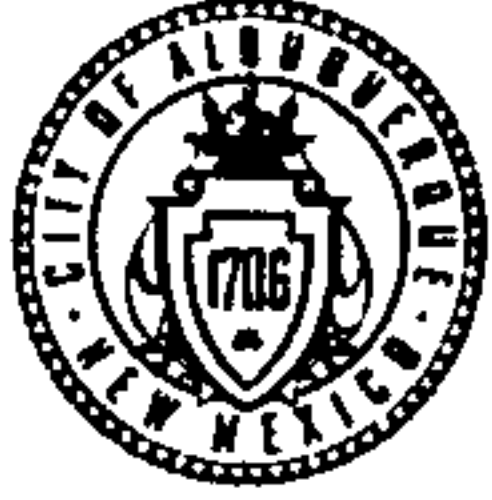
County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

Created On:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

DECEMBER 12, 2007

Project# 1006854

07DRB-70340 VACATION OF PUBLIC EASEMENT

07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY

07DRB-70342 BULK LAND VARIANCE

07DRB-70343 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10)

At the December 12, 2007 Development Review Board meeting, the vacation for public easement and the vacation for public right-of-way were approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement and the public right-of-way easment vacation requests were filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easement and public right-of-way easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was approved with final sign off delegated to planning for New Mexico Utilities signature, AGIS DXF, and to record and to City Engineer for public drainage easements to be shown on plat.

If you wish to appeal this decision, you must do so by December 27, 2007 in the manner described below.


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

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

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

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

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


Andrew Garcia Acting Chair

Cc: Bohannon Huston, Inc – 7500 Jefferson NE – Albuquerque, NM 87109

Cc: The Trails LLC – 7007 Jefferson NE – Albuquerque, NM 87109

Scott Howell

Marilyn Maldonado

File



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

November 21, 2007

Project# 1006854

- 07DRB-70340 VACATION OF PUBLIC EASEMENT
- 07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
- 07DRB-70342 BULK LAND VARIANCE
- 07DRB-70343 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10)

AMAFCA

No adverse comments.

COG

MPO staff have no comment on this proposal. For information, Universe Bd is functionally classified as a minor arterial.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to:

No Association(s)

APS

The Trails Unit 4, Unplatted Land Section 15, is located on Universe Blvd NW between Avenida De Jaimito NW and Woodmont Ave NW. The owner of the above property is requesting a Vacation of Public Easement, Vacation of Public Right-of-Way, a Bulk Land Variance, and a Minor-Preliminary/Final Plat Approval. This will impact Ventana Ranch Elementary, James Monroe Middle School, and Volcano Vista High School. Ventana Ranch Elementary School and James Monroe Middle School are exceeding capacity. Volcano Vista High School will be nearing capacity, as development continues to build out in the area.

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

Two new northwest elementary schools and one new northwest middle school planned to open in 2009. The two new northwest elementary schools will relieve overcrowding at Ventana Ranch Elementary School, and the new northwest middle school will relieve overcrowding at James Monroe Middle 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	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No adverse comments.
Open Space Division	Open Space has no adverse comments.
City Engineer	No objection to the vacation request. No objection to the BLV.
Transportation Development	No adverse comments
Parks & Recreation	No objection to the vacation requests. No objection to the bulk land variance. Are tracts OS-1 and OS-2 to remain in private ownership?

ABCWUA

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006854 AGENDA# 3 DATE: 11/21/07

COURTYARD 1

1. Name: SCOTT STEFFEN Address: 7500 JEFFERSON NE Zip: 87109

2. Name: PIKE FELTRAND Address: 7007 JEFFERSON Zip: 87109

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

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12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

15. Name: _____ Address: _____ Zip: _____

16. Name: _____ Address: _____ Zip: _____

17. Name: _____ Address: _____ Zip: _____

This is NMUI service area, no comments.

Planning Department

Tracts 1 & 4 are still less than 5 acres...not in conformance with the DPM. The other 2 tracts less than 5 acres are open space, probably no problem there.

Impact Fee Administrator

No comment on the proposed vacation(s) or bulk land plat. However, impact fees will be assessed at the time a permit is issued for any new building according to the heated square foot, use of the building and the impervious acreage. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and the first item under "I" will be Impact Fees. The areas for which these fees will be assessed NW Mesa for Drainage Facilities, NW Mesa for Roadway Facilities, Westside for Public Safety Facilities, and NW Mesa/ Volcano for Parks, Trails and Open Space.

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

Cc: Bohannan Huston Inc – 7500 Jefferson NE – Albuquerque, NM 87109

Cc: The Trails LLC – 7007 Jefferson NE – Albuquerque, NM 87109

~~Project# 1006854~~

07DRB-70340 VACATION OF PUBLIC
EASEMENT

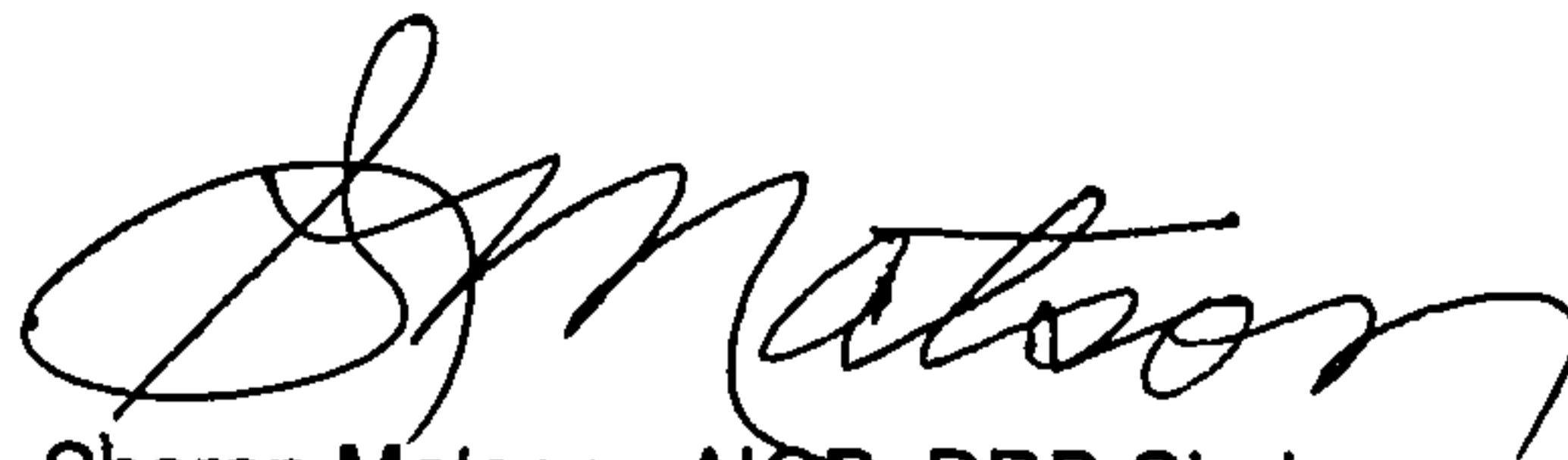
07DRB-70341 VACATION OF PUBLIC
RIGHT-OF-WAY

07DRB-70342 BULK LAND VARIANCE

07DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS
LLC request(s) the above action(s) for all or a portion of
**UNPLATTED LAND SECTION 15 (to be known as THE
TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1
FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on
UNIVERSE BLVD NW BETWEEN AVENIDA DE
JAIMITO NW AND WOODMONT AVE NW containing
approximately 34.85 acre(s). (C-10)

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.



Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 5, 2007.



**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, November 21, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1003520

07DRB-70337 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD)**, zoned RD 3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20)

Project# 1003655

07DRB-70339 VACATION OF PUBLIC
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)**, zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19)

Project# 1003703

07DRB-70338 VACATION OF PUBLIC
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20)

Project# 1005536

07DRB-70344 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK
CONST

AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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 ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order 9:00 A.M. Adjourned: 11:30
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004071**
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**
07DRB-70256 VACATION OF PUBLIC
EASEMENT
07DRB-70257 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/14/07.**

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

4. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**
5. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7. **Project# 1005410**
07DRB-70292 MINOR - SDP FOR
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-
DEFERRED AT THE AGENT'S REQUEST TOMMR 10/24/07.

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

8. **Project# 1002565**
07DRB-70293 EXT OF SIA FOR TEMP
DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER

RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project# 1002315**
07DRB-70284 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**

10. **Project# 1003597**
07DRB-70285 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**

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

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

12. **Project# 1004414**
07DRB-70286 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**
13. **Project# 1006855**
07DRB-70291 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**
14. **Project# 1006733**
07DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70290 SIDEWALK WAIVER
- SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**
15. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

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

16. **Project# 1006845**
07DRB-70280 SKETCH PLAT REVIEW
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**
07DRB-70287 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. ~~**Project# 1006854**~~
07DRB-70289 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, OS-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Approval of the Development Review Board Minutes for September 15, 2007 were approved.

ADJOURNED: 11:30

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB-1006854 Item No. 18 Zone Atlas C-10

DATE ON AGENDA 10-10-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
1.	Standard Street improvements are required on an infrastructure list.
2.	Streets need to meet DPM criteria.
3.	Volcano Heights Sector plan needs to be adhered to.

If you have any questions or comments please call Richard Dourte at 924-3999. Meeting notes: _____



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006854

AGENDA ITEM NO: 18

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A blanket drainage easement is required for the site.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

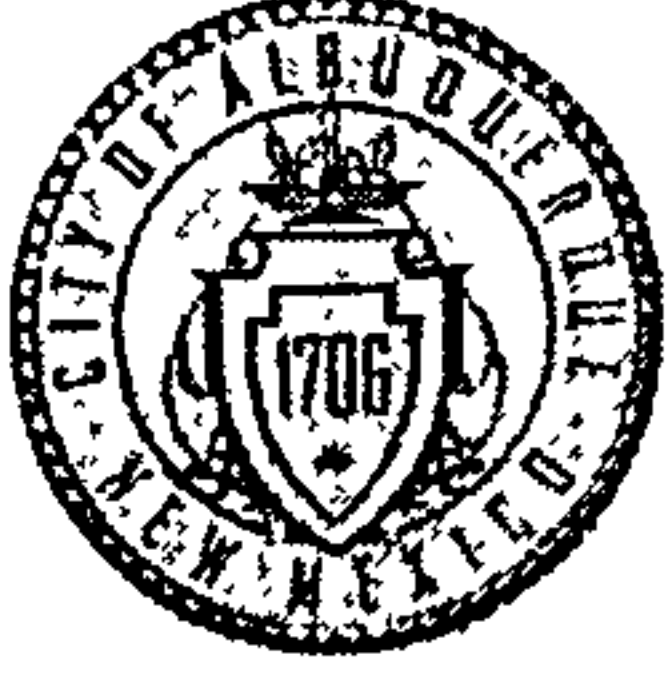
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 10, 2007
505-924-3986

0

discussed



IMPACT FEES – # 1006854

Development Review Board 10/10/07 Agenda Item #18
Sketch Plat: Tracts 1, 2, 3, 4, OS-1, & OS-2, The Trails
Subdivision, Unit 4

Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the NW Mesa for Drainage, NW Mesa/Volcano for Parks, NW Mesa for Roadways, and the Westside for Public Safety.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments**

ITEM # 18

PROJECT # 1006854

APPLICATION # 07-70289

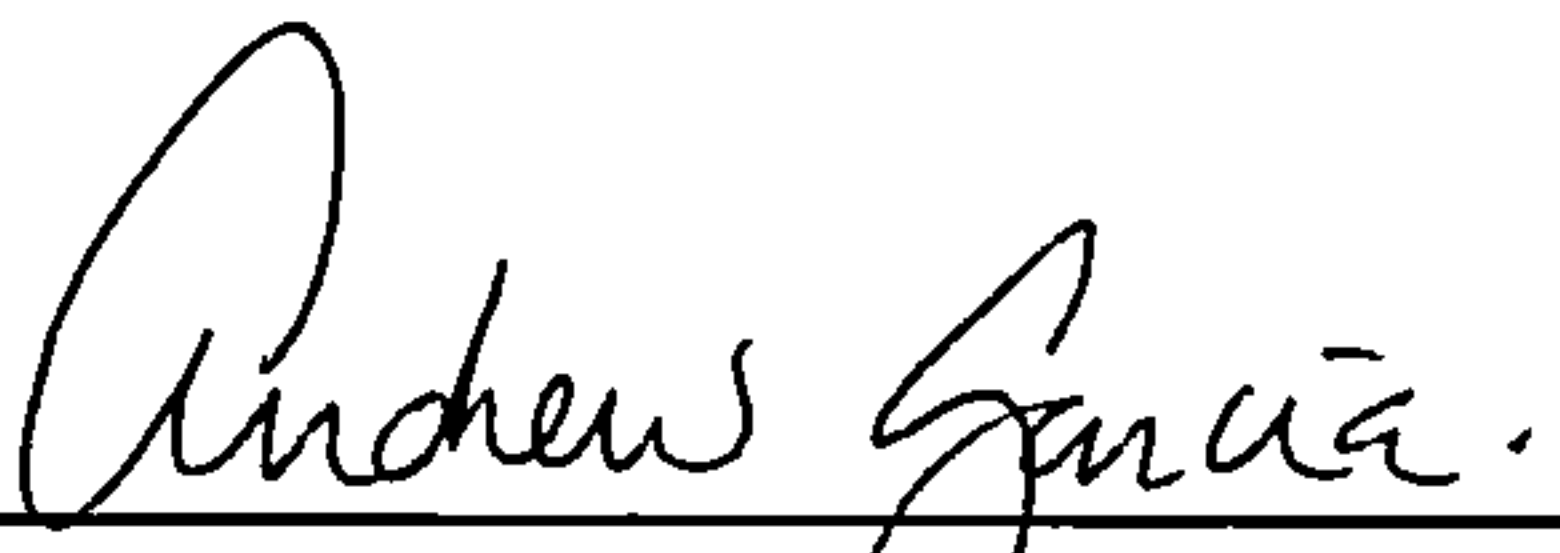
RE: Tracts 1-4, OS 1 & 5, The Trails Unit 4/sketch

Per Bill No. F/S O-07-72, An archeological Survey is required for sites that are 5 acres or more.

Please be advised that any plats approved through DRB must contain the following language per the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of the requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

City Resolution, R-06-74, requires that all residential plats brought before DRB for approval must have assigned APS Pre-Development Facility Fee Agreement as part of the application submittal. Please contact Betty King at APS at 842-4514 for more information.



Andrew Garcia, Planning Alternate
924-3858 agarcia@cabq.gov

#18

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/10/07	The Trails Unit/ 1006854	SKETCH	

Project# 1006854

07DRB-70340 VACATION OF PUBLIC
EASEMENT

07DRB-70341 VACATION OF PUBLIC
RIGHT-OF-WAY

07DRB-70342 BULK LAND VARIANCE

07DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS
LLC request(s) the above action(s) for all or a portion of
**UNPLATTED LAND SECTION 15 (to be known as THE
TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1
FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on
UNIVERSE BLVD NW BETWEEN AVENIDA DE
JAIMITO NW AND WOODMONT AVE NW containing
approximately 34.85 acre(s). (C-10)

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.



Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 5, 2007.



**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, November 21, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1003520
07DRB-70337 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

Project# 1003655
07DRB-70339 VACATION OF PUBLIC
RIGHT-OF-WAY

Project# 1003703
07DRB-70338 VACATION OF PUBLIC
RIGHT-OF-WAY

Project# 1005536
07DRB-70344 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK
CONST

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD)**, zoned RD 3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20)

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)**, zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19)

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20)

AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)**, zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

CITY OF ALBUQUERQUE



Planning Department

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

DRB



UNITED STATES POSTAGE
FITNEY BOWES
02 1M \$ 00.41⁰
0004219022 OCT 31 2007
MAILED FROM ZIP CODE 87102

VACANT

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#712045333-24 R092





IMPACT FEES – # 1006854

Development Review Board 10/10/07 Agenda Item #18
Sketch Plat: Tracts 1, 2, 3, 4, OS-1, & OS-2, The Trails
Subdivision, Unit 4

Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the NW Mesa for Drainage, NW Mesa/Volcano for Parks, NW Mesa for Roadways, and the Westside for Public Safety.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE



DA
12/12/07

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006854

AGENDA ITEM NO: 3

SUBJECT:

BULK LAND VARIANCE
FINAL PLAT
PRELIMINARY PLAT
VACATION OF PUBLIC EASEMENTS
VACATION OF PUBLIC RIGHT-OF-WAY ?

ENGINEERING COMMENTS:

No adverse comments

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 5, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments**

ITEM # 18

PROJECT # 1006854 APPLICATION # 07-70289

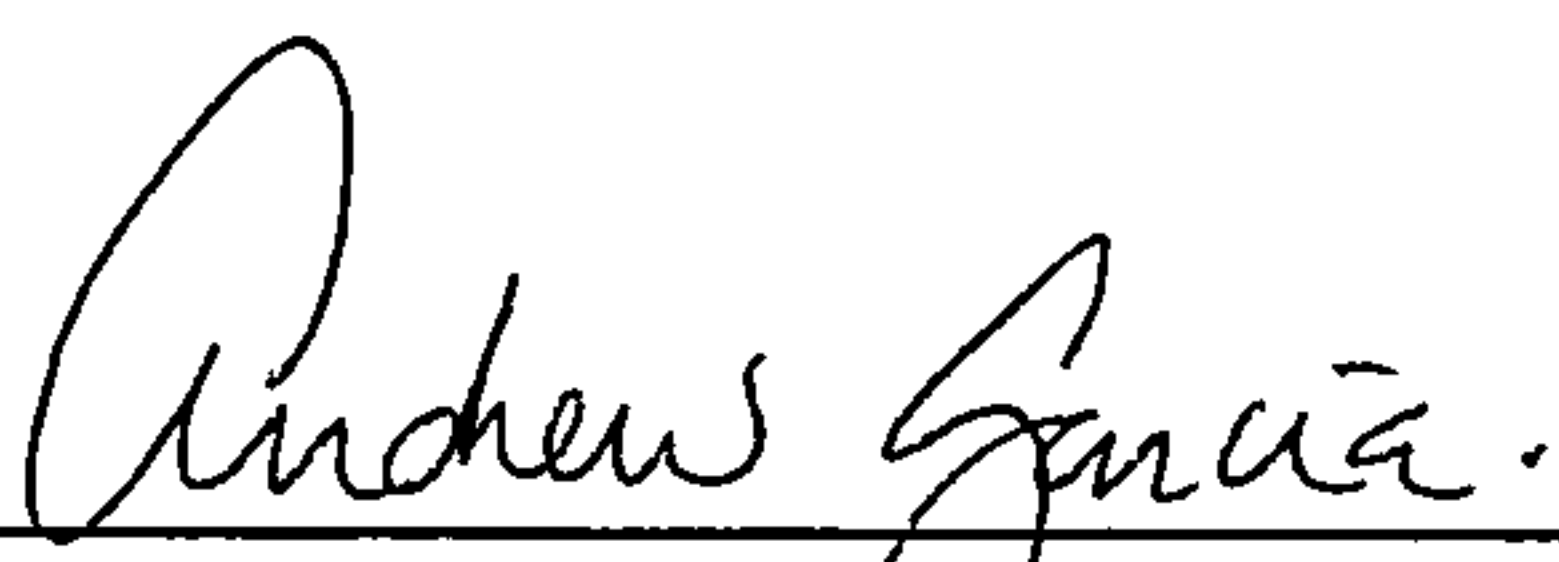
RE: Tracts 1-4, OS 1 & 5, The Trails Unit 4/sketch

Per Bill No. F/S O-07-72, An archeological Survey is required for sites that are 5 acres or more.

Please be advised that any plats approved through DRB must contain the following language per the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of the requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

City Resolution, R-06-74, requires that all residential plats brought before DRB for approval must have assigned APS Pre-Development Facility Fee Agreement as part of the application submittal. Please contact Betty King at APS at 842-4514 for more information.



Andrew Garcia, Planning Alternate
924-3858 agarcia@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006854

AGENDA ITEM NO: 3

SUBJECT:

BULK LAND VARIANCE
FINAL PLAT
PRELIMINARY PLAT
VACATION OF PUBLIC EASEMENTS
VACATION OF PUBLIC RIGHT-OF-WAY

? in-question? (Remove from List?)

ENGINEERING COMMENTS:

No adverse comments

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED 12/12/07 ✓; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 5, 2007

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006854

AGENDA ITEM NO: 6

SUBJECT:

Bulk Land Variance
Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque,

ENGINEERING COMMENTS:

New Mexico 87103

The Hydrology Section has no objection to the ~~extension~~ request.

*BLV
Vacation*

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

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

DATE: December 12, 2007

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

12/03/2007 Issued By: PLNABG

Permit Number: 2007 070 340

Category Code 910

Application Number: 07DRB-70340, Vacation Of Public Easement

Address:

Location Description: UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW

Project Number: 1008854

Applicant
The Trails Llc

7007 Jefferson Ne
Albuquerque NM 87109
823-1000

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4983000	DRB Deferral fee	\$110.00
TOTAL:		\$110.00

City Of Albuquerque
Treasury Division

12/3/2007 2:54PM LOC: ANNX
WSH 007 TRANSH 0037
RECEIPT# 00091318-00091318
PERMIT# 2007070340 TRSMSP
Trans Amt \$110.00
DRB Actions \$110.00
CK \$110.00
CHANGE \$0.00

Thank You

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

12/11/2007 Issued By: PLNSDH

Permit Number: 2007 070 289

Category Code 910

Application Number: 07DRB-70289, Sketch Plat Review And Comment

Address:

Location Description:

Project Number: 1006854

Applicant
The Trails Llc

707 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	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$110.00
TOTAL:		\$110.00

City Of Albuquerque
treasury Division

12/11/2007 2:43PM LOC: ANNX
WSH 007 TRANS# 0040
RECEIPT# 00091605-00091605
PERMIT# 2007070289 TRSMSP
Trans Amt \$110.00
DRB Actions \$110.00
CA \$110.00
CHANGE \$0.00

Thank You

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006854

AGENDA ITEM NO: 3

SUBJECT:

Bulk Land Variance
Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request or BLV request.

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹²⁻⁵⁻⁰⁷ X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

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

DATE: November 21, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006854

AGENDA ITEM NO: 3

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation or BLV request.
Plat should reference all easements of record.

RESOLUTION:

12-12-07

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

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

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

FOR:

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

DATE: December 5, 2007

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

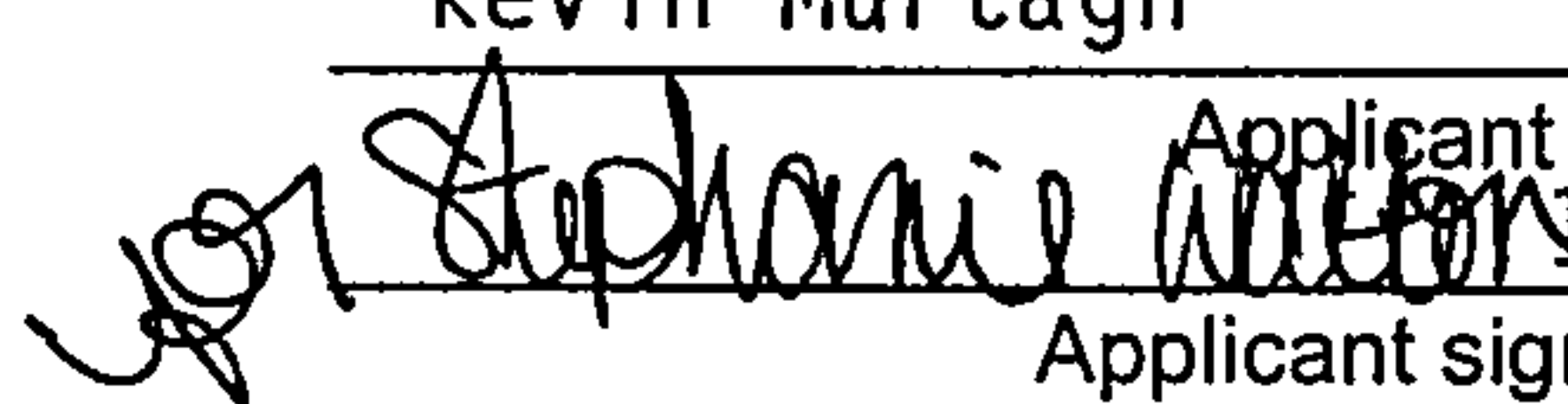
- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver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

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

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

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

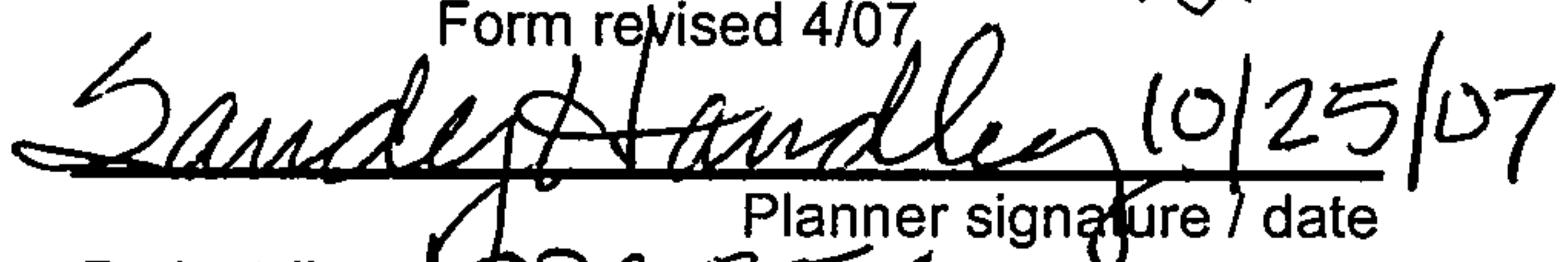
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

kevin Murtagh
 Applicant name (print)

 Applicant signature / date 10/25/2007



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

Application case numbers
 07DRB - 70340
 07DRB - 70341
 07DRB - 70342

Form revised 4/07

 Planner signature / date 10/25/07
 Project # 1006854

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

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

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

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

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

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

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

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

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

PER ROCK

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Kevin Murtagh

 Application name (print)
 10/25/2007
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 07PRB - 70343

Sandra Handley 10/25/07

 Planner signature / date
 Project # 1006854

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 NOVEMBER 6, 2007 To NOVEMBER 21, 2007

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.

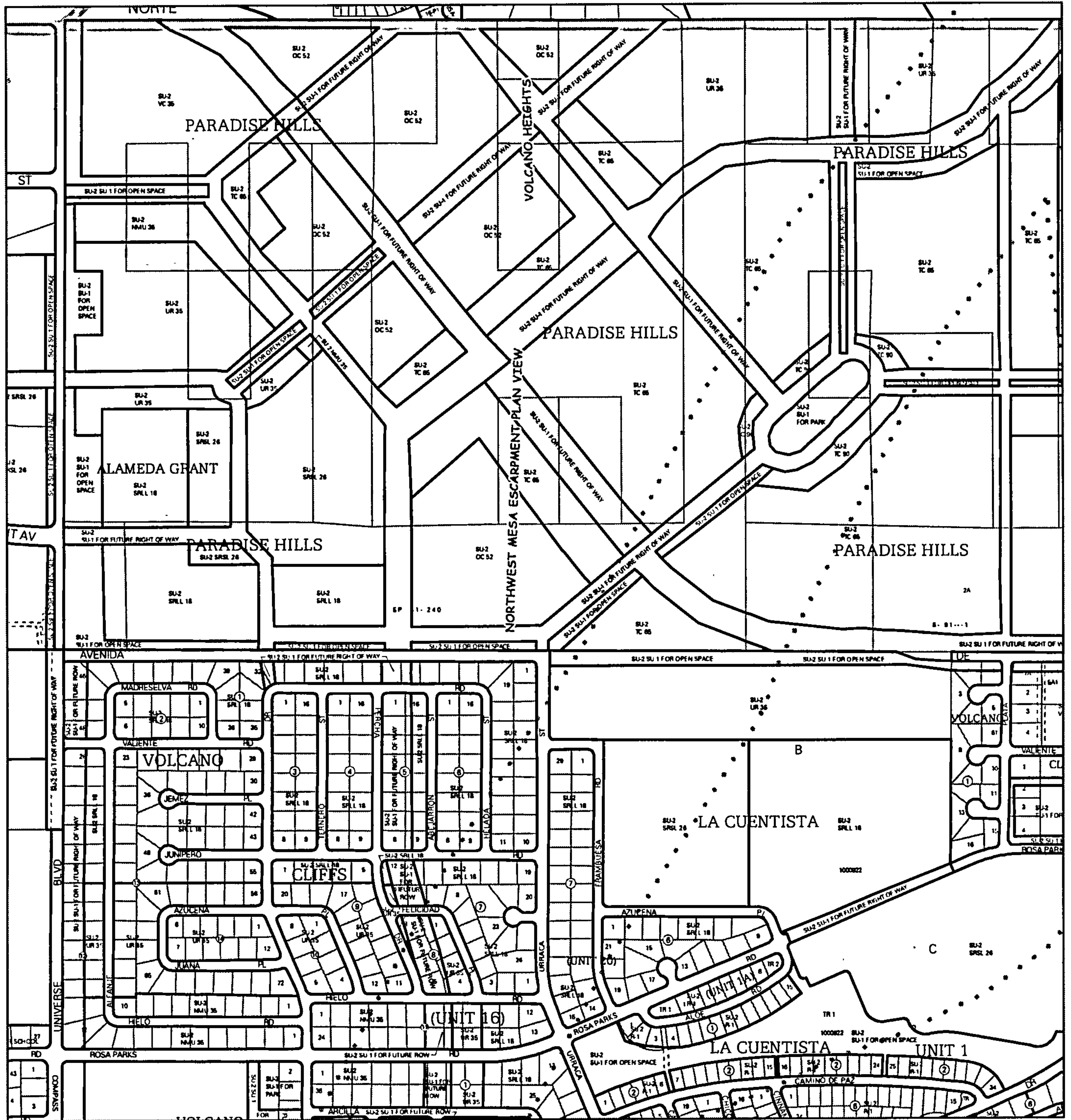
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Wilton
(Applicant or Agent)


10-25-07
(Date)

I issued 2 signs for this application, 10/25/07 Sandy Handberg
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006854

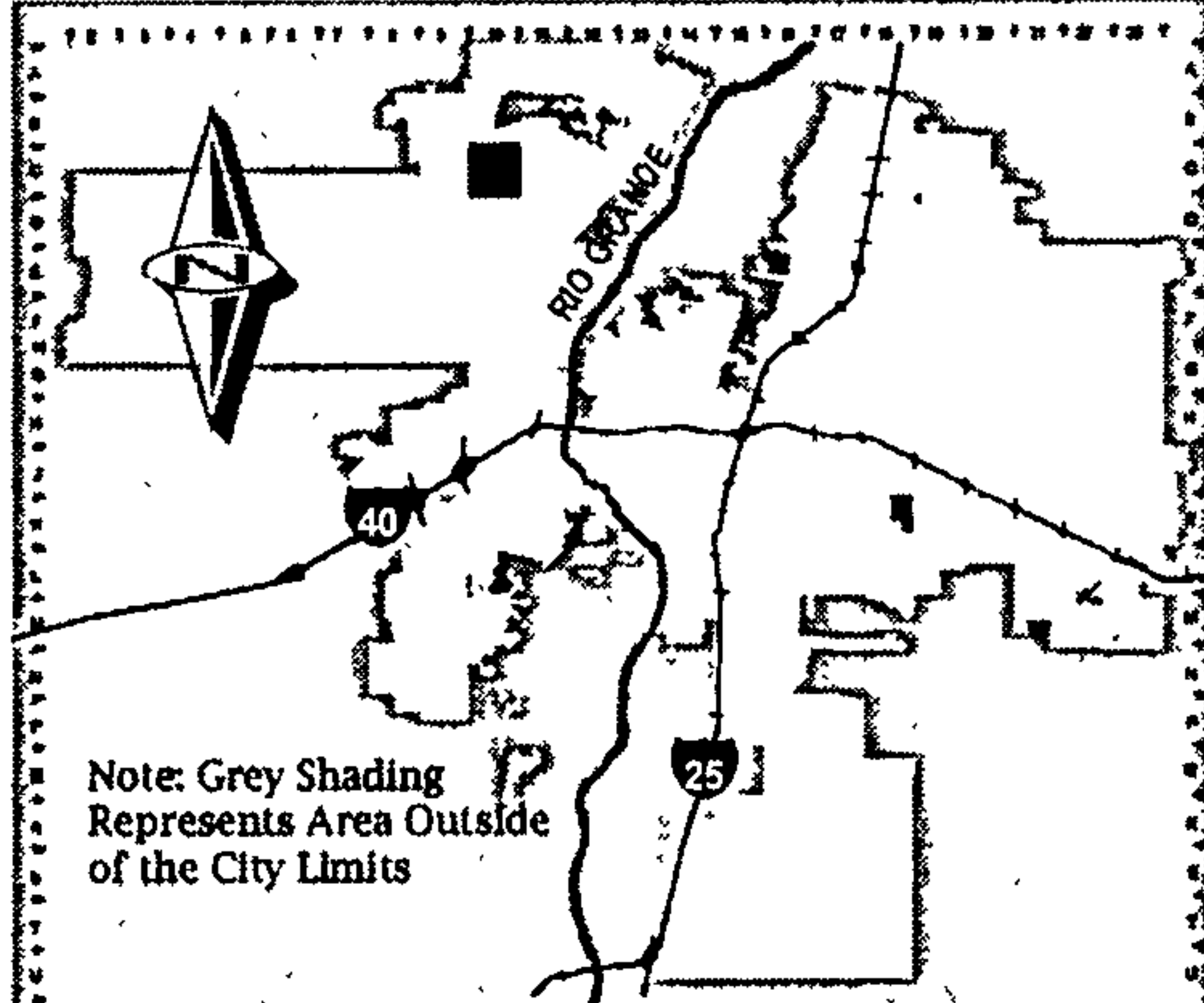


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System



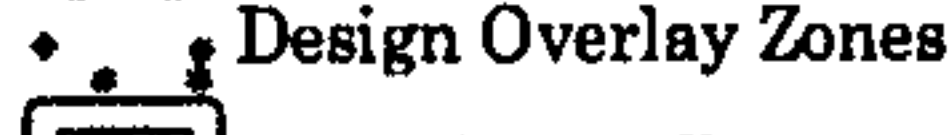


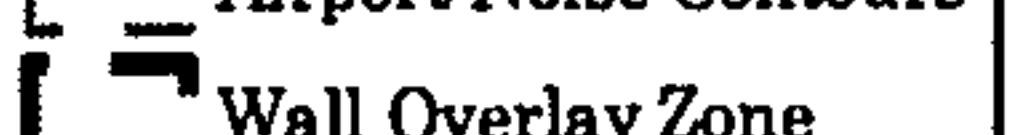
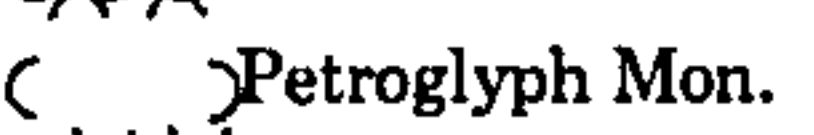


Map amended through: 9/6/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-10-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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 25, 2007

Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Tracts 1, 2, 3, 4, OS-1 and OS-2, The Trails Unit 4
DRB# 1006854

Dear Sheran:

Enclosed for Development Review Board (DRB) review and approval is the Bulk Land Plat for The Trails Unit 4. The primary purpose of the proposed bulk plat is to subdivide the property into tracts consistent with the Volcano Heights Sector Development Plan (VHSDP). Zoning for tracts 1-4 is SU-2 as established by the Sector Plan and therefore such tracts are potentially subject to a site development plan review process. Therefore Tracts 1 and 4 can be less than the standard 5.0 acre minimum size. Tracts OS-1 and OS-2 are zoned for and being platted for open space or future park land use.

Submitted for the DRB review is the following information:

- Application for Development Review
- Twenty-Four (24) copies of the Bulk Land Plat
- Fee
- Letter from the Office of Neighborhood Coordination and related data
- Twenty-four (24) copies of the Vacation Exhibit
- Archeological Documentation
- Letter briefly describing and justifying the request

Please place this item on the Development Review Board Agenda to be heard on November 21, 2007.
If you have any questions or require further information, please contact me.

Sincerely,



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

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) _____

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name The Trails Unit 4

Location of Project (address or major cross streets) Universe and Woodmont

Proposed Number of Units: Single-Family Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner The Trails LLC Legal Description Tracts 1 thru 4, OS-1 and OS-2, The Trails Unit 4

Zoning R-1

Reason for Waiver/Deferral creating tracts 1 thru 4, OS-1 and OS-2.

Contact Information

Name Evelyn Lopez-Chavez

Company Longford Homes

Phone 505-761-9911

E-mail elopez@longfordhomes.com

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Volcano Vista

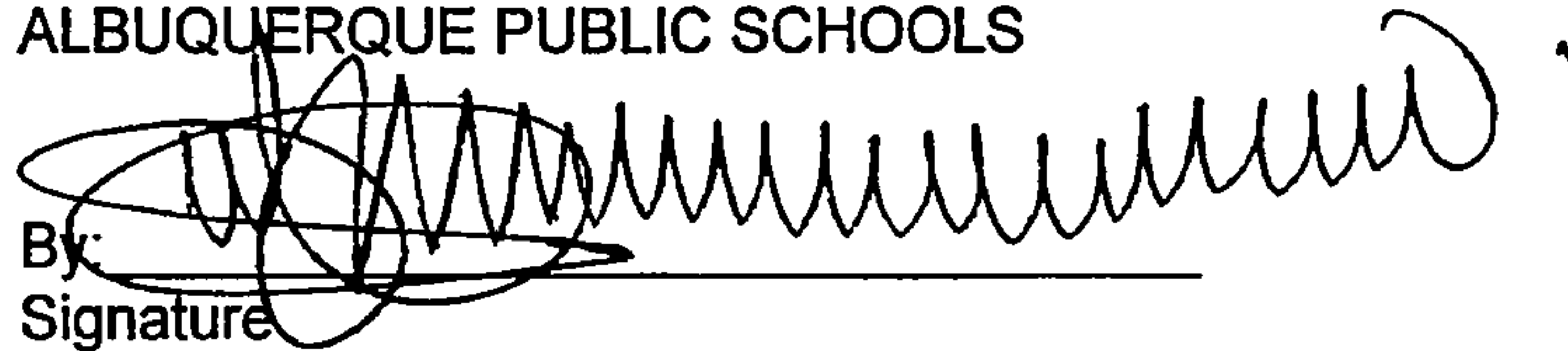
Date Submitted 10/9/2007

Date Completed 10/10/07

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts 1 thru 4, OS-1, and OS-2, The Trails Unit 4, which is zoned as R-1, on October 10, 2007 submitted by The Trails, LLC, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the above property currently has not been divided into tracts. Therefore, tracts 1 thru 4, OS-1 and OS-2 are being created. At this time there will be no net gain in residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: 
Signature

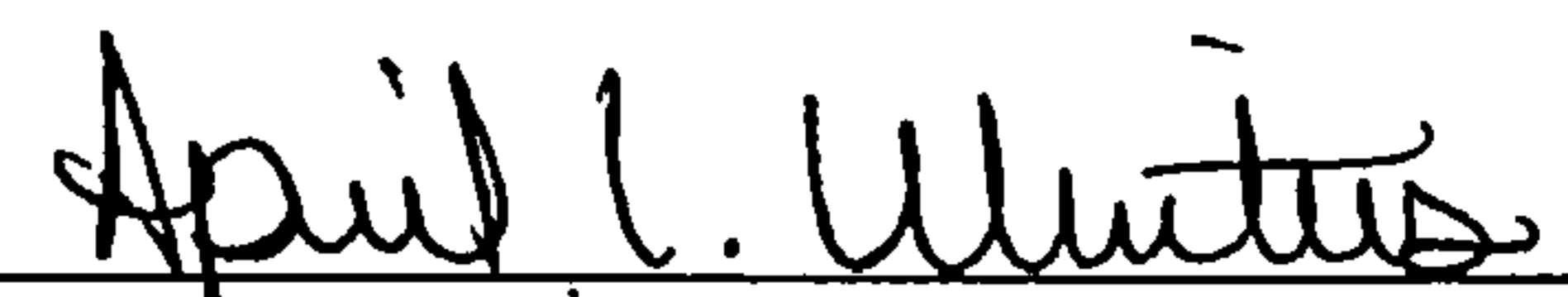
Kizito Wijenje, Director, Capital Master Plan

Kizito Wijenje, Director, Capital Master Plan

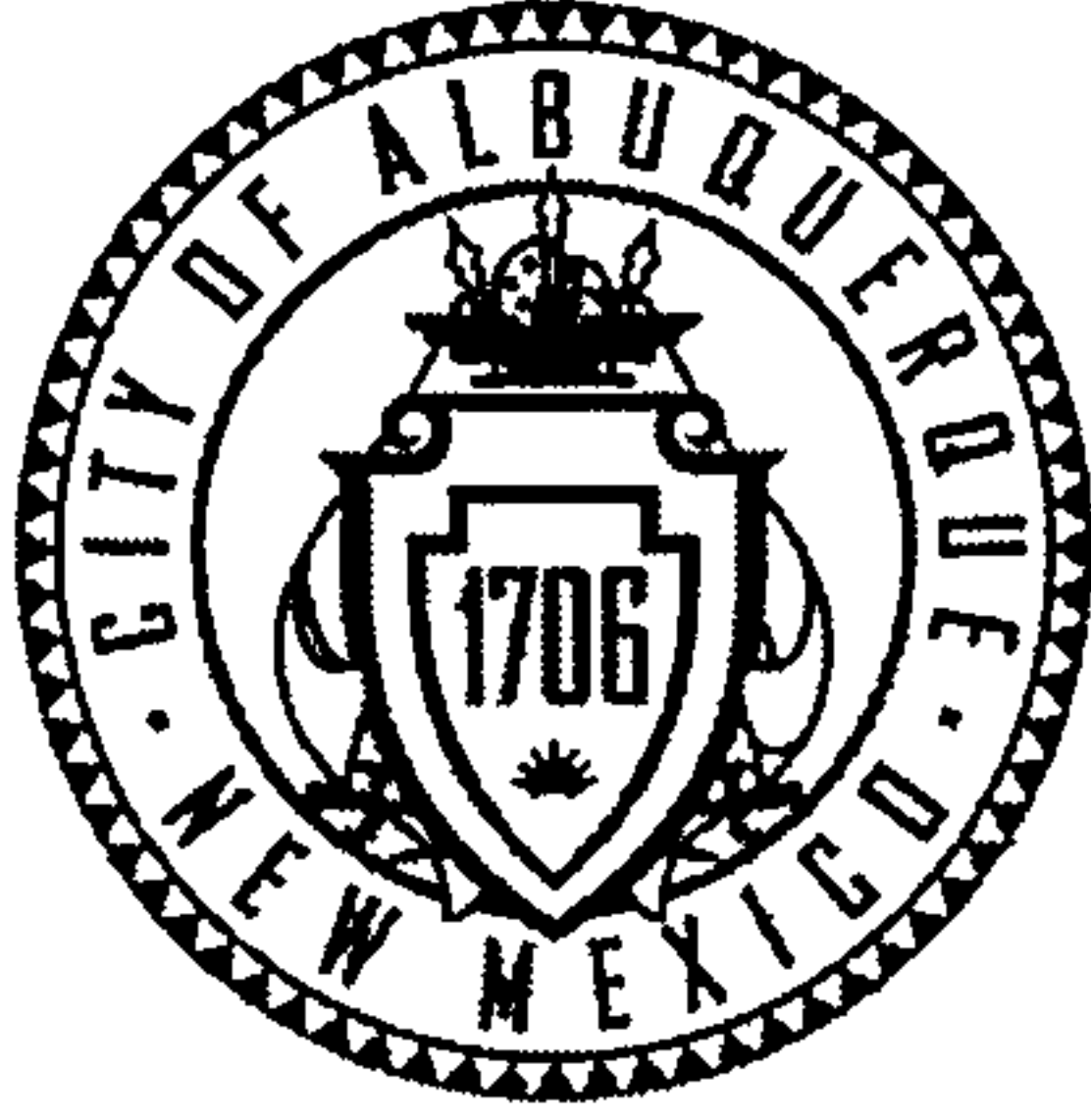
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 10, 2007 by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)


Notary Public

My commission expires: May 18, 2011



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 17, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Longford Homes

Applicant: Longford Homes

Legal Description: The Trails Units 3 and 4

Acreage: 54 acres

Zone Atlas Page: C-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

NMCRIS Activity No. 10444 (NIAF form) by TRC, Inc. -- Todd L. Howell, P.I.

SITE VISIT: n/a

RECOMMENDATION(S):

Note: Please provide updated site search from NMCRIS and update NIAF form to reflect other previous surveys (Kemrer 1989; Snow 1991).

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area).***

SUBMITTED:

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

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 4 AND TRACTS OS-1 AND OS-2
THE TRAILS UNIT 4

The plat of TRACTS 1 THRU 4 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 4 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 4 and Tracts OS-1 and OS-2, The Trails Unit 4, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2007 in Book _____, page _____.

OWNER

The Trails, LLC
Longford Group, Inc., its Manager

By: Kelly Murtagh

Kelly Murtagh, Vice President Date

The Trails Community Association, Inc.

By: Tracy Murphy 10-10-07

Tracy Murphy, President Date

STATE OF NM

COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 7th day of October, 2007, by, Kelly Murtagh, Vice President of The Trails, LLC.

DKrapcha My commission expires 12-1-08

Notary Public

STAT OF NM
COUNTY OF Bernalillo SS



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

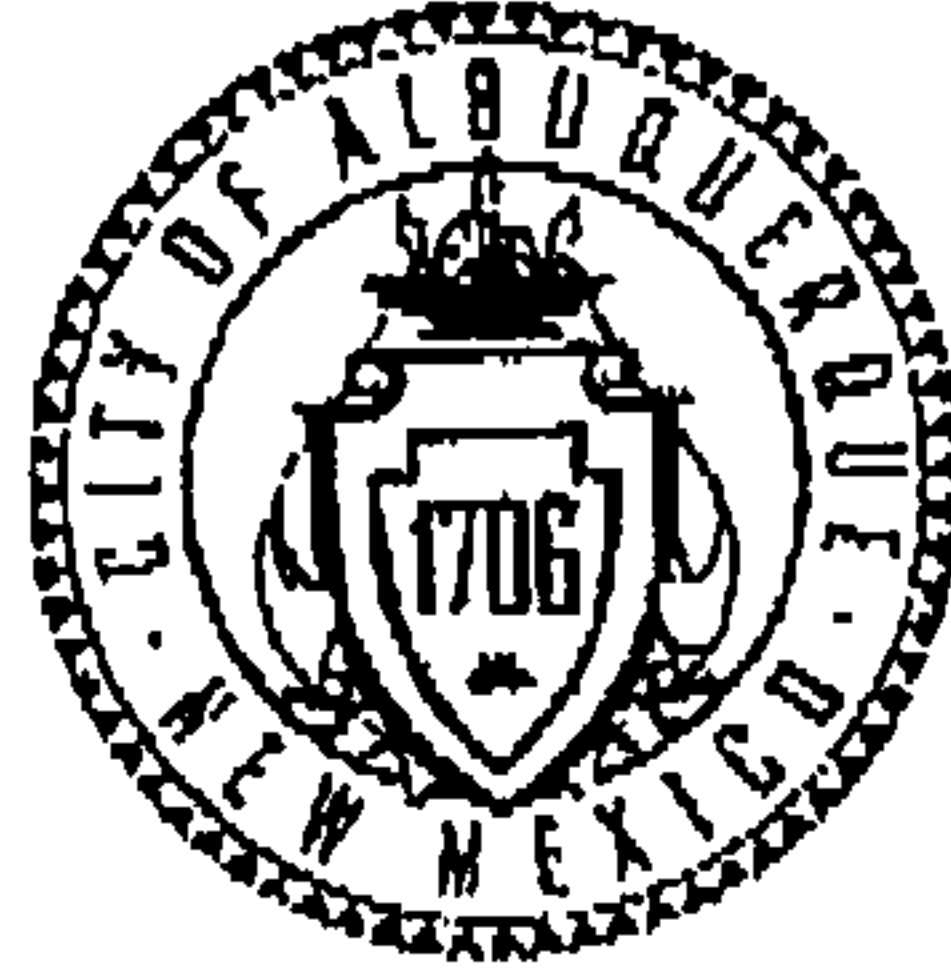
The foregoing instrument was acknowledged before me this 7th day of October, 2007, by, Tracy Murphy, President of The Trails Community Association, Inc.

DKrapcha My commission expires 12-1-08

Notary Public



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



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: 10 October 2007

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

This letter will serve to notify you that on 10 October 2007
 (date)

TO CONTACT NAME: Steve Walton
 COMPANY/AGENCY: Boh man & Huston
 ADDRESS/ZIP: Courtward 100 Jefferson St NE 87109-4335
 PHONE/FAX #: 505-798-1900 FAX 798-7988

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 The Trails Unit 4

zone map page(s) C-10

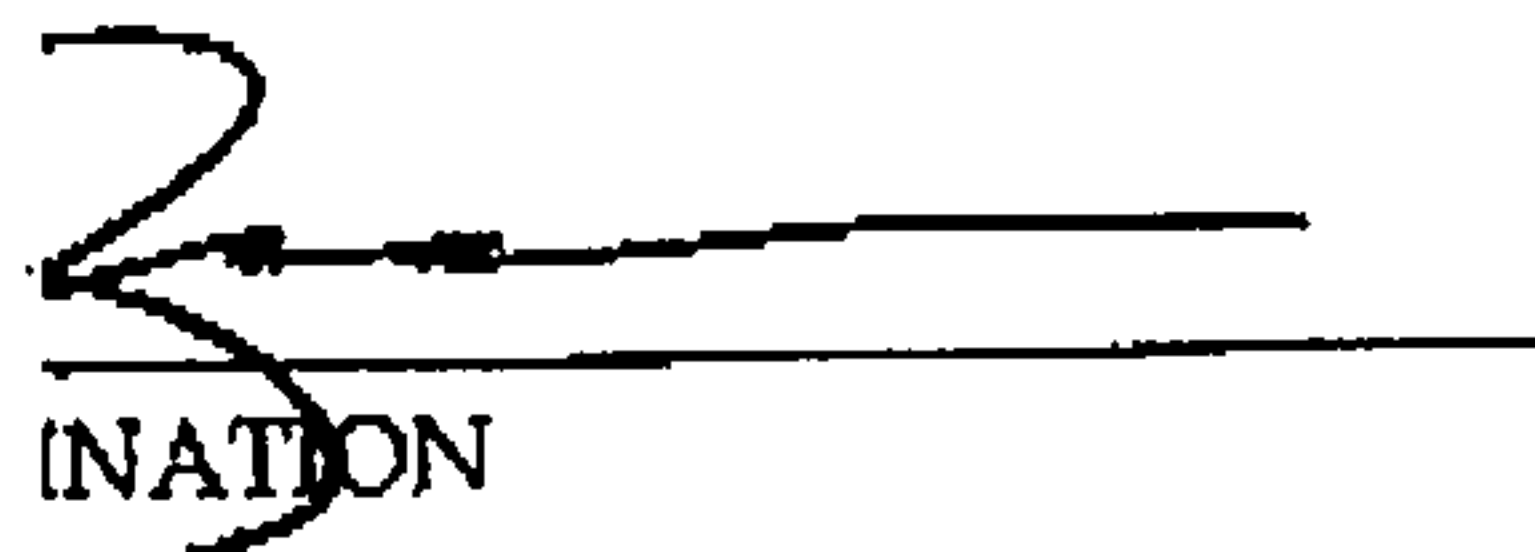
Our records indicate that as of 10 October 2007, there were **no Recognized**
 (date)

Neighborhood Association 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,


 OFFICE OF NEIGHBORHOOD COORDINATION


 COORDINATION

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan by the EPC, DRB, etc. are required to notify neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as early as possible, notification be fully informative.

WE RECOMMEND THAT THE NEIGHBORHOOD 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 action requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, 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 MASS DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center, off Montgomery Blvd.")
 - c) If a **SECTOR DEVELOPMENT PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination


The following information should always be included 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 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.

Any questions, please feel free to contact Shani at 824-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
 (below this line for ONC use only)
 Date of Inquiry: 10 Oct 07 Entered: 10:38 ONC Rep. Initials: 

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

10/25/2007 Issued By: PLNABG

Permit Number: 2007 070 342 **Category Code 910**

Application Number: 07DRB-70342, Bulk Land Variance

Address:

Location Description: UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW

Project Number: 1006854

Applicant
The Trails Llc

7007 Jefferson Ne
Albuquerque, NM 87109
823-1000

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$145.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

10/25/2007 3:12PM LOC: ANX
WSH 008 TRANSH 0040
RECEIPT# 00083281-00083283
PERMIT# 2007070342 TRSLJS
Trans Amt \$1,150.00
DRB Actions \$145.00

Thank You

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

10/25/2007 Issued By: PLNABG

Permit Number: 2007 070 341

Category Code 910

Application Number: 07DRB-70341, Vacation Of Public Right-Of-Way

Address:

Location Description: UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW

Project Number: 1006854

Applicant
The Trails Llc

7007 Jefferson Ne
Albuquerque, NM 87109
823-1000

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$300.00
TOTAL:		\$300.00

City Of Albuquerque
Treasury Division

10/25/2007 3:11PM LOC: ANNX
WS# 008 TRANSH 0040
RECEIPT# 00083281-00083281
PERMITH 2007070341 TRSLJS
Trans Amt \$1,150.00
DRB Actions \$300.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/25/2007 Issued By: PLNABG

Permit Number: 2007 070 340 **Category Code 910**

Application Number: 07DRB-70340, Vacation Of Public Easement

Address:

Location Description: UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW

Project Number: 1006854

Applicant
The Trails Llc

7007 Jefferson Ne
Albuquerque, NM 87109
823-1000

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
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

10/25/2007 3:12PM LOC: ANNX
WS# 008 TRANSH 0040
RECEIPT# 00083281-00083282
PERMIT# 2007070340 TRSLJS
Trans Amt \$1,150.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00

Thank You

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

10/25/2007 Issued By: PLNABG

Permit Number: 2007 070 343

Category Code 910

Application Number: 07DRB-70343, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW

Project Number: 1008854

Applicant
The Trails Llc

7007 Jefferson Ne
Albuquerque, NM 87109
823-1000

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$565.00
TOTAL:		\$565.00

City Of Albuquerque
Treasury Division

10/25/2007 3:13PM LOC: ANNX
WSH 008 TRANS# 0040
RECEIPT# 00083281-00083284
PERMIT# 2007070343 TRSLJS
Trans Amt \$1,150.00
DRB Actions \$565.00
VI \$1,150.00
CHANGE \$0.00

FRANK L. COLE, a single man

for consideration paid, grant

the following described real estate in Bernalillo County, New Mexico:

The North Half of the West 4595.0 feet, except the West 4145.0 feet and except the South 1320.0 feet of Tract 4, situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, as shown on the "Survey of a Portion of the BLACK RANCH" by G. H. Cole, dated October, 1959, said Tract being more particularly described as follows, to-wit:

Beginning at the Southwest Corner of said Tract, a point common with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, on the South Boundary of the Alameda Grant, a U.S.L.O. Marker in place;

THENCE S89°43'E, a distance of 5296.9 feet along the South Boundary Line of the Alameda Grant to the Southeast Corner of said Tract;

THENCE N0°02'E, a distance of 3282.6 feet to the Northeast Corner;

THENCE S89°55'30"W, a distance of 5296.9 feet to the Northwest Corner;

THENCE S0°02'W, a distance of 3265.1 feet to the Southwest Corner and Point of Beginning of said Tract;

containing 10.0 acres, more or less; RESERVING HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for utility purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, covenants, restrictions, reservations, easements, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, established and/or existing roads, and Patent Reservations of record in the Office of the County Clerk, Bernalillo County, New Mexico.

with warranty covenants.

WITNESS OUR HAND AND SEAL this 19 day of May, 1969

HORIZON CORPORATION, a Delaware Corporation

Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA) COUNTY OF PIMA }

On this 19 day of May, 1969, before me appeared

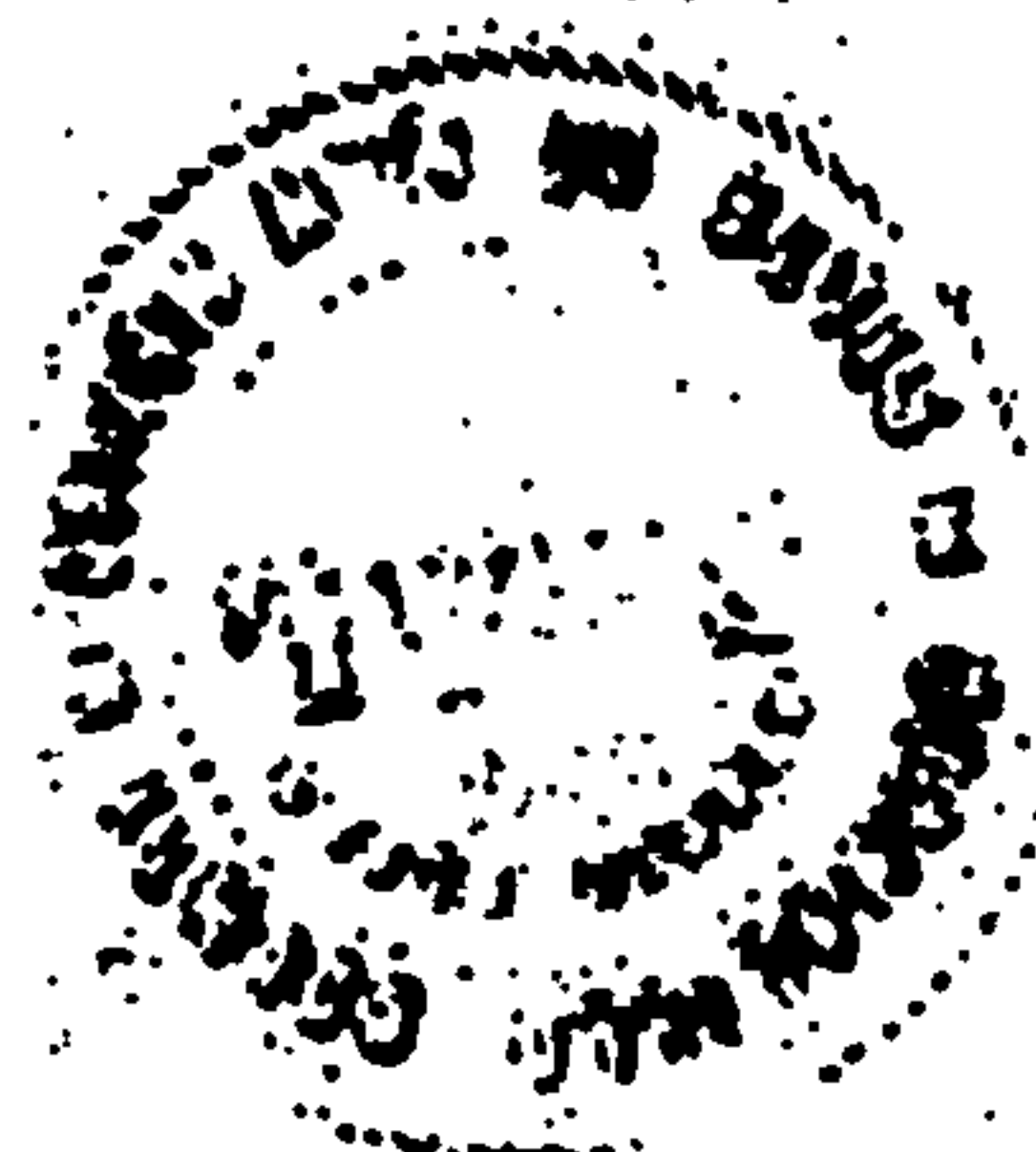
HELEN M. KETTELHUT to me personally known, who, being by me duly sworn did say that she is the Assistant Secretary of HORIZON CORPORATION

and that the said office to said instrument is the corporate seal of said Corporation and that said instrument was signed and acted in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: June 8, 1970

Marian J. Zenton, Notary Public

540



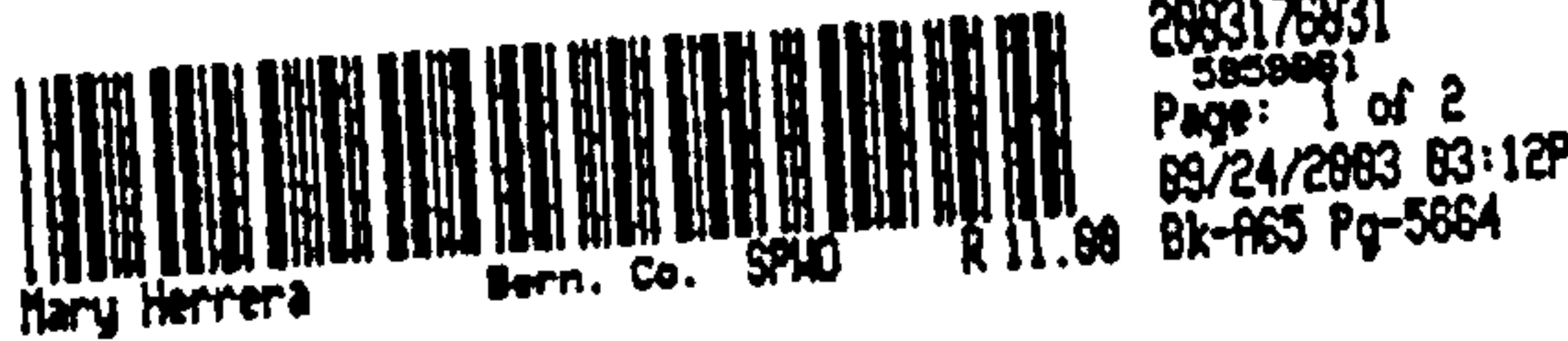
State of New Mexico | SS
County of Bernalillo | SS
This instrument was filed for record on

APR 19 1965
At _____ in the County of _____
of the State of New Mexico File # 337-540

By _____ Clerk of Court

SPECIAL WARRANTY DEED

Bluewater North LLC, a New Mexico limited liability company, for consideration paid, grants to The Trails LLC, a Nevada limited liability corporation, whose address is 3077 W. Warm Springs Road, Las Vegas, NV 89120 the following described real estate in BERNALILLO County, New Mexico:
See Exhibit A attached hereto and made a part hereof.



SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2003 and subsequent years, with special warranty covenants.

WITNESS my hand and seal this 25th day of September, 2003.

Bluewater North LLC

Robert J. Schaefer
Robert J. Schaefer
Managing Member

(Seal)

(Seal)

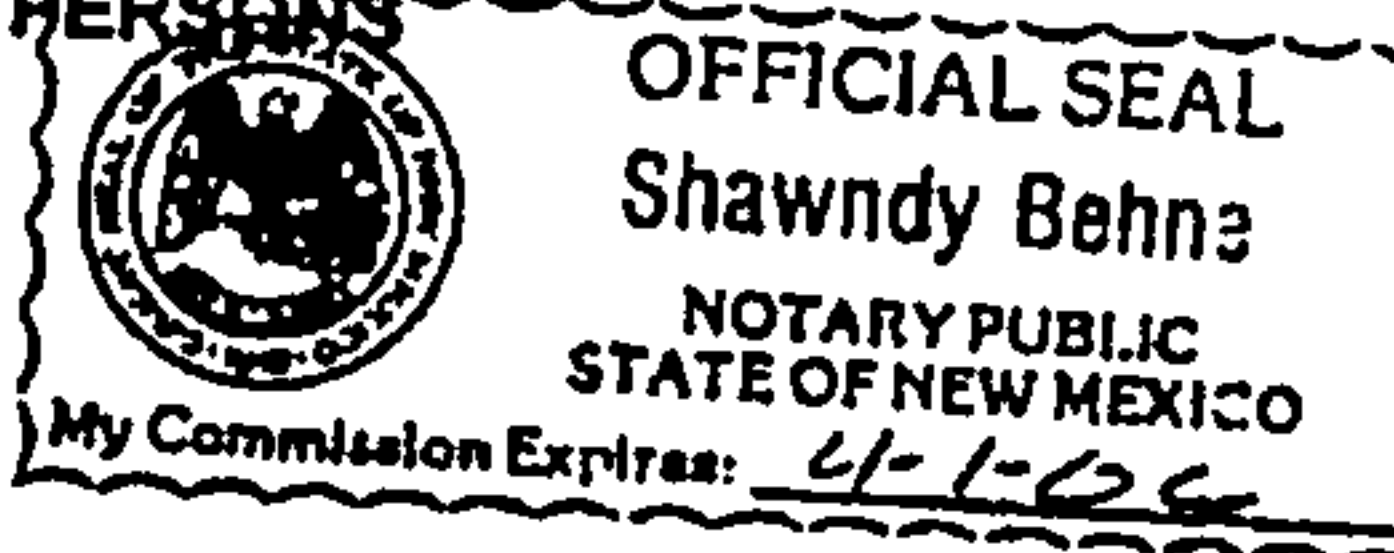
(Seal)

(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF _____ } ss.



This instrument was acknowledged before me this _____ day of _____

My commission expires: _____
(Seal)

(Name or Names of Person or Persons Acknowledging)

Notary Public

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____ } ss.

This instrument was acknowledged before me this _____ 25th day of _____ September, 2003, by

Robert J. Schaefer
Robert J. Schaefer

(Name of Officer)
Managing Member

(Title of Officer)

of

Bluewater North LLC, a New Mexico limited

(Name of Corporation Acknowledging)

a _____ New Mexico corporation, on behalf of said corporation.

(State of Incorporation)

My commission expires: _____
(Seal)

Notary Public

Exhibit A

PARCEL 1-6

A certain tract of land located within the Alameda Grant, being more particularly described as follows:

BEGINNING for a tie at the U.S.L.O. marker on the South boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, NMPM, Bernalillo County, New Mexico;
Thence N 0° 02' E, a distance of 1,302.60 feet to the SW corner and point of beginning of the parcel herein described;
Thence N 0° 02' E, a distance of 660.0 feet to the NW corner;
Thence N 89° 55' 30" E, a distance of 330.0 feet to the NE corner;
Thence S 0° 02' W, a distance of 660.0 feet to the SE corner;
Thence S 89° 55' 30" W, a distance of 330.0 feet to the point of beginning.

PARCEL 2-5

A certain tract of land located within the Alameda Grant, being more particularly described as follows:

BEGINNING for a tie at the U.S.L.O. marker on the South boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, NMPM, Bernalillo County, New Mexico;
Thence N 0° 02' E, a distance of 1,302.60 feet to a point;
Thence N 89° 55' 30" E, a distance of 330.0 feet to the SW corner and point of beginning of the parcel herein described;
Thence N 0° 02' E, a distance of 660.0 feet to the NW corner;
Thence N 89° 55' 30" E, a distance of 330.0 feet to the NE corner;
Thence S 0° 02' W, a distance of 660.0 feet to the SE corner;
Thence S 89° 55' 30" W, a distance of 330.0 feet to the point of beginning.

PARCEL 3-8

A certain tract of land located within the Alameda Grant, being more particularly described as follows:

BEGINNING for a tie at the U.S.L.O. marker on the South boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, NMPM, Bernalillo County, New Mexico;
Thence N 0° 02' E, a distance of 642.60 feet to a point;
Thence N 89° 55' 00" E, a distance of 330.0 feet to the SW corner and point of beginning of the parcel herein described;
Thence N 0° 02' E, a distance of 660.0 feet to the NW corner;
Thence N 89° 55' 30" E, a distance of 330.0 feet to the NE corner;
Thence S 0° 02' W, a distance of 660.0 feet to the SE corner;
Thence S 89° 55' 30" W, a distance of 330.0 feet to the point of beginning.

PARCEL 4-7

A tract of land situate within the Northwest Quarter (NW1/4) of projected Section 15, Township 11 North, Range 2 East, NMPM, within the Town of Alameda Grant, Bernalillo County, New Mexico, being more particularly described as follows:

BEGINNING at the Southwest corner of the tract herein described, whence the point of intersection of the South boundary of the Town of Alameda Grant, with the boundary common to Sections 15 and 16, Township 11 North, Range 2 East bears S 0° 02' W, 642.60 feet distant;
Thence, from the point of beginning, N 0° 02' E, 660.0 feet distance to the Northwest corner of the tract herein described;
Thence, N 89° 55' 30" E, 330.0 feet distance to the Northeast corner of the tract herein described;
Thence, S 0° 02' W, 660.0 feet distance to the Southeast corner of the tract herein described;
Thence, S 89° 55' 30" W, 330.0 feet distance to the point of beginning.

PARCEL 5-37 (SOUTH PARCEL)

A tract of land situate within the Town of Alameda Grant, being within the NW1/4 NW1/4 SW1/4, projected Section 15, Black Ranch, Township 11 North, Range 2 East, NMPM, City of Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the Southeast corner of the herein described tract, from whence Albuquerque Control Survey Monument bears N 57° 00' 46" E, 1403.09 feet;
Thence, N 89° 41' 49" W, 330.0 feet to the Southwest corner;
Thence, N 00° 15' 57" E, 641.89 feet to the Northwest corner;
Thence, S 89° 49' 59" E, 330.00 feet to the Northeast corner;
Thence, S 0° 15' 57" W, 642.67 feet to the point of beginning.



Mary Herrera

Bern. Co. SP10

R 11.00

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Page: 2 of 2

09/24/2003 03:12P

Bk-665 Pg-5664

WARRANTY DEED

Trust Company of America, Custodian for Mary B. Towey IRA, for consideration paid, grants to The Trails LLC, a Nevada Limited Liability Company, whose address is 3077 E. Warm Springs Road, Las Vegas, NV 89120, the following described real estate in BERNALILLO County, New Mexico:

Beginning for a tie at the U.S.L.O. marker on the South boundary of the Town of Alameda Grant, which is a point common to Section 15 and 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico;

Thence N. 0 Deg. 02' E, a distance of 1962.60 feet to a point; Thence N. 89 Deg. 55' 30" E, a distance of 2970.00 feet to the Southwest Corner and point of beginning of the parcel herein described;

Thence N. 0 Deg. 02' E, a distance of 660.00 feet to the Northwest Corner;
Thence N. 89 Deg. 55' 30" E, a distance of 330.00 feet to the Northeast Corner;
Thence S. 0 Deg. 02' W, a distance of 660.00 feet to the Southeast Corner;
Thence S. 89 Deg. 55' 30" W, a distance of 330.00 feet to the point of beginning;

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2004 and subsequent years,
with warranty covenants.

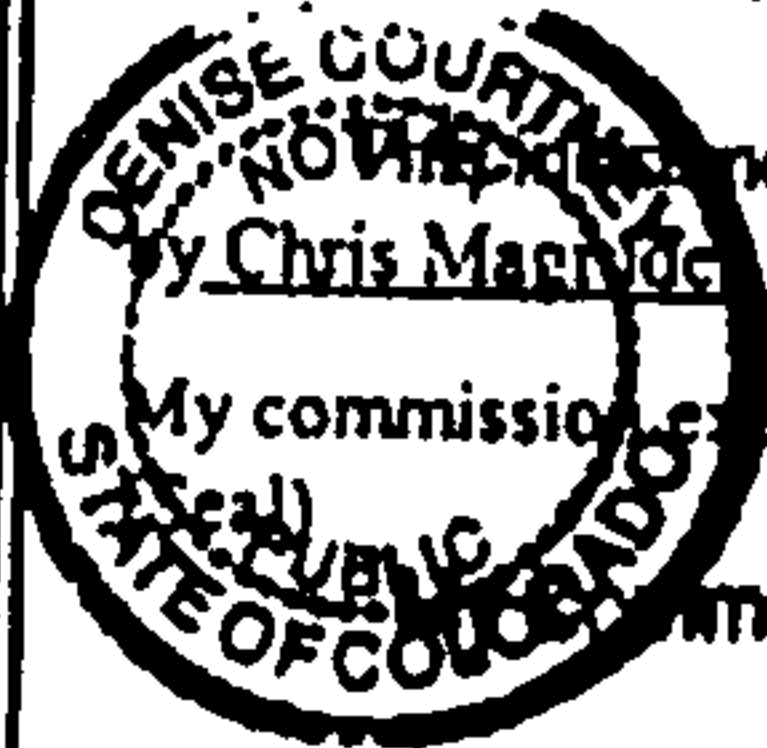
WITNESS my hand and seal this ___ day of June, 2004.
Trust Company of America, Custodian for Mary B. Towey IRA

Chris Magruder (Seal) _____ (Seal)
Assistant Trust Officer

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF COLOrado } ss.
COUNTY OF ADAMS

This instrument was acknowledged before me this 22 day of JUNE, 2004
by Chris Magruder, Assistant Trust Officer for the Trust Company of America, Custodian for Mary B. Towey IRA
(Name of Names of Persons or Persons Acknowledging)



My commission expires: expiration date
Commission Expires 07/31/2005

Denise Courtney Notary Public
DENISE COURTNEY Name Typed

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO } ss.
COUNTY OF County

This instrument was acknowledged before me this _____ day of _____, by _____,

_____, (Name of Officer) _____ of _____

_____, (Title of Officer)

_____, (Name of Corporation Acknowledging)

a _____ corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires: expiration date
(Seal)

Notary Public



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8100040
Page: 1 of 1
06/23/2004 02:48P
Bk-R79 Pg-7226

WARRANTY DEED

John W. Whitlock and Diana K. Whitlock, husband and wife, for consideration paid, grant to The Trails LLC, a Nevada limited liability company, whose address is 7007 Jefferson Street NE, Suite A, Albuquerque, NM,, the following described real estate in BERNALILLO County, New Mexico:

A tract of land in the NE1/4 and SE1/4 of projected Sec. 15, T11N, R2E, NMPM, being more particularly described as follows:

Beginning for a tie, at the U.S.L.O. Marker on the South boundary of the Town of Alameda Grant, which is a point common to Sec. 15 and 16, T11N, R2E, NMPM, Bernalillo County, New Mexico; running

Thence, N 0° 02' E, a distance of 642.60 feet to a point;

Thence, N 89° 55' 30" E., a distance of 2640.00 feet to the SW corner and point of Beginning of the parcel herein described;

Thence, N 0° 02' E., a distance of 660.00 feet to the NW corner;

Thence, N 89° 55' 30" E., a distance of 330.00 feet to the NE corner;

Thence, S 0° 02' W., a distance of 660.00 feet to the SE corner;

Thence, S 89° 55' 30" W. a distance of 330.00 feet to the point of beginning.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2004 and subsequent years,

with warranty covenants.

WITNESS our hands and seals this 5 day of November, 2004.

John W. Whitlock (Seal)
John W. Whitlock

Diana K. Whitlock (Seal)
Diana K. Whitlock

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF New Mexico
COUNTY OF Bernalillo } ss.

This instrument was acknowledged before me this 5th day of November, 2004,
by John W. Whitlock and Diana K. Whitlock

My commission expires: March 26, 2006
(Seal)

Tamara Hill
Notary Public

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____ }
COUNTY OF _____ } ss.

This instrument was acknowledged before me this _____ day of _____, _____ by _____

(Name of Officer)

(Title of Officer)

(Name of Corporation Acknowledging)

a _____ corporation, on behalf of said corporation.

(State of Incorporation)

My commission expires: _____
(Seal)

Notary Public



Mary Herrera

Bern Co. ID

R 9.00

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6177812
Page: 1 of 1
11/23/2004 11:42A
Bk-R87 Pg-3857

After recording return to:
Rio Grande Title Company, Inc.

File No. 02304823 Esther Bramlow

WARRANTY DEED

Kenneth Murdock and Linda Perham, for consideration paid, grant to The Trails LLC, a Nevada limited liability company, whose address is 7007 Jefferson Street NE, Suite A, Albuquerque, NM, the following described real estate in BERNALILLO County, New Mexico:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2004 and subsequent years, with warranty covenants.

WITNESS our hands and seals this 10th day of November, 2004.



(Seal)



(Seal)

Kenneth Murdock

Linda Perham

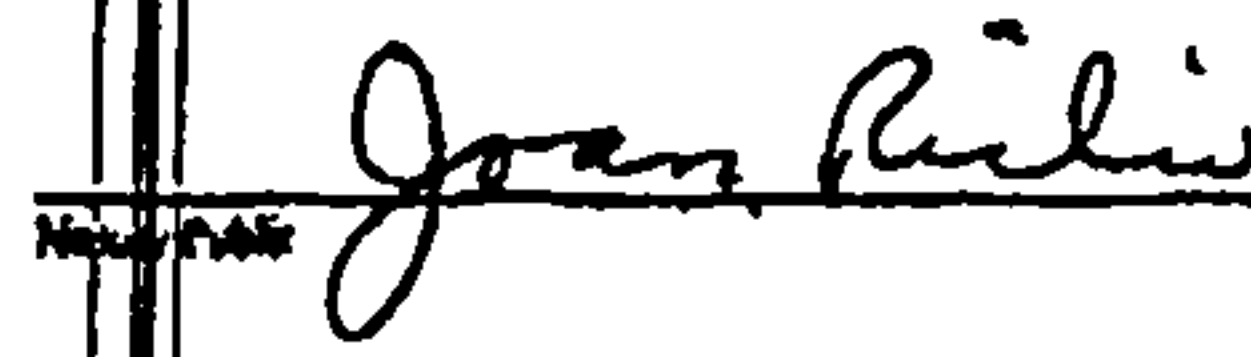
ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF New Jersey
COUNTY OF Burlington } ss.

This instrument was acknowledged before me this 10th day of November, 2004, by Kenneth Murdock

My commission expires:
(Seal)

JOAN RICHIO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires: 1/24/2007



ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF Connecticut
COUNTY OF New Haven } ss.

This instrument was acknowledged before me this 11th day of November, 2004, by Linda Perham

My commission expires:
(Seal)

FALLON M. STEPHENS
Notary Public
My Commission Expires July 31, 2007





Exhibit A

A tract of land situate within the Northwest Quarter (NW 1/4) of projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, within the Town of Alameda Grant, Bernalillo County, New Mexico, being more particularly described as follows:

BEGINNING for a tie at the U.S.L.O. marker on the south boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, Township 11 North, Range 2 East, N. M. P. M., Bernalillo County, New Mexico;

Running thence N. 0° 02' E., 1962.6 feet to a point;

Thence, N. 89° 55' 30" E., 668.0 feet to the southwest corner and point of beginning of the parcel herein described;

Thence, N. 0° 02' E., 660.8 feet to the northwest corner;

Thence, N. 89° 55' 30" E., a distance of 330.0 feet to the northeast corner;

Thence, S. 0° 02' W., a distance of 660.0 feet to the southeast corner;

Thence, S. 89° 55' 30" W., a distance of 330.0 feet to the point of beginning.



Mary Herrera

Bern. Co. LD

R 11.60

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Page 2 of 2

11/30/2004 11:48A

Bk-887 Pg-5818


WARRANTY DEED

Michael Warner, a single man, for consideration paid, grants to The Trails LLC, a Nevada limited liability company, whose address is 7007 Jefferson Street NE, Suite A, Albuquerque, NM, the following described real estate in BERNALILLO County, New Mexico:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2004 and subsequent years, with warranty covenants.

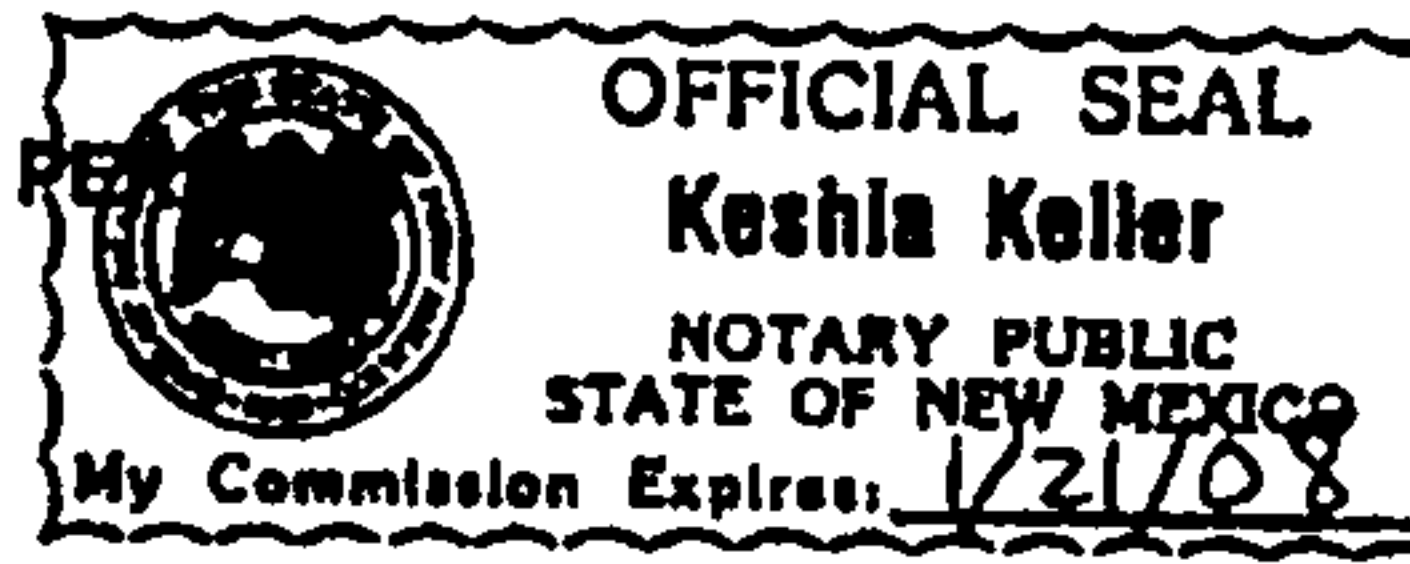
WITNESS my hand and seal this 30 day of November, 2004.



Michael Warner (Seal)

(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSON



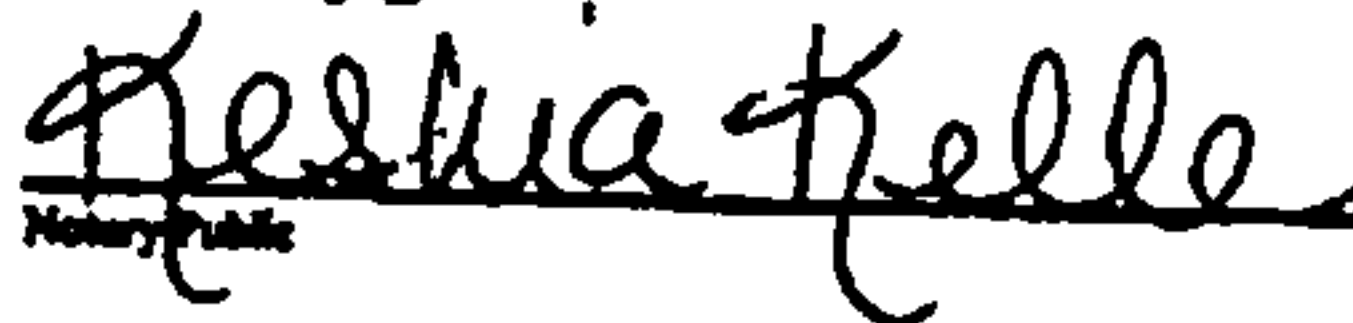
STATE OF New Mexico
COUNTY OF Bernalillo

} ss.

This instrument was acknowledged before me this 30th day of November, 2004, by Michael Warner

My commission expires:
(Seal)

(Name or Names of Person or Persons Acknowledging)



Notary Public

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF New Mexico
COUNTY OF Bernalillo } ss.

This instrument was acknowledged before me this _____ day of _____, by _____, by

(Name of Officer)

(Title of Officer)

(Name of Corporation Acknowledging)

_____ corporation, on behalf of said corporation.

My commission expires:

Notary Public



Exhibit A

A certain parcel of land located in the Northwest Quarter (NW 1/4) of projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, within the Town of Alameda Grant, Bernalillo County, New Mexico, being more particularly described as follows:

BEGINNING for a tie at the U.S.L.O. marker on the south boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, Township 11 North, Range 2 East, N. M. P. M., Bernalillo County, New Mexico;

Running thence N. 0° 02' E., 1302.6 feet to a point;

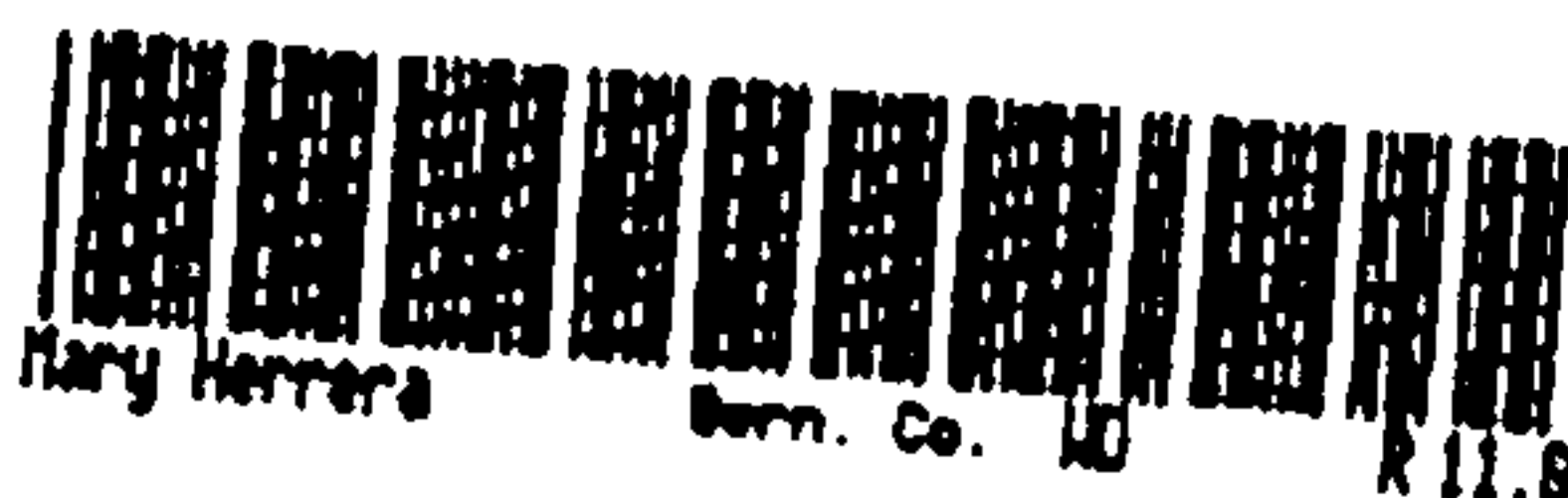
Thence, N. 89° 55' 30" E., 660.0 feet to the southwest corner and point of beginning of the parcel herein described;

Thence, N. 0° 02' E., 660.0 feet to the northwest corner;

Thence, N. 89° 55' 30" E., a distance of 330.0 feet to the northeast corner;

Thence, S. 0° 02' W., a distance of 660.0 feet to the southeast corner;

Thence, S. 89° 55' 30" W., a distance of 330.0 feet to the true point of beginning.



Mary Herrera

Bern. Co. NJ

R 11.00

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6101400

Page: 2 of 2

12/02/2004 11:15A

Bk-007 Pg-7462

01
02
03

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 4, THE TRAILS UNIT 4

The plat of TRACTS 1 THRU 4, THE TRAILS UNIT 4 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 4, The Trails Unit 4, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2008 in Book _____, page _____.

FILE

1006854

OWNER

The Trails, LLC
Longford Group, Inc., its Manager

By: Kelly Murtagh 12-10-07
Kelly Murtagh, Vice President Date

STATE OF NM

COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 10th
day of December, 2007, by, Kelly Murtagh, Vice
President of The Trails, LLC.

DKrapcha My commission expires 12/1/08

Notary Public



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



Item# 3
Project# 1006854
Hearing Date: Nov. 21, 2007

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Borhaman Huston, Inc. PHONE: 505-23-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: The Trails LLC. PHONE: 505-761-9911
 ADDRESS: 7007 JEFFERSON NE FAX: 505-761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch plat submittal

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

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

Lot or Tract No. TRACTS 1-4, TRACT OS-1 & OS-2 Block: _____ Unit: 4
 Subdiv/Addn/TBKA: The Trails
 Existing Zoning: SU-1 for open space & SU-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-1D UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 6 No. of proposed lots: 6 Total area of site (acres): 35.11
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Del Norte NW
 Between: Universe Blvd. NW and Woodmont Ave NW

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

SIGNATURE: Stephanie Whitten DATE 10-2-2007
 (Print) Kevin Murtagh Applicant: Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>OTDRB-70289</u>	<u>SK</u>		\$ <u>0</u>
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
			Total
			\$ <u>0</u>

Hearing date 10/10/07

Sandy Handley 10/02/07
 Planner signature / date

Project # 100-6854

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

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

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

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

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

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

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

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



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

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

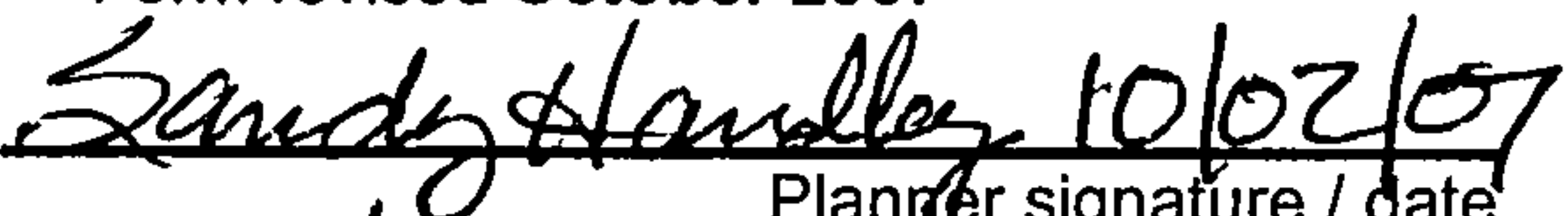

 Applicant name (print)

 Applicant signature / date



Form revised October 2007

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

Application case numbers
 07DRB - 70289


 Planner signature / date
 Project # 1006854

Courtyard I
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Albuquerque, NM
87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

October 2, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Tracts 1-4, Open Space OS-1 & 2, The Trails Unit 4

Dear Sheran:

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

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map
- Letter justifying and describing request

We are submitting for sketch plat for the Bulk land plat of the Trails unit 4. This plat consists of 4 tracts and 2 open space tracts. It is located east of Universe Blvd. and consists of 35.11 acres. We are preparing this request in accordance with the Volcano Heights sector plan.

Please place this item on the DRB Agenda to be heard on October 10, 2007.

Sincerely,



Kevin Murtagh, P.E.
Community Development and Planning Group

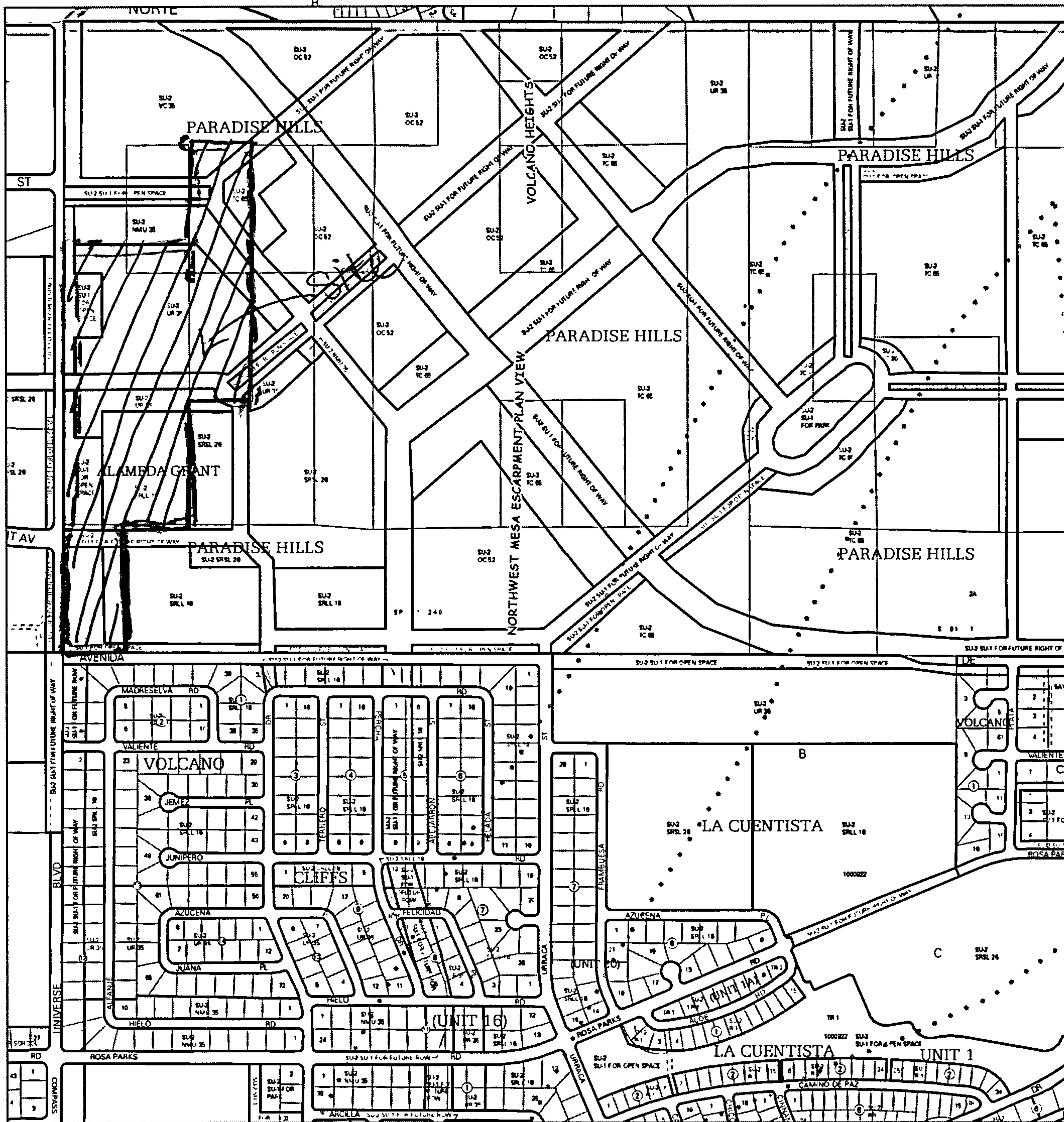
SW
Enclosure

Cc: Rick Beltramo, Longford Homes

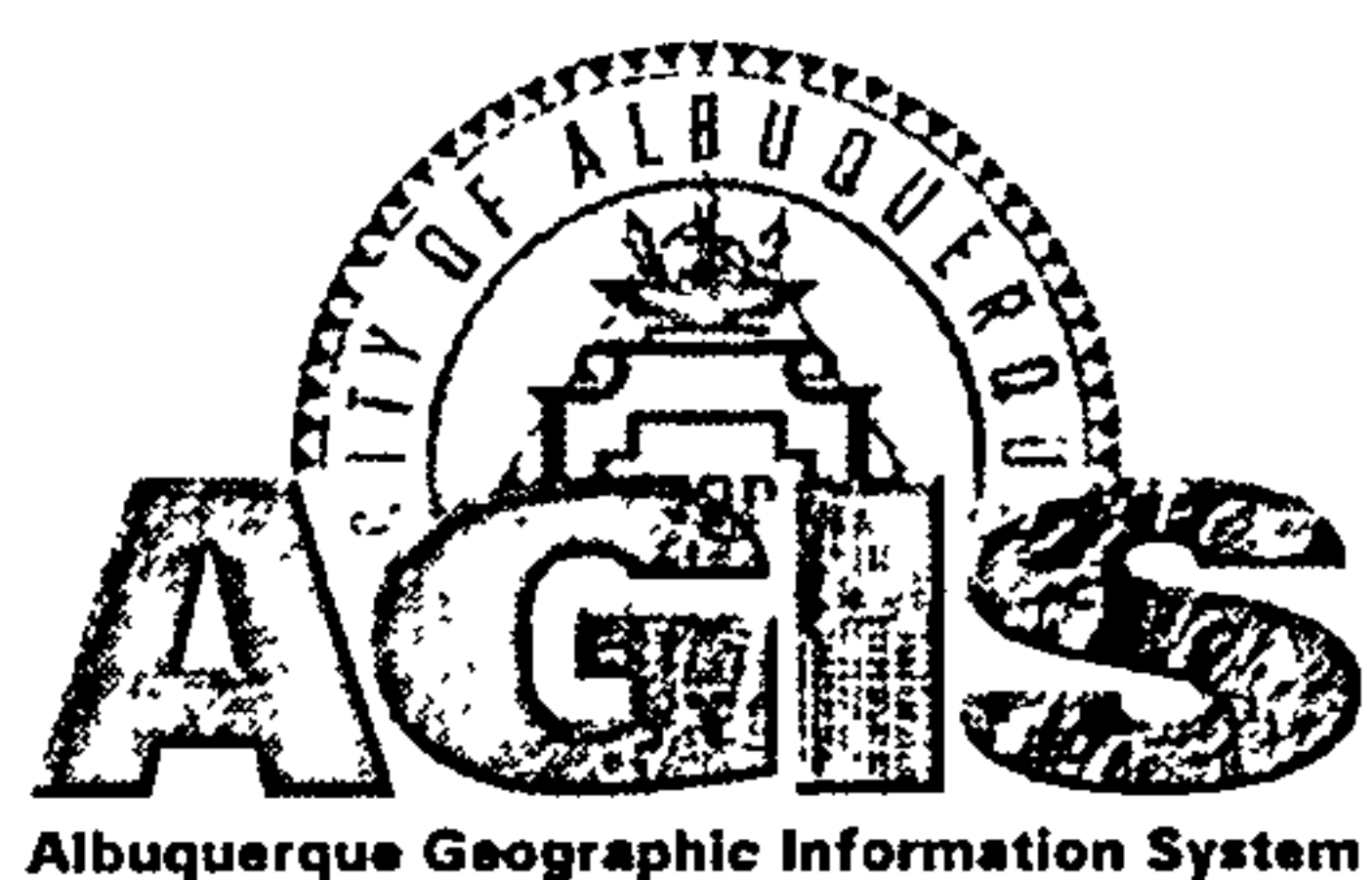
ENGINEERING ▲

SPATIAL DATA ▲

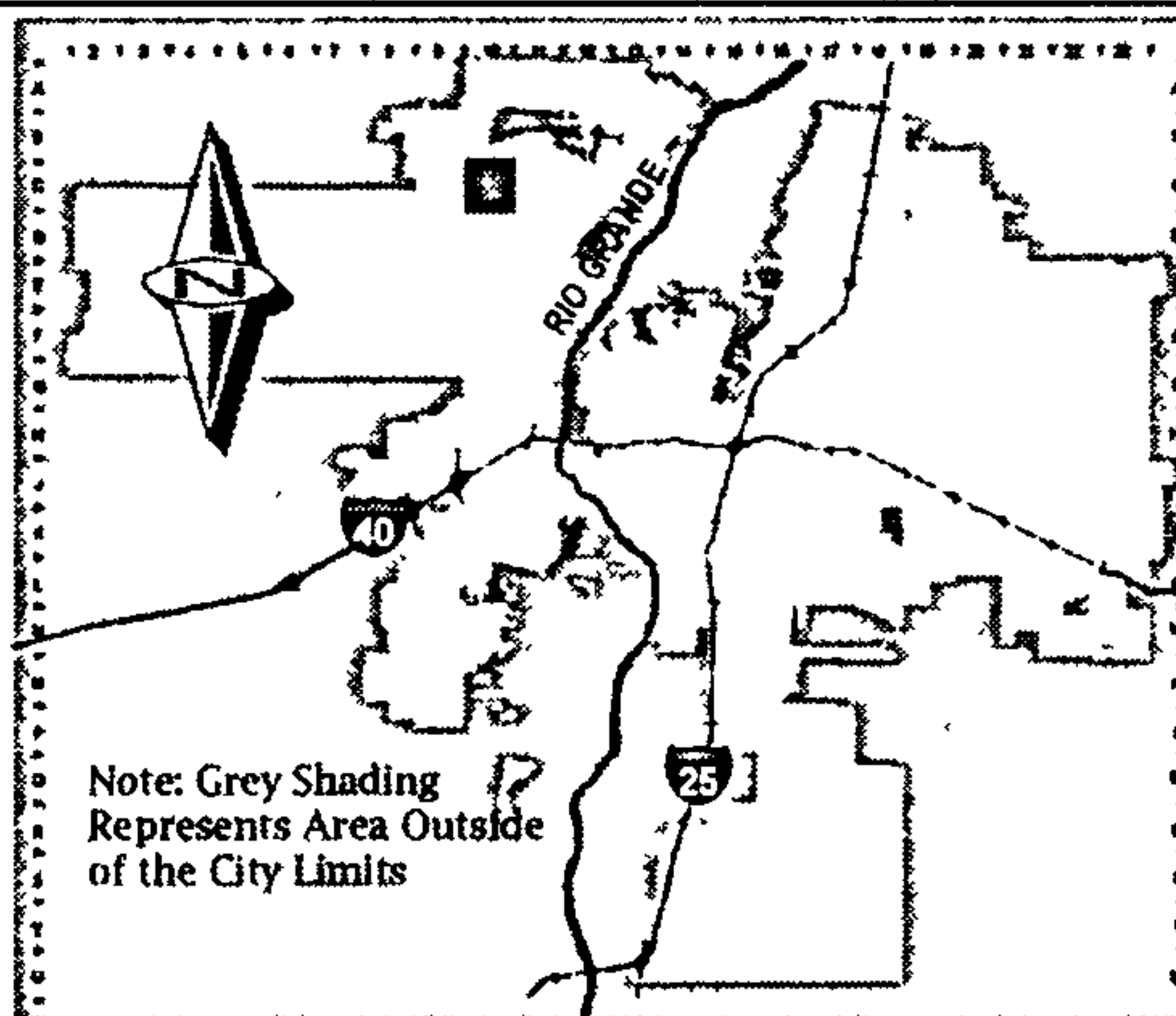
ADVANCED TECHNOLOGIES ▲



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



Map amended through: 9/6/2007



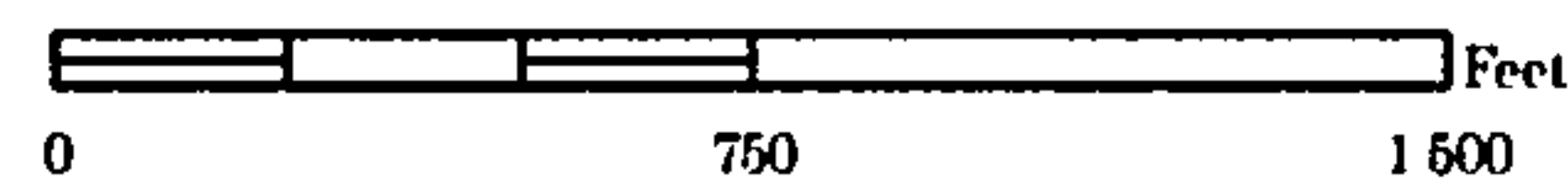
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-10-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



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DISPATCH UNIT EXPDIT