11. Project# 1007050
16DRB-70036 MAJOR - FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for RCS-NM HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **TIERRA VISTA UNIT 3 AT THE TRAILS Unit(s) 3,** zoned SU-2/VTRD, located on WOODMONT BETWEEN UNIVERS AND RAINBOW containing approximately 2.1272 acre(s). (C-9) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE AND FOR LETTER OF ACCEPTANCE BY THE CITY.**

12. Project# 1010401
16DRB-70037 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **THE TRAILS UNIT 3A** zoned VTML/VTRD, located on WOODMONT BETWEEN RAINBOW AND PASEO DEL NORTE containing approximately 30.21 acre(s). (C-9) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND FOR RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT (SIA).**

13. Project# 1010731
16DRB-70032 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MAJAMA LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 13, **UNIVERSITY HEIGHTS** zoned SU-2 DR & SU-2 RTD, located on SW CORNER OF STANFORD AND GARFIELD containing approximately .326 acre(s). (K-16) **THE PRELIMINARY/ FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO WATER AUTHORITY FOR AVAILABILITY STATEMENT AND FIREFLOW, AND TO PLANNING FOR AMAFCA SIGNATURE AND ZONE BOUNDARY IDENTIFICATION NOTE ON PLAT.**

14. Project# 1001523
15DRB-70471 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for UNSER/98TH STREET PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **LADERA BUSINESS PARK** zoned SU-1/L1, located on LA MORADA BETWEEN UNSER AND VISTA ORIENTE containing approximately 31 acre(s). (H-10) *[Deferred on 1/6/16]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANIES SIGNATURES AND WATER AUTHORITY NOTE.**

DRB CASE ACTION LOG - BLUE SHEET

- ❑ Preliminary/Final Plat [FP]
- ❑ Site Plan - Subdivision [SPS]
- ❑ Site Plan - Building Permit [SBP]

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

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

Project #: **1007050** *Application #:* 14DRB-70084

Project Name: **The Trails Unit 2**

Agent: Bohannan Huston Inc. *Phone #:*

****Your request was approved on** 2-2-16 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION**:

❑ **ABCWUA**:

❑ **CITY ENGINEER / AMAFCA**:

❑ **PARKS / CIP**:

☑ **PLANNING (Last to sign)**: utility signatures Letter of acceptance by City

PLATS:

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

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

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

❑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑**3 copies of the approved site plan. Include all pages.**

Figure 12

Nearest Major Streets: _____
No. of Lots: _____

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 3rd day of August, 2015__, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and _ **RCS – Trails Tract 8, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], __**Colorado Limited Liability Company** _____, whose address is ___ **371 Centennial Parkway, Suite 200, Lousville CO 80027** and whose telephone number is ___**303-533-1661**_____, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract 8 of The Trails Unit 2, Within The Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, City of Albuquerque, Bernalillo County, New Mexico** _____, recorded on _____**10/18/2004**_____ in Book __**2004C**___, pages __**332**_ through _____, as Document No. ___**2004146566**_____ in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] ____ **RCS - Trails Tract 8, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as __**Tierra Vista Unit 3**_____ describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required

Doc# 2015068668
08/07/2015 10:53 AM Page: 1 of 11
AGRE R $25.00 M. Toulouse Oliver, Bernalillo County

infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the _5/07_____, 2016___, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. _730070_____. Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by ___**Surv-Tek, Inc**_____, and construction surveying of the private Improvements shall be performed by ___**Surv-Tek, Inc.** _____. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by ___**Bohannan Huston**_____ and inspection of the private Improvements shall be performed by __**Bohannan Huston**_____, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by ____**Geotest**_____, and field testing of the private Improvements shall be performed by _____**Geotest**_____ both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: ___**NA**_____
Amount: $_____
Name of Financial Institution or Surety providing Guaranty:
_____
Date City first able to call Guaranty (Construction Completion Deadline):
_____
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____
_____

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

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

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

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

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

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

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

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

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

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

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents,

representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

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

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

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

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

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

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

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

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

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

SUBDIVIDER: RCS - Trails Tract 8, LLC

By [Signature]: Sharon K Eshima
Name [Print]: Sharon K. Eshima
Title: Manager
Dated: 5-28-15

CITY OF ALBUQUERQUE

By: [signature]
Shahab Biazar, P.E., City Engineer
Dated: 8/3/15

COA# 730070

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on this 28th day of May, 2015, by [name of person:] Sharon K. Eshima, [title or capacity, for instance, "President" or "Owner":] Manager of [Subdivider:] RCS - Trails Tract 8, LLC.

(SEAL)

Notary Public

ANDREA MARQUEZ
Notary Public
State of Colorado
Notary ID 20054048193
My Commission Expires Dec 16, 2017

My Commission Expires: 12/16/2017

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 3RD day of August, 2015, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

LINDA C. EVANS
NOTARY
PUBLIC
STATE OF NEW MEXICO

My Commission Expires: 10-17-16

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

Current DRC
Project No. _____

EXHIBIT
A

ORIGINAL

Date Submitted May 27, 2015
Date Site Plan for Bldg Permit Approval _____
Date Site Plan for Sub Approved _____
Date Preliminary Plat Approved 6-24-15
Date Preliminary Plat Expires 6-24-16

DRB Project No. 1007050

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

TIERRA VISTA UNIT 3 AT THE TRAILS
(REPLAT OF TRACT B AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete Listing. During the SIA process and on the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and a revised financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the Listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions in writing approved by the DRC Chair, the User Department and agent owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		PAVING							
		32' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	BLACK CANYON STREET	WOODMONT AVENUE	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	WEST BOUNDARY	CAMP VERDE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES* WITH 4' SIDEWALK CONNECTION TO UNIVERSE BOULEVARD	TEMPE AVENUE	CAMP VERDE STREET	STUB STREET (END)	/	/	/
		* SIDEWALKS TO BE BUILT/DEEPENED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE			
		18"-24" DIA	RCP W/ MH & INLETS	CAMP VERDE STREET	ORO VALLEY ROAD	TEMPE AVENUE			
		54" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD			
		54" DIA	REMOVE/ABANDON EXISTING RCP STORM DRAIN	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD			
			MODIFY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE				
		NOTE	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						

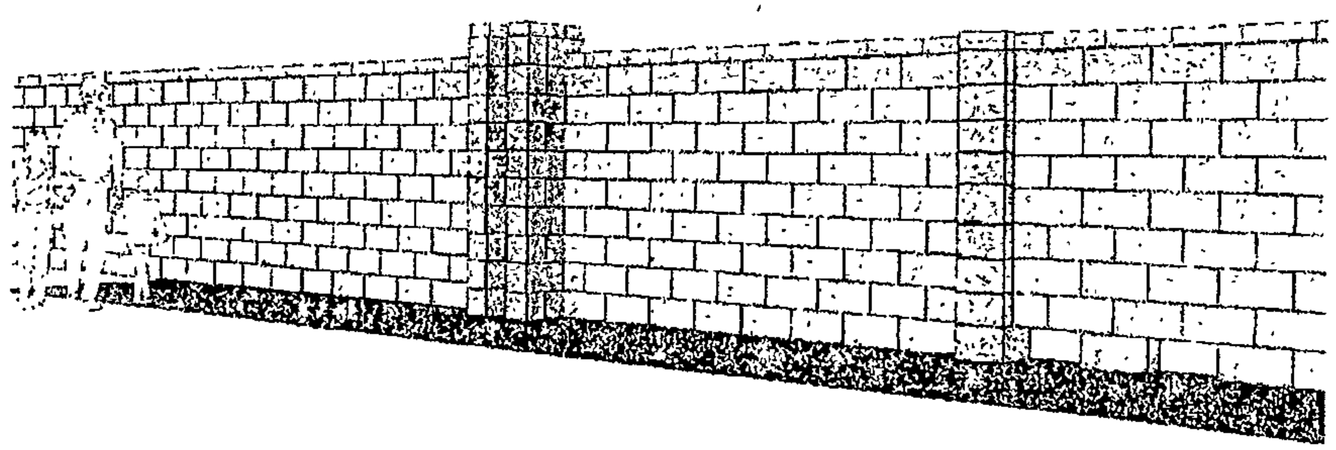
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		EX 12" DIA	WATERLINE W/NEC VALVES FHS MJS & RJS	TEMPE AVENUE	BUILT UNDER COA 730084				
		8" DIA	WATERLINE W/NEC VALVES FHS MJS & RJS	BLACK CANYON STREET	TEMPE AVENUE	ORO VALLEY ROAD			
		6" DIA	WATERLINE W/NEC VALVES FHS MJS & RJS	BLACK CANYON STREET	ORO VALLEY ROAD	LOT 1			
		8" DIA	WATERLINE W/NEC VALVES FHS MJS & RJS	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET			
		8" DIA	WATERLINE W/NEC VALVES FHS MJS & RJS	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD			
		4" DIA	WATERLINE W/NEC VALVES FHS MJS & RJS	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)			
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		EX 8" DIA	SANITARY SEWER W/NEC MHS & SERVICES	CAMP VERDE STREET	BUILT UNDER COA 730814				
		EX 15" DIA	SANITARY SEWER W/NEC MHS & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084				
		8" DIA	SANITARY SEWER W/NEC MHS & SERVICES	BLACK CANYON STREET	TEMPE AVENUE	LOT 1			
		8" DIA	SANITARY SEWER W/NEC MHS & SERVICES	ORO VALLEY ROAD	LOT 42	CAMP VERDE STREET			
		15" DIA	SANITARY SEWER W/NEC MHS & SERVICES	UNIVERSE BLVD	TEMPE AVENUE	APPROX 1010' SOUTH TO EXISTING MAG @ WRB			
		15" DIA	SANITARY SEWER W/NEC MHS & SERVICES	TEMPE AVENUE	LOT 24	UNIVERSE BLVD			
			REMOVE, SALVAGE AND DISPOSE EXISTING SANITARY SEWER LIFT STATION						

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN — PREPARED BY: PRINT NAME — DATE: 5/28/2015	DRB CHAIR	DATE: 6-24-15	PARKS & ~~GENERAL COUNSEL~~ Recreation	DATE: 6/24/15
BOHANNAN HUSTON, INC. — FIRM	TRANSPORTATION DEVELOPMENT	DATE: 6/24/15	AMAFCA	DATE
SIGNATURE	AIBCWUA	DATE: 06/24/15	CITY ENGINEER	DATE: 6-24-15
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

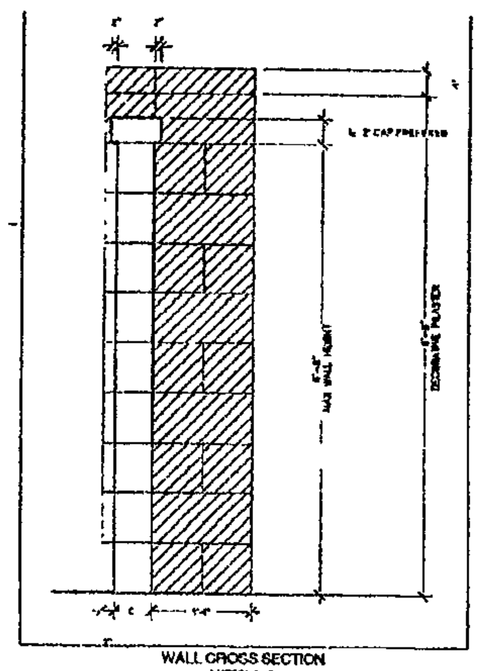
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

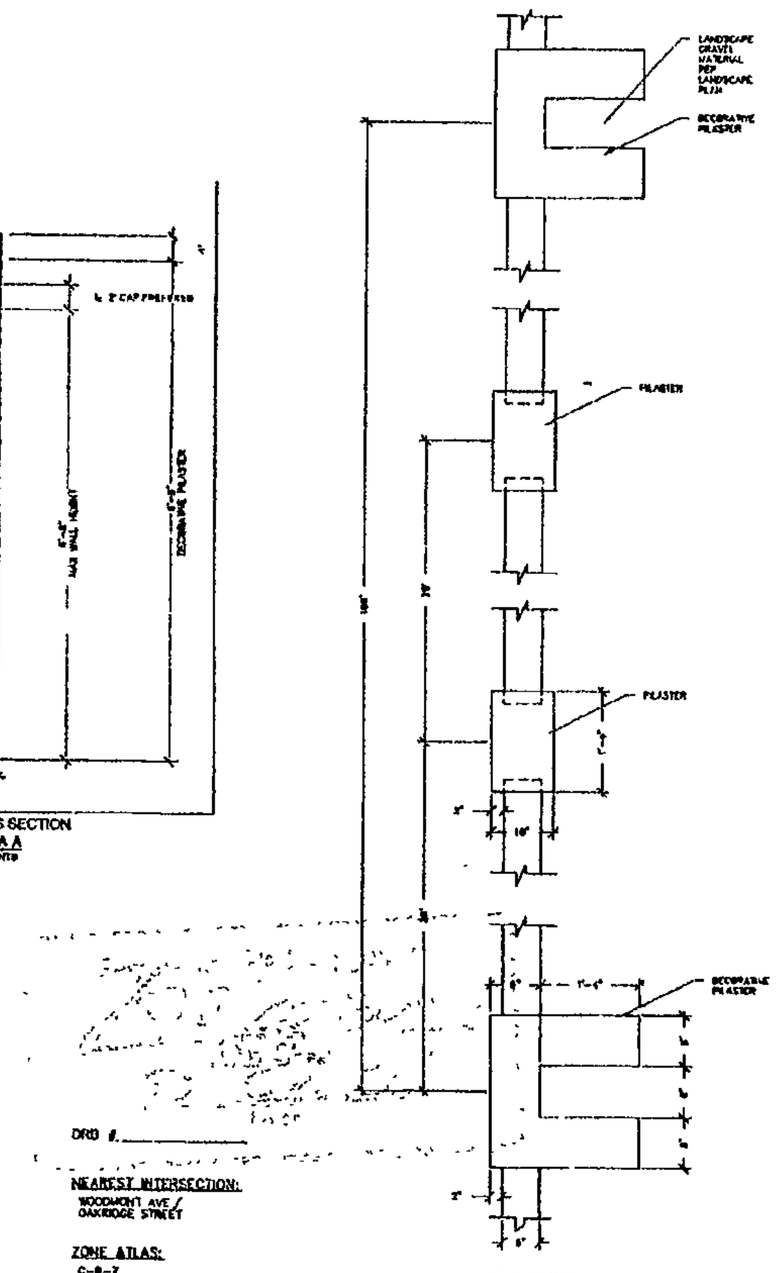
PROJECT: 1007050
DATE: 2-3-16 (WALL EX)
APP:



PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A A
SCALE: NTS

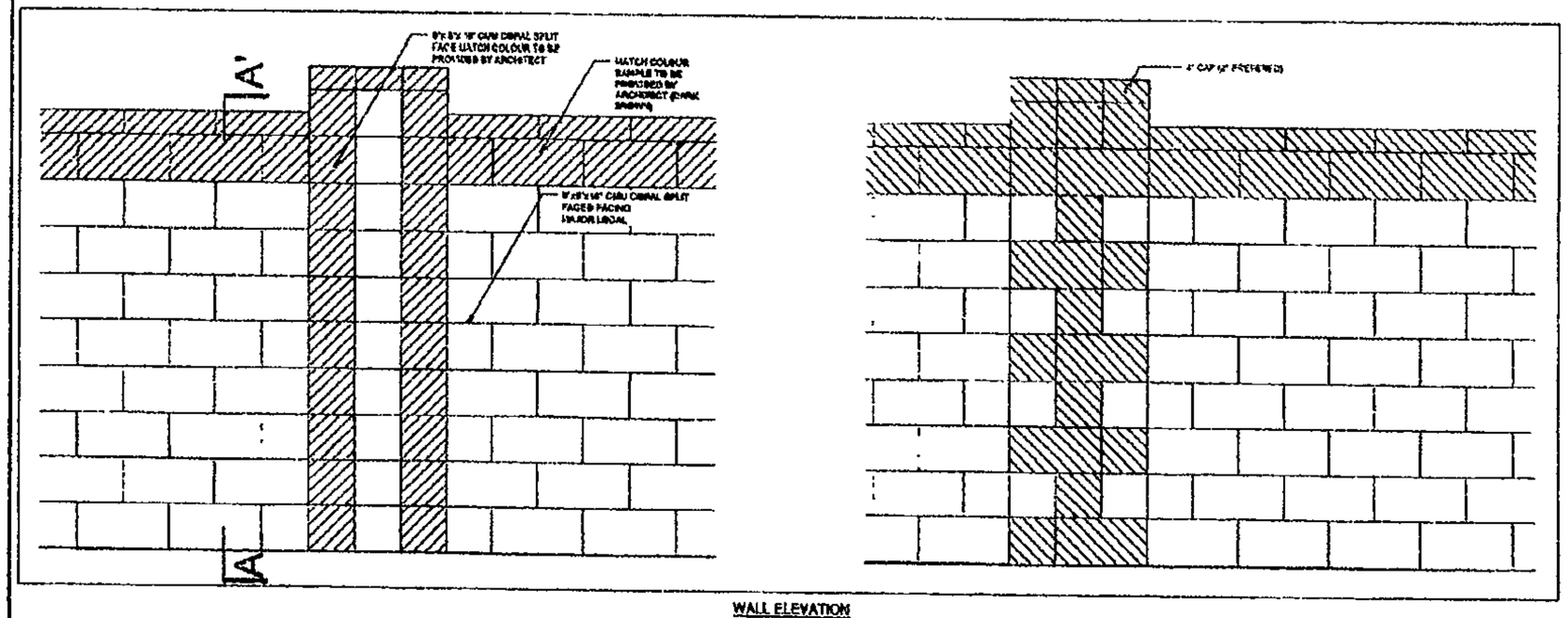


DRD #: _____

NEAREST INTERSECTION:
WOODMONT AVE / OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

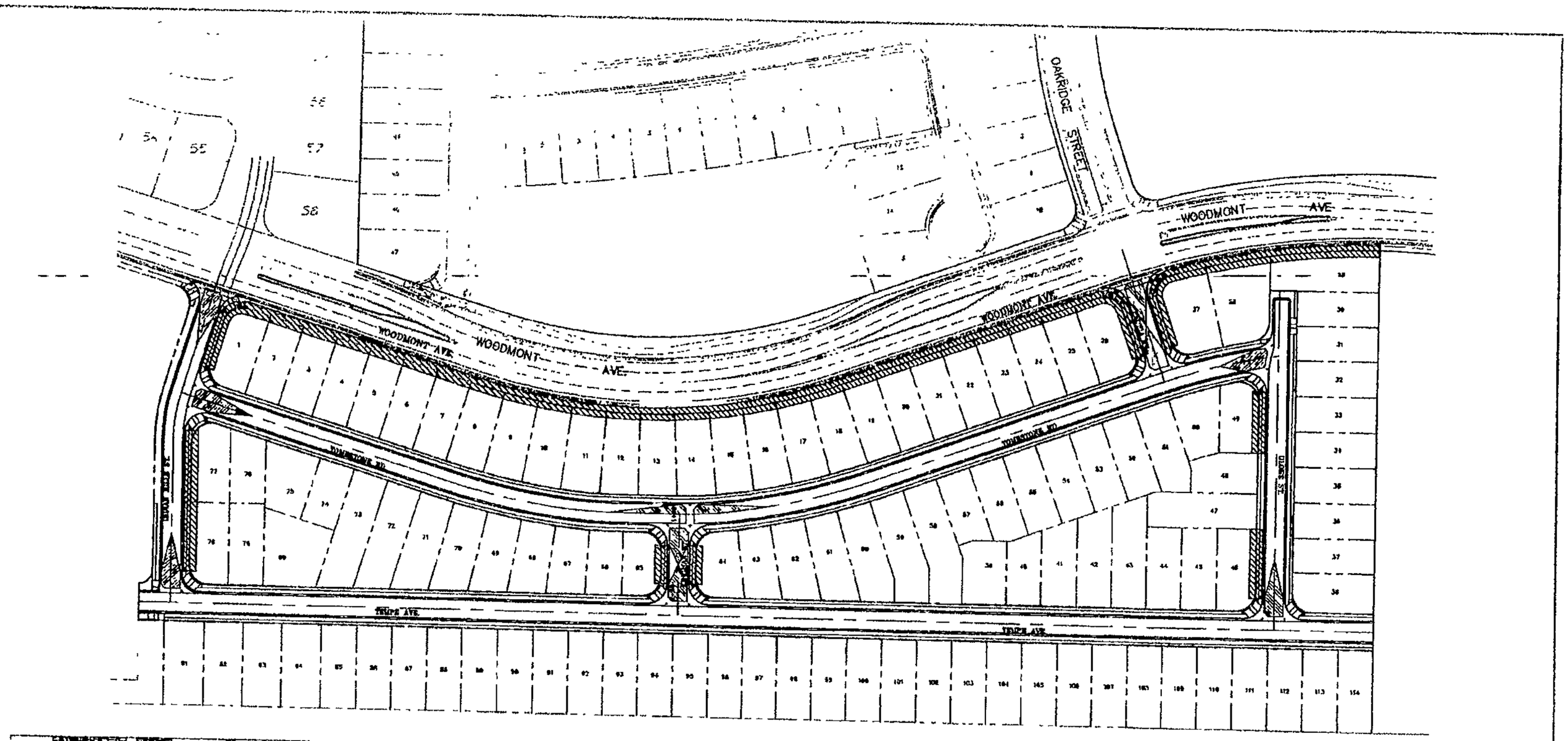
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 889-5081

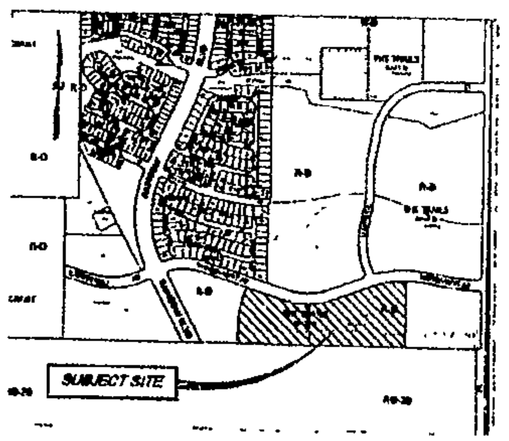
TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218108	DATE JULY 2008
DRAWN	RM	PROJECT NO N/A	SHEET NO. 1 OF 2
CHECK	SJS		





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DWG #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

NTS

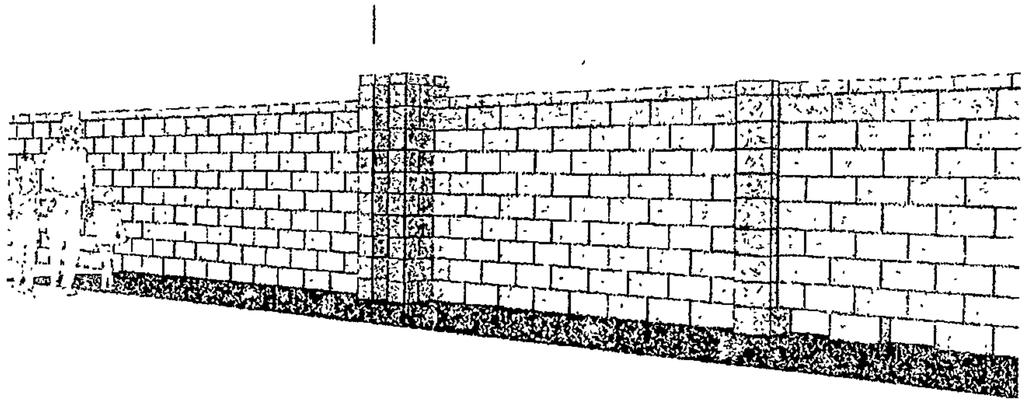
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8821

TRACT 9A "SANTA FE 3"

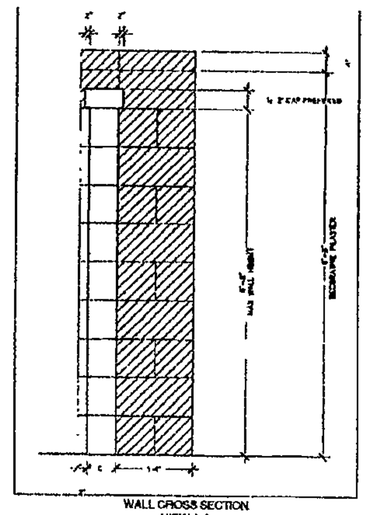
WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

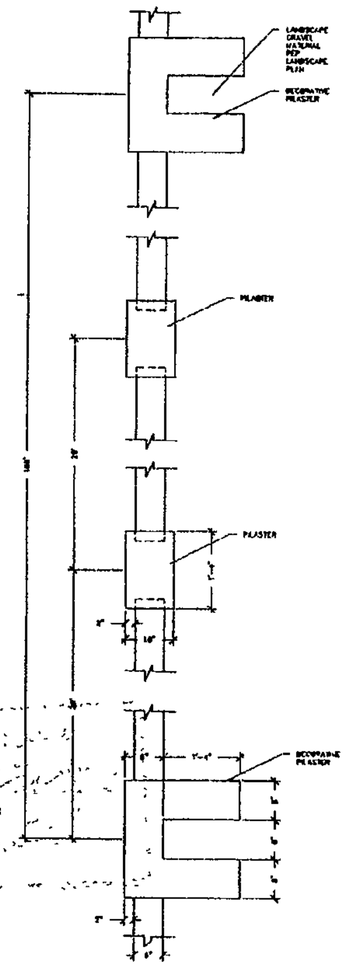
DESIGN SJS	WCEA NO. X6218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 2 OF 2	
CHECK SJS			

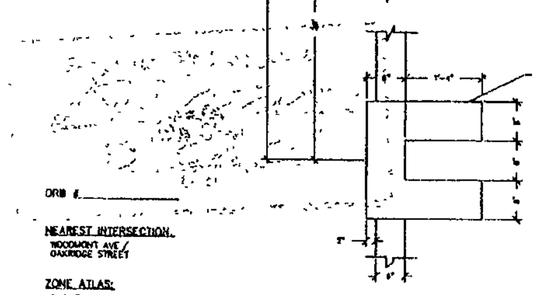


PERSPECTIVE WALL RENDERING
SCALE NTS



WALL CROSS SECTION
VIEW A-A
SCALE NTS



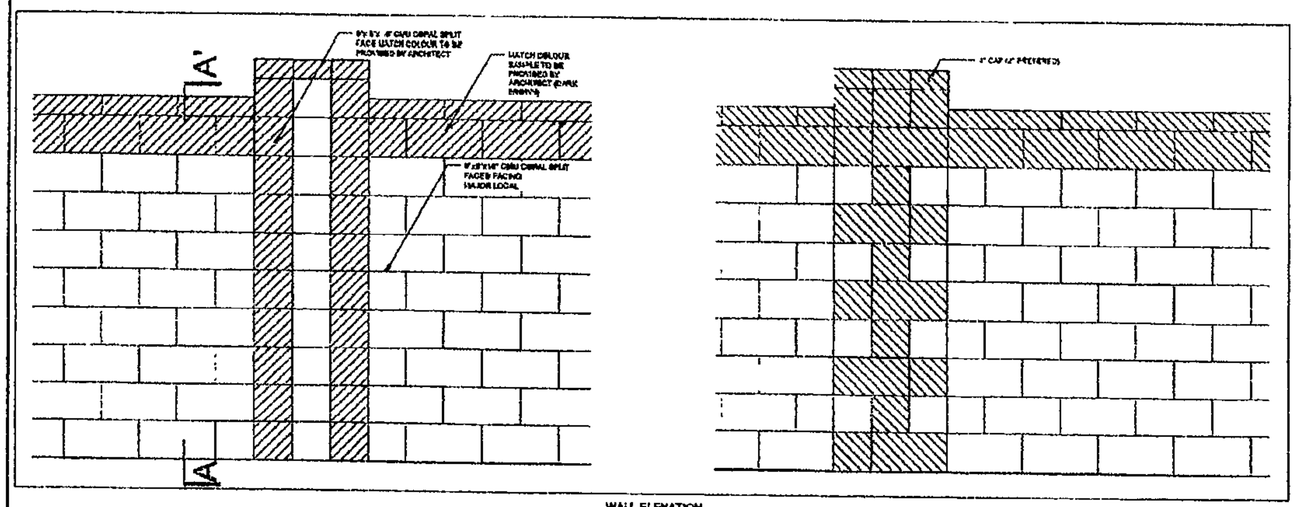


DRB #

NEAREST INTERSECTION:
WOODMONT AVE / OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

PLAN VIEW
SCALE NTS



WALL ELEVATION
SCALE NTS

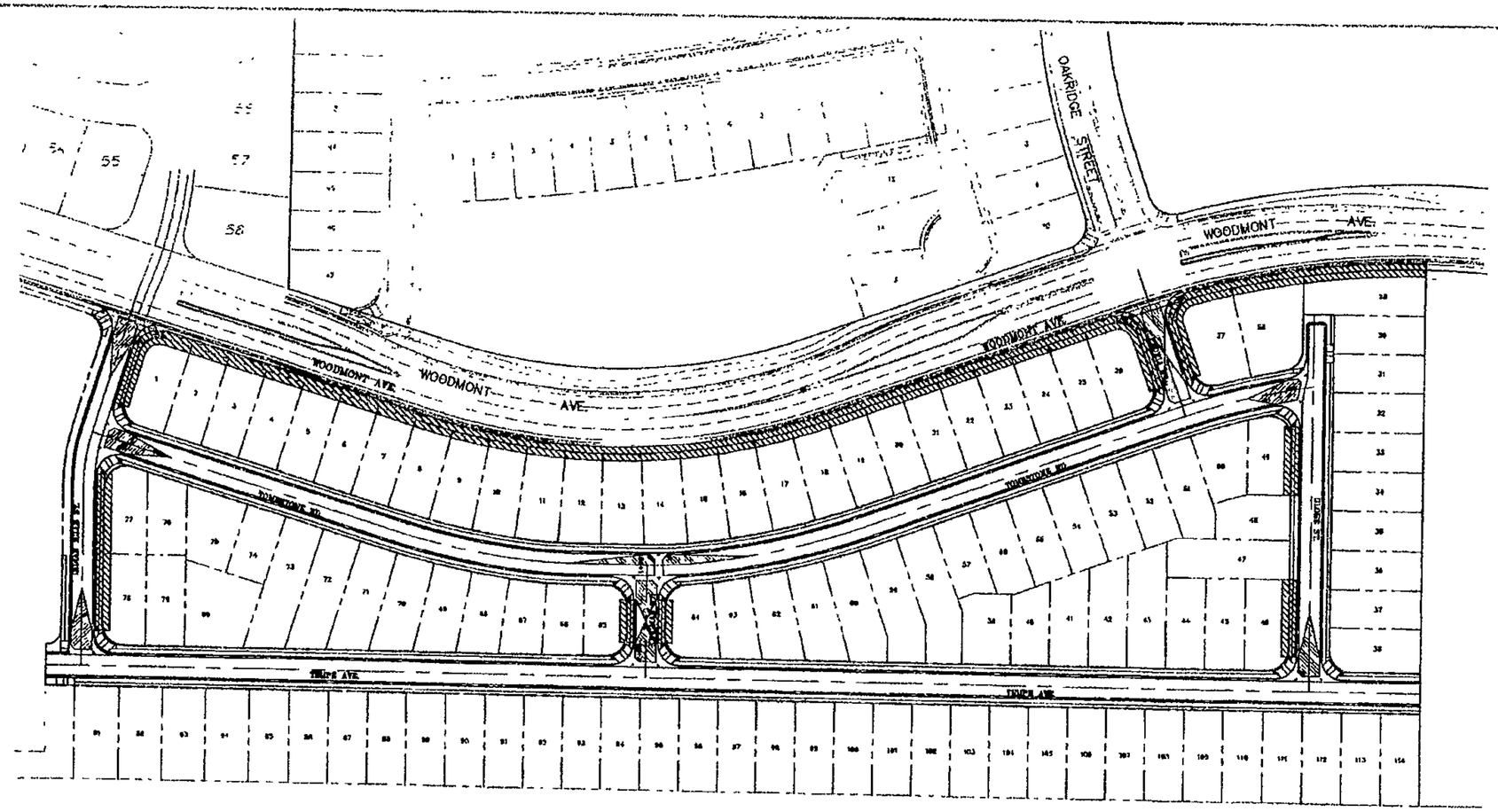
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8001

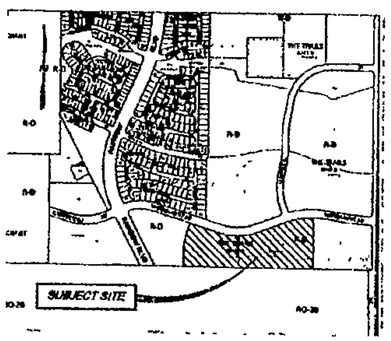
TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218108	DATE JULY 2006
DRAWN	RM	PROJECT NO N/A	SHEET NO 1 OF 2
CHECK	SJS		





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PERIMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

NTS

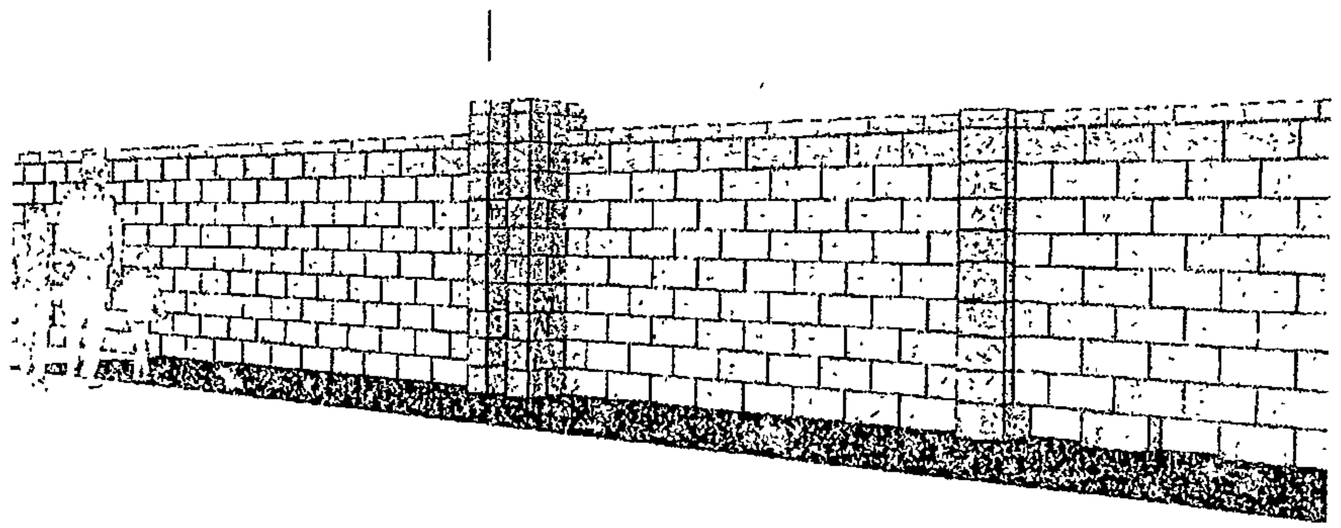
WILSON & COMPANY
2900 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8321

TRACT 9A "SANTA FE 3"

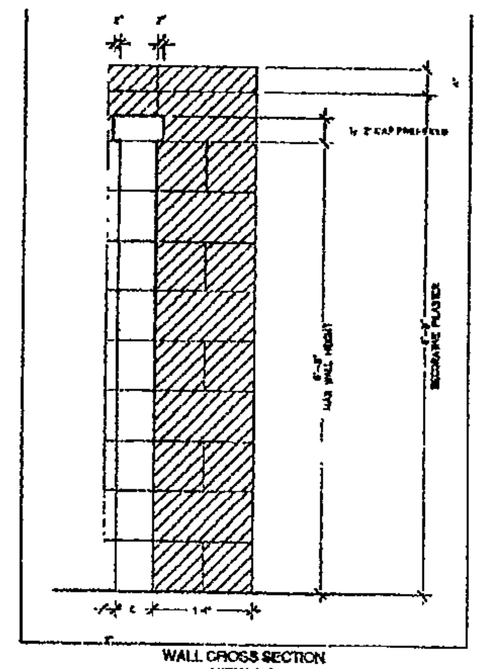
WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

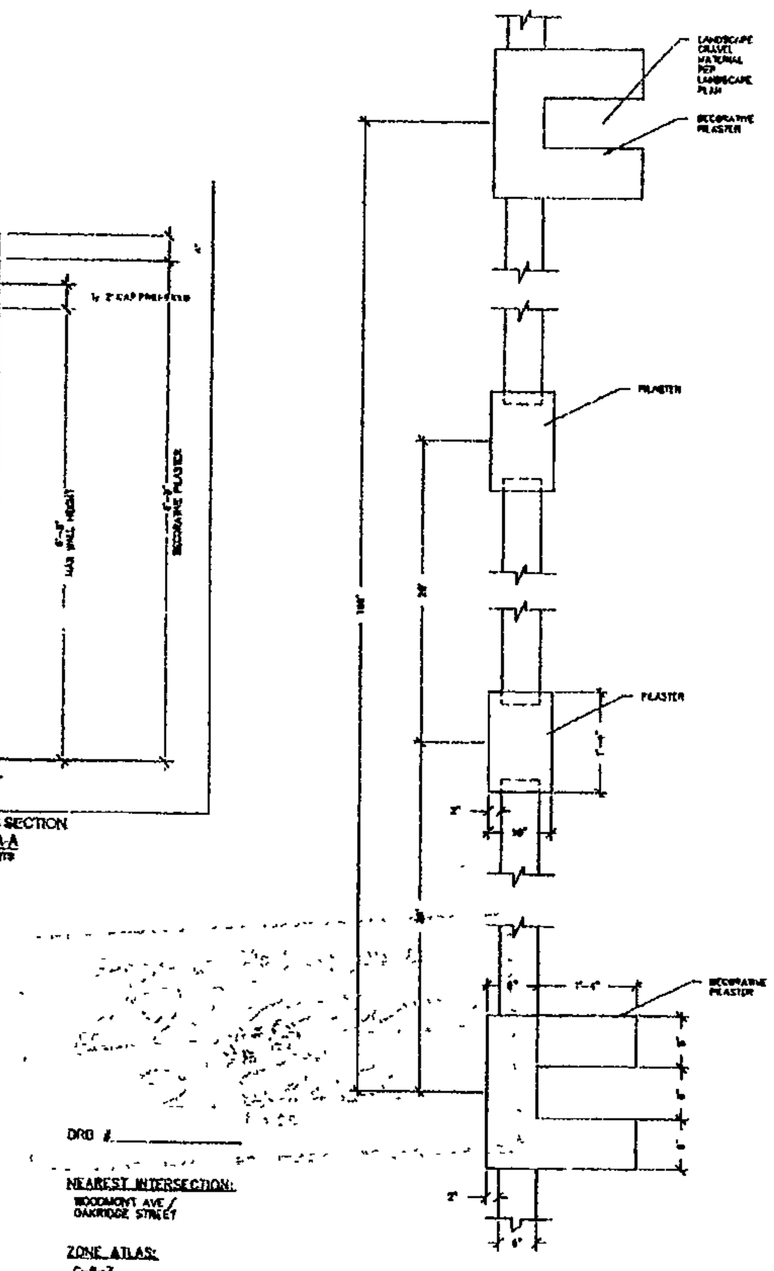
DESIGN	SJS	WOEA NO. X6218108	DATE JULY 2006
DRAWN	RM	PROJECT NO N/A	SHEET NO. 2 OF 2
CHECK	SJR		



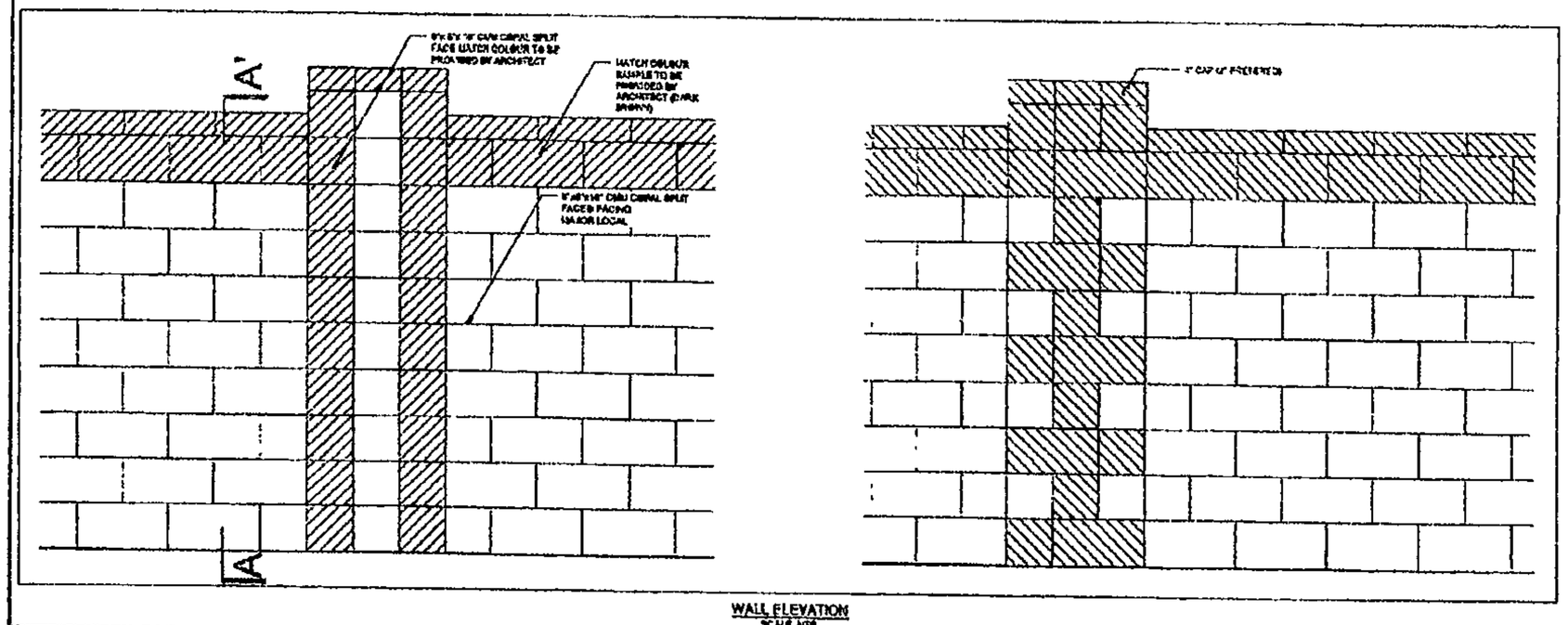
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

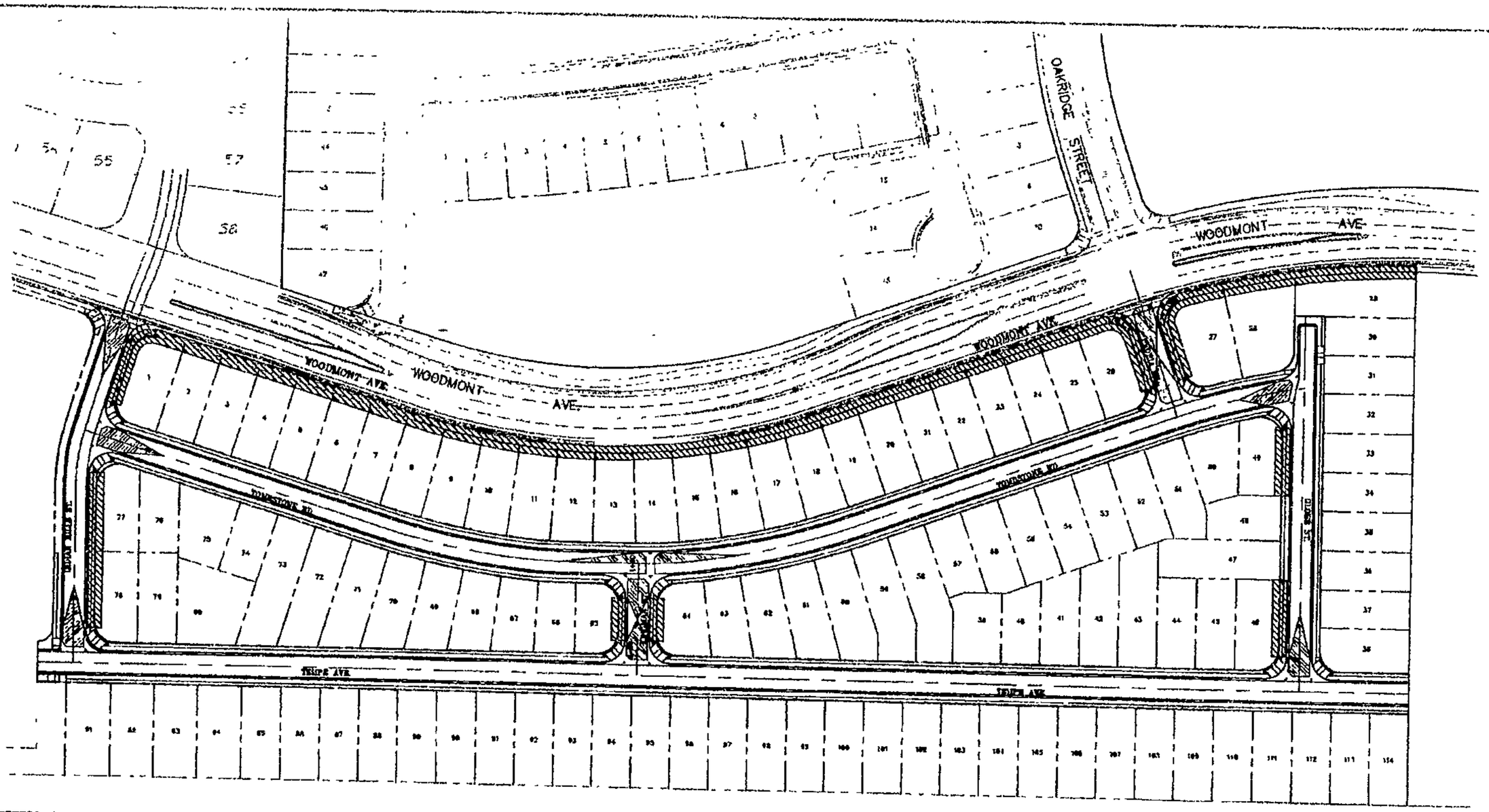
WILSON & COMPANY
2600 THE AVENUE ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-5021

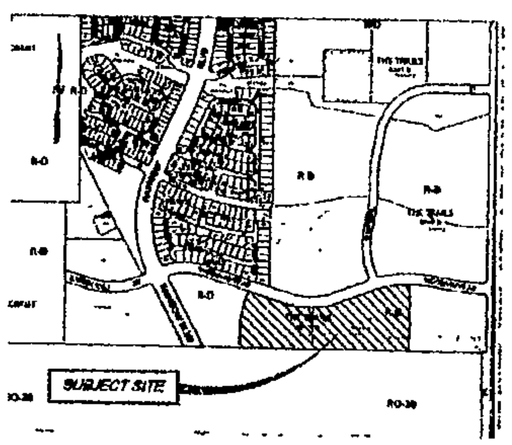
TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218108	DATE JULY 2008
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DRW #

NEAREST INTERSECTION:
WOODMONT AVE. / OAKRIDGE STREET

NTS

WILSON & COMPANY
2800 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TRACT 9A "SANTA FE 3"

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	SJS		

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
- ✓ Major subdivision action
- ____ Minor subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

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

S	Z	ZONING & PLANNING
		____ Annexation
V		____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P		____ Adoption of Rank 2 or 3 Plan or similar
		____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
D		____ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK
APPLICANT: RCS-NM HOLDINGS 1, LLC PHONE: 303-533-1607
ADDRESS: 371 CENTENNIAL PARKWAY SUITE 200 FAX: ____
CITY: LOUISVILLE STATE CO ZIP 80027 E-MAIL: ____
Proprietary interest in site: OWNERS **List all owners:** ——

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 8, THE TRAILS UNIT 2 Block: —— Unit: ——
Subdiv/Addn/TBKA: TIERRA VISTA UNIT 3 AT THE TRAILS
Existing Zoning: SU-2 VTRD Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): C-9 UPC Code: 100906449722640103

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____
15DRB-70213 100750

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 1 No. of **proposed** lots: 58 Total site area (acres): 2.1272
LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT AVENUE
Between: UNIVERSE BLVD and RAINBOW BLVD
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ____

SIGNATURE ____ DATE 1·25·16
(Print Name) RUSS HUGG Applicant: ☐ Agent: ☒

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

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

Application case numbers	Action	S.F.	Fees
16DRB - 70050	FD		$ Ø
-	CMF		$ 20.00
-			$
-			$
-			$
		Total	$ 20.00

Hearing date Feb. 3, 2016

1-26-16
Staff signature & Date

Project # 1007050

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

Russ Huge
Applicant name (print)

1/25/16
Applicant signature / date

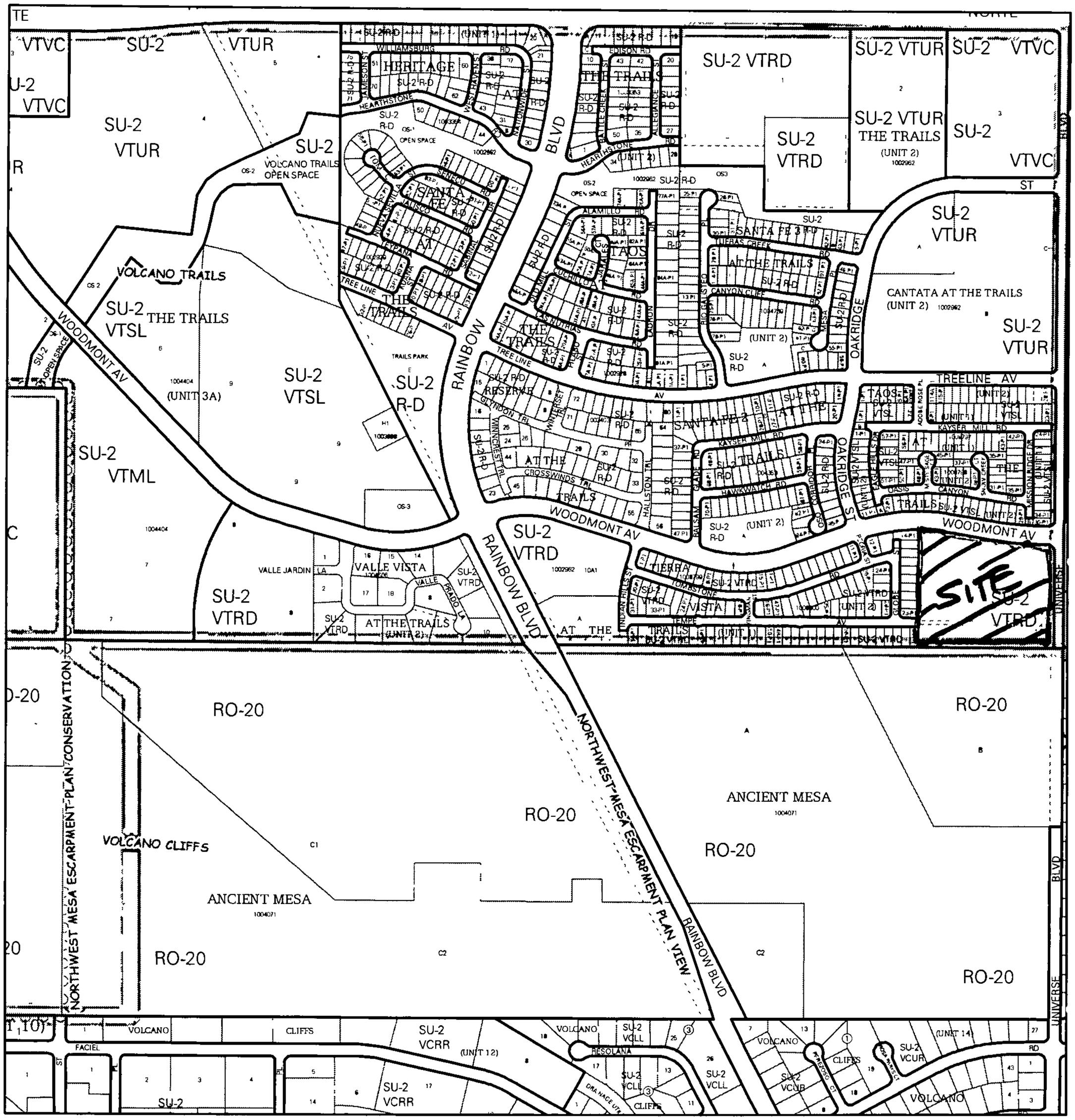
Form revised **October 2007**

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

Application case numbers
16 - DRB - 70050
___ - ___ - ___
___ - ___ - ___

1-26-16
Planner signature / date

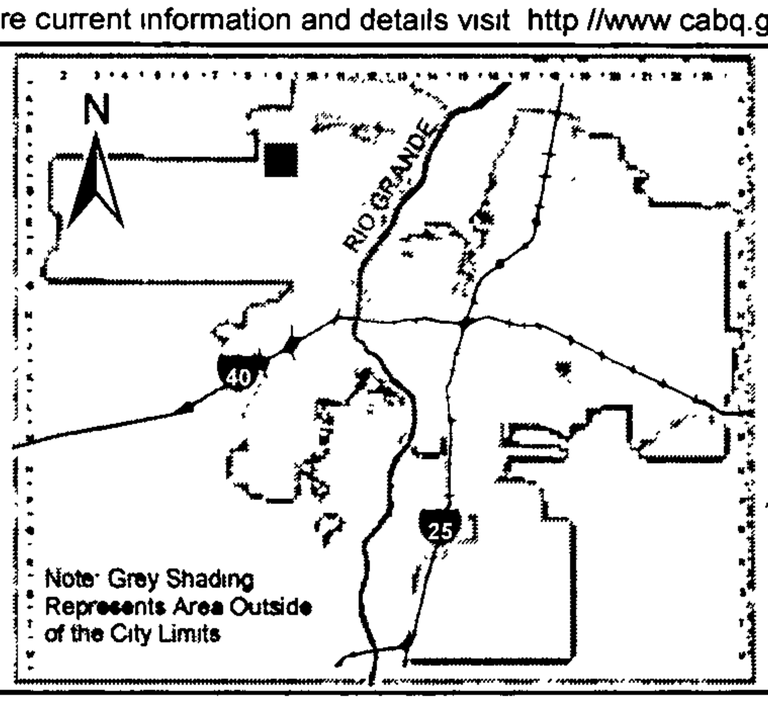
Project # 1007050



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

January 15, 2016

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

Re: Tract 8, The Trails Unit 2 (To be known and Tierra Vista Unit 3), City of Albuquerque, Bernalillo County, New Mexico.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of RCS-NM HOLDINGS I, LLC for the purpose of replatting the above described property.

Please call me if you have any further questions.

Sincerely,

RCS-NM HOLDINGS I, LLC
A Colorado limited liability company

By _____

Sharon K. Eshima, Manager

SURV TEK, INC.

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

January 25, 2016

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103
Attention: Mr. Jack Cloud, Chair

RE: Tierra Vista Unit 3 at the Trails (a Replat of Tract 8, The Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page C-9. DRB 1007050

Dear Mr. Cloud

The owners of the above captioned property, RCS- NW Holdings 1, LLC are hereby requesting Final Plat approval for Tierra Vista Unit 3 at the Trails as shown on the attached plat.

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

Sincerely,

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

Current DRC
Project No _____

Date Submitted May 27, 2015
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved _____
Date Preliminary Plat Approved 6-24-15
Date Preliminary Plat Expires 6-24-16

DRB Project No 1007050

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 3 AT THE TRAILS
(REPLAT OF TRACT 8 AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		PAVING							
	730070	32' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER PCC 4' WIDE SIDEWALK ON BOTH SIDES	BLACK CANYON STREET	WOODMONT AVENUE	TEMPE AVENUE	KM, 1-16	/	/
	730070	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	KM, 1-16	/	/
	~~730~~070	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	KM, 1-16	/	/
	730070 ~~730~~	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	KM, 1-16	/	/
	730070	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	WEST BOUNDARY	CAMP VERDE STREET	KM, 1-16	/	/
	730070	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES * WITH 4' SIDEWALK CONNECTION TO UNIVERSE BOULEVARD	TEMPE AVENUE	CAMP VERDE STREET	STUB STREET (END)	KM, 1-16	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
	730070	18" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	KM 1-16	/	/
	730070	18" - 24" DIA	RCP W/ MH & INLETS	CAMP VERDE STREET	ORO VALLEY ROAD	TEMPE AVENUE	KM, 1-16	/	/
	730070	54" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD	KM, 1-16	/	/
	730070	54" DIA	REMOVE/ABANDON EXISTING RCP STORM DRAIN	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD	KM, 1-16	/	/
	740581		MODIFY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		KM, 1-16	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
	730084	EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		KM, 1-16	,	,
	730070	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	TEMPE AVENUE	ORO VALLEY ROAD	KM, 1-16	,	,
	730070	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	ORO VALLEY ROAD	LOT 1	KM, 1-16	,	,
	730070	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	KM, 1-16	,	,
	730070	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	KM, 1-16	,	,
	730070	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	KM, 1-16	,	,
		PUBLIC SANITARY SEWER IMPROVEMENTS							
	730084	EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAMP VERDE STREET	BUILT UNDER COA 730084		KM, 1-16	,	,
	730084	EX 15" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		KM, 1-16	,	,
	730070	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BLACK CANYON STREET	TEMPE AVENUE	LOT 1	KM, 1-16	,	,
	730070	8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ORO VALLEY ROAD	LOT 42	CAMP VERDE STREET	KM, 1-16	,	,
	730070	15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIVERSE BLVD	TEMPE AVENUE	APPROX 1050' SOUTH TO EXIST 15" SAS @ VVHS	KM, 1-16	,	,
	730070	15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	LOT 24	UNIVERSE BLVD	KM, 1-16	,	,

* REMOVE, SALVAGE AND DISPOSE EXISTING SANITARY SEWER LIFT STATION

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN 5/28/2015 PREPARED BY PRINT NAME DATE	DRB CHAIR	6-24-15 DATE	Carl S. Dumont 6/24/15 PARKS & ~~GENERAL SERVICES~~ Recreation DATE	
BOHANNAN HUSTON, INC. FIRM	TRANSPORTATION DEVELOPMENT	6/24/15 DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	06/24/15 DATE	Peter Ji CITY ENGINEER	6-24-15 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PROJECT#

1007050

February 3. 2016

FP

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 24, 2015

Project# 1007050
15DRB-70213 - VACATION OF PUBLIC EASEMENTS
15DRB-70214 - SIDEWALK WAIVER
15DRB-70215 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
15DRB-70216 - PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for RCS TRAILS TRACT 8, LLC request the referenced/ above actions for Tract 8, **THE TRAILS UNIT 2,** zoned SU-2/ VTRD, located in the southeast corner of WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 9.45 acres. (C-9)

At the June 24, 2015 Development Review Board meeting, the vacation was approved as shown on exhibit B in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. The sidewalk waiver was approved as shown on exhibit C in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With an approved grading and drainage plan engineer stamp dated 4/23/14 and with the signing of the infrastructure list, the preliminary plat was approved; a condition of final plat is for the storm drain easement to be adjusted to match the most recent design.

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

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by July 9th, 2015 in the manner described below.

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

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

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

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

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

Jack Cloud, DRB Chair

PROJECT #
1007050

PP
VPE
SW
TDSW

June 24. 2015

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 1007050

Board hearing date:

WEDNESDAY, June 24, 2015

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, June 24, 2015** beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday **June 23, 2015,**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

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

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

Project# 1007050
15DRB-70213 - VACATION OF PUBLIC EASEMENTS
15DRB-70214 - SIDEWALK WAIVER
15DRB-70215 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
15DRB-70216 - PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for RCS TRAILS TRACT 8, LLC request the referenced/ above actions for Tract 8, **THE TRAILS UNIT 2,** zoned SU-2/ VTRD, located in the southeast corner of WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 9.45 acres. (C-9)

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

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 8, 2015.

2. **Project# 1007050**
15DRB-70213 - VACATION OF PUBLIC EASEMENTS
15DRB-70214 - SIDEWALK WAIVER
15DRB-70215 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
15DRB-70216 - PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for RCS TRAILS TRACT 8, LLC request the referenced/ above actions for Tract 8, **THE TRAILS UNIT 2,** zoned SU-2/ VTRD, located in the southeast corner of WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 9.45 acres. (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/23/15 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/24/15, THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project# 1010484**
15DRB-70204 MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RBA ARCHITECTS agent(s) for DREAM STYLE request the referenced/ above action for Lot 9A1B, **RENAISSANCE CENTER** zoned SU-1/ IP USES, located on the north side of N RENAISSANCE BLVD NE between CULTURE DR NE and CHAPPELL DR NE containing approximately 3.748 acres. (F-16) *[Deferred from 6/17/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR PARKS AND PLANNING COMMENTS.**

4. **Project# 1000649**
15DRB-70199 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

STUDIO SW ARCHITECTS agents for IPMI 6, LLC request the referenced/ above action for a portion of Tract 84E, **MRGCD MAP #35** zoned SU-1/ C-2, located on the east side of 12TH ST NW between INDIAN SCHOOL RD NW and MENAUL BLVD NW, containing approximately 3.45 acres. (H-13) *[Deferred from 6/10/15]* **DEFERRED TO 7/8/15.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

V

P

D

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: RCS Trails Tract 8, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway Suite 200 FAX:

CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com

Proprietary interest in site: Owner **List all owners**: RCS Trails Tract 8, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Vacation of Public Easement, Temporary Deferral of Sidewalk Construction, Sidewalk Waiver

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

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

Lot or Tract No. Tract 8 Block: Unit:

Subdiv/Addn/TBKA: The Trails Unit 2

Existing Zoning: SU-2 Volcano Trails Residential Developing (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906449722640103

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007050 14DRB-70080-70084 - 70081 - 70082 - 70083

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 58 Total area of site (acres): 9.45

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

Between: Oakridge Street and Universe Boulevard

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

SIGNATURE DATE 5/28/15

(Print) Scott Steffen Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
15 - DRB - 70213	VPE		$ 270.00
	CMF		$ 20.00
	ADV		$ 75.00
- 70214	SW		$ Ø
- 70215	TDSW		$ Ø
70216	PP		Total 1960.00
Hearing date June 24, 2015			$ 2,325.00

5-28-15
Planner signature / date

Project # 1007050

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

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

SCOTT J. STEFFEN
Applicant name (print)

5/28/15
Applicant signature / date

Form revised October 2007

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

Application case numbers
15 - DRB - 70216
___ - ___ - ___
___ - ___ - ___

5-28-15
Planner signature / date

Project # 1007050

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **SIDEWALK VARIANCE (DRB20)**

☒ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

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

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

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

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

Scott J Steffen
Applicant name (print)

5/28/15
Applicant signature / date

Form revised 4/07

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

Application case numbers
15 - DRB - 70213
- - 70214
- - 70215

5-28-15
Planner signature / date

Project # 1007050

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 or the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from June 9, 2015 To June 24, 2015

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

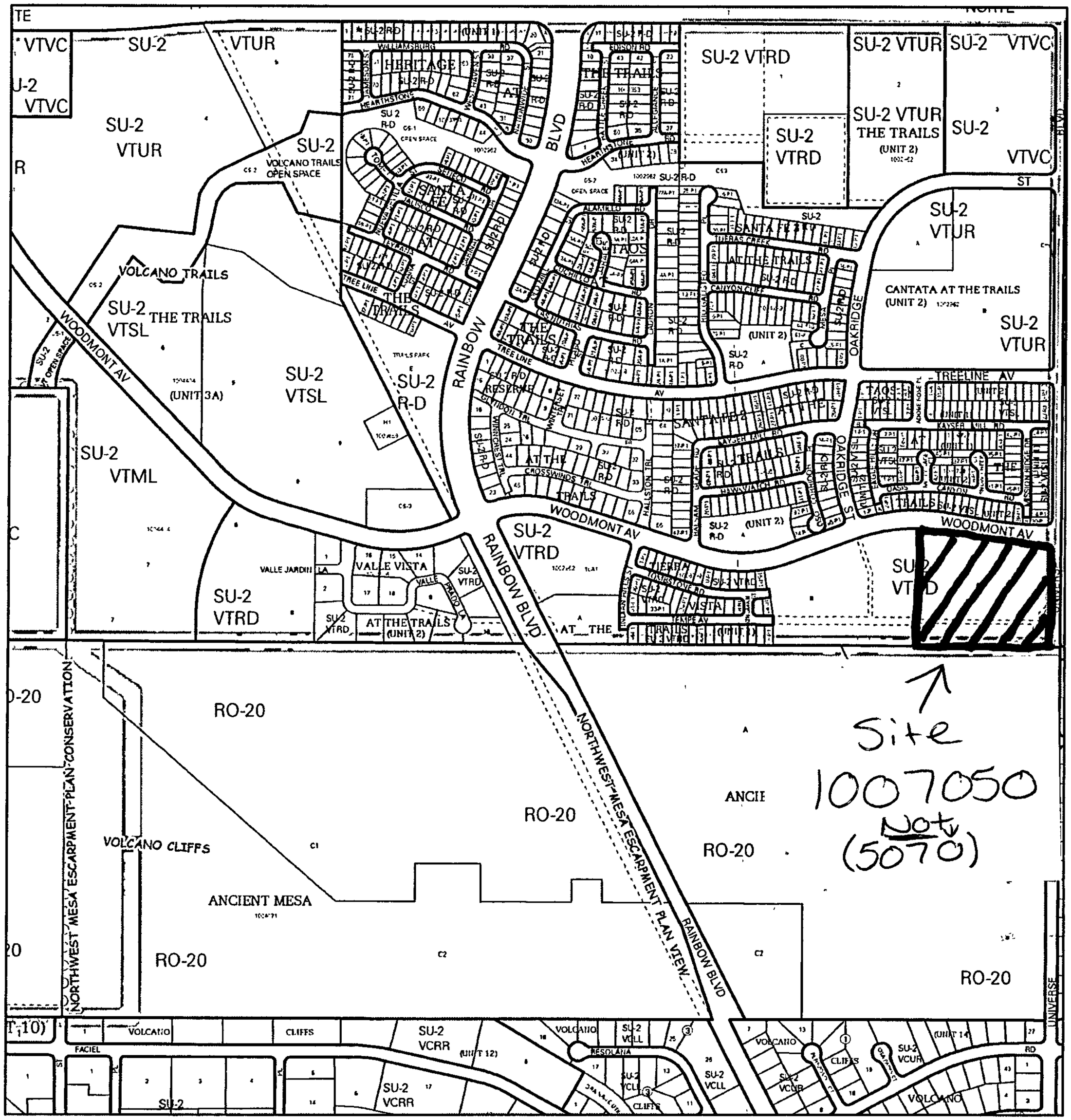
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Billy Harris for BHI — (Applicant or Agent) 5/28/15 — (Date)

I issued 1 signs for this application, 5-28-15 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1007050

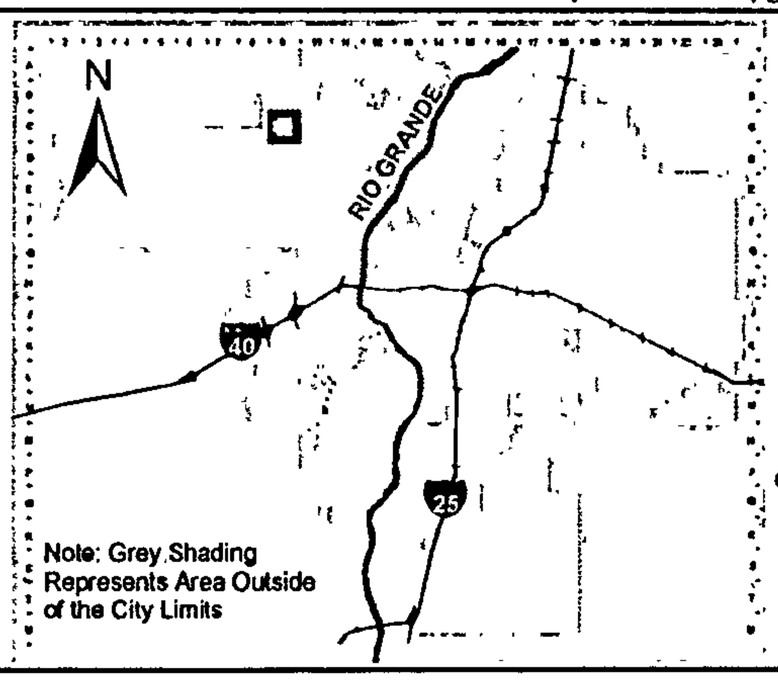
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 28, 2015

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

Re: Tierra Vista Unit 3 at the Trails – Preliminary Plat, Vacation of Public Easement and Sidewalk Deferral/Waiver (DRB 1007050)

Dear Mr. Cloud:

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

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

This preliminary plat is being represented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Tract 8 at the Trails Unit 2, consisting of 58 single-family residential lots and 1 HOA tract on approximately 9.5 acres. The site is located east of the Tierra Vista Unit 2 Subdivision, west of Universe Boulevard and south of Woodmont Avenue. The site can be accessed from Woodmont Avenue and Tempe Avenue in Tierra Vista Unit 2. The land is currently zoned SU-2, Volcano Trails Residential Developing (VTRD).

The preliminary plat, vacation of public easements and sidewalk deferral/waiver were approved by DRB on May 7, 2014. The previous approvals have expired and this resubmittal is identical to what was previously approved. In addition, a Site Development Plan was approved on May 7, 2015 and the Grading and Drainage Plan was approved on May 5, 2014.

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

Sincerely,

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

Enclosures

cc: Hugh Floyd, Floyd Development Services

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

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

November 19, 2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): #1007050
Case Number(s):
Agent: Bohannon Huston Inc
Applicant: RCS-NMHoldings I, LLC
Legal Description: Tract 8 at the Trails Unit 2
Zoning: SU-2/VTRD
Acreage: 9.45 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424. (For reference only, survey did not include Tract 8 but did include tracts adjacent to Tract 8, showing relevant information).

In 2006, portions of the site have been improved with a 54" storm drain, 10" water line, 8 and 12" sanitary sewer lines, all as public improvements, accepted by and now owned by the city. There is also a sanitary sewer lift station at the southeast corner of the site, accepted by and now owned by the ABCWUA.

SITE VISIT: n/a

RECOMMENDATION(S):

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

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

Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
505-768-2500
www.abcwua.org

Chair
Art De La Cruz
County of Bernalillo
Commissioner, District 2

Vice Chair
Rey Garduño
City of Albuquerque
Councilor, District 6

Richard J. Berry
City of Albuquerque
Mayor

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

November 13, 2013

Hugh Floyd, P.E.
Easterling Consultants LLC
3613 NMHY 528 NW, Suite E-2
Albuquerque, NM 87114

RE: Water and Sanitary Sewer Availability Statement #131005
The Trails Unit II-lot 8 - Zone Atlas Map: C-09

Dear Mr. Patterson:

Project Information: The subject property addressed in this availability statement consists of approximately 9.2 acres located on the southwest corner of the Woodmont Ave. and Universe Blvd. intersection. The property is zoned SU-2 and is located in the 4W pressure zone within the Corrales trunk. The availability request indicates plans to construct approximately 56 single-family homes on the site.

Existing Conditions: Water infrastructure in the area is limited to an on-site 12 inch line (Project #26-7300.84-08)

Sanitary sewer infrastructure in the area is limited to an on-site 15 inch interceptor (Project #16-7300.81-06). Currently, the sewer outfall for all of the development immediately adjacent to the project site is via the existing lift station located on the northwest corner of the Universe and Avenida de Jaimito intersection. Discharge from this lift station is to the Paradise Blvd. interceptor, approximately one mile to the north.

Service: New metered water service is available to the site contingent upon construction of on-site distribution mains and looping of the water system. In addition, the internal water line loop must connect to the existing water system on the north side of Woodmont Ave. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sewer service is available to the site contingent upon the construction of eight inch collector lines within the planned subdivision. In addition, service will be contingent on the extension of the existing 15 inch interceptor to the south to tie to the existing line in Universe, allowing the removal of the existing lift station.

Development Agreement: As the proposed project site is being re-platted, and as the project will require the construction of additional public infrastructure, a Development Agreement must be executed with the Water Authority prior to the provision of either water or sewer service to the site. The Development Agreement will specifically address the infrastructure required for this site. Pursuant to the System Expansion Ordinance, this property is outside of the Water Authority service area and the Water Authority Board must approve a Development Agreement to serve this property and establish requirements as a condition of service. Contact the Utility Development Office for draft Development Agreements.

Water Supply Charge: All developments located outside of the Water Authority's service area will be assessed a Water Supply Charge (WSC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water

resources, rights and supplies necessary to serve the development. The WSC shall not be used for reimbursement of master planned facilities.

Fire Protection: No specific fire flow requirements from the City Fire Marshal were provided with the availability request. All fire hydrant placement criteria as specified by the Fire Marshal must be met prior to the provision of utility service to the project site. All new hydrants as well as their exact locations must be verified through the Utility Development Office prior to sale of service.

Design and Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the Water Authority and County Design Review process. Designs must be by a licensed, New Mexico registered, Professional Engineer. Construction must be by a licensed, bonded, public utility contractor. All new public water and sanitary sewer lines must be constructed, if outside of public right-of-way, in easements acceptable to the Water Authority. Minimum easement widths are 20 ft. for a single water or sanitary sewer line and 25 ft. if both water and the sanitary sewer are present.

Costs and Fees: In addition to installation and construction costs, new sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Credit will be given for any previous accounts on this property.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

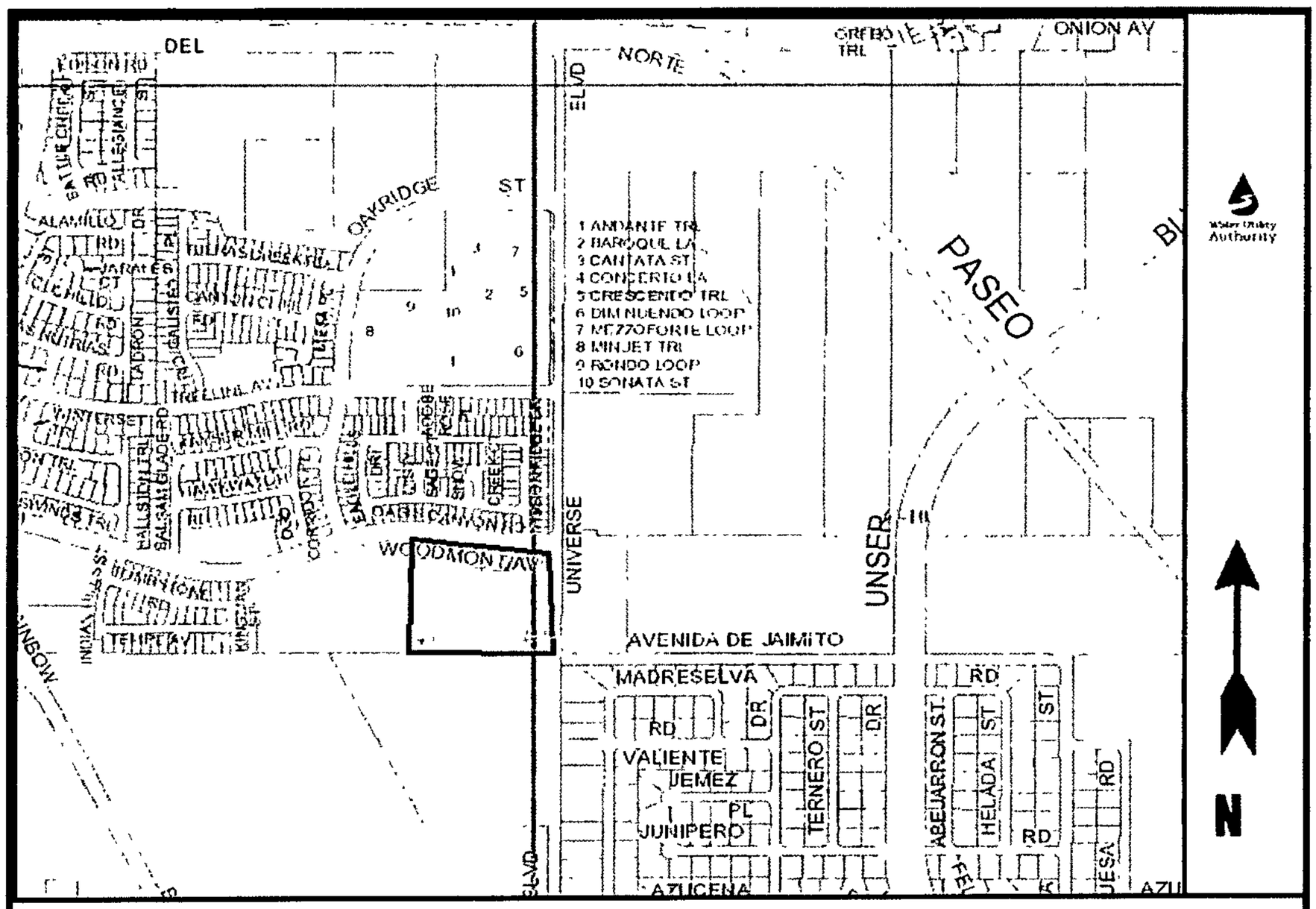
Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

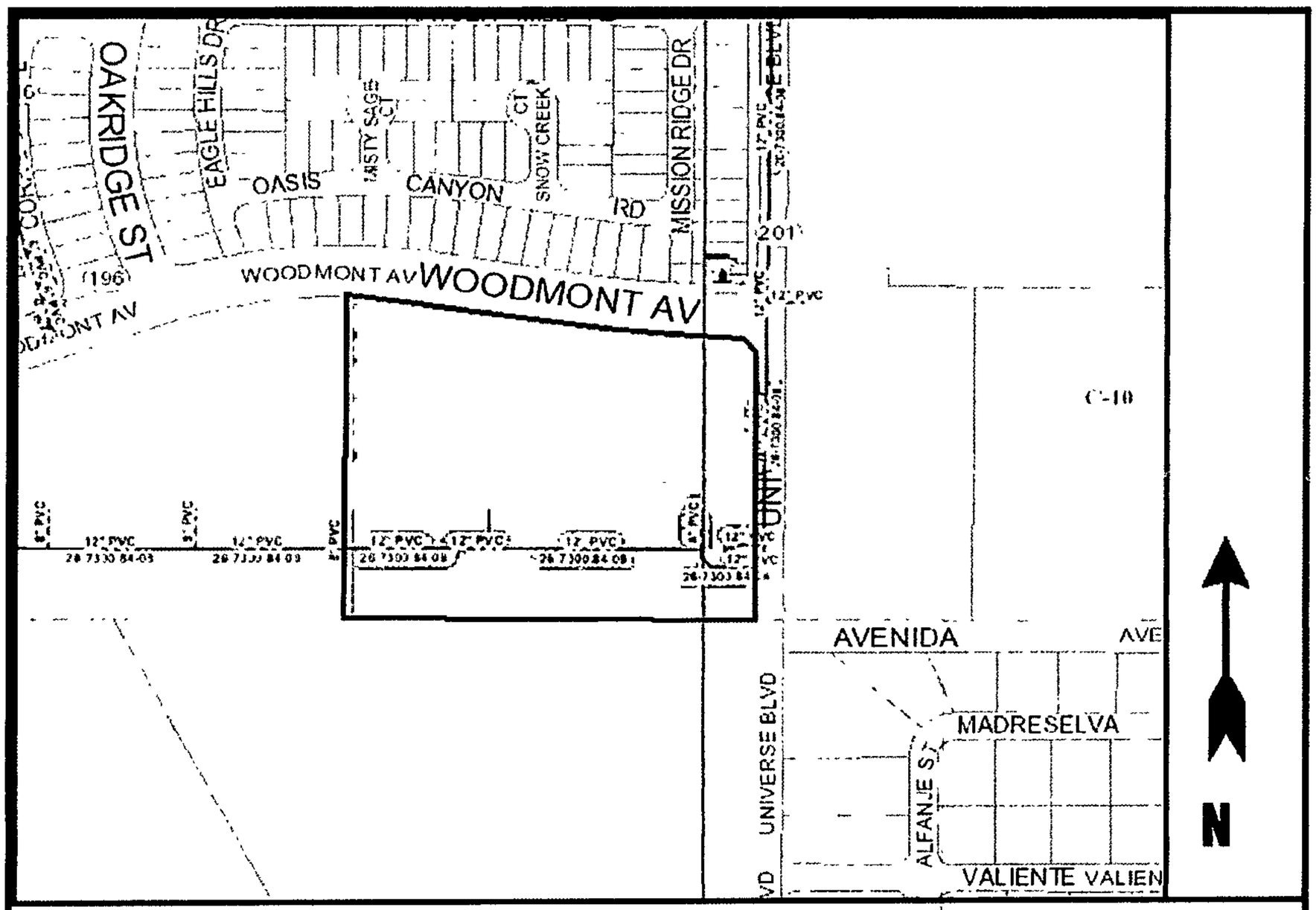
Mark S. Sanchez
Executive Director

Encl: Site and Infrastructure Maps (3)

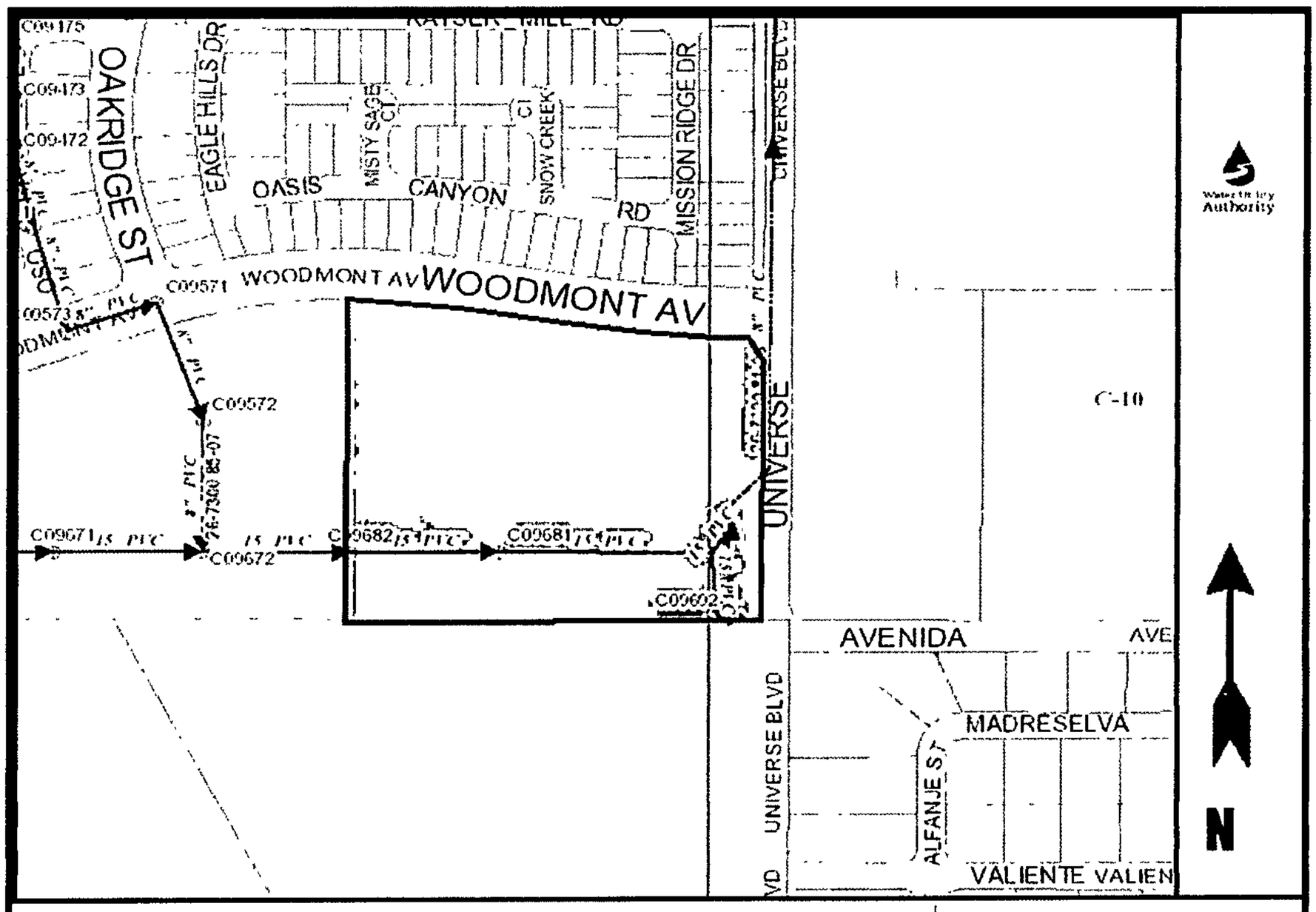
C: f/ Availability C-9



Availability Statement #131005-Site Map



Availability Statement #131005-Water Lines



Availability Statement #131005-Sewer Lines

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

May 5, 2014

Scott J. Steffen, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street NE, Courtyard I
Albuquerque, New Mexico 87109

RE: **Tierra Vista Unit 3** (Replat of Tract 8 of The Trails, Unit 2) File: **C09-D001E**
Grading & Drainage Plan and Drainage Report **PE Stamp: 3-23-2014**

Dear Mr. Steffen:

Based upon the information provided in your submittal received 3/25/14, the subject Grading & Drainage Plan and Drainage Report are approved for DRB action on the Site Plan, Preliminary Plat and Grading Permit.

This approval is conditioned upon documentation of approval from the State Land Office for the proposed, offsite grading on the south side of the site. If such concurrence cannot be obtained, a revised grading plan will be required, providing a retaining wall at that location.

The Work Order plans submitted for this development must include the modifications to "Pond H" inlet, outlet and overflow facilities, referenced in the amended Infrastructure List.

Residential Building Permits will be conditioned upon Pad Certification, to Hydrology Section, of compliance with this Grading Plan.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Storm Water Engineer, will be required for this site, prior to Hydrology approval of a Grading Permit or Work Order.

If you have questions, please email me or telephone 505-924-3994.

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Sincerely,

5/5/14

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file: **C09/D001E**
c.pdf Addressee via Email SSteffen@BHInc.com

C09D001E_PPlat-SP-GP_Cond-approval

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

May 26, 2015

Scott Steffen
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: ssteffen@bhinc.com

Dear Scott:

Thank you for your inquiry of **May 26, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) TRACT 8 AT THE TRAILS, UNIT 2 LOCATED ON WOODMONT AVENUE NW BETWEEN OAKRIDGE STREET NW AND UNIVERSE BOULEVARD NW** zone map **C-9.**

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

VOLCANO CLIFFS PROPERTY OWNERS ASSOC.
Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Blake Thompson, 3009 Palo Alto NE/87111 328-3117 (c)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

planningrnaform(05/26/15)

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 27, 2015

Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

Re: Preliminary Plat Approval and Vacation of Public Easements, Tierra Vista Unit 3

Dear Mr. Heil:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannan Huston, Inc., agent for RCS Trails Tract 8, LLC, is seeking approval for a Preliminary Plat and Vacation of Public Easements for Tierra Vista Unit 3. See the attached Zone Atlas Page for the project location. The preliminary plat and vacation of public easements was previously approved by the City's Development Review Board (DRB) on May 7, 2014. Those approvals have expired. The current request is identical to what was approved by DRB a year ago.

Tierra Vista Unit 3 is a proposed 58-lot residential subdivision to the east of Tierra Vista Unit 2, south of Woodmont Avenue, west of Universe Boulevard and north of undeveloped land owned by the State Land Office. The project will be developed in one phase. Public easements were granted for backbone sewer, storm drain and water infrastructure to serve the Trails Development. The backbone infrastructure will be located within public rights-of-way dedicated by the Tierra Vista Unit 3 plat. Therefore, the public easements are no longer required.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 27, 2015

Blake Thompson
3009 Palo Alto NE
Albuquerque, NM 87111

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Rights of Way (ROWs), Montecito West Units 1 and 2

Dear Mr. Thompson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannan Huston, Inc., agent for RCS Trails Tract 8, LLC, is seeking approval for a Preliminary Plat and Vacation of Public Easements for Tierra Vista Unit 3. See the attached Zone Atlas Page for the project location. The preliminary plat and vacation of public easements was previously approved by the City's Development Review Board (DRB) on May 7, 2014. Those approvals have expired. The current request is identical to what was approved by DRB a year ago.

Tierra Vista Unit 3 is a proposed 58-lot residential subdivision to the east of Tierra Vista Unit 2, south of Woodmont Avenue, west of Universe Boulevard and north of undeveloped land owned by the State Land Office. The project will be developed in one phase. Public easements were granted for backbone sewer, storm drain and water infrastructure to serve the Trails Development. The backbone infrastructure will be located within public rights-of-way dedicated by the Tierra Vista Unit 3 plat. Therefore, the public easements are no longer required.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

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ALBUQUERQUE, NM 87109

PERFECTLY LEGAL
CPU

Sent To: Blake Thompson
Street, Apt. No.; or PO Box No.: 3009 Palo Alto N.E.
City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, August 2006 — See Reverse for Instructions

Bohannan Huston

NDER: *COMPLETE THIS SECTION*

Complete items 1, 2, and 3. Also complete
tem 4 if Restricted Delivery is desired.
Print your name and address on the reverse
so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

rticle Addressed to:

Blake Thompson
3009 Palo Alto N.E.
Albuquerque, NM 87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) C. Date of Delivery

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

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

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

2. Article Number (*Transfer from service label*) 7010 1870 0000 2738 5207

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7010 1870 0000 2738 5191

7010 1870 0000 2738 5191

UNITED STATES POSTAGE
PITNEY BOWES
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0000819967 MAY 27 2015
MAILED FROM ZIP CODE 87109

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here
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MAY 27 2015
ALBUQUERQUE, NM 87109

Sent To DAVE HEIL
Street, Apt. No.; or PO Box No. 160 ITASCA ROAD
City, State, ZIP+4 RIO RANCHO NM 87124

PS Form 3800, August 2006 See Reverse for Instructions

phannan Huston

COMPLETE THIS SECTION

items 1, 2, and 3. Also complete
estricted Delivery is desired.
name and address on the reverse
can return the card to you.
card to the back of the mailpiece,
ront if space permits.

essed to:

HEIL
160 ITASCA ROAD
RIO RANCHO, NM
87124

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 1870 0000 2738 5191

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 7, 2014

Project# 1007050
14DRB-70080VACATION OF PUBLIC EASEMENTS
14DRB-70081 SIDEWALK WAIVER
14DRB-70082 TEMP DEFR SWDK
14DRB-70083 PRELIMINARY PLAT
14DRB-70084 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agents for RCS TRAILS TRACT 8, LLC request the referenced/ above actions for Tract 8, **THE TRAILS UNIT 2,** zoned SU-2/ VTRD, located in the southeast corner of WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 9.4497 acres. (C-9)) *[Deferred from 4/16/14, 4/30/14]*

At the May 7, 2014 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The sidewalk waiver was approved per revised exhibit 'B'. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With the signing of the infrastructure list dated 5/7/14, and with a conditionally approved grading and drainage plan engineer stamp dated 4/23/14, the preliminary plat was approved. The site development plan for subdivision was approved.

Findings
The vacation request was filed by the owners of all the frontage of the subject easements.

Based on the proposed development and phasing plan, the public welfare is in no way served by retaining the easement.

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

CONDITIONS:

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

2. Failure to obtain State Land Office approval will require a revised Grading and Drainage Plan, which may require associated changes to the plat.

If you wish to appeal this decision, you must do so by May 22, 2014 in the manner described below.

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

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

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

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

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

Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
File

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 080

03/21/2014 Issued By: E08375 230627

Application Number: **14DRB-70080**, Vacation Of Public Easement

Address:

Location Description: WOODMONT AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD

Project Number: 1007050

Applicant
RCS TRAILS TRACT 8, LLC
BRIAN PAUL
371 CENTENNIAL PARKWAY SUITE 200
LOUISVILLE CO 80027
303-533-1615

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$270.00**
TOTAL:	**$365.00**

City of Albuquerque Treasury
Date:3/21/2014 Office:ANNEX
Stat ID:WS000008 Cashier:TRSDLF
Batch: 3414 Trans #:37
Permit: 2014070080
Receipt Num 00187158
Payment Total:$365.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$270.00
	Check Tendered :	$2,815.00
	VISA Tendered :	$475.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 083

03/21/2014 Issued By: E08375 230632

Application Number: **14DRB-70083**, Major - Preliminary Plat Approval

Address:

Location Description: WOODMONT AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD

Project Number: 1007050

Applicant
RCS TRAILS TRACT 8, LLC
BRIAN PAUL
371 CENTENNIAL PARKWAY SUITE 200
LOUISVILLE CO 80027
303-533-1615

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	
DRB Actions	**$2,540.00**
TOTAL:	**$2,540.00**

City of Albuquerque Treasury
Date:3/21/2014 Office:ANNEX
Stat ID:WS000008 Cashier:TRSDLF
Batch: 3414 Trans #:37
Permit: 2014070083
Receipt Num 00187159
Payment Total:$2,540.00

0903	DRB Actions	$2,540.00
	Check Tendered :	$2,815.00
	VISA Tendered :	$475.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 084

03/21/2014 Issued By: E08375 230635

Application Number: **14DRB-70084**, ~~Minor~~ Major Sdp For Subdivision

Address:

Location Description: WOODMONT AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD

Project Number: 1007050

Applicant
RCS TRAILS TRACT 8, LLC
BRIAN PAUL
371 CENTENNIAL PARKWAY SUITE 200
LOUISVILLE CO 80027
303-533-1615

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	
DRB Actions	**$385.00**
TOTAL:	**$385.00**

City of Albuquerque Treasury
Date:3/21/2014 Office:ANNEX
Stat ID:WS000008 Cashier:TRSDLF
Batch: 3414 Trans #:37
Permit: 2014070084
Receipt Num 00187160
Payment Total:$385.00

0903 DRB Actions		$385.00
Check	Tendered :	$2,815.00
VISA	Tendered :	$475.00

Current DRC
Project No. _____

Date Submitted: March 21, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No _____

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 3 AT THE TRAILS
(REPLAT OF TRACT 8 AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		32' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	BLACK CANYON STREET	WOODMONT AVENUE	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	WEST BOUNDARY	CAMP VERDE STREET	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	TEMPE AVENUE	CAMP VERDE STREET	STUB STREET (END)	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	CAMP VERDE STREET	ORO VALLEY ROAD	TEMPE AVENUE	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		EX 12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	ORO VALLEY ROAD	LOT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAMP VERDE STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BLACK CANYON STREET	TEMPE AVENUE	LOT 1	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ORO VALLEY ROAD	LOT 42	CAMP VERDE STREET	/	/	/
		15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIVERSE BLVD	TEMPE AVENUE	APPROX 1050' SOUTH TO EXIST 15" SAS @ VVHS	/	/	/
		15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	LOT 24	UNIVERSE BLVD	/	/	/

* REMOVE, SALVAGE AND DISPOSE EXISTING SANITARY SEWER LIFT STATION

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN 3/21/2014				
PREPARED BY PRINT NAME DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.				
FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No _____

Date Submitted Apnl 30, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub Approved _____

Date Preliminary Plat Approved _____

Date Preliminary Plat Expires _____

DRB Project No _____

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 3 AT THE TRAILS
(REPLAT OF TRACT 8 AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PAVING							
		32' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	BLACK CANYON STREET	WOODMONT AVENUE	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	WEST BOUNDARY	CAMP VERDE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON SOUTH SIDE * WITH 4' SIDEWALK CONNECTION TO UNIVERSE BOULEVARD	TEMPE AVENUE	CAMP VERDE STREET	STUB STREET (END)	/	/	/
		* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT							
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	CAMP VERDE STREET	ORO VALLEY ROAD	TEMPE AVENUE	/	/	/
		54" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD	/	/	/
		54" DIA	REMOVE/ABANDON EXISTING RCP STORM DRAIN	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD	/	/	/
			MODIFIY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		NOTE	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		EX 12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	ORO VALLEY ROAD	LOT 1	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		EX 8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CAMP VERDE STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLACK CANYON STREET	TEMPE AVENUE	LOT 1	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ORO VALLEY ROAD	LOT 42	CAMP VERDE STREET	/	/	/
		15" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	UNIVERSE BLVD	TEMPE AVENUE	APPROX 1050' SOUTH TO EXIST 15" SAS @ VVHS	/	/	/
		15" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TEMPE AVENUE	LOT 24	UNIVERSE BLVD	/	/	/

* REMOVE, SALVAGE AND DISPOSE EXISTING SANITARY SEWER LIFT STATION

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	4/30/2014				
PREPARED BY PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.					
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/ ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	Fire Department
DAVID KILPATRICK -	Zoning Enforcement Inspector
STEPHANI WINKLEPLECK -	Neighborhood Coordination
DANIEL ARAGON -	Public Service Company of New Mexico
PATRICK SANCHEZ -	New Mexico Gas Company
APRIL WINTERS -	Albuquerque Public Schools
MICHELE RAMIREZ -	CenturyLink
MIKE MORTUS -	Comcast Cable
RAY GOMEZ -	Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1007050

WEDNESDAY, April 16, 2014

Comments must be received by:

Friday, April 4, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.**If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

V

P

D

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: RCS Trails Tract 8, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway Suite 200 FAX:

CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com

Proprietary interest in site: Owner **List all owners**: RCS Trails Tract 8, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Tract 8 Block: Unit:

Subdiv/Addn/TBKA: The Trails Unit 2

Existing Zoning: SU-2 Volcano Trails Residential Developing (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906449722640103

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007050 13DRB-70575

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 58 Total area of site (acres): 9.45

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

Between: Oakridge Street and Universe Boulevard

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

SIGNATURE Scott S DATE 3/20/14

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

Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
14DRB - - 70080	VPE		$270.00
14DRB - - 70081	SW		$ Ø
14DRB - - 70082	IDS		$ Ø
14DRB - - 70083	MPP		$2540.00
- - 70084	SPS		$385.00
	ADV		75.00
	CMF		20.00
		Total	$3290.00

Includes drainage fee

Hearing date April 16, 2014

3-21-14

Planner signature / date

Project # 1007050

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)** 6
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**
- ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance or waiver
- ✓ List any original and/or related file numbers on the cover application

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

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

SCOTT J STEFFEN
Applicant name (print)

3/20/14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB - [redacted] - [redacted]80
14DRB - [redacted] - [redacted]81
14DRB - [redacted] - [redacted]82
700

3-21-14
Planner signature / date

Project # 1007050

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

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
Applicant name (print)

3/20/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - - 70063
- -
- -

3-21-14
Planner signature / date

Project # 1007050

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Subdivision Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

PAUL M. WYMER
Applicant name (print)

3/21/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70084
____ - ____ - ____
____ - ____ - ____

3-21-14
Planner signature / date

Project # 1007050

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 1, 2014 To April 16, 2014

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

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

(Applicant or Agent) 3/21/14 (Date)

I issued 2 signs for this application, 3-21-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 1007050

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

V

P

D

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: RCS Trails Tract 8, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway Suite 200 FAX:

CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com

Proprietary interest in site: Owner **List all owners**: RCS Trails Tract 8, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No Tract 8 Block: Unit:

Subdiv/Addn/TBKA: The Trails Unit 2

Existing Zoning: SU-2 Volcano Trails Residential Developing (VTRD) Proposed zoning. SU-2 VTRD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906449722640103

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.). 1007050 13DRB-70575

CASE INFORMATION:

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

No of **existing** lots: 1 No of **proposed** lots: 58 Total area of site (acres): 9.45

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

Between: Oakridge Street and Universe Boulevard

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

SIGNATURE Scott S DATE 3/20/14

(Print) SCOTT J STEFFEN Applicant ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
14DRB - - 70080	VPE		$270.00
14DRB - - 70081	SW		$ Ø
14DRB - - 70082	IDO		$ Ø
14DRB - - 70083	MPP		$2540.00
- - 70084	SPS		$385.00
	ADV		75.00
	CMF		20.00
		Total	$3290.00

Include drainage fee

Hearing date April 16, 2014

3-21-14

Planner signature / date

Project # 1007050

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)** 6

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8 5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

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

☐ **SIDEWALK VARIANCE (DRB20)**

☒ **SIDEWALK WAIVER (DRB21)**
- ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance or waiver
- ✓ List any original and/or related file numbers on the cover application

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

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

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

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

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8 5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8 5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

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

SCOTT J STEFFEN
Applicant name (print)

3/20/14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB - [redacted] 80
14DRB - [redacted] 81
14DRB - [redacted] 82
700

3-21-14
Planner signature / date

Project # 1007050

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

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

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

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

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

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

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

__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers are listed on the cover application

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

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

(Temporary sidewalk deferral extension use FORM-V)

__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8 5" x 11"
__ Official D R.B Notice of the original approval
__ Approved Infrastructure List If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers on the cover application
__ Fee (see schedule)

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

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

SCOTT J. STEFFEN
Applicant name (print)

3/20/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70063
____ - ____ - ____
____ - ____ - ____

3-21-14
Planner signature / date

Project # 1007050

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

- ✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Copy of the document delegating approval authority to the DRB
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Completed Site Plan for Subdivision Checklist
- ✓ 6 copies of the Infrastructure List, if relevant to the site plan
- ✓ TIS/AQIA Traffic Impact Study form with required signature
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**

- __ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- __ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- __ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- __ Solid Waste Management Department signature on Site Plan
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Copy of the document delegating approval authority to the DRB
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Completed Site Plan for Building Permit Checklist
- __ 6 copies of the Infrastructure List, if relevant to the site plan
- __ TIS/AQIA Traffic Impact Study form with required signature
- __ Copy of Site Plan with Fire Marshal's stamp
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**

- __ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- __ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- __ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- __ 6 copies of the Infrastructure List, if relevant to the site plan
- __ TIS/AQIA Traffic Impact Study form with required signature
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

PAUL M. WYMER
Applicant name (print)

3/21/14
Applicant signature / date

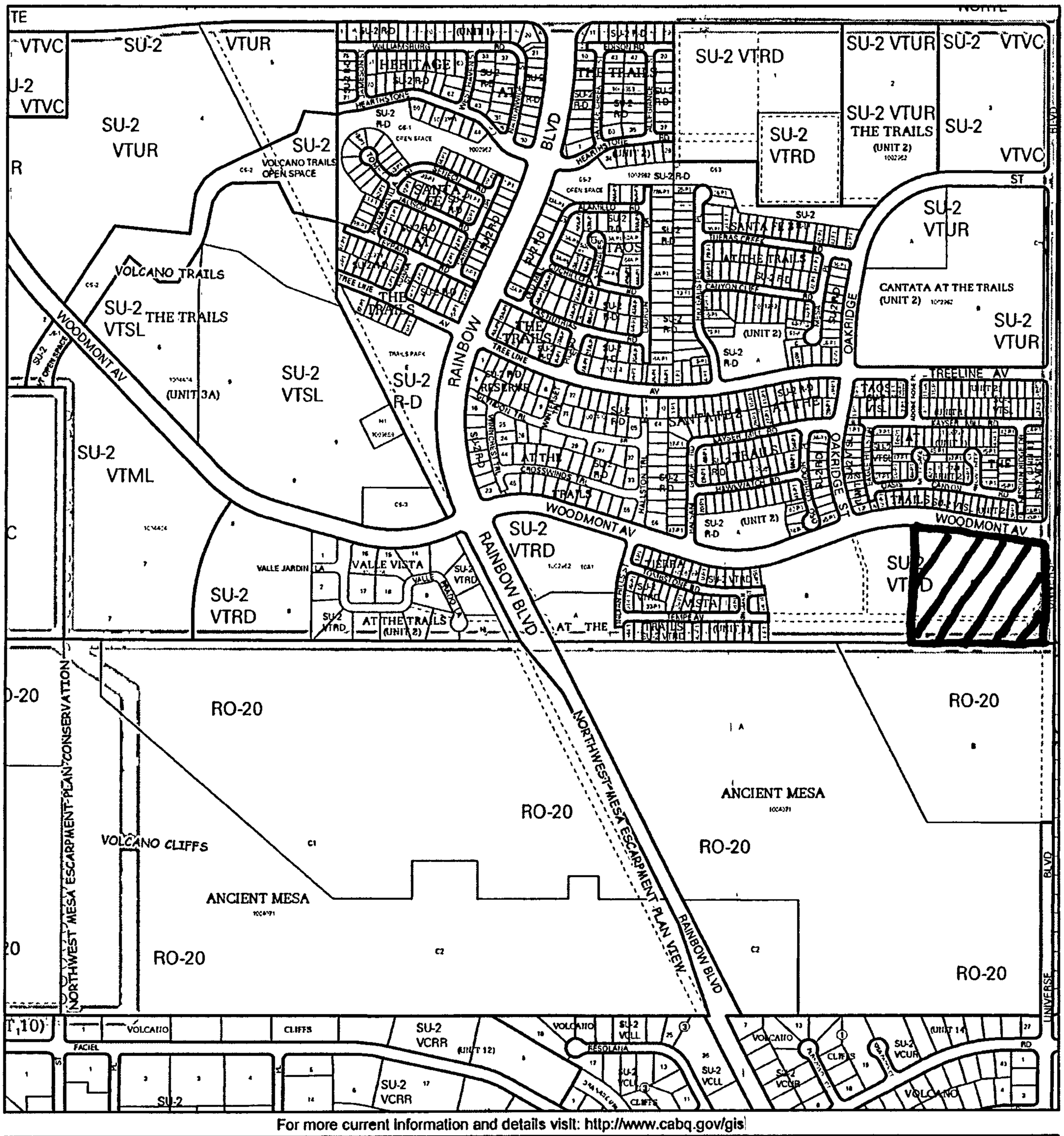
Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70084
____ - ____ - ____
____ - ____ - ____

3-21-14
Planner signature / date

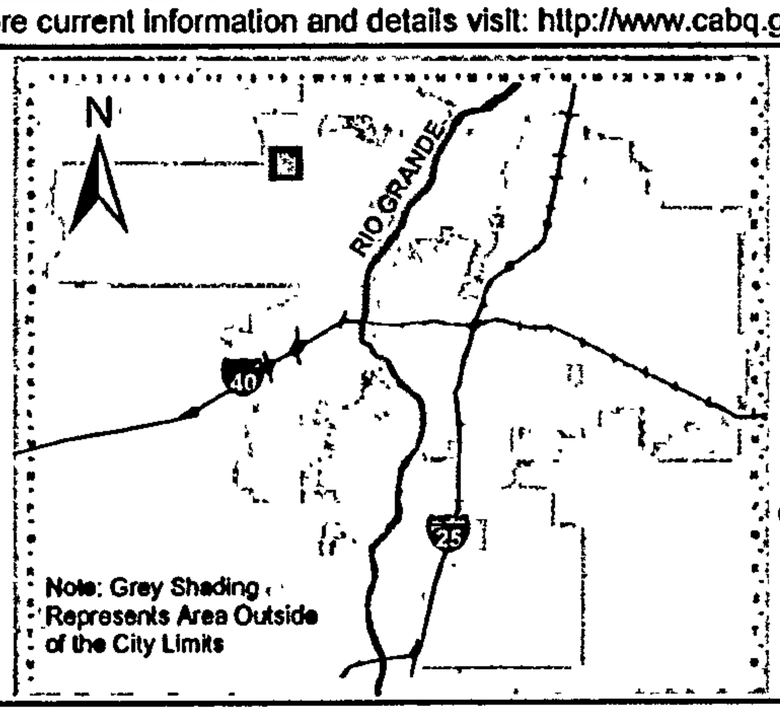
Project # 1007050



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 20, 2014

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

Re: Tierra Vista Unit 3 at the Trails – Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement and Sidewalk Deferral/Waiver (DRB 1007050)

Dear Mr. Cloud:

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

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

This preliminary plat is being represented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Tract 8 at the Trails Unit 2, consisting of 58 single-family residential lots and 1 HOA tract on approximately 9.5 acres. The site is located east of the Tierra Vista Unit 2 Subdivision, west of Universe Boulevard and south of Woodmont Avenue. The site can be accessed from Woodmont Avenue and Tempe Avenue in Tierra Vista Unit 2. The land is currently zoned SU-2, Volcano Trails Residential Developing (VTRD).

Please place these items on the DRB Agenda to be heard on April 16, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P \20140036\Correspondence\Submittals\Preplat\Tract 8-DRB_J Cloud LTR_Pre Plat doc

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 18, 2014

Scott Steffen
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: ssteffen@bhinc.com

Dear Scott:

Thank you for your inquiry of **March 13, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) TRACT 8 AT THE TRAILS, UNIT 2, LOCATED ON WOODMONT AVENUE NW BETWEEN OAKRIDGE STREET NW AND UNIVERSE BOULEVARD NW** zone map **C-9.**

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

VOLCANO CLIFFS PROPERTY OWNERS ASSOC.
Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Blake Thompson, 3009 Palo Alto NE/87111 328-3117 (c)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** **Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

planningrnaform(03/14/14)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

* * * \

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

March 20, 2014

Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

Re: Preliminary Plat Approval and Vacation of Public Easements, Tierra Vista Unit 3

Dear Mr. Heil:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannan Huston, Inc., agent for RCS Trails Tract 8, LLC, is seeking approval for a Preliminary Plat and Vacation of Public Easements for Tierra Vista Unit 3. See the attached Zone Atlas Page for the project location.

Tierra Vista Unit 3 is a proposed 58-lot residential subdivision to the east of Tierra Vista Unit 2, south of Woodmont Avenue, west of Universe Boulevard and north of undeveloped land owned by the State Land Office. The project will be developed in one phase. Public easements were granted for backbone sewer, storm drain and water infrastructure to serve the Trails Development. The backbone infrastructure will be located within public rights-of-way dedicated by the Tierra Vista Unit 3 plat. Therefore, the public easements are no longer required.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure

Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

S. Steffen

91 7199 9991 7031 0880 7624

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.48°
0000819967 MAR 20 2014
MAILED FROM ZIP CODE 87109

Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

THE SIGN STORE CPU
ALBUQUERQUE, NM 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0880 7624

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

THE SIGN STORE CPU
ALBUQUERQUE, NM 87109

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

March 20, 2014

Blake Thompson
3009 Palo Alto NE
Albuquerque, NM 87111

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Rights of Way (ROWs), Montecito West Units 1 and 2

Dear Mr. Thompson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannan Huston, Inc., agent for RCS Trails Tract 8, LLC, is seeking approval for a Preliminary Plat and Vacation of Public Easements for Tierra Vista Unit 3. See the attached Zone Atlas Page for the project location.

Tierra Vista Unit 3 is a proposed 58-lot residential subdivision to the east of Tierra Vista Unit 2, south of Woodmont Avenue, west of Universe Boulevard and north of undeveloped land owned by the State Land Office. The project will be developed in one phase. Public easements were granted for backbone sewer, storm drain and water infrastructure to serve the Trails Development. The backbone infrastructure will be located within public rights-of-way dedicated by the Tierra Vista Unit 3 plat. Therefore, the public easements are no longer required.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure

Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

S. STEFFEN

91 7199 9991 7031 0880 7631

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.48⁰
0000819967 MAR 20 2014
MAILED FROM ZIP CODE 87109

BLAKE THOMPSON
3009 PALO ALTO NE
ALBUQ, NM 87111

THE SIGN STOPE CPU
ALBUQUERQUE

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BLAKE THOMPSON
3009 PALO ALTO NE
ALBUQ, NM
87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 91 7199 9991 7031 0880 7631

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

THE SIGN STOPE CPU
ALBUQUERQUE

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

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

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

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

SHEET # 1 – SITE PLAN (Required)

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

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

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

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

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

ACCOMPANYING MATERIAL

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT

In cases where sites are not governed by design regulations other than those in the Zoning Code, and where an applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards shall be provided and approved by the EPC to guide future development. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement and should reference compliance with applicable plans and regulations. Since Zoning Code design requirements are considered minimal, the proposed Design Standards should go above and beyond what is already required by the Zoning Code.

At a minimum, the design standards should address the following elements of design.

Site Design

- Overall layout of site and buildings, relationship to adjacent buildings and sites
- Building placement, orientation, and setbacks
- Pedestrian and vehicular circulation and connectivity (internal and external)
- Parking location and design (parking should not dominate the street frontage; shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc. (aggregate outdoor space is strongly encouraged)
- Screening/buffering techniques
- Design and purpose of all walls and wall openings
- Design and purpose of all lighting
- How to address topographic challenges/opportunities
- Sustainable techniques such as permeable paving and other "green" features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – subject to the Street Tree Ordinance

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

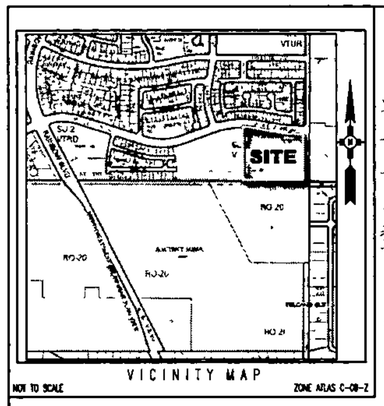
Building Design

- Context
- Architectural theme or style
- Maximum building height, scale, massing, materials, colors, and articulation

Signage

- Signage Plan indicating the general dimensions, location, colors, lighting and materials of all proposed signage.

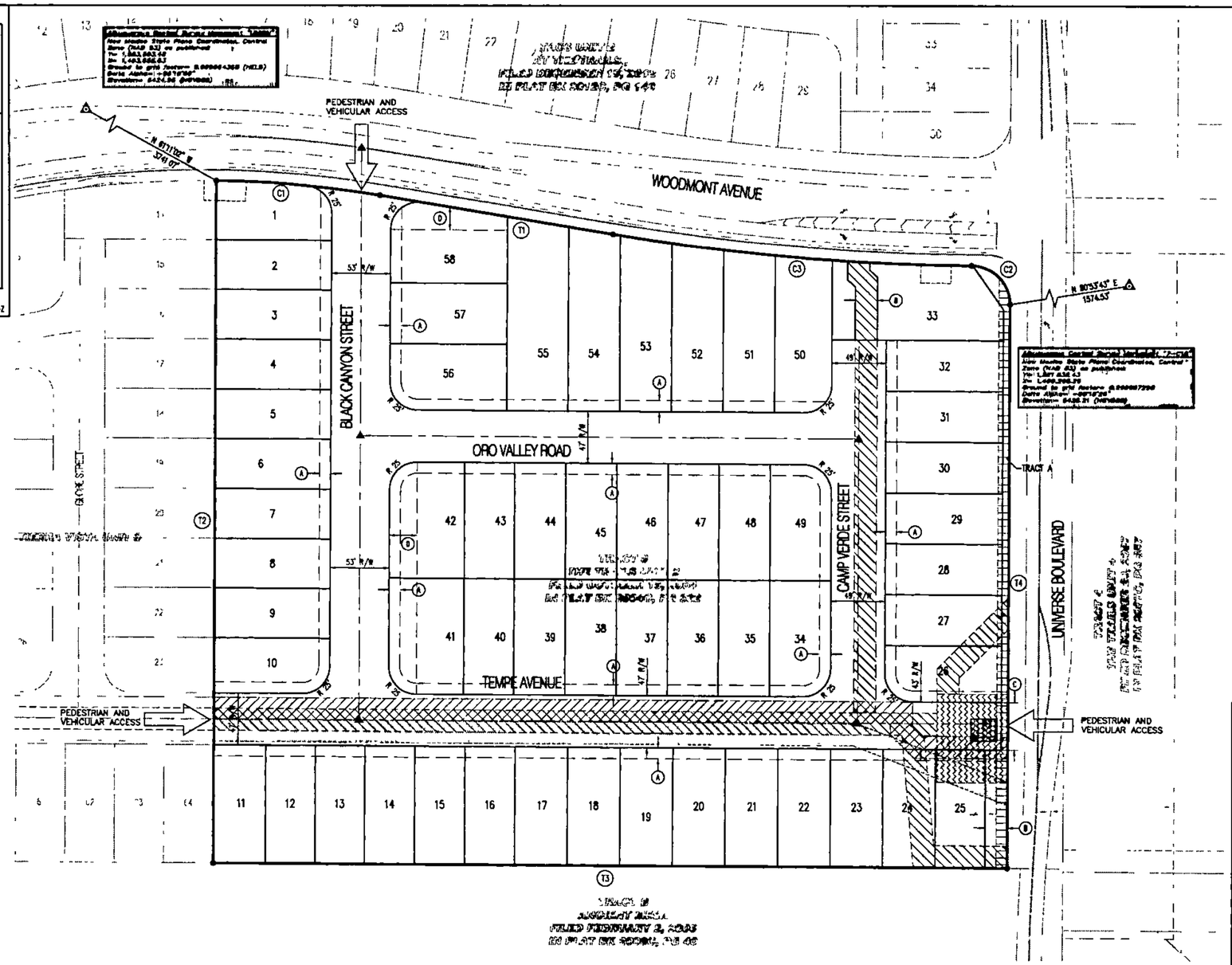
SITE DEVELOPMENT PLAN FOR SUBDIVISION
TIERRA VISTA UNIT 3



VICINITY MAP

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	148.02'	951.00'	08°58'41"	74.66'
C2	54.86'	35.00'	89°48'02"	34.88'
C3	324.01'	2049.00'	09°03'37"	162.34'

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	N80°28'15"W	212.10'
T2	S00°19'17"W	617.40'
T3	S89°41'02"E	715.68'
T4	N00°16'10"E	509.79'



KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 20' SANITARY SEWER EASEMENT
- (C) 43' SEWER, WATER, STORM DRAIN AND PEDESTRIAN ACCESS EASEMENT
- (D) LANDSCAPE EASEMENT

LEGAL DESCRIPTION

Tract B, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146568.

GENERAL NOTES

1. EXISTING ZONING: SU-2, VTRD, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA
   PROPOSED ZONING: SU-2, VTRD, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA
   PROPOSED USE: SINGLE FAMILY RESIDENTIAL
2. PROPOSED ACREAGE: 9.45 AC
   NUMBER OF LOTS: 58
   PROPOSED DENSITY: 6.14 DU/AC
3. MIN. LOT DIMENSIONS: 45' X 105'
   MINIMUM LOT AREA: 4,725 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE AND UNIVERSE BLVD.
7. APPLICABLE PLANS: VOLCANO TRAILS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN
8. MAXIMUM BUILDING HEIGHT CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN
9. SETBACKS: CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN WHICH PROVIDES OPTIONS FOR TYPE OF RESIDENTIAL UNIT

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTRD
MILES OF FULL WIDTH STREETS CREATED	0.30 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	58
NO. OF HOA TRACTS CREATED	1

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

LEGEND

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

- EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

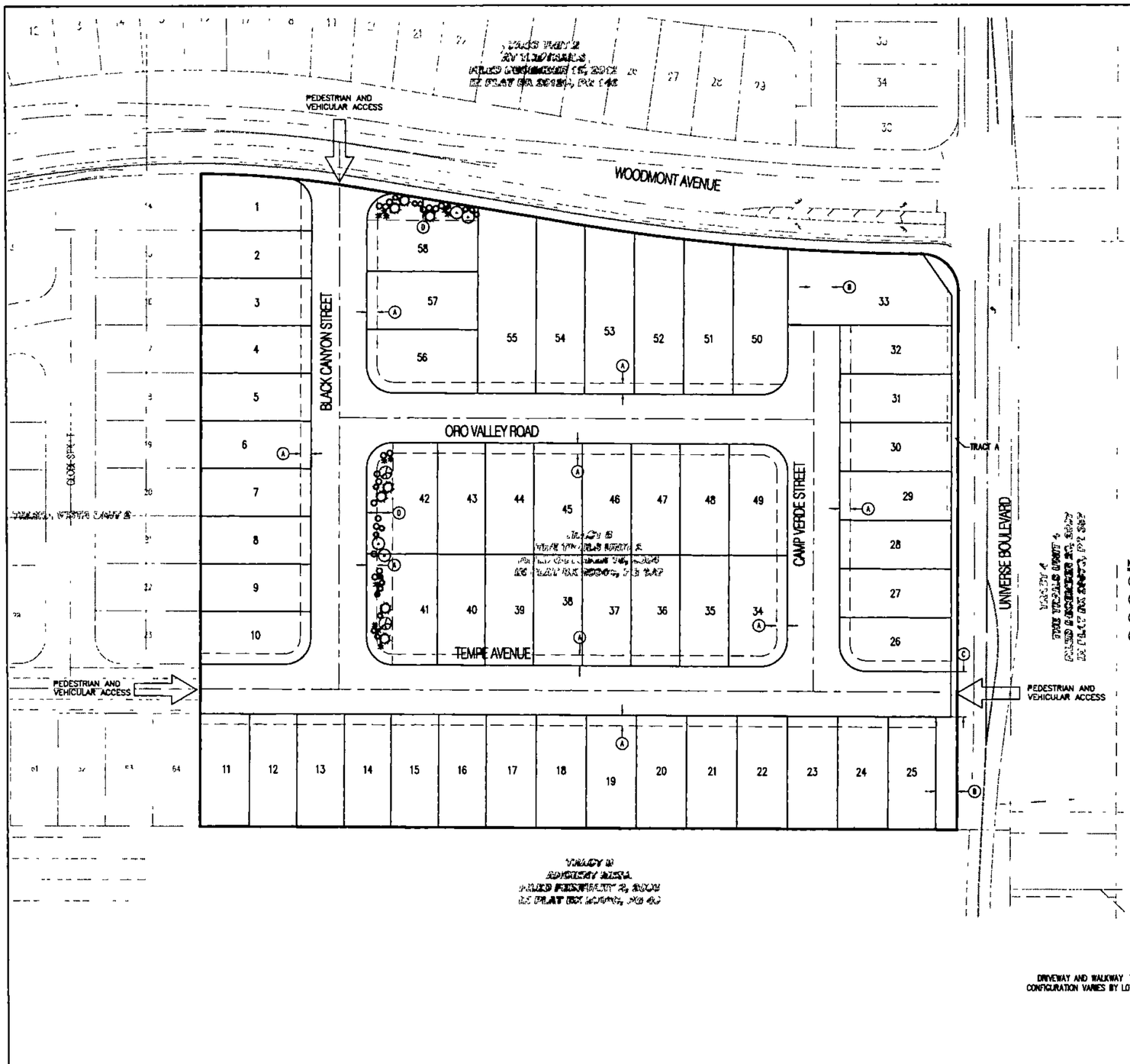
N

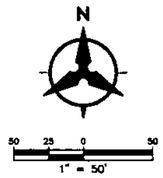
50 25 0 50
1" = 50'

Bohannan ▲ Huston

Thu, 20-Mar-2014 - 5:18pm, Plotted by: DHUERTA
P:\20140036\CDP\Plans\General\20140036_SITEPLAN.dwg

CONCEPTUAL LANDSCAPE PLAN FOR TIERRA VISTA UNIT 3





LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
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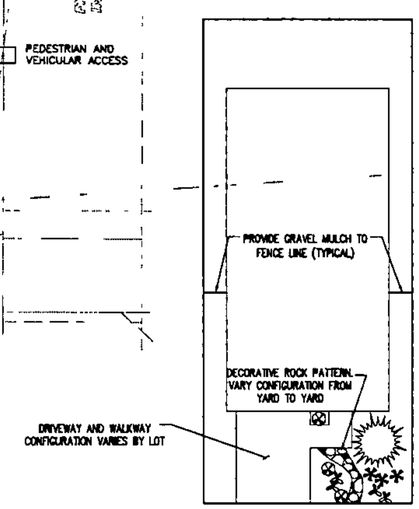
KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 20' SANITARY SEWER EASEMENT
- (C) 43' SEWER, WATER, STORM DRAIN AND PEDESTRIAN ACCESS EASEMENT
- (D) LANDSCAPE EASEMENT



TYPICAL LANDSCAPE PLAN

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
FRONT YARD PLANT LIST TYPICAL			
EVERGREEN TREES			
AUSTRIAN PINE	PINUS NIGRA	6 FT. HT	MEDIUM
TREES			
DESERT WILLOW	CHILOPSIS LINEARIS	2.0" CAL	LOW+
GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2.0" CAL	MEDIUM
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15 GAL	LOW
NEWPORT FLOWERING PLUM	PRUNUS C. 'NEWPORT'	2.0" CAL	MEDIUM
WESTERN REDBUD	CERCIS OCCIDENTALIS	2.0" CAL	MEDIUM
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2.0" CAL	MEDIUM+
CACTI / AGAVES / ALOES / YUCCAS			
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL	LOW
PARRY AGAVE	AGAVE PARRYI	5 GAL	LOW
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL	LOW+
SHRUBS			
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL	MEDIUM
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW
WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL	MEDIUM
CHERRY SAGE	SALVIA GREGGII	5 GAL	LOW
PROSTRATE ROSEMARY	ROSMARINUS O. 'PROSTRATUS'	5 GAL	LOW+
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'ASURPE'	5 GAL	LOW+
GRASSES			
BEAROGRASS	NOLINA MICROCARPA	5 GAL	LOW+
KARL FOERSTER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	5 GAL	MEDIUM
REGAL MIST DEERGRASS	MUHLENBERGIA C. 'REGAL MIST'	5 GAL	MEDIUM
SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL	MEDIUM+
THREADGRASS	NASSELLA TENUISSIMA	1 GAL	LOW+
YAKUSHIMA MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL	MEDIUM+
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	5 GAL	MEDIUM

GENERAL NOTES

1. THIS PLAN IS INTENDED TO COMPLY WITH THE VOLCANO TRAILS SECTOR DEVELOPMENT
2. LANDSCAPE DESIGN IS CONCEPTUAL.
3. ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE SEED MIX
4. FRONT YARD LANDSCAPING SHALL CONSIST OF 1 TREE AND 8 SHRUBS , GRASSES AND/OR CACTI MINIMUM FROM LIST ABOVE, INTERMIX AND VARY FROM YARD TO YARD.
5. COMMON AREA LANDSCAPING USE A VARIETY OF MATERIAL TYPES (TREES, SHRUBS AND/OR CACTI) AS SHOWN IN QUANTITIES DEPICTED IN PLAN VIEW FROM LIST ABOVE.

ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH 3/4" SANTA FE BROWN ROCK MULCH AND 2"-4" SANTA ANA TAN COBBLE (2:1 RATIO). MINIMUM DEPTH OF MULCH SHALL BE 3"

NO TREES TO BE PLANTED IN UTILITY EASEMENTS

IRRIGATION SYSTEM

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (6) 1.0 GPH DRIP EMITTERS.

RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 60 MINUTES PER DAY TO BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD

IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY:

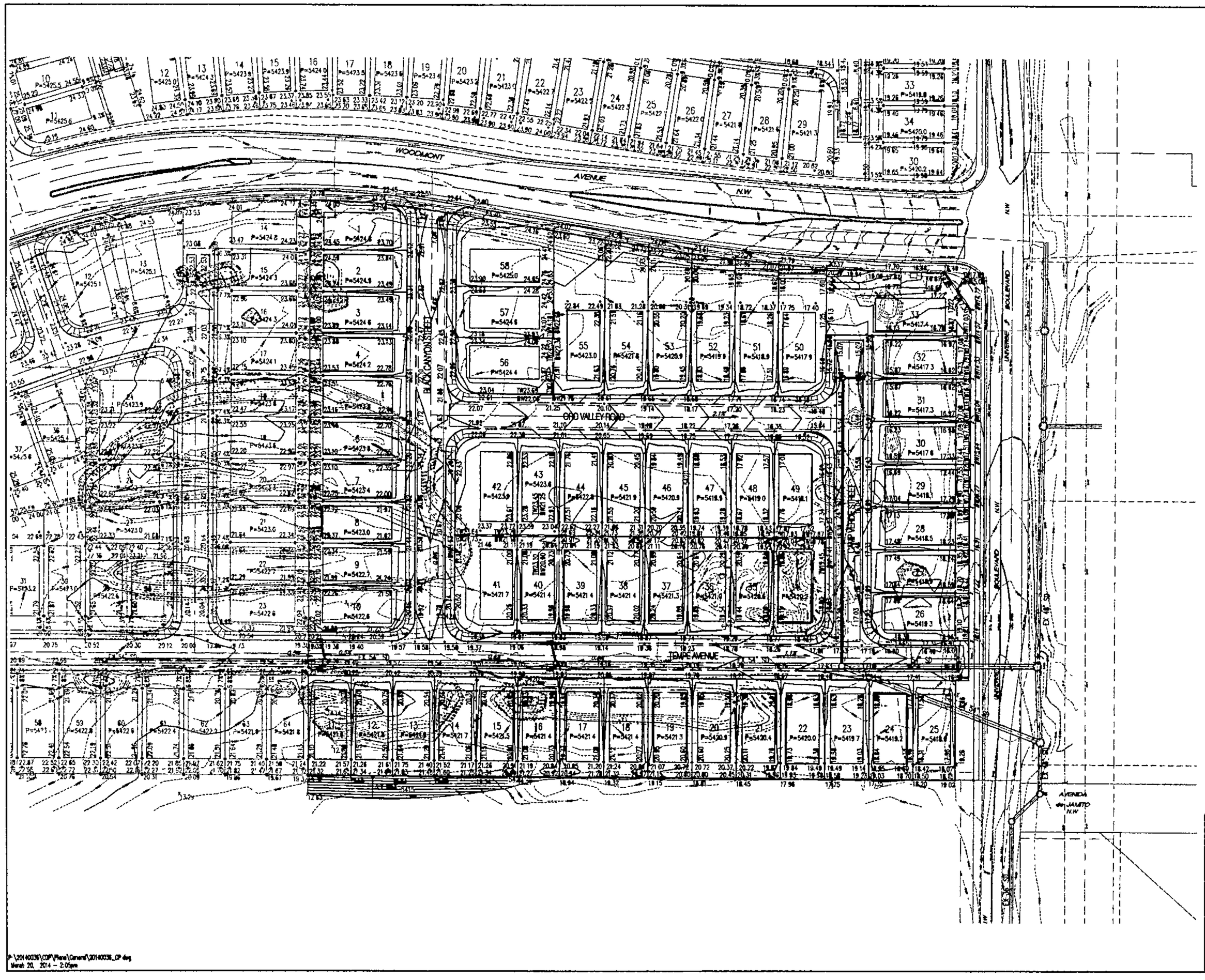
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.

STATEMENT OF WATER WASTE.

THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA.

Bohannan ▲ Huston

Thu, 20-Mar-2014 - 11:42am, Plotted by: DHUERTA
P:\20140038\CDP\Plans\General\20140038_LS-PLAN.dwg



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

N

50 25 0 50

1" = 50'

LEGEND

- 91.62 — PROPOSED SPOT ELEVATION
- x 92.46 — EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

Bohannan Huston
www.bhinc.com 800 877.5332

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTED BY	DATE
FIELD VERIFIED BY	DATE
DRAWINGS MARKED BY	DATE

MICROFILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "7-C10"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,489,200.29 Y = 1,521,838.43
GROUND-TO-GRID FACTOR = 0.999647290
Lat = -00°16'20"
NAVD 1988 ELEVATION = 5424.01

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE 11/13
Drawn By: DTH DATE 11/13
Checked By: SJS DATE 11/13

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TIERRA VISTA UNIT 3 at the TRAILS
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No	Zone Map No	Sheet	Of
XXXXXX	C-09-Z	1	1

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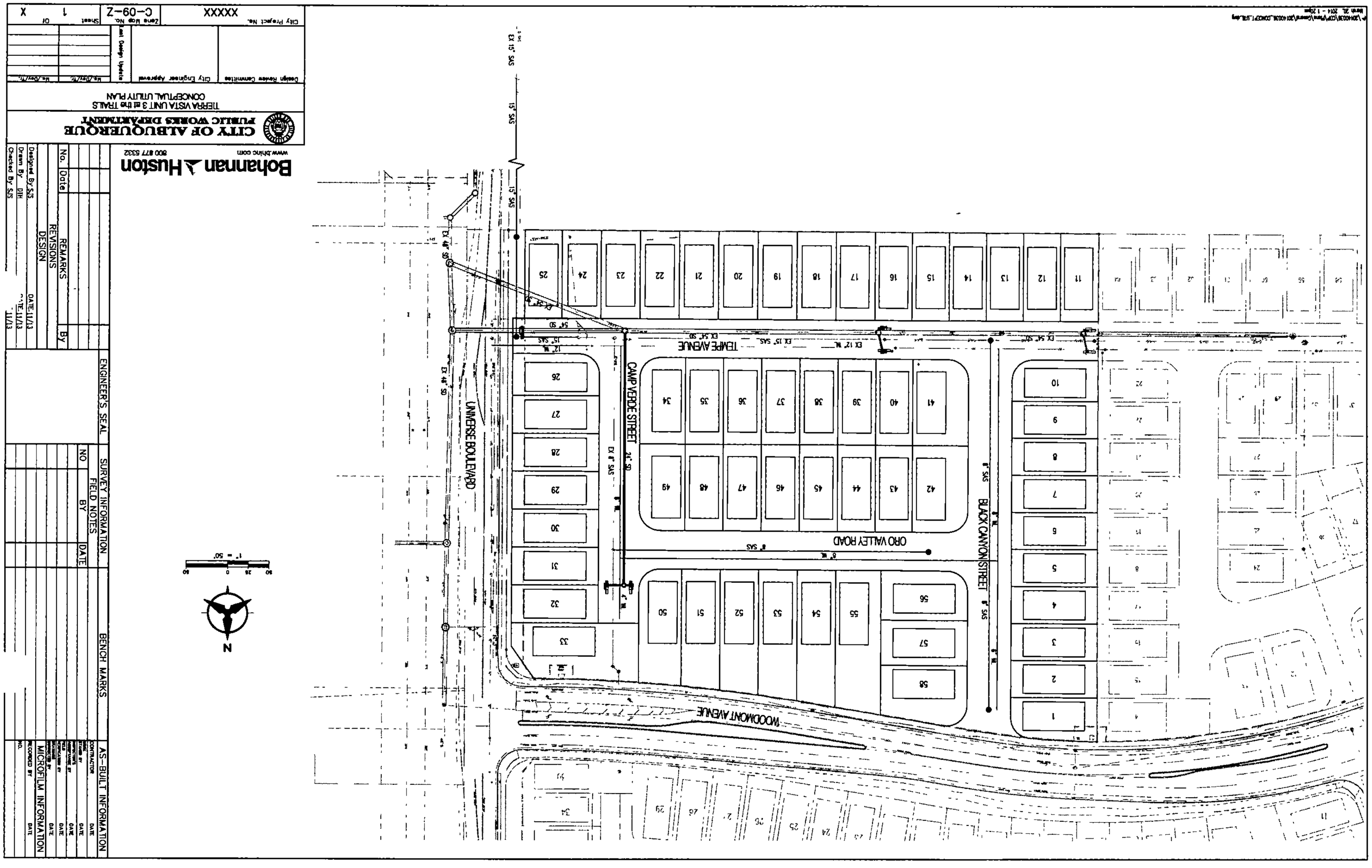
March 20, 2014 - 2:05pm


TEMPE AVENUE
CAMP VERDE STREET
ORO VALLEY ROAD
BLACK CANYON STREET
WOODMONT AVENUE
UNIVERSE BOULEVARD
N
1" = 50'
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TIERRA VISTA UNIT 3 at the TRAILS
CONCEPTUAL UTILITY PLAN
Bohannan Huston
C-09-Z
XXXXX
SURVEY INFORMATION
FIELD NOTES
BENCH MARKS
AS-BUILT INFORMATION
MICROFILM INFORMATION
ENGINEER'S SEAL
REVISIONS
DESIGN
REMARKS

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

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

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

TABLE 2, DEVELOPMENT APPROVAL PROCESS

DRB Project #_____

APS Cluster Volcano Vista

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and RCS Tract 8 ("Developer") effective as of this ___ day of _____, 20__, and pertains to the subdivision commonly known as Tierra Vista Unit 3 at the Trails, and more particularly described as Tierra Vista Unit 3 at the Trails Lots 1-58

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

See Attached

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

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

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

Doc# 2014020477
03/13/2014 09:50 AM Page 1 of 5
AGRE R:$25.00 M Toulouse Oliver, Bernalillo County

DRB Project #_____

APS Cluster Volcano Vista

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

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

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

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

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

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

DRB Project #_____

APS Cluster Volcano Vista

Signature

BRIAN PAUL Manager

Name (typed or printed) and title

RCS-Trails Tract 8, LLC

Developer

STATE OF COLORADO

COUNTY OF BOULDER

This instrument was acknowledged before me on March 10th 2014, by Brian Paul

_____ as Manager of RCS-Trails LLC, a corporation.
By Real Capital Solutions Inc
its manager

(Seal) CARLA DI GREGORIO
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20124033034
My Commission Expires 5/29/2016

Notary Public

My commission expires: 5-29-16

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facility Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 12, 2014, by April L. Winters

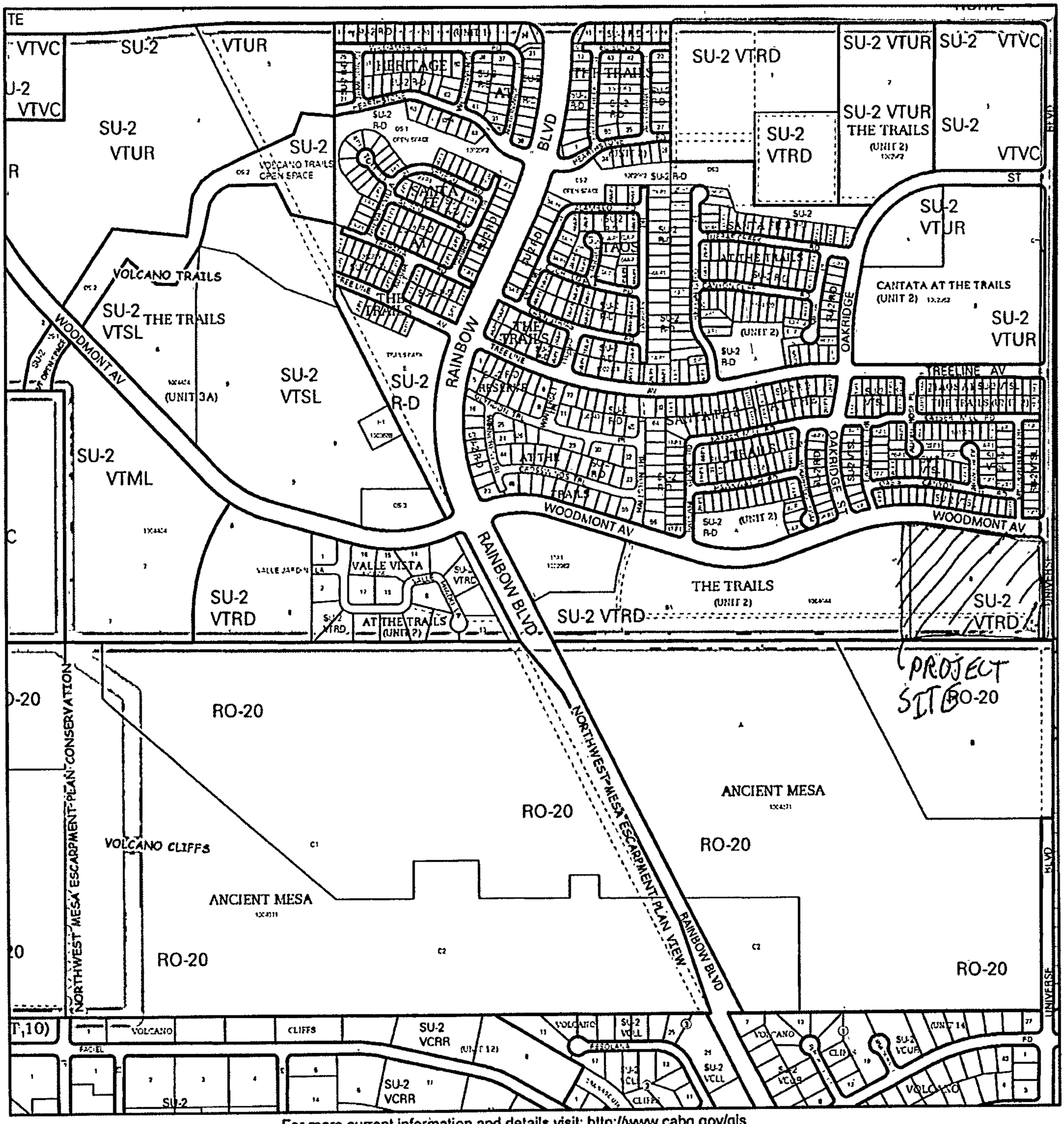
_____ as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe

Notary Public

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

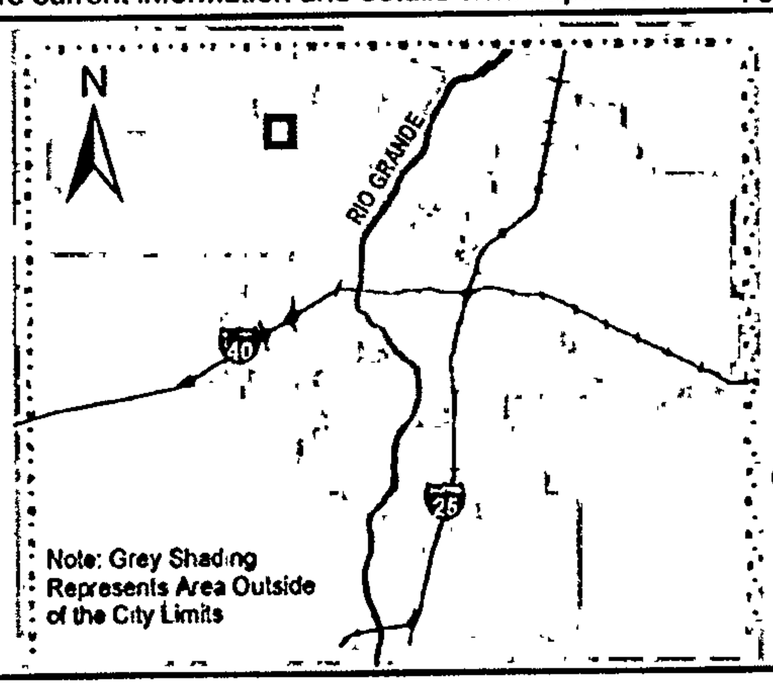
My commission expires: 6/17/2016



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

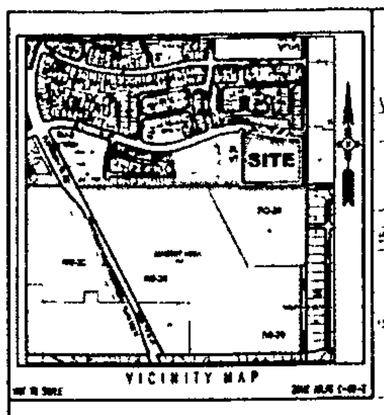
C-09-Z

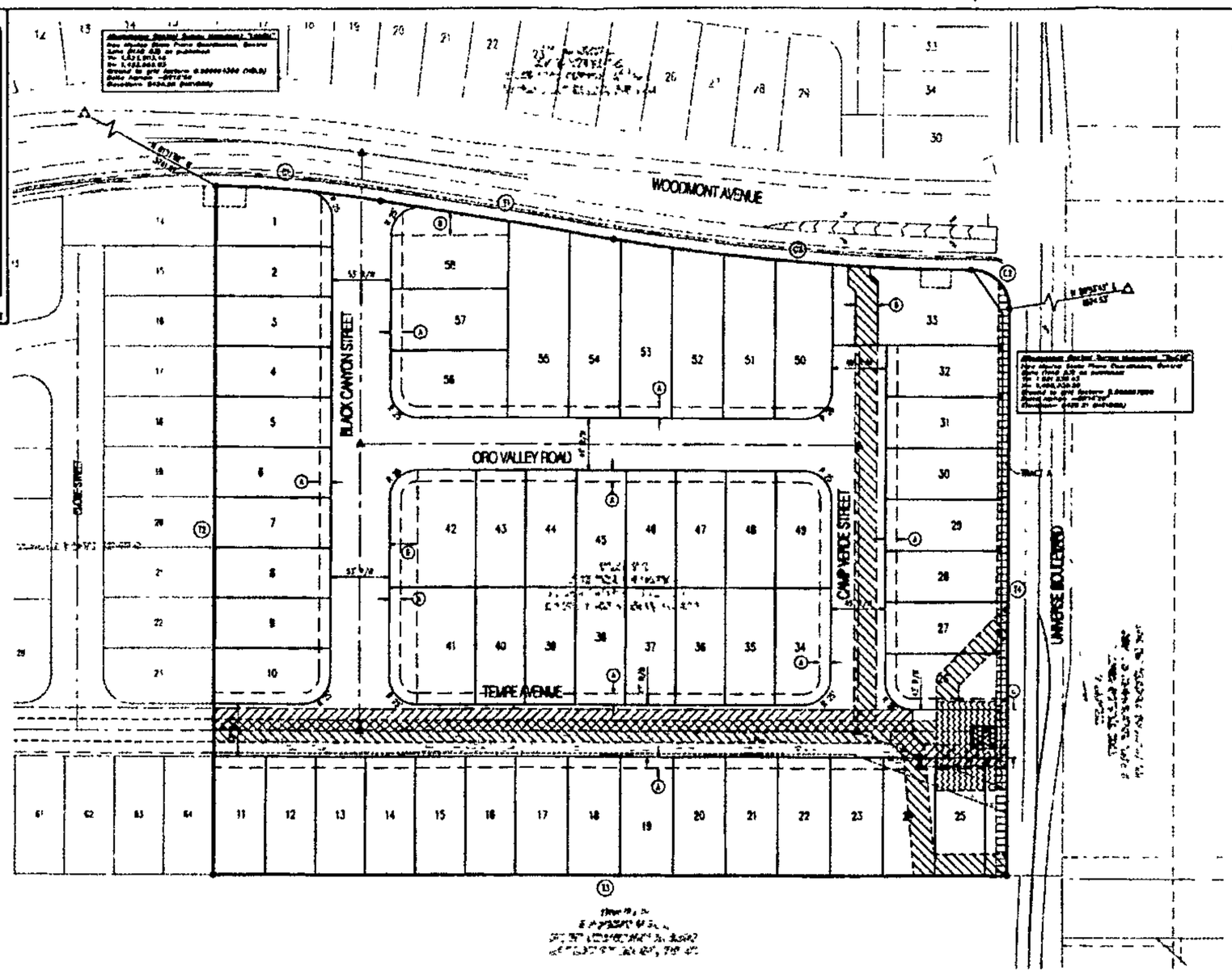
Selected Symbols

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

0 750 1,500 Feet

PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 3
LOTS 1-66 & TRACT A
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2014





BOUNDARY CURVE TABLE				
#	ARC	RADIUS	DELTA	TANGENT
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]

BOUNDARY TANGENT TABLE		
#	BEARING	LENGTH
T1	[illegible]	[illegible]
T2	[illegible]	[illegible]
T3	[illegible]	[illegible]
T4	[illegible]	[illegible]

LEGEND NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 20' SANITARY SEWER EASEMENT
- (C) 40' SEWER, WATER AND STORM DRAIN EASEMENT
- (D) LANDSCAPE EASEMENT

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- CONCRETE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

- EXISTING 20 x 23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 60 x 84' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 30' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 14' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

N

1" = 30'

LEGAL DESCRIPTION

[illegible]

GENERAL NOTES

1. [illegible]
2. PROPOSED ACREAGE: 8.10 AC; NUMBER OF LOTS: 58; PROPOSED DENSITY: 6.14 DU/AC
3. MIN. DIM. BUILDING SETBACK: 40' X 100'; MINIMUM LOT AREA: 4,356 SQ.FT.
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP.
5. NO SIDEWALK SHALL EXTEND TO THE VILLAGE TRAILS SECTION DEVELOPMENT PLAN.
6. NO RESIDENTIAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE AND UNIVERSE BLVD.

SITE DATA

ZONE ATLAS NO.	[illegible]
ZONING	[illegible]
GROSS AREA	[illegible]
NO. OF PROPOSED LOTS	[illegible]
NO. OF LOTS RECORDED	[illegible]
NO. OF NEW STREETS CREATED	[illegible]

SURVEY NOTES

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE PROVIDED AT ALL CENTERLINE PI'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHALL BE (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION CONTROL, BY NEW MEXICO PLS [illegible]".
3. THE BOUNDARY BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MONUMENTS WILL BE SET AT ALL POINTS OF CURVATURE, TANGENT STREET INTERSECTIONS, AND ALL OTHER STREET POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

CITY SURVEYOR — DATE

BRIAN PAUL, VICE PRESIDENT, RCS NM HOLDINGS I, LLC — DATE

Bohannan ▲ Huston

March 18, 2014

Jack Cloud, Chair

Development Review Board

City of Albuquerque

600 Second Street NW

Albuquerque, NM 87102

Re: Tract 8 at the Trails, Unit 2

To whom it may concern,

I hereby authorize Bohannan Huston, Inc. staff to act as our agent in all matters associated with the Preliminary Plat and Site Plan for Subdivision applications for the above referenced subject project.

Sincerely,

Brian Anderson

RCS NM Holdings I, LLC

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

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

November 19, 2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): #1007050
Case Number(s):
Agent: Bohannon Huston Inc
Applicant: RCS-NMHoldings I, LLC
Legal Description: Tract 8 at the Trails Unit 2
Zoning: SU-2/VTRD
Acreage: 9.45 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424. (For reference only, survey did not include Tract 8 but did include tracts adjacent to Tract 8, showing relevant information).

In 2006, portions of the site have been improved with a 54" storm drain, 10" water line, 8 and 12" sanitary sewer lines, all as public improvements, accepted by and now owned by the city. There is also a sanitary sewer lift station at the southeast corner of the site, accepted by and now owned by the ABCWUA.

SITE VISIT: n/a

RECOMMENDATION(S):

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

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

(VPE
SW
TDS
MPP
SPS)

April 16. 2014

(PROJ. #
1007050)

EXHIBIT "D"
Tierra Vista UNIT 3
WALL EXHIBIT
03/20/14

N

NOT TO SCALE

LOCATION OF PERIMETER WALL

Bohannan Huston

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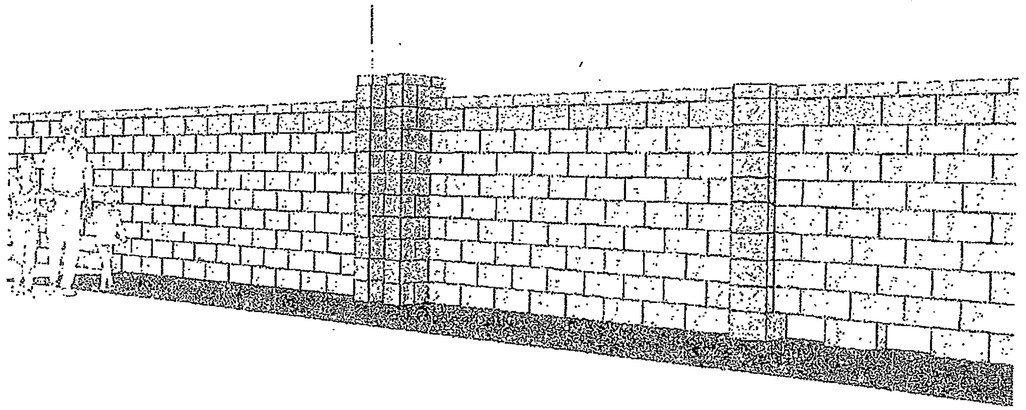
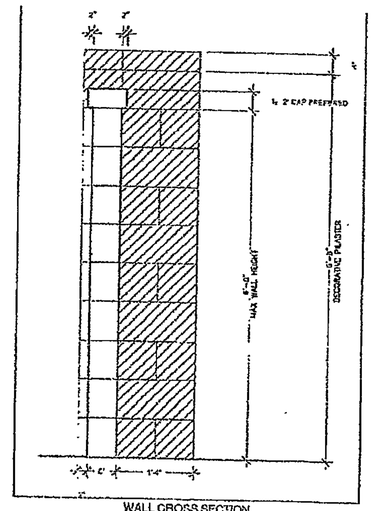
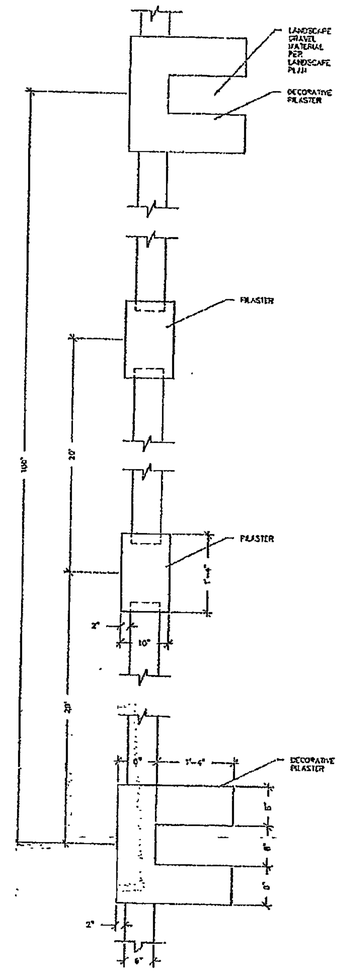
March 20, 2014 – 6:42pm



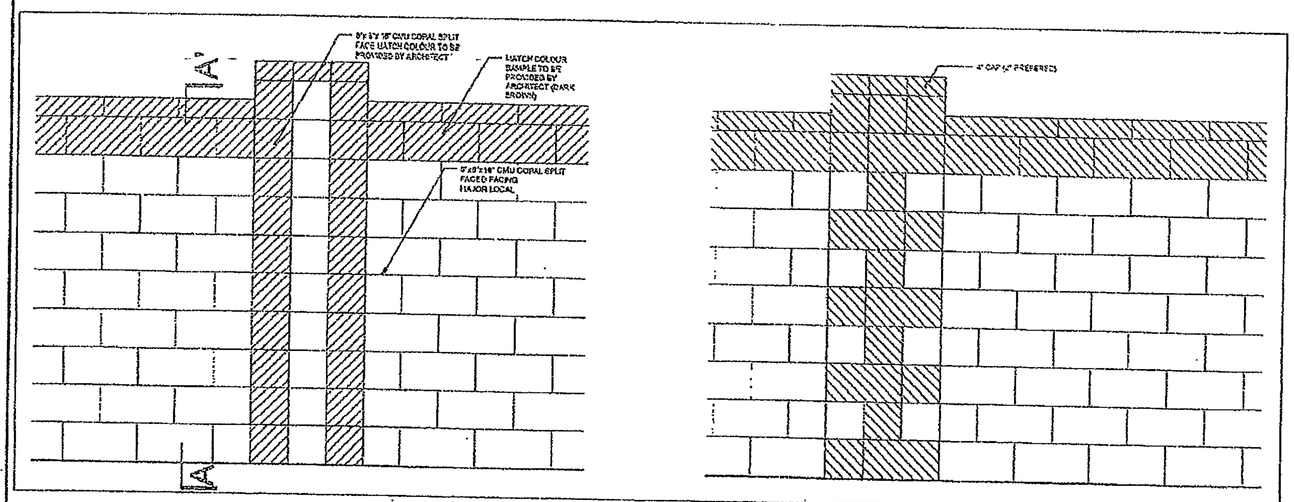
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODNIGHT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

TIERRA VISTA UNIT 3

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X5218103	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		

EXHIBIT "D"
Tierra Vista UNIT 3
WALL EXHIBIT
03/20/14

N

NOT TO SCALE

LOCATION OF PERIMETER WALL

Bohannan Huston

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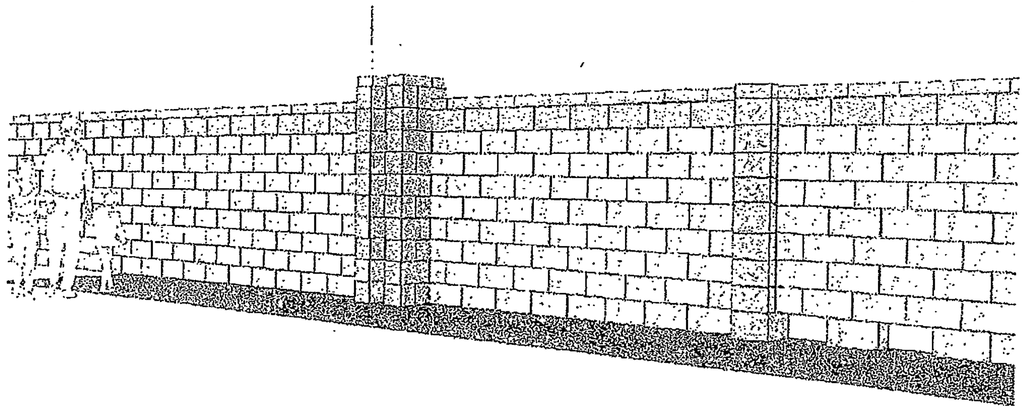
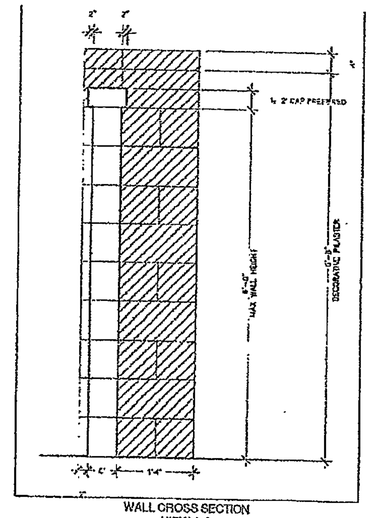
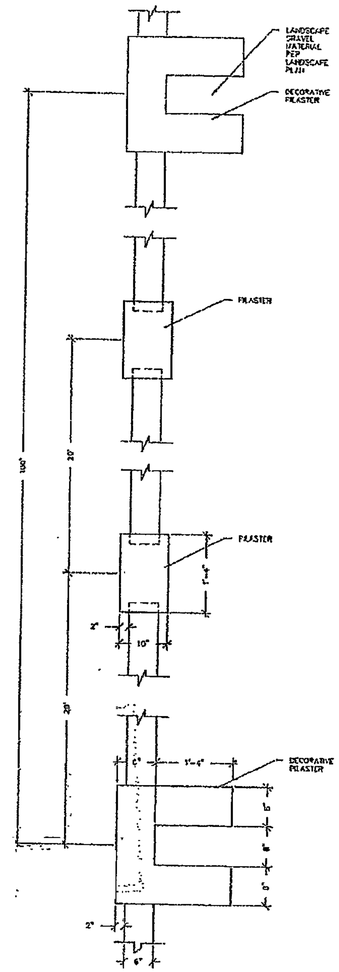
March 20, 2014 – 6:42pm



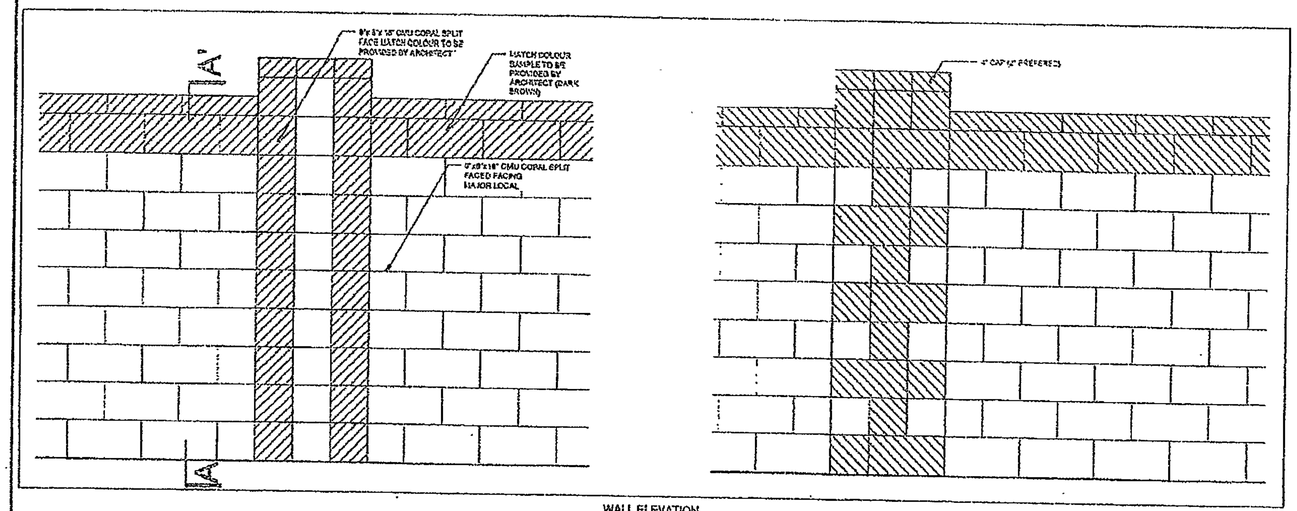
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

TIERRA VISTA UNIT 3

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

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

EXHIBIT "D"
Tierra Vista UNIT 3
WALL EXHIBIT
03/20/14

N

NOT TO SCALE

Bohannan Huston

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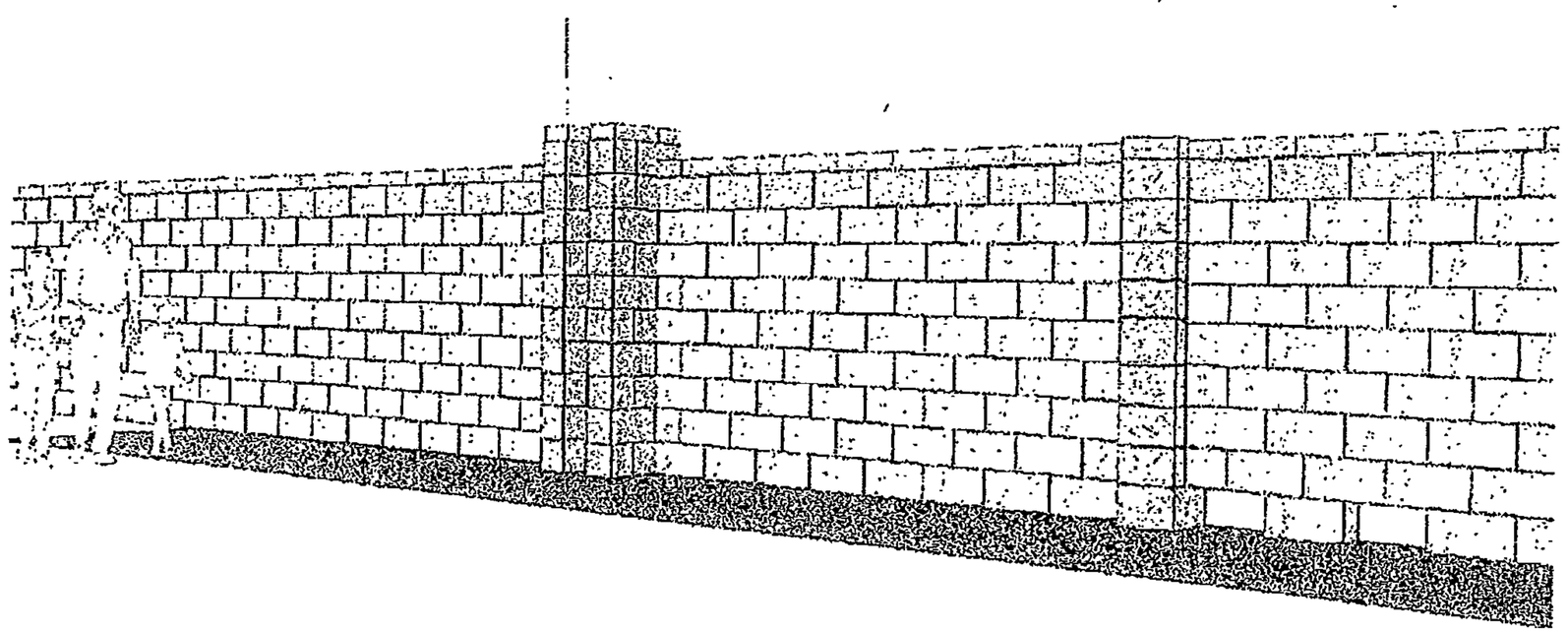
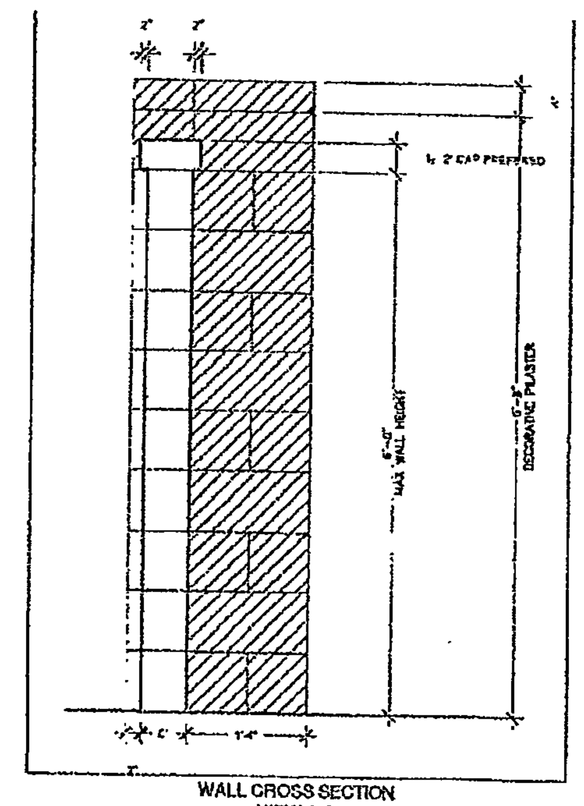
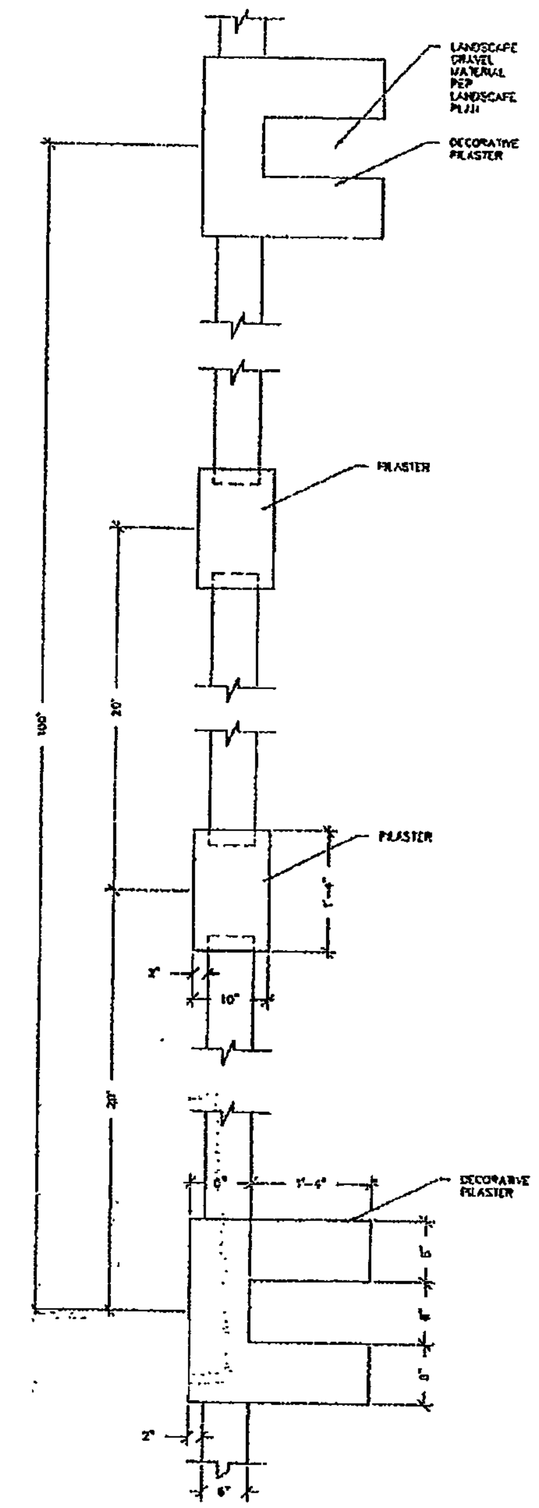
March 20, 2014 - 6:42pm



PERSPECTIVE WALL RENDERING
SCALE: NTS



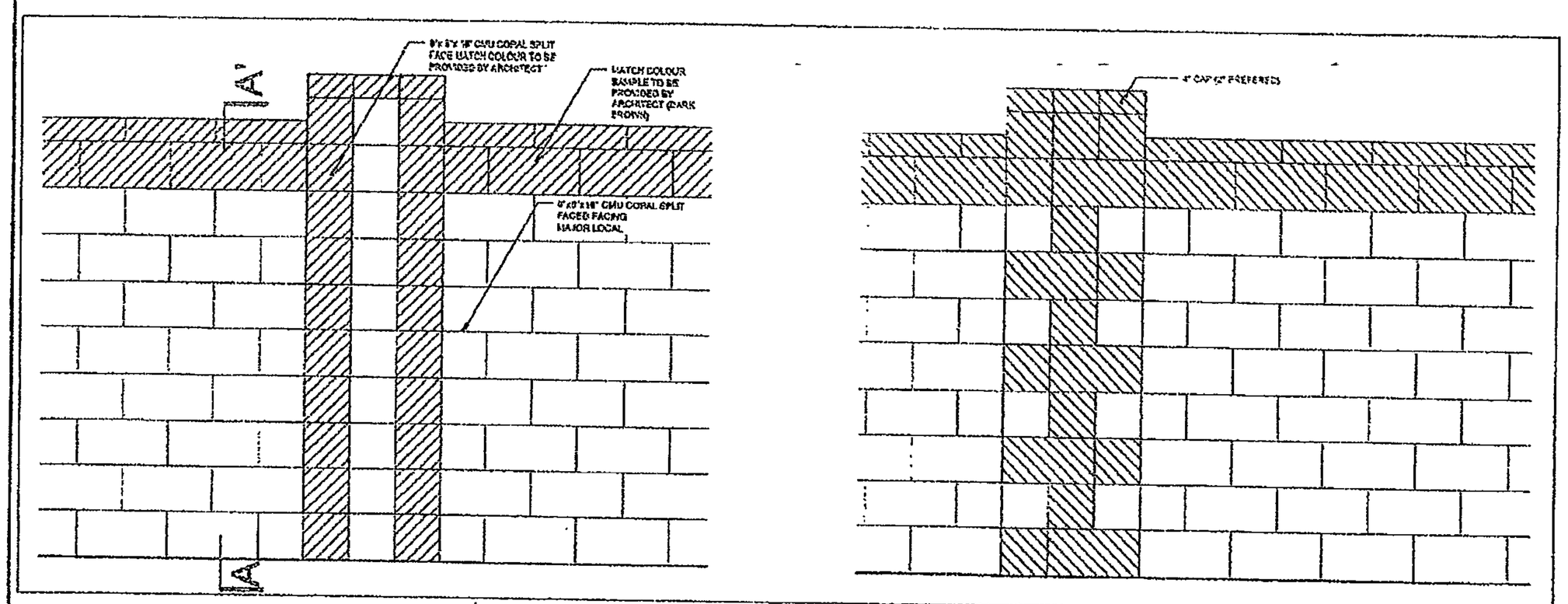
WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z



WALL ELEVATION
SCALE: NTS

TIERRA VISTA UNIT 3

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		

EXISTING,20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT. (TRAILS UNIT 2 BULK PLAT) EASEMENT IS NO LONGER REQUIRED AS SEWER LIFT STATION IS BEING REMOVED.

EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT. (DOCUMENT A) STORM DRAIN WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION.

EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT. (TRAILS UNIT 2 BULK PLAT) SEWER LIFT STATION TO BE REMOVED WITH THIS DEVELOPMENT AND REPLACED WITH OFFSITE SEWER OUTFALL TO THE SOUTH IN UNIVERSE BOULEVARD.

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT. (TRAILS UNIT 2 BULK PLAT & B) SEWER WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION.

EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT. (DOCUMENT C) WATER WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION.

EXISTING 10' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT. PUE SERVES THE SEWER LIFT STATION. NO LONGER REQUIRED AS LIFT STATION IS BEING REMOVED.

PORTION OF EXISTING 18'x38' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT. (DOCUMENT D) NEW EASEMENT TO BE GRANTED TO SERVE TIERRA VISTA UNITS 2 AND 3.

EXHIBIT "C"

TIERRA VISTA UNIT 3 at the TRAILS

VACATION EXHIBIT

04/24/2014

Bohannan Huston

Thu, 24-Apr-2014 - 2:56:pm, Plotted by: SSTEFFEN
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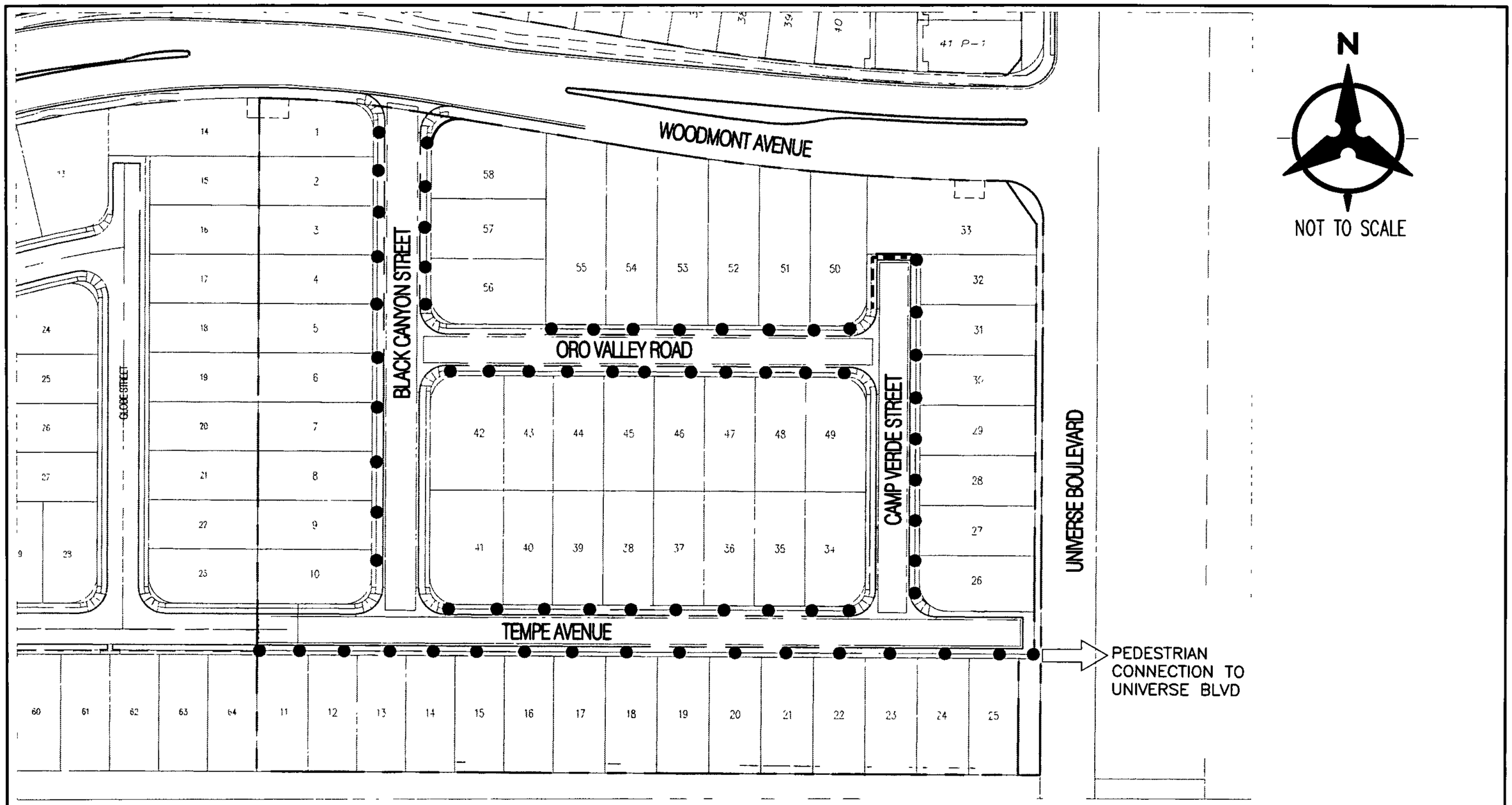


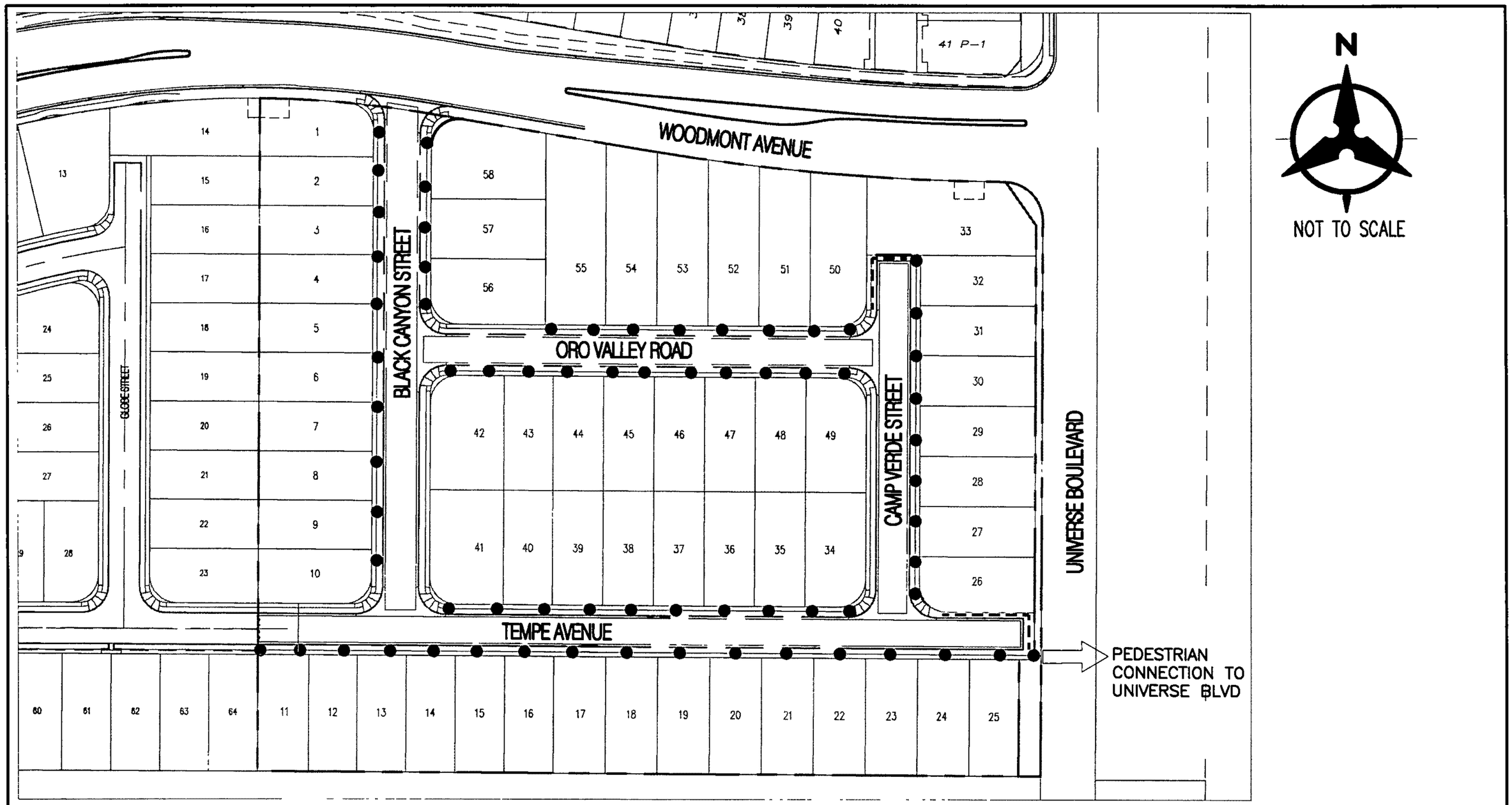
• • • • DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

-------- WAIVED sidewalks are requested

REVISED EXHIBIT "B"
TIERRA VISTA UNIT 3
at the TRAILS
REVISED SIDEWALK DEFERRAL EXHIBIT
05/07/2014

Bohannan Huston

Wed, 7-May-2014 - 11:25:am, Plotted by: SSTEFFEN
P:\20140036\CDP\Plans\General\Pre-Plat\20140036_SW_DEF.dwg



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

WAIVED sidewalks are requested

EXHIBIT "B"
TIERRA VISTA UNIT 3
at the TRAILS
SIDEWALK DEFERRAL EXHIBIT
04/24/2014

Bohannan Huston

Thu, 24-Apr-2014 - 3:12:pm, Plotted by: SSTEFFEN
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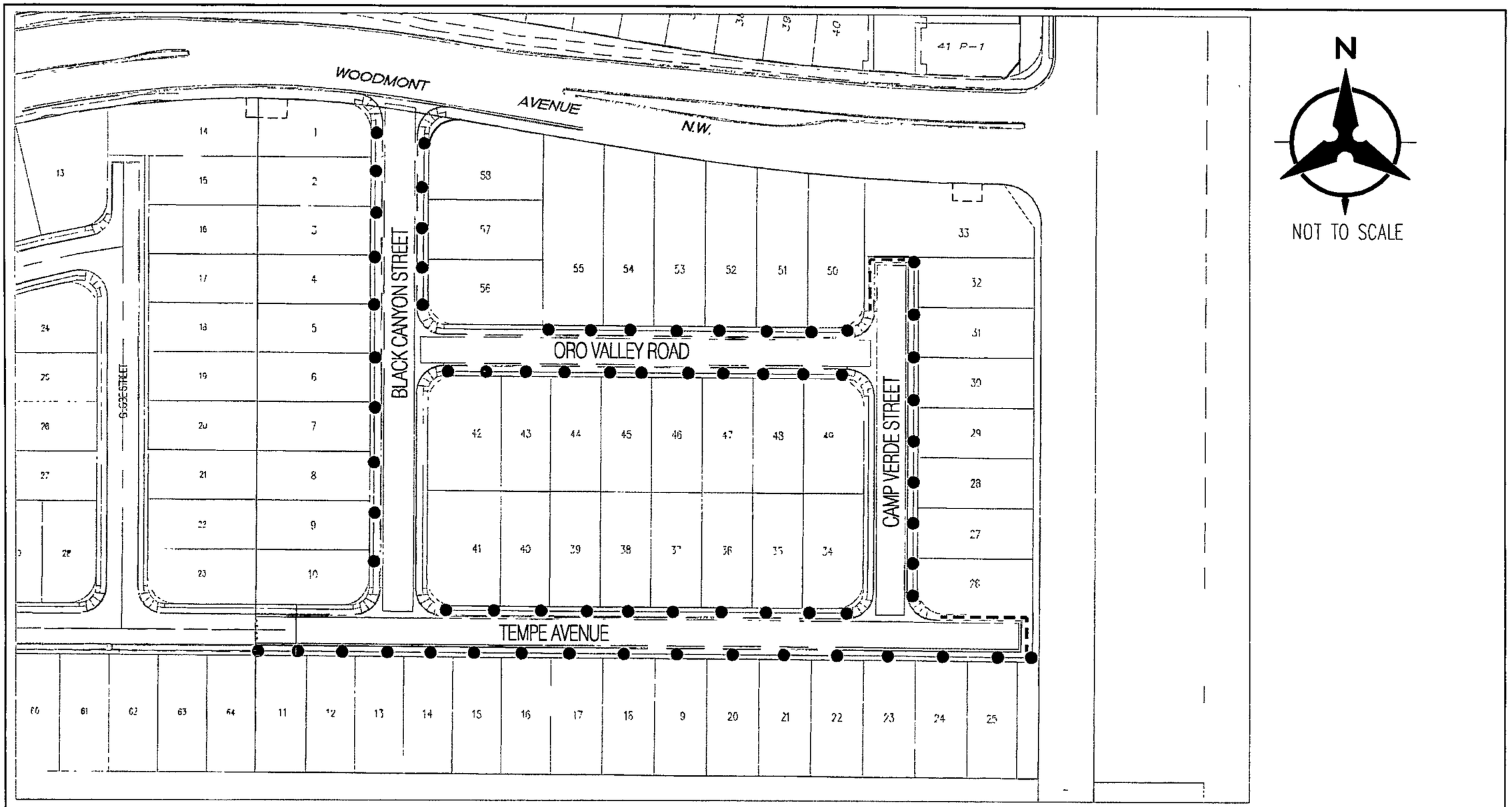

DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

WAIVED sidewalks are requested

EXHIBIT "B"
TIERRA VISTA UNIT 3
at the TRAILS
SIDEWALK DEFFERAL EXHIBIT
03/20/2014

Bohannan Huston

Thu, 20-Mar-2014 - 11:37:am, Plotted by: DHUERTA
P:\20140036\CDP\Plans\General\Pre-Plat\20140036_SW DEF.dwg

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: **PROJECT NO.** 1007050

Tierra Vista Unit 3

___ALL MEMBERS

X Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: April 30, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

1. Fire Marshal approval on the Site Development Plans.

CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: **PROJECT NO.** 1007050

Tierra Vista Unit 3

X **ALL MEMBERS**

___**Jack Cloud, DRB Chairman, Planning Department**

___**Curtis Cherne, P.E., Hydrology**
___**Kristal Metro, P.E. , Transportation Development**
___**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___**~~Christina Sandoval~~, Parks/Municipal Development**
Carol DuMont

NEXT HEARING DATE: April 30, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

1. Revised Preliminary Plat, Site Plan and Landscape Plan addressing comments received to date.
2. Revised Infrastructure List addressing comments received to date.
3. Revised Grading Plan addressing Hydrology comments.
4. Revised Vacation Exhibit adding street names.
5. Revised Sidewalk Deferral Exhibit showing pedestrian connection to Universe Blvd.

RECEIVED
APR 25 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com

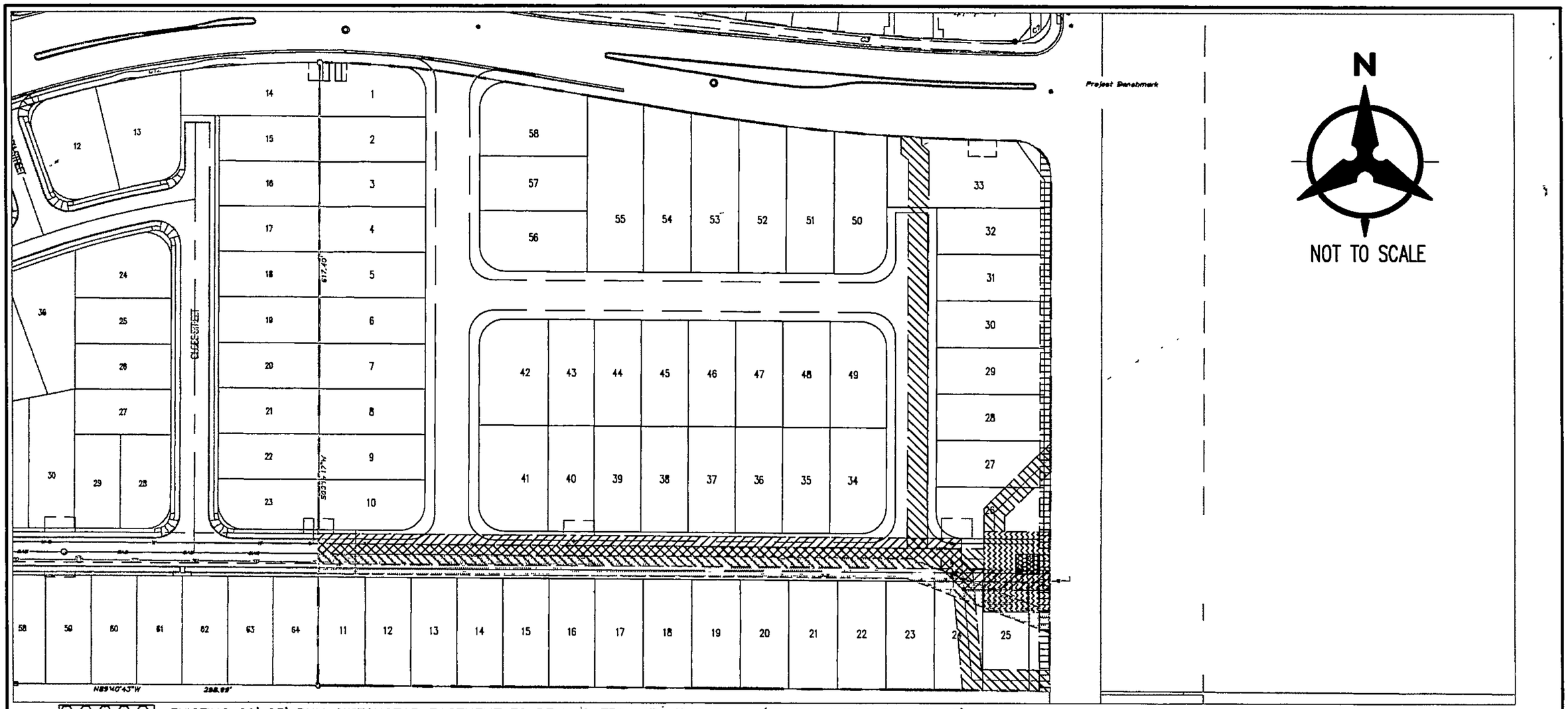

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EXHIBIT "C"

TIERRA VISTA UNIT 3 at the TRAILS

VACATION EXHIBIT

03/20/2014

Bohannan Huston

Thu, 20-Mar-2014 - 5:57:pm, Plotted by: SSTEFFEN
P:\20140036\CDP\Plans\General\Pre-Plat\20140036_VACATION.dwg

DOCUMENT A

730071

PERMANENT EASEMENT

12-18-2013

Grant of Permanent Easement, between RCS-NM HOLDINGS I, LLC ("Grantor"), whose address is 371 Centennial Parkway, Suite 200, Louisville, Colorado 80027 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of storm sewer, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any Improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this _____ day of _____, 20____.

CITY OF ALBUQUERQUE:

By: _____

Bryan Wolfe, City Engineer

Date: 12/18/2013

12-18-13

GRANTOR: RCS-NM HOLDINGS I, LLC

By [signature]: _____

Name [print]: BRIAN PAUL

Title: Vice President

Date: 10-31-13

Doc# 2014011198

02/07/2014 01:08 PM Page 1 of 4
EASE R $25.00 M Toulouse Oliver, Bernalillo County

B.A.

GRANTOR'S NOTARY

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

This instrument was acknowledged before me on 31st day of October, 2013, by Brian Paul (name), Vice President (title) of RCS-NM Holdings I, LLC (entity), a Colorado (i.e. a New Mexico) corporation, on behalf of the corporation.

(SEAL)

Notary Public

My Commission Expires: 5-29-16

CARLA DI GREGORIO
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20124033034
My Commission Expires 5/29/2016

(EXHIBIT "A" ATTACHED)

Exhibit "A"

LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 more particularly described as follows:

An easement Twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

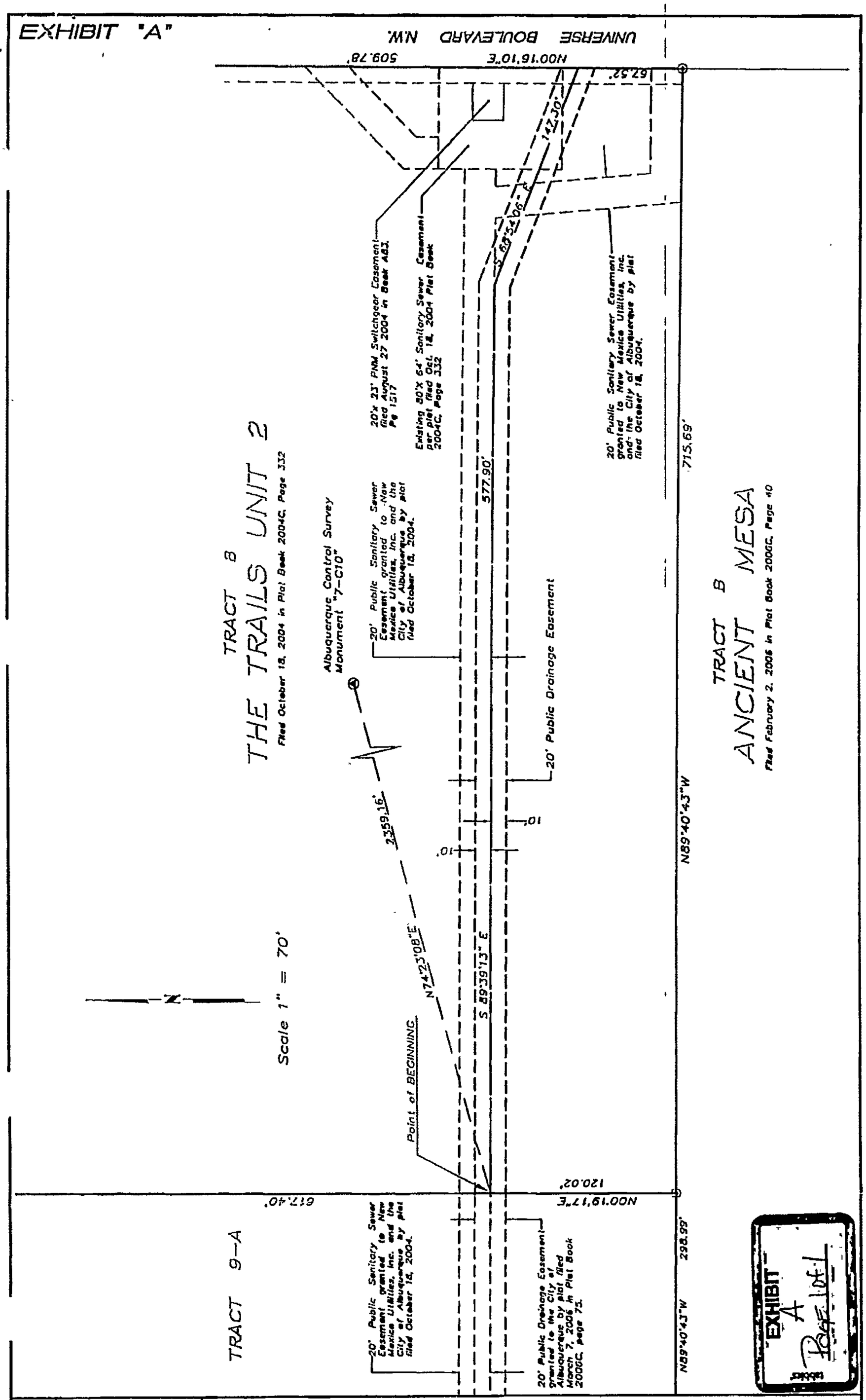
BEGINNING at a point on the Westerly line of said Tract 8, also being a point on the Easterly line of Tract 9-A, of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 whence (1) the Southwest corner of said Tract 8 bears S 00° 19' 17" W, 120.02 feet distant and (2) the Albuquerque Control Survey Monument "7-C10" bears N 74° 23' 08" E, 2359.16 feet distant; Thence running as a centerline:

S 89° 39' 13" E , 577.90 feet to a point; Thence,

S 68° 54' 06" E , 147.30 feet to a point on the Westerly right of way line of Universe Boulevard N.W. and the terminus of the centerline herein described.

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

EXHIBIT "A"



Page 2

110475_STORM EXHIBIT

SURV TEK, INC.

Consulting Surveyors

9384 Valley view Drive N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3365

Fax: 505-897-3377

DOCUMENT B

PERMANENT EASEMENT

Grant of Permanent Easement, by RCS-NM Holdings I, LLC ("Grantor"), whose address is 371 Centennial Parkway, Suite 200 Louisville, CO 80027, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR
RCS-NM HOLDINGS I, LLC

By: Brian Paul Vice President
[name] [and title if for a company]

Date: 11·6·13

Signature: Brian Paul

Acknowledged:

Albuquerque Bernalillo County
Water Utility Authority

By: Allen Patton
Engineer 11/13/13

DocH 2013123574
11/13/2013 03:14 PM Page: 1 of 5
EASE R:$25.00 M. Toulouse Oliver, Bernalillo County

[corporate acknowledgment]

STATE OF Colorado)
) **ss**
COUNTY OF Boulder)

This instrument was acknowledged before me on this 6th day of November, 2013, by Brian Paul [name], Vice President [title] of RCS-NM Holdings I, LLC [company name], a LLC [type of entity], on behalf of said company.

Notary Public

My Commission Expires:

5-29-16

CARLA DI GREGORIO
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20124033034
My Commission Expires 5/29/2016

[acknowledgement for individual]

STATE OF _____)
) **ss**
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, by _____ [name].

Notary Public

My Commission Expires:

_____

Exhibit "A"

LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 more particularly described as follows:

An easement Twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at a point on curve on the Northerly line of said Tract 8, a point on curve on the Southerly right of way line of Woodmont Avenue N.W. whence (1) the North-Northwest return of said Tract 8 bears S 88° 06' 47" E, 101.42 feet distant (2) the Albuquerque Control Survey Monument "7-C10" bears N 82° 53′ 50″ E, 1703.84 feet distant; Thence running as a centerline:

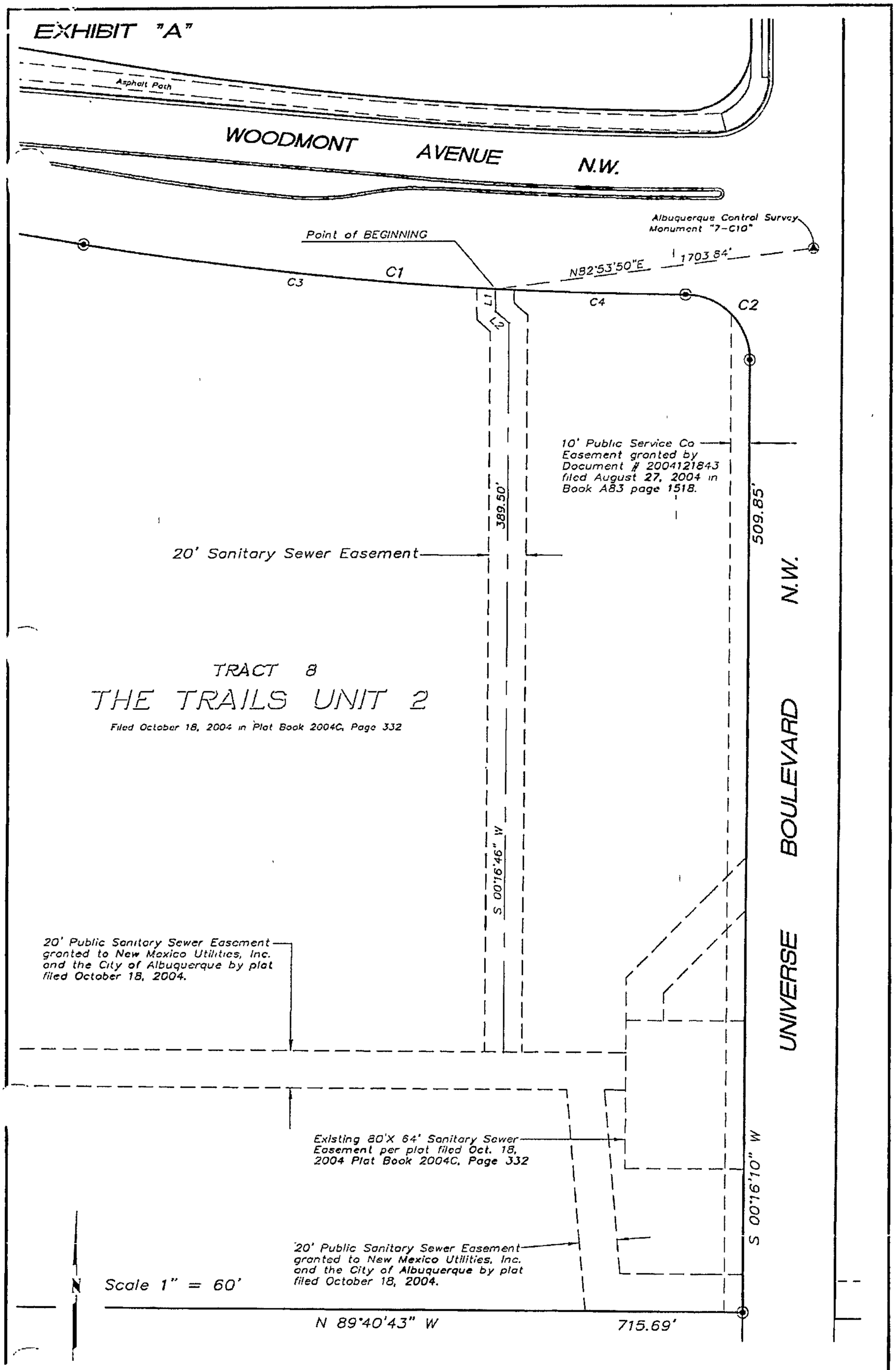
S 00° 25′ 59″ E , 12.02 feet to a point; Thence,

S 47° 55′ 56″ E , 9.47 feet to a point; Thence,

S 00° 16′ 46″ W , 389.50 feet to the terminus of the centerline herein described.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9
RUSS P. HUGG

EXHIBIT "A"



Page 2

110475_SAS EXHIBIT

SURV TEK, INC.

Consulting Surveyors

9384 Valley view Drive N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

Fax: 505-897-3377

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.02	S00°25'59"E
L2	9.47	S47°55'56"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C2	54.86'	35.00'	34.86'	49.41'	N44°37'51"W	89°48'02"
C3	222.58'	2049.00'	111.40'	222.47'	S83°34'58"E	6°13'27"
C4	101.43'	2049.00'	50.72'	101.42'	S88°06'47"E	2°50'10"

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

DOCUMENT C

PERMANENT EASEMENT

Grant of Permanent Easement, by RCS-NM HOLDINGS I, LLC ("Grantor"), whose address is 371 Centennial Parkway, Suite 200 Louisville, CO 80027, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR
RCS-NM HOLDINGS I, LLC

By: Brian Paul Vice President
[name] [and title if for a company]

Date: 11·6·13

Signature: Brian Paul

Acknowledged:

Albuquerque Bernalillo County
Water Utility Authority

By: Allen Porter
Engineer 11/13/13

Doc# 2013123573
11/13/2013 03:14 PM Page: 1 of 4
EASE R:$25.00 M. Toulouse Oliver, Bernalillo County

[corporate acknowledgment]

STATE OF Colorado)
) **ss**
COUNTY OF Boulder)

This instrument was acknowledged before me on this 6th day of November, 2013 by Brian Paul [name], Vice President [title] of RCS-NM Holdings I LLC [company name], a LLC [type of entity], on behalf of said company.

Notary Public

My Commission Expires:

5-29-16

CARLA DI GREGORIO
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20124033034
My Commission Expires 5/29/2016

[acknowledgement for individual]

STATE OF _____)
) **ss**
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, by _____ [name].

Notary Public

My Commission Expires:

_____

Exhibit "A"

LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 more particularly described as follows:

An easement Twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at a point on the Westerly line of said Tract 8, also being a point on the Easterly line of Tract 9-A, of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 whence (1) the Southwest corner of said Tract 8 bears S 00° 19' 17" W, 130.02 feet distant and (2) the Albuquerque Control Survey Monument "7-C10" bears N 75° 51' 14" E, 2353.75 feet distant; Thence running as a centerline:

S 89° 39′ 13″ E , 619.91 feet to a point; Thence,

S 00° 21′ 51″ W , 15.29 feet to a point; Thence,

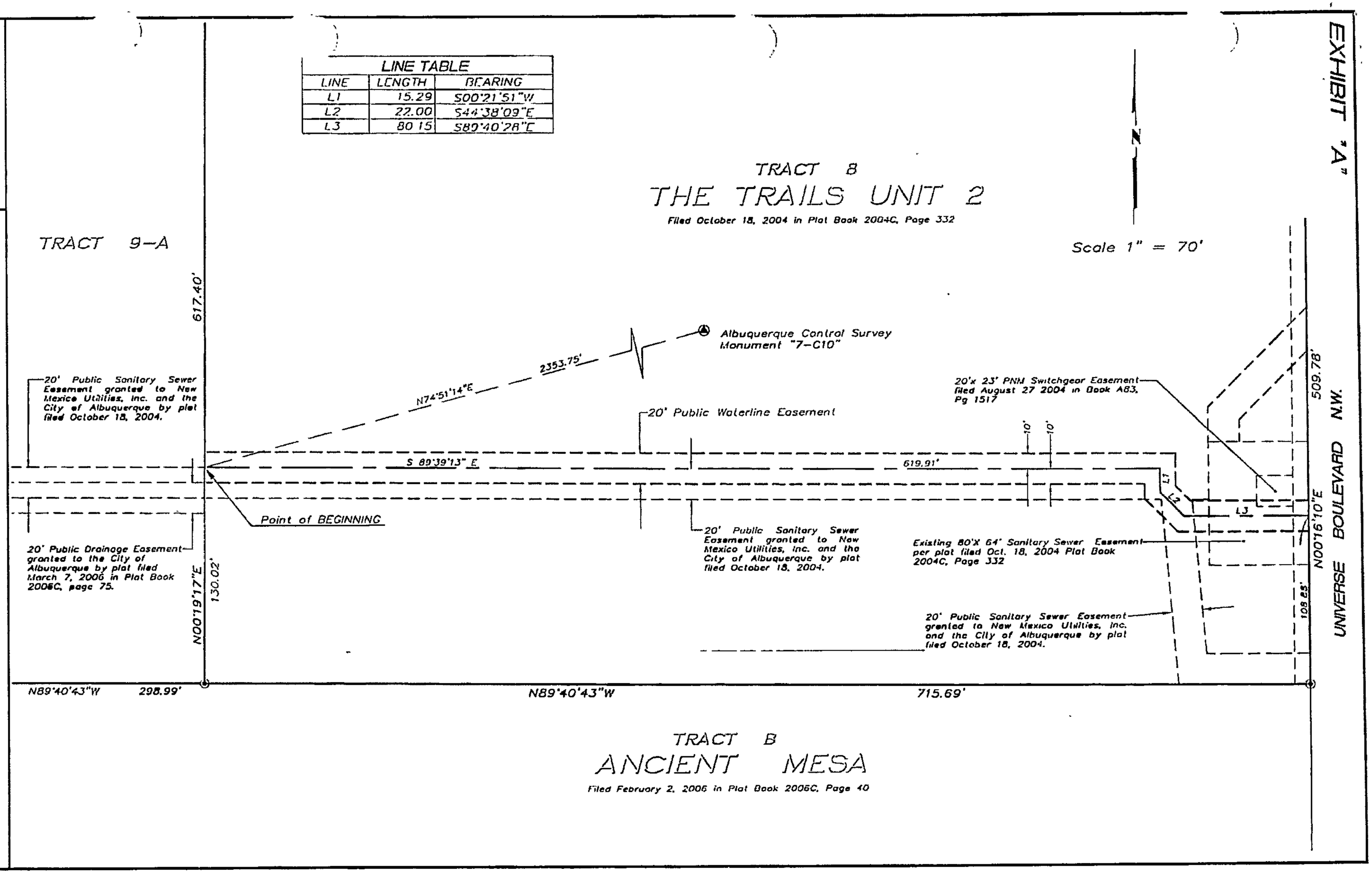
S 44° 38′ 09″ E , 22.00 feet to a point; Thence,

S 89° 40′ 28″ E , 80.15 feet to a point on the Easterly line of said Tract 8, also being a point on the Westerly right of way line of Universe Boulevard N.W and the terminus of the centerline herein described.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9768
RUSS P. HUGG

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.29	S00°21'51"W
L2	22.00	S44°38'09"E
L3	80.15	S89°40'28"E



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

DOCUMENT D

DECLARATION OF PUBLIC UTILITY EASEMENT

THIS INDENTURE made this 21st day of October, 20 2013 by

RCS-NM HOLDINGS I, LLC

WITNESSETH.

Grantor does hereby create, dedicate and grant an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate maintain facilities for delivery of electric power, natural gas, communications, water, sewer and other public utilities, including the right to install equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across lands of Grantor for the purposes set forth herein, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 and within Tract 9-A of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 8, also being the Northeast corner of said Tract 9-A, said point being a point on curve on the Southerly right of way line of Woodmont Avenue N.W. whence the Albuquerque Control Survey Monument "7-C10" bears N 86° 31' 49" E, 2273.47 feet distant; Thence running as an easement:

Northeasterly ,	**27.26 feet along said Southerly right of way line of Woodmont Avenue N.W. on the arc of a curve to the right (said curve having a radius of 951.00 feet, a central angle of 01° 38' 33" and a chord which bears S 88° 37' 40" E, 27.26 feet) to the Northeast corner of the easement herein described; Thence,**
S 01° 58' 09" W ,	**18.03 feet to the Southeast corner of the easement herein described; Thence,**
N 88° 44' 27" W ,	**26.74 feet to a point on the Westerly line of said Tract 8; Thence,**
N 88° 44' 27" W ,	**11.25 feet to the Southwest corner of the easement herein described; Thence,**
N 01° 40' 19" E ,	**17.89 feet to the Northwest corner of the easement herein described; Thence,**
utheasterly ,	**10.83 feet along said Southerly right of way line of Woodmont Avenue N.W. on the arc of a curve to the right (said curve having a radius of 951.00 feet, a central angle of 00 ° 39' 09" and a chord which bears S 89 ° 46' 31" E, 10.83 feet) to the point of beginning of the easement herein described.**

All as generally shown on the drawing attached hereto and made a part hereof as Exhibit "A".

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the Grantees and valid users of the easement described herein.

WITNESS _____ hand _____ and seal _____ this 21st day of October, 20 13

RCS-NM HOLDINGS I, LLC

_____ (SIGNATURE)

Ryan Atkin Assistant Vice President (NAME & TITLE)

ACKNOWLEDGMENT

STATE OF
COUNTY OF

This instrument was acknowledged before me on October 21st, 20 13.

By Ryan Atkin

My commission expires: 5-29-16

(Seal)

CARLA DI GREGORIO
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20124033034
My Commission Expires 5/29/2016

Notary Public

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

_____, 20_____.

By _____
(Name of Officer) (Title of Officer)

of _____.
(Corporation Acknowledgment)

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

My Commission Expires:

(Seal)

_____
Notary Public

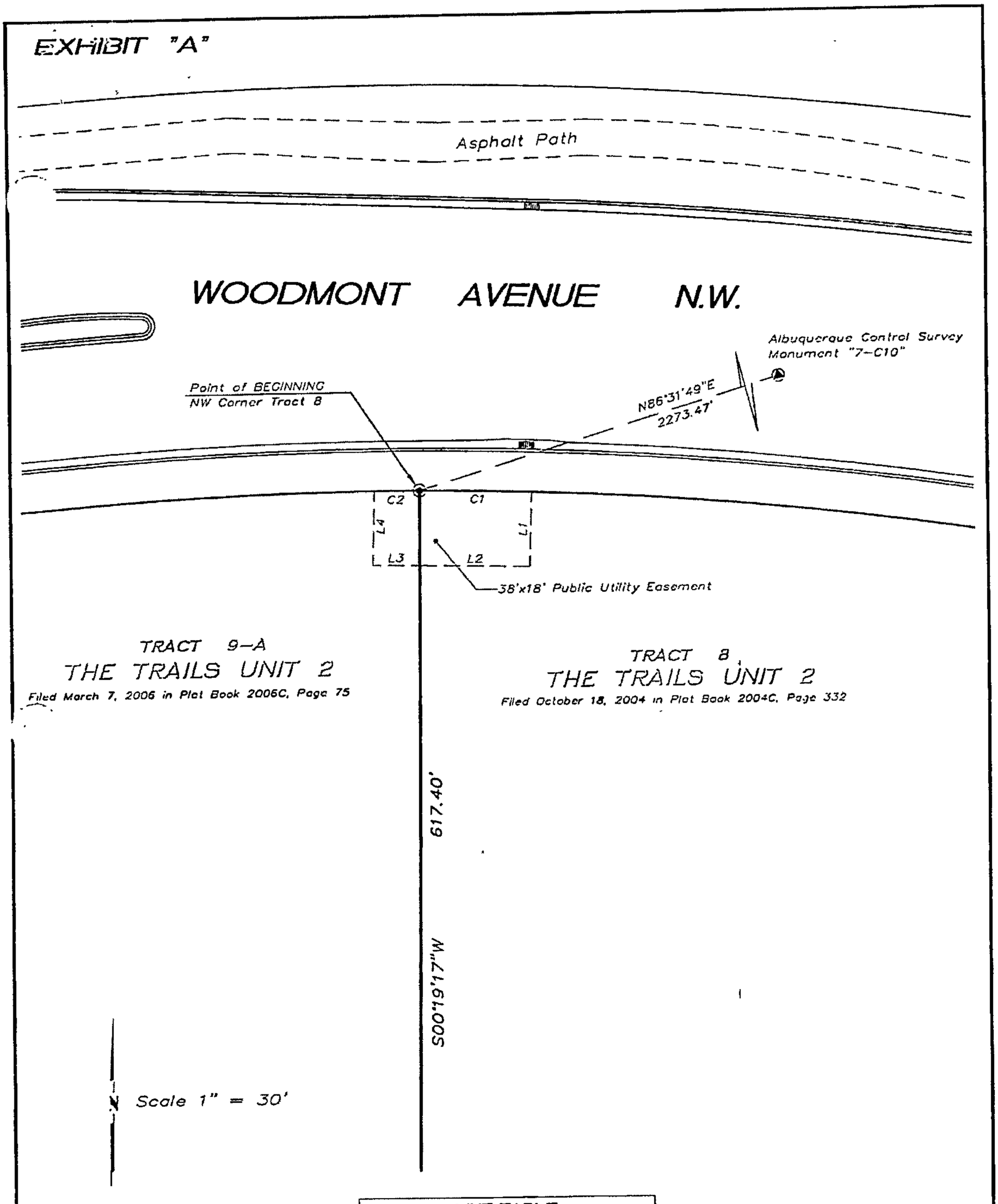
Doc# 2013116422

10/22/2013 11:19 AM Page: 1 of 4
EASE R.$25.00 M. Toulouse Oliver, Bernalillo County

Revised 02/2004

PNM REFERENCE NUMBER

EXHIBIT "A"



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.03	S01°58'09"W
L2	26.74	N88°44'27"W
L3	11.25	N88°44'27"W
L4	17.69	N01°40'19"E
L5	16.34	S01°14'14"W
L6	27.00	N88°58'34"W
L7	16.50	N01°10'46"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	27.25'	951.00'	13.63'	27.26'	S88°37'40"E	1°38'33"
C2	10.83'	951.00'	5.42'	10.83'	S89°46'31"E	0°39'09"
C3	27.01'	2049.00'	13.51'	27.01'	S88°36'33"E	0°45'19"
C4	18.27'	2049.00'	9.14'	18.27'	S89°16'32"E	0°30'39"
C5	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C6	54.86'	35.00'	34.88'	49.41'	N44°37'51"W	89°48'01"

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

LEGAL DESCRIPTION

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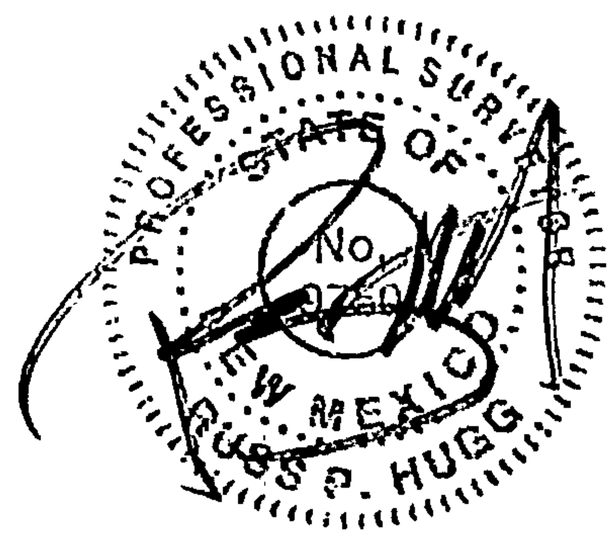
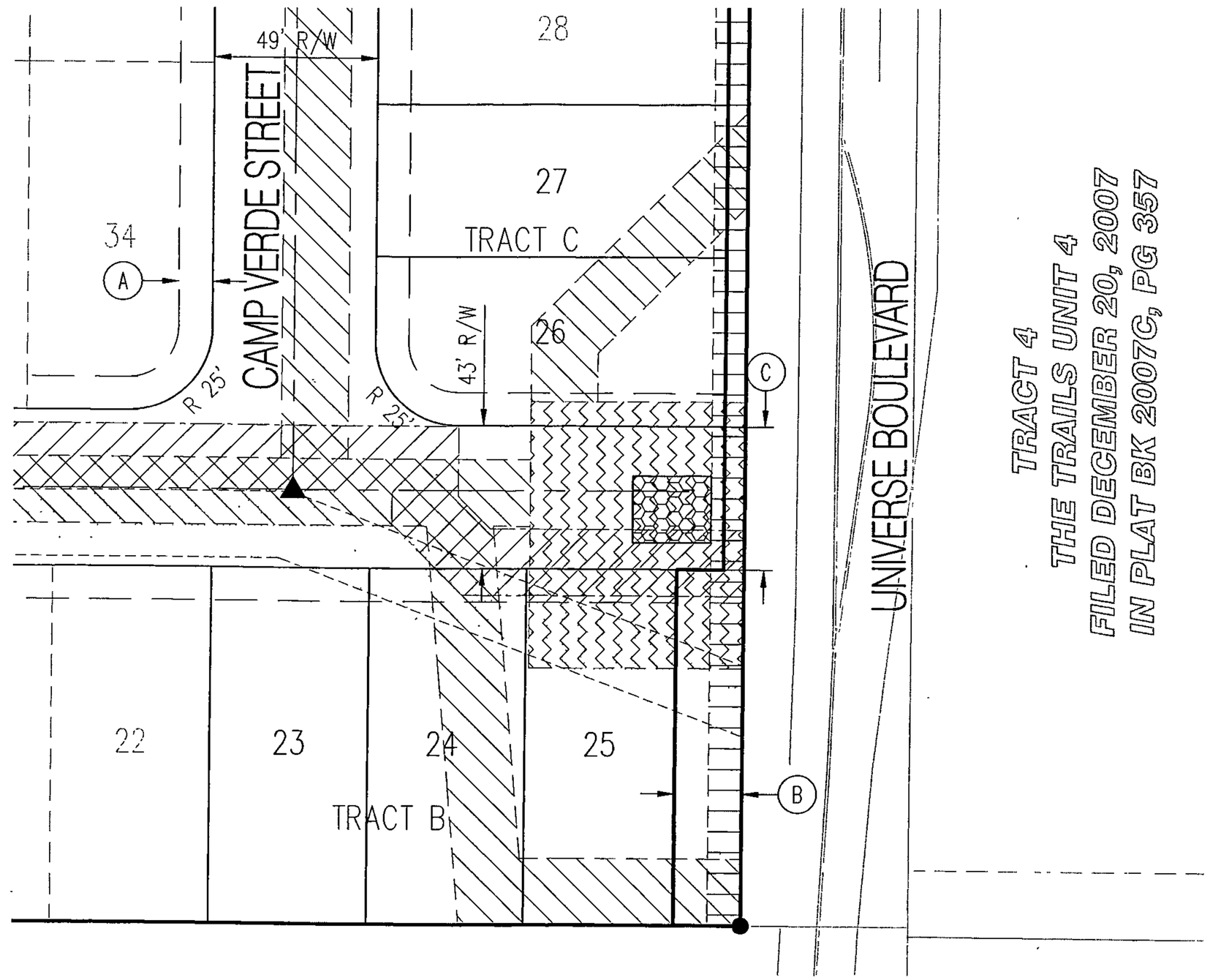
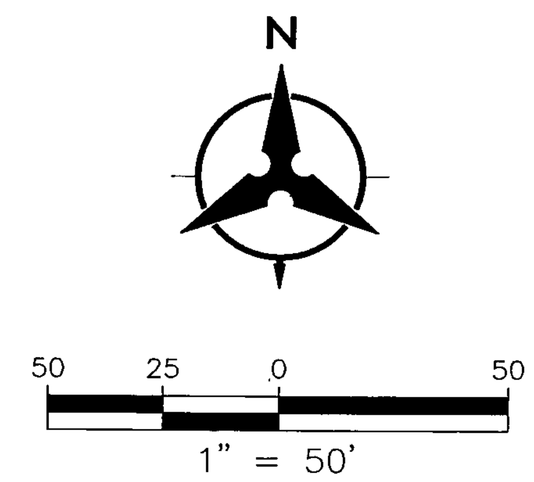


TIERRA VISTA UNIT 3
PRELIMINARY PLAT
DETAIL OF LOTS 23 –27



TRACT 4
THE TRAILS UNIT 4
FILED DECEMBER 20, 2007
IN PLAT BK 2007C, PG 357



EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT

EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT

EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT

EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT

EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

PORTION OF EXISTING 18'x38' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

LOTS 23 - 27

TRACT B (LOTS 23–25) & TRACT C (LOTS 26–27) TO BE SUBDIVIDED BY SEPARATE PLAT ONCE EXISTING SANITARY SEWER LIFT STATION IS REMOVED AND NEW SEWER OUTFALL DOWN UNIVERSE BOULEVARD, NEW 54" STORM CONNECTION IN TEMPE AVENUE TO UNIVERSE BOULEVARD AND 12" WATER LINE CONNECTION IN TEMPE AVENUE TO UNIVERSE BOULEVARD ARE CONSTRUCTED.

Bohannan Huston

Thu, 24-Apr-2014 - 3:21:pm, Plotted by: SSTEFFEN
P:\20140036\CDP\Plans\General\Pre-Plat\20140036_PREPLAT-LOTS 23_27.dwg

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud & Kristal Metro

Requested by: Brian Patterson

Date: 5-2-14

Time Due:
- ☒ This A.M.
- ☐ This P.M.
- ☐ Rush _____
- ☐ By Tomorrow

Phone:
Job No.:

Job Name: Tierra Vista Unit 3

DELIVERY VIA

- ☒ Courier
- ☐ Federal Express
- ☐ Mail
- ☐ UPS
- ☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	2	Revised Site Plan
1	2	DRB Supplemental Form

COMMENTS / INSTRUCTIONS

DRB 1007050-Tierra Vista Unit 3

RECEIVED
MAY 02 2014
LAND DEVELOPMENT SECTION

REC'D BY:_____ **DATE:**_____ **TIME:**_____

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: **PROJECT NO.** 1007050

Tierra Vista Unit 3

___ ~~ALL MEMBERS~~
X Jack Cloud, DRB Chairman, Planning Department
___ Curtis Cherne, P.E., Hydrology
X Kristal Metro, P.E. , Transportation Development
___ Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___ ~~Christina Sandoval~~, Parks/Municipal Development
Carol DuMont

NEXT HEARING DATE: May 7, 2015

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

Revise Site Plan showing stub street lengths.

RECEIVED
MAY 02 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com