



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

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

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

PROJECT # 1008797

**WEDNESDAY, February 19, 2014**

Comments must be received by:

**Monday, February 17, 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](mailto:agomez@cabq.gov)**



**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, February 19, 2014, 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, February 18, 2014, 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# 1008797**  
14DRB-70017 – 2 YEAR SUBDIVISION  
IMPROVEMENT AGREEMENT EXTENSION  
(2YR SIA)

EASTERLING CONSULTANTS LLC agents for RCS-TAOS, LLC request the referenced/ above action for **TAOS UNIT 1 AT THE TRAILS** zoned VTSL, located on the west side of UNIVERSE BLVD NW between TREELINE AVE NW and WOODMONT AVE NW containing approximately 14.6337 acres. (C-9)

**Project# 1009438**  
14DRB-70018 – BULK LAND VARIANCE  
14DRB-70019 – PRELIMINARY/ FINAL PLAT  
APPROVAL

CONSENSUS PLANNING agents for RPS I-25 & VASSAR LLC, ET. AL. request the referenced/ above actions for all or a portion of Tracts A-C, AVALON SUBDIVISION UNIT 4; Tracts 4-7, TOWN OF ATRISCO GRANT; Tracts B-11 thru B-13, B-22 thru B-27, and B-29 thru B-33, TOWN OF ATRISCO GRANT UNIT 5, Tract B-14A, UNSER DIVERSION CHANNEL CORRIDOR; Tract C, WESTRIDGE MOBILE HOME PARK PHASE 2; and Tracts 14-16, LAND OF C.H. HALL zoned SU-1/ IP and SU-1 FOR IP & C-2 WITH EXCEPTIONS, located on the south side of I-40 between 90TH ST NW and 98TH ST NW containing approximately 172.4503 acres. (J-9 & K-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, FEBRUARY 3, 2014.**



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Easterling Consultants LLC PHONE: 505-821-6646  
 ADDRESS: 3613 NM 528 NW, Suite E-2 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: hfloyd@ecengr.com

APPLICANT: RCS-TAOS, LLC PHONE: 303-466-2500  
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: n/a  
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: banderson@RealCapitalSolutions.com  
 Proprietary interest in site: Developer List all owners: RCS-TAOS, LLC- Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: (2) One year Extension of Offsite, Procedure B-1

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. Lots 1-56 Taos Unit 1 at the Trails Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: The Trails Unit 1  
 Existing Zoning: VTRD VTSL Proposed zoning: n/a MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): C-09-Z UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): \_\_\_\_\_  
COA Project # 730077, DRB Project # 1008797

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 56 No. of proposed lots: 56 Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SW Woodmont  
 Between: Corner and University Universe

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE January 21, 2014  
 (Print Name) Hugh W. Floyd Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70017</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

Hearing date Feb. 19, 2014

[Signature]

1-21-14  
Staff signature & Date

Project # 1008797

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

COA Project # 730077, DRB Project # 1008797

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Hugh W. Floyd

\_\_\_\_\_  
 Applicant name (print)  
 01/21/2014  
 Applicant signature / date

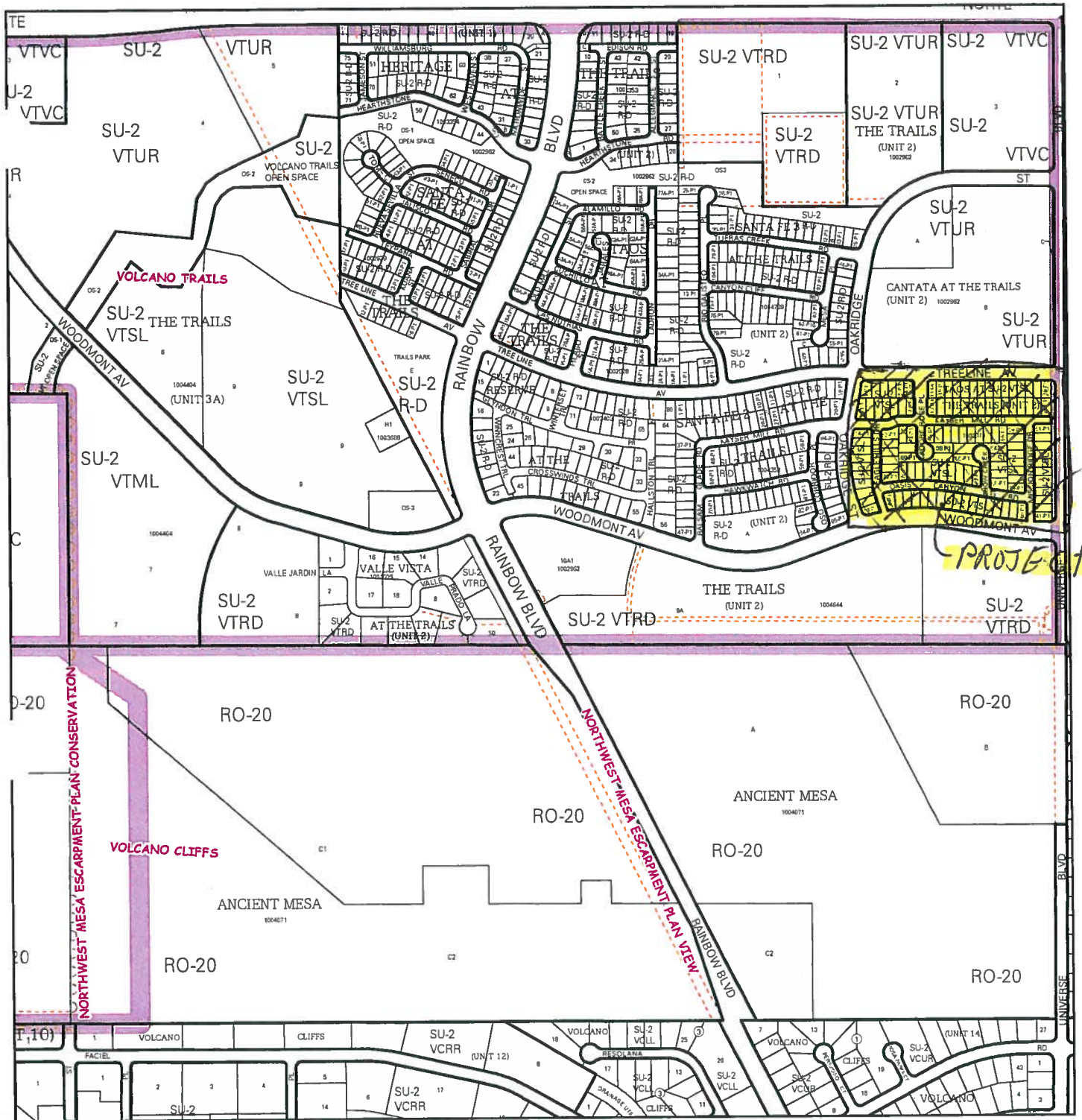


Form revised October 2007

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

Application case numbers  
 14 - DRB - 70017  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 1-21-14  
 Planner signature / date  
 Project # 1008797



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

Map amended through: 1/10/2013

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet

## *Easterling Consultants LLC*

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3613 NM 528 NW, Suite E-2  
Albuquerque, NM 87114

Office (505) 821-6646  
Fax (505) 897-2965

January 17, 2014

City of Albuquerque  
Development Review Board  
Plaza del Sol  
600 Second Street NW  
Albuquerque, NM 87102

Re: City of Albuquerque Project # 730077  
DRB Project # 1008797  
Traffic Signal – Taos Unit 1

Easterling Consultants, agent for RCS – Taos, LLC (RCS) is requesting **Two (2) Years** extension of the Offsite Traffic Signal, Procedure B-1 for City of Albuquerque Project #730077, DRB Project # 108797. The original Subdivision Improvements Agreement is dated February 9, 2012. The 1<sup>st</sup> Extension to the Agreement is dated June 21, 2013 with a construction deadline of February 9, 2014. (Refer to “Related Filings” below). We are requesting that the Development Review Board approve the Extension of the Subdivision Improvements Agreement so that RCS can execute Extension #2 for this project.

The Taos Subdivision is the only quadrant of this intersection that is currently developed. RCS is in the process of developing Tract 8 which would comprise the southwest quadrant of the intersection and expects to be responsible for ¼ of the intersection costs with that project. The other ½ (eastern half) of the intersection is owned by other parties(y) and their development schedule is not known. We are requesting this extension to allow time for the other properties to develop and for the intersection to warrant a signal.

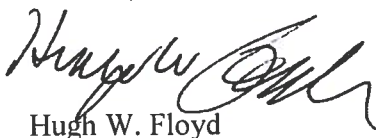
### **Included with this submittal:**

- Letter dated April 24, 2013, from Sharon K. Eshima, Manager with RCS-Taos, LLC appointing Easterling Consultants as agent of record
- DRB Form S(2) – Major Subdivision Improvements Agreement Extension with all required documentation

### **Related filings:**

- The City and the Developer entered into an Agreement on the February 9, 2012, and recorded in the office of the Clerk of Bernalillo County, New Mexico on March 6, 2012, in Book n/a, pages 1 through 12, as Document No. 2012022645 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the June 29, 2013.
- \* 1<sup>st</sup> Extension Agreement dated June 21, 2013 and recorded in the office of the Clerk of Bernalillo County, New Mexico on June 21, 2013, and recorded in Book n/a, as pages 1 through 3 as Document No. 2013069764, extending the construction deadline to February 9, 2014.

Sincerely,



Hugh W. Floyd  
Project Engineer

**TREASURERS CERTIFICATION**

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

See Parcel list  
 Mrs. Taos Ltd.  
 Bernalillo County Treasurer  
 12/19/12  
 Date

**PUBLIC UTILITY EASEMENTS**

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

- A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, (PJM Electric) for installation, maintenance, and service of overhead and underground electrical lines, service of overhead and underground gas lines, and other facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of overhead and underground gas lines, and other facilities reasonably necessary to provide natural gas services.
- C. Quest Corporation d/b/a CenturyLink, DC, for the installation, maintenance, and service of overhead and underground communication lines, cables, and other facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such facilities as overhead and underground communication lines, cables, and other facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with the right to enter upon, over and across adjoining lands of grantor for the purpose set forth herein and with the right to install, maintain, operate, repair, replace, and remove electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purpose of such facilities.

Structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be responsible for the safety of their own structures. Electrical Safety Code by construction of poles, design, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchover, as installed, shall extend ten (10) feet in front of transformer/switchover doors and five (5) feet on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMGCC) did not conduct a Title Search of the properties shown herein. Consequently, PSC and NMGCC do not warrant or release any measurement or easement rights which do not have been released by PSC or NMGCC. PSC and NMGCC do not warrant or release any measurement or easement rights which are not shown on this plat.

**PURPOSE OF PLAT**

- 1. Show the Public right of ways vacated by 12DRB-70156; the Public Discharge Easement vacated by 12DRB-70154 and the Public Discharge Easement vacated by this plat.
- 2. Show the existing Lots vacated by this plat.
- 3. Create 56 New Lots, 2 New Tracts and dedicate the New Public Street right of ways as shown herein.
- 4. Grant the New Public Utility Easements as shown herein.
- 5. Tract B will be conveyed to The Taos Community Association by a separate document. Said tract shall be maintained by said Taos Community Association.

**SURVEYORS CERTIFICATION**

I, Ross B. Hugg, New Mexico Professional Surveyor Number 9750, do hereby certify that the foregoing plat and notes are a true and correct copy of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico; that it meets the Standards for Land Surveys in New Mexico for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements shown on this plat; that it is true and correct to the best of my knowledge and belief.

Ross B. Hugg  
 Surveyor  
 January 10, 2012



PLAT OF  
 TAOS UNIT 1  
**AT THE TRAILS**  
 (BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1; TOGETHER WITH VACATED KAYSER MILL ROAD N.W., EAGLE HILLS DRIVE N.W., OASIS CANYON ROAD N.W., SNOW CREEK COURT N.W., MISSION RIDGE DRIVE N.W. AND A PORTION OF ADOBE ROSE PLACE N.W., TAOS AT THE TRAILS, UNIT 2)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2012

PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST

PROJECT NUMBER: 1008797  
 Application Number: 12DRB-70195

PLAT APPROVAL  
 UNLTY APPROVALS  
 Taos Community Association  
 Date: 2-28-12

New Mexico Gas Company  
 Date: 2-21-12

Quest Corporation d/b/a CenturyLink, DC  
 Date: 02-28-12

City Surveyor  
 Department of Municipal Development  
 Date: 2-15-12

Road Property Division  
 Date: 9-8-12

Environmental Health Department  
 Date: 08-08-12

Traffic Engineering - Transportation Division  
 Date: 08/08/12

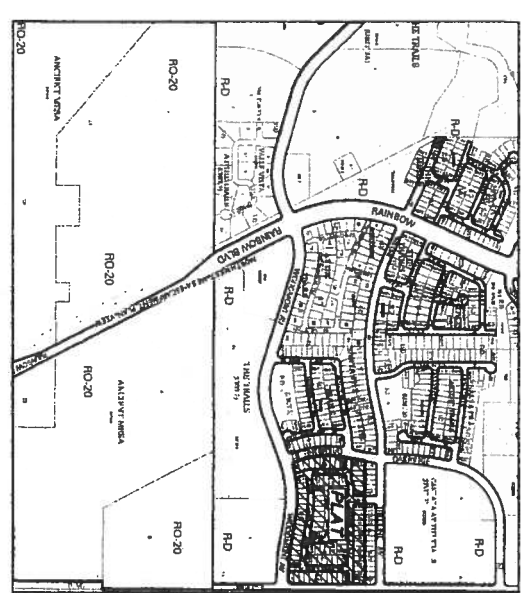
Perms and Recreation Department  
 Date: 8-8-12

City Engineer  
 Date: 8-8-12

DNB Corporation, Planning Department  
 Date: 12-15-12

DOCK 20121230851  
 12/15/12 08:51 AM  
 12/15/12 08:51 AM  
 12/15/12 08:51 AM

**SURV-TEK, INC.**  
 Consulting Surveyors  
 110146, UNIT 1 PLAT.DWG  
 SHEET 1 OF 5  
 Phone: 800-887-3200  
 Fax: 505-887-3277



**GENERAL NOTES**

- 1. Boundaries are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat or Deed bearings and distances, where they differ from those established by this deed survey, are shown in parentheses ( ).
- 5. All corners found in place and held were topped with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 7. All street centerline monumentation shall be installed at all centerline PCs, PTs, angle points and street intersections and shown thus: All centerline monumentation will be set using the standard four (4) centerline monumentation symbol shown on the standard PS Number 9750" and will be set flush with the final asphalt lift.
- 8. Markings will be offset of all points of curvature, points of tangency and points of intersection of centerline monumentation.
- 9. City of Albuquerque Zone Altos Page C-8.

**SUBDIVISION DATA**

- 1. Total number of existing Lots: 107
- 2. Total number of Lots created: 56
- 3. Total number of Tracts created: 2
- 4. Public Street right of way vacated by 12DRB-70156: 3.6483 Ac.
- 5. Public Street right of way dedicated by this plat: 1.8090 Ac.
- 6. Gross Subdivision acreage: 14.6337 acres.
- 7. Mileage of streets created: 0.331 mile

**SHEET INDEX**

- SHEET 1 Approval, General Notes, Purpose of plat
- SHEET 2 Legal Description, Fees consent and dedication
- SHEET 3 Vacated Public streets, easements and Lots
- SHEET 4 New Lots, Streets and easements created
- SHEET 5 Curve and Line Tables







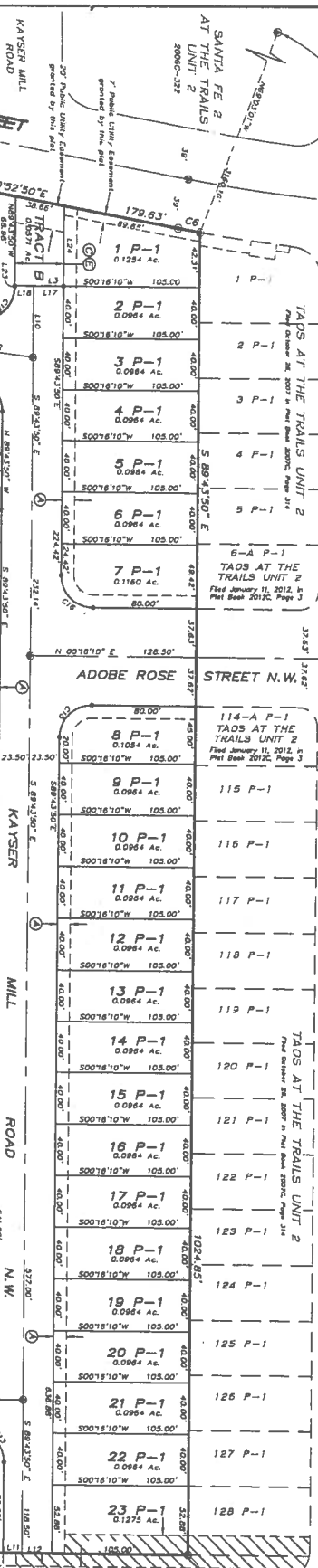
ABSTRACT OF CONTROL SURVEY, MONUMENT, "TAOS"  
 No. 1,323,523-225  
 Ground to grant to the City of Albuquerque  
 Elevation: 5423.90 (MADMS)

All Existing Easements, Encroachments, etc.  
 shown on this plan are shown in red and  
 shall be shown in red on the final plat.  
 No. 1,323,523-225

114-A P-1  
 TAOS AT THE TRAILS UNIT 2  
 Plat January 11, 2012, 22  
 Plat Book 2012C Page 3

TAOS AT THE TRAILS UNIT 2  
 Plat October 24, 2007 in Plat Book 2007C Page 14

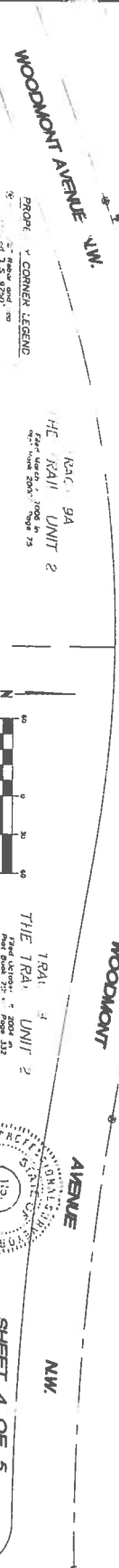
PROJECTED SECTION 16  
 PROJECTED SECTION 15



**NOTE**  
 Tract B will be conveyed to The  
 Trails Community Association by a  
 separate plat and shall be maintained by said  
 Community Association.

- EASEMENT LEGEND**
- Ⓐ = 10' Public Utility Easement granted by this plat.
  - Ⓑ = 20' Public Doghouse Easement granted to the City of Albuquerque by this plat.
  - Ⓒ = Public Pedestrian Access and Landscaping Easement granted to the City of Albuquerque by this plat.
  - Ⓓ = Public Sanitary Sewer Easement granted to the City of Albuquerque by this plat.
  - Ⓔ = Private Access Easement for the benefit and use of the owner(s) of the adjacent parcel(s) for the purpose of driveway improvements within said easement shall be the responsibility of the owner(s) of said benefited lot.

**TRACT A**  
 7,358 Ac.



**PROJECT CORNER LEGEND**

- 1. 1/2" = 100' (Horizontal)
- 2. 1/4" = 50' (Vertical)
- 3. 1/8" = 25' (Diagonal)
- 4. 1/16" = 12.5' (Diagonal)
- 5. 1/32" = 6.25' (Diagonal)
- 6. 1/64" = 3.125' (Diagonal)
- 7. 1/128" = 1.5625' (Diagonal)
- 8. 1/256" = 0.78125' (Diagonal)
- 9. 1/512" = 0.390625' (Diagonal)
- 10. 1/1024" = 0.1953125' (Diagonal)
- 11. 1/2048" = 0.09765625' (Diagonal)
- 12. 1/4096" = 0.048828125' (Diagonal)
- 13. 1/8192" = 0.0244140625' (Diagonal)
- 14. 1/16384" = 0.01220703125' (Diagonal)
- 15. 1/32768" = 0.006103515625' (Diagonal)
- 16. 1/65536" = 0.0030517578125' (Diagonal)
- 17. 1/131072" = 0.00152587890625' (Diagonal)
- 18. 1/262144" = 0.000762939453125' (Diagonal)
- 19. 1/524288" = 0.0003814697265625' (Diagonal)
- 20. 1/1048576" = 0.00019073486328125' (Diagonal)
- 21. 1/2097152" = 9.5367431640625e-05' (Diagonal)
- 22. 1/4194304" = 4.76837158203125e-05' (Diagonal)
- 23. 1/8388608" = 2.384185791015625e-05' (Diagonal)
- 24. 1/16777216" = 1.1920928955078125e-05' (Diagonal)
- 25. 1/33554432" = 5.9604644775390625e-06' (Diagonal)
- 26. 1/67108864" = 2.98023223876953125e-06' (Diagonal)
- 27. 1/134217728" = 1.490116119384765625e-06' (Diagonal)
- 28. 1/268435456" = 7.450580596923828125e-07' (Diagonal)
- 29. 1/536870912" = 3.7252902984619140625e-07' (Diagonal)
- 30. 1/1073741824" = 1.86264514923095703125e-07' (Diagonal)
- 31. 1/2147483648" = 9.31322574615478515625e-08' (Diagonal)
- 32. 1/4294967296" = 4.656612873077392578125e-08' (Diagonal)
- 33. 1/8589934592" = 2.3283064365386962890625e-08' (Diagonal)
- 34. 1/17179869184" = 1.16415321826934814453125e-08' (Diagonal)
- 35. 1/34359738368" = 5.82076609134674072265625e-09' (Diagonal)
- 36. 1/68719476736" = 2.910383045673370361328125e-09' (Diagonal)
- 37. 1/137438953472" = 1.4551915228366851806640625e-09' (Diagonal)
- 38. 1/274877906944" = 7.2759576141834259033203125e-10' (Diagonal)
- 39. 1/549755813888" = 3.63797880709171295166015625e-10' (Diagonal)
- 40. 1/1099511627776" = 1.818989403545856475830078125e-10' (Diagonal)
- 41. 1/2199023255552" = 9.094947017729282379150390625e-11' (Diagonal)
- 42. 1/4398046511104" = 4.5474735088646411895751953125e-11' (Diagonal)
- 43. 1/8796093022208" = 2.27373675443232059478759765625e-11' (Diagonal)
- 44. 1/17592186044416" = 1.136868377216160297393798828125e-11' (Diagonal)
- 45. 1/35184372088832" = 5.684341886080801486968994140625e-12' (Diagonal)
- 46. 1/70368744177664" = 2.8421709430404007434844970703125e-12' (Diagonal)
- 47. 1/140737488355328" = 1.42108547152020037174224853515625e-12' (Diagonal)
- 48. 1/281474976710656" = 7.10542735760100185871124267765625e-13' (Diagonal)
- 49. 1/562949953421312" = 3.552713678800500929355621338828125e-13' (Diagonal)
- 50. 1/1125899906842624" = 1.7763568394002504646778106694140625e-13' (Diagonal)
- 51. 1/2251799813685248" = 8.881784197001252323389053347171875e-14' (Diagonal)
- 52. 1/4503599627370496" = 4.4408920985006261616945266735859375e-14' (Diagonal)
- 53. 1/9007199254740992" = 2.22044604925031308084726333679296875e-14' (Diagonal)
- 54. 1/18014398509481984" = 1.110223024625156540423631668396484375e-14' (Diagonal)
- 55. 1/36028797018963968" = 5.551115123125782702111815341982421875e-15' (Diagonal)
- 56. 1/72057594037927936" = 2.7755575615628913510559076709912109375e-15' (Diagonal)

**SHEET 4 OF 5**

**SURV TEK, INC.**  
 Consulting Surveyors  
 1101484 UNIT 1 PLATING

ABSTRACT OF CONTROL SURVEY  
 MONUMENT 7-C10  
 No. 1,323,523-225  
 Ground to grant to the City of Albuquerque  
 Elevation: 5423.90 (MADMS)

**TRACT B**  
 TAOS AT THE TRAILS UNIT 2  
 Plat October 24, 2007 in Plat Book 2007C Page 14

30' Public Utility Easement granted by this plat.  
 20' Public Doghouse Easement granted to the City of Albuquerque by this plat.  
 Public Pedestrian Access and Landscaping Easement granted to the City of Albuquerque by this plat.  
 Public Sanitary Sewer Easement granted to the City of Albuquerque by this plat.

30' Public Utility Easement granted by this plat.  
 20' Public Doghouse Easement granted to the City of Albuquerque by this plat.  
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 Public Pedestrian Access and Landscaping Easement granted to the City of Albuquerque by this plat.  
 Public Sanitary Sewer Easement granted to the City of Albuquerque by this plat.

PLAT OF  
 TAOS UNIT 1  
 AT THE TRAILS  
 (BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1; TOGETHER WITH  
 VACATED KAYSER MILL ROAD N.W., EAGLE HILLS DRIVE N.W., OASIS CANYON  
 ROAD N.W., SNOW CREEK COURT N.W., MISSION RIDGE DRIVE N.W. AND A  
 PORTION OF ADOBE ROSE PLACE N.W., TAOS AT THE TRAILS, UNIT 2)

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  
 JANUARY, 2012

LINE	LENGTH	BEARING
L1	90.63	N00°16'10"E
L2	38.00	N07°16'10"E
L3	38.00	N07°16'10"E
L4	9.67	S87°44'52"W
L5	47.00	S87°15'03"E
L6	13.33	N07°44'57"E
L7	47.00	N05°51'09"E
L8	44.91	S00°16'10"W
L9	54.80	S89°43'50"E
L10	54.80	S89°43'50"E
L11	14.50	N00°16'10"E
L12	23.50	N00°16'10"E
L13	14.50	S89°43'50"E
L14	23.50	S89°43'50"E
L15	23.50	N05°21'08"E
L16	23.50	N00°16'10"E
L17	23.50	N00°16'10"E
L18	14.50	N00°16'10"E
L19	37.99	S00°16'05"W
L20	37.99	N00°16'10"E
L21	37.99	N00°16'10"E
L22	0.00	S89°43'50"E
L23	0.00	S89°43'50"E
L24	61.96	N89°53'50"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	19.63	35.00	7.95	15.50	S72°41'22"W	25.5539
C2	48.24	159.00	19.48	44.60	S87°11'42"W	52.0036
C3	45.20	50.00	28.14	41.05	N61°50'20"W	86.2001
C4	342.48	661.00	175.18	338.66	N03°57'45"E	264.111
C5	17.15	1239.00	6.98	17.15	N10°28'03"E	0.4235
C6	76.74	1824.40	38.38	76.74	S88°02'43"E	2.2146
C7	31.26	28.00	23.07	33.91	N42°25'58"W	85.7336
C8	44.60	159.00	19.48	44.60	S81°02'08"E	1.2515
C9	44.60	159.00	19.48	44.60	S81°02'08"E	1.2515
C10	23.56	1798.90	11.78	23.56	N94°12'16"W	0.4507
C11	41.52	28.00	27.35	35.91	N42°50'42"E	95.0903
C12	38.27	28.00	28.00	35.36	S45°16'10"W	90.0000
C13	38.27	28.00	28.00	35.36	S45°16'10"W	90.0000
C14	38.27	28.00	28.00	35.36	S44°43'50"E	90.0000
C15	38.27	28.00	28.00	35.36	S44°43'50"E	90.0000
C16	38.01	23.00	23.97	32.97	S49°00'13"W	82.3113
C17	38.01	23.00	23.97	32.97	S49°00'13"W	82.3113
C18	42.53	28.50	28.50	32.99	N40°59'27"W	97.2847



DDCM 2812133851  
 1111 N. 2ND ST. SUITE 200  
 ALBUQUERQUE, NM 87102  
 TEL: 505.263.8444 FAX: 505.263.8445  
 WWW.SURVYTEK.COM

**SURVYTEK, INC.**  
 Consulting Surveyors  
 110146 UNIT 1 PLAT.DWG  
 SHEET 5 OF 5  
 Phone: 505-897-3396  
 Fax: 505-897-3377

# CITY OF ALBUQUERQUE



May 29, 2013

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Sharon K. Eshima  
RCS-TAOS, LLC  
1450 Infinite Drive, Suite E2  
Louisville, Colorado 80027

Re: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF  
IMPROVEMENTS AND CITY'S INTENTION TO CALL FINANCIAL  
GUARANTY-SUBDIVISION IMPROVEMENTS AGREEMENT,  
**PROCEDURE B-1 Offsite Traffic Signal**

PROJECT: TAOS UNIT 1 AT THE TRAILS  
PROJECT NO: **730077**

PO Box 1293

Dear Ms. Eshima:

Albuquerque

NM 87103

www.cabq.gov

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **RCS-Taos, LLC** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B-1 Offsite Traffic Signal**, ("Agreement") with the City committing the Subdivider to complete construction of required infrastructure by **June 29, 2013** ("Construction Deadline"). The Subdivider elected to execute an original Agreement which did not use the entire two-year maximum time allowed by the City's Subdivision Ordinance for completion of construction. Therefore, if construction will not be completed by the Construction Deadline, the City may grant the Subdivider an extension of time to complete the construction of the required subdivision improvements if the Subdivider meets the following conditions.

The City may grant an extension, not to exceed a total of two years from the date of execution of the original Agreement with the City, if the Subdivider submits a written request for extension of time to construct, and delivers the request to the City's Planning Department, Design Review Section, at least fifteen (15) days prior to the Construction Deadline. The City will review the request and apparent consequences of granting an extension. If the extension is allowed, the Subdivider will be required to complete an Extension Agreement and submit the required, revised financial guaranty to the City by the Construction Deadline date.

May 29, 2013

Page 2

**PROJECT: TAOS UNIT I AT THE TRAILS**

**PROJECT NO: 730077**

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT, IF THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE, THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY, JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS UNLESS: (1) THE SUBDIVIDER SUBMITS A WRITTEN REQUEST FOR EXTENSION (2) (IF THE CITY APPROVES THE EXTENSION) THE SUBDIVIDER SUBMITS THE REQUIRED EXTENSION AGREEMENT AND REVISED FINANCIAL GUARANTY TO THE CITY BY THE CONSTRUCTION DEADLINE.

PLEASE NOTE THAT THE CITY REQUIRES THE FINANCIAL INSTITUTION ISSUING THE FINANCIAL GUARANTY TO BE A FEDERALLY INSURED INSTITUTION OR A SURETY LICENSED TO DO BUSINESS IN NEW MEXICO.

Please immediately contact the Project Administrator, Marilyn Maldonado, at 924-3997 and tell her whether: (1) the construction will be completed by the Construction Deadline date; or (2) the Subdivider will be submitting a written request for extension; and, if an extension is granted by the City, the Subdivider then will be submitting an Extension Agreement and related revised financial guaranty to the City by the Construction Deadline.

Very truly yours,



Blake Whitcomb  
Assistant City Attorney

BW/pcl

cc: File

#1-B

Taos Unit 1 at the Trails

1st EXTENSION AGREEMENT

Procedure "B" - 1

(Offsite Traffic Signal)

PROJECT NO. 730077

This Agreement made this 21<sup>st</sup> day of June, 2013, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) RCS-Taos, LLC ("Subdivider"), whose address is 371 Centennial Parkway, Suite 200, Louisville, Colorado, 80027 and whose telephone number is 303-466-2500 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 9th day of February 2012, which was recorded on 03/06/12, in Book n/a, pages 1 through 12, as Document No. 2012022645 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 29th day of June 2013; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded on \_\_\_\_\_, in Book \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, as Document No. \_\_\_\_\_ in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded on \_\_\_\_\_, in Book \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, as Document No. \_\_\_\_\_ in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2013069764

06/21/2013 02:10 PM Page: 1 of 3  
AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County



BP

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

- A. For all improvements, the 9th day of February, 20 14.
- B. On portions of the improvements as follows:

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

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

Type of Financial Guaranty: Subdivision Bond # 5048902  
 Amount: \$ \$69,000.00  
 Name of Financial Institution or Surety providing Guaranty:  
BOND SAFEGUARD INSURANCE COMPANY  
 Date City first able to call Guaranty (Construction Completion Deadline):  
February 9, 2014  
 If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: N/A  
 Additional information: \_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

SUBDIVIDER: RCS-Taos, LLC

CITY OF ALBUQUERQUE:

By [signature]: [Signature]  
 Name [print]: Sharon K. Eshime  
 Title: Manager  
 Dated: 5-23-2013

By: [Signature]  
 for Bryan Wolfe, City Engineer  
 Dated: June 21, 2013

[Signature] N/A  
6-14-2013

SUBDIVIDER'S NOTARY

STATE OF Colorado )  
 ) ss.  
COUNTY OF Boulder )

This instrument was acknowledged before me on this 23<sup>rd</sup> day of May,  
2013 by [name of person:] Sharon K. Eshino, [title or capacity,  
for instance, "President" or "Owner"] Manager  
of Subdivider:] RCS-Taos, LLC

(SEAL)

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

[Signature]  
Notary Public

My Commission Expires: 5-29-2016

CITY'S NOTARY

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

This instrument was acknowledged before me on this 21 day of June,  
2013 by Jane Rae for Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

(SEAL)  
OFFICIAL SEAL  
LISA CORNEJO  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 7-5-2014

[Signature]  
Notary Public

My Commission Expires: 7-5-2014

BB



**SURETY RIDER**

To be attached to and form a part of Bond No. 5048902

On behalf of RCS-Taos, LLC., as Principal

and by Bond Safeguard Insurance Company, as Surety,

in favor of City of Albuquerque, as Obligee

and issued on December 29, 2011

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to the following changes:

**The completion is amended to read: February 9, 2014.**

Nothing herein contained shall be held to vary, waive, alter or extend any of the terms, conditions, agreements or warranties of the above mentioned bond, other than as stated above.

This Rider shall become effective on May 31, 2013.

SIGNED AND SEALED THIS 31st day of May, 2013.

**Bond Safeguard Insurance Company**

By: Victoria M Campbell  
Victoria M. Campbell, Attorney-in-Fact



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On MAY 31 2013 before me, Julia Hien Nguyen, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Victoria M Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Julia  
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

\_\_\_\_\_  
TITLE(S)

- PARTNER(S)  LIMITED
- ATTORNEY-IN-FACT  GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

DESCRIPTION OF ATTACHED DOCUMENT

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

MAY 31 2013

\_\_\_\_\_  
DATE OF DOCUMENT

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE

Bond Safeguard Insurance Company

POWER OF ATTORNEY AO 43838  
**Bond Safeguard** INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Woodridge, Illinois, does hereby constitute and appoint: Victoria M. Campbell, Christina Johnson \*\*  
Kim Heredia, Erik Johansson, Shirley Bauman \*\*\*\*\*

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond, \$ 6,500,000.00 Six million five hundred thousand dollars \*\*\*\*\*

which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate seal to be affixed this 7<sup>th</sup> day of November, 2001.

**BOND SAFEGUARD INSURANCE COMPANY**



BY David E. Campbell  
David E. Campbell  
President

**ACKNOWLEDGEMENT**

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"  
MAUREEN K. AYE  
Notary Public, State of Illinois  
My Commission Expires 09/21/13

Maureen K. Aye  
Maureen K. Aye  
Notary Public

**CERTIFICATE**

I, the undersigned, Assistant Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 31st Day of May, 20 13



Philip G. Lauer  
Philip G. Lauer  
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

Bernalillo County, NM  
One Civic Plaza NW  
P.O. Box 542  
Albuquerque, NM 87102

Receipt: 0473983

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	3
	Document #	2013069764
	# Of Entries	0
	In Person/Interested Person	false
<b>Total</b>		<b>\$25.00</b>

Tender (Check)  
Check#2123  
Paid Easterling Consultants  
By LLC

Thank You!

6/21/13 2:10 PM dojgarcia

Bernalillo County, NM  
One Civic Plaza NW  
P.O. Box 542  
Albuquerque, NM 87102

Receipt: 0473982

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	3
	Document #	2013069763
	# Of Entries	0
	In Person/Interested Person	false
<b>Total</b>		<b>\$25.00</b>

Tender (Check)  
Check#2122  
Paid Easterling Consultants  
By LLC

Thank You!

6/21/13 2:10 PM dojgarcia

Current DMC \_\_\_\_\_  
 Project No. 730078

ORIGINAL



Figure 12  
 INFRASTRUCTURE LIST

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

TRAIL 3 AT THE TRAILS UNIT 2  
 (REFLAT OF LOTS 7 TRAIL 113, TRAIL AT THE TRAILS UNIT 2)

Following is a summary of the IMPROVEMENTS identified and/or financially guaranteed for the above development. The listing is not necessarily a complete listing. During the SIA process and/or at the review of the construction drawings, if the DRC Chair determines that additional items are not included in the listing, the DRC Chair may exclude items listed in the listing and related drawings. All such revisions require approval by the DRC Chair. The DRC Chair's determination and approval of such items is not to be construed as a condition of project acceptance and does not by the City which are necessary to complete the project and which normally are the Submitter's responsibility and be required as a condition of project acceptance and close out by the City.

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Phase Inspector	City Inspector	City Cost Engineer
730077		48' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
730077		28' F-F	MODIFICATION OF EX. MEDIAN FROM 4' WIDE TO 2' WIDE, REIN & REPLACE EX. SIDEWALK W/P SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	THREE LINE AVENUE	-20' NORTH OF NORTH PROPERTY LINE OF TRAILS UNIT 1	/	/	/
730077		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KAYSER MILL ROAD	EAGLE HILLS DRIVE	ADOBE ROSE STREET	/	/	/
730076		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	LOT 5061	/	/	/
730076		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	EAGLE HILLS DRIVE	LOT 5051	OASIS CANYON ROAD	/	/	/
730076		24' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE	EAGLE HILLS DRIVE	OASIS CANYON ROAD	STUB STREET (END)	/	/	/
730076		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730076		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL. DE SAC	/	/	/
730076		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	SNOW CREEK COURT	OASIS CANYON ROAD	CUL. DE SAC	/	/	/
730076		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	MISSION RIDGE DRIVE (HAMBURG) TURNAROUND	87' NORTH OF OASIS CANYON ROAD	OASIS CANYON ROAD	/	/	/
730077		24' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE	MISSION RIDGE DRIVE (HAMBURG) TURNAROUND	OASIS CANYON ROAD	87' SOUTH OF OASIS CANYON ROAD	/	/	/
730077			1/4 TRAFFIC SIGNAL AT WOODMONT/UNDERSE				/	/	/

\*SIDEWALKS TO BE BUILT/IMPROVED IN ACCORDANCE WITH PROVIDED SIDEWALK EXHIBIT

Date Submitted: \_\_\_\_\_  
 Date SIA Plan for Sub. Permit Approved: \_\_\_\_\_  
 Date SIA Plan for Sub. Approved: \_\_\_\_\_  
 Date Preliminary Plan Approved: \_\_\_\_\_  
 Date Preliminary Plan Expires: \_\_\_\_\_  
 DRC Project No. 1003778

June 28, 2011

SHA Sequence #	CDA DBC Project #	Size	Type of Improvement	Location	From	To	Priority Inspector	City Inspector	City Cost Engineer
730077		18" - 24" DIA	PUBLIC STORM DRAIN IMPROVEMENTS RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 FT WEST OF MISSION RIDGE DRIVE	MISSION RIDGE DRIVE	/	/	/
730077		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (CDA 730064)	/	/	/
730077		24" - 34" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	TREBLINE	WOODMONT AVENUE (POUND N)	/	/	/
		NOTE	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
730076		6" DIA	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
730076		4" DIA	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
730076		6" DIA	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730076		4" DIA	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076		4" DIA	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076		4" DIA	REMOVE 4" WATERLINE	LOT 30, TACS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
<b>PUBLIC SANITARY SEWER IMPROVEMENTS</b>									
730076		6" DIA	SAUNITARY SEWER W/ NEG MHS & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 80 FT SOUTH OF OASIS CANYON RD	/	/	/
730076		6" DIA	SAUNITARY SEWER W/ NEG. MHS & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
730076		6" DIA	SAUNITARY SEWER W/ NEG MHS & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
730076		6" DIA	SAUNITARY SEWER W/ NEG MHS & SERVICES	SNOW CREEK COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/

AGENTOWNER \_\_\_\_\_ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS \_\_\_\_\_

High W. Floyd \_\_\_\_\_ DATE 7-10-13 \_\_\_\_\_ Carol S. Diment 7-10-13  
PARIS ENGINEERING SERVICES

PREPARED BY PRINT NAME DATE 7-10-13 \_\_\_\_\_

Eastwing Consultants LLC \_\_\_\_\_ DRB CHAIR \_\_\_\_\_

FINAL \_\_\_\_\_ DATE 7-10-13 \_\_\_\_\_

TRANSFORMATIONAL DEVELOPMENT \_\_\_\_\_ DATE 7-10-13 \_\_\_\_\_

ACQUILA \_\_\_\_\_ DATE 7-10-13 \_\_\_\_\_

AMERICA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAXIMUM TIME ALLOWED TO CONSTRUCT \_\_\_\_\_ DATE \_\_\_\_\_

IMPROVEMENTS WITHOUT A DRB EXTENSION \_\_\_\_\_

DEBORN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENTOWNER

ORIGINAL

Current DRG Project No. 730077

6/29/2012  
INFRASTRUCTURE LIST

EXHIBIT 'A'  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
(REPLAT OF LOTS 7 THRU 113, TACS AT THE TRAILS UNIT 2)

Date Submitted: June 29, 2011  
Date Site Plan for Sub. Approved: 6/29/2011  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRG Project No. 1006202

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 DRG Chair determines that appropriate items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and request financial guarantees. Likewise, if the DRG Chair determines that appropriate 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 DRG Chair, the User Department and representative. 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.

Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
730077 B-1		48' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6" WIDE SIDEWALK ON BOTH SIDES	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
730077 B-1		28' F-F	MODIFICATION OF EX. MEDIAN FROM 4' WIDE TO 2' WIDE, REIN & REPLACE EX SIDEWALK W/P SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	-20' NORTH OF NORTH PROPERTY LINE OF TACS UNIT 1	/	/	/
730077 B-1		28' F-F	RESIDENTIAL (NORMAL, LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	KAYSER MILL ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730077 B-1		28' F-F	RESIDENTIAL (NORMAL, LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	MISSION RIDGE DRIVE	KAYSER MILL ROAD	LOT 3021	/	/	/
730077 B-1		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON NORTH SIDE	KAYSER MILL ROAD	EAGLE HILLS DRIVE	STUB STREET (END)	/	/	/
730077 B-1		24' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON NORTH SIDE	KAYSER MILL ROAD	MISSION RIDGE DRIVE	STUB STREET (END)	/	/	/
730077 B-1		24' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON EAST SIDE	MISSION RIDGE DRIVE	OASIS CANYON ROAD	STUB STREET (END)	/	/	/
730077 B-1		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	EAGLE HILLS DRIVE (HAMMERHEAD TURNAROUND)	KAYSER MILL ROAD	66' SOUTH OF KAYSER MILL ROAD	/	/	/
730077 B-1		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	OASIS CANYON ROAD (HAMMERHEAD TURNAROUND)	MISSION RIDGE DRIVE	66' WEST OF MISSION RIDGE DRIVE	/	/	/
730077 B-2			1/4 TRAFFIC SIGNAL AT WOODMONT/UNIVERS				/	/	/

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



SHA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Grant Engineer
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
730077 B-1		18" - 30" DIA	RCP W/ MH & INLETS	KAYSER MILL ROAD	MISSION RIDGE DRIVE	UNIVERSE BLVD, EXISTING TIE IN (COA 730084)	/	/	/
730077 B-1		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD, EXISTING TIE IN (COA 730084)	/	/	/
730077 B-1		24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	LOT 28	MISSION RIDGE DRIVE	/	/	/
730077 B-1		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND X)	DRAINAGE EASEMENT NO. 2005172389 (BK-A102 Pt-7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
730077 B-1		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
730077 B-1		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
730077 B-1		6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
730077 B-1		4" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
730077 B-1		6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
730077 B-1		4" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
730077 B-1		4" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
730077 B-1		4" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	TRACT A, TADS UNIT 1 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
* RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION									
<b>PUBLIC SANITARY SEWER IMPROVEMENTS</b>									
	730084	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
	730077 B-1	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	KAYSER MILL RD	WEST STUB END	TIE TO EXISTING SANITARY SEWER MH IN MISSION RIDGE ROAD	/	/	/
	730077 B-1	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER \_\_\_\_\_ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS \_\_\_\_\_

Hugh W. Boyd PREPARED BY PRINT NAME DATE \_\_\_\_\_ DRB CHAIR \_\_\_\_\_ DATE 8-7-13 \_\_\_\_\_ DATE 8-7-13

Eastwing Consultants LP FIRM SIGNATURE \_\_\_\_\_ TRANSPORTATION DEVELOPMENT \_\_\_\_\_ DATE 08-07-13 \_\_\_\_\_ DATE 08-07-13

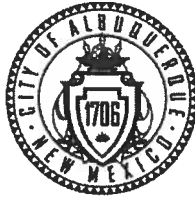
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION \_\_\_\_\_ DATE \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

Carol S. Dumont  
PARKS & GENERAL SERVICES  
8-7-13

Ante E. Chu  
AIA/FCA  
CITY ENGINEER  
8-7-13



**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.

January 16, 2014

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

This letter will serve to notify you that on **January 16, 2014:**

**Contact Name:** CHERI DUNKLEBERGER  
**Company or Agency:** EASTERLING CONSULTANTS, LLC  
3613 NM 528 NW, SUITE E-2  
PHONE: 505-821-6646/FAX: 505-897-2965

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TAOS UNIT 1 AT THE TRAILS (BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1, TOGETHER WITH VACATED KAYSER MILL ROAD NW, EAGLE HILLS DRIVE NW, OASIS CANYON ROAD NW, SNOW CREEK COURT NW, MISSION RIDGE DRIVE NW AND A PORTION OF ADOBE ROSE PLACE NW, TAOS AT THE TRAILS 2, UNIT 2) LOCATED ON WOODMONT AVENUE NW AND OAKRIDGE NW** zone map **C-9**.

***Our records indicate that as of January 16, 2014, there were no Neighborhood and/or Homeowner Associations in this area.***

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

Sincerely,  
Stephani Winklepleck  
*Stephani Winklepleck*  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT