OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 19, 2014

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)

At the February 19, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 6, 2014, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc: EASTERLING CONSULTANTS LLC
File

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

3. **Project# 1009178**
13DRB-70577 VACATION OF PUBLIC UTILITY EASEMENT(S)
12DRB-70393 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. & PRECISION SURVEYS INC agents for RTR, LLC request the referenced/ above actions for a portion of Lots 6 and 31, Block 9, **VOLCANO CLIFFS Unit 18,** zoned SU-2/VCLL, located on PETIRROJO RD NW between UNSER BLVD NW and URRACA ST NW containing approximately 8.5 acres. (D-10) **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. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED7/10/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.**

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

4. **Project# 1004354**
13DRB-70605 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DAC ENTERPRISES, INC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND** zoned SU-2 PRC, located on 98TH ST NW BETWEEN VOLCANO ST NW AND CENTRAL AVE NW containing approximately 1.773 acre(s). (K-9)**DEFERRED TO 7/27/13 AT THE AGENT'S REQUEST.**

5. **Project# 1006703**
13DRB-70606 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JMP WORKS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-6, Block(s) 2, **SUMMER GARDEN ADDITION** zoned S-R, located on ROSEMONT AND 15TH containing approximately .3262 acre(s). (J-13)**INDEFINITELY DEFERRED.**

6. **Project# 1008797**
13DRB-70593 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT

EASTERLING CONSULTANTS LLC agent(s) for TCS-TAOS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-56 TAOS UNIT 1 AT THE TRAILS, **THE TRAILS UNIT 1** zoned VTSL, located on ADOBE ROSE PL AND TREE LINE BETWEEN UNIVERSE AND OAKRIDGE (C-9) **INDEFINITELY DEFERRED.**

7. **Project# 1008798**
13DRB-70592 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT

EASTERLING CONSULTANTS LLC agent(s) for RCS-TAOS LLC request(s) the above action(s) for all or a portion of Lot(s) 7-113, TAOS AT THE TRAILS UNIT 2, **TAOS UNIT 2 AT THE TRAILS** zoned VTSL, located on ADOBE ROSE AND TREE LINE BETWEEN UNIVERSE AND OAKRIDGE (C-9) **THE AMENDMENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1008797
12DRB-70227 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9)

At the August 8, 2012 Development Review Board meeting, the 30 day extension of the preliminary plat was approved. The final plat was conditionally approved with the Following conditions:

- Submission of riders satisfactory to the City Attorneys Office for bonds related to the trails commitment to the Boca Negra Dam agreement as indicated in the MOA.
- Per Section 14-14-3-5 (C)(2)(g) sign-off of final plat by AMAFCA is required. Final plat sign off was delegated to Planning.
- The final plat must be filed prior to expiration of preliminary plat approval.

The conditions of final plat still apply.

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

If you wish to appeal this decision, you must do so by August 23, 2012, in the manner described below.

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

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

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

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

Jack Cloud, DRB Chair

9

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1008797

Date: 8-8-12

NAME: Brad Bingham ADDRESS: 2600 Prospect ZIP: 87107

NAME: Marcus Rael ADDRESS: 500 Marquette NW Suite 760 ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

Completed

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.

Project #: 1008799 Application #: 12-DRB-70195
Project Name: TAOS Unit 1 at the TRAILS
Agent: BHI Phone #: 823-1000

Your request was approved on 8-8-12 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): AMAFCA - (By RHO for JC) 12-18-12
No original Blue Sheet
Signed 12-18-12
RHO

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. ok
☒ Copy of recorded plat for Planning.

ALL SITE PLANS:

☐3 copies of the approved site plan. Include all pages.

Complete
7-1-11

DRB CASE ACTION LOG
(Site Plan - Subdivision)

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

DRB Application No.: *11DRB- 70120* Project # *10008797*

Project Name: *Taos at the Trails Unit 2 TBKA Taos unit 1 at the Trails*

Agent: *Bohannan Huston* Phone No.:

Your request was approved on 6-29-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION**:
- ☐ **ABCWUA**:
- ☐ **CITY ENGINEER / AMAFCA**:
- ☐ **PARKS / CIP**:
- ☑ **PLANNING (Last to sign)**: revise for comments
- ☐ **Planning must record this plat. Please submit the following items:**

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

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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 017

01/21/2014 Issued By: BLDAVM 222704

Application Number: **14DRB-70017**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: NW CORNER OF WOODMONT AND UNIVERSITY

Project Number: 1008797

Applicant
RCS-TAOS, LLC

371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE CO 80027

Agent / Contact
EASTERLING CONSULTANTS LLC
HUGH W FLOYD
2613 NM 528 NW, SUITE E-2
ALBUQUERQUE NM 87114
5058216646

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$145.00**

City of Albuquerque Treasury
Date:1/21/2014 Office:ANNEX
Stat ID:WS000009 Cashier:TRSMAR
Batch: 3139 Trans #:34
Permit: 2014070017
Receipt Num 00173590
Payment Total:$145.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$50.00
	VISA Tendered :	$145.00

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 # 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**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- XX Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

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

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

ZONING & PLANNING — Z
- ___ 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)

APPEAL / PROTEST of... — L A
- ___ 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): 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? X 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: NW 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 ___ DATE January 21, 2014
(Print Name) Hugh W. Floyd Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

- ☒ **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 - 70017	ESIA	___	$ 50.00
___ - ___	CMF	___	$ 20.00
___ - ___	ADV	___	$ 75.00
___ - ___	___	___	$ ___
___ - ___	___	___	$ ___
			Total $ 145.00

Hearing date Feb. 19, 2014

1-21-14 Project # 1008797
Staff signature & Date

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)

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Feb. 4, 2014 To Feb. 19, 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) 1/21/14 (Date)

I issued 2 signs for this application, 1-21-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 1008797

Rev. 1/11/05

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z		
SUBDIVISION				**ZONING & PLANNING**	
___	Major subdivision action			___	Annexation
XX	Minor subdivision action				
___	Vacation	V		___	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___	Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN		P		___	Adoption of Rank 2 or 3 Plan or similar
___	for Subdivision			___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___	for Building Permit				
___	Administrative Amendment/Approval (AA)				
___	IP Master Development Plan	D		___	Street Name Change (Local & Collector)
___	Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**	
STORM DRAINAGE (Form D)				___	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___	Storm Drainage Cost Allocation Plan				

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Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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CITY: Louisville STATE CO ZIP 80027 E-MAIL: banderson@RealCapitalSolutions.com
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Subdiv/Addn/TBKA: The Trails Unit 1
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Zone Atlas page(s): C-09-Z UPC Code: ___

CASE HISTORY:
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COA Project # 730077, DRB Project # 1008797

CASE INFORMATION:
Within city limits? X 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: NW 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 ___ DATE January 21, 2014
(Print Name) Hugh W. Floyd Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

		Application case numbers	Action	S.F.	Fees
☒	**INTERNAL ROUTING**				
☒	All checklists are complete	14 DRB - 70017	ESIA	___	$ 50.00
☒	All fees have been collected	___ - ___	CMF	___	$ 20.00
☒	All case #s are assigned	___ - ___	ADV	___	$ 75.00
☒	AGIS copy has been sent	___ - ___		___	$ ___
☐	Case history #s are listed	___ - ___		___	$ ___
☐	Site is within 1000ft of a landfill	___ - ___		___	$ ___
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate	Hearing date Feb. 19, 2014			$ 145.00

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.

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__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
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__ Fee (see schedule)
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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)

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

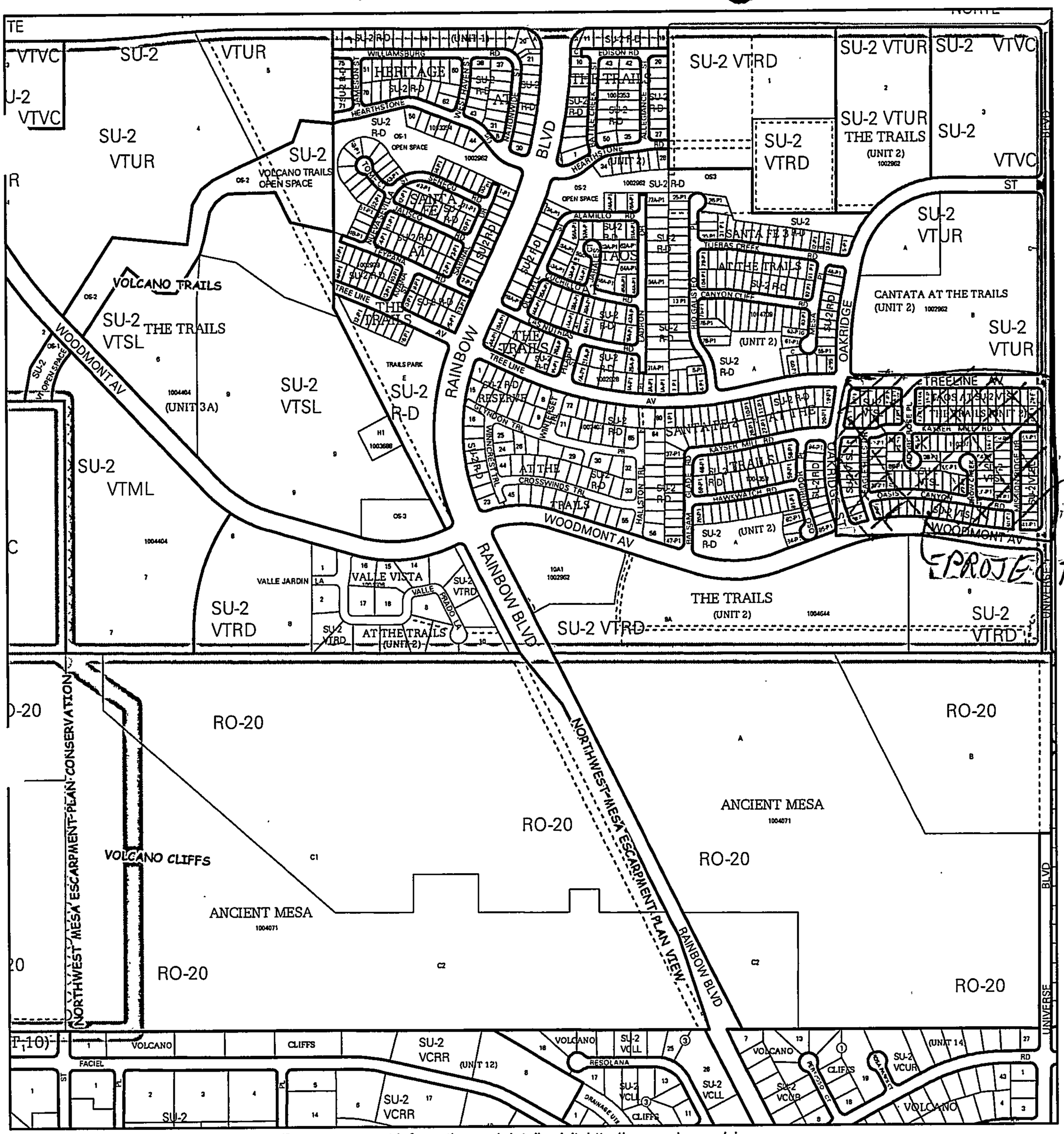
Form revised October 2007

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

Application case numbers
14 - DRB - 70017
- -
- -

1-21-14
Planner signature / date

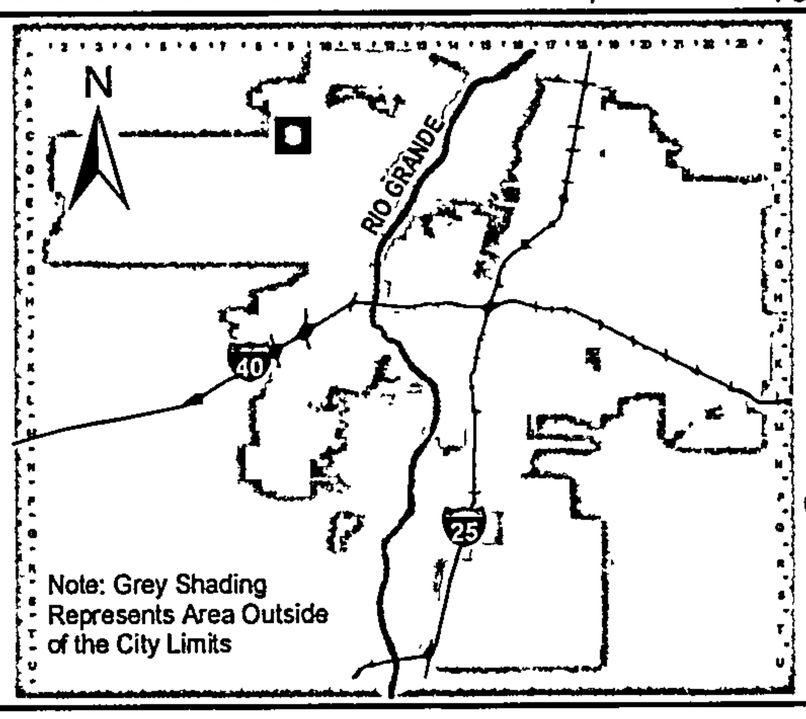
Project # 1008797



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

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

Easterling Consultants LLC

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 1st 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

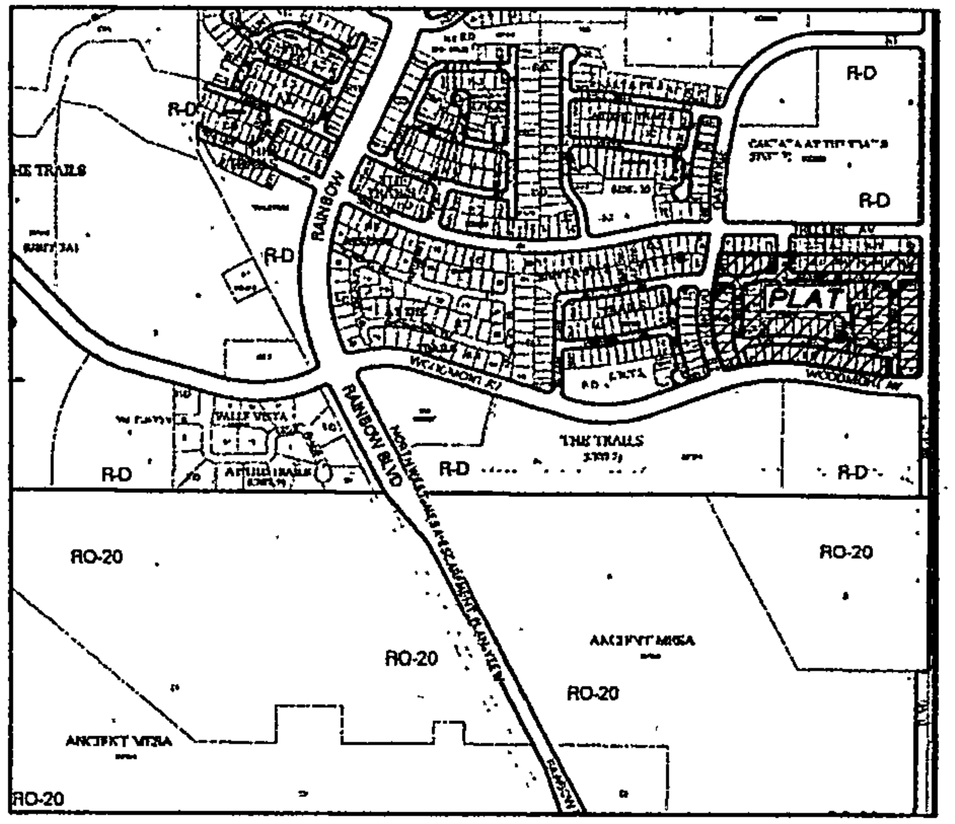
Related filings:

- 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.

* 1st 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



N

VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings 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 field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged 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 PC's, PT's, angle points and street intersections and shown thus ◎. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
9. City of Albuquerque Zone Atlas Page C–9.

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 1.8080 Ac.
6. Gross Subdivision acreage: 14.6337 acres.
7. Mileage of streets created: 0.33 mile

SHEET INDEX

SHEET 1 Approvals, General Notes, Purpose of plat
SHEET 2 Legal Description, Free 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

TREASURERS CERTIFICATION

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

See Parcels listed
U.S. Taos LLC

Bernalillo County Treasurer — Date 12/19/12

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 ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and 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 free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

1. Show the Public right of ways Vacated by 12DRB–70156; the Public Utility easements Vacated by 12DRB–70154 and the Public Drainage Easement Vacated by 12DRB–70155.
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 hereon.
4. Grant the New Public Utility Easements as shown hereon.
5. Tract B will be conveyed to The Trails Community Association by a separate document. Said tract shall be maintained by said Trails Community Association.

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS 9750
January 10, 2012

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

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
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

PROJECT NUMBER: 1008797
Application Number: 12DRB-70195

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	2-20-12 Date
New Mexico Gas Company	2-21-2012 Date
Qwest Corporation d/b/a CenturyLink QC.	02-20-12 Date
Comcast	02-27-12 Date

CITY APPROVALS:

City Surveyor, Department of Municipal Development	2-15-12 Date
Real Property Division	9-8-12 Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	08-08-12 Date
ABCWUA	08/08/12 Date
Parks and Recreation Department	8-8-12 Date
AMAFCA	12-3-12 Date
City Engineer	8-8-12 Date
DRB Chairperson, Planning Department	12-18-12 Date

DOCK 2012133851
12/19/2012 09 44 AM Page: 1 of 5
PLAT R $25 00 B 2012C P 0145 M Toulous Olivere, Bernalillo Cou

SHEET 1 OF 5

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505–897–3366
Fax: 505–897–3377

110146_UNIT 1 PLAT.dwg

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
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

LEGAL DESCRIPTION

All 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 projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 October 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699 more patricularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described, a point on the Easterly right of way line of Oakridge Street N.W. and the Southwest corner of Lot 1-P1, Taos at The Trails Unit 2 whence the Albuquerque Control Survey Monument "UNION" bears N 69° 03' 01" W, 3160.16 feet distant; Thence,

S 89° 43' 50" E ,	1024.85 feet to a point on the Westerly line of Tract B, Taos At The Trails Unit 2, said point also being the Southeast corner of Lot 128 P-1, Taos At the Trails Unit 2; Thence,
S 00° 16' 10" W ,	643.53 feet along said Westerly line of Tract B to the Southwest corner of said Tract B and a point on the Northerly right of way line of Woodmont Avenue N.W; Thence Southwesterly and Northwesterly along said Northerly right of way line of Woodmont Avenue N.W. for the following five (5) courses:
Southwesterly ,	15.63 feet on the arc of a curve to the right (said curve having a radius of 35.00 feet, a central angle of 25° 35' 38" and, a chord which bears S 77° 41' 22" W, 15.50 feet) to a point of compound curvature; Thence,
Northwesterly ,	307.92 feet on the arc of a curve to the right (said curve having a radius of 1951.00 feet, a central angle of 09° 02' 34" and a chord which bears N 84° 59' 32" W, 307.60) feet to a point of tangency; Thence,
N 80° 28' 15" W ,	212.10 feet to a point of curvature; Thence,
Southwesterly ,	451.64 feet on the arc of a curve to the left (said curve having a radius of 1049.00 feet, a central angle of 24° 40' 06" and a chord which bears S 87° 11' 42" W, 448.16 feet) to a point of reverse curvature; Thence,
Northwesterly ,	45.20 feet on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 86° 20' 01" and a chord which bears N 61° 58' 20" W, 41.05 feet) to a point of tangency on the Easterly right of way line of Oakridge Street N.W; Thence Northwesterly and Northeasterly along said Easterly right of way line of Oakridge Street N.W. for the following four (4) courses:
N 18° 48' 20" W ,	64.66 feet to a point of curvature; Thence,
Northwesterly ,	342.48 feet on the arc of a curve to the right (said curve having a radius of 661.00 feet, a central angle of 29° 41' 11" and a chord which bears N 03° 57' 45" W, 338.66 feet) to a point of tangency; Thence,
N 10° 52' 50" E	179.63 feet to a point of curvature; Thence,
Northeasterly ,	17.15 feet on the arc of a curve to the left (said curve having a radius of 1239.00 feet, a central angle of 00° 47' 35" and a chord which bears N 10° 29' 03" E, 17.15 feet) to the point of beginning of the parcel herein described.

Said parcel contains 14.6337 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "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 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

RCS-Taos, LLC, a Colorado limited liability company

By: Sharon K. Eshima

Sharon K. Eshima, Manager

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Boulder SS

The foregoing instrument was acknowledged before me this 13th day of January 2011, by Sharon K. Eshima, Manager of RCS-Taos, LLC.

Valerie J Taylor
Notary Public

My commission expires 8/6/2012

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8/6/2012

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

APS AGREEMENT

The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on FEB 27, 2012 as Doc.# 2012019669

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

DOC# 2012133851
12/19/2012 09:44 AM Page 2 of 5
City PLAT R $25.00 B 2012C P 0145 R Toulous Olivere, Bernalillo Cou

110146_UNIT 1 PLAT.dwg

SHEET 2 OF 5

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

DOCN 2012133851
12/19/2012 09 44 AM Page 3 of 5
ltyPLAT R $25 00 B 2012C P 0145 M Toulous Olivere, Bernalillo Cou

VACATED PUBLIC STREETS, EASEMENTS AND LOTS

Existing Public Street right of way Vacated by12DRB–70156 (Cross hatched acres– 3.6483 Ac.)

All Existing Public Utility Easements within the plat boundaries as shown hereon are Vacated by 12DRB–70154.

All Existing Lots and interior lot lines within the plat boundaries as shown hereon are hereby Vacated 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)

WITHIN
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IN
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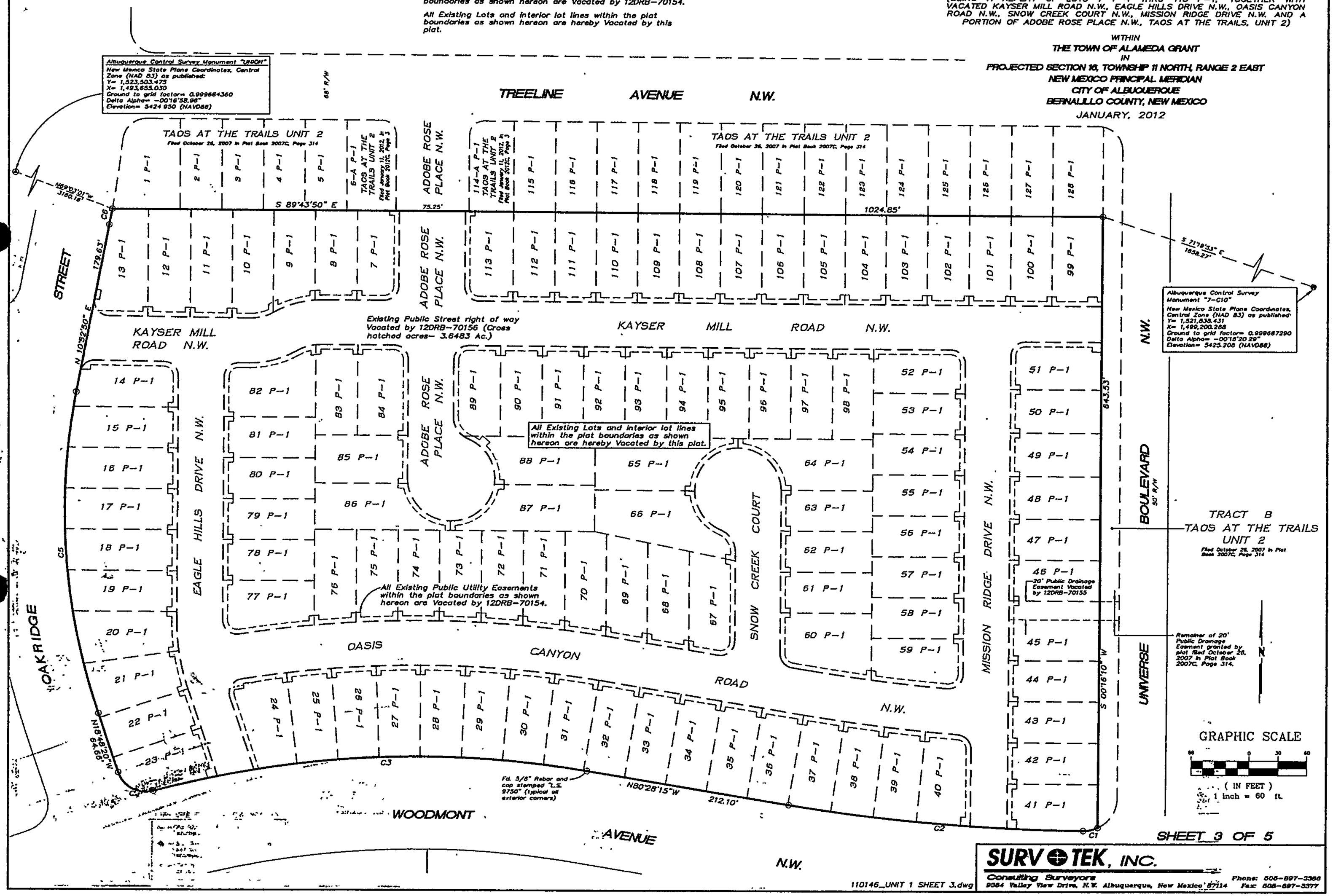
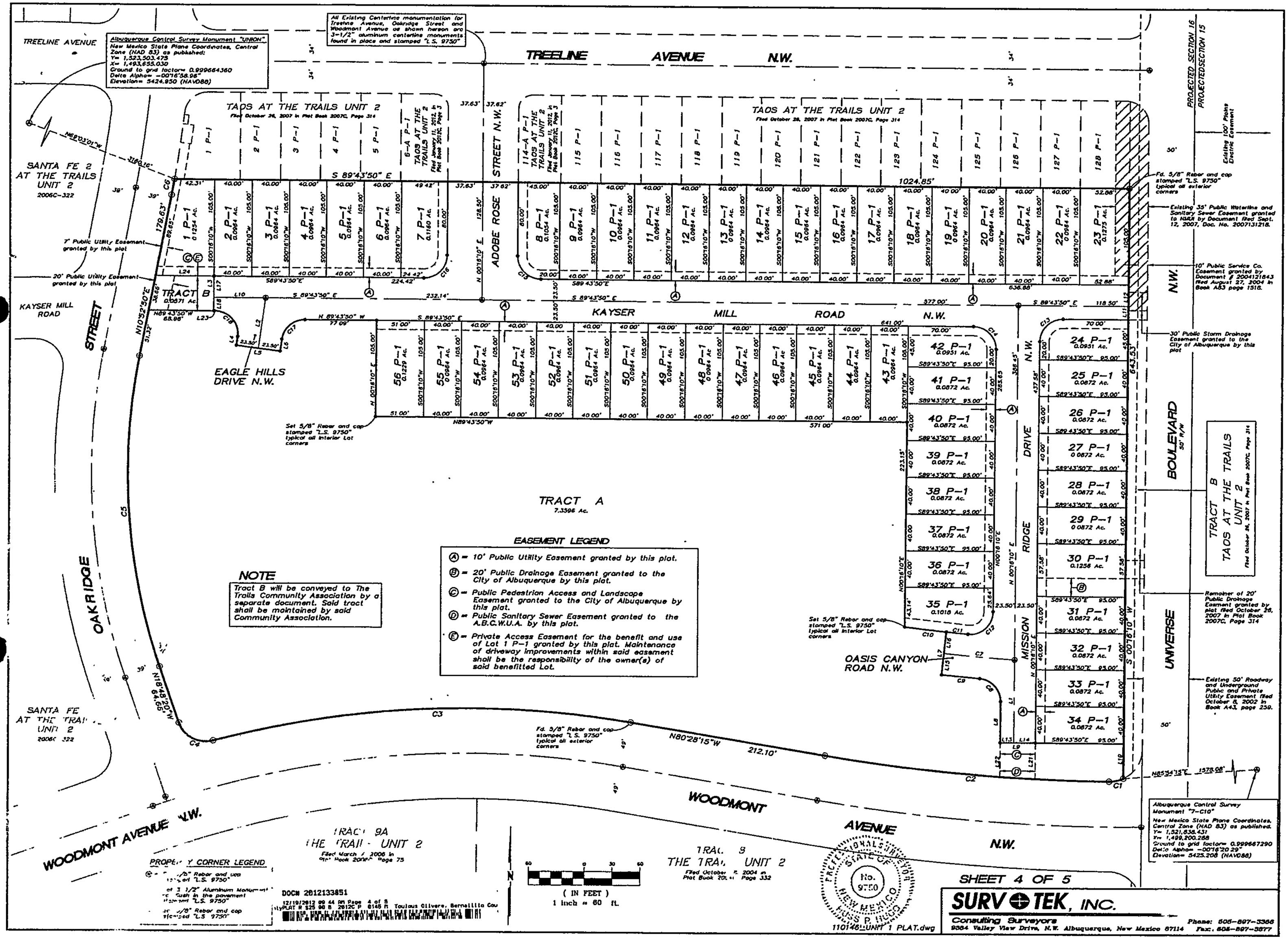
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012



SHEET 3 OF 5

110146_UNIT 1 SHEET 3.dwg

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



NOTE

Tract B will be conveyed to The Trails Community Association by a separate document. Said tract shall be maintained by said Community Association.

EASEMENT LEGEND

- (A) = 10' Public Utility Easement granted by this plat.
- (B) = 20' Public Drainage Easement granted to the City of Albuquerque by this plat.
- (C) = Public Pedestrian Access and Landscape Easement granted to the City of Albuquerque by this plat.
- (D) = Public Sanitary Sewer Easement granted to the A.B.C.W.U.A. by this plat.
- (E) = Private Access Easement for the benefit and use of Lot 1 P-1 granted by this plat. Maintenance of driveway improvements within said easement shall be the responsibility of the owner(s) of said benefitted Lot.

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

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2012

LINE TABLE

LINE	LENGTH	BEARING
L1	90.63	N00°16'10"E
L2	55.88	N07°44'57"E
L3	38.00	S00°16'10"W
L4	9.67	S07°44'57"W
L5	47.00	S82°15'03"E
L6	13.33	N07°44'57"E
L7	47.00	N05°51'08"E
L8	44.81	S00°16'10"W
L9	38.00	S89°43'50"E
L10	54.90	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°51'08"E
L16	23.50	N05°51'08"E
L17	23.50	N00°16'10"E
L18	14.50	N00°16'10"E
L19	37.95	S00°16'05"W
L21	39.39	N00°16'10"E
L22	37.32	N00°16'10"E
L23	0.80	S89°43'50"E
L24	61.86	N89°43'50"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.63'	35.00'	7.95'	15.50'	S77°41'22"W	25°35'38"
C2	307.92'	1951.00'	154.28'	307.60'	N84°59'32"W	9°02'34"
C3	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C4	45.20'	30.00'	28.14'	41.05'	N61°58'20"W	86°20'01"
C5	342.48'	661.00'	175.18'	338.66'	N03°57'45"W	29°41'11"
C6	17.15'	1239.00'	8.58'	17.15'	N10°29'03"E	0°47'35"
C7	76.74'	1822.40'	38.38'	76.73'	S85°02'23"E	2°24'46"
C8	37.26'	25.00'	23.07'	33.91'	N42°25'38"W	85°23'36"
C9	41.45'	1845.90'	20.72'	41.45'	S84°28'51"E	1°17'11"
C10	44.61'	1798.90'	22.30'	44.60'	S83°07'08"E	1°25'15"
C11	23.56'	1798.90'	11.78'	23.56'	N84°12'16"W	0°45'01"
C12	41.52'	25.00'	27.35'	36.91'	N47°50'42"E	95°09'03"
C13	39.27'	25.00'	25.00'	35.36'	S45°16'10"W	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N44°43'50"W	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	S44°43'50"E	90°00'00"
C16	39.27'	25.00'	25.00'	35.36'	N45°16'10"E	90°00'00"
C17	36.01'	25.00'	21.93'	32.97'	S49°00'33"W	82°31'13"
C18	42.53'	25.00'	28.50'	37.59'	N40°59'27"W	97°28'47"

DOC# 2012133851
12/19/2012 09:44 AM Page: 5 of 5
ityPLAT R: $25.00 B: 2012C P: 0145 M: Toulous Olivera, Bernalillo Cou

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

SHEET 5 OF 5

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

110146_UNIT 1 PLAT.dwg

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

Albuquerque

NM 87103

www.cabq.gov

Dear Ms. Eshima:

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.

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

FIGURE 18

Taos Unit 1 at the Trails

1st **EXTENSION AGREEMENT**

Procedure "B"-1

(Offsite Traffic Signal)

PROJECT NO. 730077

This Agreement made this 21st day of June, 20 13, 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

FIGURE 18

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:

IMPROVEMENTS	COMPLETION DATE

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

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

CITY OF ALBUQUERQUE:

By: for Bryan Wolfe, City Engineer

Dated: June 21, 2013

6-14-2013

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on this 23rd day of May, 2013 by [name of person:] Sharon K. Zshiva, [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

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 Rael 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

Lisa Cornejo
Notary Public

My Commission Expires: 7-5-2014

BR

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 (DATE) before me, Julia Hien Nguyen, Notary Public (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.

JULIA HIEN NGUYEN
Commission # 2006350
Notary Public - California
Orange County
My Comm. Expires Feb 3, 2017

WITNESS my hand and official seal.

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
- [ ] GENERAL
- [x] ATTORNEY-IN-FACT
- [ ] TRUSTEE(S)
- [ ] GUARDIAN/CONSERVATOR
- [ ] OTHER: _____

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

Bond Safeguard Insurance Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

MAY 31 2013

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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 7th day of November, 2001.

BOND SAFEGUARD INSURANCE COMPANY

BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

BY _____
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
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, 2013

BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

_____
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."

BS2

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
Total		$25.00

Tender (Check) $25.00
Check#2122
Paid By Easterling Consultants 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: 0473983

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

Tender (Check) $25.00
Check#2123
Paid By Easterling Consultants LLC

Thank You!

6/21/13 2:10 PM dojgarcia

EXHIBIT
tabbies
A-1

Current DRC Project No. 730078

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No 1008708

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 2 AT THE TRAILS UNIT 2
(REPLAT OF LOTS 7 THRU 113, TAOS 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 Const Engineer
			PAVING						
730077		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
730077			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS 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 B-1 SDWK		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 50/51	/	/	/
730076 B-1 SDWK		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EAGLE HILLS DRIVE	LOT 50/51	OASIS CANYON ROAD	/	/	/
730076 B-1 SDWK		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 B-1 SDWK		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 B-1 SDWK		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 B-1 SDWK		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	/	/	/
730077		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MISSION RIDGE DRIVE (HAMMERHEAD TURNAROUND)	60' 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 (HAMMERHEAD TURNAROUND)	OASIS CANYON ROAD	60' SOUTH OF OASIS CANYON ROAD	/	/	/
730077			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
730077		18" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF 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 (COA 730084)	/	/	/
730077		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	TREELINE	WOODMONT AVENUE (POND K)	/	/	/
		NOTE	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
730076 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
730076 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	REMOVE 4" WATERLINE	LOT 30, TAOS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
730076 B-1		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 00 LF SOUTH OF OASIS CANYON RD	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SNOW CREEK COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Hygh W. Floyd PREPARED BY PRINT NAME DATE	DRB CHAIR	DATE 7-10-13	PARKS ~~& GENERAL SERVICES~~ Recreation	DATE 7-10-13
Easterling Consultants LLC FIRM:	TRANSPORTATION DEVELOPMENT	DATE 7-10-13	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE 07/10/13	CITY ENGINEER	DATE 7-10-13
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. 730077

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved: 6/29/2011

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No. 1008797

6/29/2012

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS UNIT 2
(REPLAT OF LOTS 7 THRU 113, TAOS 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							
730077 B-1		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
730077 B-1			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS 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 30/31	/	/	/
730077 B-1		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
730077 B-1		24' 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/ UNIVERSE				/	/	/

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

SIA Sequence #	CDA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
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 K)	DRAINAGE EASEMENT NO. 2005127369 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
730077 B-1		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
730077 B-1		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
730077 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
730077 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
730077 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
730077 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
730077 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
730077 B-1		4" DIA	• WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT A, TAOS UNIT 1 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
			• RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
	730084	EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
730077 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & 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. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Hugh W. Floyd PREPARED BY: PRINT NAME DATE	8-7-13 DRB CHAIR DATE	Carol S. Dumont 8-7-13 PARKS & ~~GENERAL SERVICES~~ Recreation DATE
Eastering Consultants LLC FIRM	08-07-13 TRANSPORTATION DEVELOPMENT DATE	AMAFCA DATE
SIGNATURE	Allon Porter 08/07/13 ABCWUA DATE	Curtis E. Cherrier 8-7-13 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

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 or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

Planningnnona/hoaform(01/02/14)

No. of Units: 56
Nearest Major Streets: Tree line & Universe Blvd.

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
Project No. 730077 Taos Unit 1 at The Trails
(Offsite Traffic Signal, Procedure B-1)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9th day of February, 2012, 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 Taos, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **Colorado Limited Liability Corporation**, whose address is **1450 Infinite Drive, Suite E2, 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.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Lots 7 thru 113, Taos At The Trails Unit 2**, recorded on **10-26-07** in the records of the Bernalillo County Clerk at Document # **2007149699**, pages **1** through **6** (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-Taos, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Taos Unit 1 at The Trails** describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **29th** day of **June**, 20 **13** ("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. **730077**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

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AGRE R:$25 00 M. Toulouse Oliver, Bernalillo County

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **SurvTek**, and construction surveying of the private Improvements shall be performed by **SurvTek**. 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 **Western technologies, Inc.**, and inspection of the private Improvements shall be performed by **Western technologies, Inc.**, 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 ___**Western Technologies, Inc.**___, and field testing of the private Improvements shall be performed by ___**Western Technologies, Inc.**___, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

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

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

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: ___**Subdivision 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: ___**June 29, 2013**
[Construction Completion Deadline]: ___**June 29**___ 20 **13**
If Guaranty other than a Bond, last day City able to call Guaranty is:
___**N/A**___, 20___.
Additional information: ___**N/A**___

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

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

8. Conveyance of Property Rights. When the Improvements are completed, if the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER: RCS-Taos, LLC

By [Signature]: Shaun K. Eshuma
Name: Shaun K. Eshuma
Title: Manager
Dated: _____

CITY OF ALBUQUERQUE

City Engineer
Dated: 2-9-12
2/7/12
01-17-2012

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 15th day of September, 20 12 by [name of person:] Shaun K. Eshuma, [title or capacity, for instance, "President" or "Owner":] Manager of [Subdivider:] RCS-Taos, LLC

Notary Public

My Commission Expires:
8/6/2012

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8/6/2012

CITY'S NOTARY

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

This instrument was acknowledged before me on 9th day of February, 20 12 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
10-07-12

LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

Current DRC Project No. 730076
730077

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008798

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 2 AT THE TRAILS UNIT 2
(REPLAT OF LOTS 7 THRU 113, TAOS 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 these 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, these 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 Chief Engineer
			PAVING						
730077		48' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
730077			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS 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 B-1; SDWK		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 50/51	/	/	/
730076 B-1; SDWK		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EAGLE HILLS DRIVE	LOT 50/51	OASIS CANYON ROAD	/	/	/
730076 B-1; SDWK		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 B-1; SDWK		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 B-1 SDWK		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 B-1; SDWK		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	/	/	/
730077		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MISSION RIDGE DRIVE (HAMMERHEAD TURNAROUND)	50' 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 (HAMMERHEAD TURNAROUND)	OASIS CANYON ROAD	50' SOUTH OF OASIS CANYON ROAD	/	/	/
730077			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

Unit 2 can't be built until Unit 1 has been constructed and accepted by the COA

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS						
730077		18" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF 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 (COA 730084)	/	/	/
730077		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7016)	EAST SIDE OF UNIVERSE BLVD		/	/	/
730077		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
			PUBLIC WATERLINE IMPROVEMENTS						
730076 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 280	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 50	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
730076 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 745	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 150	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 180	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	REMOVE 4" WATERLINE	LOT 30, TAOS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 345	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 725	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 175	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 205	SNOW CREEK COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
			1450						

0

30010

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE 6/28/2011		6-29-11		6/29/11
PREPARED BY: PRINT NAME DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		06-29-11		
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
		06/29/11		6-29-11
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. 730077

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008797

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS ~~UNIT 2~~ SJS
(REPLAT OF LOTS 7 THRU 113, TAOS 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 Const Engineer
		PAVING							
		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS UNIT 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	/	/	/
		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 30/31	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	KAYSER MILL ROAD	EAGLE HILLS DRIVE	SJS STUB STREET (END) (S/W TO OAKRIDGE)	/	/	/
		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) (S/W TO UNIVERSE SJS 11/30/12)	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" - 30" DIA	RCP W/ MH & INLETS	KAYSER MILL ROAD	MISSION RIDGE DRIVE	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	LOT 28	MISSION RIDGE DRIVE	/	/	/
		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
		SJS ~~4" DIA~~	SJS ~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	SJS ~~TRACT A, TAGS UNIT 1 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
			~~RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION~~	SJS 11/30/11			/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KAYSER MILL RD	WEST STUB END	TIE TO EXISTING SANITARY SEWER MH IN MISSION RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE PREPARED BY: PRINT NAME	6/28/2011 DATE	DRB CHAIR	6-29-11 DATE	PARKS & GENERAL SERVICES	11/30/11 cst 6/29/11 DATE
BOHANNAN HUSTON, INC. FIRM:		TRANSPORTATION DEVELOPMENT	06-29-11 DATE	AMAFCA	CC 11-30-11 DATE
SIGNATURE	11/30/11	ABCWUA	06/29/11 DATE	CITY ENGINEER	6-29-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FINANCIAL GUARANTY AMOUNT

08/02/2011

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 730077, Taos Unit 1 @ the Trails, Phase/Unit #: 1

Requested By: **Scott Steffen @ BHI**

TOTAL FINANCIAL GUARANTY REQUIRED **$69,000.00**

APPROVAL: DATE:

J Woodall 8-2-11

Notes: 1/4 Traffic Signal At Intersection of Woodmont and Universe

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 5048902

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of subdivider:] RCS-Taos, LLC ("Subdivider") a [state type of business entity, for instance, "New Mexico corporation", "general partnership", "joint venture", "individual", etc.] A Colorado Limited Liability Company as "Principal", and [name of surety:] Bond Safeguard Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of [written amount:] Sixty Nine Thousand and NO/100th Dollars, ([amount in figures:] $69,000.00), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of subdivision:] Taos Unit 1 At The Trails (Offsite Traffic Signal, Procedure B-1 ("Subdivision"), City Project No. 730077; and

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

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

Offsite Traffic Signal

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between [name of Subdivider;] RCS-Taos, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on October 26, 20 07 as Document Number 2007149699, as amended by change orders or amendments to the agreement.

Bond No. [Surety's No:] 5048902

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein_above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] June 29, ,20 13 . ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 29th day of December , 20 11 .

SUBDIVIDER

RCS-Taos, LLC

By [signature:] Sharon K Eshima

Name: Sharon K. Eshima

Title: Manager

Dated: December 30, 2011

SURETY

Bond Safeguard Insurance Company

By [signature:] Victoria M Campbell

Name: Victoria M Campbell

Title: Attorney-in-Fact

Dated: December 29, 2011

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

February 19. 2014

(ESIA)***

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
XX 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
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): 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: eroshon@RealCapitalSolutions.com
Proprietary interest in site: Developer List all owners: RCS-Taos, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Infrastructure List Revision

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: 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? X 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: Adobe Rose Place
Between: Tree Line XX between Universe and Oakridge

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

SIGNATURE ___ DATE June 18, 2013
(Print Name) Hugh W. Floyd Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **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
13 DRB - 70593	APP		$50.00
-	CMF		$20.00
-			$
-			$
-			$
			Total $70.00

Hearing date July 10, 2013

6-20-13
Staff signature & Date

Project # 1008797

366 4187

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
DRB Project # 1008797-Taos Unit 1 at the Trails Unit 2
A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- __ 5 Acres or more: 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.
- XX Proposed Amended Preliminary Plat, Infrastructure List and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- X 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.

Hugh Floyd
Applicant name (print)

6-20-2013
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70593
- -
- -

6-20-13
Planner signature / date

Project # 1008797

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z		
SUBDIVISION				**ZONING & PLANNING**	
XX	Major subdivision action			___	Annexation
___	Minor subdivision action				
___	Vacation	V		___	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___	Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN		P		___	Adoption of Rank 2 or 3 Plan or similar
___	for Subdivision			___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___	for Building Permit				
___	Administrative Amendment/Approval (AA)				
___	IP Master Development Plan	D		___	Street Name Change (Local & Collector)
___	Cert. of Appropriateness (LUCC)				
		L	A	**APPEAL / PROTEST of...**	
STORM DRAINAGE (Form D)				___	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___	Storm Drainage Cost Allocation Plan				

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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: eroshon@RealCapitalSolutions.com
Proprietary interest in site: Developer List all owners: RCS-Taos, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Infrastructure List Revision

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: 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? X 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: Adobe Rose Place
Between: Tree Line XX between Universe and Oakridge

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

SIGNATURE ___ DATE June 18, 2013
(Print Name) Hugh W. Floyd Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **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
13DRB - 70593	APP		$50.00
-	CMF		$20.00
-			$
-			$
-			$
		Total	$70.00

Hearing date July 16, 2013

6-20-13
Staff signature & Date

Project # 1008797

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
DRB Project # 1008797-Taos Unit 1 at the Trails Unit 2
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 <u>Residential</u> development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- __ 5 Acres or more: Certificate of No Effect or Approval
- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for <u>Residential</u> 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.
- XX Proposed Amended Preliminary Plat, Infrastructure List and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- X 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.

Hugh Floyd
Applicant name (print)

6-20-2013
Applicant signature / date

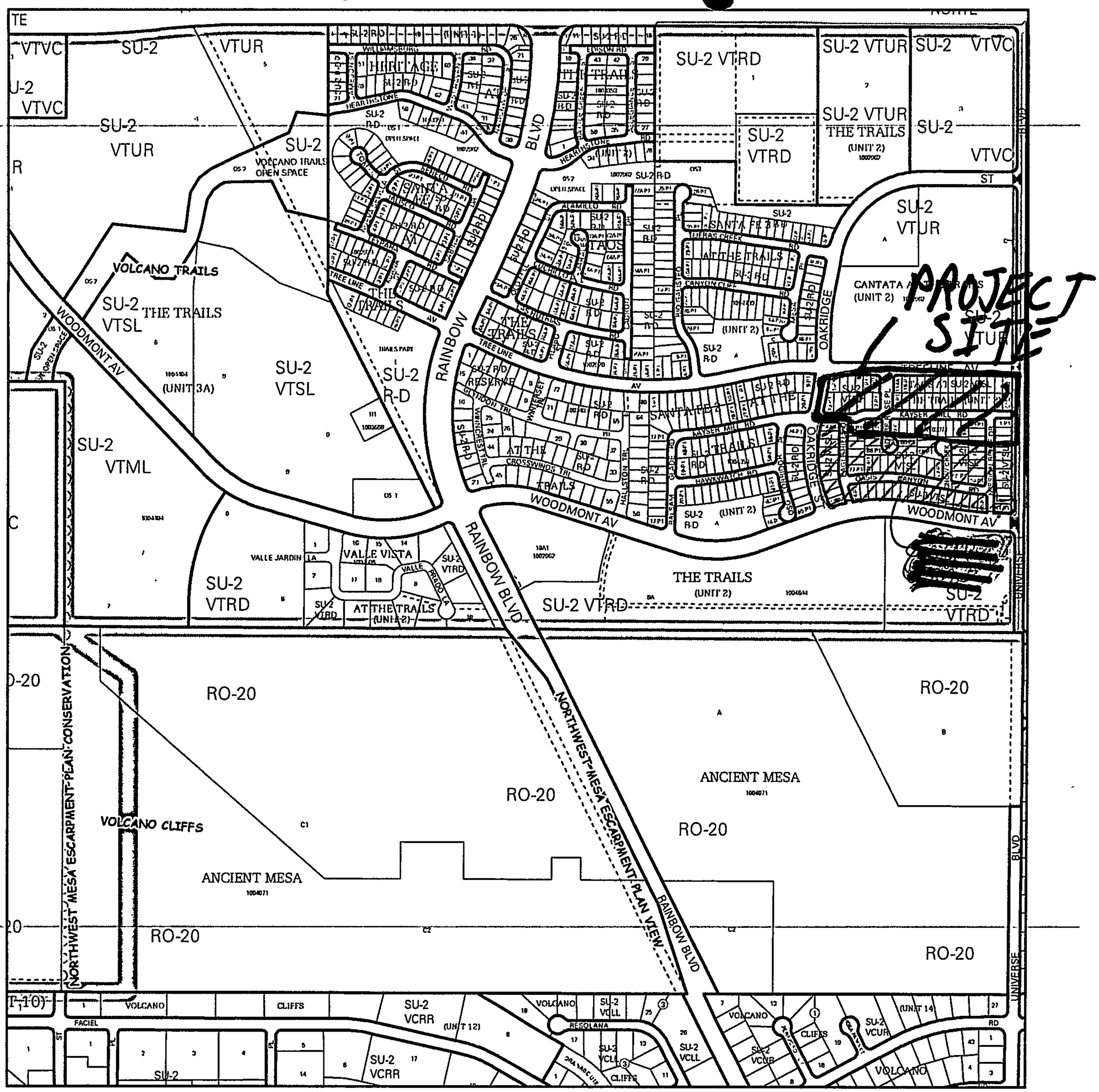
Form revised **October 2007**

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

Application case numbers
13 - DRB - 70593
___ - ___ - ___
___ - ___ - ___

6-20-13
Planner signature / date

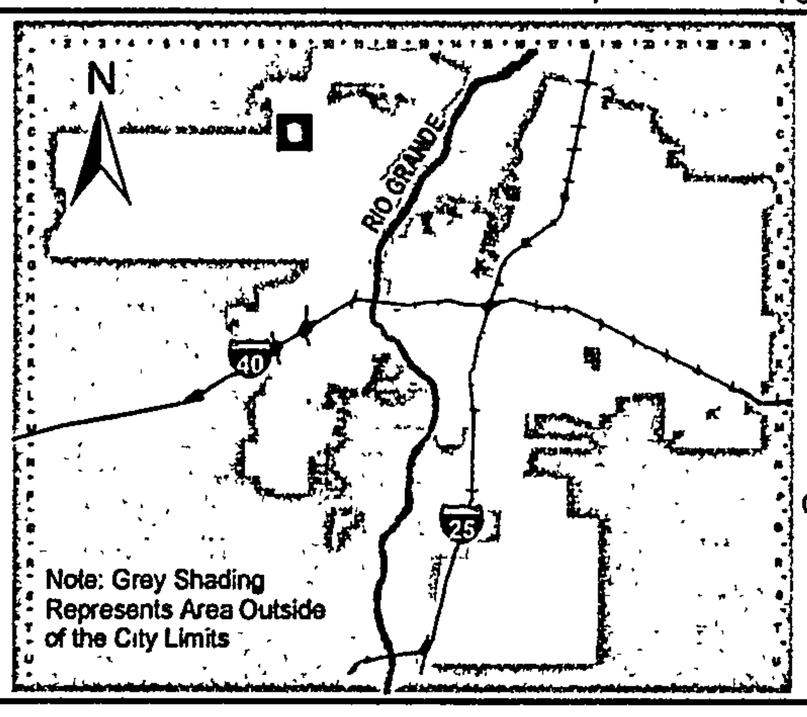
Project # 1008797



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

Easterling Consultants LLC

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

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

June 18, 2013

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
Infrastructure List Revision

Easterling Consultants, agent for RCS – Taos, LLC (RCS) is requesting a change to the Infrastructure List for Taos Unit 1- City of Albuquerque Project #730077, DRB Project # 108797. The original Subdivision Improvements Agreement was signed on October 28, 2011. The 1st Amendment to the Agreement was signed on February 9, 2012 and a construction deadline of June 29, 2013 was established. (See "Related Filings" below).

We are requesting that the Development Review Board approve the removal of the Universe Storm Drain segment from Oakridge to Woodmont from the Infrastructure List. The section from Oakridge to Treeline was constructed with the Cantata subdivision. The segment from Treeline to Woodmont is out to bid and will be added to the Taos Unit 2 Subdivision Work Order. Currently this same storm drain is on the Taos Unit 2 Infrastructure List and application is being made to expand the Unit 2 Financial Guarantee to include this storm drain.

The subdivision work and the offsite pond listed on the Unit 1 Infrastructure List have been completed, and a close out package has been submitted. Moving this item to Unit 2 allows Unit 1 to be closed out and simplifies the process moving forward for the developer and city.

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
- Zone Atlas map with the entire property(ies) clearly outlined
- Infrastructure List (Original List and Proposed Revised List)

Related filings:

- The City and the Developer entered into an Agreement on the 28th day of October, 2011, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on October 31, 2011, in Book n/a, pages **1** through **9**, as Document No. 2011098762 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 29th day of June 2012;
- The Earlier Agreement was amended by an Amendment to Agreement dated February 2, 2012 recorded on March 26, 2012, in Book n/a , pages **1** through **3**, as Document No. 2012022647 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to June 29, 2013;

Sincerely,

Hugh W. Floyd, PE
Project Engineer

RCS - TAOS, LLC
RCS - TRAILS 9-A, LLC
371 Centennial Parkway, Suite 200
Louisville, CO 80027
303-466-2500

April 24, 2013

Anthony Lopez
Senior Engineer
COA Construction
City of Albuquerque
Plaza del Sol
600 Second NW
Albuquerque, NM 87102

Re: Taos at the Trails and Tierra Vista Subdivisions

Dear Mr. Lopez:

This letter is written on behalf of RCS - Taos, LLC, the owner of the Taos at the Trails subdivision, and RCS – Trails 9-A, LLC, the owner of the Tierra Vista subdivision (RCS – Taos, LLC and RCS – Trails 9-A, LLC are collectively referred to herein as "Owner"). Prior to February 1, 2013, the development of both of these subdivisions was managed by Galway Construction, Inc. on behalf of the Owner. As of February 1, 2013, the Owner engaged Easterling Consultants, LLC to manage the continued development of these subdivisions. Please feel free to work directly with Hugh Floyd as Owner's representative at the following address:

Hugh Floyd, PE
Easterling Consultants, LLC
3613 NM 528 NW, Suite E-2
Albuquerque, NM 87114
Office (505)-821-6646
Cell (505)-366-4187
Fax (505)-897-2965

If you ever need to speak directly with the Owner, please contact our VP of Homebuilding, Brian Paul, at 303-533-1615.

Sincerely,

Sharon K. Eshima
Manager

Current DRC Project No. 730077

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008797

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS UNIT 2
(REPLAT OF LOTS 7 THRU 113, TAOS 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 these 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, these 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 Chief Engineer
		PAVING							
730077 B-1		48' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
730077 B-1			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/8' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS 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 30/31	/	/	/
730077 B-1		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
730077 B-1		24' 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/ UNIVERSE				/	/	/

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

73 7

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS						
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 K)	DRAINAGE EASEMENT NO. 20051273189 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
730077	B-1	24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
			PUBLIC WATERLINE IMPROVEMENTS						
730077	B-1	12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
730077	B-1	12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
730077	B-1	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
730077	B-1	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
730077	B-1	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
730077	B-1	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
730077	B-1	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
730077	B-1	4" DIA	* WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT A, TAOS UNIT 1 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
			* RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
	730084	EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
730077	B-1	8" DIA	SANITARY SEWER W/ NEC. MH'S & 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. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE PREPARED BY: PRINT NAME	6/28/2011 DATE	DRB CHAIR	6-29-11 DATE	PARKS & GENERAL SERVICES	6/29/11 DATE
BOHANNAN HUSTON, INC. FIRM:		TRANSPORTATION DEVELOPMENT	06-29-11 DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	06/29/11 DATE	CITY ENGINEER	6-29-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

July 10. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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: Galway Construction (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Developer **List all owners:** RCS-Taos, LLC

DESCRIPTION OF REQUEST: Taos Unit 1 at the Trails preliminary plat extension

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

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

Lot or Tract No. Lots 7-P1 through 113-P1 Block: ____ Unit: ____

Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

1008797 11DRB-70114, 11DRB-70116, 11DRB-70119, 11DRB-70323, 12DRB-70274

CASE INFORMATION:

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

No. of **existing** lots: 107 No. of **proposed** lots: 58 Total area of site (acres): 14.63

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line 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 J Steffen DATE 10/23/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12DRB - ____ - 70340	EPP	____	$ 50.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 70.00

Hearing date October 31, 2012

10-23-12
Planner signature / date

Project # 1008797

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.**

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

Extension of preliminary plat approval expires after one year.

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

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

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

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
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__ 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**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J STEFFEN
Applicant name (print)

10/23/12
Applicant signature / date

Form revised **October 2007**

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

Application case number
12DRB - - 70340

10-23-12
Planner signature / date

Project # 1008797

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Galway Construction (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Developer **List all owners:** RCS-Taos, LLC

DESCRIPTION OF REQUEST: Taos Unit 1 at the Trails preliminary plat extension

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

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

Lot or Tract No. Lots 7-P1 through 113-P1 Block: ____ Unit: ____

Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

1008797 11DRB-70114, 11DRB-70116, 11DRB-70119, 11DRB-70323, 12DRB-70274

CASE INFORMATION:

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

No. of **existing** lots: 107 No. of **proposed** lots: 58 Total area of site (acres): 14.63

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line 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 J Steffen DATE 10/23/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers: 12DRB - ____ - 70340

Action	S.F.	Fees
EPP		$ 50.00
CMF		$ 20.00
		$
		$
		$
	Total	$ 70.00

Hearing date October 31, 2012

10-23-12
Planner signature / date

Project # 1008797

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Scott Steffen 10/23/12
Applicant signature / date

Form revised **October 2007**

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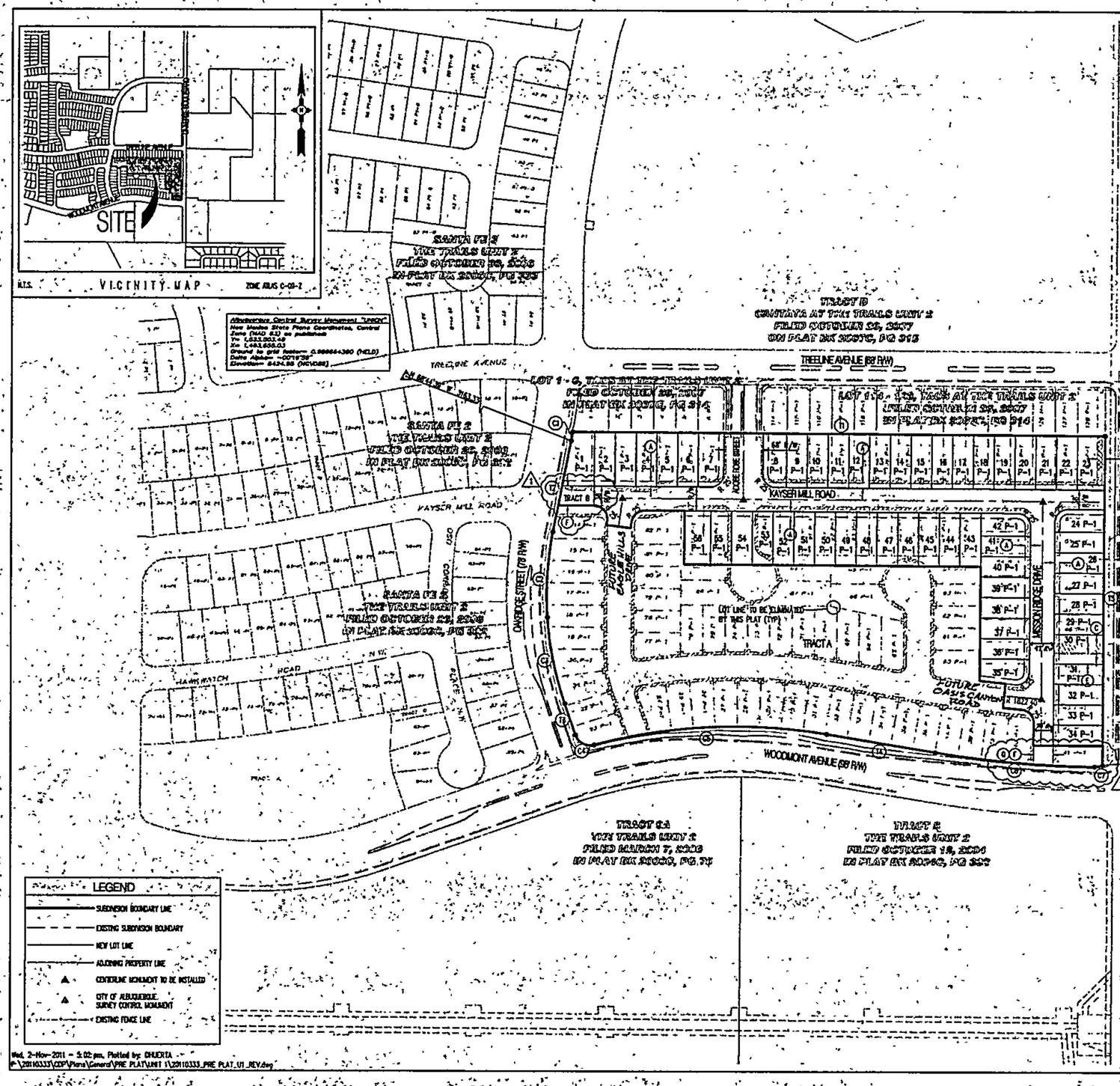
Application case number(s)
12DRB - - 70340
- -
- -

10-23-12
Planner signature / date

Project # 1008797

PRELIMINARY PLAT FOR
TAOS UNIT 1
at the TRAILS

(Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



Wed, 2-Nov-2011 - 5:02 pm, Plotted by: CHUERTA
P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 1\20110333_PRE PLAT_U1_REV.dwg

N

100 50 0 100
1" = 100'

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (G) PUBLIC SANITARY SEWER EASEMTN TO BE GRANTED TO THE ABCWUA BY THIS PLAT
- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

TRACT B
FILED OCTOBER 26, 2007
IN PLAT BK 2007C, PG 314

Alternative Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published
Y= 1,521,830.43
X= 1,496,300.99
Ground to grid factor: 0.999667290
Delta Alpha: -00°16'20"
Elevation: 6425.21 (NGVD88)

LEGAL DESCRIPTION

Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 October 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.83 AC
   NUMBER OF LOTS: 56 + 2 TRACT
   PROPOSED DENSITY: 7.70 DU/AC
3. MIN. LOT DIMENSIONS: 40' X 90'
   MINIMUM LOT AREA: 3,600 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 R-D ZONING REQUIREMENTS
6. NO BOUNDARY LOTS SHALL BE ALLOWED DIRECT ACCESS TO OVERDRIVE STREET OR UNIVERSE BOULEVARD.
7. TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION
8. TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT L

SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	107 + R/W
NO. OF LOTS CREATED	56 + 2 TRACT
DENSITY	7.70 DU/AC

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (#7) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB PLS 11367".
3. THE SUBDIVISION 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. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.98'
C4	45.20'	30.00'	86°20'04"	28.14'
C5	451.84'	1044.93'	24°46'12"	229.37'
C6	307.89'	2041.28'	08°38'31"	154.24'
C7	15.63'	35.00'	25°35'38"	7.95'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N59°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S16°48'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N90°16'10"E	643.53'

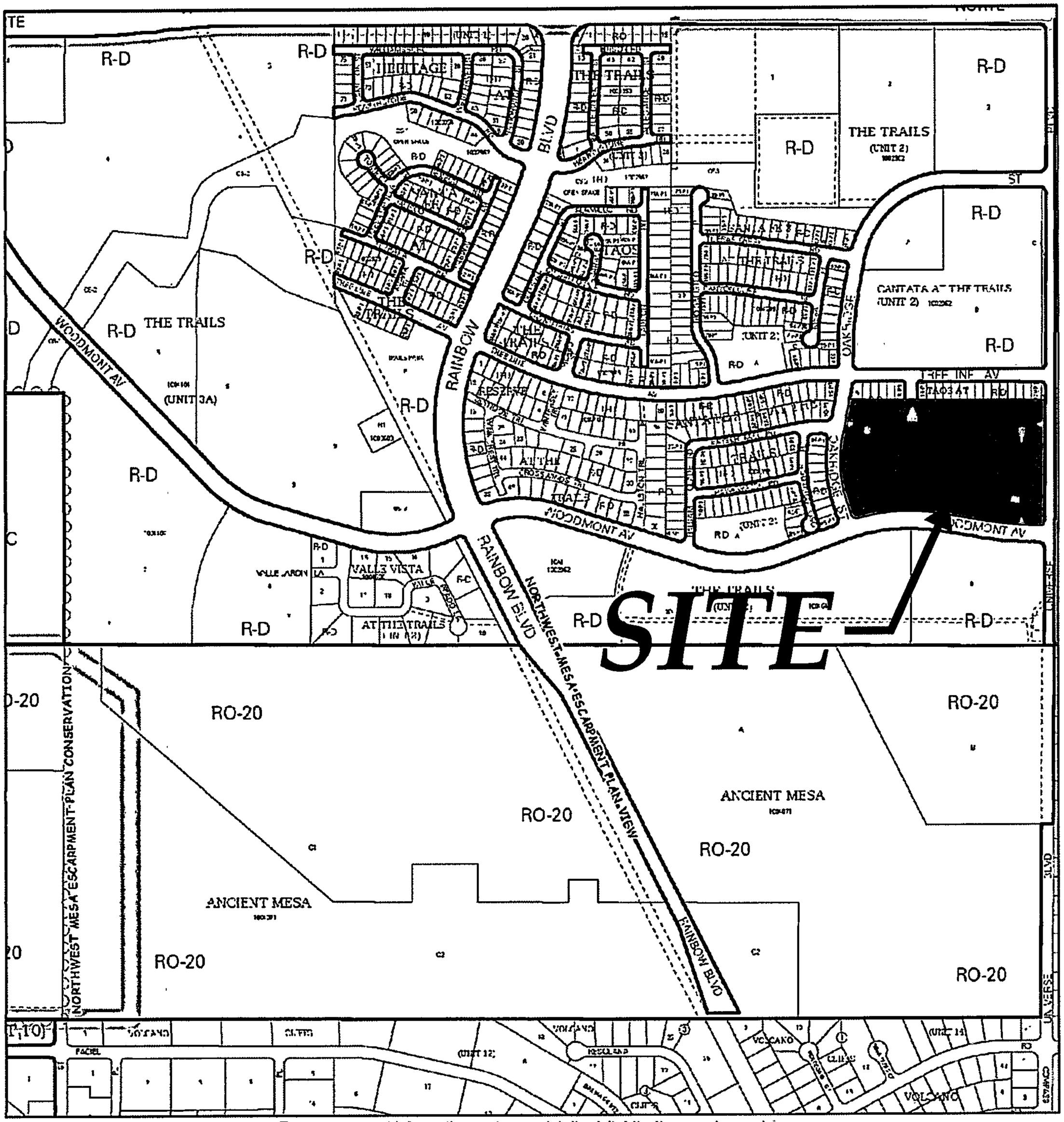
APPROVED

CITY SURVEYOR — DATE 11-7-11

KELLY CALHOUN, VICE PRESIDENT, THE TRAILS, LLC — DATE 10/3/11

PRELIMINARY PLAT AMENDMENT
1 NOVEMBER 2, 2011

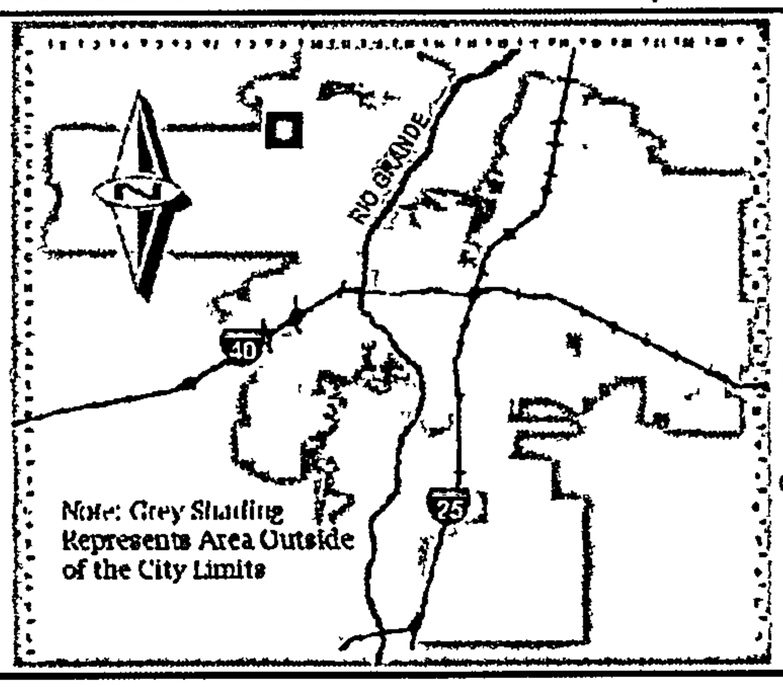
Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

October 23, 2012

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

Re: Taos Unit 1 at the Trails – Preliminary Plat Extension (DRB 1008797)

Dear Mr. Cloud:

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

- Application for Development Review
- Zone Atlas map
- Preliminary Plat
- Infrastructure List
- Submittal Fees

The Taos Unit 1 at the Trails preliminary plat was approved by the DRB on June 29, 2011. An amended preliminary plat and infrastructure list were approved by the DRB on November 30, 2011. Extensions were approved by DRB on July 11, 2012, August 8, 2012 and September 5, 2012. At this time it is not anticipated that the Taos Unit 1 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of October 31, 2012. Therefore, we are requesting review and approval of a 60-day extension of the preliminary plat.

Please place these items on the DRB Agenda to be heard on October 31, 2012. 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: Rick Beltramo, Galway Construction
Brian Paul, Real Capital Solutions
Brian Mulqueen, Real Capital Solutions

Current DRC
Project No. _____

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008797

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS ~~UNIT 2~~ SJS
(REPLAT OF LOTS 7 THRU 113, TAOS 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							
		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS UNIT 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	/	/	/
		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 30/31	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	KAYSER MILL ROAD	EAGLE HILLS DRIVE	SJS STUB STREET (END) (S/W TO OAKRIDGE)	/	/	/
		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) (S/W TO UNIVERSE SJS 11/30/11)	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" - 30" DIA	RCP W/ MH & INLETS	KAYSER MILL ROAD	MISSION RIDGE DRIVE	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	LOT 28	MISSION RIDGE DRIVE	/	/	/
		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
		SJS ~~4" DIA~~	SJS ~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	SJS ~~TRACT A, TAOS UNIT 1 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
			~~RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION~~ SJS 11/30/11				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KAYSER MILL RD	WEST STUB END	TIE TO EXISTING SANITARY SEWER MH IN MISSION RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE PREPARED BY: PRINT NAME	6/28/2011 DATE	DRB CHAIR	6-29-11 DATE	PARKS & GENERAL SERVICES	11/30/11 6/29/11 DATE
BOHANNAN HUSTON, INC. FIRM:		TRANSPORTATION DEVELOPMENT	06-29-11 DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	06/29/11 DATE	CITY ENGINEER	6-29-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

3. **Project# 1008797**
11DRB-70114 VACATION OF PUBLIC EASEMENT
11DRB-70116 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70117 SIDEWALK WAIVER
11DRB-70118 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
11DRB-70119 PRELIMINARY PLAT
11DRB-70120 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 18.8023 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]*
THE BOARD CONCLUDED AN ADVERTISED PUBLIC HEARING ON THE PROPOSED VACATIONS PER SECTION 14-14-7-2(F) OF THE SUBDIVISION ORDINANCE. THE BOARD RECOMMENDS APPROVAL TO THE CITY COUNCIL OF THE PROPOSED VACATIONS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE, BASED ON THE FOLLOWING RECOMMENDED FINDINGS PER SECTIONS 14-14-7-2(A)(1), (B)(1), AND (B)(3) OF THE SUBDIVISION ORDINANCE, AND SUBJECT TO THE FOLLOWING RECOMMENDED CONDITIONS OF APPROVAL PER SECTIONS 14-14-7-2(F)(3)(C) AND 14-14-7-2(F)(4) OF THE SUBDIVISION ORDINANCE.

4. **Project# 1008798**
11DRB-70115 PRELIMINARY PLAT
11DRB-70121 SIDEWALK WAIVER
11DRB-70122 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Lot(s) 7-P1 thru 113-P1, TAOS **AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 7.31 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]* **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/21/11 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/11, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO COMPLIANCE WITH THE REVISIONS TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISON; THE GRADING AND DRAINAGE PLAN SHALL ALSO BE UPDATED AND THE FINAL PLAT SHALL INCLUDE OPEN SPACE NOTE 9 FROM THE SITE PLAN. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE.**

13. **Project# 1007672**
11DRB-70331 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

JOHN SCHIFFER/MASTER HOMECRAFTERS INC. agent(s) for JOHN SCHIFFER/MASTER HOMECRAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30 A & B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D, located on GLENDALE EAST OF BARSTOW (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

14. **Project# 1008797**
11DRB-70323 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9)*[Deferred from 11/16/11]***WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

15. **Project# 1008798**
11DRB-70324 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P-1 THROUGH 113-P-1, Tract(s) TRACT A TAOS UNIT 1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9))*[Deferred from 11/16/11]* **WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

16. **Project# 1005029**
11DRB-70322 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC C/O GARRETT DEV CORP request(s) the above action(s) for all or a portion of Tract(s) B & J & R, **STORMCLOUD (TBK STORMCLOUD SUBDIVISION UNIT 4 AND 5) Unit(s) 3,** zoned SU-2/RL-T, located on TIERRA PINTADA BLVD NW WEST OF UNSER containing approximately 55.243 acre(s). (H-9)*[Deferred from 11/16/11]* **A 15 DAY EXTENSION TO DECEMBER 7 OF THE PRELIMINARY PLAT WAS APPROVED.**

17. Approval of the Development Review Board Minutes for November 16, 2011

Other Matters: None.

ADJOURNED:

October 31. 2012

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Galway Construction (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Developer **List all owners:** RCS-Taos, LLC

DESCRIPTION OF REQUEST: Taos Unit 1 at the Trails preliminary plat extension

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

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

Lot or Tract No. Lots 7-P1 through 113-P1 Block: ___ Unit: ___

Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

1008797 11DRB-70114, 11DRB-70116, 11DRB-70119, 11DRB-70323

CASE INFORMATION:

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

No. of **existing** lots: 107 No. of **proposed** lots: 58 Total area of site (acres): 14.63

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line 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 Steffen DATE 8/28/12

(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
12-DRB-70274	EPP		$50.00
	CMF		$20.00
			$
			$
			$
			$
			Total $70.00

Hearing date Sept. 5, 2012

8-28-12
Planner signature / date

Project # 1008797

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.**

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

Extension of preliminary plat approval expires after one year.

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

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

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

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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__ 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
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Amended preliminary plat approval expires after one year

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

Scott J Steffen
Applicant name (print)

8/28/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70274
__ - __ - __
__ - __ - __

8-28-12
Planner signature / date

Project # 1008797

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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1008797 11DRB-70114, 11DRB-70116, 11DRB-70119, 11DRB-70323

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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 Steffen DATE 8/28/12

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FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	12 - DRB - 70274	EPP		$50.00
☒ All fees have been collected		CMF		$20.00
☒ All case #s are assigned				$
☐ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Sept. 5, 2012			$70.00

8-28-12 Project # 1008797

Planner signature / date

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

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

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__ 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
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SCOTT J STEFFEN
Applicant name (print)

8/28/12
Applicant signature / date

Form revised October 2007

☒ Checklists complete
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☒ Related #s listed

Application case numbers
12 - DRB - 70274
- -
- -

8-28-12
Planner signature / date

Project # 1008797

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

August 28, 2012

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

Re: Taos Unit 1 at the Trails – Preliminary Plat Extension (DRB 1008797)

Dear Mr. Cloud:

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

- Application for Development Review
- Zone Atlas map
- Preliminary Plat
- Infrastructure List
- Submittal Fees

The Taos Unit 1 at the Trails preliminary plat was approved by the DRB on June 29, 2011. An amended preliminary plat and infrastructure list were approved by the DRB on November 30, 2011. A 30-day extension was approved by DRB on July 11, 2012 and August 8, 2012. At this time it is not anticipated that the Taos Unit 1 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of September 11, 2012. Therefore, we are requesting review and approval of a 30-day extension of the preliminary plat.

Please place these items on the DRB Agenda to be heard on September 5, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

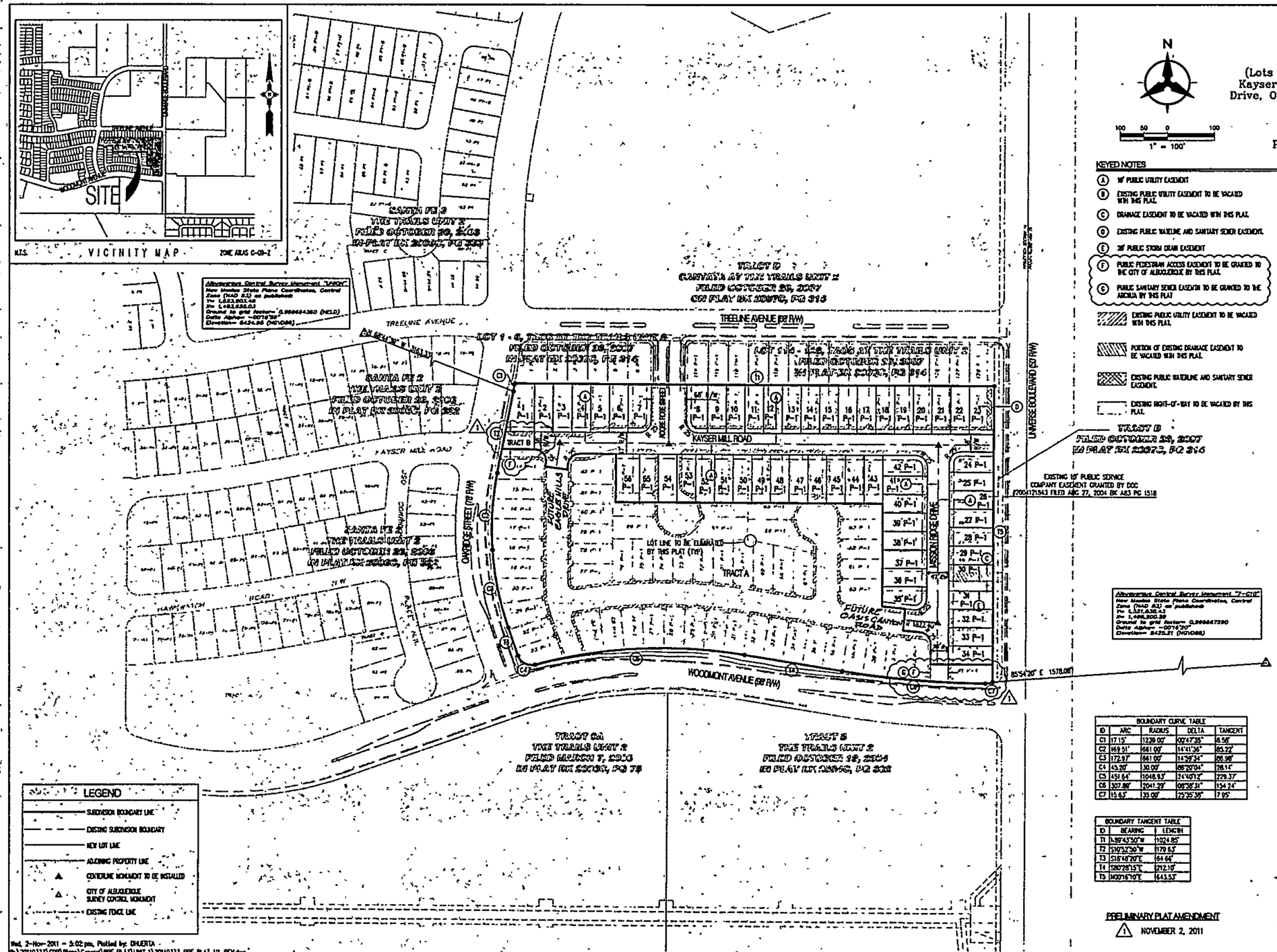
Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Rick Beltramo, Galway Construction
Brian Paul, Real Capital Solutions
Brian Mulqueen, Real Capital Solutions

PRELIMINARY PLAT FOR
TAOS UNIT 1
at the TRAILS

(Lots 7–P1 thru 113–P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (G) PUBLIC SANITARY SEWER EASEMTN TO BE GRANTED TO THE AMOUNA BY THIS PLAT.
- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

LEGAL DESCRIPTION

Lots 7–P1 thru 113–P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 October 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.63 AC
   NUMBER OF LOTS: 56 + 2 TRACT
   PROPOSED DENSITY: 7.70 DU/AC
3. MIN. LOT DIMENSIONS: 40' X 90'
   MINIMUM LOT AREA: 3,600 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 R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OAKRIDGE STREET OR UNIVERSE BOULEVARD.
7. TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION
8. TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT L.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	56 + 2 TRACT
DENSITY	7.70 DU/AC

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB PLS 8236".
3. THE SUBDIVISION 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. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.98'
C4	45.20'	30.00'	86°20'04"	28.14'
C5	451.64'	1046.93'	24°40'12"	229.37'
C6	307.86'	2041.29'	08°38'31"	154.24'
C7	15.63'	35.00'	25°35'36"	7.95'

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	N39°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S18°49'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'

PRELIMINARY PLAT AMENDMENT
1 NOVEMBER 2, 2011

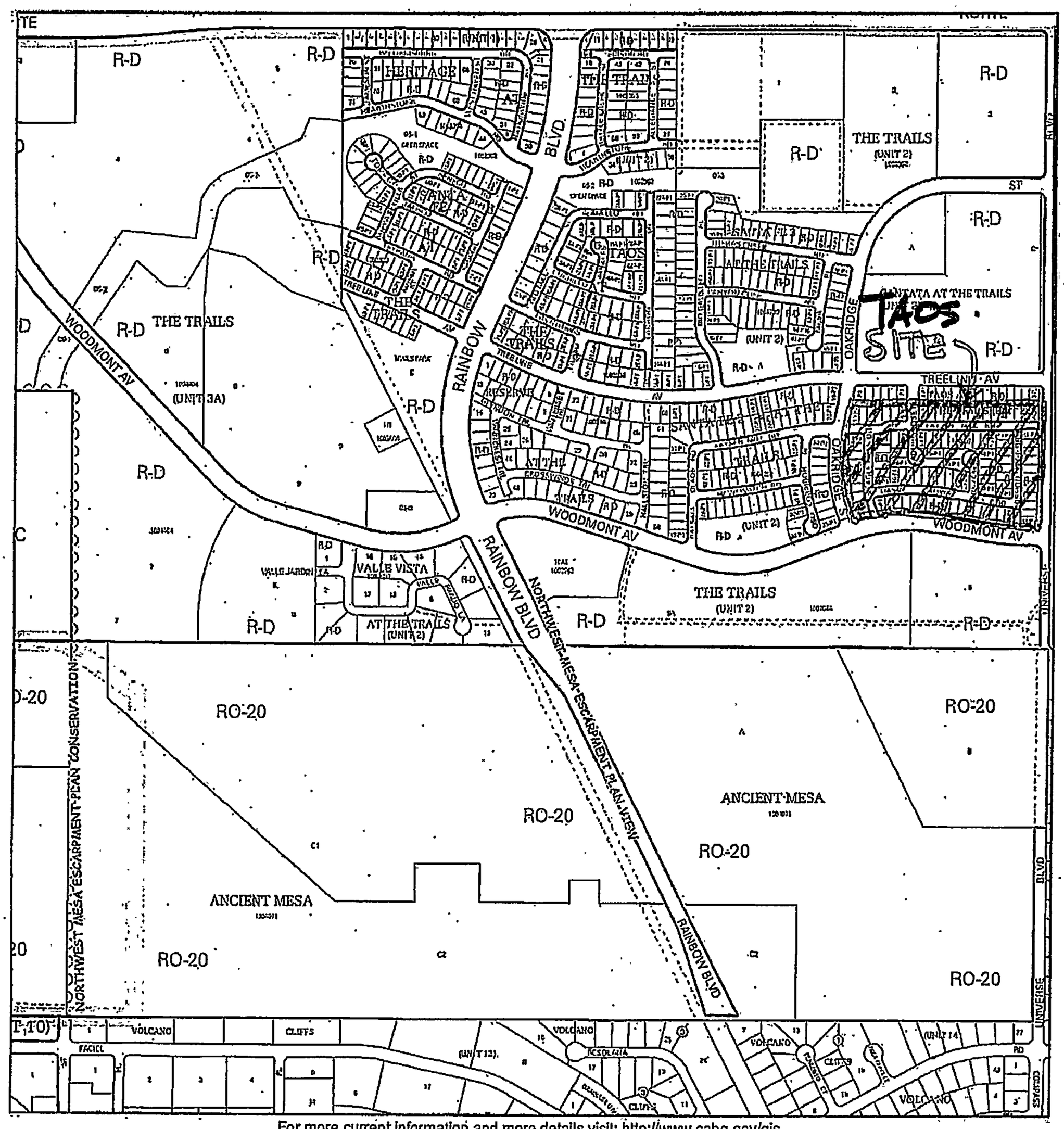
APPROVED

CITY SURVEYOR — DATE 11-7-11

KELLY CALHOUN, VICE PRESIDENT, THE TRAILS, LLC — DATE 10/5/11

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

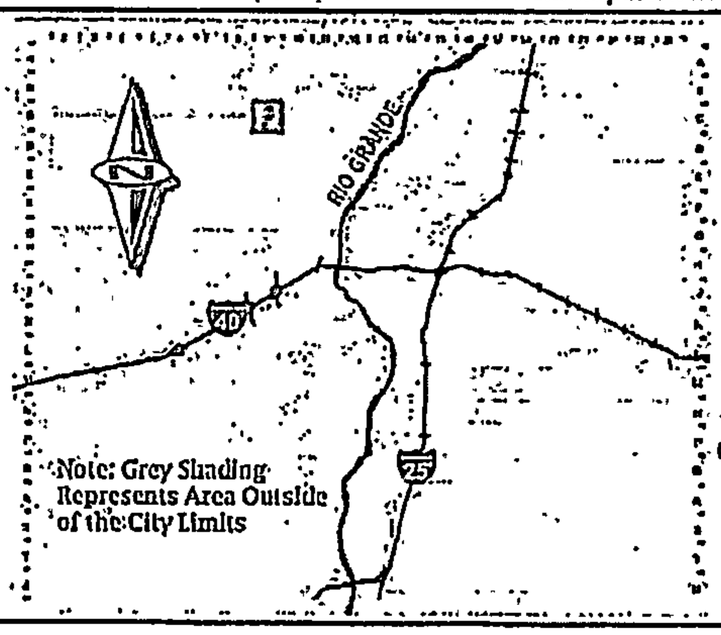
Wed, 2-Nov-2011 - 5:02 pm, Plotted by: DHUERTA
P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 1\20110333_PRE PLAT_U1_REV.dwg



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

Current DRC
Project No. _____

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008797

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS ~~UNIT 2~~ SJS
(REPLAT OF LOTS 7 THRU 113, TAOS 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							
		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS UNIT 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	/	/	/
		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 30/31	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	KAYSER MILL ROAD	EAGLE HILLS DRIVE	SJS STUB STREET (END) (S/W TO OAKRIDGE)	/	/	/
		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) (S/W TO UNIVERSE SJS 11/30/11)	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" - 30" DIA	RCP W/ MH & INLETS	KAYSER MILL ROAD	MISSION RIDGE DRIVE	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	LOT 28	MISSION RIDGE DRIVE	/	/	/
		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
		SJS ~~4" DIA~~	SJS ~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	SJS ~~TRACT A, TAOS UNIT 1 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
			~~RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION~~ SJS 12/30/11				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KAYSER MILL RD	WEST STUB END	TIE TO EXISTING SANITARY SEWER MH IN MISSION RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE	6/28/2011	11/30/11	6-29-11	Sandoval csd	11/30/11 6/29/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		11-30-11	06-29-11		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		11/30/11	06/29/11	cc 11-30-11	6-29-11
		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

3. **Project# 1008797**
11DRB-70114 VACATION OF PUBLIC EASEMENT
11DRB-70116 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70117 SIDEWALK WAIVER
11DRB-70118 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
11DRB-70119 PRELIMINARY PLAT
11DRB-70120 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 18.8023 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]*
THE BOARD CONCLUDED AN ADVERTISED PUBLIC HEARING ON THE PROPOSED VACATIONS PER SECTION 14-14-7-2(F) OF THE SUBDIVISION ORDINANCE. THE BOARD RECOMMENDS APPROVAL TO THE CITY COUNCIL OF THE PROPOSED VACATIONS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE, BASED ON THE FOLLOWING RECOMMENDED FINDINGS PER SECTIONS 14-14-7-2(A)(1), (B)(1), AND (B)(3) OF THE SUBDIVISION ORDINANCE, AND SUBJECT TO THE FOLLOWING RECOMMENDED CONDITIONS OF APPROVAL PER SECTIONS 14-14-7-2(F)(3)(C) AND 14-14-7-2(F)(4) OF THE SUBDIVISION ORDINANCE.

4. **Project# 1008798**
11DRB-70115 PRELIMINARY PLAT
11DRB-70121 SIDEWALK WAIVER
11DRB-70122 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Lot(s) 7-P1 thru 113-P1, TAOS **AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 7.31 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]* **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/21/11 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/11, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO COMPLIANCE WITH THE REVISIONS TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISON; THE GRADING AND DRAINAGE PLAN SHALL ALSO BE UPDATED AND THE FINAL PLAT SHALL INCLUDE OPEN SPACE NOTE 9 FROM THE SITE PLAN. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE.**

13.	**Project# 1007672** 11DRB-70331 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	JOHN SCHIFFER/MASTER HOMECRAFTERS INC. agent(s) for JOHN SCHIFFER/MASTER HOMECRAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30 A & B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D, located on GLENDALE EAST OF BARSTOW (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
14.	**Project# 1008797** 11DRB-70323 AMENDMENT TO PRELIMINARY PLAT	BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9)*[Deferred from 11/16/11]***WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**
15.	**Project# 1008798** 11DRB-70324 AMENDMENT TO PRELIMINARY PLAT	BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P-1 THROUGH 113-P-1, Tract(s) TRACT A TAOS UNIT 1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9))*[Deferred from 11/16/11]* **WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**
16.	**Project# 1005029** 11DRB-70322 EXT OF MAJOR PRELIMINARY PLAT	ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC C/O GARRETT DEV CORP request(s) the above action(s) for all or a portion of Tract(s) B & J & R, **STORMCLOUD (TBK STORMCLOUD SUBDIVISION UNIT 4 AND 5) Unit(s) 3,** zoned SU-2/RL-T, located on TIERRA PINTADA BLVD NW WEST OF UNSER containing approximately 55.243 acre(s). (H-9)*[Deferred from 11/16/11]* **A 15 DAY EXTENSION TO DECEMBER 7 OF THE PRELIMINARY PLAT WAS APPROVED.**

17. Approval of the Development Review Board Minutes for November 16, 2011

Other Matters: None.

ADJOURNED:

1008797

Memorandum of Agreement

Comes now the City of Albuquerque ("City"), The Trails, LLC ("Trails"), and RCS – Cantata Residences I, LLC, RCS – Taos, LLC and RCS – Trails 9-A, LLC (collectively referred to as "RCS") and agree as follows:

1. Trails affirms its obligations under the Agreement to Provide Design, Construction and Maintenance for Boca Negra Detention Dam and Outfall Pipe and Adjacent Unser Blvd. Improvements ("Boca Negra Dam Agreement"). The precise nature and amount of such obligations are currently subject to arbitration. Trails will pay and perform its obligations as determined by the arbitration.

2. RCS agrees to comply with the recommendation from Mr. Scott Steffen, PE dated August 1, 2012 attached hereto as "Exhibit A".

3. Within two (2) years of final execution of this Memorandum, Trails agrees to complete construction of the Universe Storm Drain described in Bohannan Huston's summary (attached hereto as "Exhibit B") to serve as the drainage outfall for the Trails Development. Within two (2) months of final execution of this Memorandum, RCS will submit to the City Engineer for approval an engineering design for the Universe Storm Drain. The Trails will obtain City approval for construction drawings from the Design Review Committee ("DRC") for the Universe Storm Drain within six (6) months of the execution of this Memorandum.

4. Trails' federal lawsuit 12-CV-00357 will be stayed pending final execution of this Memorandum. Within five (5) days of final execution of this Memorandum, the Trails shall file a motion and order to dismiss that suit with prejudice. This dismissal shall not preclude the Trails from a claim made or which could be made in the arbitration or for claims arising out of impact fee credit issues.

5. The City Engineer shall recommend to the Development Review Board ("DRB") that Subdivision Improvement Agreements ("SIA") 730081 and 730085 be extended for up to two (2) years and amended to incorporate the Trails' obligations under the Boca Negra Dam Agreement per Paragraph 1 above. In connection therewith, Trails shall cause the bond company that issued the $1.25 Million bond held by City under SIA 730081 and the $250,000 bond held by City under SIA 730085 to issue corresponding bond riders, in a form reasonably acceptable to the City, acknowledging the foregoing SIA amendments.

6. RCS – Cantata Residences I, LLC shall amend the infrastructure list for SIA 730078 to include the Universe Storm Drain as described in Exhibit B. RCS will provide a bond in a form acceptable to City in the amount of $724,864.28 financially securing the Universe Storm Drain.

7. The City Engineer agrees that the foregoing is sufficient to resolve the concerns of the City Engineer regarding final plat approval for Taos and Tierra Vista subdivisions currently pending and scheduled for a final approval hearing on August 8, 2012. RCS and Trails acknowledge that there may be additional conditions associated with such approval of the Taos subdivision and agree to comply with reasonable requirements regarding conveyances or dedications of real property as part of the re-platting approval of the referenced subdivisions.

8. With respect to Cantata, RCS agrees to construct the storm drain pipe fromCantata Universe outfall to Treeline within Universe Blvd. ("Cantata Storm Drain") as shown on "Exhibit C". Within two (2) months of final execution of this Memorandum, RCS will submit to the City Engineer for approval an engineering design for the Cantata Storm Drain. RCS will obtain City approval for construction drawings from the DRC for the Cantata Storm Drain within six (6) months of the execution of this Memorandum.

9. The City will resume issuing building permits for Cantata based upon the commitments confirmed herein; however, RCS acknowledges and agrees that no certificates of occupancy for such new building permits at Cantata will be issued by the City until the Cantata Storm Drain construction is completed and accepted by the City Engineer.

10. The City has requested a new grading plan for Cantata reflecting the change of zoning from park to multi-family for Tract A, adjacent to Cantata. RCS will submit the revised grading plan to the City within two (2) months of the final execution of this Memorandum.

11. Within one (1) month of the final execution of this Memorandum, RCS shall submit to the City for approval a revised drainage report for the Trails Drainage Master Plan that incorporate the foregoing changes.

12. RCS will withdraw or consent to remand its appeal of the DRB actions denying the preliminary plat extensions and final plat requests for the Taos and Tierra Vista subdivisions.

13. All parties mutually agree to act in good faith in exercising their duties and fulfilling their obligations under this agreement.

14. This Memorandum may be executed in counterparts, each of which shall be deemed an original and together which shall be deemed one instrument.

THE CITY OF ALBUQUERQUE

By: _____

Printed Name: _____

Title: _____ Date: _____

CITY'S NOTARY

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

This instrument was acknowledged before me on this _____ day of_____, 20___, by [name of person:] _____, [title or capacity, for instance, "President" or "Owner":] _____ of the City of Albuquerque.

_____
Notary Public

My Commission Expires:

_____

RCS – CANTATA RESIDENCES I, LLC

By: Sharon K. Eshima

Printed Name: Sharon K. Eshima

Title: Manager Date: August 7, 2012

RCS – CANTATA RESIDENCES I, LLC'S NOTARY

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

This instrument was acknowledged before me on this 7th day of August, 2012, by [name of person:] Sharon K. Eshima, [title or capacity, for instance, "President" or "Owner":] Manager of RCS – Cantata Residences I, LLC

_____
Notary Public

My Commission Expires:
12/10/2013

ANDREA MARQUEZ
Notary Public
State of Colorado

RCS – TAOS, LLC

By: Sharon K. Eshima

Printed Name: Sharon K. Eshima

Title: Manager Date: August 7, 2012

RCS – TAOS, LLC'S NOTARY

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

This instrument was acknowledged before me on this 7th day of August, 2012 by [name of person:] Sharon K. Eshima, [title or capacity, for instance, "President" or "Owner":] Manager of RCS – Taos, LLC

Notary Public

My Commission Expires:
12/10/2013

ANDREA MARQUEZ
Notary Public
State of Colorado

RCS – TRAILS 9-A, LLC

By: Sharon K. Eshima

Printed Name: Sharon K. Eshima

Title: Manager Date: August 7, 2012

RCS – TRAILS 9-A, LLC'S NOTARY

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

This instrument was acknowledged before me on this 7th day of August, 2012 by [name of person:] Sharon K. Eshima, [title or capacity, for instance, "President" or "Owner":] _____ of RCS – Trails 9-A, LLC

Notary Public

My Commission Expires:
12/10/2013

ANDREA MARQUEZ
Notary Public
State of Colorado

THE TRAILS, LLC, by Longford Group, Inc., its Manager

By: _____

Printed Name: Kelly Calhoun

Title: Secretary Date: 8/7/12

THE TRAILS' NOTARY

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

This instrument was acknowledged before me on this 7th day of Aug., 2012, by [name of person:] _____, [title or capacity, for instance, "President" or "Owner":] Secretary of ~~The Trails, LLC~~. Longford Group, Inc., Manager of the Trails, LLC.

_____
Notary Public

My Commission Expires:
1/25/16

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

Longford at the Trails, LLC, hereby joins that certain Memorandum of Agreement by and among the City of Albuquerque ("City"), The Trails, LLC ("Trails"), and RCS – Cantata Residences I, LLC, RCS – Taos, LLC and RCS – Trails 9-A, LLC (collectively referred to as "RCS") made and delivered on August 7, 2012, by RCS and The Trails for purposes of committing to the terms of committing to the City and RCS its obligation, as the party to SIA 730085, to cause the bonding company which issued the bond for SIA 730085 to issue a corresponding bond rider in form reasonably acceptable to the City acknowledging the amendment to SIA 730085 as contemplated by the terms of Paragraph 5 of the Memorandum of Agreement.

LONGFORD AT THE TRAILS, LLC, by Longford Group, Inc., its Manager

By: _____

Printed Name: Kelly Calhon

Title: Secretary Date: 8/7/12

LONGFORD AT THE TRAILS' NOTARY

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

This instrument was acknowledged before me on this 7th day of Aug, 20 12, by [name of person:] Kelly Calhoun, [title or capacity, for instance, "President" or "Owner":] _____ of ~~Longford at the Trails, LLC.~~ Longford Group, Inc., Manager of Longford at the Trails LLC

_____
Notary Public

My Commission Expires:
1/25/16

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

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

August 1, 2012

Mr. Richard Dourte
City Engineer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Memorandum of Agreement, The Trails

Dear Richard:

This letter provides our recommendation for interim retention ponding for the Trails Development in support of the Memorandum of Agreement related to the construction of interim and permanent drainage infrastructure for the Trails. The developed tracts within the Trails currently drain to one of two interim retention ponds on the east side of Universe Boulevard known as Ponds J and K. The majority of the flows go to Pond K. In order to reduce the flow to Pond K on an interim basis, until the Universe storm drain outfall is constructed, we recommend that Pond D be converted from a surge pond to a retention pond.

In support of this recommendation I visited Pond D in the field on 7/31/12 and conclude the following based on visual observation and review of the Trails AHYMO analysis:

- The condition of Pond D appears to be similar to the as-built condition dated 4/9/07.
- The 100-year, 24-hour storm volume entering Pond D is close to the storage volume of Pond D.
- If Pond D were to spill the flows would be contained within a low lying area of undeveloped land north of the Santa Fe 3 at the Trails subdivision. This area provides additional storage volume that is equal to or greater than what exists in Pond D.
- If the low lying area were to spill, it is my opinion that runoff would enter Oakridge Street to the east or into Santa Fe 3 through a landscape/pedestrian access tract before threatening existing houses in Santa Fe 3. Flows in Santa Fe 3 would be collected by existing storm drain in Tijeras Creek Road.

In order to reduce the flows to Pond K we recommend the following:

- Plug the 24-inch storm drain outfall in the manhole in Pond D
- Remove the plug in the Pond D manhole once the Universe storm drain is operational.

If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

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

EXHIBIT "A"

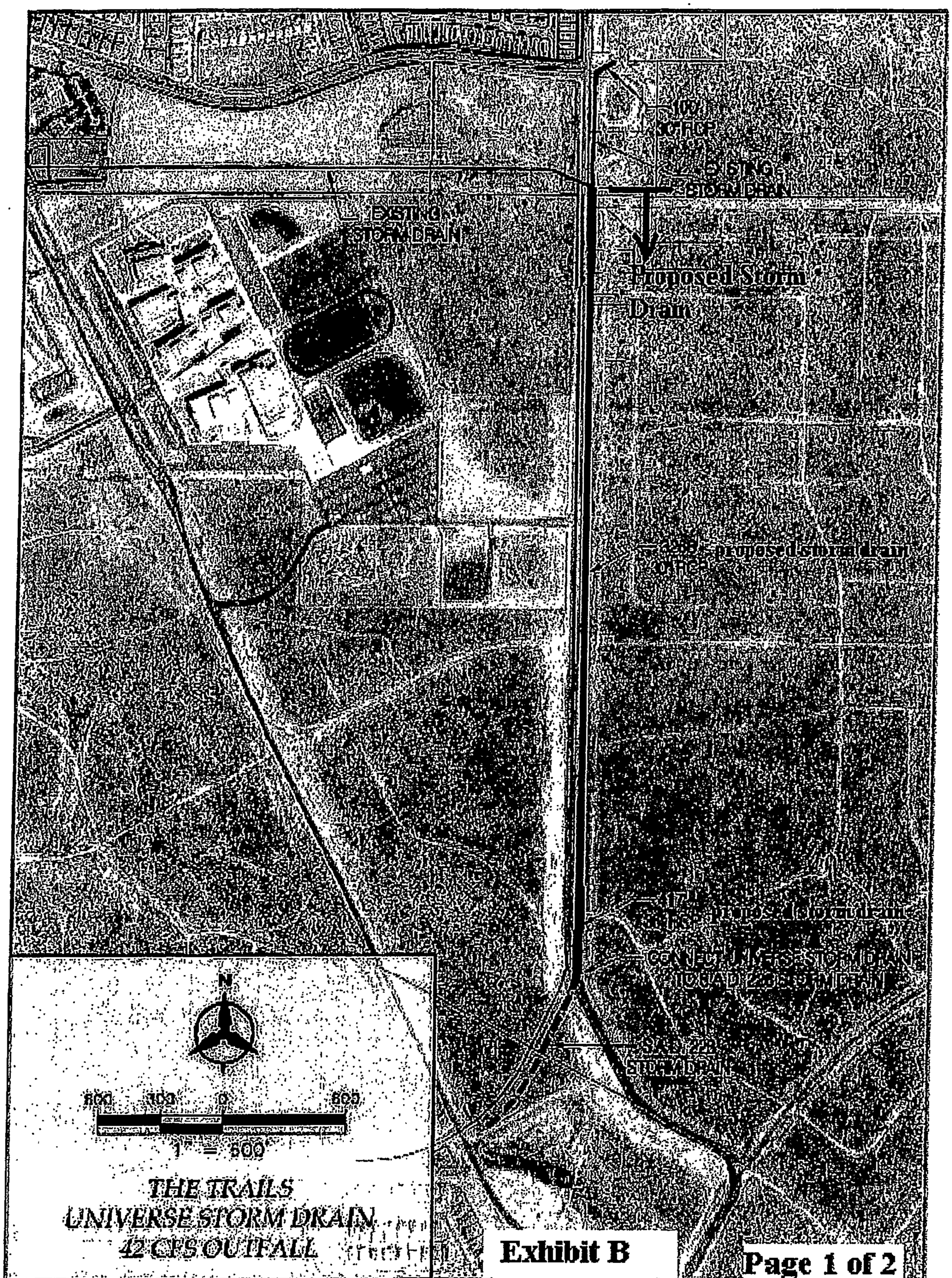

EXISTING
STORM DRAIN
STORM DRAIN
Proposed Storm
Drain
proposed storm drain
CONNECT TO EXISTING STORM DRAIN
N
500 100 0 500
1" = 500'
THE TRAILS
UNIVERSE STORM DRAIN
42 CFS OUTFALL

Exhibit B

UNIVERSE STORM DRAIN OUTFALL
THE TRAILS
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
7/31/2012

Item No.	Short Description	Estimate Unit Price	Unit	Quantity	Estimate Amount
	STORM DRAIN				
204.010	FILL, EXCAV, BF & COMP, U, >2'	$7.00	CY	2148	$15,040.00
204.XXX	SELECT FILL	$5.00	CY	2801	$14,000.00
701.100	BACKFILL, 18-36" SWR, <8'	$14.00	LF	2985	$41,790.00
701.110	BACKFILL,18-36" SWR,8-12'	$18.27	LF	800	$14,620.00
701.XXX	ROCK EXCAVATION, BLASTING	$33.41	CY	4100	$136,981.00
910.013	30" RCP, III	$44.00	LF	3368	$148,190.00
910.017	36" RCP, III	$68.00	LF	417	$28,360.00
920.010	MH, 4' DIA, C, <6' D	$1,810.00	EA	2	$3,620.00
920.070	MH, 4' DIA, C or E	$2,800.00	EA	4	$11,200.00
920.080	MH, 4' DIA, C or E,>10'-14'D	$3,580.00	EA	1	$3,580.00
920.140	MH, 6' DIA, C or E, 6-10' D	$4,075.48	EA	1	$4,080.00
	DRY UTILITY CROSSING ALLOW	$10,000.00	EA	1	$10,000.00
	SUBTOTAL STORM DRAIN				$431,461.00
4.010	STKG		%		$10,679.00
5.050	MOB		%		$17,799.00
30.020	NPDES PERMITTING		%		$2,243.00

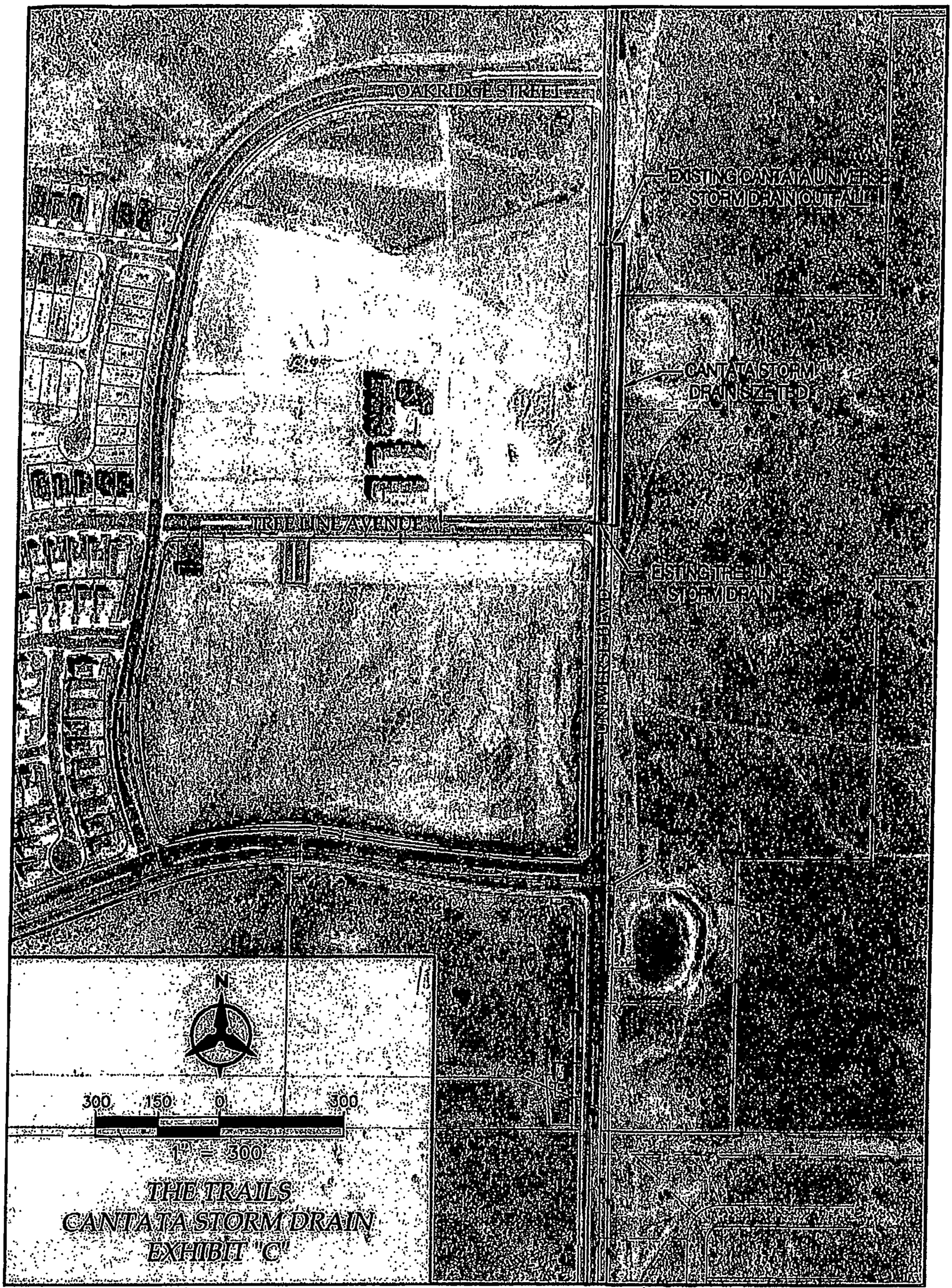
FINANCIAL GUARANTY

APPROVED ESTIMATE AMOUNT	$462,182
CONTINGENCY (10%)	$46,218
SUBTOTAL	$508,400
NMGRT (7.00%)	$35,588
SUBTOTAL	$543,988
ENGINEERING FEE (6.6%)	$35,903
TESTING FEE (0.0%)	$0
SUBTOTAL	$579,891
FINANCIAL GUARANTY RATE (1.25)	
TOTAL FINANCIAL GUARANTY REQUIRED	$724,864

This estimate of construction costs is only an opinion. BHI cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this opinion.

P:\201 10333\CDP\Universe SD\Estimate\TRAILS UNIVERSE STORM DRAIN ESTIMATE.xls

Exhibit B


OAKRIDGE STREET
EXISTING CANTATA UNIVERSE STORM DRAIN OUTFALL
CANTATA STORM DRAIN SIZE TBD
TREELINE AVENUE
EXISTING TREELINE STORM DRAIN
UNIVERSITY BLVD
N
300 150 0 300
1" = 300'
THE TRAILS
CANTATA STORM DRAIN
EXHIBIT "C"

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)

V

P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D
- ___ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Galway Construction (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Developer **List all owners:** RCS-Taos, LLC

DESCRIPTION OF REQUEST: Taos Unit 1 at the Trails preliminary plat extension

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

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

Lot or Tract No. Lots 7-P1 through 113-P1 Block: ___ Unit: ___

Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

1008797 11DRB-70114, 11DRB-70116, 11DRB-70119, 11DRB-70323

CASE INFORMATION:

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

No. of **existing** lots: 107 No. of **proposed** lots: 58 Total area of site (acres): 14.63

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line 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 Steffen DATE 7/31/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12-DRB-70227	EPP		$50.00
	CMF		$20.00
			$
			$
			$
			Total $70.00

Hearing date Aug. 8, 2012

7-31-12
Planner signature / date

Project # 1008797

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.**

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

Extension of preliminary plat approval expires after one year.

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

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

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

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)

7/31/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70227
- -
- -

7-31-12
Planner signature / date

Project # 1008797

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

FOR OFFICIAL USE ONLY Form revised 4/07

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☒ All checklists are complete		CMF		$20.00
☒ All fees have been collected				$
☒ All case #s are assigned				$
☐ AGIS copy has been sent				$
☐ Case history #s are listed				Total
☐ Site is within 1000ft of a landfill				$70.00
☐ F.H.D.P. density bonus				
☐ F.H.D.P. fee rebate				

Hearing date Aug. 8, 2012

7-31-12
Planner signature / date

Project # 1008797

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Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)

7/31/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70227
____ - ____ - ____
____ - ____ - ____

7-31-12
Planner signature / date

Project # 1008797

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

July 31, 2012

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

Re: Taos Unit 1 at the Trails – Preliminary Plat Extension (DRB 1008797)

Dear Mr. Cloud:

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

- Application for Development Review
- Zone Atlas map
- Preliminary Plat
- Infrastructure List
- Submittal Fees

The Taos Unit 1 at the Trails preliminary plat was approved by the DRB on June 29, 2011. An amended preliminary plat and infrastructure list were approved by the DRB on November 30, 2011. A 30-day extension was approved by DRB on July 11, 2012. At this time it is not anticipated that the Taos Unit 1 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of August 11, 2012. Therefore, we are requesting review and approval of a 30-day extension of the preliminary plat.

Please place these items on the DRB Agenda to be heard on August 8, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

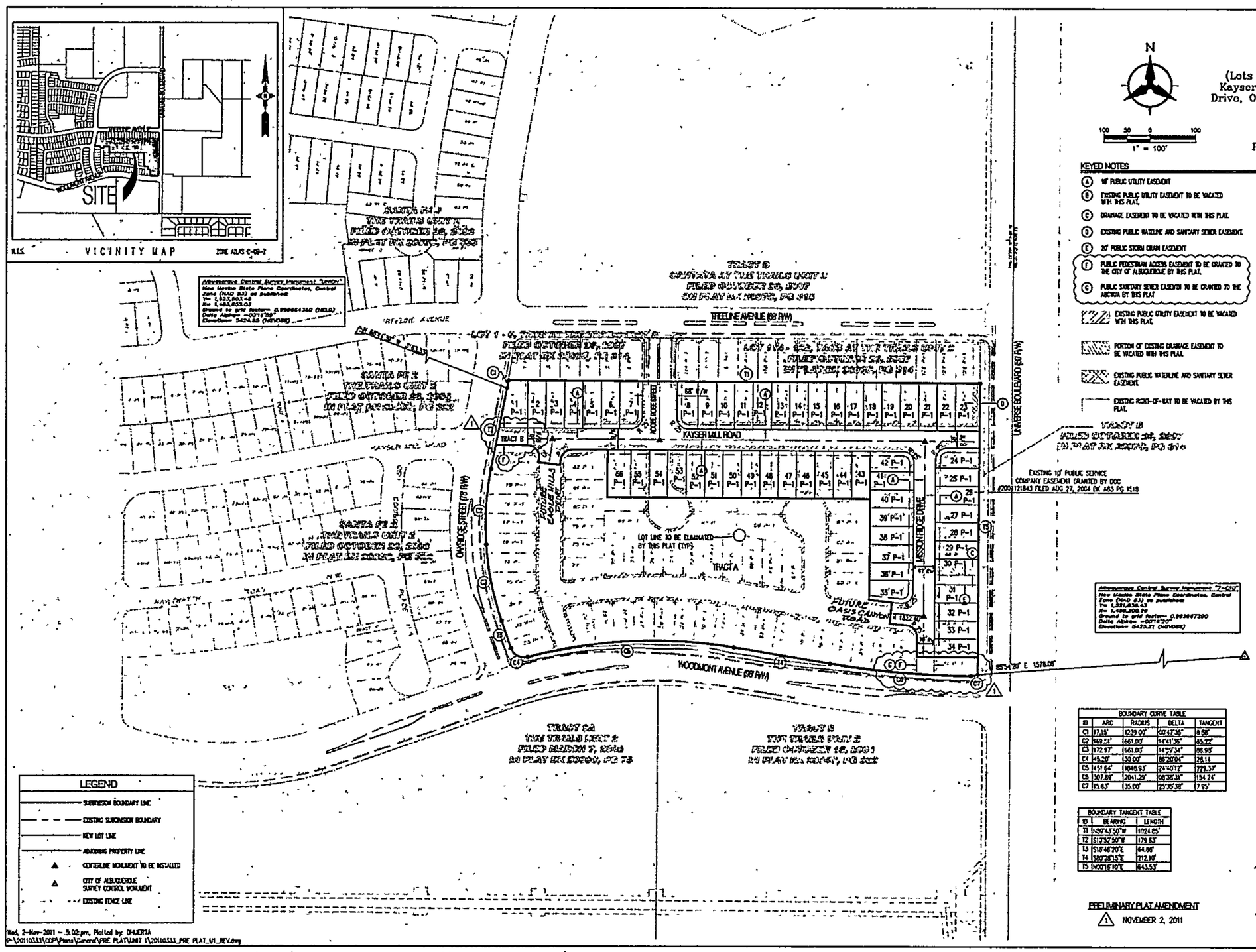
Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Rick Beltramo, Galway Construction
Brian Paul, Real Capital Solutions
Brian Mulqueen, Real Capital Solutions

PRELIMINARY PLAT FOR
TAOS UNIT 1
at the TRAILS

(Lots 7–P1 thru 113–P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



Wed, 2-Nov-2011 – 5:02 pm, Plotted by: DHUERTA
P:\20110333\COP\Plans\General\PRE PLAT\UNIT 1\20110333_PRE PLAT_U1_REV.dwg

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (G) PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE AMOREA BY THIS PLAT
- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

LEGAL DESCRIPTION

Lots 7–P1 thru 113–P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 October 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149629.

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.63 AC
   NUMBER OF LOTS: 56 + 2 TRACT
   PROPOSED DENSITY: 7.70 DU/AC
3. MIN. LOT DIMENSIONS: 40' X 90'
   MINIMUM LOT AREA: 3,600 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 R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO ONYROCK STREET OR UNIVERSE BOULEVARD.
7. TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION
8. TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 1.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	56 + 2 TRACT
DENSITY	7.70 DU/AC

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (●) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB PLS 8232".
3. THE SUBDIVISION 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. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.95'
C4	45.20'	30.00'	86°20'04"	28.14
C5	451.64'	1046.93'	24°40'12"	228.37'
C6	307.89'	2041.29'	08°38'31"	154.24'
C7	15.63'	35.00'	25°35'38"	7.95'

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	N59°43'50"W	1024.65'
T2	S13°53'50"W	179.63'
T3	S18°48'20"E	64.86'
T4	S00°28'15"E	212.10'
T5	N00°16'19"E	643.53'

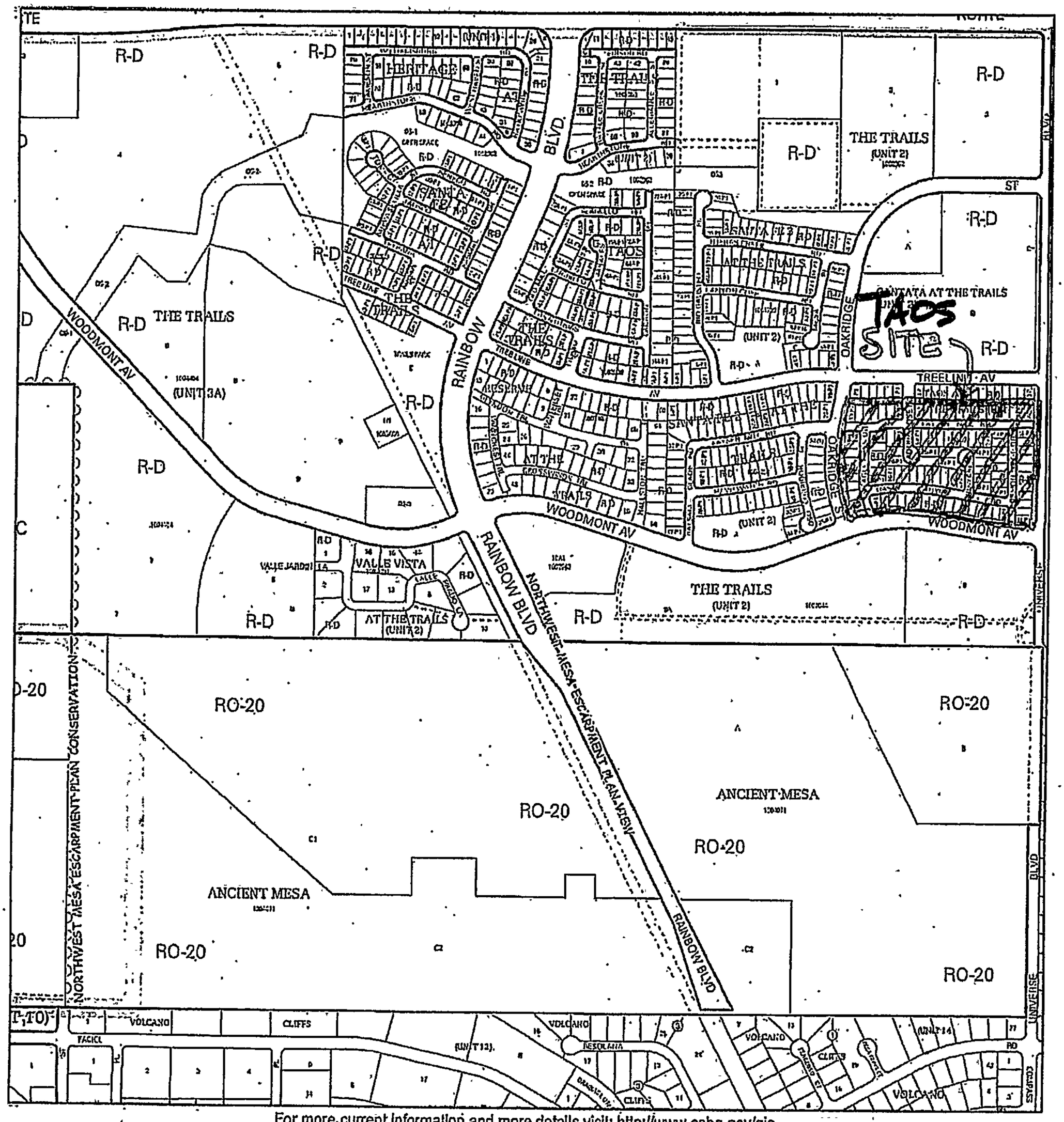
PRELIMINARY PLAT AMENDMENT
1 NOVEMBER 2, 2011

APPROVED

CITY SURVEYOR — DATE 11-7-11

KELLY CALHOUN, VICE PRESIDENT, THE TRAILS, LLC — DATE 10/5/11

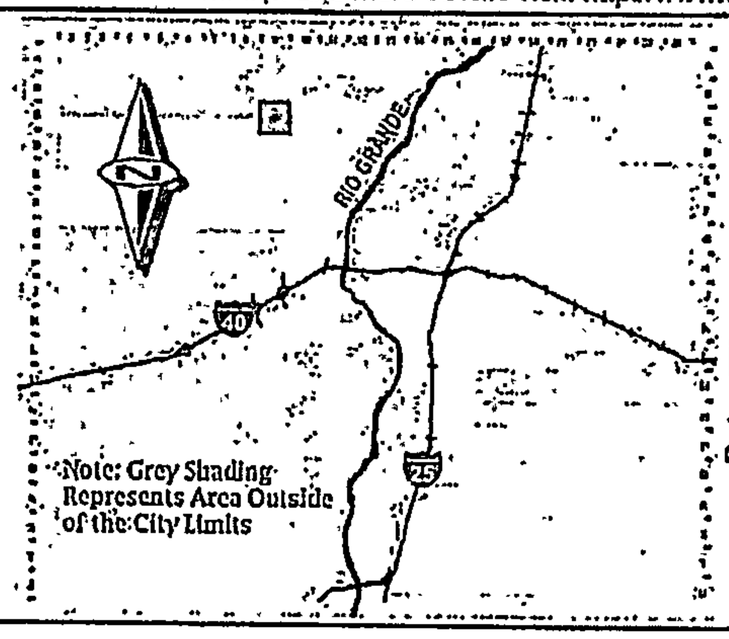
Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

Current DRC
Project No. _____

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008797

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS ~~UNIT 2~~ SJS
(REPLAT OF LOTS 7 THRU 113, TAOS 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							
		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS UNIT 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	/	/	/
		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 30/31	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	KAYSER MILL ROAD	EAGLE HILLS DRIVE	SJS STUB STREET (END) (S/W TO OAKRIDGE)	/	/	/
		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) (S/W TO UNIVERSE SJS 11/30/11)	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" - 30" DIA	RCP W/ MH & INLETS	KAYSER MILL ROAD	MISSION RIDGE DRIVE	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	LOT 28	MISSION RIDGE DRIVE	/	/	/
		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
		~~4" DIA~~ SJS	~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~ SJS	~~TRACT A, TAOS UNIT 1 WATERLINE EASEMENT~~ SJS	~~MISSION RIDGE DRIVE~~ SJS	~~UNIVERSE BLVD~~ SJS	/	/	/
			~~RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION~~ SJS 11/30/11				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KAYSER MILL RD	WEST STUB END	TIE TO EXISTING SANITARY SEWER MH IN MISSION RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE	6/28/2011	11/30/11	6-29-11	C Sandoval csd	11/30/11 6/29/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		11-30-11	06-29-11		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		11/30/11 ABCWUA	06/29/11 DATE	Curtis a Chan CC 11-30-11 CITY ENGINEER	6-29-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

3. **Project# 1008797**
11DRB-70114 VACATION OF PUBLIC EASEMENT
11DRB-70116 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70117 SIDEWALK WAIVER
11DRB-70118 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
11DRB-70119 PRELIMINARY PLAT
11DRB-70120 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 18.8023 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]* **THE BOARD CONCLUDED AN ADVERTISED PUBLIC HEARING ON THE PROPOSED VACATIONS PER SECTION 14-14-7-2(F) OF THE SUBDIVISION ORDINANCE. THE BOARD RECOMMENDS APPROVAL TO THE CITY COUNCIL OF THE PROPOSED VACATIONS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE, BASED ON THE FOLLOWING RECOMMENDED FINDINGS PER SECTIONS 14-14-7-2(A)(1), (B)(1), AND (B)(3) OF THE SUBDIVISION ORDINANCE, AND SUBJECT TO THE FOLLOWING RECOMMENDED CONDITIONS OF APPROVAL PER SECTIONS 14-14-7-2(F)(3)(C) AND 14-14-7-2(F)(4) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1008798**
11DRB-70115 PRELIMINARY PLAT
11DRB-70121 SIDEWALK WAIVER
11DRB-70122 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Lot(s) 7-P1 thru 113-P1, TAOS **AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 7.31 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]* **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/21/11 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/11, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO COMPLIANCE WITH THE REVISIONS TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISON; THE GRADING AND DRAINAGE PLAN SHALL ALSO BE UPDATED AND THE FINAL PLAT SHALL INCLUDE OPEN SPACE NOTE 9 FROM THE SITE PLAN. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE.**

13. **Project# 1007672**
11DRB-70331 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

JOHN SCHIFFER/MASTER HOMECRAFTERS INC. agent(s) for JOHN SCHIFFER/MASTER HOMECRAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30 A & B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D, located on GLENDALE EAST OF BARSTOW (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

14. **Project# 1008797**
11DRB-70323 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9)*[Deferred from 11/16/11]***WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

15. **Project# 1008798**
11DRB-70324 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P-1 THROUGH 113-P-1, Tract(s) TRACT A TAOS UNIT 1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9))*[Deferred from 11/16/11]* **WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

16. **Project# 1005029**
11DRB-70322 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC C/O GARRETT DEV CORP request(s) the above action(s) for all or a portion of Tract(s) B & J & R, **STORMCLOUD (TBK STORMCLOUD SUBDIVISION UNIT 4 AND 5) Unit(s) 3,** zoned SU-2/RL-T, located on TIERRA PINTADA BLVD NW WEST OF UNSER containing approximately 55.243 acre(s). (H-9)*[Deferred from 11/16/11]* **A 15 DAY EXTENSION TO DECEMBER 7 OF THE PRELIMINARY PLAT WAS APPROVED.**

17. Approval of the Development Review Board Minutes for November 16, 2011

Other Matters: None.

ADJOURNED:

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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-Taos, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

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

DESCRIPTION OF REQUEST: Final Plat – Taos Unit 1 at the Trails

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

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

Lot or Tract No. Lots 7-P1 through 113-P1 Block: Unit:

Subdiv/Addn/TBKA: Taos at the Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

1008797, 11DRB-70119, 11DRB-70323

CASE INFORMATION:

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

No. of **existing** lots: 107 No. of **proposed** lots: 56 Total area of site (acres): 14.63

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line 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 [signature] DATE 7/9/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☒ **INTERNAL ROUTING**				
☒ All checklists are complete	12 - DRB - 70195	CMF		$ 20.00
☒ All fees have been collected	- -	SFP		$ Ø
☒ All case #s are assigned	- -			$
☐ AGIS copy has been sent	- -			$
☐ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill	- -			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date July 18, 2012			$ 20.00

[signature] 7-10-12 **Project #** 1008797

Planner signature / date

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X 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
X Copy of recorded SIA
X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X List any original and/or related file numbers on the cover application
X 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**
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__ 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**
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Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)

7/9/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70195
___ - ___ - ___
___ - ___ - ___

7-10-12
Planner signature / date

Project # 1008797

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

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-Taos, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners:** ____

DESCRIPTION OF REQUEST: Final Plat – Taos Unit 1 at the Trails

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

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

Lot or Tract No. Lots 7-P1 through 113-P1 Block: ____ Unit: ____

Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

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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 J Steffen DATE 7/9/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ INTERNAL ROUTING
- ☒ All checklists are complete
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- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
12 - DRB - 70195	CMF		$ 20.00
- -	SFP		$ Ø
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date July 18, 2012

Valerie Baca 7-10-12
Planner signature / date

Project # 1008797

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

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Scott J Steffen
Applicant name (print)

7/9/12
Applicant signature / date

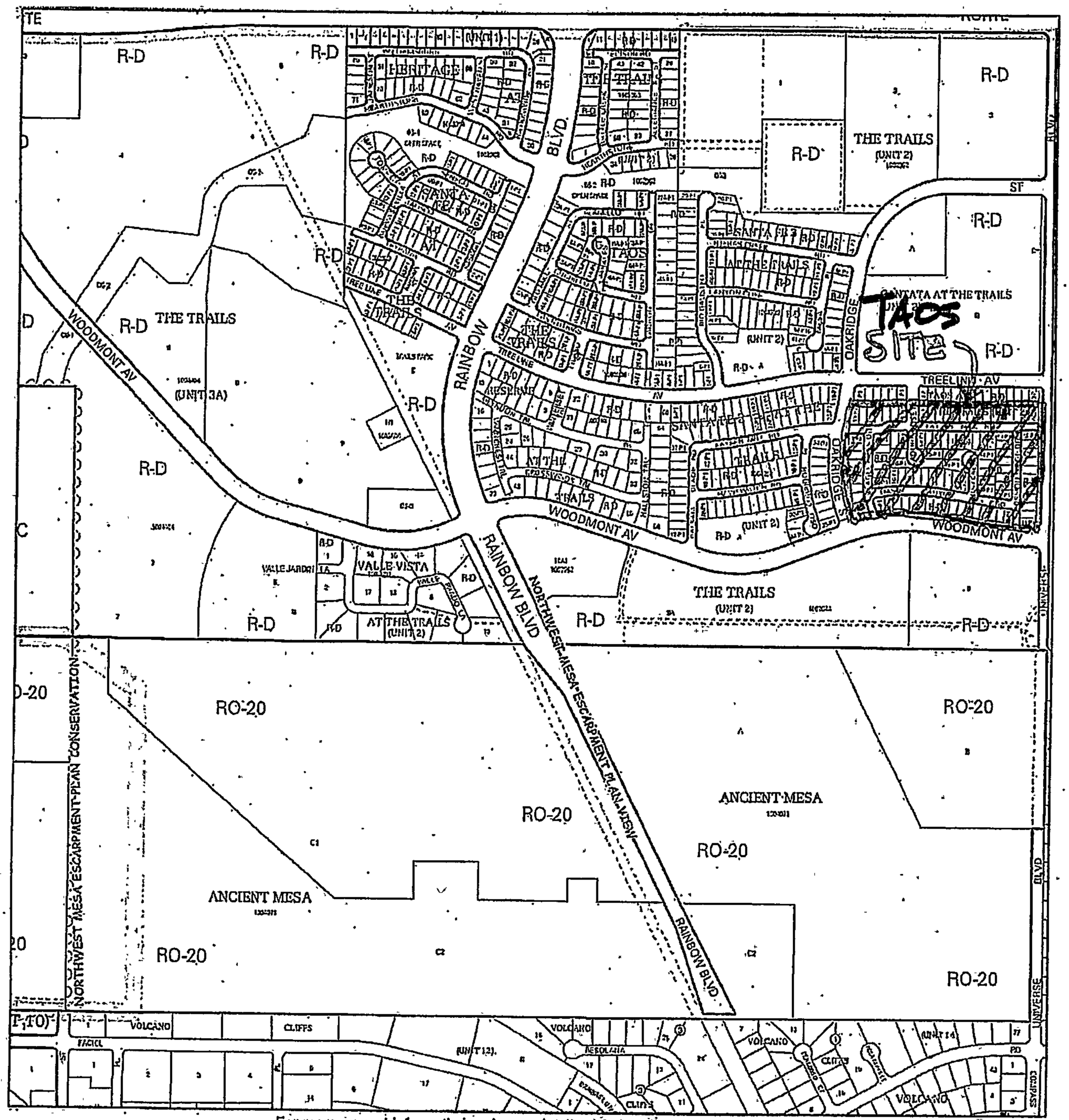
Form revised **October 2007**

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

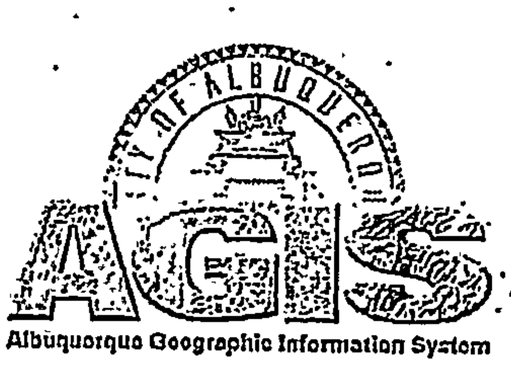
Application case numbers
12 - DRB - 70195
__ - __ - __
__ - __ - __

7-10-12
Planner signature / date

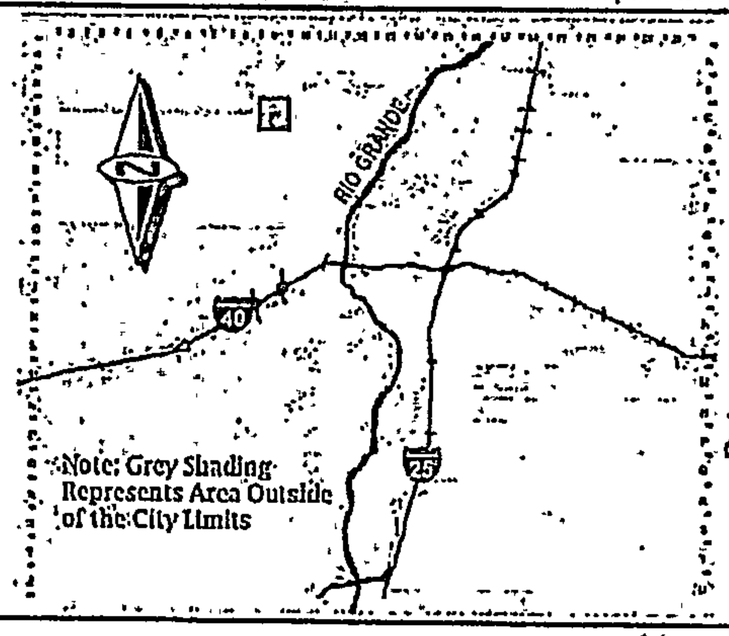
Project # 1008797



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



Map amended through: 1/24/2011



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

July 9, 2012

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

Re: Taos Unit 1 at the Trails – Final Plat (DRB 1008797)

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of the final plat
- Copy of Recorded Final APS Pre-Development Facilities Fee Agreement
- Three (3) copies of the perimeter wall exhibit
- Certificate of No Effect
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project is a resubdivision of existing lots 7-P1 through 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court and a portion of Adobe Rose Place, Taos at the Trails Unit 2, and consists of 57 lots and 1 tract. Access to the site will be from Tree Line Avenue.

Please place this item on the DRB Agenda to be heard on July 18, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

cc: Rick Beltramo, Galway Construction
Brian Mulqueen, RCS

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

1st **AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS**
2-9-2012

City Project # 730077 Taos Unit 1 At The Trails (Onsite, Procedure B)

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on October 28, 2011 which was recorded on October 31, 2011, in the records of the Bernalillo County Clerk in Document No. 2011098762, pages 1 to 9, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Original Agreement was amended by a NA Extension Agreement dated _____ recorded on _____, in Book Misc. _____, pages _____ through _____, as Document No. _____ _____ in the records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Original Agreement was amended by a NA Extension Agreement dated _____ recorded on _____, in Book Misc. _____, pages _____ through _____, as Document No. _____ _____ in the records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

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

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, Financial Guaranty, second paragraph, to read as follows:

   To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty":

Type of Financial Guaranty: Bond # 5048901

Amount: $1,138,595.94

Name of Financial Institution or Surety providing Guaranty:
Bond Safeguard Insurance Co.

Date City first able to call Guaranty (Construction Completion Deadline):
June 29, 2013

If Guaranty other than a Bond, last day City able to call Guaranty is:

Additional information:

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER: RCS-Taos, LLC

By [signature]: Sharon K. Eshima
Name [print]: Sharon K. Eshima
Title: Manager
Dated: 1/19/12

CITY OF ALBUQUERQUE:

By: [signature]
Richard Dourte, City Engineer
Dated: 2-9-12

lyl 2/2/12

kn 02-02-2012

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss
COUNTY OF Boulder)

This instrument was acknowledged before me on this 19TH day of January, 2012 by [name of person] Sharon K. Eshima, [title or capacity, for instance, "President" or "Owner"] Manager of ("Subdivider") RCS - TAOS, LLC, a Colorado limited liability company

(SEAL)

Notary Public

My Commission Expires:
12/14/2013

ANDREA MARQUEZ
Notary Public
State of Colorado

CITY'S NOTARY

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

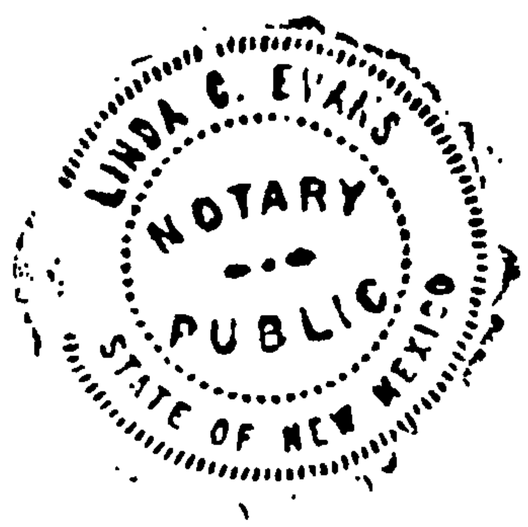
This instrument was acknowledged before me on 9th day of February, 20 12, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires:

10 07-12



FINANCIAL GUARANTY AMOUNT

08/02/2011

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 730077, Taos Unit 1 @ the Trails, Phase/Unit #: 1

Requested By: **Scott Steffen with BHI**

Approved estimate amount:		$712,612.32
Contingency Amount:	10.00%	$71,261.23
Subtotal:		$783,873.55
NMGRT	7.00%	$54,871.15
Subtotal:		$838,744.70
Engineering Fee	6.60%	$55,357.15
Testing Fee	2.00%	$16,774.89
Subotal:		$910,876.75
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$1,138,595.94**

APPROVAL: DATE:

S Woodall 8-2-11

Notes: 10% Contingency, Final Plans and Engineers Estimate Have Not Been Approved, G&D Cert Is Required Prior to Release of F.G.

No. of Lots: 56
Nearest Major Streets
Tree Line Ave. / Universe Blvd.

FIGURE 19

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 730077 Taos Unit 1 at The Trails

THIS AGREEMENT is made this 9th day of February, 2012, 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-Taos, LLC ("Developer"), whose address is 1450 Infinite Drive, Suite E2, Louisville, Colorado, 80027 and whose telephone number is (303) 466-2500 , a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) Colorado Limited Liability Corporation , is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description): Lots 7 thru 113, Taos at The Trails Unit 2 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat): Taos Unit 1 at The Trails ; and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by **June 29 , 2013** ("Sidewalk Construction Deadline").

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

DocN 2012022646 ~/02
03/06/2012 09:44 AM Page: 1 of 4
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Subdivision Bond #** 5048903
Amount: $ **56,676.74**
Name of Financial Institution or
Surety providing Guaranty: Bond Safeguard Insurance Company
Date City first able to call Guaranty (Sidewalk Construction Deadline): **June 29, 2013** .
If Guaranty other than a Bond, last day City able to call Guaranty is: **N/A** , 20___.
Additional Information:_____

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

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

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPER: RCS-Taos, LLC

By (Signature): Sharon K. Eshima
Name: Sharon K. Eshima
Title: Manager
Dated:

CITY OF ALBUQUERQUE:

City Engineer
Dated: 2-9-12

2/7/12

2-17-2012

DEVELOPER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 15th day of September, 2011 by (name of person:) Sharon K. Eshima, (title or capacity, for instance, "President" or "Owner":) Manager of (Developer:) RCS-Taos LLC.

Notary Public

My Commission Expires:
8/4/2012

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8/6/2012

CITY'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 9th day of February, 2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
10-17-12

LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

EXHIBIT "A" ATTACHED

FINANCIAL GUARANTY AMOUNT

08/02/2011

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 730077, Taos Unit 1 @ the Trails, Phase/Unit #: 1

Requested By: **Scott Steffen @ BHI**

Approved estimate amount:		$42,375.13
NMGRT	7.00%	$2,966.26
Subtotal:		$45,341.39
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$56,676.74**

APPROVAL: DATE:

S Woodall 8-2-11

Notes: SDWK Deferral

No. of Units: 56
Nearest Major Streets: Tree line & Universe Blvd.

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
Project No. 730077 Taos Unit 1 at The Trails
(Offsite Traffic Signal, Procedure B-1)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9th day of February, 2012, 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 Taos, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **Colorado Limited Liability Corporation**, whose address is **1450 Infinite Drive, Suite E2, 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.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Lots 7 thru 113, Taos At The Trails Unit 2**, recorded on **10-26-07** in the records of the Bernalillo County Clerk at Document # **2007149699**, pages **1** through **6** (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-Taos, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Taos Unit 1 at The Trails** describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **29th** day of **June**, 20**13** ("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. **730077**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

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03/06/2012 09:44 AM Page: 1 of 12
AGRE R:$25 00 M. Toulouse Oliver, Bernalillo County

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **SurvTek**, and construction surveying of the private Improvements shall be performed by **SurvTek**. 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 **Western technologies, Inc.**, and inspection of the private Improvements shall be performed by **Western technologies, Inc.**, 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 ____**Western Technologies, Inc.**_____, and field testing of the private Improvements shall be performed by ____**Western Technologies, Inc.**____, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

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

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

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: __**Subdivision 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: **June 29, 2013**
[Construction Completion Deadline]: **June 29** 20 **13**
If Guaranty other than a Bond, last day City able to call Guaranty is: **N/A**, 20__.
Additional information: **N/A**

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

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

8. Conveyance of Property Rights. When the Improvements are completed, if the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER: RCS-Taos, LLC

By [Signature]: Shaun K. Eshuma
Name: Shaun K. Eshuma
Title: Manager
Dated:

CITY OF ALBUQUERQUE

City Engineer
Dated: 2-9-12

2/7/12

01-17-2012

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 15th day of September, 20 12 by [name of person:] Shaun K. Eshuma, [title or capacity, for instance, "President" or "Owner":] Manager of [Subdivider:] RCS-Taos, LLC

Notary Public

My Commission Expires:
8/6/2012

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8/6/2012

CITY'S NOTARY

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

This instrument was acknowledged before me on 9th day of February, 20 12 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda C. Evans
Notary Public

My Commission Expires:
10-07-12

LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

Current DRC Project No. 730076
730077

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008798

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 2 AT THE TRAILS UNIT 2
(REPLAT OF LOTS 7 THRU 113, TAOS 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						
730077		48' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
730077			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS 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 B-1; SDWK		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 50/51	/	/	/
730076 B-1; SDWK		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EAGLE HILLS DRIVE	LOT 50/51	OASIS CANYON ROAD	/	/	/
730076 B-1; SDWK		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 B-1; SDWK		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 B-1 SDWK		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 B-1; SDWK		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	/	/	/
730077		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MISSION RIDGE DRIVE (HAMMERHEAD TURNAROUND)	60' 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 (HAMMERHEAD TURNAROUND)	OASIS CANYON ROAD	60' SOUTH OF OASIS CANYON ROAD	/	/	/
730077			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

Unit 2 can't be built until Unit 1 has been constructed and accepted by the COA

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

730010

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS						
730077		18" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF 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 (COA 730084)	/	/	/
730077		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7016)	EAST SIDE OF UNIVERSE BLVD		/	/	/
730077		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
			PUBLIC WATERLINE IMPROVEMENTS						
730076 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 280	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 50	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
730076 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 745	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 150	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 180	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	REMOVE 4" WATERLINE	LOT 30, TAOS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 345	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 725	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 175	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 205	SNOW CREEK COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
			1450						

0

730010

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE 6/28/2011		6-29-11		6/29/11
PREPARED BY: PRINT NAME DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		06-29-11		
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
		06/29/11		6-29-11
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. 730077

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008797

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS ~~UNIT 2~~ SJS
(REPLAT OF LOTS 7 THRU 113, TAOS 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 Const Engineer
		PAVING							
		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS UNIT 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	/	/	/
		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 30/31	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	KAYSER MILL ROAD	EAGLE HILLS DRIVE	SJS STUB STREET (END) (S/W TO OAKRIDGE)	/	/	/
		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) (S/W TO UNIVERSE SJS 11/30/12)	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS						
		18" - 30" DIA	RCP W/ MH & INLETS	KAYSER MILL ROAD	MISSION RIDGE DRIVE	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	LOT 28	MISSION RIDGE DRIVE	/	/	/
		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
			PUBLIC WATERLINE IMPROVEMENTS						
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
		SJS ~~4" DIA~~	SJS ~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	SJS ~~TRACT A, TAOS UNIT 1 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
			~~1. RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION~~ SJS 11/30/11				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KAYSER MILL RD	WEST STUB END	TIE TO EXISTING SANITARY SEWER MH IN MISSION RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE	6/28/2011		6-29-11	C Sandoval csd	11/30/11 6/29/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		11-30-11	06-29-11		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	CC 11-30-11 DATE
Scott Steffen		11/30/11	06/29/11	Curtis a Chan	6-29-11
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

FINANCIAL GUARANTY AMOUNT

08/02/2011

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 730077, Taos Unit 1 @ the Trails, Phase/Unit #: 1

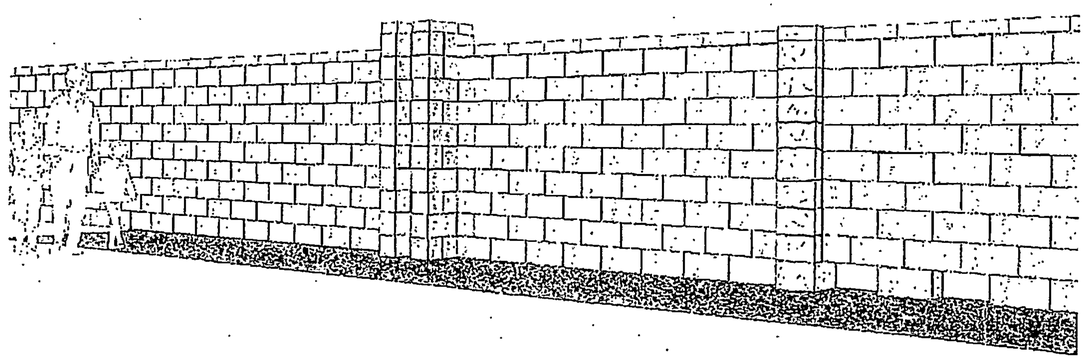
Requested By: **Scott Steffen @ BHI**

TOTAL FINANCIAL GUARANTY REQUIRED **$69,000.00**

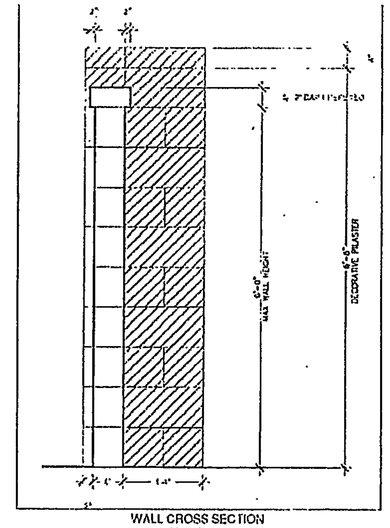
APPROVAL: DATE:

J Woodall 8-2-11

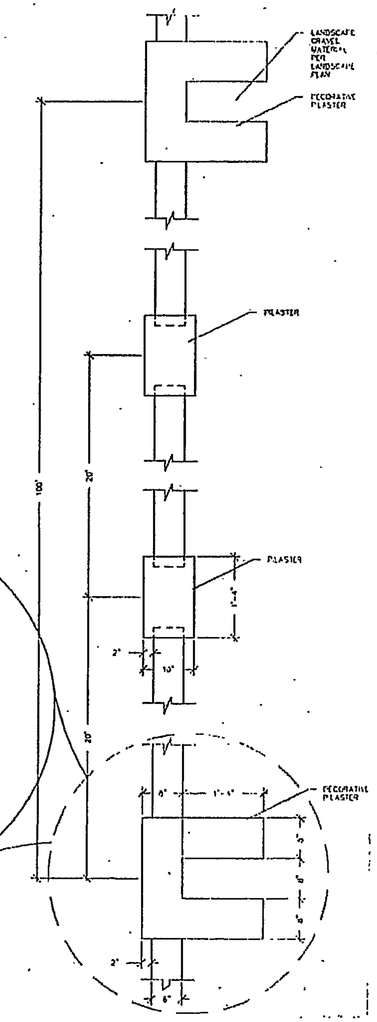
Notes: 1/4 Traffic Signal At Intersection of Woodmont and Universe

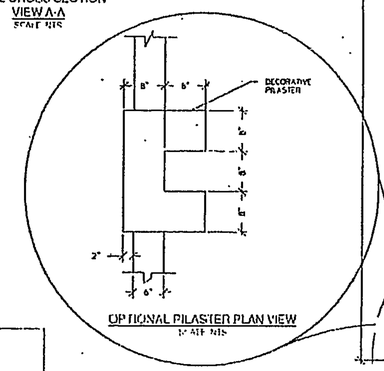


PERSPECTIVE WALL RENDERING

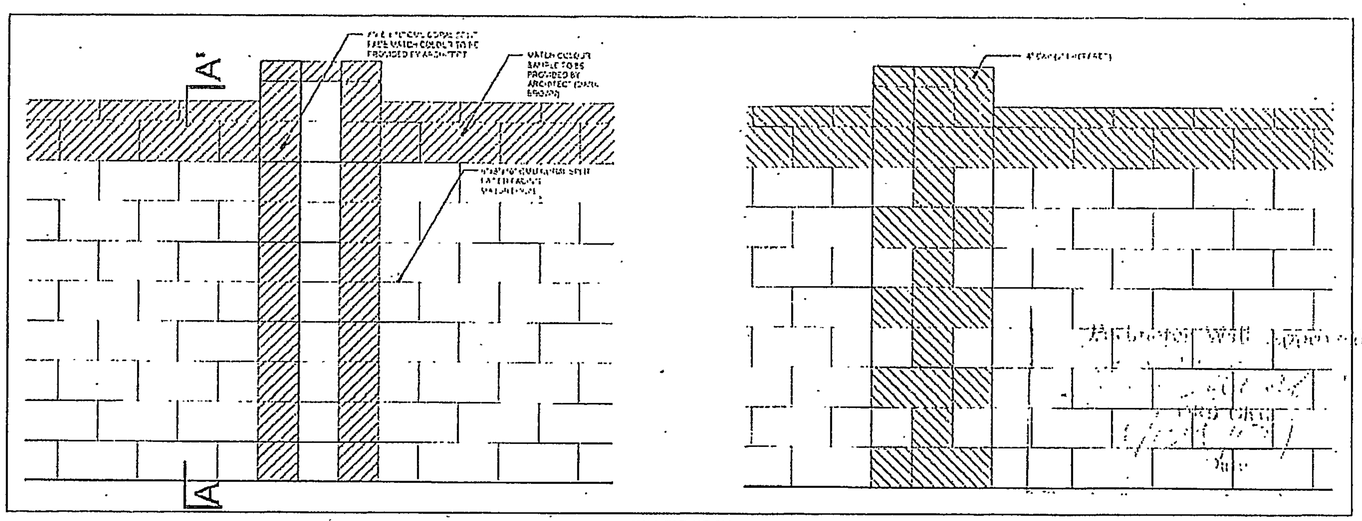


WALL CROSS SECTION
VIEW A-A





OPTIONAL PILASTER PLAN VIEW



WALL ELEVATION

DRB # 397

NEAREST INTERSECTION:
WOODLOUNT AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z

PLAN VIEW

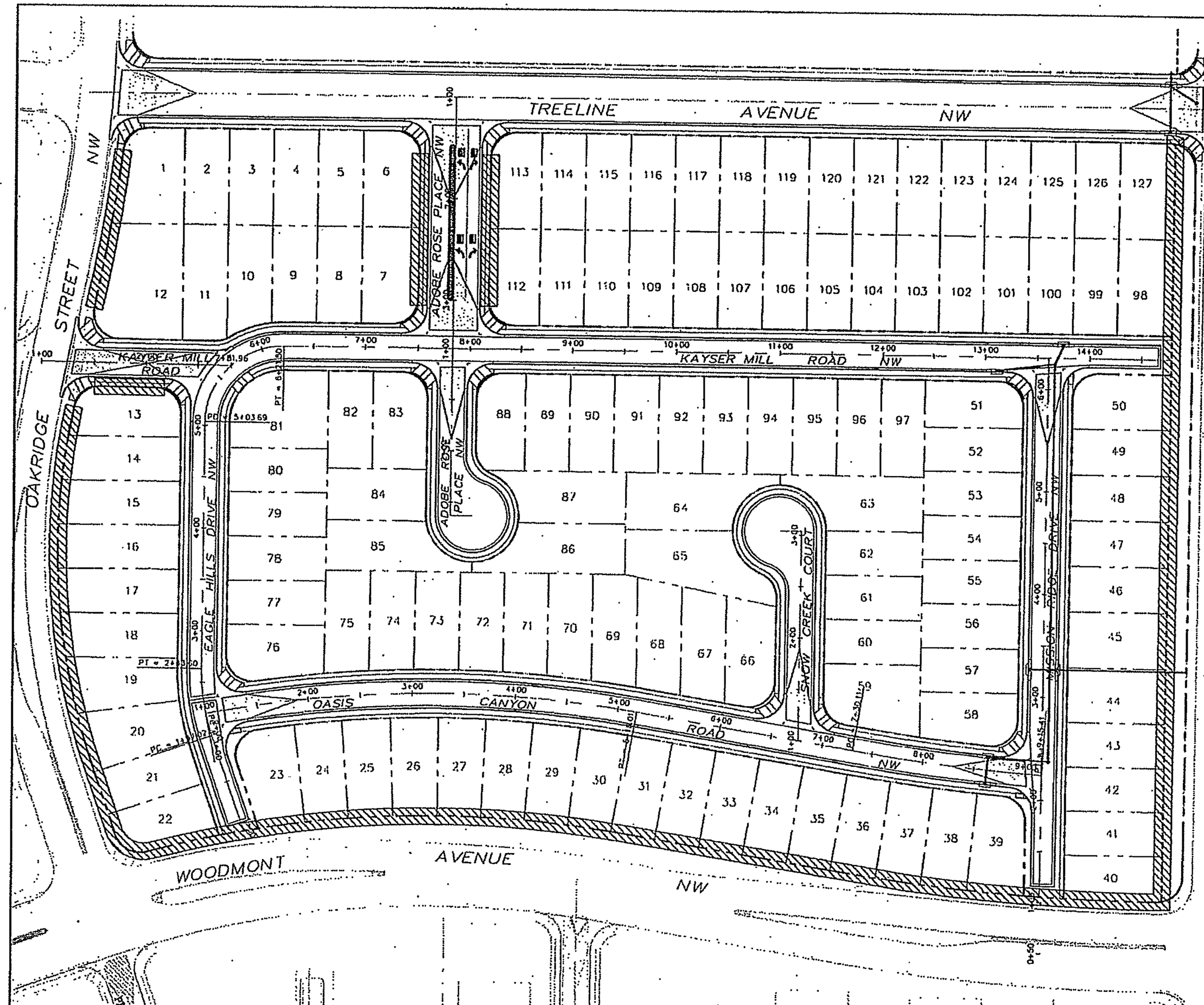
WILSON & COMPANY
2200 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 891 8021

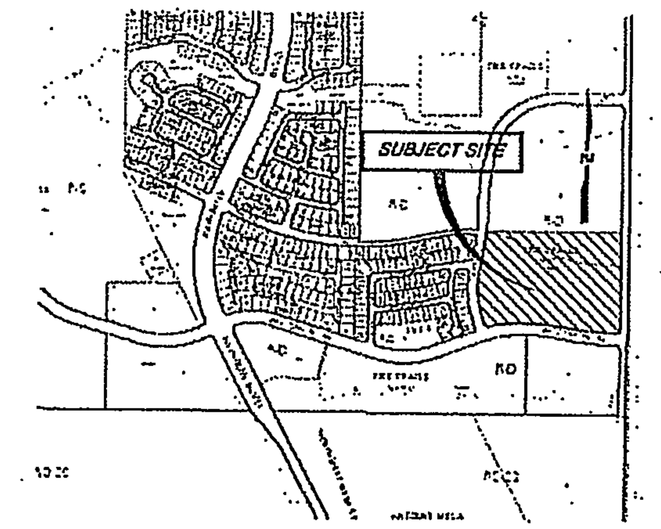
TAOS AT THE TRAILS UNIT 2

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. 0760000100	DATE MARCH 2007
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

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

NTS

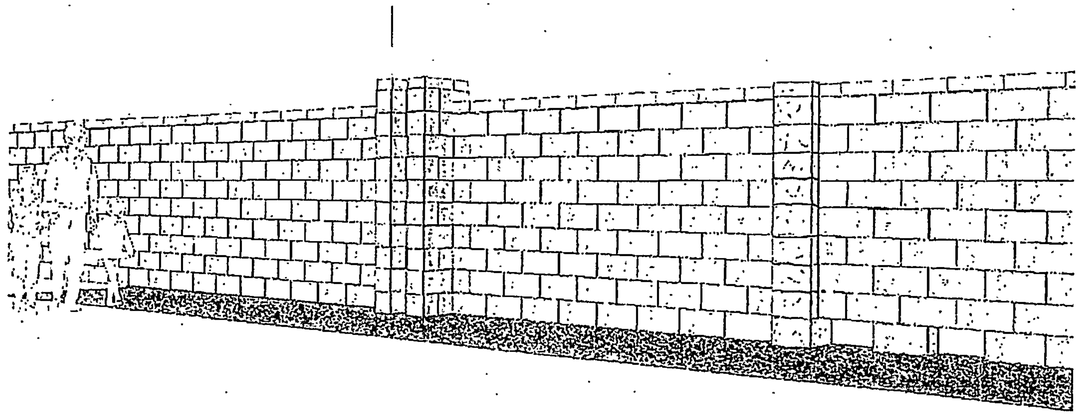
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. 0760000100	DATE MARCH 2007	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 2 OF 2	
CHECK SJS			



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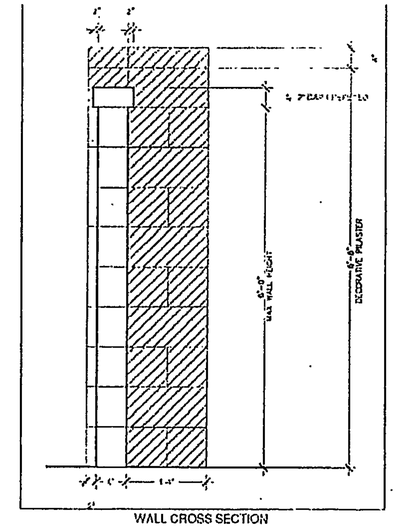
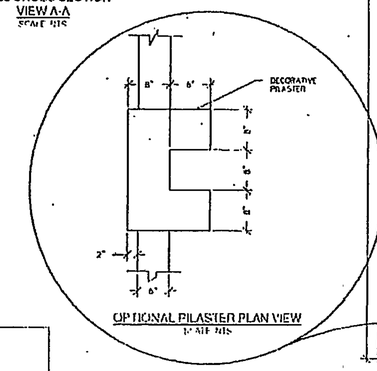
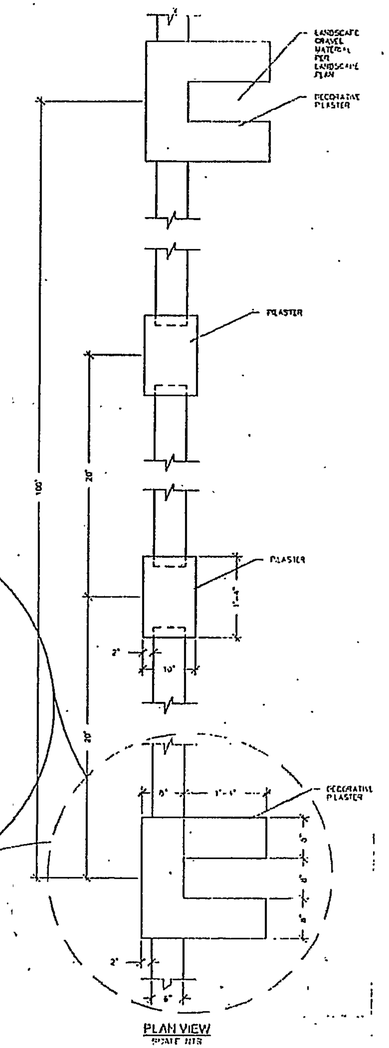


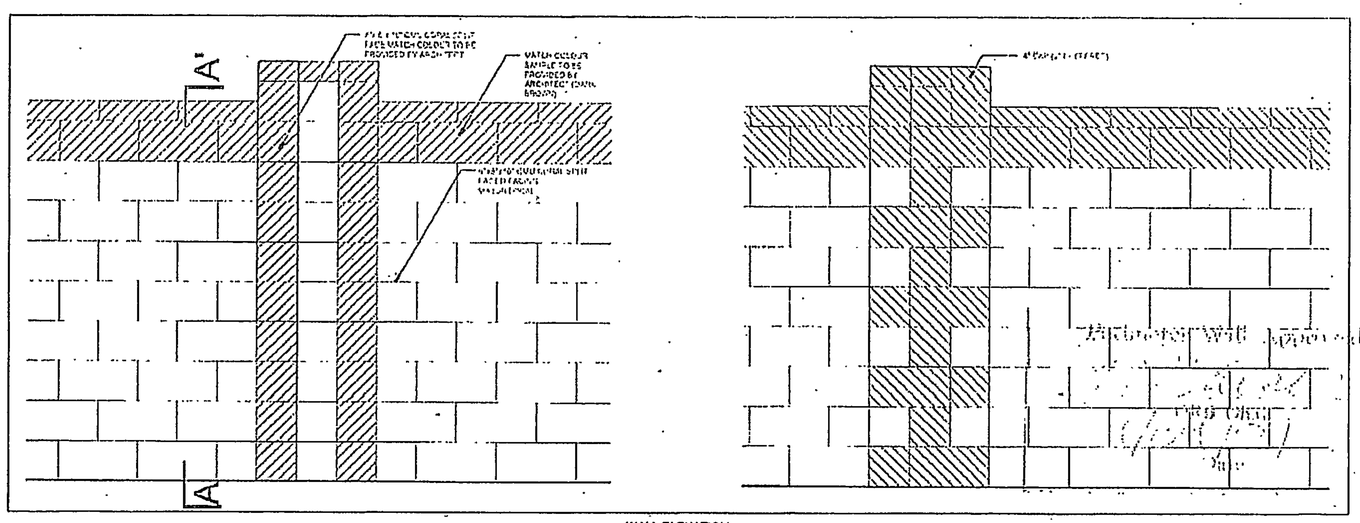
WALL CROSS SECTION
VIEW A-A



OPTIONAL PILASTER PLAN VIEW



PLAN VIEW



WALL ELEVATION

DRB # 397

NEAREST INTERSECTION:
WOODBURY AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z

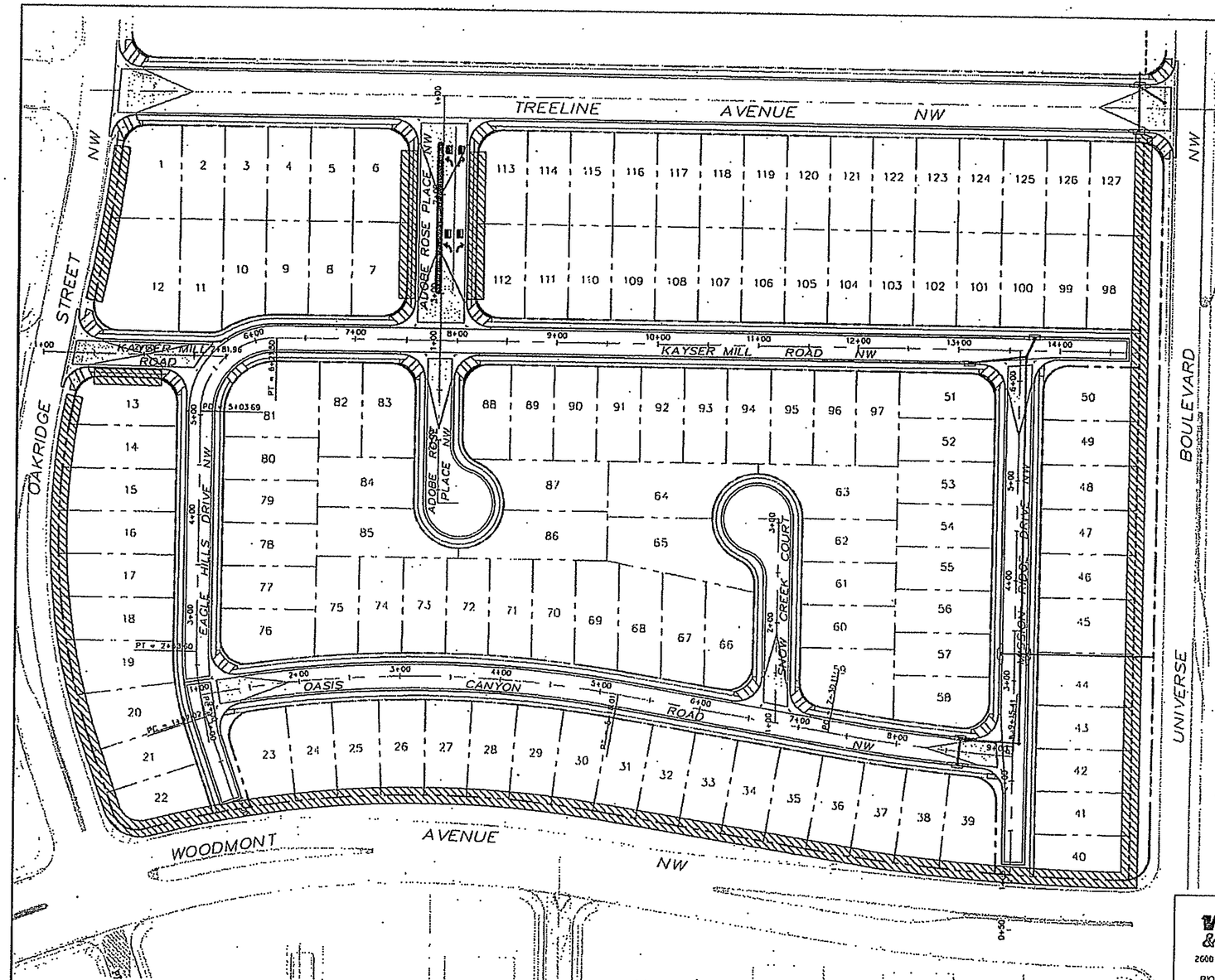
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 891-8041

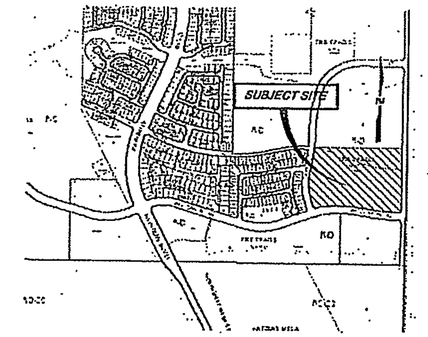
TAOS AT THE TRAILS UNIT 2

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. 0760000100	DATE MARCH 2007
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

DRG #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

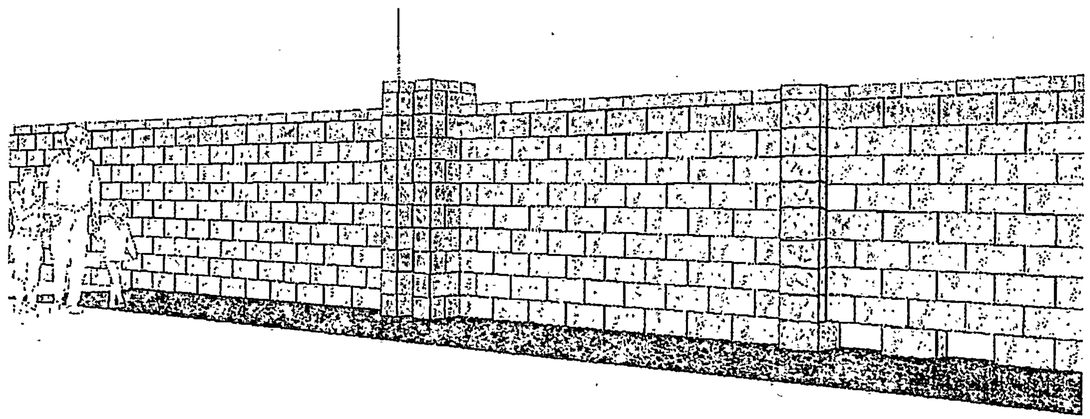
TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

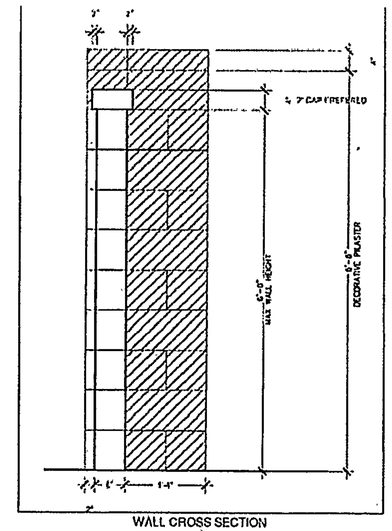
REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. 0760000100	DATE MARCH 2007
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	SJS		

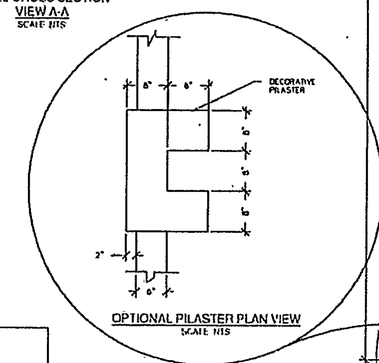
AGENT'S COPY



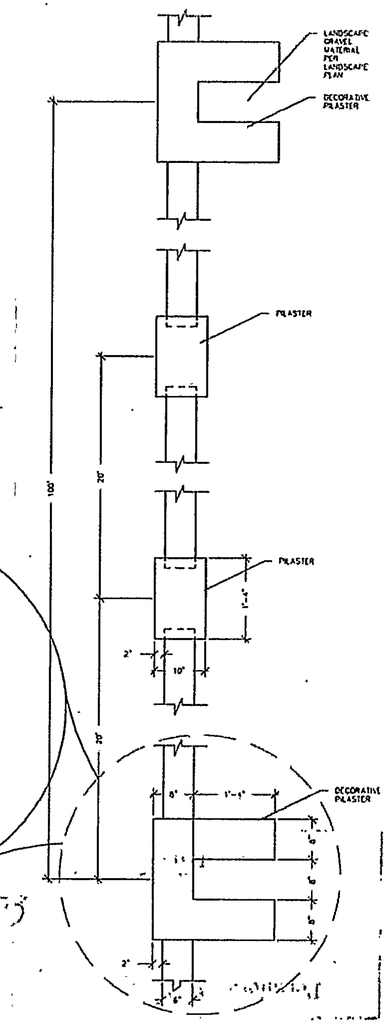
PERSPECTIVE WALL RENDERING
SCALE: NTS



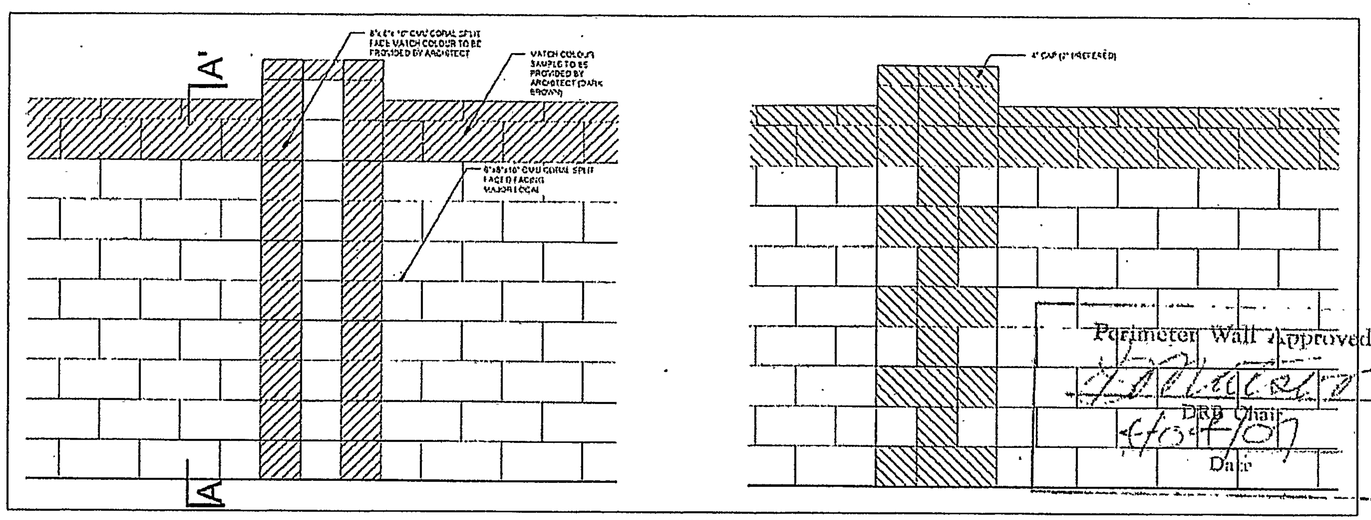
WALL CROSS SECTION
VIEW A-A
SCALE: NTS



OPTIONAL PILASTER PLAN VIEW
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

DRB # 1-0390

NEAREST INTERSECTION:
WOODLIGHT AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z

Perimeter Wall Approved
4/26/07
DRB Chair
4/26/07
Date

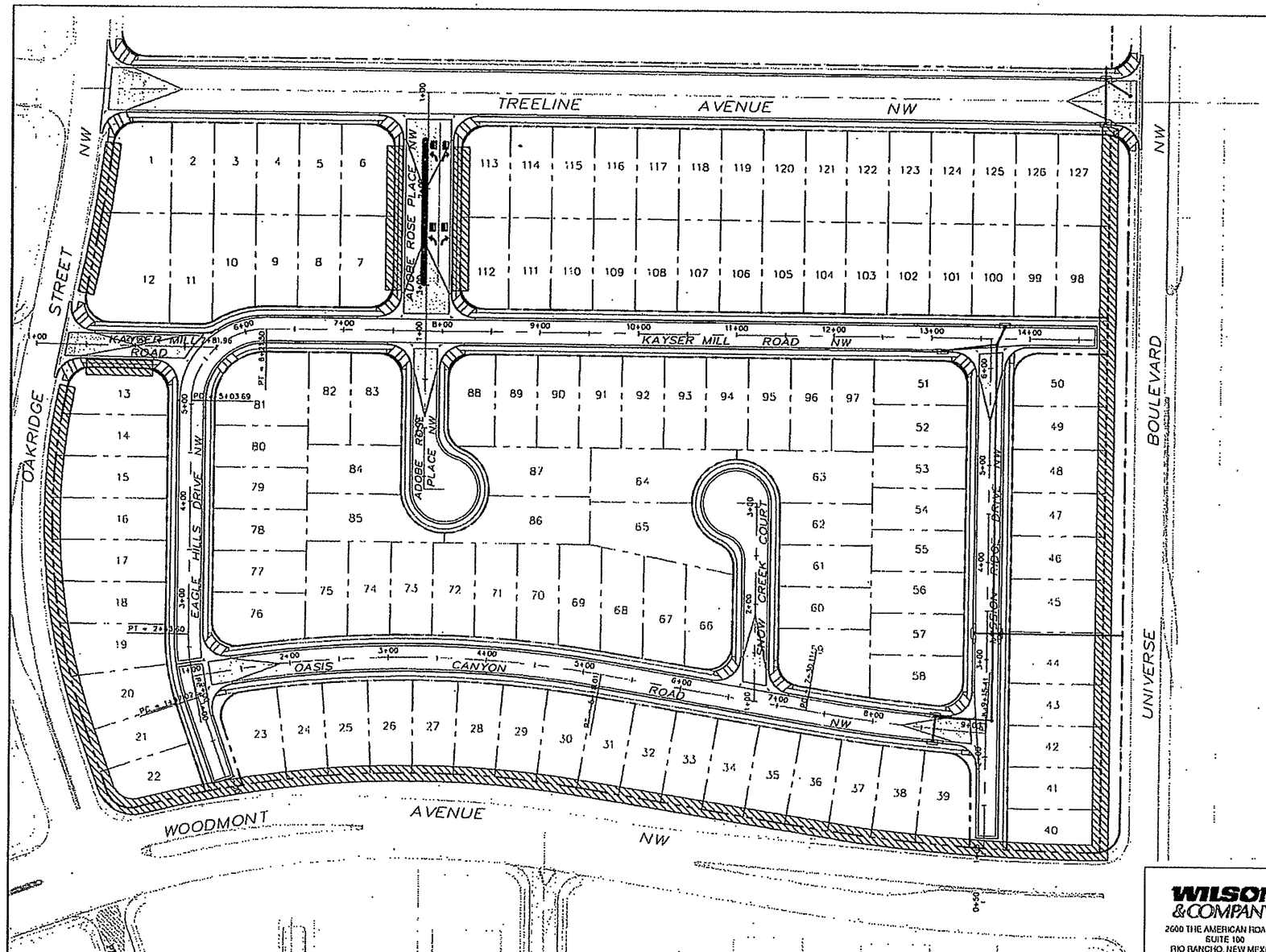
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898 8021

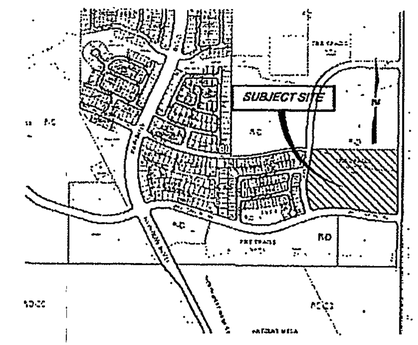
TAOS AT THE TRAILS UNIT 2

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. 0760000100	DATE MARCH 2007
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

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

REVISIONS NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. 0760000100	DATE MARCH 2007	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 2 OF 2	
CHECK SJS			

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

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

May 4, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	**1003973**
Case Number(s):	
Agent:	**Bohannan Huston Inc.**
Applicant:	**Taos at The Trails, Inc.**
Legal Description:	**Lots 7-113, Taos at The Trails, Unit 2**
Zoning:	**R-D**
Acreage:	**Approximately 14.63 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. Project was approved for Preliminary Plat in 2007. Project was mass graded in 2007 prior to enactment of the Archaeological Ordinance, with 4' to 6' of fill material imported to the site. Project was platted in October of 2007. Construction of a portion of the project was started in 2007. Tree Line Ave. was completed, and has been accepted by the city.

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

DRB Project # 1008797

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
Galway Construction, Inc. ("Developer") effective as of this 16 day of February, 2012, and pertains to the subdivision commonly known as Taos Unit 1 at The Trails, and more particularly described as Taos Unit 1 at The Trails, Lots 1-56

(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

Doc# 2012019669
02/27/2012 04:38 PM Page: 1 of 13
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

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;

DRB Project # 1008797

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 # 1008797

APS Cluster Volcano Vista

Signature 2/16/12 Date

Kelly Calhoun, President
Name (typed or printed) and title

Galway Construction, Inc.
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 02/16/2012, by Kelly Calhoun _____ as President of Galway Construction, Inc a corporation.

OFFICIAL SEAL
Jacqueline Vargas
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10-1-2012

(Seal)

Notary Public

My commission expires: 10-1-2012

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 24, 2012, by Kizito Wijenje _____ as Director of Capital Master 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.

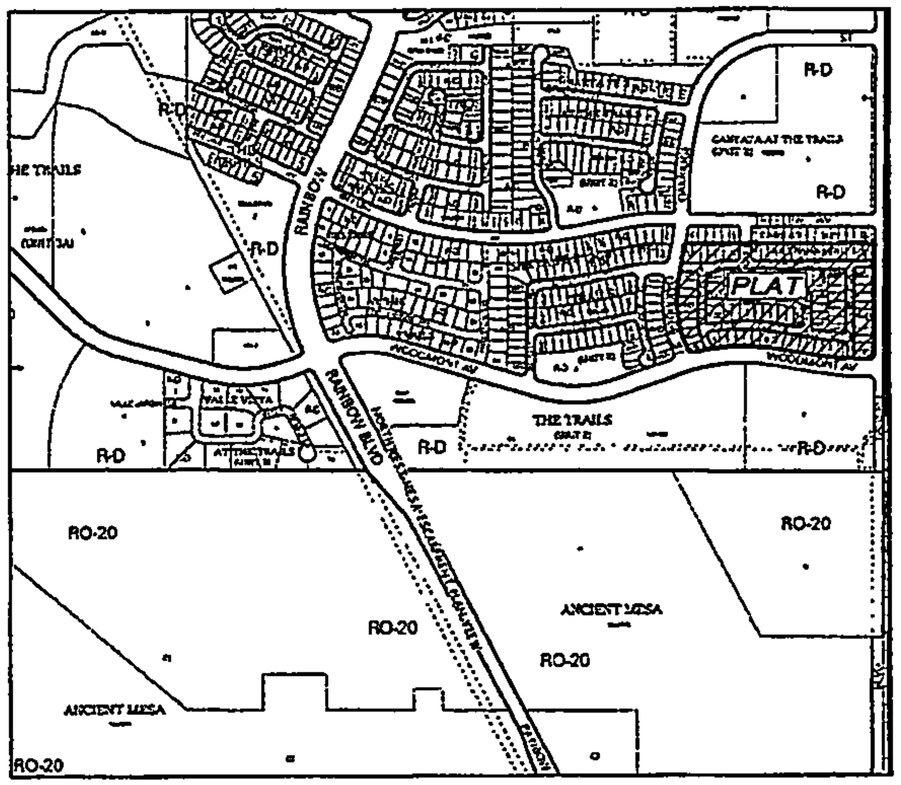
OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-31-2015

Notary Public

My commission expires: May 31, 2015

Lot	Address	Legal Description
1	6847 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 1
2	6843 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 2
3	6839 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 3
4	6835 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 4
5	6831 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 5
6	6827 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 6
7	6823 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 7
8	6815 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 8
9	6811 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 9
10	6809 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 10
11	6805 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 11
12	6801 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 12
13	6739 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 13
14	6735 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 14
15	6731 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 15
16	6727 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 16
17	6723 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 17
18	6719 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 18
19	6715 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 19
20	6711 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 20
21	6709 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 21
22	6705 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 22
23	6701 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 23
24	8944 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 24
25	8940 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 25
26	8936 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 26
27	8932 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 27
28	8928 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 28
29	8924 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 29
30	8920 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 30
31	8916 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 31
32	8912 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 32
33	8908 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 33
34	8904 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 34
35	8915 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 35
36	8919 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 36
37	8923 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 37
38	8927 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 38
39	8931 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 39
40	8935 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 40
41	8939 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 41
42	8943 Mission Ridge Drive NW	Taos Unit 1 at The Trails, Lot 42
43	6724 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 43
44	6728 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 44
45	6732 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 45
46	6736 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 46

Lot	Address	Legal Description
47	6740 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 47
48	6744 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 48
49	6800 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 49
50	6804 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 50
51	6808 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 51
52	6812 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 52
53	6816 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 53
54	6820 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 54
55	6824 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 55
56	6828 Kayser Mill Road NW	Taos Unit 1 at The Trails, Lot 56



VICINITY MAP

Not to Scale

GENERAL NOTES

1. Bearings 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 field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged 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 PC's, PT's, angle points and street intersections and shown thus Ⓐ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
9. City of Albuquerque Zone Atlas Page C–9.

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 11DRB–70116 3.6483 Ac.
5. Public Street right of way dedicated by this plat 1.8080 Ac.
6. Gross Subdivision acreage: 14.6337 acres.
7. Mileage of streets created: 0.33 mile

SHEET INDEX

SHEET 1 Approvals, General Notes, Purpose of plat
SHEET 2 Legal Description, Free 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

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer 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 ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and 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 free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

1. Show the Public right of ways Vacated by 11DRB–70116 and the Public Utility easements Vacated by 11DRB–70114.
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 hereon.
4. Grant the New Public Utility Easements as shown hereon.
5. Tract B will be conveyed to The Trails Community Association by a separate document. Said tract shall be maintained by said Trails Community Association.

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
December 4, 2011

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
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

PROJECT NUMBER:

Application Number:

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico Date

New Mexico Gas Company Date

Qwest Corporation d/b/a CenturyLink QC. Date

Comcast Date

CITY APPROVALS:

City Surveyor
Department of Municipal Development Date

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

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

110146_UNIT 1 PLAT.dwg

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

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2011

LEGAL DESCRIPTION

All 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 projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 October 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699 more patricularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described, a point on the Easterly right of way line of Oakridge Street N.W. and the Southwest corner of Lot 1-P1, Taos at The Trails Unit 2 whence the Albuquerque Control Survey Monument "UNION" bears N 69° 03' 01" W, 3160.16 feet distant; Thence,

S 89° 43' 50" E ,	1024.85 feet to a point on the Westerly line of Tract B, Taos At The Trails Unit 2, said point also being the Southeast corner of Lot 128 P-1, Taos At the Trails Unit 2; Thence,
S 00° 16' 10" W ,	643.53 feet along said Westerly line of Tract B to the Southwest corner of said Tract B and a point on the Northerly right of way line of Woodmont Avenue N.W; Thence Southwesterly and Northwesterly along said Northerly right of way line of Woodmont Avenue N.W. for the following five (5) courses:
Southwesterly ,	15.63 feet on the arc of a curve to the right (said curve having a radius of 35.00 feet, a central angle of 25° 35' 38" and a chord which bears S 77° 41' 22" W, 15.50 feet) to a point of compound curvature; Thence,
Northwesterly ,	307.92 feet on the arc of a curve to the right (said curve having a radius of 1951.00 feet, a central angle of 09° 02' 34" and a chord which bears N 84° 59' 32" W, 307.60) feet to a point of tangency; Thence,
N 80° 28' 15" W ,	212.10 feet to a point of curvature; Thence,
Southwesterly ,	451.64 feet on the arc of a curve to the left (said curve having a radius of 1049.00 feet, a central angle of 24° 40' 06" and a chord which bears S 87° 11' 42" W, 448.16 feet) to a point of reverse curvature; Thence,
Northwesterly ,	45.20 feet on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 86° 20' 01" and a chord which bears N 61° 58' 20" W, 41.05 feet) to a point of tangency on the Easterly right of way line of Oakridge Street N.W; Thence Northwesterly and Northeasterly along said Easterly right of way line of Oakridge Street N.W. for the following four (4) courses:
N 18° 48' 20" W ,	64.66 feet to a point of curvature; Thence,
Northwesterly ,	342.48 feet on the arc of a curve to the right (said curve having a radius of 661.00 feet, a central angle of 29° 41' 11" and a chord which bears N 03° 57' 45" W, 338.66 feet) to a point of tangency; Thence,
N 10° 52' 50" E ,	179.63 feet to a point of curvature; Thence,
Northeasterly ,	17.15 feet on the arc of a curve to the left (said curve having a radius of 1239.00 feet, a central angle of 00° 47' 35" and a chord which bears N 10° 29' 03" E, 17.15 feet) to the point of beginning of the parcel herein described.

Said parcel contains 14.6337 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "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 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

RCS-Taos, LLC, a Colorado limited liability company

By: _____

Sharon K. Eshima, Manager

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF_____ SS

The foregoing instrument was acknowledged before me this _____

day of _____, 2011, by Sharon K. Eshima, Manager

of RCS-Taos, LLC.

_____ My commission expires _____

Notary Public

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

APS AGREEMENT

The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2011 in Book _____ Page _____.

110146_UNIT 1 PLAT.dwg

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

VACATED PUBLIC STREETS, EASEMENTS AND LOTS

Existing Public Street right of way Vacated by 11DRB-70116 (Cross hatched area- 3.6483 Ac.)

All Existing Public Utility Easements within the plat boundaries as shown hereon are Vacated by 11DRB-70114.

All Existing Lots and interior lot lines within the plat boundaries as shown hereon are hereby Vacated 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)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

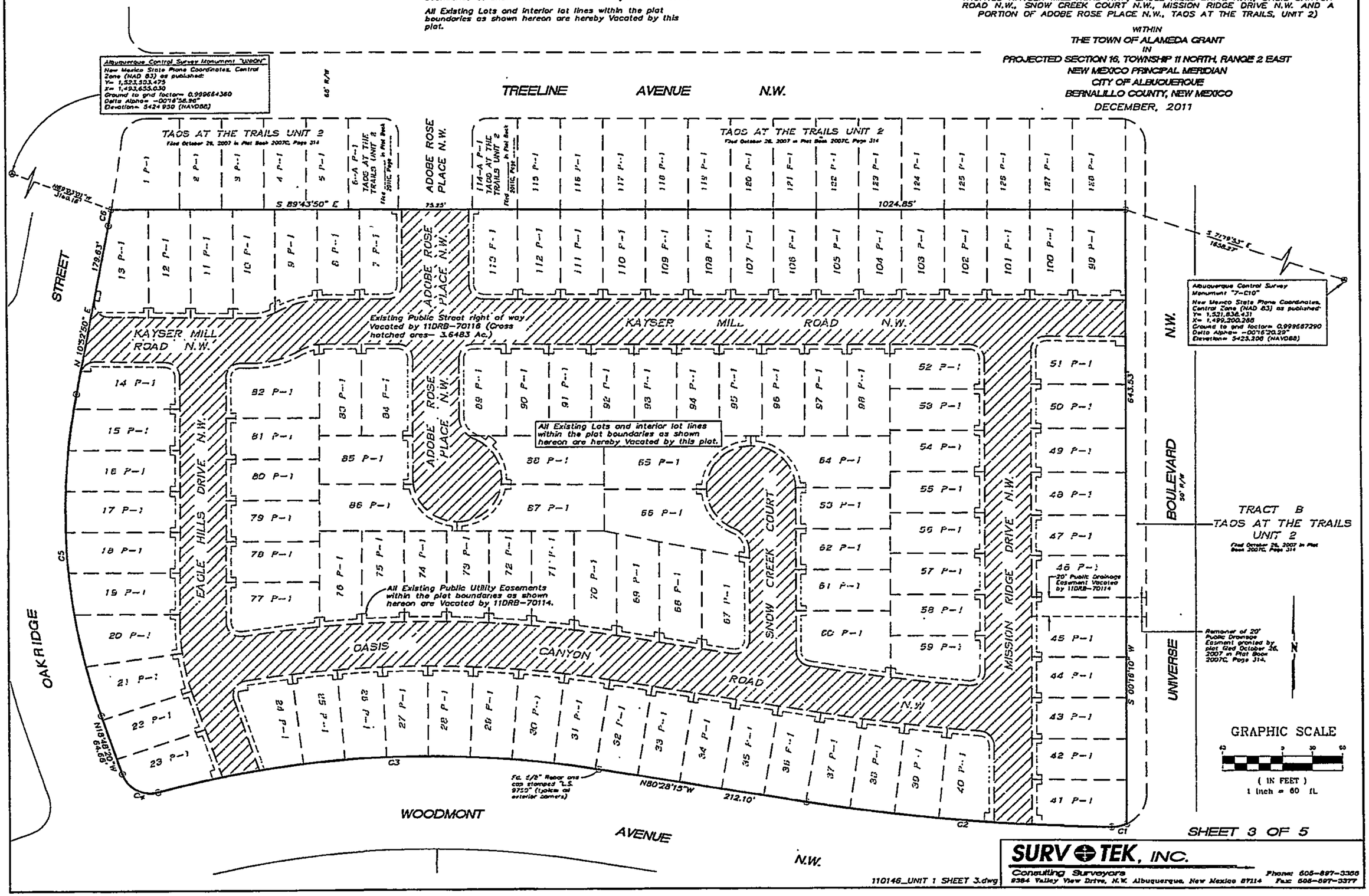
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

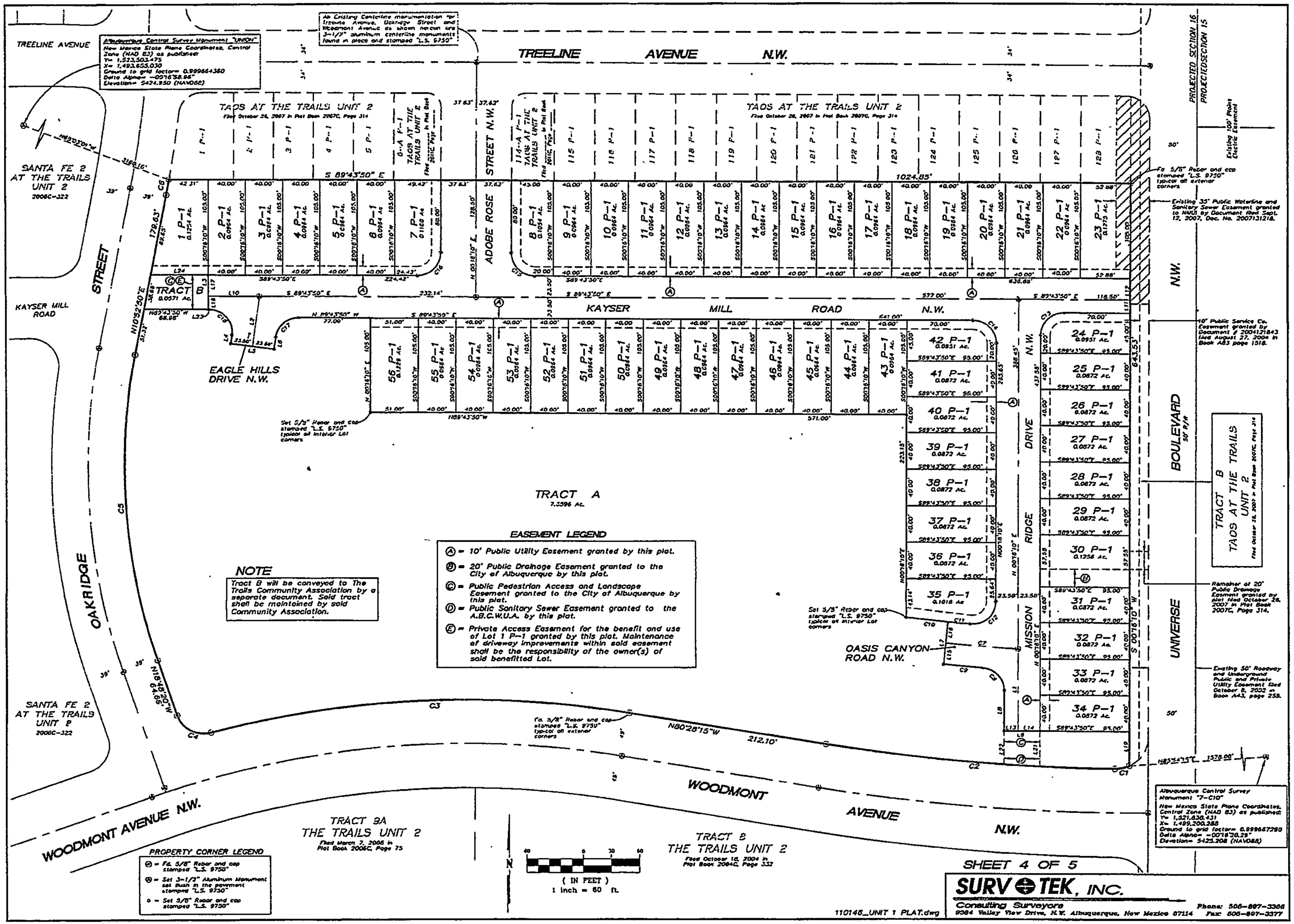
DECEMBER, 2011



SHEET 3 OF 5

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

110146_UNIT 1 SHEET 3.dwg


TREELINE AVENUE N.W.
TAOS AT THE TRAILS UNIT 2
SANTA FE 2 AT THE TRAILS UNIT 2
KAYSER MILL ROAD N.W.
EAGLE HILLS DRIVE N.W.
ADOBE ROSE STREET N.W.
OAKRIDGE STREET
MISSION RIDGE DRIVE N.W.
OASIS CANYON ROAD N.W.
UNIVERSE BOULEVARD
WOODMONT AVENUE N.W.
TRACT A 7.3596 Ac.
TRACT B 0.0571 Ac.
TRACT 9A THE TRAILS UNIT 2
TRACT 8 THE TRAILS UNIT 2
PROJECTED SECTION 16
PROJECTED SECTION 15
NOTE
Tract B will be conveyed to The Trails Community Association by a separate document. Said tract shall be maintained by said Community Association.
EASEMENT LEGEND
Ⓐ = 10' Public Utility Easement granted by this plat.
Ⓑ = 20' Public Drainage Easement granted to the City of Albuquerque by this plat.
Ⓒ = Public Pedestrian Access and Landscape Easement granted to the City of Albuquerque by this plat.
Ⓓ = Public Sanitary Sewer Easement granted to the A.B.C.W.U.A. by this plat.
Ⓔ = Private Access Easement for the benefit and use of Lot 1 P-1 granted by this plat. Maintenance of driveway improvements within said easement shall be the responsibility of the owner(s) of said benefitted Lot.
PROPERTY CORNER LEGEND
⊙ = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
⊗ = Set 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"
○ = Set 5/8" Rebar and cap stamped "L.S. 9750"
(IN FEET)
1 inch = 60 ft.
SHEET 4 OF 5
SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377
110146_UNIT 1 PLAT.dwg

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

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2011

LINE TABLE

LINE	LENGTH	BEARING
L1	90.63	N00°16'10"E
L2	55.88	N07°44'57"E
L3	38.00	S00°16'10"W
L4	9.67	S07°44'57"W
L5	47.00	S82°15'03"E
L6	13.33	N07°44'57"E
L7	47.00	N05°51'08"E
L8	44.81	S00°16'10"W
L9	38.00	S89°43'50"E
L10	54.90	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°51'08"E
L16	23.50	N05°51'08"E
L17	23.50	N00°16'10"E
L18	14.50	N00°16'10"E
L19	37.95	S00°16'05"W
L21	39.39	N00°16'10"E
L22	37.32	N00°16'10"E
L23	0.80	S89°43'50"E
L24	61.86	N89°43'50"W

CURVE TABLE

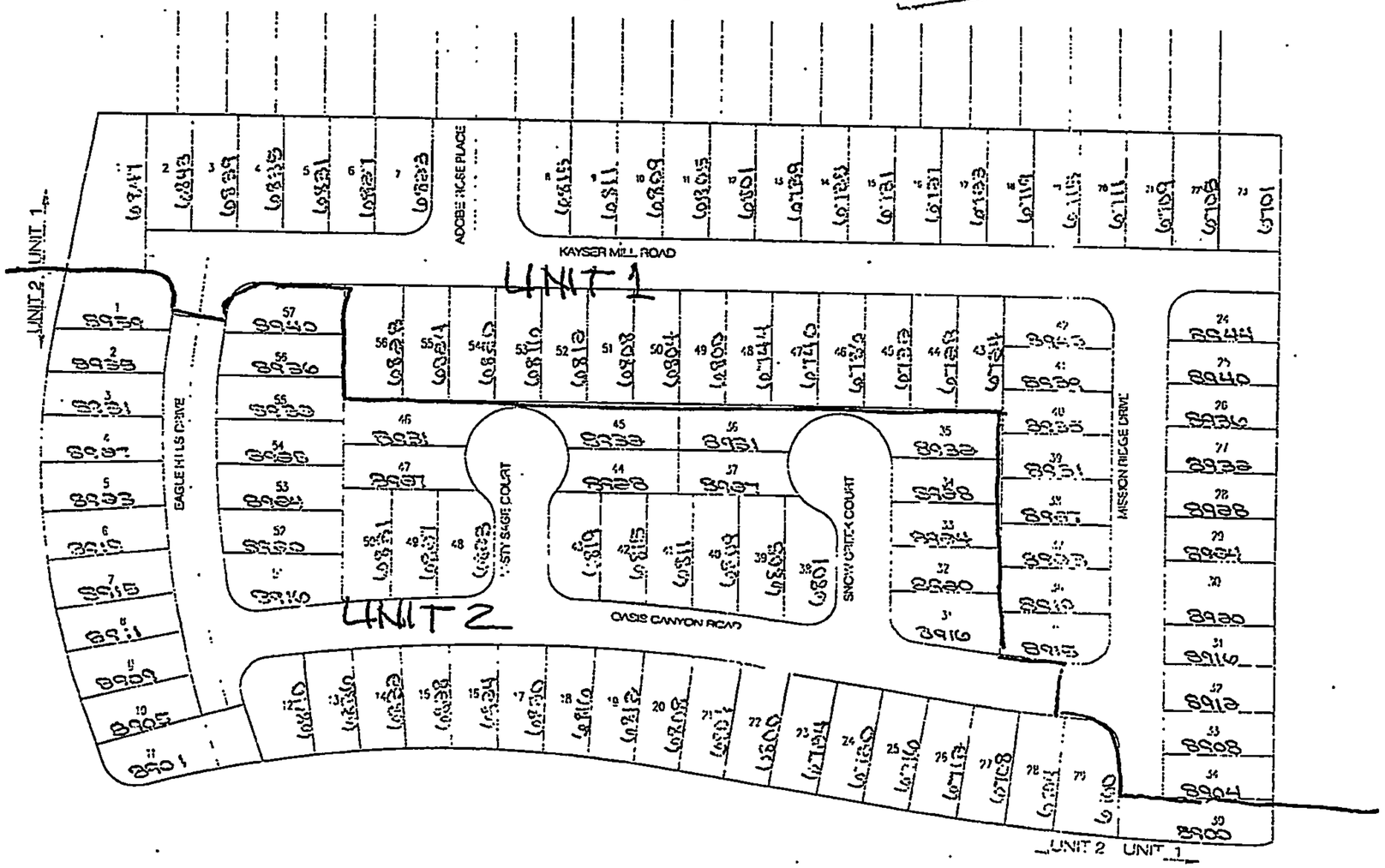
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.63'	35.00'	7.95'	15.50'	S77°41'22"W	25°35'38"
C2	307.92'	1951.00'	154.28'	307.60'	N84°59'32"W	9°02'34"
C3	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C4	45.20'	30.00'	28.14'	41.05'	N61°58'20"W	86°20'01"
C5	342.48'	661.00'	175.18'	338.66'	N03°57'45"W	29°41'11"
C6	17.15'	1239.00'	8.58'	17.15'	N10°29'03"E	0°47'35"
C7	76.74'	1822.40'	38.38'	76.73'	S85°02'23"E	2°24'46"
C8	37.26'	25.00'	23.07'	33.91'	N42°25'38"W	85°23'36"
C9	41.45'	1845.90'	20.72'	41.45'	S84°28'51"E	1°17'11"
C10	44.61'	1798.90'	22.30'	44.60'	S83°07'08"E	1°25'15"
C11	23.56'	1798.90'	11.78'	23.56'	N84°12'16"W	0°45'01"
C12	41.52'	25.00'	27.35'	36.91'	N47°50'42"E	95°09'03"
C13	39.27'	25.00'	25.00'	35.36'	S45°16'10"W	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N44°43'50"W	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	S44°43'50"E	90°00'00"
C16	39.27'	25.00'	25.00'	35.36'	N45°16'10"E	90°00'00"
C17	36.01'	25.00'	21.93'	32.97'	S49°00'33"W	82°31'13"
C18	42.53'	25.00'	28.50'	37.59'	N40°59'27"W	97°28'47"

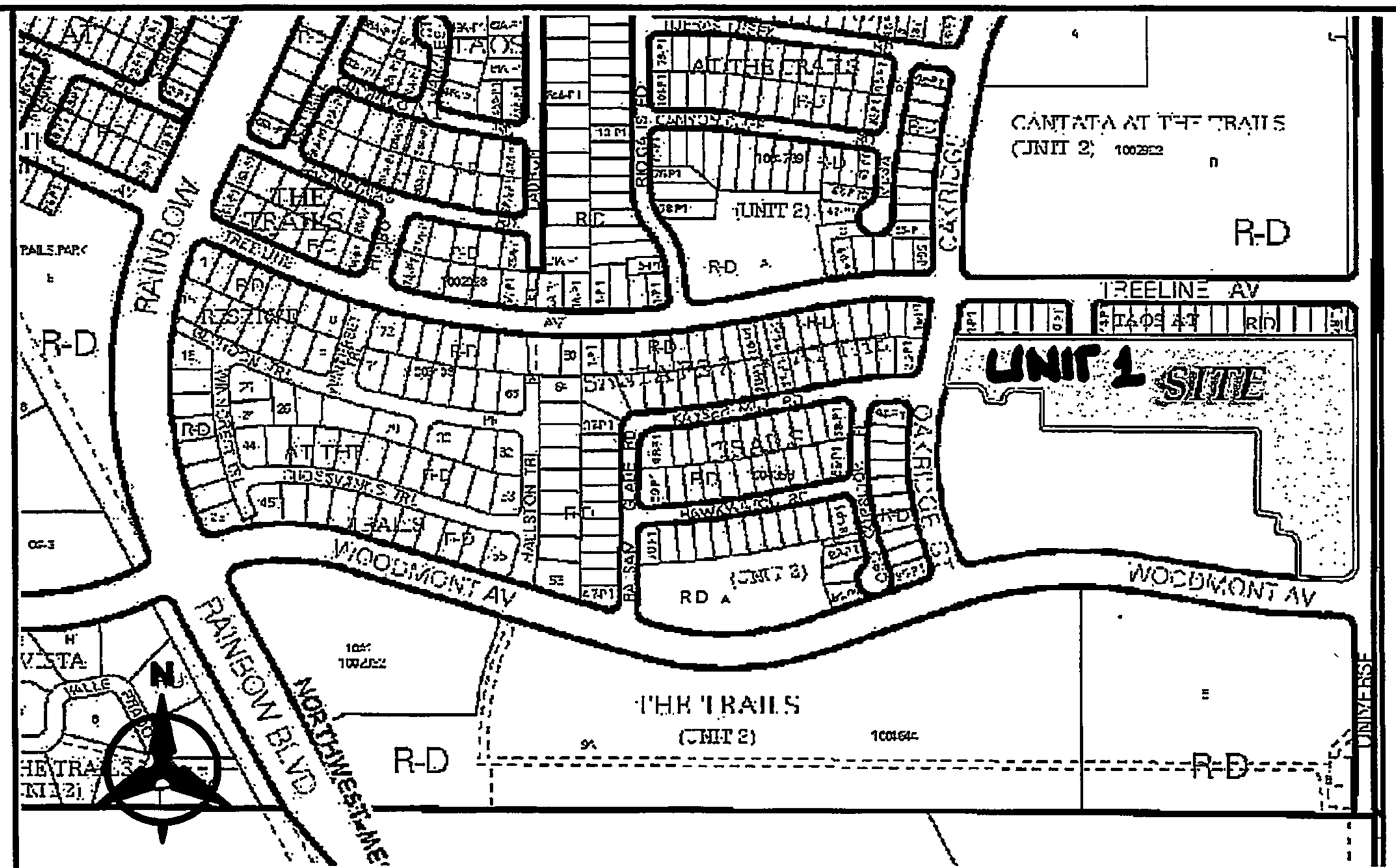
110146_UNIT 1 PLAT.dwg

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

TAOS UNITS 1 AND 2 AT THE TRAILS UNIT 2
STREET ADDRESS EXHIBIT
AUGUST 24, 2011

ZONING ENFORCEMENT
ADDRESS
VERIFICATION
CITY OF ALBUQUERQUE





VICINITY MAP

ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan offices. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://apsfacilities.org/capital/map.php

Project # (if already assigned by DRB) 1008797

Please check one:

- ☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)
- ☒ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)
- ☐ Waiver/Deferral (Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: Taos Unit 1
Legal Description: Taos Unit 1 at The Trails
Location of Project (address or major cross streets): Paseo Del Norte and Universe
Proposed Number of Units 56 Single-Family 0 Multi-Family 56 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.
Comments:

Waiver Information - N/A

Property Owner: _____ Legal Description: _____ Zoning:
Reason for Waiver/Deferral: _____

Contact Information

Name: Rick Beltramo
Company: Galway Construction, Inc.
Phone: 505-761-9911 x 202
E-Mail: RBeltramo@gcinm.com

Please include with your submittal:

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

Project# 1008797
11DRB-70114 VACATION OF PUBLIC EASEMENT
11DRB-70116 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70117 SIDEWALK WAIVER
11DRB-70118 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
11DRB-70119 PRELIMINARY PLAT
11DRB-70120 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 18.8023 acre(s). (C-9))

At the June 29, 2011 Development Review Board meeting, the Board concluded an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. The Board recommends APPROVAL to the City Council of the proposed vacations as shown on Exhibit C in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public road vacation and easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacations.

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted rights of way for roadway or other purposes based on the ownership and proposed replat.

(B)(3) 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 and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on the 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.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY July 15, 2011.

> Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

In other actions at the June 29, 2011 Development Review Board meeting, the sidewalk waiver and the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. The subdivision design variance was approved as shown on Exhibit 'D' in the planning file. With an approved grading and drainage plan engineer stamp dated 6/21/11 and with the signing of the infrastructure list dated 6/29/11 the site development plan for subdivision and the preliminary plat were approved subject to the following conditions:

CONDITIONS:

1. Proposed Lot 35 and the abutting Mission Ridge Drive NW right of way shall be shown as part of Tract A/ Unit 2, and the former right of way shall include a landscape and pedestrian easement and public sewer easement.
2. Adobe Rose Place NW shall have equivalent 75 foot Roadway/ Easement.
3. The right of way for the turnaround for the western end of Kayser Mill Road NW shall terminate at the east boundary of Lot 1, and the remainder shall be incorporated into Lot 1, to include a landscape and pedestrian easement.
4. Open Space Note No. 9 of the Site Development Plan for Subdivision shall be included on the Final Plat.
5. An updated Grading and Drainage Plan and Site Development Plan for Subdivision shall incorporate the revisions to the Preliminary Plat.

If you wish to appeal the other actions within this decision, you must do so by July 15, 2011 in the manner described below.

The site development plan for subdivision was delegated to Planning for final sign-off, to address comments and for expiration of the appeal period.

Appeal of the actions other than the vacation 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. – Courtyard 1, 7500 Jefferson St NE – Albuquerque, NM 87109
Cc: Taos At the Trails LLC – 6840 Treeline Ave – Albuquerque, NM 87114
Marilyn Maldonado
file

Current DRC
Project No. _____

ORIGINAL

Date Submitted: June 28, 2011
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 6-29-11
Date Preliminary Plat Expires: 6-29-12

DRB Project No. 1008797

Figure 12

INFRASTRUCTURE LIST

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

TAOS UNIT 1 AT THE TRAILS ~~UNIT 2~~ SJS
*(REPLAT OF LOTS 7 THRU 113; TAOS 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							
		49' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ 4' MEDIAN CURB & GUTTER	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD	/	/	/
			MODIFICATION OF EX MEDIAN FROM 4' WIDE TO 2' WIDE; REM & REPLACE EX SIDEWALK W/6' SIDEWALK (BOTH SIDES)	ADOBE ROSE STREET	TREE LINE AVENUE	~20' NORTH OF NORTH PROPERTY LINE OF TAOS UNIT 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	/	/	/
		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 30/31	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	MISSION RIDGE DRIVE	LOT 30/31	OASIS CANYON ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE*	KAYSER MILL ROAD	EAGLE HILLS DRIVE	SJS STUB STREET (END) (S/W TO OAKRIDGE)	/	/	/
		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) (S/W TO UNIVERSE SJS 11/30/11)	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18" - 30" DIA	RCP W/ MH & INLETS	KAYSER MILL ROAD	MISSION RIDGE DRIVE	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	LOT 28	MISSION RIDGE DRIVE	/	/	/
		9.9 ac-ft	PERMANENT DETENTION POND W/AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J)	WOODMONT AVENUE (POND K)	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
		PUBLIC WATERLINE IMPROVEMENTS							
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADOBE ROSE STREET	EXISTING WATERLINE STUB IN ADOBE ROSE STREET	KAYSER MILL RD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	TIE TO EXISTING WL IN UNIVERSE BLVD.	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	ADOBE ROSE STREET	EAGLE HILLS DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KAYSER MILL RD	EAGLE HILLS DRIVE	WEST END OF KAYSER MILL ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISSION RIDGE DRIVE	KAYSER MILL RD	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH STUB END	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON DRIVE	MISSION RIDGE DRIVE	WEST STUB END	/	/	/
		SJS ~~4" DIA~~	SJS ~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	SJS ~~TRACT A, TAOS UNIT 1 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
			~~RELOCATE EXISTING FIRE HYDRANT IN UNIVERSE BLVD FOR TEMPORARY 4" WATERLINE CONNECTION~~ SJS 11/30/11				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISSION RIDGE DRIVE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KAYSER MILL RD	WEST STUB END	TIE TO EXISTING SANITARY SEWER MH IN MISSION RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	MISSION RIDGE DRIVE	WEST STUB END	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN, PE PREPARED BY: PRINT NAME	6/28/2011 DATE	DRB CHAIR	6-29-11 DATE	PARKS & GENERAL SERVICES	11/30/11 csd 6/29/11 DATE
BOHANNAN HUSTON, INC. FIRM:		TRANSPORTATION DEVELOPMENT	06-29-11 DATE	AMAFCA	CC 11-30-11 DATE
SIGNATURE		ABCWUA	06/29/11 DATE	CITY ENGINEER	6-29-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

3. **Project# 1008797**
11DRB-70114 VACATION OF PUBLIC EASEMENT
11DRB-70116 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70117 SIDEWALK WAIVER
11DRB-70118 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
11DRB-70119 PRELIMINARY PLAT
11DRB-70120 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 18.8023 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]* **THE BOARD CONCLUDED AN ADVERTISED PUBLIC HEARING ON THE PROPOSED VACATIONS PER SECTION 14-14-7-2(F) OF THE SUBDIVISION ORDINANCE. THE BOARD RECOMMENDS APPROVAL TO THE CITY COUNCIL OF THE PROPOSED VACATIONS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE, BASED ON THE FOLLOWING RECOMMENDED FINDINGS PER SECTIONS 14-14-7-2(A)(1), (B)(1), AND (B)(3) OF THE SUBDIVISION ORDINANCE, AND SUBJECT TO THE FOLLOWING RECOMMENDED CONDITIONS OF APPROVAL PER SECTIONS 14-14-7-2(F)(3)(C) AND 14-14-7-2(F)(4) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1008798**
11DRB-70115 PRELIMINARY PLAT
11DRB-70121 SIDEWALK WAIVER
11DRB-70122 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Lot(s) 7-P1 thru 113-P1, TAOS **AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 7.31 acre(s). (C-9)) *[Deferred from,6/1/11, 6/15/11]* **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/21/11 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/11, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO COMPLIANCE WITH THE REVISIONS TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISON; THE GRADING AND DRAINAGE PLAN SHALL ALSO BE UPDATED AND THE FINAL PLAT SHALL INCLUDE OPEN SPACE NOTE 9 FROM THE SITE PLAN. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE.**

13. **Project# 1007672**
11DRB-70331 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

JOHN SCHIFFER/MASTER HOMECRAFTERS INC. agent(s) for JOHN SCHIFFER/MASTER HOMECRAFTERS INC. request(s) the above action(s) for all or a portion of Lot(s) 30 A & B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D, located on GLENDALE EAST OF BARSTOW (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

14. **Project# 1008797**
11DRB-70323 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9)*[Deferred from 11/16/11]***WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

15. **Project# 1008798**
11DRB-70324 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P-1 THROUGH 113-P-1, Tract(s) TRACT A TAOS UNIT 1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9))*[Deferred from 11/16/11]* **WITH AMENDMENTS TO THE INFRASTRUCTURE LIST AND SUBJECT TO THE APPROVAL BY DRC, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

16. **Project# 1005029**
11DRB-70322 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC C/O GARRETT DEV CORP request(s) the above action(s) for all or a portion of Tract(s) B & J & R, **STORMCLOUD (TBK STORMCLOUD SUBDIVISION UNIT 4 AND 5) Unit(s) 3,** zoned SU-2/RL-T, located on TIERRA PINTADA BLVD NW WEST OF UNSER containing approximately 55.243 acre(s). (H-9)*[Deferred from 11/16/11]* **A 15 DAY EXTENSION TO DECEMBER 7 OF THE PRELIMINARY PLAT WAS APPROVED.**

17. Approval of the Development Review Board Minutes for November 16, 2011

Other Matters: None.

ADJOURNED:

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

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: Taos at the Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Taos Unit 1 at the Trails preliminary plat extension

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

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

Lot or Tract No. Lots 7-P1 through 113-P1 Block: ___ Unit: ___

Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

1008797 11DRB-70114, 11DRB-70116, 11DRB-70119, 11DRB-70323

CASE INFORMATION:

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

No. of **existing** lots: 107 No. of **proposed** lots: 58 Total area of site (acres): 14.63

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line 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 Steffen DATE 6/29/12

(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
12 - DRB - 70183	EPP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date July 11, 2012

Valerie Baca 6-29-12
Planner signature / date

Project # 1008797

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.**

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 6/29/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70083
___ - ___ - ___
___ - ___ - ___

Planner signature / date 6-29-12

Project # 1008797

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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Subdiv/Addn/TBKA: Taos at the Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906445332011007

CASE HISTORY:

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

1008797 11DRB-70114, 11DRB-70116, 11DRB-70119, 11DRB-70323

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FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	12 - DRB - 70183	EPP		$50.00
☒ All fees have been collected	- -	CMF		$20.00
☒ All case #s are assigned	- -			$
☒ AGIS copy has been sent	- -			$
☐ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill	- -			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date July 11, 2012			$ 70.00

Valerie Baca 6-29-12 Project # 1008797

Planner signature / date

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

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SCOTT J SIEFFEN
Applicant name (print)

6/29/12
Applicant signature / date

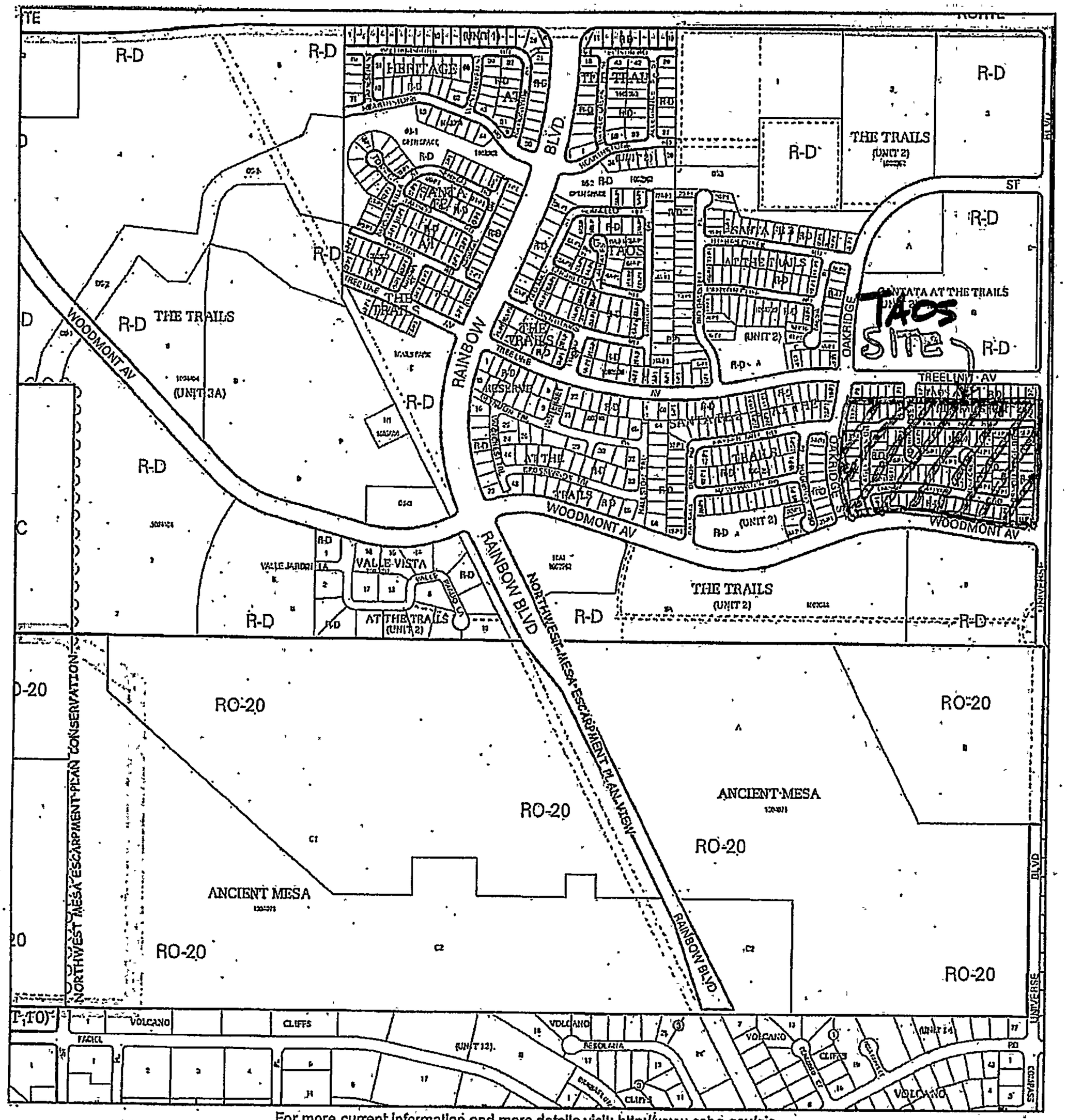
Form revised **October 2007**

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

Application case numbers
12 - DRB - 70183
____ - ____ - ____
____ - ____ - ____

6-29-12
Planner signature / date

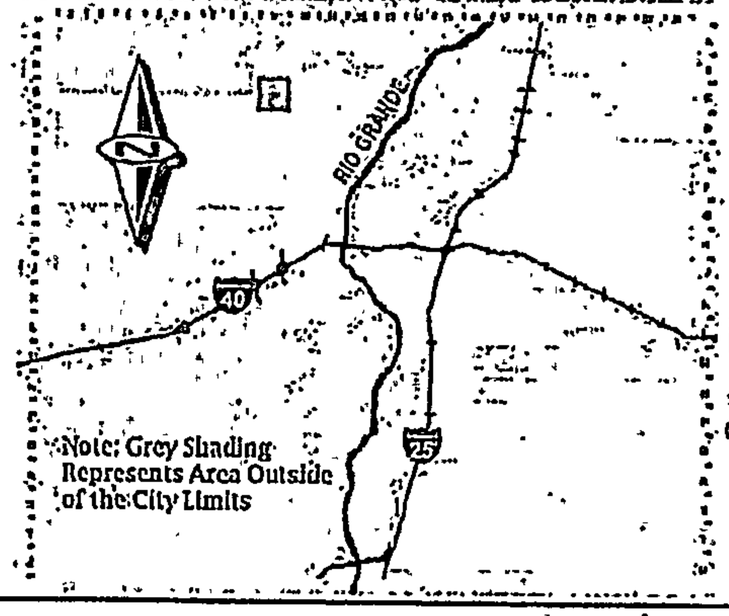
Project # 1008797



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-09-Z

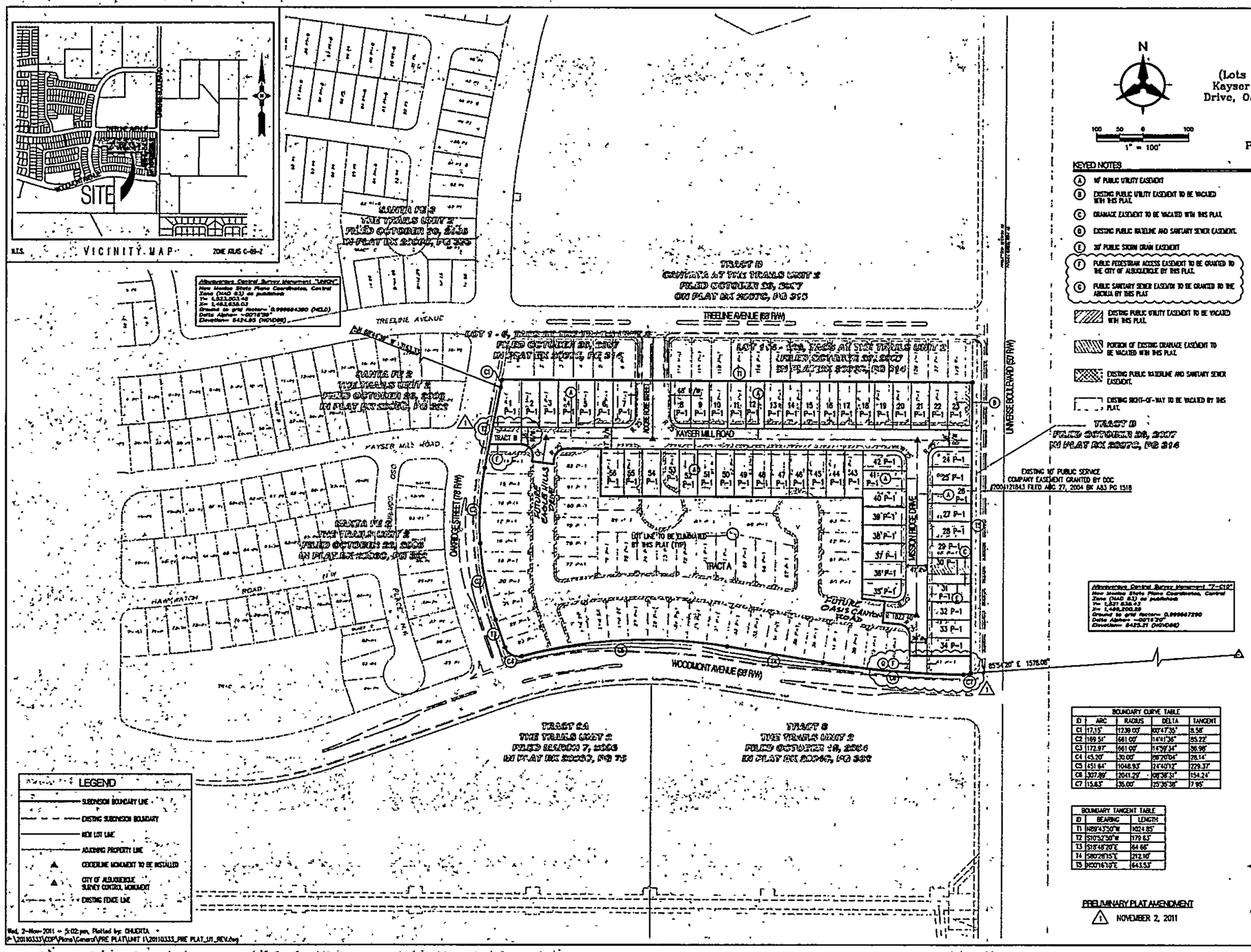
Selected Symbols

- 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
TAOS UNIT 1
at the TRAILS

(Lots 7–P1 thru 113–P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



Wed, 2-Nov-2011 – 5:02:pm, Plotted by: CHUERTA
P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 1\20110333_PRE PLAT_U1_REV.dwg

N

1" = 100'

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (G) PUBLIC SANITARY SEWER EASEMN TO BE GRANTED TO THE ABCWUA BY THIS PLAT
- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

LEGAL DESCRIPTION

Lots 7–P1 thru 113–P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 October 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.83 AC
   NUMBER OF LOTS: 56 + 2 TRACT
   PROPOSED DENSITY: 7.70 DU/AC
3. MIN. LOT DIMENSIONS: 40' X 90'
   MINIMUM LOT AREA: 3,600 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 R-D ZONING REQUIREMENTS
6. NO INGRESS/EGRESS LOTS SHALL BE ALLOWED DIRECT ACCESS TO CANDACE STREET OR UNIVERSE BOULEVARD.
7. TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION
8. TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 1.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	NOT A PLAT
NO. OF LOTS CREATED	56 + 2 TRACT
DENSITY	7.70 DU/AC

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (✓) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB PLS 8250".
3. THE SUBDIVISION 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. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

Alameda Central Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published
Y= 1,521,638.43
X= 1,498,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -00°16'20"
Elevation= 6425.21 (NGVD88)

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.96'
C4	45.20'	30.00'	86°70'04"	28.14'
C5	451.64'	1048.93'	24°40'12"	229.37'
C6	307.89'	2041.29'	08°38'31"	154.24'
C7	15.83'	36.00'	25°35'38"	7.95'

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	N89°43'50"W	102.85'
T2	S10°53'20"W	179.83'
T3	S18°48'20"E	84.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'

APPROVED

CITY SURVEYOR — DATE 11-7-11

KELLY CALHOUN, VICE PRESIDENT, THE TRAILS, LLC — DATE 10/3/11

PRELIMINARY PLAT AMENDMENT
1 NOVEMBER 2, 2011

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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June 29, 2012

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

Re: Taos Unit 1 at the Trails – Preliminary Plat Extension (DRB 1008797)

Dear Mr. Cloud:

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

- Application for Development Review
- Zone Atlas map
- Preliminary Plat
- Infrastructure List
- Submittal Fees

The Taos Unit 1 at the Trails preliminary plat was approved by the DRB on June 29, 2011. An amended preliminary plat and infrastructure list were approved by the DRB on November 30, 2011. At this time it is not anticipated that the Taos Unit 1 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of July 14, 2012. Therefore, we are requesting review and approval of a 30 day extension of the preliminary plat.

Please place these items on the DRB Agenda to be heard on July 11, 2012. 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: Rick Beltramo, Galway Construction