



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- 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

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): Floyd Development Services, LLC PHONE: (505) 366-4187
 ADDRESS: 918 Pinehurst Road SE, Suite 101 FAX: N/A
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: Hugh@developnm.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: Two year extension of sidewalk deferral agreement

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 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Taos at the Trails
 Existing Zoning: VTRD 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.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Kayser Mill & Mission Ridge
 Between: Universe and Oakridge
 Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

[Signature] DATE January 28, 2016
 (Print Name) Hugh Eloyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

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

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

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

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

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

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

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

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

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

Hugh Floyd; Floyd Development Services, LLC

Applicant name (print)

Applicant signature / date



Form revised 4/07

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

Application case numbers

Planner signature / date
Project # _____

Floyd Development Services, LLC

918 Pinehurst Road SE, Suite 101
Rio Rancho, NM 87124

Phone (505) 366-4187

January 28, 2016

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

Re: City of Albuquerque Project # 730077
Sidewalk Deferral, Taos at the Trails, Unit 1

Floyd Development Services, agent for RCS - TAOS, LLC (RCS) is requesting a **Two (2) Year** Sidewalk Deferral Extension for City of Albuquerque Project #730077. The original Sidewalk Deferral Agreement was executed on February 19th, 2014. There is are two (2) previous Extension Agreements (See "Related Filings" below). We are requesting that the Development Review Board approve the Extension of the SIA Temporary Deferral of Sidewalk Construction so that Floyd Development Services can execute Extension #3 for RCS – TAOS, LLC.

This request pertains to that section of Kayser Mill Road & Mission Ridge Road west of Universe and east of Oakridge. The majority of the lots have been built upon, but due to slower house sales over the last two years there are a few remaining lots. This extension would allow more time for the builders to access those few lots for construction before building the sidewalk. I appreciate your consideration in this matter.

Included with this submittal:

- Letter dated July 1, 2015 from Sharon K. Eshima, Manager with RCS appointing Floyd Development Services as agent of record
- Drawing showing the sidewalks subject to the proposed extension (6 copies)
- Zone Atlas map with the entire property(ies) clearly outlined

Related filings:

- Original Agreement dated 9th day of February, 2012 recorded in the office of the Clerk of Bernalillo County, New Mexico on March 6th, 2012, in Book N/A, pages 1 through 4, as Document No. 2012022646 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 29th day of June 2013
- The Agreement was amended by a 1st Extension to Agreement dated June 21st, 2013 recorded on June 21st, 2013, in Book n/a, pages 1 through 3, as Document No. 2013069763 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to February 9th, 2014

Floyd Development Services, LLC

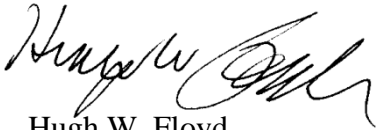
Development Review Board

Page Two

January 28, 2016

- The Agreement was amended by a 2nd Extension to Agreement dated February 19th, 2014 recorded on February 19th, 2014, in Book n/a, pages 1 through 3, as Document No. 2014014141 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to February 9th, 2016

Sincerely,



Hugh W. Floyd
Project Engineer

Enclosures

Agent Letter

Owner Information:

Real Capital Solutions

371 Centennial Parkway, Suite 200
Louisville, CO 80027

Phone: 303-533-1615

Agent Information:

Hugh Floyd

Floyd Development Services, LLC

918 Pinehurst Road SE, Suite 101

Rio Rancho, NM 87124

Cell Phone: 505-366-4187

Subdivision Name: Taos at the Trails, Unit ¹ ~~2~~ – Ownership: RCS-NM HOLDINGS I, LLC

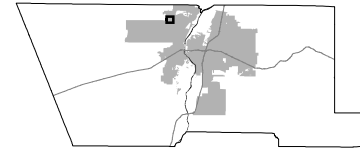
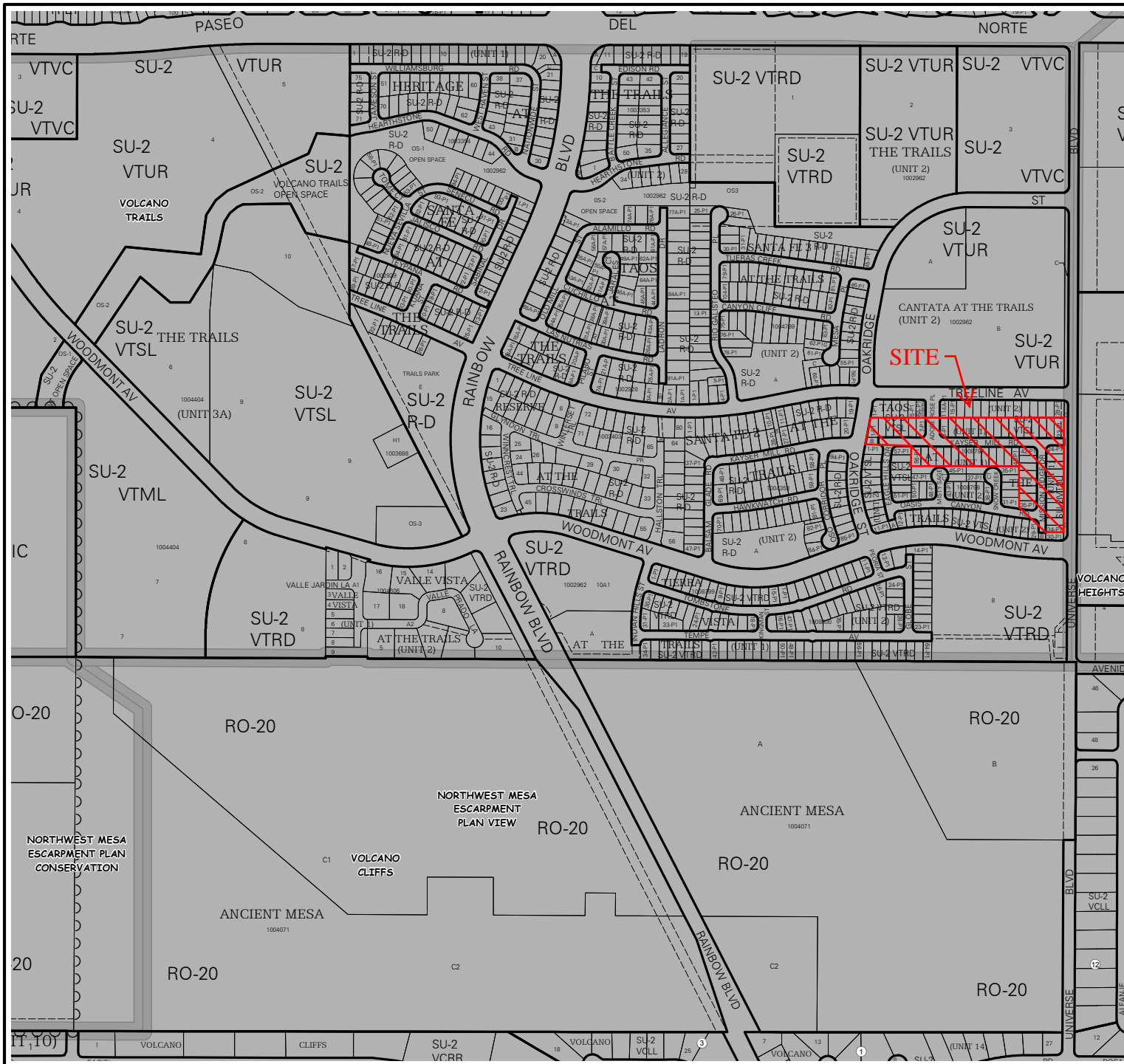
I, Suzanne Eshma ^{manager RC} ~~Vice President~~ of RCS-NM HOLDINGS I, owner of the above referenced land, hereby authorize Floyd Development Services LLC to be agent of the property listed above.



~~Vice President~~ ^{manager RC}
RCS-NM HOLDINGS I, LLC

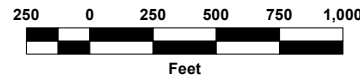
Date

7/1/15



LEGAL DESCRIPTION
 T11N
 R2E
 SEC 16

UNIFORM PROPERTY CODE
 1-009-064



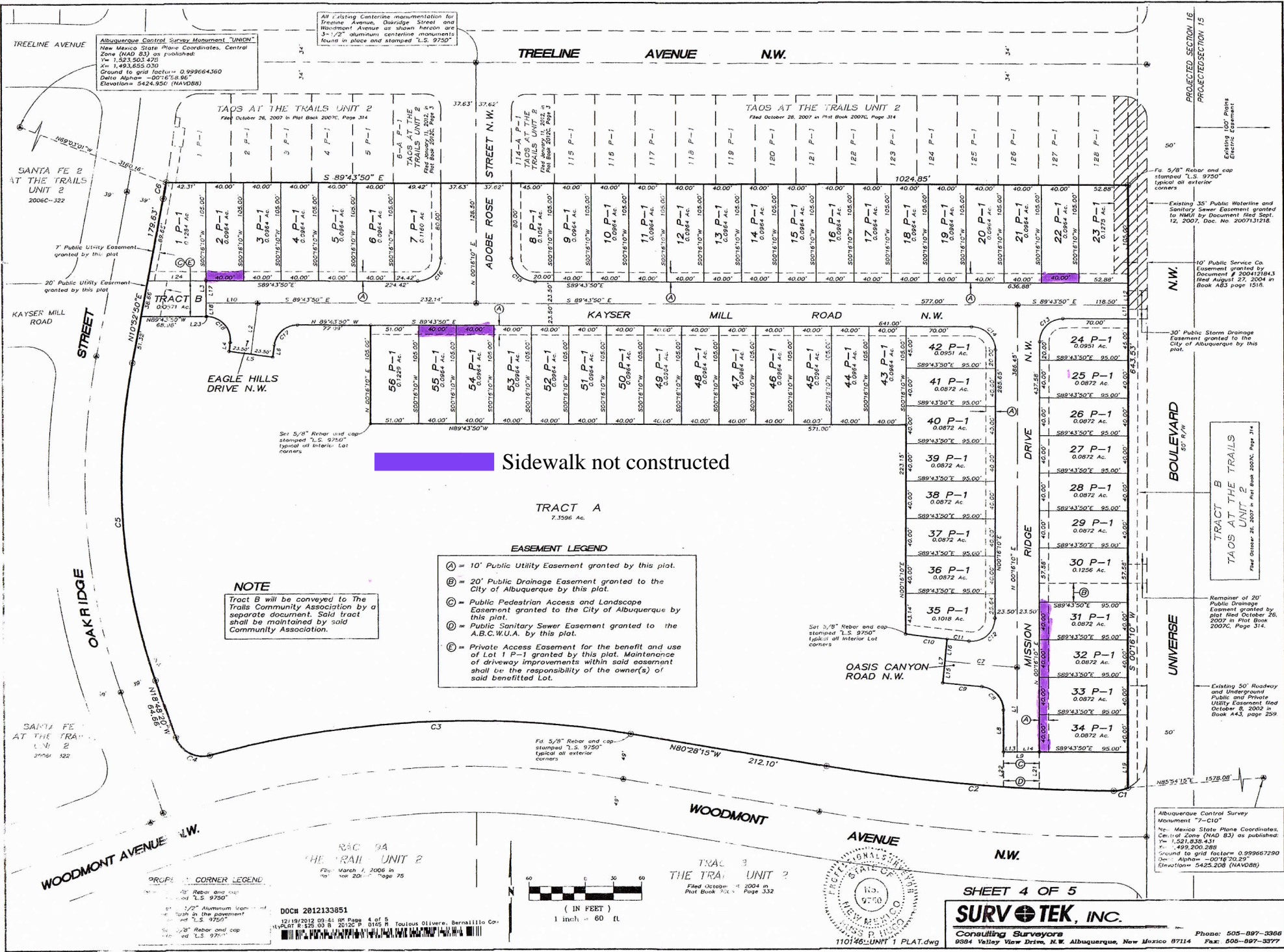
Map amended through January 2015



PUBLIC WORKS DIVISION
 GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bernco.gov/gis-program.

C-9-Z



Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y= 1,523,503.470
 X= 1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00°16'58.96"
 Elevation= 5426.956 (NAVD83)

All existing centerline monumentation for
 Treeline Avenue, Quindry Street and
 Woodmont Avenue as shown hereon are
 1-1/2" aluminum centerline monuments
 found in place and stamped L.S. 9750

Sidewalk not constructed

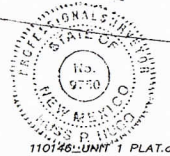
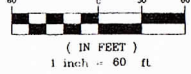
- EASEMENT LEGEND**
- (A) = 10' Public Utility Easement granted by this plot.
 - (B) = 20' Public Drainage Easement granted to the City of Albuquerque by this plot.
 - (C) = Public Pedestrian Access and Landscape Easement granted to the City of Albuquerque by this plot.
 - (D) = Public Sanitary Sewer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

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

CORNER LEGEND

- (1) 5/8" Rebar and cap stamped L.S. 9750
- (2) 1/2" Aluminum corner with cap stamped L.S. 9750
- (3) 1/2" Rebar and cap stamped L.S. 9750

DOCH 2012133851
 12/19/2012 09:41:05 Page 4 of 5
 11/06/12 8:35:00 8 2012 P 0145
 Taitous Olivera, Bernalillo Co.



SHEET 4 OF 5
SURV+TEK, INC.
 Consulting Surveyors
 9394 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PROJECTED SECTION 16
 PROJECTED SECTION 15
 Existing 100' Right of Way Easement
 Fig. 5/8" Rebar and cap stamped L.S. 9750 typical all exterior corners
 Existing 35' Public Waterline and Sanitary Sewer Easement granted to NAMI by Document filed Sept. 12, 2007, Doc. No. 2007131218
 10' Public Service Co. Easement granted by Document # 2004121843 filed August 27, 2004 in Book A83 page 1516.
 30' Public Storm Drainage Easement granted to the City of Albuquerque by this plot.
 TRACT B TAOS AT THE TRAILS UNIT 2
 Filed October 26, 2007 in Plat Book 2007C, Page 314
 Remainder of 20' Public Drainage Easement granted by plot filed October 26, 2007 in Plat Book 2007C, Page 314.
 Existing 50' Roadway and Underground Public and Private Utility Easement filed October 8, 2002 in Book A43, page 259.
 Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,838.431
 X= 1,499,200.288
 Ground to grid factor= 0.999667290
 Delta Alpha= -00°16'20.29"
 Elevation= 5425.208 (NAVD83)