



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

Supplemental Form (SF)

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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

- 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

16DRB-70043

Action

ESIA
CME

S.F.

Fees

\$50.00
\$20.00

Total

\$70.00

Hearing date Feb. 10, 2016

1-29-16
 Staff signature & Date

Project # 1008797

Revised: 11/2014

- 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

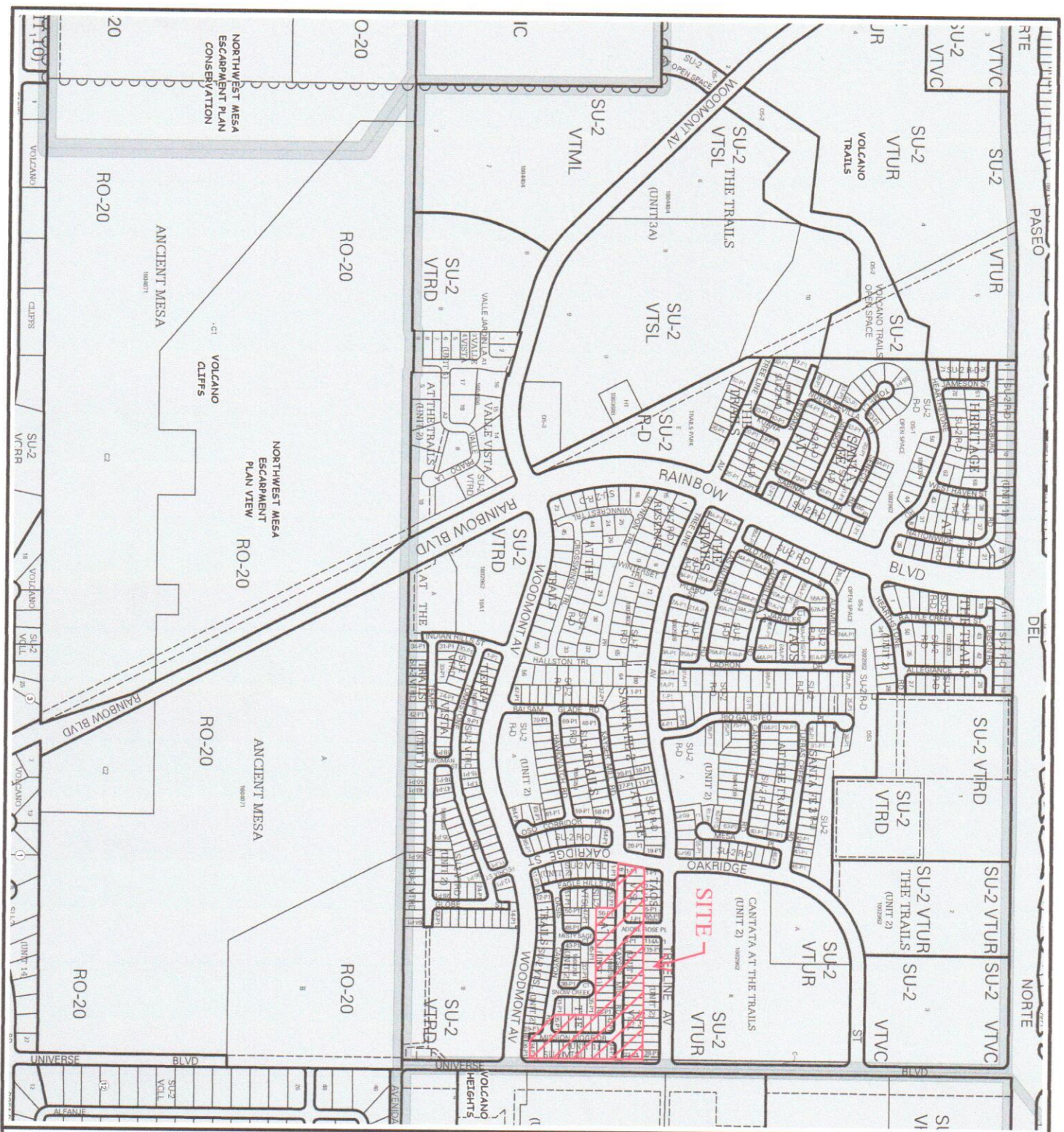
Hugh Floyd Applicant name (print)
1/28/16 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16 - DRB - 70043

1-29-16 Planner signature / date
 Project # 1008797

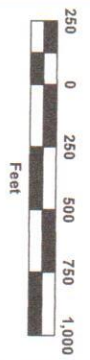


LEGAL DESCRIPTION

T1-1N
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.bernillo.gov/gis-program.

C-9-Z

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 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:

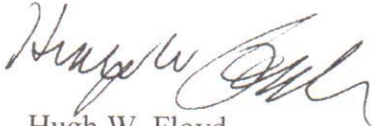
- Original Agreement dated 9th day of February, 2012 recorded in the office of the Clerk of Bernalillo County, New Mexico on March 6th, 2012, in Book N/A, pages 1 through 4, as Document No. 2012022646 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure 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

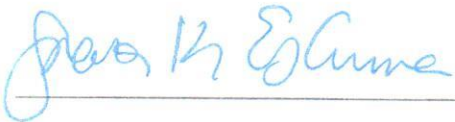
918 Pinehurst Road SE, Suite 101

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, ~~SARAH ESHMAN~~ ^{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