OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2012

Project# 1008798
12DRB-70182 EXTENSION OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for TOAS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1, Tract(s) TRACT A TOAS UNIT 1, **TOAS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE AVENUE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD (C-9)

At the July 11, 2012 Development Review Board meeting, an extension of the preliminary plat was approved to July 27th to coincide with Tierra Vista. A 15 day appeal period will expire 8/11/12.

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 July 26, 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

Cc: Bohannan Huston Inc.
Marilyn Maldonado
file

3. **Project# 1008585**
12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5,** zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) *[Deferred from 6/6/12]***DEFERRED TO 6/27/12 AT THE AGENT'S REQUEST.**

4. **Project# 1008797**
12DRB-70153 EXTENSION OF MAJOR PRELIMINARY PLAT
12DRB-70154 VACATION OF PUBLIC EASEMENT
12DRB-70155 VACATION OF PUBLIC EASEMENT
12DRB-70156 VACATION OF PUBLIC RIGHT-OF-WAY

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 SU-2/ VTSL, located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 14.63 acre(s). (C-9) **DENIED.**

5. **Project# 1008797**
12DRB-70096 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for RCS-TAOS, 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 AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9) *[Indefinitely Deferred at the Applicant's request on 4/11/12]* **DENIED.**

6. **Project# 1008798**
12DRB-70152 EXT OF MAJOR 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 Tract(s) TRACT A TAOS UNIT 1 AT THE TRAILS & TRACT B TAOS AT THE TRAILS UNIT 2, **TAOS UNIT 2 AT THE TRAILS** zoned RD, located on TREEN LINE AVE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 7.36 acre(s). (C-9) **DENIED.**

7. **Project# 1008798**
12DRB-70097 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for RCS-TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS UNIT 2 AT THE TRAILS** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 7.36 acre(s). (C-9) *[Indefinitely Deferred at the Applicant's request on 4/11/12]* **DENIED.**

8. **Project# 1008799**
12DRB-70166 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LCC request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 acre(s). (C-9) **DENIED.**

6. **Project# 1005410**
12DRB-70157 VACATION OF PRIVATE EASEMENT
12DRB-70158 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for JOHN E. & CYNTHIA A. MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 5-A, **RICHFIELD PARK** zoned SU-2 FOR IP OR SU-2 NC, located on ALAMEDA BETWEEN JEFFERSON AND WASHINGTON containing approximately 2.0192 acre(s). (C-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**

7. **Project# 1008798**
12DRB-70152 EXT OF MAJOR 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 Tract(s) TRACT A TAOS UNIT 1 AT THE TRAILS & TRACT B TAOS AT THE TRAILS UNIT 2, **TAOS UNIT 2 AT THE TRAILS** zoned RD, located on TREEN LINE AVE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9)**DEFERRED TO 6/20/12 AT THE AGENT'S REQUEST.**

8. **Project# 1009288**
12DRB-70161 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for TWILIGHT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 19, & 20, **SUNDANCE ESTATES Unit(s) 1-B,** zoned R-LT, located on COLD CREEK BETWEEN LYON AND CACHE CREEK containing approximately .2389 acre(s). (B-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING.**

9. **Project# 1001946**
12DRB-70151 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for LOWES HOME IMPROVEMENT WAREHOUSE request(s) the above action(s) for all or a portion of Tract(s) A-1-B-1, **LOS ANGELES CENTER** zoned M-1 (SC), located on PASEO DEL NORTE BETWEEN SAN PEDRO AND INTERSTATE 25 containing approximately 15.8464 acre(s). (D-18))*[Deferred from 6/6/12]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LINE NOTES AND AGIS DXF.**

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008798 AGENDA ITEM NO: 7

SUBJECT:

PRELIMINARY PLAT – EXTENSION

ENGINEERING COMMENTS:

Defer to City Engineer.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: JUNE 6, 2012

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:

6. **Project# 1008916**
11DRB-70274 EPC APPROVED SDP FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 &8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16)*[Deferred from 10/12/11, 10/26/11,11/2/11, 11/9/11]***INDEFINTIELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **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 TO 11/30/11 AT THE AGENT'S REQUEST.**

8. **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 TO 11/30/11 AT THE AGENT'S REQUEST.**

9. **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 TO 11/30/11 AT THE AGENT'S REQUEST.**

10. **Project# 1004228**
11DRB-70313 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A & 188-A-1-B, **GUTHRIE COMMERCE PARK** zoned M-1, located on MONTANO RD BETWEEN EDITH BLVD AND I-25 containing approximately 7.7279 acre(s). (F-15)*[Deferred from 11/9/11]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

HEARING DATE: 11-16-11 (APP)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

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.

If you wish to appeal this decision, you must do so by July 15, 2011 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
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

3. **Project# 1000650**
11DRB-70096 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
11DRB-70097 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
11DRB-70098 - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for WWB, LLC request(s) the referenced/ above action(s) for Lot 1-A-2, **LANDS OF LAMONICA & WENK** zoned SU-1 FOR C-1 PERMISSIVE USES ET. AL>, located on the east side of COORS BLVD SW between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 1.69 acre(s). (P-10) *[Deferred from 5/18/11, 6/1/11,6/8/11]* **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.**

4. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) *[Deferred from 4/27/11, 5/11/11, 6/1/11,6/8/11]* **DEFERRED TO 7/13/11 AT THE AGENT'S REQUEST.**

5. **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]* **DEFERRED TO 6/29/11 AT THE AGENT'S REQUEST.**

6. **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]* **DEFERRED TO 6/29/11 AT THE AGENT'S REQUEST.**

2. **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 TO 6/15/11 AT THE AGEN'TS REQUEST.**

3. **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 TO 6/15/11 AT THE AGEN'TS REQUEST.**

4. **Project# 1008799**
11DRB-70123 VACATION OF PUBLIC EASEMENT
11DRB-70125 SIDEWALK WAIVER
11DRB-70126 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS
11DRB-70127 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
11DRB-70128 PRELIMINARY PLAT
11DRB-70129 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) for Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9) **DEFERRED TO 6/15/11 AT THE AGEN'TS REQUEST.**

5. **Project# 1008800**
11DRB-70124 PRELIMINARY PLAT
11DRB-70130 SIDEWALK WAIVER
11DRB-70131 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS
11DRB-70132 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.48 acre(s). (C-9) **DEFERRED TO 6/15/11 AT THE AGEN'TS REQUEST.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 1, 2011

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)

AMAFCA
No comments.

COG
No comments.

TRANSIT
Project # 1008798
11DRB-70115
PRELIMINARY PLAT.
11DRB-70121
SIDEWALK WAIVER.
11DRB-70122
TEMPORARY DEFFERAL OF SIDEWALK CONSTRUCTION.
Adjacent and nearby routes
Route #162,Ventana Ranch Commuter route passé the site on Rainbow Blvd.

Adjacent bus stops
None.

Site plan requirements
None.

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION

APS
Taos at the Trails Unit 2, Lots 7-P1 thru 113-P1 Taos at the Trails Unit 1, is located on the west side of Universe Blvd NW between Tree Line Ave NW and Woodmont Ave NW. The owner of the above property requests approval of a Preliminary Plat, Sidewalk Waiver, and Temporary Deferral of Sidewalk Construction for a development that will consist of 57 single family units. This development will have impacts to Ventana

Ranch Elementary School, James Monroe Middle School, and Cibola High School. Currently, Ventana Ranch Elementary School is exceeding capacity, James Monroe Middle School and Cibola High School have excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
264	VENTANA RANCH ES	753	730	-23
490	JAMES MONROE MS	1001	1015	14
580	CIBOLA HS	1857	2100	243

Residential Units: 57

Est. Elementary School Students: 15

Est. Middle School Students: 7

Est. High School Students: 7

Est. Total # of Students from Project: 29

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

Tierra Antigua and Sunset View Elementary Schools have opened, they will relieve overcrowding at Ventana Ranch. Tony Hillerman Middle School opened fall of 2009, and has relieved overcrowding at James Monroe.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

On May 10, 2011, The Trails LLC, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No adverse comments.
OPEN SPACE DIVISION No adverse comments.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT Clarify the extents of the proposed vacation of right of way; if only a portion of the existing right of way is to be vacated, the exhibit must reflect this. Unit 1 and Unit 2 must be independent of each other. Infrastructure requirements will reflect this. The previous infrastructure list included roadway improvements and traffic signal contributions that are no longer included on the infrastructure list. Provide as-built information for these items or include them on the infrastructure list. Provide a trip distribution exhibit. Provide additional geometric information (width of all right of way, radii, etc.). Infrastructure List: add a note to the IL stating that the sidewalk will be built/deferred in accordance with the approved sidewalk exhibit.
PARKS AND RECREATION No comments.
ABCWUA Infrastructure list needs to be modified to include the removal and capping of the 4 inch temporary line from Lot 35 P-1.
PLANNING DEPARTMENT No comment on Sidewalk Variances for waiver or temporary deferral as depicted on Exhibit "B." Approval of this plat is contingent upon approval of the Site Development Plan for Subdivision Project #1008797/ 11DRB-70120 and associated Subdivision Design Variances. Temporary turnarounds for Taos Unit 1 need to be addressed with this proposed Unit 2, and their removal needs to be included on this Infrastructure List – refer to comments from Transportation Development.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1008798
Application Number: 11DRB-70324

DRB Date: 11/16/2011
Item Number: 9

Subdivision: Taos at the Trails Unit 2

Lots 7-P1 through 113-P1, Taos at the Trails Unit 2

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [x] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: RD

Zone Page: C-9

New Lots (or units) : 58

Parks and Recreation Comments:

The RD zone requires 2,400 sq. ft. of open space for each unit. An open space calculation showing the lot numbers, lot sizes, building and driveway areas and provided open space is to be included on the plat. A note shall be required that indicates how the open space is being met for each lot per the provisions of Section 14-16-3-8.

Signed: Carol S. Dumont

Carol S. Dumont
Parks & Recreation Dept

Phone: 763-5387

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008798 AGENDA ITEM NO: 6

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER

ENGINEERING COMMENTS:
No objection to sidewalk waiver or sidewalk deferral request.
A roadway easement must be provided for the temporary turnaround.
Infrastructure List (IL):

- ❑ Provide a cross section for Adobe Rose Street. How wide is the median?
- ❑ Adobe Rose Street is a major local roadway. Please note this on the IL.
- ❑ Adobe Rose Street must have a 6-foot wide sidewalk.
- ❑ The following roadways are normal local roadways and must be indicated as such: Kayser Mill Road, Mission Ridge Drive from Lot 30/31 to Kayser Mill Road, and Eagle Hills Drive from Lot 50/51 to Kayser Mill Road.
- ❑ The traffic signal at Woodmont / Rainbow was financially guaranteed under CPN 730085, not 730084. However, this SIA/Financial Guarantee is currently in default. Since the traffic signal at Woodmont / Rainbow is not currently financially guaranteed, it must be financially guaranteed under this project.
- ❑ The ¼ Traffic Signal at Woodmont / Universe will not be guaranteed under a Procedure B Modified. Please remove this notation.

PAVING

48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES W/ MEDIAN CURB & GUTTER (MAJOR LOCAL) how wide is the median	ADOBE ROSE STREET ENTRANCE	TERMINUS OF EXISTING ADOBE ROSE STREET	KAYSER MILL ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KAYSER MILL ROAD	EAGLE HILLS DRIVE	ADOBE ROSE STREET
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EAGLE HILLS DRIVE	KAYSER MILL ROAD	OASIS CANYON ROAD
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	EAGLE HILLS DRIVE	OASIS CANYON ROAD	STUB STREET (END)
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
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
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
28' F-F	RESIDENTIAL 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
26' 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
	TRAFFIC SIGNAL AT WOODMONT/ RAINBOW FINANCIAL GUARANTEE WICOA #730085	SIA/FG for CPN 730085 is currently in default; signal must be financially guaranteed with this project		
	1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE ~~PROMOTED SIA~~			

RESOLUTION:

06-29-11

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: JUNE 15, 2011

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/06/2011 Issued By: BLDAVM 108584

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 115** **Category Code 910**

Application Number: **11DRB-70115**, Major - Preliminary Plat Approval

Address:

Location Description: TREE LINE AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD

Project Number: 1008798

Applicant
TAOS AT THE TRAILS, LLC
RICK BELTRAMO
6840 TREELINE AVE
ALBUQUERQUE NM 87114
761-9911

Agent / Contact
Bohannan Huston Inc
Scott Steffen
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	$75.00
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$2,350.00
	TOTAL:	**$2,445.00**

City Of Albuquerque
Treasury Division

5/6/2011 1:21PM LOC: ANNX
WS# 008 TRANS# 0036
RECEIPT# 00131430-00131431
PERMIT# 2011070115 TRSLNP
Trans Amt $7,695.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $2,350.00
Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 324

11/08/2011 Issued By: BLDAVM 128021

Application Number: **11DRB-70324**, Amendment To Preliminary Plat

Address:

Location Description: TREE LINE BETWEEN OAKRIDGE AND UNIVERSE

Project Number: 1008798

Applicant
TAOS AT THE TRAILS, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87120
505-761-9911

Agent / Contact
BOHANNAN HUSTON INC
SCOTT STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

11/3/2011 10:06AM LOC: ANNX
WS# 007 TRANS# 0012
RECEIPT# 00150936-00150936
PERMIT# 2011070324 TRSYLB
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00
Thank You

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. 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						
		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	ADOBE ROSE STREET	/	/	/
		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	/	/	/
		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	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
			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" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF WEST OF MISSION RIDGE DRIVE	MISSION RIDGE DRIVE	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		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							
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	REMOVE 4" WATERLINE	LOT 30, TAOS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
		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			
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. 730076

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. 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		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 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		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. 90 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 Carol S. Dumont 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. _____

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~~ 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	ADOBE ROSE STREET	/	/	/
		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	/	/	/
		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	/	/	/
		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) (S/W TO WOODMONT SJS)	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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 (S/W TO WOODMONT SJS 11/30/11)	/	/	/
			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" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF WEST OF MISSION RIDGE DRIVE	MISSION RIDGE DRIVE	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		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							
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		SJS ~~4" DIA~~	~~REMOVE 4" WATERLINE~~ SJS 11/30/11	SJS ~~LOT 30, TAOC UNIT 2 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
		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			
SCOTT STEFFEN, PE	6/28/2011		6-29-11		11/30/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.			06-29-11		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
	11-30-11		06/29/11	CC 11-30-11	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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 592

06/20/2013 Issued By: BLDAVM 195503

Application Number: **13DRB-70592**, Amendment To Preliminary Plat

Address:

Location Description: ADOBE ROSE AND TREE LINE BETWEEN UNIVERSE AND OAKRIDGE

Project Number: 1008798

Applicant
RCS-TAOS LLC

371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE CO 80027

Agent / Contact
EASTERLING CONSULTANTS LLC
HUGH W. FLOYD
3613 NM 528, SUITE E-2
ALBUQUERQUE NM 87114
5058216646

Application Fees

APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$50.00**
	TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:6/20/2013 Office:ANNEX
Stat ID:WS000006 Cashier:TRSCXG
Batch: 2144 Trans #:9
Permit: 2013070592
Receipt Num 00137609
Payment Total:$70.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$50.00
	VISA Tendered :	$140.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 273

08/28/2012 Issued By: E08375 160583

Application Number: **12DRB-70273**, Ext Of Major Preliminary Plat

Address:

Location Description: TREE LINE BETWEEN OAKRIDGE AND UNIVERSE

Project Number: 1008798

Applicant
GALWAY CONSTRUCTION
RICK BELTRAMO
6330 RIVERSIDE PL LN #160
ALBUQUERQUE NM 87120

Agent / Contact
BOHANNAN HUSTON INC
SCOTT J STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:8/28/2012 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSIV
Batch: 669 Trans #:26
Permit: 2012070273
Rec pt Num 00047692
Received Payment Total:$70.00

0901 Conflict Manag. Fee	$20.00
0903 DRB Actions	$50.00
VISA Tendered :	$210.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 193

07/10/2012 Issued By: BLDAVM 153893

Application Number: **12DRB-70193**, Major - Final Plat Approval

Address:

Location Description: TREE LINE AVE BETWEEN OAKRIDGE STREET AND UNIVERSE BLVD

Project Number: 1008798

Applicant
RCS-TAOS, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87120

Agent / Contact
BOHANNAN HUSTON INC
SCOTT STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000
SSTEFFEN@BHINC.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	
TOTAL:	$20.00

City of Albuquerque Treasury
Date:7/10/2012 Office:ANNEX
Stat ID:WS000006 Cashier:TRSFXG
Batch: 455 Trans #:12
Permit: 2012070193
Rcpt Num 00032891
Payment Total:$20.00
Conflict Manag. Fee $20.00
Cash Tendered : $60.00
0901

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

07/31/2012 Issued By: BLDAVM 156714

2012 070 228

Application Number: **12DRB-70228**, Ext Of Major Preliminary Plat

Address:

Location Description: TREE LINE AVE BETWEEN OAKRIDGE AND UNIVERSE

Project Number: 1008798

Applicant
GALWAY CONSTRUCTION
RICK BELTRAMO
6330 ROVERSIDE PLAZA LN #160
ALBUQUERQUE NM 87120

Agent / Contact
BOHANNAN HUSTON INC
SCOTT J STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505823100

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	$50.00
TOTAL:	$70.00

City of Albuquerque Treasury
Date:7/31/2012 Office:ANNEX
Stat ID:WS000007 Cashier:TRSCXG
Batch: 551 Trans #:6
Permit: 2012070228
Receipt Num 00039032
Payment Total:$70.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$50.00
	Cash Tendered :	$280.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/29/2012 Issued By: BLDAVM 152833

Category Code 910
2012 070 182

Application Number: **12DRB-70182**, Ext Of Major Preliminary Plat

Address:

Location Description: TREE LINE AVENUE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD

Project Number: 1008798

Applicant
TOAS AT THE TRAILS, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87109

Agent / Contact
BOHANNAN HUSTON INC
SCOTT STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000
SSTEFFEN@BHINC.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$70.00**

```
City of Albuquerque Treasury
Date:6/29/2012   Office:ANNEX
Stat ID:WS000007  Cashier:TRSSVG
Batch:    416     Trans #:14
Permit: 2012070182
Receipt Num 00029807
Payment Total:$70.00
  Conflict Manag. Fee          $20.00
  DRB Actions                  $50.00
0901
0903
  Cash Tendered :             $140.00
```

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

05/24/2012 Issued By: BLDAVM 148407

2012 070 152

Application Number: **12DRB-70152**, Ext Of Major Preliminary Plat

Address:

Location Description: TREEN LINE AVE BETWEEN OAKRIDGE AND UNIVERSE

Project Number: 1008798

Applicant
TAOS AT THE TRAILS, LLC
RICK BELTRAMO
6330 RIVERSIDE PL LN #160
ALBUQUERQUE NM 87120

Agent / Contact
BOHANNAN HUSTON INC
SCOTT J STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:5/29/2012 Office:ANNEX
Stat ID:WS000008 Cashier:TRSYLB
Batch: 278 Trans #:11
Permit: 2012070152
Rept Num 00019579
Payment Total:$70.00

Conflict Manag. Fee	$20.00
DRB Actions	$50.00
Check Tendered :	$2,630.00
0901	
0903	

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 339

10/23/2012 Issued By: E08375 167987

Application Number: **12DRB-70339**, Ext Of Major Preliminary Plat

Address:

Location Description: TREE LINE AVE ETWEEN OAKRIDGE ST AND UNIVERSE BLVD

Project Number: 1008798

Applicant
GALWAY CONSTRUCTION
RICH BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87120
761-9911

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

Application Fees

APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$50.00**
	TOTAL:	**$70.00**

City of Albuquerque Treasury
10/23/2012 Office:AKMEX
Stat D:WS00007 Cashier:TRSMAB
Batch: 921 Trans #:
Permit: 2012070339
Re-Eipt Num 00064514
Payment Total:$70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
0903 VISA Tendered : $210.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 097

03/12/2012 Issued By: BLDAVM 139015

Application Number: **12DRB-70097**, Major - Final Plat Approval

Address:

Location Description: TREE LINE BETWEEN OAKRIDGE AND UNIVERSE

Project Number: 1008798

Applicant
RCS-TAOS, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LN #160
ALBUQUERQUE NM 87120

Agent / Contact
BOHANNAN HUSTON INC
SCOTT J. STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/12/2012 9:43AM LOC: ANNX
WS# 006 TRANS# 0013
RECEIPT# 00145285-00145285
PERMIT# 2012070097 TRSSVG
Trans Amt $20.00
Conflict Manag. Fee $20.00
CA $20.00
CHANGE $0.00

Thank You

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008798 AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

Defer to City Engineer.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

07-25-12

APPROVED __; DENIED __; DEFERRED _X; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: JULY 18, 2012

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008798 AGENDA ITEM NO: 15

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

Defer to City Engineer.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

08-01-12

APPROVED __; DENIED __; DEFERRED _X; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro DATE: JULY 25, 2012
Transportation Development 505-924-3991

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

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.

If you wish to appeal this decision, you must do so by July 15, 2011 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
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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

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.

If you wish to appeal this decision, you must do so by July 15, 2011 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
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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

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))
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Jack Cloud, DRB Chair
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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. 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~~ 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	ADOBE ROSE STREET	/	/	/
		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	/	/	/
		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	/	/	/
		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) (S/W TO WOODMONT SJS)	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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 (S/W TO WOODMONT SJS 11/30/11)	/	/	/
			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" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF WEST OF MISSION RIDGE DRIVE	MISSION RIDGE DRIVE	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		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						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		SJS ~~4" DIA~~	~~REMOVE 4" WATERLINE~~ SJS 11/30/11	SJS ~~LOT 30, TRACT UNIT 2 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
		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			
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:

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ 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
- ___ Cert. of Appropriateness (LUCC) — L

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... — 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 2 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. Tract A Taos Unit 1 at The Trails & Tract B Taos at the Trails Unit 2 Block: ___ Unit: ___

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

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.): ___

1008798 11DRB-70115, 11DRB-70324

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 5/24/12

(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 - 70152	EPP		$ 50.00
	LMF		$ 20.00
			$
			$
			$
		Total	$ 70.00

Hearing date June 6, 2012

5-24-12
Planner signature / date

Project # 1008798

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
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

Scott Steffen
Applicant name (print)

5/24/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70152
__ - __ - __
__ - __ - __

5-24-12
Planner signature / date

Project # 1008798

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 24, 2012

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

Re: Taos Unit 2 at the Trails – Preliminary Plat Extension (DRB 1008798)

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 2 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 2 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of June 29, 2012. Therefore, we are requesting review and approval of a one-year extension of the preliminary plat. We request that the Unit 2 preliminary plat extension be heard at the same DRB hearing as the Taos Unit 1 Vacation request and preliminary plat extension.

Please place these items on the DRB Agenda to be heard on June 20, 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

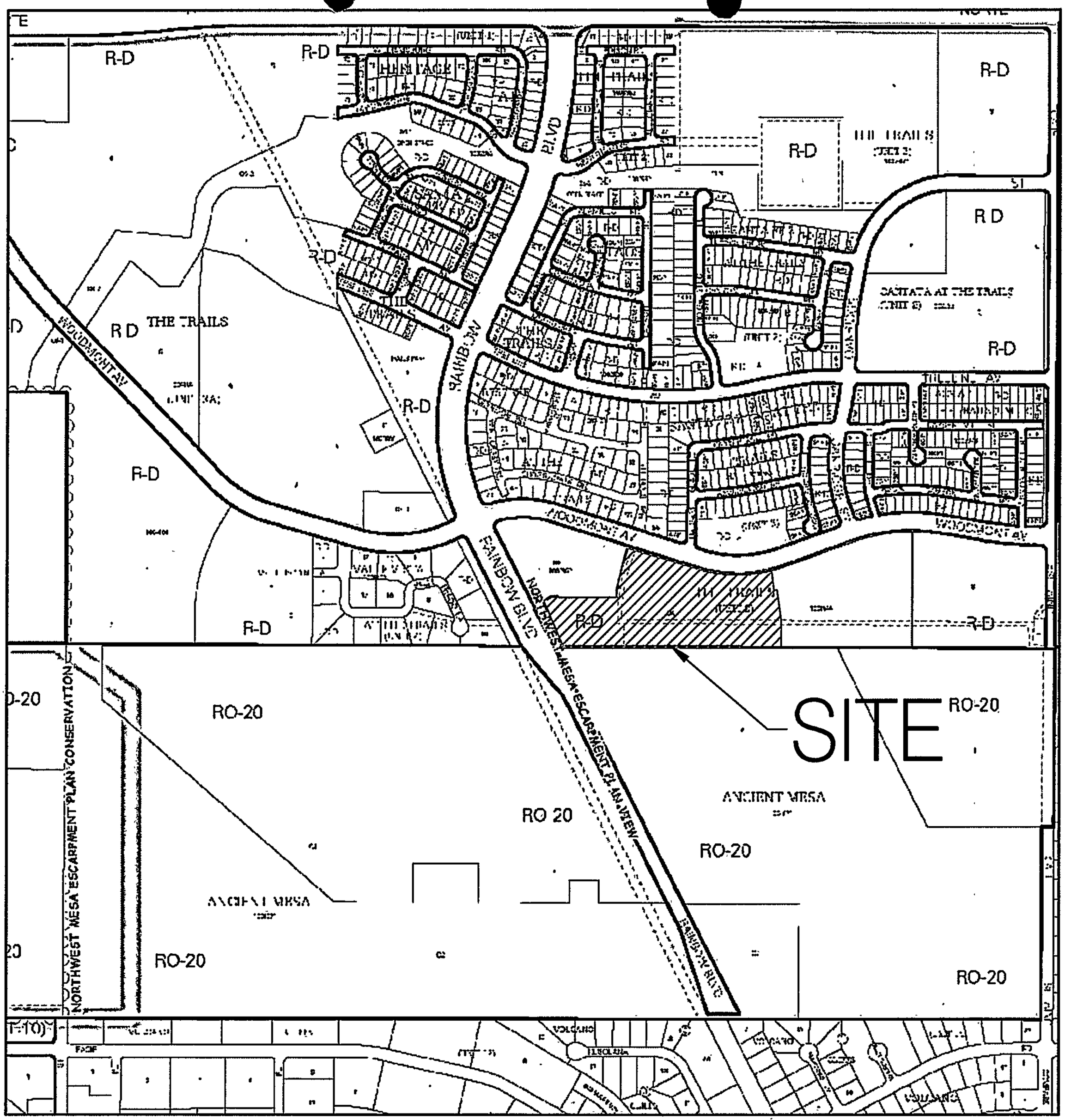
cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

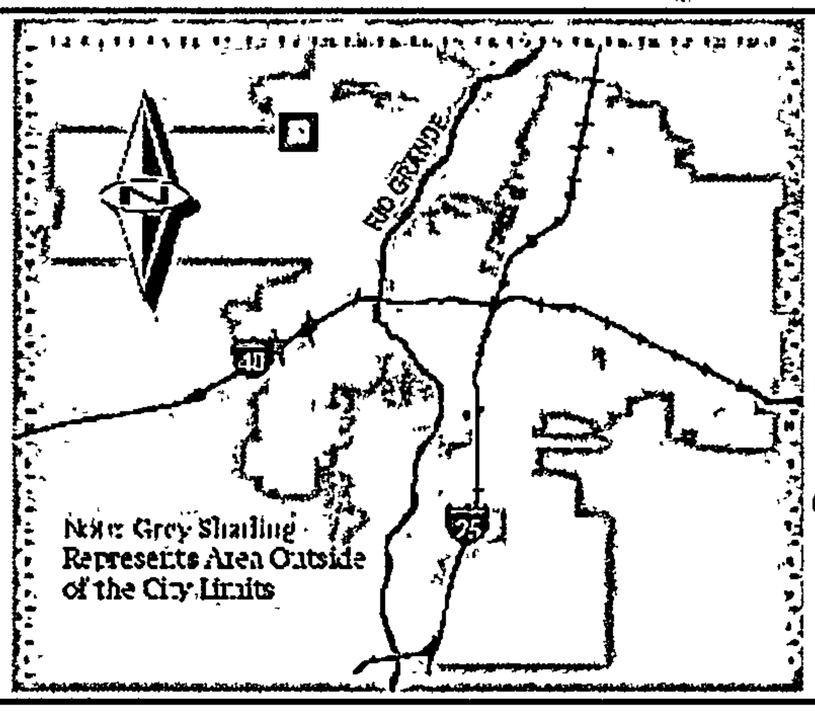
P:\20110333\Correspondence\Submittals\Pre Plat Extension\Unit 2\Unit 2 Pre Plat Extension DRB Cover Letter.docx



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

C-09-Z

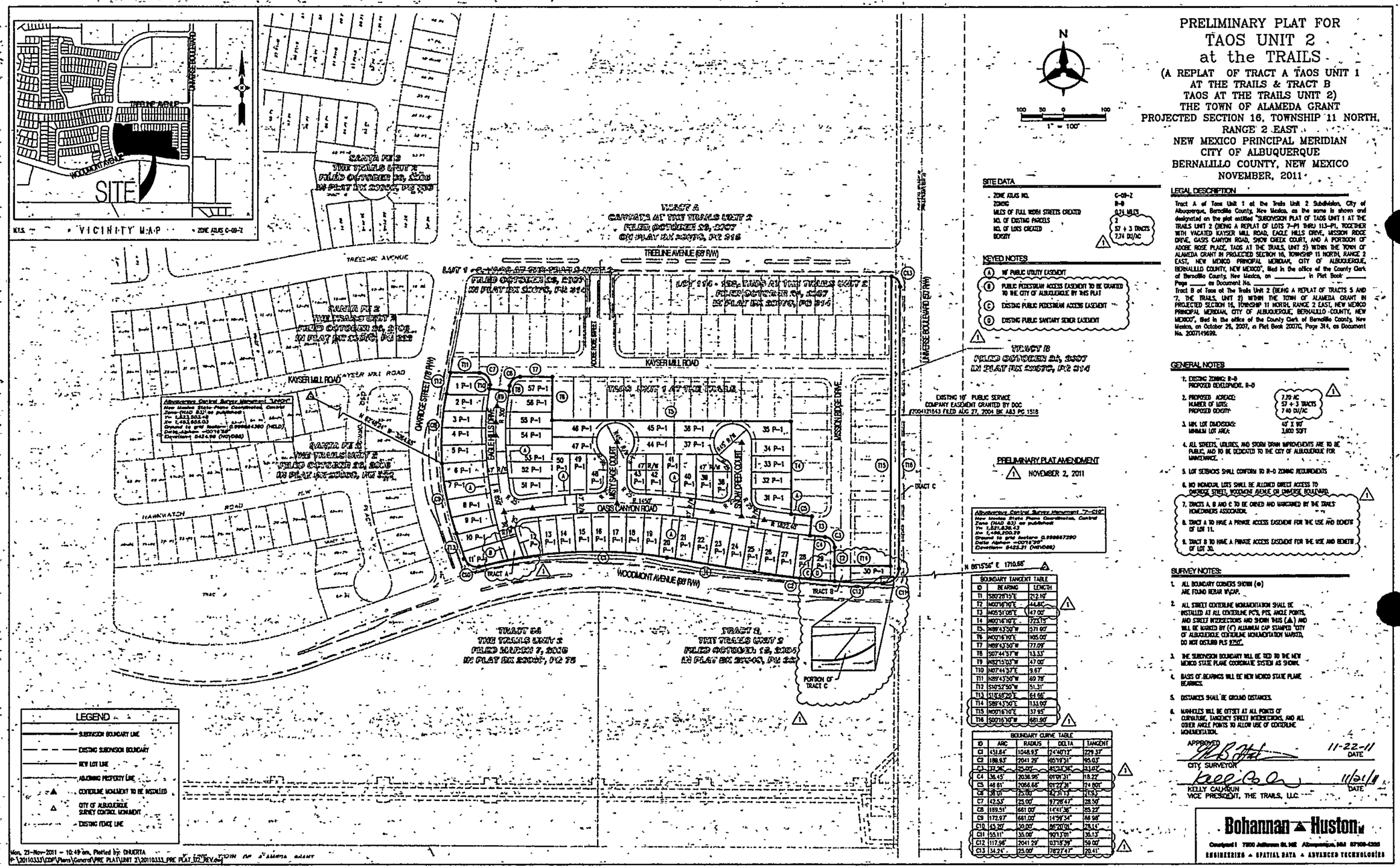
Selected Symbols

- 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 2
at the TRAILS

(A REPLAT OF TRACT A TAOS UNIT 1
AT THE TRAILS & TRACT B
TAOS AT 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



Mon, 21-Nov-2011 - 10:49 am, Plotted by: DHUERTA
P:\20110333\COP\Plans\General\PRE PLAT\UNIT 2\20110333_PRE PLAT_02_REV.dwg

N

1" = 100'

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.24 MILES
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	57 + 3 TRACTS
DENSITY	7.74 DU/AC

KEYED NOTES

(A) W PUBLIC UTILITY EASEMENT
(B) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
(C) EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
(D) EXISTING PUBLIC SANITARY SEWER EASEMENT

TRACT B
FILED OCTOBER 24, 2007
IN PLAT BK 2007C, PG 314

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 7.70 AC
   NUMBER OF LOTS: 57 + 3 TRACTS
   PROPOSED DENSITY: 7.40 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 OWROCE STREET, WOODMONT AVENUE OR UNIVERSE BOULEVARD.
7. TRACTS A, B AND C TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION.
8. TRACT A TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 11.
9. TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 30.

PRELIMINARY PLAT AMENDMENT
NOVEMBER 2, 2011

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published
N= 1,521,626.43
E= 1,496,200.79
Ground to grid factor: 0.999667290
Delta Alpha: -00°16'20"
Elevation: 5423.21 (NGVD88)

LEGAL DESCRIPTION

Tract A of Taos Unit 1 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 UNIT 1 AT THE TRAILS UNIT 2 (BEING A REPLAT OF 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, 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, in Plat Book _____ Page _____, as Document No. _____.
Tract B 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.

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 9750".
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 TANGENT TABLE

ID	BEARING	LENGTH
T1	S80°26'15"E	212.10'
T2	N00°16'10"E	44.82'
T3	N05°51'08"E	47.00'
T4	N00°16'10"E	723.15'
T5	N89°43'50"W	571.00'
T6	N00°16'10"E	105.00'
T7	N89°43'50"W	77.09'
T8	S07°44'37"W	13.33'
T9	N82°15'03"W	47.00'
T10	N07°44'37"E	9.67'
T11	N89°43'50"W	69.78'
T12	S16°37'50"W	51.31'
T13	S15°48'20"E	64.56'
T14	S89°43'50"E	133.00'
T15	N00°16'10"E	37.95'
T16	S00°16'10"W	681.90'

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	451.84'	1048.93'	24°40'12"	229.37'
C2	188.93'	2041.29'	05°18'31"	95.03'
C3	77.06'	25.00'	152°34'36"	213.07'
C4	36.45'	2036.96'	01°01'31"	18.22'
C5	48.81'	2066.66'	01°22'39"	24.60'
C6	38.01'	25.00'	87°31'13"	23.53'
C7	42.53'	25.00'	97°28'47"	28.50'
C8	169.91'	661.00'	14°41'36"	85.22'
C9	172.97'	661.00'	14°59'34"	86.98'
C10	45.20'	30.00'	86°20'01"	28.14'
C11	55.11'	35.00'	90°13'01"	35.13'
C12	117.96'	2041.29'	03°18'29"	59.00'
C13	34.24'	25.00'	78°27'47"	20.41'

APPROVED
CITY SURVEYOR — DATE 11-22-11

KELLY CALHOUN
VICE PRESIDENT, THE TRAILS, LLC — DATE 11/21/11

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

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. 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~~ 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	ADOBE ROSE STREET	/	/	/
		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	/	/	/
		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	/	/	/
		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) (S/W TO WOODMONT SJS)	/	/	/
		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 SJS	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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 (S/W TO WOODMONT SJS 11/30/11)	/	/	/
			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" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF WEST OF MISSION RIDGE DRIVE	MISSION RIDGE DRIVE	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		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						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		SJS ~~1" DIA~~	~~REMOVE 1" WATERLINE~~ SJS 11/30/11	SJS ~~LOT 30, TAOS UNIT 2 WATERLINE EASEMENT~~	SJS ~~MISSION RIDGE DRIVE~~	SJS ~~UNIVERSE BLVD~~	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
		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			
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

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) — A
- ____ 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...
- ____ 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 2 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.): ____

1008798, 11DRB-70115, 11DRB-70324

CASE INFORMATION:

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

No. of **existing** lots: 107 No. of **proposed** lots: 57 Total area of site (acres): 7.36

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 3/12/12

(Print) SCOTT A. 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 - 70097	FP		$ Ø
☒ 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 ~~March 21~~ April 11, 2012			$ 20.00

3-12-12 **Project #** 1008798

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
__ 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
__ DXF file and hard copy of final plat data for AGIS is required.

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

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)

3/12/12
Applicant signature / date

Form revised October 2007

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

Application case number(s)
12 - DRB - 70097
___ - ___ - ___
___ - ___ - ___

3-12-12
Planner signature / date

Project # 1008798

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 12, 2012

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

Re: Taos Unit 2 at the Trails – Final Plat (DRB 1008798)

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 subdivides Tract A of Taos Unit 1 at the Trails and consists of 57 lots. Access to the site will be from Tree Line Avenue through Taos Unit 1.

Please place this item on the DRB Agenda to be heard on March 21, 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

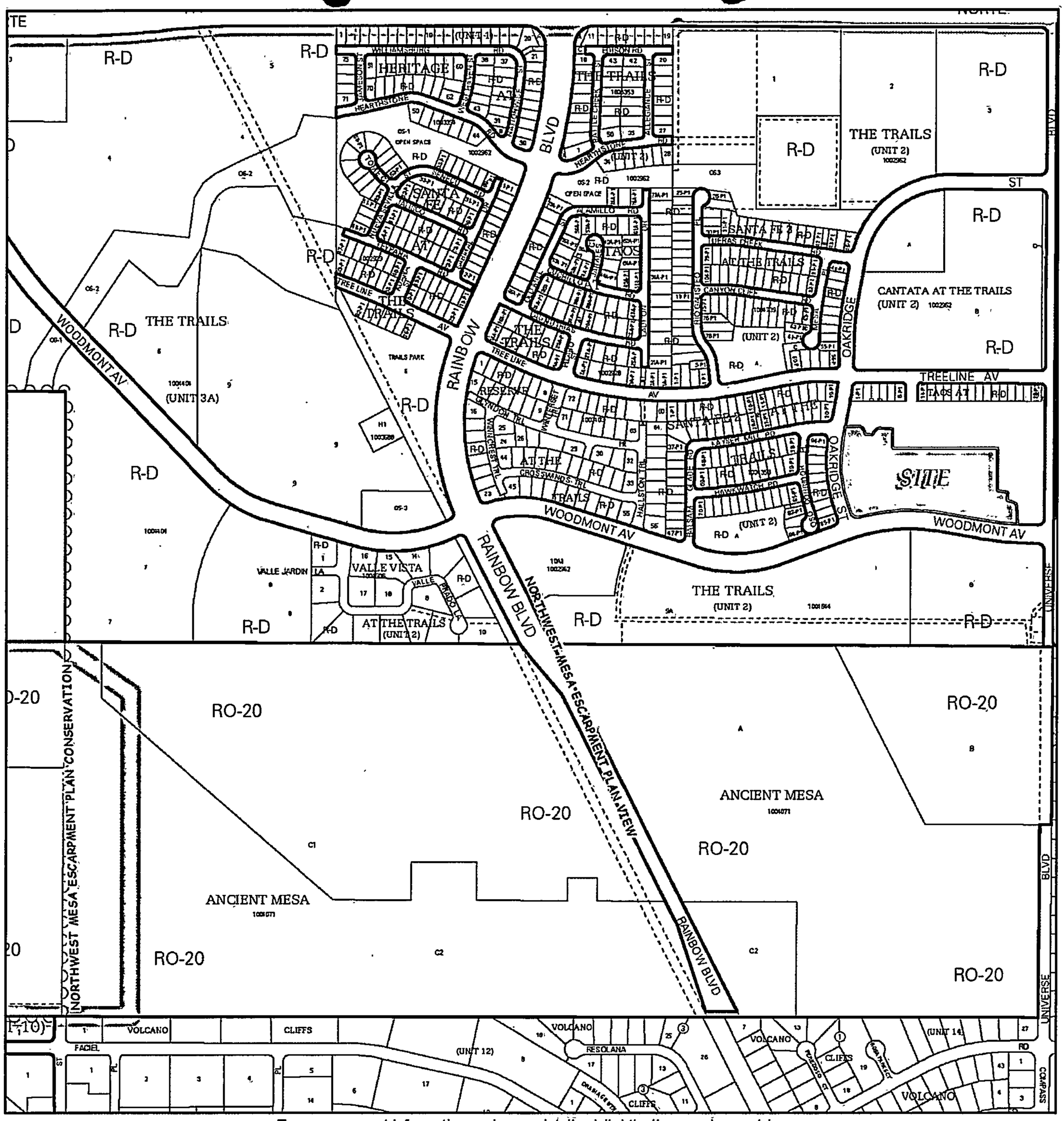
cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

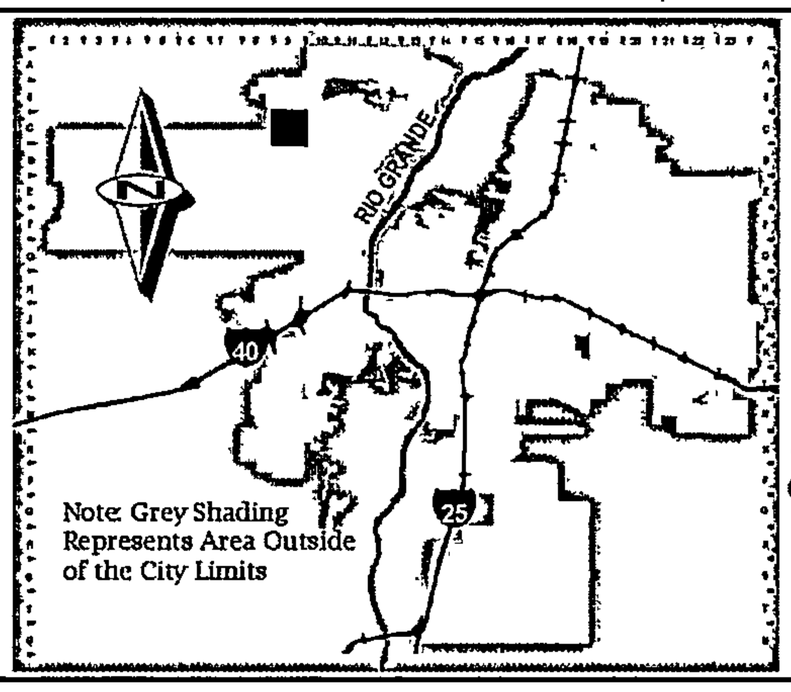
P:\20110333\Correspondence\Submittals\Plat\Unit 2\Taos Unit 2 Plat DRB Cover Letter.Docx



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



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

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:

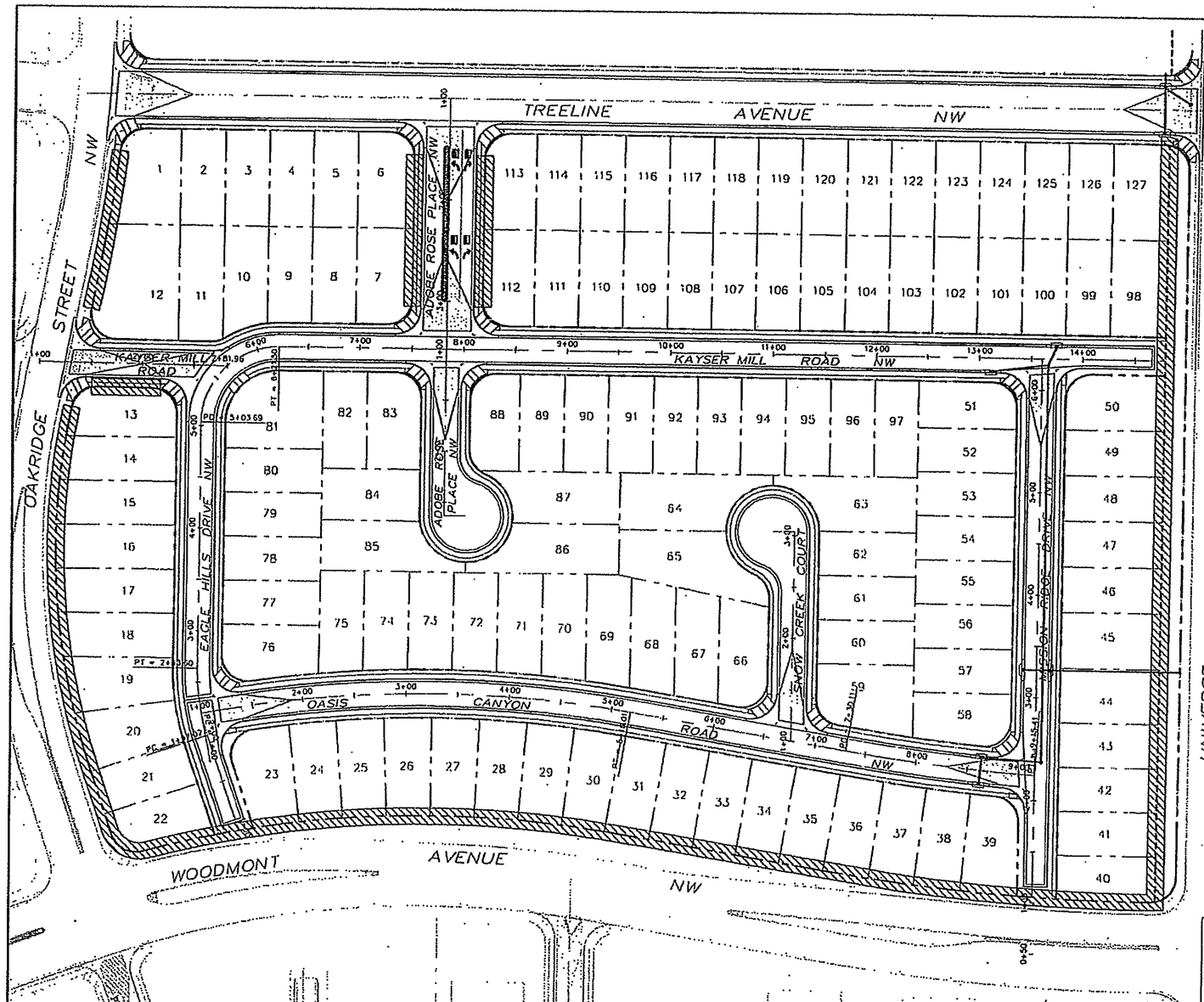
"Cultural Resource Survey for The Trails Unit 2 Housing Development" by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424. Project was approved for Preliminary Plat in 2007. Project was mass graded in 2007 prior to enactment of the Archaeological Ordinance, with 4' to 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.

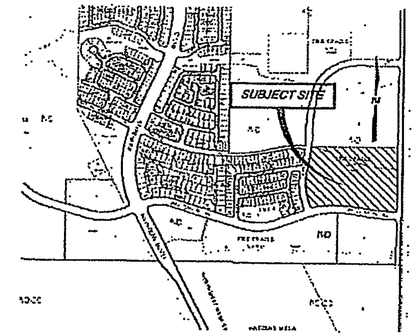
RECOMMENDATION(S):

- ***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





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PERIMETER WALL

ORD #

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

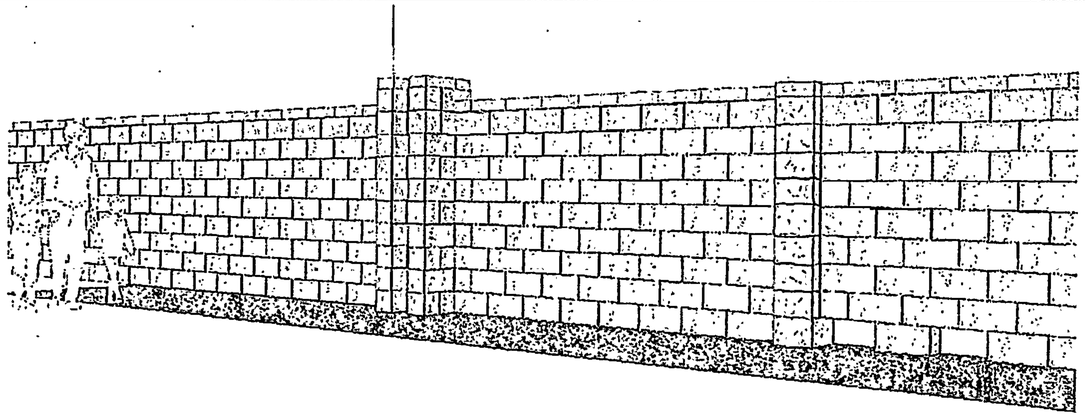
TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

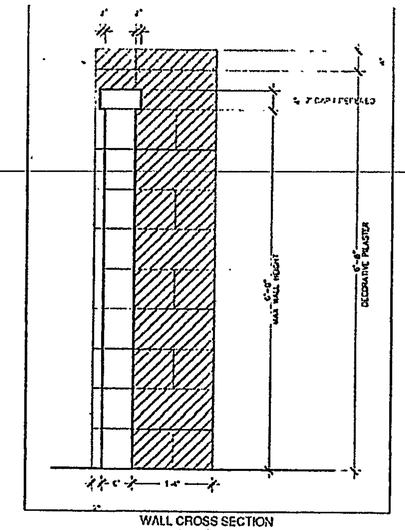
REVISIONS	NO.	DATE	REMARKS	BY

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

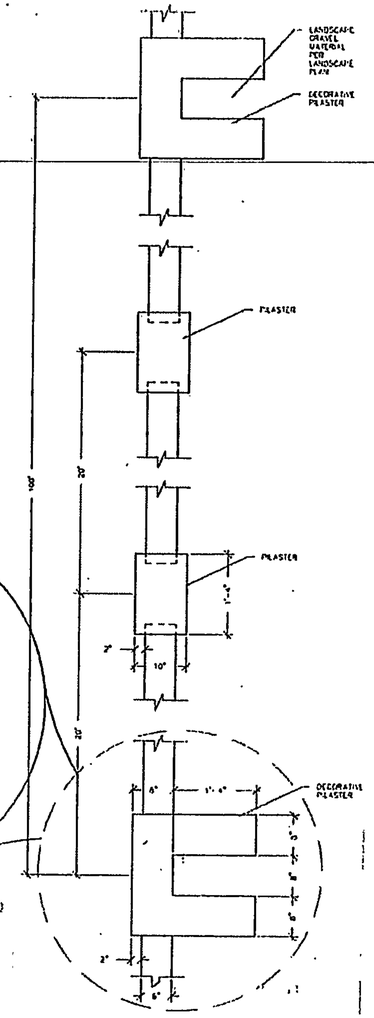
AGENT'S COPY

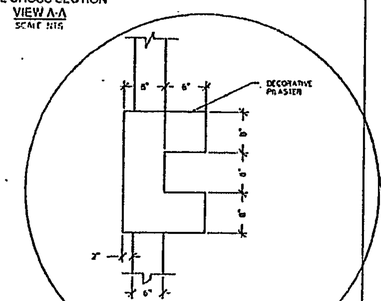


PERSPECTIVE WALL RENDERING
SCALE NTS



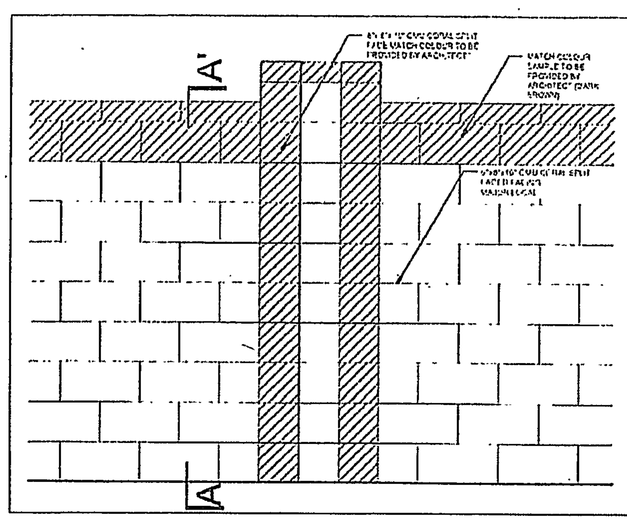
WALL CROSS SECTION
VIEW A-A
SCALE NTS

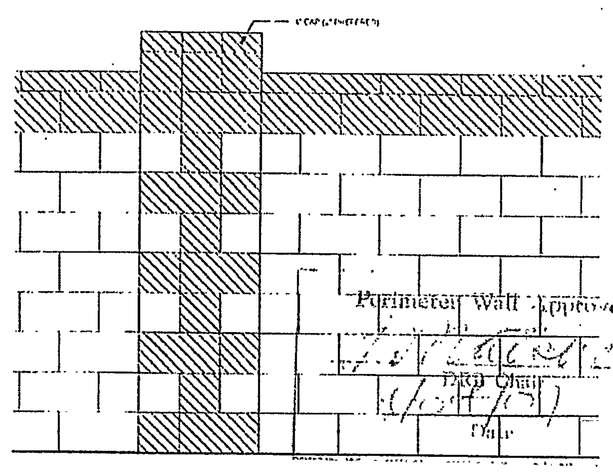




OPTIONAL PILASTER PLAN VIEW
SCALE NTS

PLAN VIEW
SCALE NTS





WALL ELEVATION
SCALE NTS

DRB # 397

NEAREST INTERSECTION:
WOODMONT AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z

Perimeter Wall Approved
DRB Chair
Date

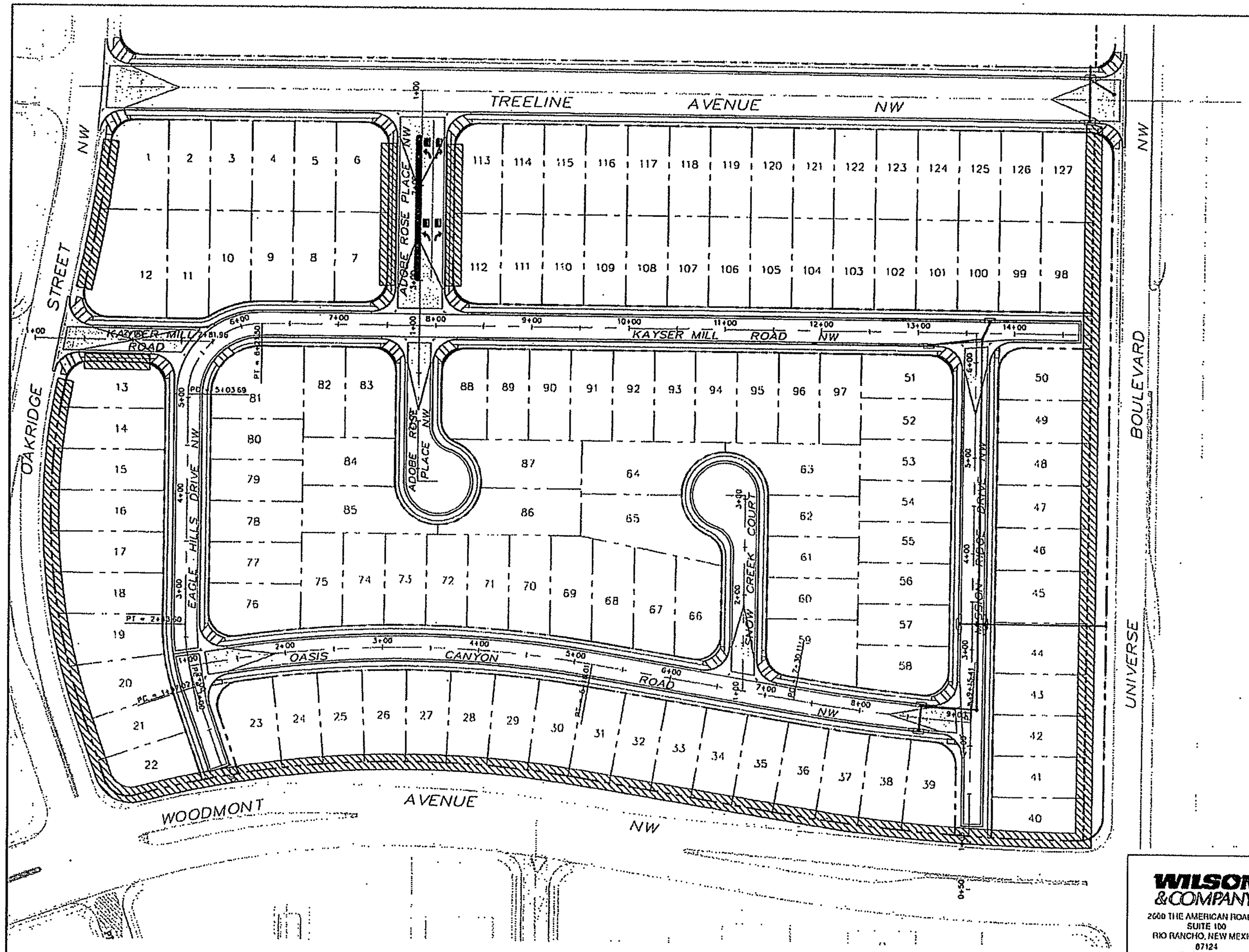
WILSON & COMPANY
2200 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 893 0021

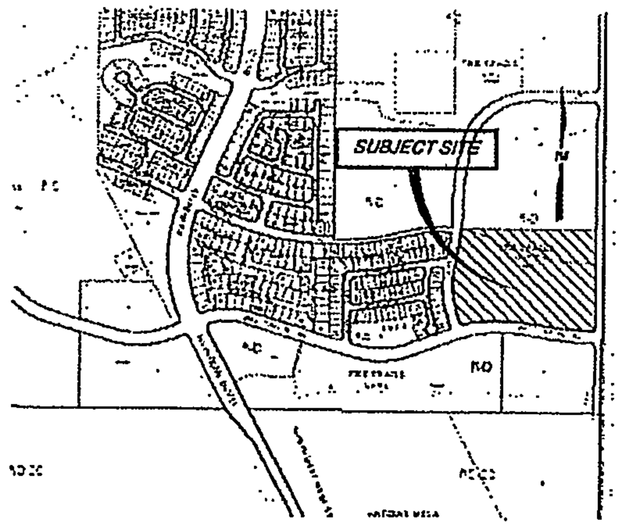
TAOS AT THE TRAILS UNIT 2

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

DRD #_____

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
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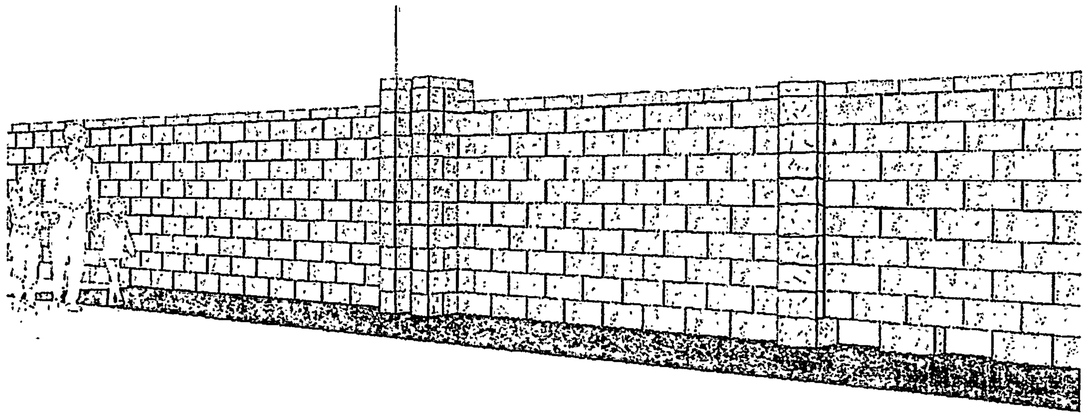
TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

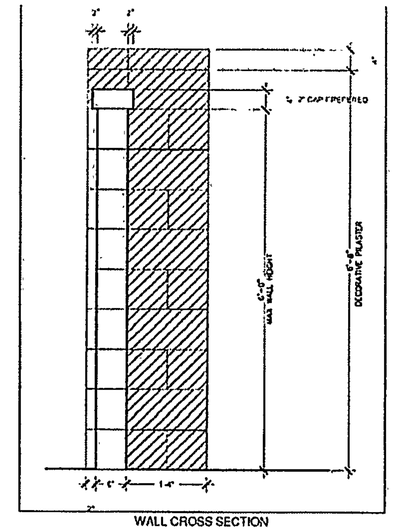
REVISIONS	NO.	DATE	REMARKS	BY

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

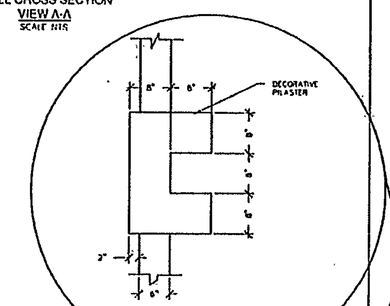
AGENT'S COPY



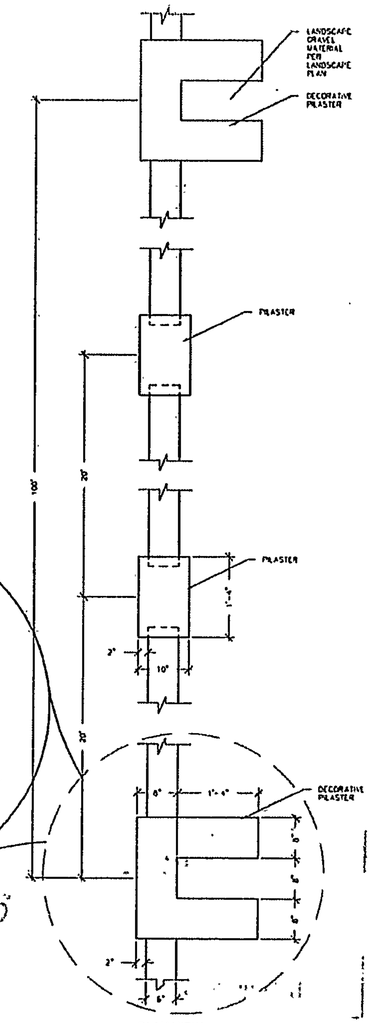
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



OPTIONAL PILASTER PLAN VIEW
SCALE: NTS

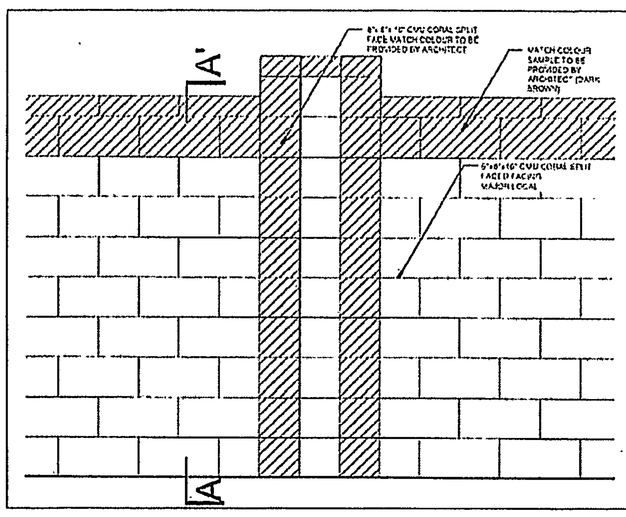


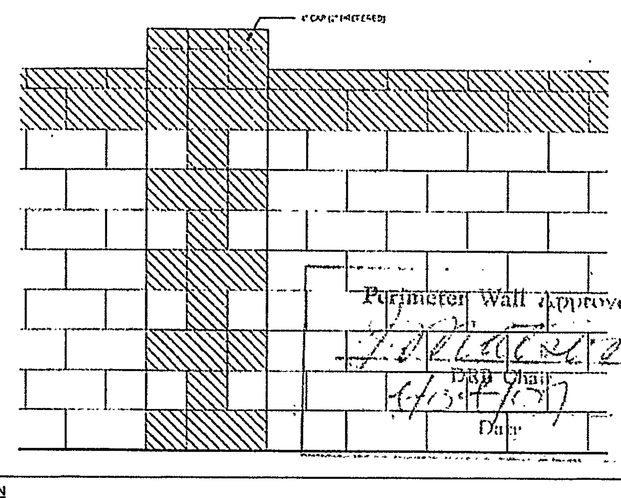
PLAN VIEW
SCALE: NTS

DRB # 1-2-397-5

NEAREST INTERSECTION:
WOODMONT AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z





Perimeter Wall Approval
DRB Chair
Date

WALL ELEVATION
SCALE: NTS

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TAOS AT THE TRAILS UNIT 2

TYPICAL WALL EXHIBIT

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DESIGN	SJS	WCEA NO. 0760000100	DATE MARCH 2007
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
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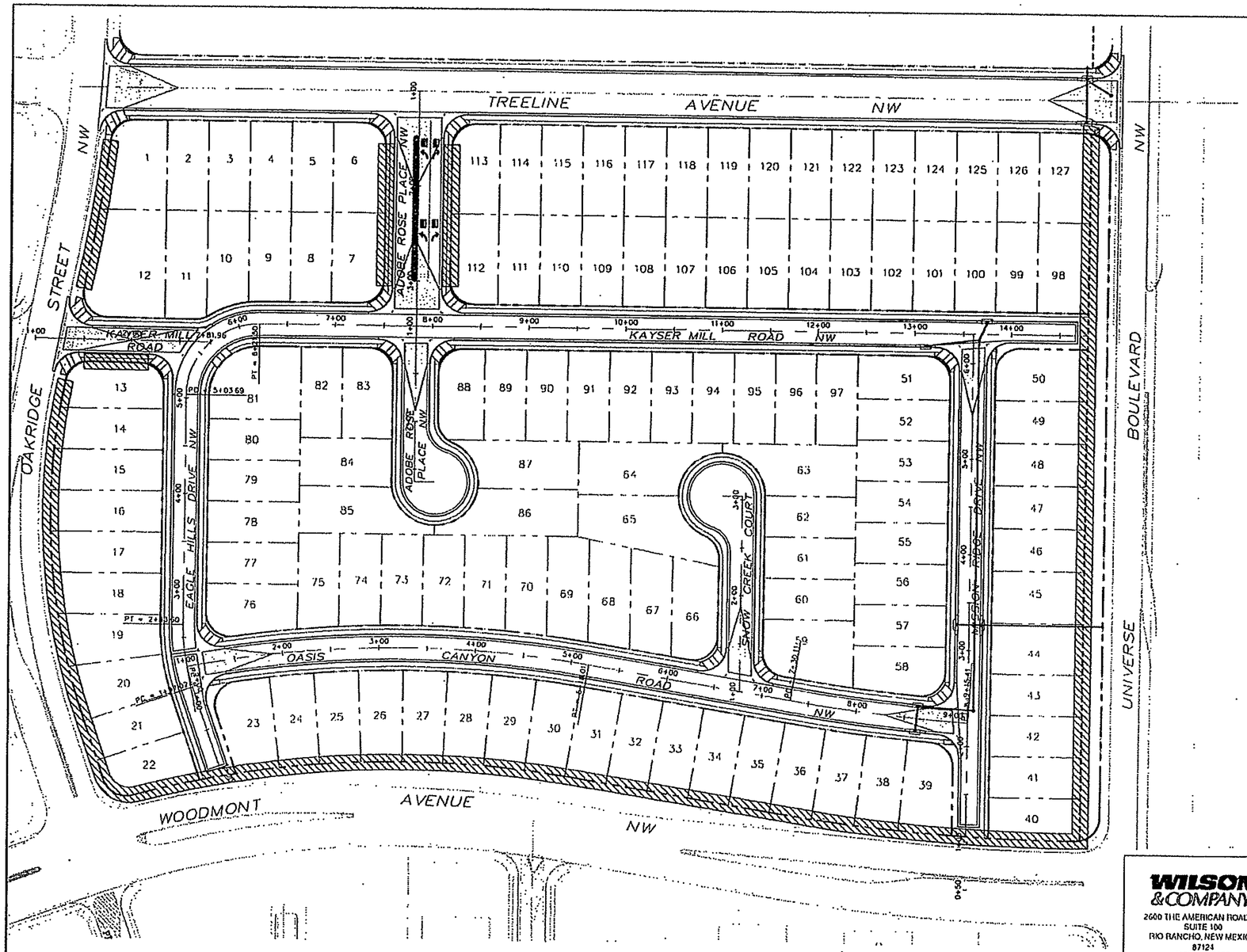

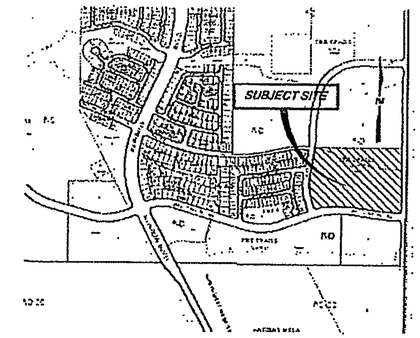

VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DRB #

NEAREST INTERSECTION:
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NTS

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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		

Doc# 2012024199
03/09/2012 11:19 AM Page: 1 of 9
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

No. of Units: 57
Nearest Major Streets: **Tree line & Universe Blvd.**

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE
Project No. 730076 Taos Unit 2 at The Trails
(Onsite, Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 2ND day of March, 20 12, 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 2 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. **730076**.

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

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 #5048909**
Amount: $**693,884.19**
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]: Sharon K. Eshima
Name: Sharon K. Eshima
Title: Manager
Dated: December 30, 2011

CITY OF ALBUQUERQUE

City Engineer
Dated: 2/24/12

02-22-2012

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 30th day of, December, 20 11 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.

Notary Public

ANDREA MARQUEZ
Notary Public
State of Colorado

My Commission Expires:
12/14/2013

CITY'S NOTARY

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

This instrument was acknowledged before me on 2nd day of, March, 2012 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

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 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				/	/	/

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

730076

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 730064)	/	/	/
730077		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		/	/	/
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 795	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

730076

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

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 5048909

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:] Six Hundred Ninety Three Thousand Eight Hundred Dollars, ([amount in figures:] $ 693,884.19), 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 2 At The Trails ("Subdivision"), City Project No. 730076; 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:]

Onsite, Procedure (Paving, curb and gutter, Storm drain, water, sewer and non-deferred Sidewalk) ("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 March 9, 2012 as Document Number 20120241199, as amended by change orders or amendments to the agreement.

**Eighty Four and 19/100ths

Bond No. [Surety's No:] 5048909

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 17th day of January , 20 12 .

SUBDIVIDER

RCS-Taos, LLC

By [signature:] Sharon K Eshima

Name: Sharon K Eshima

Title: [redacted]

Dated: 2/1/12

SURETY

Bond Safeguard Insurance Company

By [signature:] Victoria M Campbell

Name: Victoria M Campbell

Title: Attorney-in-Fact

Dated: January 17, 2012

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

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Colorado
County of Boulder } ss.

On this the 1st (Day) day of February (Month), 2012 (Year), before me, Valerie Taylor (Name of Notary Public), the undersigned Notary Public, personally appeared Sharon K Eshima (Name(s) of Signer(s)),

☒ personally known to me – **OR** –

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

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

Signature of Notary Public

Valerie Taylor

Place Notary Seal and/or Stamp Above

Other Required Information (Printed Name of Notary, Residence, etc.)

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Right Thumbprint of Signer
Top of thumb here

Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On January 17, 2012 (DATE) before me, Kim Heredia, 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.

KIM HEREDIA
Commission # 1945397
Notary Public - California
Orange County
My Comm. Expires Jul 24, 2015

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

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: Authorized Representative

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

1-17-12

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

AO 42562

POWER OF ATTORNEY

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: Lisa Clark, Victoria M. Campbell, ********* 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 fivehundred 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 17th Day of January, 2012

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

RECEIVED AUG 18 2011

FINANCIAL GUARANTY AMOUNT

08/18/2011

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

Project Description:

Project ID #: 730076, Taos Unit 2 @ the Trails Unit 2, Phase/Unit #: 1

Requested By: **Scott Steffen with BHI**

Approved estimate amount:		$434,280.84
Contingency Amount:	10.00%	$43,428.09
Subtotal:		$477,708.92
NMGRT	7.00%	$33,439.63
Subtotal:		$511,148.55
Engineering Fee	6.60%	$33,735.81
Testing Fee	2.00%	$10,222.97
Subotal:		$555,107.35
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$693,884.19**

APPROVAL: DATE:

J Woodall 8/18/11

Notes: REQUIRES Taos Unit 1 Recorded Plat Prior to acceptance of Taos Unit 2 SIA, Cert of G & D required prior to release of FG.

DRB Project # 1008798

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 2 at The Trails, and more particularly described as Taos Unit 2 at The Trails, Lots 1-57

(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# 2012019670
02/27/2012 04:38 PM Page: 1 of 12
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 # 1008798

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 # 1008798

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

Jacqueline Vargas
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 CMP 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.

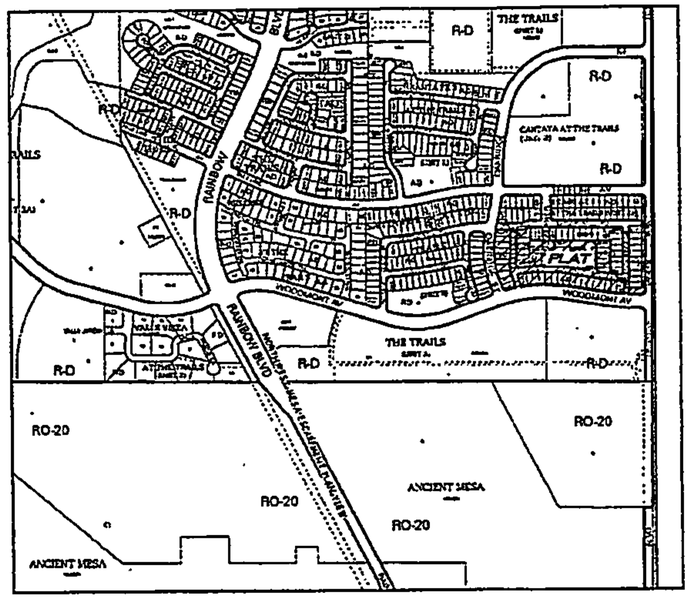
OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-31-2015

April L. Winters
Notary Public

My commission expires: May 31, 2015

Lot	Address	Legal Description
1	8939 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 1
2	8935 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 2
3	8931 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 3
4	8927 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 4
5	8923 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 5
6	8919 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 6
7	8915 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 7
8	8911 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 8
9	8909 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 9
10	8905 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 10
11	8901 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 11
12	6840 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 12
13	6836 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 13
14	6832 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 14
15	6828 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 15
16	6824 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 16
17	6820 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 17
18	6816 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 18
19	6812 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 19
20	6808 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 20
21	6804 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 21
22	6800 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 22
23	6724 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 23
24	6720 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 24
25	6716 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 25
26	6712 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 26
27	6708 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 27
28	6704 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 28
29	6700 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 29
30	8900 Mission Ridge Drive NW	Taos Unit 2 at The Trails, Lot 30
31	8916 Snow Greek Court NW	Taos Unit 2 at The Trails, Lot 31
32	8920 Snow Greek Court NW	Taos Unit 2 at The Trails, Lot 32
33	8924 Snow Greek Court NW	Taos Unit 2 at The Trails, Lot 33
34	8928 Snow Greek Court NW	Taos Unit 2 at The Trails, Lot 34
35	8932 Snow Greek Court NW	Taos Unit 2 at The Trails, Lot 35
36	8931 Snow Greek Court NW	Taos Unit 2 at The Trails, Lot 36
37	8927 Snow Greek Court NW	Taos Unit 2 at The Trails, Lot 37
38	6801 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 38
39	6805 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 39
40	6809 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 40
41	6811 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 41
42	6815 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 42
43	6819 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 43
44	8928 Misty Sage Court NW	Taos Unit 2 at The Trails, Lot 44
45	8932 Misty Sage Court NW	Taos Unit 2 at The Trails, Lot 45
46	8931 Misty Sage Court NW	Taos Unit 2 at The Trails, Lot 46

Lot	Address	Legal Description
47	8927 Misty Sage Court NW	Taos Unit 2 at The Trails, Lot 47
48	6823 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 48
49	6827 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 49
50	6831 Oasis Canyon Road NW	Taos Unit 2 at The Trails, Lot 50
51	8916 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 51
52	8920 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 52
53	8924 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 53
54	8928 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 54
55	8932 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 55
56	8936 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 56
57	8940 Eagle Hills Drive NW	Taos Unit 2 at The Trails, Lot 57



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 Tracts: 2
2. Total number of Lots created: 57
3. Total number of Tracts created: 3
4. Public Street right of way dedicated by this plat 1.6762 Ac.
5. Gross Subdivision acreage: 7.6915 acres.
6. Milcoge of streets created: 0.27 mile

SHEET INDEX

SHEET 1 Approvals, General Notes, Purpose of plat

SHEET 2 Legal Description, Free consent and dedication

SHEET 3 New Lots, Streets and easements created

SHEET 4 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. Create 57 New Lots, 3 New Tracts and dedicate the New Public Street right of ways as shown hereon.
2. Grant the New Public Utility Easements as shown hereon.
3. Tracts A, B and C will be conveyed to the Trails Community Association by a separate document. Said tracts 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 5, 2011

PLAT OF

TAOS UNIT 2 AT THE TRAILS

(BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, 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

SHEET 1 OF 4

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 2 PLAT

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LEGAL DESCRIPTION

All that certain parcel of land situate 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, comprising and being Tract A, Taos Unit 1 At The Trails, as the same is shown and designated on the plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, 20____, in Plat Book 20____C, Page _____, and Tract B, Taos At The Trails Unit 2, 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, and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid bearings and ground distances as follows:

BEGINNING at the northwesterly corner of the parcel herein described, said point also being the northwesterly corner of said Tract A, Taos Unit 1 At The Trails, and also being a point on the easterly right of way line of Oakridge Street N.W.; Thence, along the northerly boundary of said Tract A, Taos unit 1 At The Trails, the following 7 courses,

S 89°43'50" E, 69.78 feet to a point of curvature; Thence,

Southeasterly, 42.53 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 97°28'47", and a chord that bears S 40°59'27" E, 37.59 feet) to a point of tangency; Thence,

S 07°44'57" W, 9.67 feet to an angle point; Thence,

S 82°15'03" W, 47.00 feet to an angle point; Thence,

N 07°44'57" E, 13.33 feet to a point of curvature; Thence,

Northeasterly, 36.01 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 82°31'12", and a chord that bears N 49°00'33" E, 32.97 feet) to a point of tangency; Thence,

S 89°43'50" E, 77.09 feet to an angle point, said point also being a point on the southerly right of way line of Kayser Mill Road N.W., and also being the northwesterly corner of Lot 56 P-1, of said Taos Unit 1 At The Trails; Thence, along the northerly, easterly then northerly boundary of said Tract A, Taos Unit 1 At The Trails, the following 10 courses,

S 00°16'10" W, 105.00 feet to an angle point; Thence,

S 89°43'50" E, 571.00 feet to an angle point; Thence,

S 00°16'10" W, 223.15 feet to an angle point; Thence,

Easterly, 44.61 feet on the arc of a curve to the left (said curve having a radius of 1798.90 feet, a central angle of 01°25'15", and a chord that bears S 83°07'08" E, 44.60 feet) to an angle point; Thence,

S 05°51'08" W, 47.00 feet to an angle point; Thence,

Easterly, 41.45 feet on the arc of a curve to the left (said curve having a radius of 1845.90 feet, a central angle of 01°17'11", and a chord that bears S 84°28'51" E, 41.45 feet) to a point of reverse curvature; Thence,

Southeasterly, 37.26 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 85°23'36", and a chord that bears S 42°25'38" E, 33.91 feet) to a point of tangency; Thence,

S 00°16'10" W, 44.81 feet to an angle point; Thence,

S 89°43'50" E, 133.00 feet to an angle point, said point also being the eastern-most northerly corner of said Tract A, Taos Unit 1 At The Trails, and also being a point on the westerly boundary of said Tract B, Taos At The Trails Unit 2; Thence, along the westerly boundary of said Tract B, Taos At The Trails Unit 2,

LEGAL DESCRIPTION, continued

N 00°16'10" E, 700.07 feet to an angle point, said point also being a point on the southerly right of way on Trailine Avenue N.W., and also being the northeasterly corner of Lot 128 P-1, of said Taos At The Trails Unit 2; Thence, along the westerly right of way line of Universe Boulevard N.W.,

Southeasterly, 34.24 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 78°27'47", and a chord that bears S 38°57'43" E, 31.62 feet) to a point of tangency; Thence,

S 00°16'10" W, 681.90 feet to a point of curvature; Thence,

Southwesterly, 55.11 feet on the arc of a curve to the right (said curve having a radius of 35.00 feet, a central angle of 90°13'01", and a chord that bears S 45°22'41" W, 49.59 feet) to a point of compound curvature on the northerly right of way line of Woodmont Avenue N.W.; Thence, along said northerly right of way line of Woodmont Avenue N.W.,

Westerly, 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 that 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,

Westerly, 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 that 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 that bears N 61°58'20" W, 41.05 feet) to a point of tangency on said easterly right of way line of Oakridge Street N.W. at the southwesterly corner of the parcel herein described; Thence, along said easterly right of way line of Oakridge Street N.W.,

N 18°48'20" W, 64.66 feet to a point of curvature; Thence,

Northerly, 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 that bears N 03°57'45" W, 338.66 feet) to a point of tangency; Thence,

N 10°52'51" E, 51.32 feet to the point of beginning.

Said parcel contains 7.6915 acres, more or less.

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 _____.

PLAT OF

TAOS UNIT 2 AT THE TRAILS

(BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, 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

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TAOS UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS AND TRACT B, 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

The Trails Community Association, Inc.

By: _____
Tracy Murphy, President

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

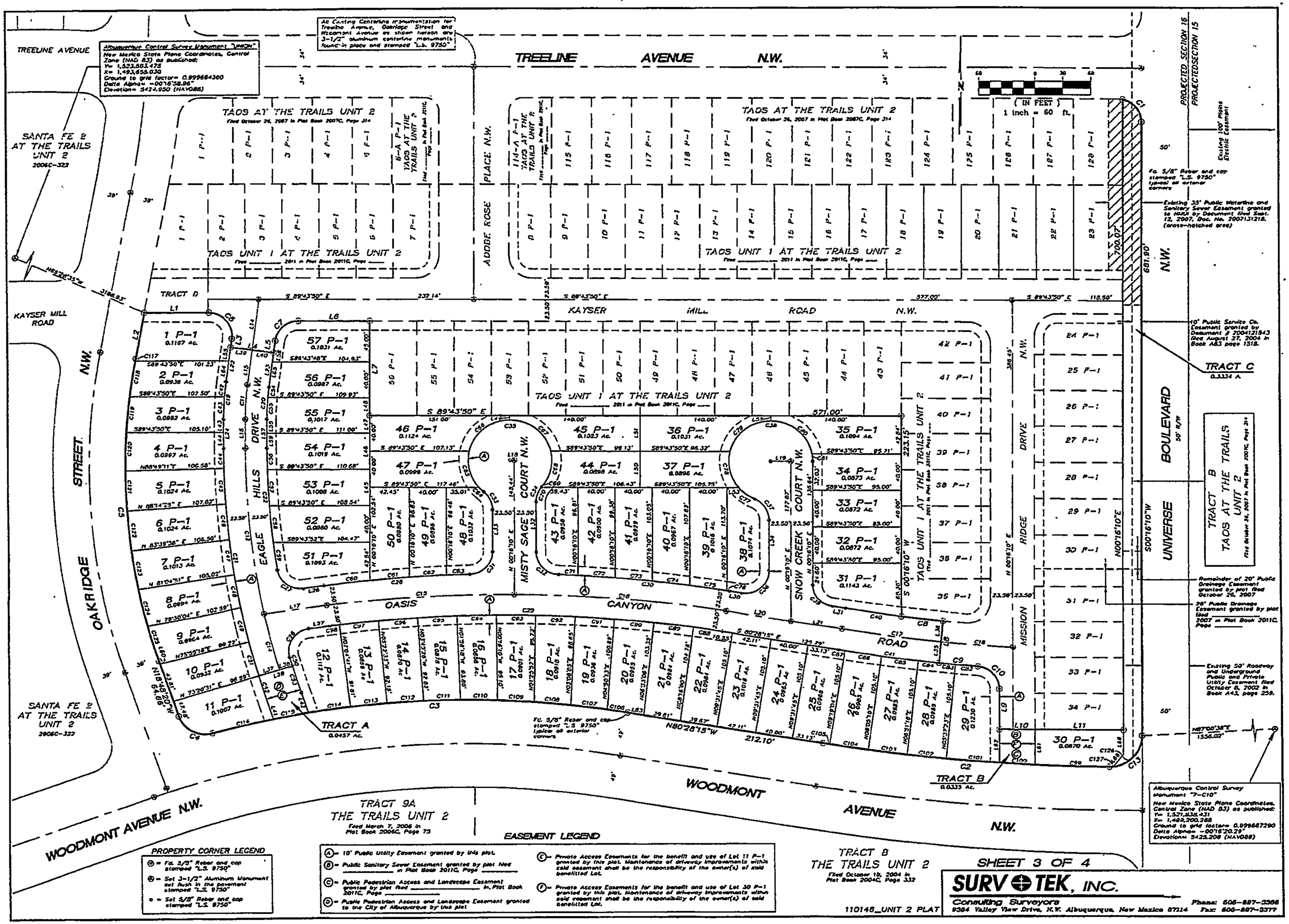
ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ SS
The foregoing instrument was acknowledged before me this _____
day of _____, 2011, by Tracy Murphy, President
of The Trails Community Association, Inc.

_____ My commission expires _____
Notary Public

SURVETEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

110146_UNIT 2 PLAT



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PLAT OF

TAOS UNIT 2
AT THE TRAILS

(BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, 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

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	34.24'	25.00'	20.41'	31.62'	S38°57'43"E	78°27'47"
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	42.53'	25.00'	28.50'	37.59'	S40°59'27"E	97°28'47"
C7	36.01'	25.00'	21.93'	32.97'	N49°00'33"E	82°31'12"
C8	44.61'	1798.90'	22.30'	44.60'	S83°07'08"E	1°25'15"
C9	41.45'	1845.90'	20.72'	41.45'	S84°28'51"E	1°17'11"
C10	37.26'	25.00'	23.07'	33.91'	S42°25'38"E	85°23'36"
C11	39.16'	300.00'	19.61'	39.14'	S04°00'33"W	7°28'47"
C12	186.15'	850.00'	93.45'	185.78'	S06°00'16"E	12°32'53"
C13	55.11'	35.00'	35.13'	49.59'	S45°22'41"W	90°13'01"
C14	64.97'	850.00'	32.50'	64.96'	S14°28'06"E	4°22'46"
C15	202.58'	1450.00'	101.46'	202.42'	S86°30'09"W	8°00'18"
C16	228.38'	1450.00'	114.43'	228.15'	N84°58'59"W	9°01'28"
C17	108.96'	1822.40'	53.49'	108.94'	S82°08'08"E	3°21'46"
C18	76.74'	1822.40'	38.38'	76.73'	S85°02'23"E	2°24'46"
C19	42.23'	323.50'	21.15'	42.20'	S04°00'33"W	7°28'47"
C20	36.10'	276.50'	18.07'	36.07'	S04°00'33"W	7°28'47"
C21	258.07'	873.50'	129.98'	257.13'	S08°11'40"E	16°55'39"
C22	135.08'	826.50'	67.69'	134.93'	S04°24'46"E	9°21'52"
C23	Intentionally omitted					
C24	Intentionally omitted					
C25	Intentionally omitted					
C26	42.96'	25.00'	29.00'	37.87'	S33°16'03"W	98°27'54"
C27	38.57'	25.00'	24.31'	34.86'	S53°17'51"E	88°24'18"
C28	157.97'	1473.50'	79.06'	157.90'	S85°34'17"W	6°08'33"
C29	423.98'	1426.50'	213.56'	422.42'	N88°59'07"W	17°01'45"
C30	184.58'	1473.50'	92.41'	184.46'	N84°03'34"W	7°10'37"
C31	38.56'	25.00'	24.30'	34.85'	N44°27'22"E	88°22'23"
C32	38.36'	25.00'	24.11'	34.71'	S43°41'21"E	87°55'02"
C33	22.28'	25.00'	11.94'	21.55'	N25°15'29"W	51°03'19"
C34	17.80'	25.00'	9.29'	17.42'	S20°39'47"W	40°47'13"
C35	213.50'	45.00'		62.61'	S85°08'07"W	271°50'32"
C36	43.31'	25.00'	29.41'	38.09'	N49°53'58"E	99°15'35"
C37	29.37'	25.00'	16.65'	27.71'	N33°23'11"W	67°18'43"
C38	194.24'	45.00'		74.91'	S56°36'49"W	247°18'43"
C39	35.23'	25.00'	21.25'	32.39'	S40°06'02"E	80°44'25"
C40	60.84'	1798.90'	30.42'	60.84'	S81°26'23"E	1°56'16"
C41	108.46'	1845.90'	54.25'	108.45'	S82°09'15"E	3°22'00"
C42	16.70'	323.50'	8.35'	16.70'	S06°16'12"W	2°57'29"
C43	25.53'	323.50'	12.77'	25.52'	S02°31'49"W	4°31'18"
C44	22.10'	873.50'	11.05'	22.10'	S00°27'19"E	1°26'59"
C45	39.33'	873.50'	19.67'	39.32'	S02°28'12"E	2°34'47"
C46	39.33'	873.50'	19.67'	39.32'	S05°02'59"E	2°34'47"
C47	39.33'	873.50'	19.67'	39.32'	S07°37'46"E	2°34'47"
C48	39.33'	873.50'	19.67'	39.32'	S10°12'32"E	2°34'47"
C49	39.33'	873.50'	19.67'	39.32'	S12°47'19"E	2°34'47"
C50	10.11'	835.50'	5.05'	10.11'	S16°18'41"E	0°41'35"
C51	39.33'	873.50'	19.67'	39.32'	S15°22'06"E	2°34'47"
C52	32.74'	873.50'	16.37'	32.74'	S17°43'55"E	2°08'51"
C53	31.31'	835.50'	15.66'	31.31'	S17°43'55"E	2°08'51"
C54	11.77'	276.50'	5.89'	11.77'	S06°31'47"W	2°26'20"
C55	24.33'	276.50'	12.17'	24.32'	S02°47'23"W	5°02'27"
C56	23.69'	826.50'	11.85'	23.69'	S00°33'06"E	1°38'32"
C57	40.06'	826.50'	20.03'	40.06'	S02°45'41"E	2°46'38"
C58	40.21'	826.50'	20.11'	40.21'	S05°32'38"E	2°47'16"
C59	31.12'	826.50'	15.56'	31.12'	S08°00'59"E	2°09'26"
C60	50.01'	1473.50'	25.01'	50.01'	S83°28'20"W	1°56'41"
C61	42.62'	1473.50'	21.31'	42.61'	S85°16'23"W	1°39'25"
C62	40.07'	1473.50'	20.04'	40.07'	S86°52'51"W	1°33'29"
C63	25.28'	1473.50'	12.64'	25.27'	S88°09'04"W	0°58'58"
C64	7.26'	45.00'	3.64'	7.25'	S46°09'48"E	9°14'42"
C65	42.92'	45.00'	23.25'	41.31'	S14°12'57"E	54°39'00"
C66	60.60'	45.00'	35.90'	56.12'	S51°41'21"W	77°09'37"
C67	60.60'	45.00'	35.90'	56.12'	N51°09'01"W	77°09'37"
C68	42.12'	45.00'	22.74'	40.60'	N14°14'35"E	53°37'36"
C69	0.79'	25.00'	0.39'	0.79'	S40°09'17"W	1°48'12"
C70	17.01'	25.00'	8.85'	16.68'	S19°45'41"W	38°59'01"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C71	20.93'	1473.50'	10.46'	20.93'	N87°14'28"W	0°48'50"
C72	40.08'	1473.50'	20.04'	40.08'	N86°03'17"W	1°33'31"
C73	40.17'	1473.50'	20.09'	40.17'	N84°29'40"W	1°33'43"
C74	40.28'	1473.50'	20.14'	40.28'	N82°55'49"W	1°33'59"
C75	40.43'	1473.50'	20.22'	40.43'	N81°21'40"W	1°34'20"
C76	2.68'	1473.50'	1.34'	2.68'	N80°31'22"W	0°06'15"
C77	21.10'	45.00'	10.75'	20.91'	S53°36'26"E	26°52'13"
C78	42.68'	45.00'	23.10'	41.10'	S13°00'06"E	54°20'27"
C79	59.77'	45.00'	35.22'	55.47'	S52°13'09"W	76°06'03"
C80	62.68'	45.00'	37.63'	57.73'	N49°49'48"W	79°48'04"
C81	8.01'	45.00'	4.02'	8.00'	N04°49'48"W	10°11'56"
C82	24.06'	1845.90'	12.03'	24.06'	S84°45'02"E	0°44'49"
C83	17.38'	1845.90'	8.69'	17.38'	S84°06'26"E	0°32'22"
C84	22.30'	1845.90'	11.15'	22.30'	S83°29'29"E	0°41'31"
C85	39.68'	1845.90'	19.84'	39.68'	S82°31'47"E	1°13'54"
C86	39.68'	1845.90'	19.84'	39.68'	S81°17'53"E	1°13'54"
C87	6.81'	1845.90'	3.41'	6.81'	S80°34'35"E	0°12'41"
C88	31.44'	1426.50'	15.72'	31.43'	N81°06'08"W	1°15'45"
C89	42.70'	1426.50'	21.35'	42.69'	N82°35'27"W	1°42'54"
C90	42.70'	1426.50'	21.35'	42.69'	N84°18'21"W	1°42'54"
C91	42.38'	1426.50'	21.19'	42.38'	N86°00'51"W	1°42'08"
C92	42.38'	1426.50'	21.19'	42.38'	N87°42'59"W	1°42'08"
C93	42.38'	1426.50'	21.19'	42.38'	N89°25'06"W	1°42'08"
C94	42.38'	1426.50'	21.19'	42.38'	S88°52'46"W	1°42'08"
C95	42.38'	1426.50'	21.19'	42.38'	S87°10'38"W	1°42'08"
C96	42.38'	1426.50'	21.19'	42.38'	S85°28'31"W	1°42'08"
C97	42.38'	1426.50'	21.19'	42.38'	S83°46'23"W	1°42'08"
C98	10.51'	1426.50'	5.25'	10.51'	S82°42'40"W	0°25'19"
C99	79.90'	1951.00'	39.95'	79.89'	S88°20'25"E	2°20'47"
C100	38.06'	1951.00'	19.03'	38.06'	S86°36'30"E	1°07'03"
C101	56.95'	1951.00'	28.48'	56.95'	S85°12'48"E	1°40'21"
C102	41.94'	1951.00'	20.97'	41.94'	S83°45'40"E	1°13'54"
C103	41.94'	1951.00'	20.97'	41.94'	S82°31'47"E	1°13'54"
C104	41.94'	1951.00'	20.97'	41.94'	S81°17'53"E	1°13'54"
C105	7.20'	1951.00'	3.60'	7.20'	S80°34'35"E	0°12'41"
C106	22.14'	1049.00'	11.07'	22.14'	N81°04'31"W	1°12'33"
C107	39.48'	1049.00'	19.74'	39.48'	N82°45'29"W	2°09'23"
C108	39.52'	1049.00'	19.76'	39.52'	N84°54'56"W	2°09'32"
C109	39.56'	1049.00'	19.78'	39.56'	N87°04'32"W	2°09'39"
C110	39.59'	1049.00'	19.80'	39.59'	N89°14'14"W	2°09'45"
C111	39.62'	1049.00'	19.81'	39.62'	S88°35'58"W	2°09'50"
C112	39.64'	1049.00'	19.82'	39.63'	S86°26'06"W	2°09'54"
C113	39.65'	1049.00'	19.83'	39.65'	S84°16'11"W	2°09'56"
C114	45.86'	1049.00'	22.93'	45.86'	S81°56'04"W	2°30'18"
C115	38.42'	1049.00'	19.21'	38.42'	S79°37'58"W	2°05'54"
C116	68.16'	1049.00'	34.09'	68.15'	S76°43'20"W	3°43'22"
C117	2.39'	661.00'	1.20'	2.39'	N10°46'38"E	0°12'27"
C118	40.47'	661.00'	20.24'	40.46'	S08°55'10"W	3°30'28"
C119	40.17'	661.00'	20.09'	40.16'	S05°25'29"W	3°28'55"
C120	42.34'	661.00'	21.18'	42.33'	S01°50'56"W	3°40'12"
C121	44.14'	661.00'	22.08'	44.14'	S01°53'58"E	3°49'39"
C122	44.14'	661.00'	22.08'	44.13'	S05°43'32"E	3°49'35"
C123	44.12'	661.00'	22.07'	44.11'	S09°33'03"E	3°49'27"
C124	44.07'	661.00'	22.04'	44.07'	S13°22'24"E	3°49'13"
C125	40.63'	661.00'	20.32'	40.63'	S17°07'40"E	3°31'20"
C126	51.02'	35.00'	31.25'	46.62'	N42°01'59"E	83°31'37"
C127	4.09'	35.00'	2.05'	4.08'	N87°08'29"E	6°41'24"

LINE TABLE

LINE	LENGTH	BEARING
L1	69.78	S89°43'50"E
L2	51.32	N10°52'51"E
L3	9.67	S07°44'57"W
L4	47.00	S82°15'03"E
L5	13.33	N07°44'57"E
L6	77.09	S89°43'50"E
L7	105.00	S00°16'10"W
L8	47.00	S05°51'08"W
L9	44.81	S00°16'10"W
L10	38.00	S89°43'50"E
L11	95.00	S89°43'50"E
L12	Intentionally omitted	
L13	Intentionally omitted	
L14	55.88	S07°44'57"W
L15	38.67	S07°44'57"W
L16	32.02	S00°16'10"W
L17	68.35	N82°30'00"E
L18	4.50	N89°43'50"W
L19	21.50	S89°43'50"E
L20	70.56	S80°28'15"E
L21	55.24	S80°28'15"E
L22	38.67	S07°44'57"W
L23	38.67	S07°44'57"W
L24	32.02	S00°16'10"W
L25	Intentionally omitted	
L26	22.49	N82°30'00"E
L27	22.97	N82°30'00"E
L28	38.00	N73°20'31"E
L29	Intentionally omitted	
L30	13.51	S80°28'15"E
L31	14.00	S80°28'15"E
L32	55.19	N00°16'10"E
L33	46.09	N00°16'10"E
L34	56.24	N00°16'10"E
L35	23.50	N05°51'08"E
L36	23.50	N05°51'08"E
L37	23.50	N73°20'31"E
L38	14.50	N73°20'31"E
L39	23.50	S82°15'03"E
L40	23.50	S82°15'03"E
L41	17.63	S18°48'20"E
L42	23.27	S18°48'20"E
L43	14.50	S00°16'10"W
L44	17.52	S00°16'10"W
L45	40.00	N00°16'10"E
L46	40.00	N00°16'10"E
L47	20.00	N00°16'10"E
L48	20.00	N00°16'10"E
L49	5.00	N00°16'10"E
L50	40.00	N00°16'10"E
L51	40.00	N00°16'10"E
L52	5.81	N00°16'10"E
L53	12.75	S89°43'50"E
L54	Intentionally omitted	
L55	15.07	N07°44'57"E
L56	10.12	N07°44'57"E
L57	32.02	S00°16'10"W
L58	15.71	S00°16'10"W
L59	16.31	S00°16'10"W
L60	3.37	N18°48'20"W
L61	39.39	S00°16'10"W
L62	37.32	S00°16'10"W
L63	17.57	N80°28'15"W
L64	23.59	S07°44'57"W
L65	28.54	N07°44'57"E
L66	27.31	S00°16'10"W
L67	Intentionally omitted	
L68	17.68	S38°58'27"W

SHEET 4 OF 4

110146_UNIT 2 PLAT

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

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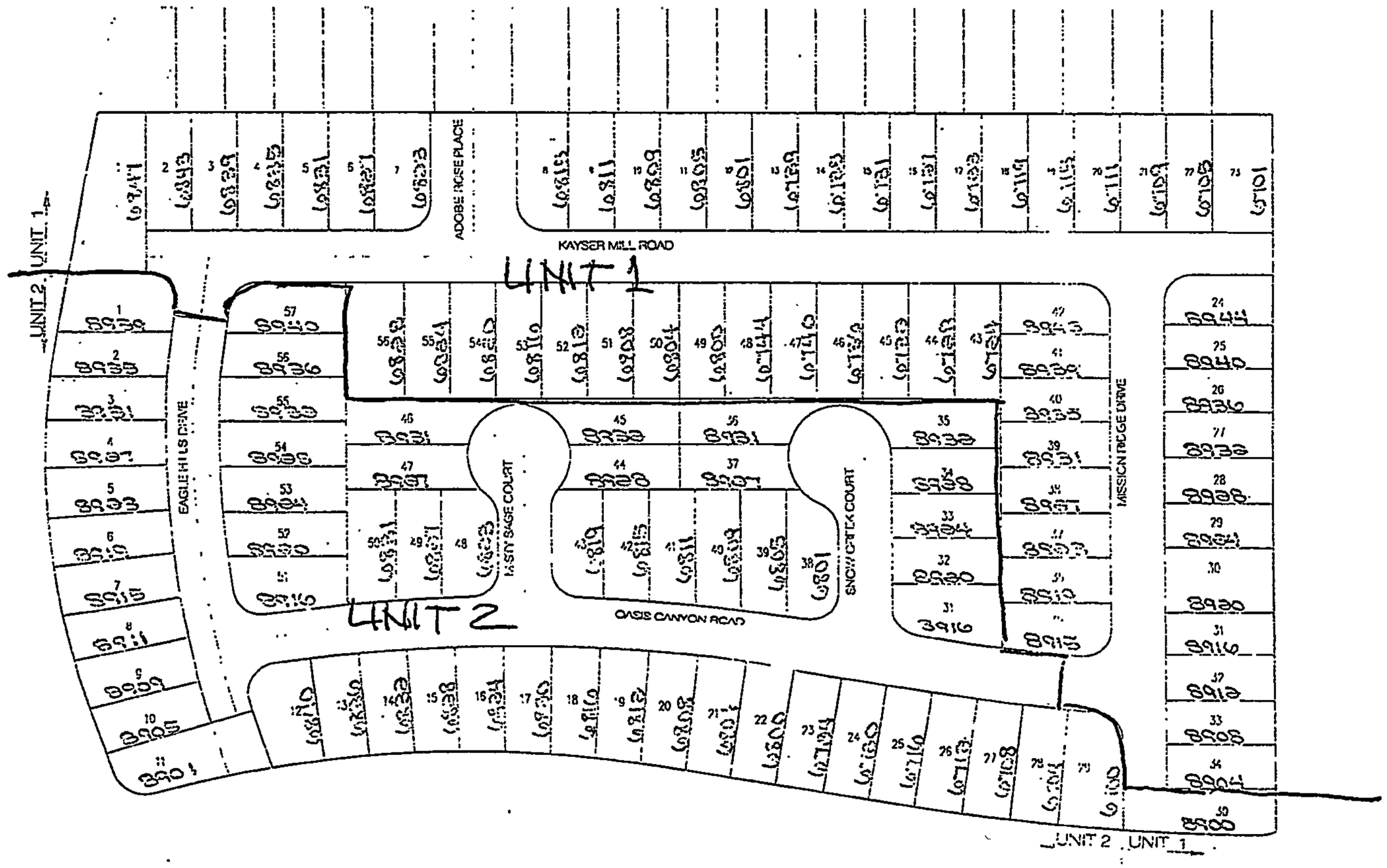
TAOS UNITS 1 AND 2 AT THE TRAILS UNIT 2

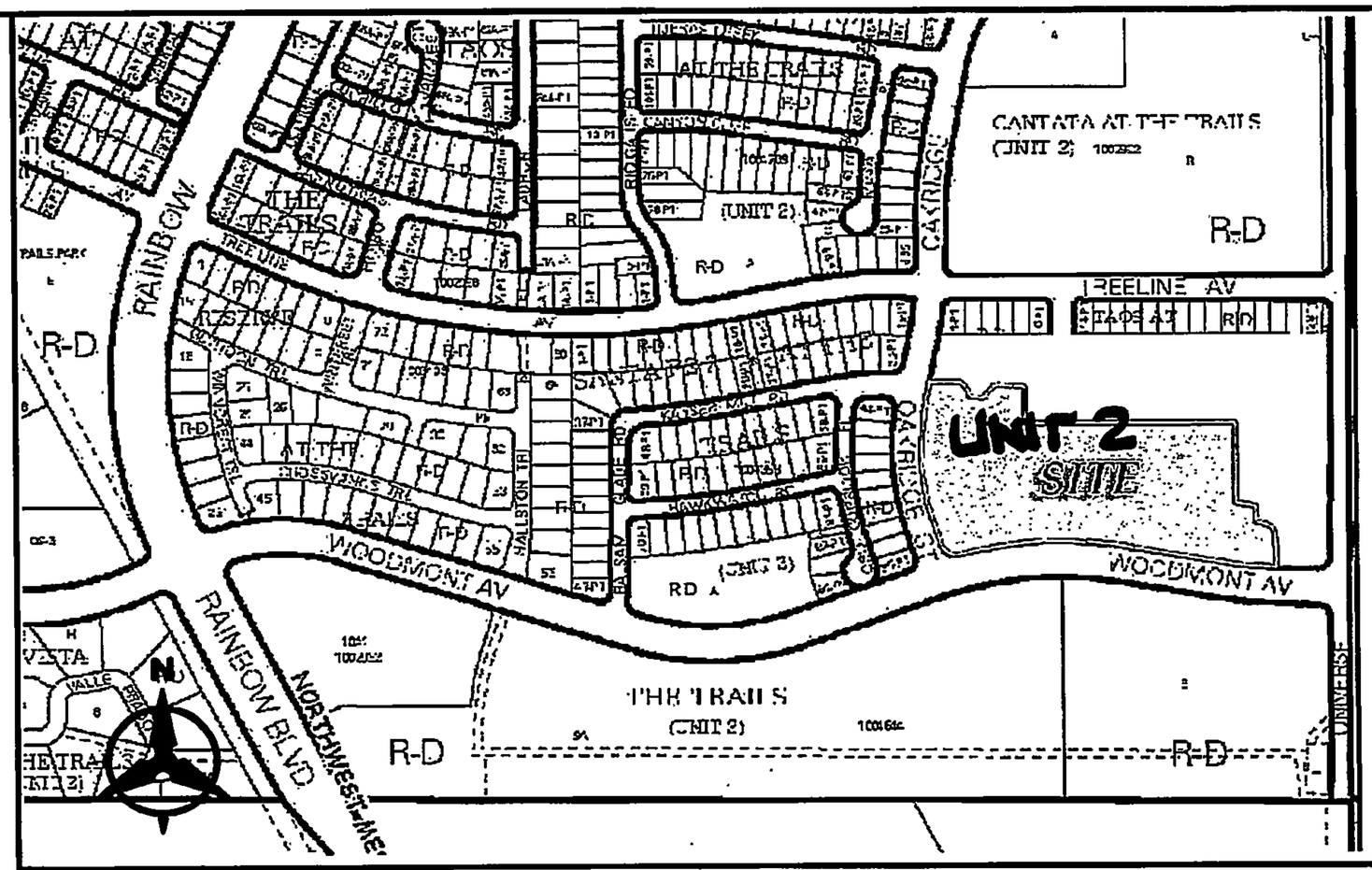
STREET ADDRESS EXHIBIT

AUGUST 24, 2011

ZONING ENFORCEMENT
ADDRESS
VERIFICATION
CITY OF ALBUQUERQUE

C-9





VICINITY MAP

C–9

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) 1008798

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 2
Legal Description: Taos Unit 2 at The Trails.
Location of Project (address or major cross streets): Paseo Del Norte and Universe
Proposed Number of Units 57 Single-Family 0 Multi-Family 57 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

DocH 2012024198
03/09/2012 11:19 AM Page 1 of 4
AGRE R:$25.00 M. Toulouse Oliver: Bernalillo County

No. of Lots: 57
Nearest Major Streets
Tree Line Ave. / Universe Blvd.

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 730076 Taos Unit 2 at The Trails

THIS AGREEMENT is made this 2ND day of March, 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 2 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.

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 #** 5048904
Amount: **$52,708.83**
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: December 30, 2011

CITY OF ALBUQUERQUE:

City Engineer
Dated: 3-2-12

kyl 2/24/12

2-17-2012

DEVELOPER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 30th day of December, 2011 by (name of person:) Sharon K. Eshima, (title or capacity, for instance, "President" or "Owner":) Manager of (Developer:) RCS-Taos, LLC, a Colorado limited liability company.

Notary Public

My Commission Expires:
10/14/2013

ANDREA MARQUEZ
Notary Public
State of Colorado

CITY'S NOTARY

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

This instrument was acknowledged before me on 2ND day of March, 2012 by Richard Bourne, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
11-27-12

LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

EXHIBIT "A" ATTACHED

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 5048904

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:] Fifty Two Thousand Seven Hundred Eight and 83/100ths Dollars, ([amount in figures:] $ 52,708.83), 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 2 At The Trails Sidewalk Deferral ("Subdivision"), City Project No. 730076; 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:]

Sidewalk Deferral

("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 March 9, 2012 as Document Number 2012024195, as amended by change orders or amendments to the agreement.

Bond No. [Surety's No:] 5048904

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.

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 30th day of December, 2011, by Sharon K. Eshima as Manager of RCS – Taos, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 12/14/2013

Notary Public

ANDREA MARQUEZ
Notary Public
State of Colorado

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On DEC 29 2011 (DATE) before me, Kim Heredia, 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.

KIM HEREDIA
Commission # 1945397
Notary Public - California
Orange County
My Comm. Expires Jul 24, 2015

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

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: Authorized Representative

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

DEC 29 2011

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY AO 42554

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: Lisa Clark, Victoria M. Campbell, ******** 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 fivehundred 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 29th Day of December, 2011

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

RECEIVED AUG 18 2011

FINANCIAL GUARANTY AMOUNT

08/18/2011

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 730076, Taos Unit 2 @ the Trails Unit 2, Phase/Unit #: 1

Requested By: **Scott Steffen with BHI**

Approved estimate amount:		$39,408.47
NMGRT	7.00%	$2,758.59
Subtotal:		$42,167.06
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$52,708.83**

APPROVAL: DATE:

8/18/11

Notes: REQUIRES Unit 1 Recorded Plat Prior to Acceptance of Unit 2 SIA

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008797 & 1008798

___ALL MEMBERS

X Jack Cloud, DRB Chairman, Planning Department

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

NEXT HEARING DATE: 11/30/11

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

SUBMITTAL DESCRIPTION: (1) DRIVEWAY EXHIBITS FOR LOT 1 TAOS UNIT 1 & LOTS 11 AND 30 TAOS UNIT 2 SHOWING HOW DRIVEWAYS & SIDEWALK WILL FUNCTION AT END OF STUB STREETS - (2) REVISED PRELIMINARY PLAT FOR TAOS UNIT 2 SHOWING TRACT "C" BEING COMBINED WITH TRACT B ALONG UNIVERSE.

(3) I SPOKE WITH JANE RAEL REGARDING THE INFRASTRUCTURE LIST MODIFICATIONS AND SHE SAID IT SHOULD BE DONE AT DRB.

CONTACT NAME: SCOTT STEFFEN

TELEPHONE: 823-1000 EMAIL: SSTEFFEN@BHINC.COM

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ 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) — 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: 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 2 at the Trails preliminary plat amendment

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 (Tract A Taos Unit 1) 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.): ___

1008798 11DRB-70115

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 11/8/11

(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
11DRB - - 70324	APP		$ 50.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 70.00

Hearing date Nov. 16, 2011

11-8-11 **Project #** 1008798

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.**

__ 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.

X 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
__ 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.

SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 11/8/11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB-_____-70324
_____-_____-_____
_____-_____-_____

11-8-11
Planner signature / date

Project # 1008798

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER/TRANSMITTAL

☐ To: Jack Cloud
DRB Chair
City of Albuquerque
Plaza del Sol 2nd Floor West
600 Second St

Phone: 924-3880

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

Date:	November 8, 2011	**Requested By:**	Scott Steffen
Job No.:	20110333.008.01.cdp	**Project:**	Taos Unit 2 at the Trails DRB #1008798

DELIVER VIA

☒ Courier	☐ Federal Express	☐ Pickup
☐ Mail	☐ UPS	Item:
☐ Other		

TIME DUE:

☒ This AM	☐ By Tomorrow
☐ This PM	☐ Rush

ITEM NO	QUANTITY	DESCRIPTION
1	1	Amended Preliminary Plat submittal package

COMMENTS / INSTRUCTIONS

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

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

November 7, 2011

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

Re: Taos Unit 2 at the Trails – Amended Preliminary Plat and Infrastructure List (DRB 1008798)

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 Amended Preliminary Plat
- Six (6) copies of the original DRB approved Preliminary Plat
- Six (6) copies of the Amended Infrastructure List
- Six (6) copies of the original DRB approved Infrastructure List
- Zone Atlas map
- Submittal Fees

The original DRB approval of the Taos Unit 2 preliminary plat required that the south end of the Eagle Hills Drive right-of-way stop at the Lot 10/11 property line, that Lot 11 extend east to Lot 12, that Lot 35 from Taos Unit 1 be moved to Taos Unit 2 (and be renamed Lot 30) and that the new Lot 30 extend west to the Lot 29 property line. The amended preliminary plat includes the renumbering of the lots due to the addition of Lot 35 from Taos Unit 1, the creation of two new HOA tracts (east of Lot 11 and west of Lot 30), and the creation of a new HOA tract at the southeast corner of Lot 30. The HOA tracts (Tract A and B) were created between the south end of Eagle Hills Drive and Woodmont Avenue and the south end of Mission Ridge Drive and Woodmont Avenue, respectively, at the request of the homebuilder that is purchasing the lots. Tracts A and B will be owned and maintained by the Trails HOA and will have a public pedestrian access easements and a private access easement for the use and benefit of Lot 11 and 30, respectively. The perimeter wall for the Taos Subdivision is built and the entry monument at the northwest corner of Woodmont Avenue and Universe Boulevard encroaches into Lot 30. Tract C includes that portion of Lot 30 that is outside the monument wall, and will be owned and maintained by the Trails HOA.

The infrastructure list has been amended to remove the 4-inch water line removal from Lot 30 from Mission Ridge Drive to Universe Boulevard. In addition, the subdivision name on the infrastructure list has been changed to match the preliminary plat.

Please place this item on the DRB Agenda to be heard on November 16, 2011. Please feel free to contact me at 823-1000 with questions or comments.

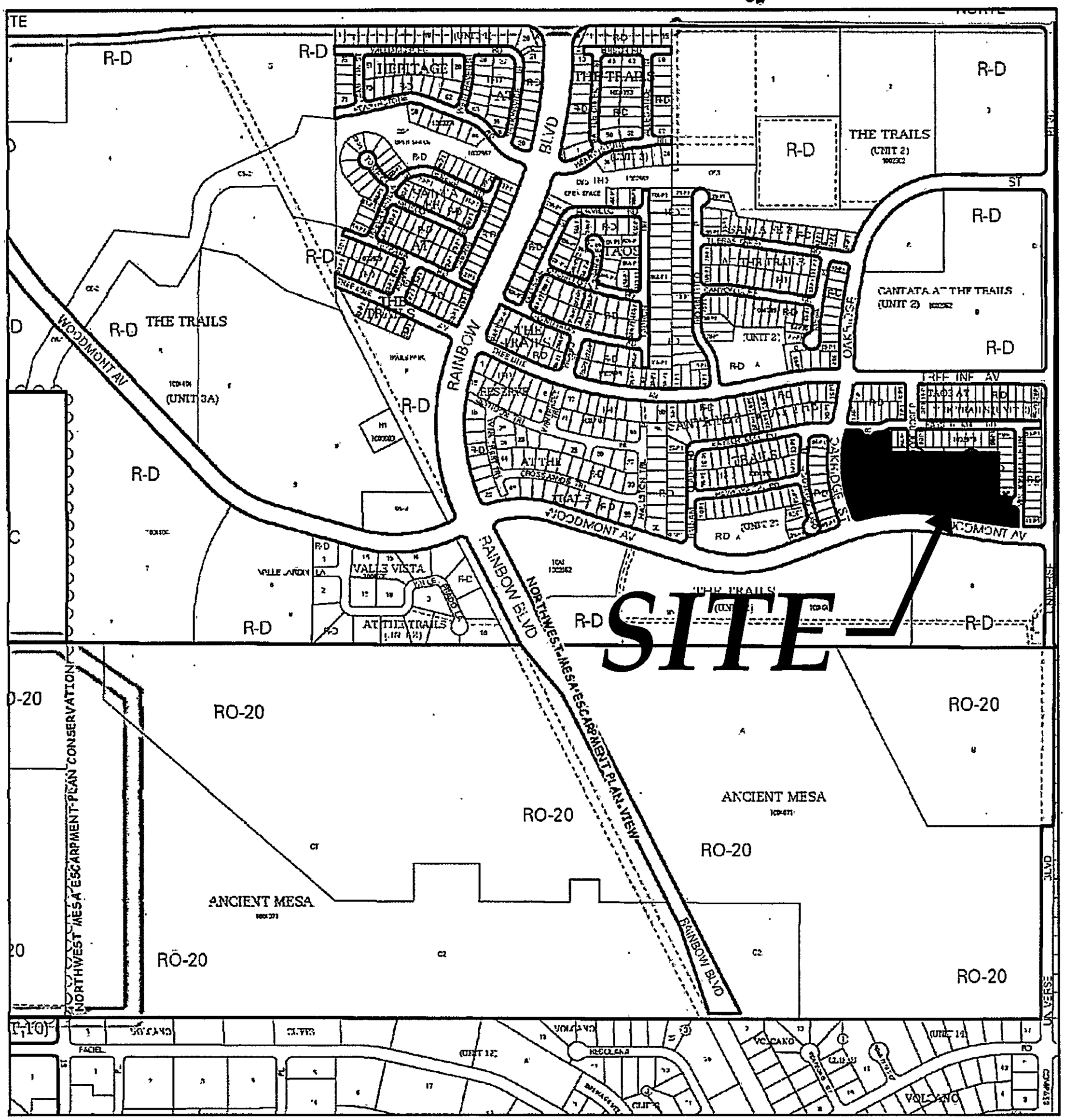
Sincerely,

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

SJS/tms
Enclosures

cc: Rick Beltramo, Longford Homes

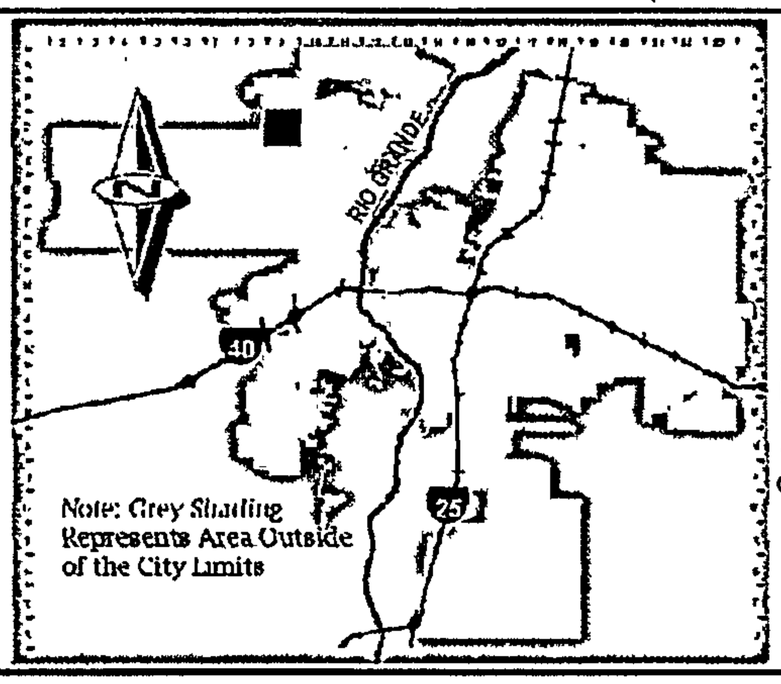
Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



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
(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	STUB STREET (END)	/	/	/
		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)	/	/	/
		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	65' 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	65' 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	* 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							
		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 PREPARED BY: PRINT NAME DATE		6-29-11 DATE		6/29/11 DATE
BOHANNAN HUSTON, INC. FIRM:	DRB CHAIR		PARKS & GENERAL SERVICES	
	TRANSPORTATION DEVELOPMENT	06-29-11 DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	06/29/11 DATE	CITY ENGINEER	6-29-4 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. _____

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						
		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	ADOBE ROSE STREET	/	/	/
		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	/	/	/
		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	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
			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" - 24" DIA	RCP W/ MH & INLETS	OASIS CANYON ROAD	APPROX. 40 LF WEST OF MISSION RIDGE DRIVE	MISSION RIDGE DRIVE	/	/	/
		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		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		/	/	/
		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							
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	REMOVE 4" WATERLINE	LOT 30, TAOS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
		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			
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		
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SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: November 8, 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. _____

Figure 12

INFRASTRUCTURE LIST

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TO SUBDIVISION IMPROVEMENTS AGREEMENT
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			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	/	/	/
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		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	/	/	/
		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	/	/	/
		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)	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
		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	/	/	/
			1/4 TRAFFIC SIGNAL AT WOODMONT/ UNIVERSE				/	/	/

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		24" - 36" DIA	RCP W/ MH & INLETS	MISSION RIDGE DRIVE	OASIS CANYON ROAD	UNIVERSE BLVD. EXISTING TIE IN (COA 730084)	/	/	/
		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							
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
		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			
SCOTT STEFFEN, PE	11/8/2011				
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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
- **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: Taos at the Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911

ADDRESS: 6840 Treeline Avenue FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: rbeltramo@longfordhomes.com

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

DESCRIPTION OF REQUEST: Sketch Plat Review

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 (Tract A Taos Unit 1) 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.): ____

1003973, 07DRB-70213, 07DRB-00365, 07DRB-00366, 07DRB-00367

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 5/6/11

(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
11DRB - - 70115	PP		$ 2,350.00
- -	CMF		$ 20.00
- -	ADV		$ 75.00
11DRB - - 70121	SW		$ Ø
11DRB - - 70122	TDS		$ Ø
		Total	$ 2,445.00

Hearing date June 1, 2011

5-6-11
Planner signature / date

Project # 1008798

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

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J Steffen
Applicant name (print)

5/6/11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB - ____ - 70115
____ - ____ - ____
____ - ____ - ____

5-6-11
Planner signature / date

Project # 1008798

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**

X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the variance or waiver
X 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)**

X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the deferral or extension
X List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

SCOTT STEFFEN
Applicant name (print)

Scott J Steffen 5/6/11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB - ____ - 70121
11DRB - ____ - 70122
____ - ____ - ____

5-6-11
Planner signature / date

Project # 1008798

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 May 17, 2011 To June 1, 2011

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) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Bulay Tamra for BHI — 5/6/11
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5-6-11 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1008798

Rev. 1/11/05

May 6, 2011

Re: Taos Unit 2 at the Trails

To whom it may concern,

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

Sincerely,

Kelly Calhoun
Vice President
Longford Homes

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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 6, 2011

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

Re: Taos Unit 2 at the Trails – Preliminary Plat, Vacation of Public Easement, Sidewalk Deferral/Waiver, and Design Variance (DRB 1003973)

Dear Mr. Cloud:

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

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

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Tract A of Taos Unit 1 at the Trails and consists of 56 lots, with a minimum dimension of 40 feet wide by 90 feet deep. Access to the site will be from Tree Line Avenue.

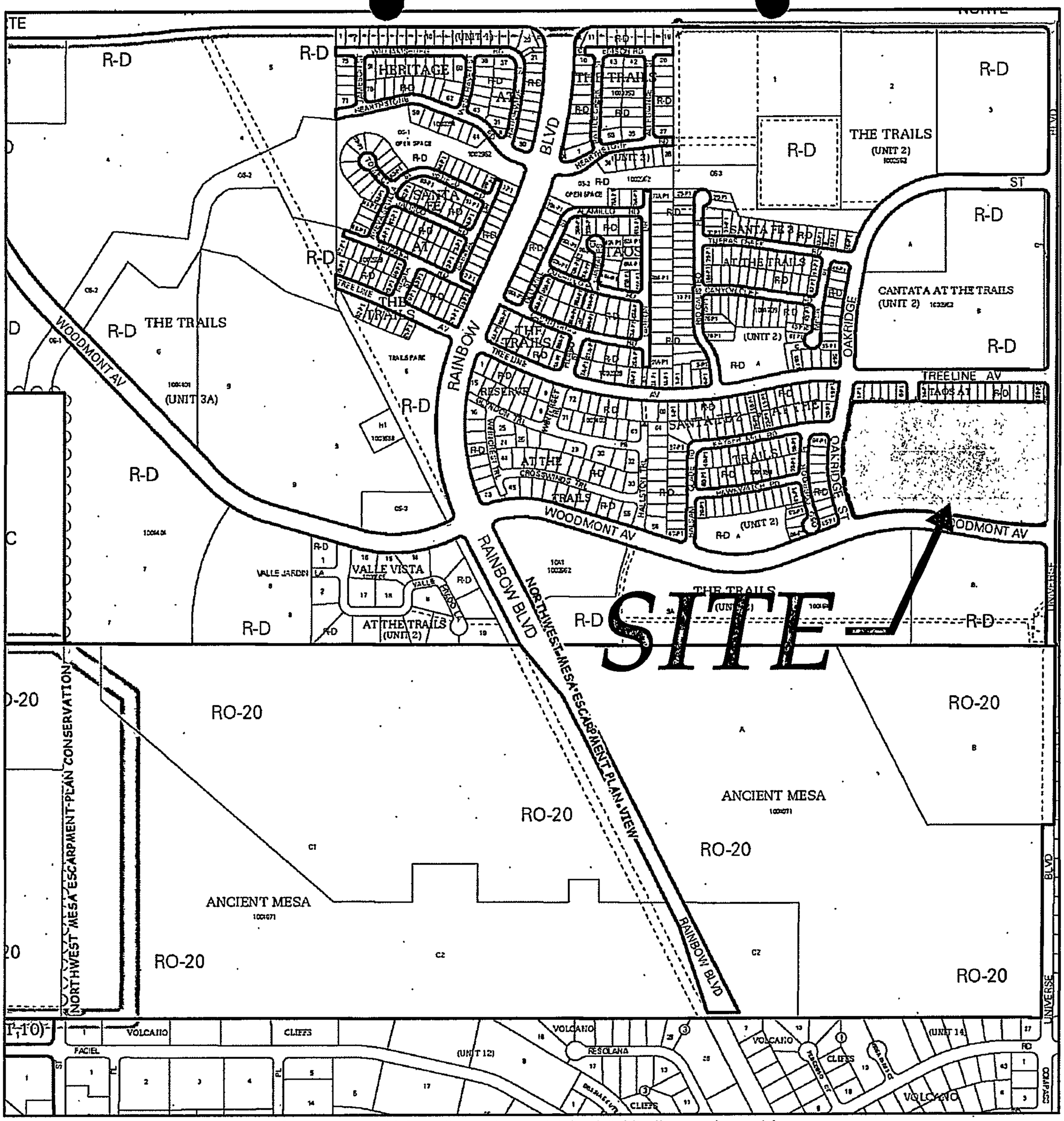
Please place this item on the DRB Agenda to be heard on June 1, 2011. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

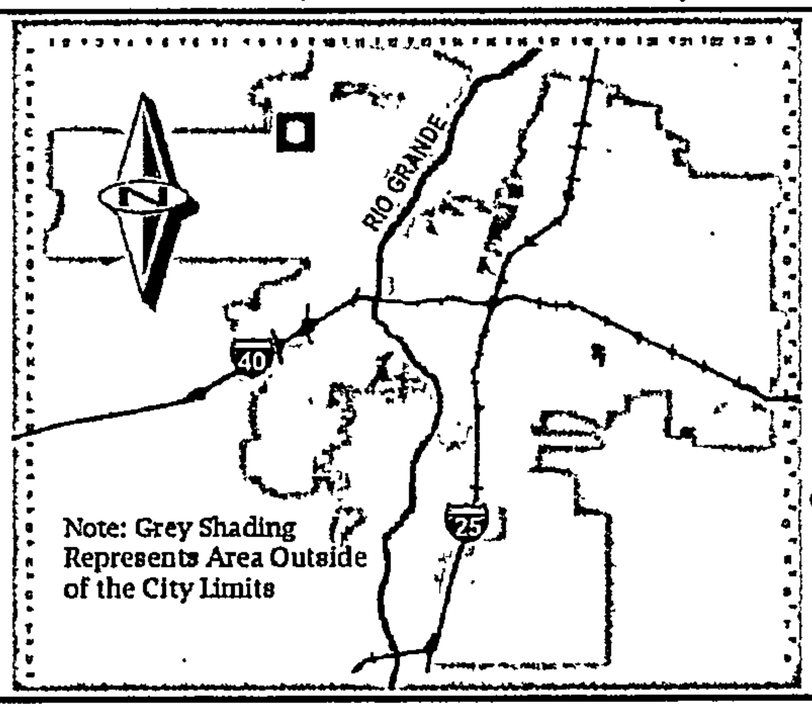
cc: Rick Beltramo, Longford Homes



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

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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

May 2, 2011

Becky Gauna
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988

Dear Becky:

Thank you for your inquiry of May 2, 2011 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) – LOT 88-P1 SUBDIVISION PLAT OF TAOS AT THE TRAILS, UNIT 2 (A REPLAT OF TRACTS 5 & 7, THE TRAILS, UNIT 2), LOCATED ON OAKRIDGE STREET NW BETWEEN TREELINE AVENUE NW AND WOODMONT AVENUE NW** zone map **C-9.**

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

VOLCANO TRAILS N.A. (VTT) "R"
***Bill Ek**
8931 Winncrest Trail NW/87114 792-0255 (h)
Esther Torrez
6909 Tree Line Ave. NW/87114 269-1541

*** denotes president of association.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(12/06/07)

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 6, 2011

Bill Elk
8931 Winncrest Trail NW
Albuquerque, NM 87114

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Right of Ways (ROWs), Design Variance, Taos at the Trails Unit 2 and Tract 9A at the Trails Unit 2

Dear Mr. Elk:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO TRAILS N.A.

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval for a Preliminary Plat, Vacation of Public Easements and Vacation of Public Rights-of-Way (ROWs) for Taos at the Trails Unit 2; and for a Preliminary Plat, Vacation of Public Easements and Design Variance for Tract 9A at the Trails Unit 2. See the attached Zone Atlas Page for locations of each project.

Taos at the Trails is an existing 128-lot subdivision that is being replatted with different lots sizes to meet homebuilder needs. There are 21-lots facing Treeline Avenue that are not part of the replatting. The replatting requires the vacation of the public easements and the vacation of public ROWs. New easements will be granted and new ROWs will be dedicated to the City of Albuquerque by the new plat.

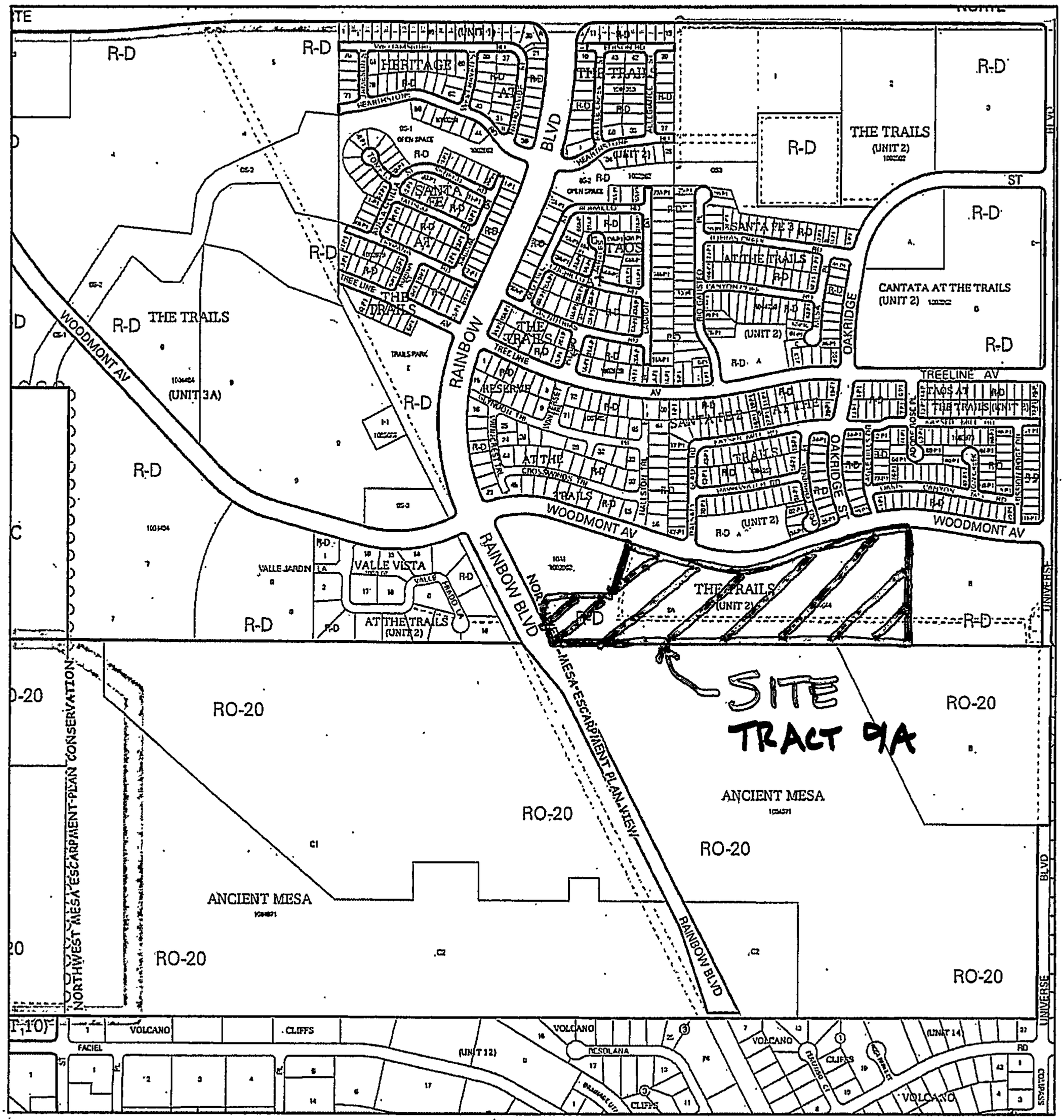
Tract 9A is a proposed 114-lot subdivision south of Woodmont Avenue, near the intersection of Oakridge Street and Woodmont Avenue. There is existing public sewer, storm drain and water lines on the site within public easements. These lines will be within public ROWs after the platting of Tract 9A, making the easements unnecessary. The internal street block lengths are greater than the 600' allowed by the City Development Process Manual, therefore a variance to this design criteria is being requested.

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

Sincerely,

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

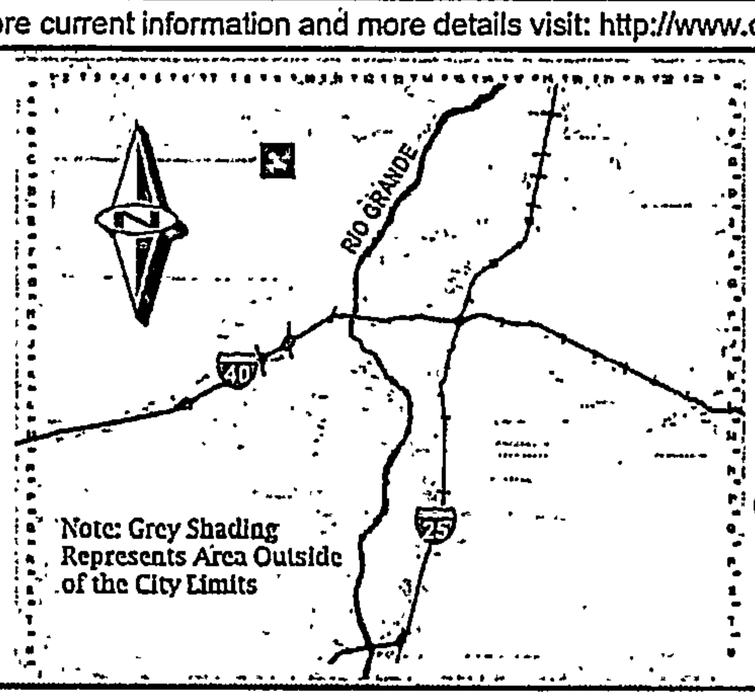
Enclosure



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



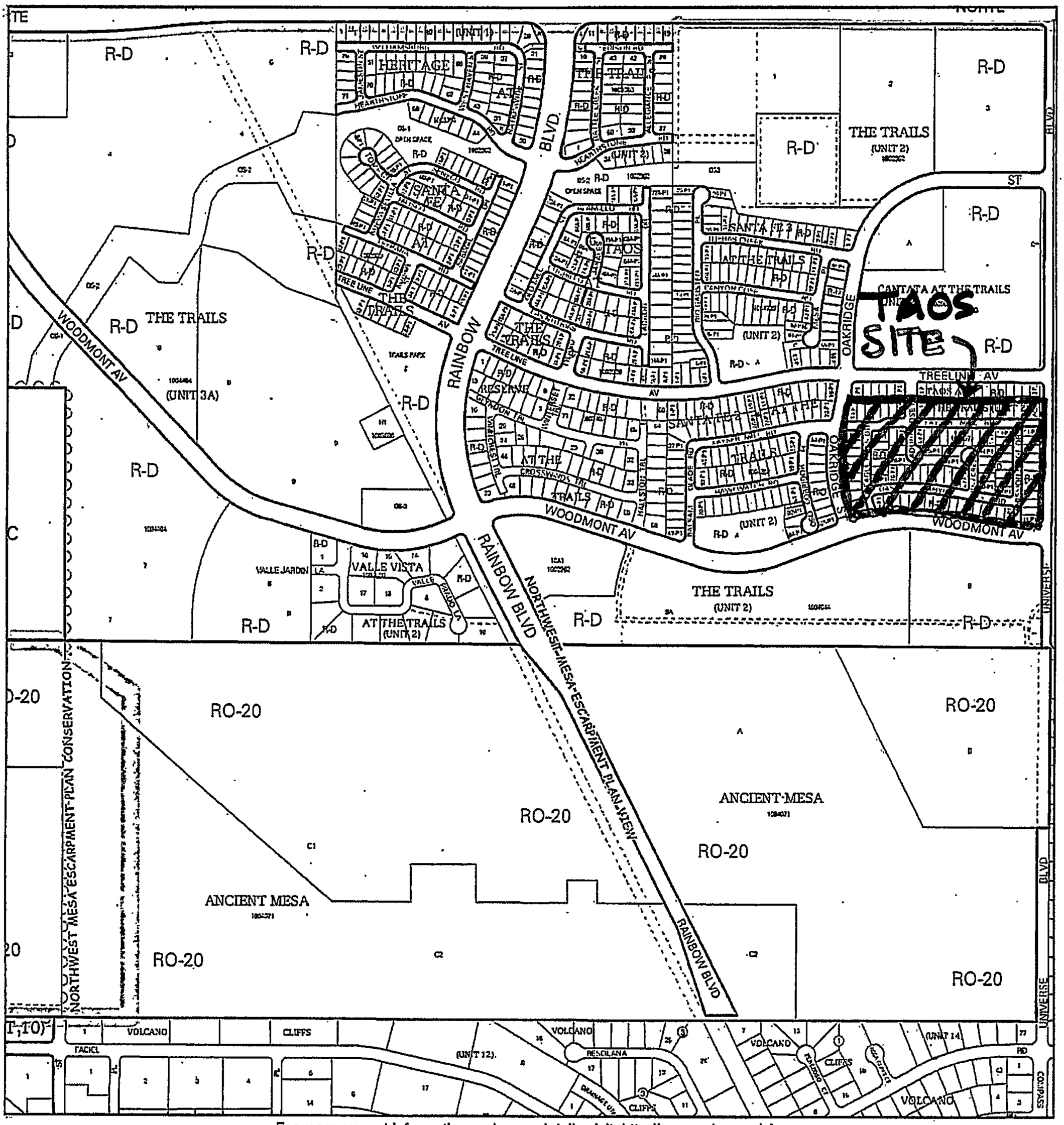
Zone Atlas Page:

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

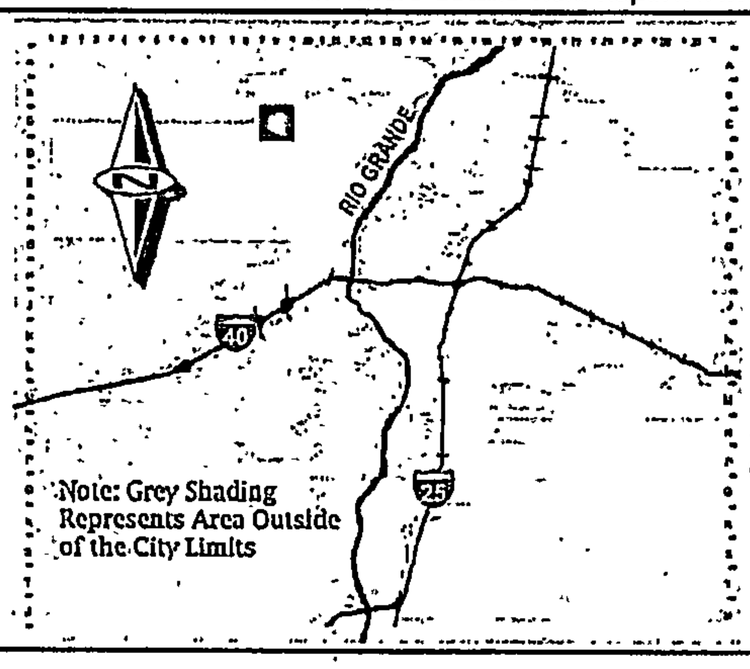
0 750 1,500 Feet



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

CERTIFIED MAIL

91 7108 2133 3935 6712 7550

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.23⁰
0003100114 MAY 06 2011
MAILED FROM ZIP CODE 87109

Bohannan ▲ Huston INC.

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

BILL ELK
8931 WINNCREST TRAIL NW
ALBUQ, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

2. Article Number
(Transfer from service label) 91 7108 2133 3935 6712 7550

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

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 6, 2011

Esther Torrez
6909 Tree Line NW
Albuquerque, NM 87114

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Right of Ways (ROWs), Design Variance, Taos at the Trails Unit 2 and Tract 9A at the Trails Unit 2

Dear Mr. Torrez:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO TRAILS N.A.

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval for a Preliminary Plat, Vacation of Public Easements and Vacation of Public Rights-of-Way (ROWs) for Taos at the Trails Unit 2; and for a Preliminary Plat, Vacation of Public Easements and Design Variance for Tract 9A at the Trails Unit 2. See the attached Zone Atlas Page for locations of each project.

Taos at the Trails is an existing 128-lot subdivision that is being replatted with different lots sizes to meet homebuilder needs. There are 21-lots facing Treeline Avenue that are not part of the replatting. The replatting requires the vacation of the public easements and the vacation of public ROWs. New easements will be granted and new ROWs will be dedicated to the City of Albuquerque by the new plat.

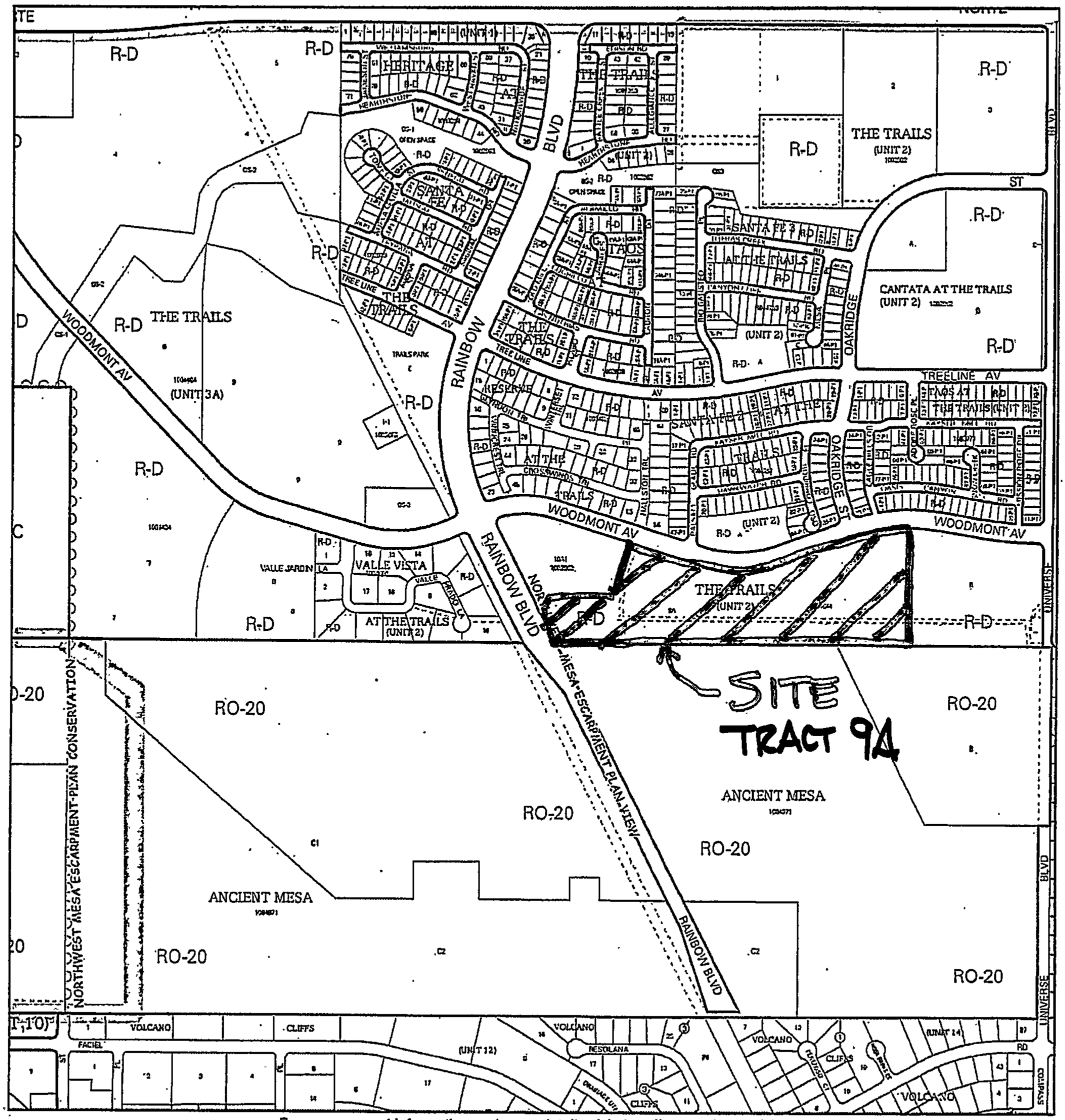
Tract 9A is a proposed 114-lot subdivision south of Woodmont Avenue, near the intersection of Oakridge Street and Woodmont Avenue. There is existing public sewer, storm drain and water lines on the site within public easements. These lines will be within public ROWs after the platting of Tract 9A, making the easements unnecessary. The internal street block lengths are greater than the 600' allowed by the City Development Process Manual, therefore a variance to this design criteria is being requested.

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

Sincerely,

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

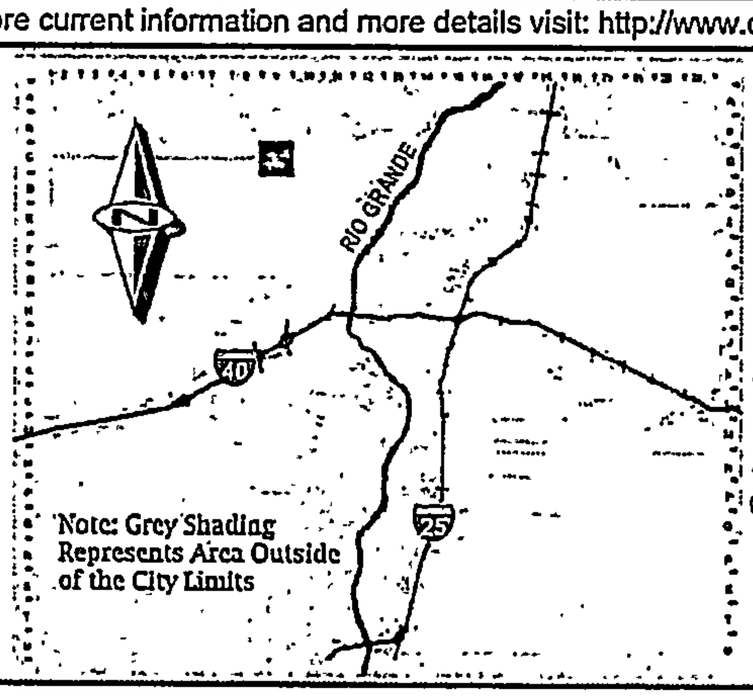
Enclosure



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



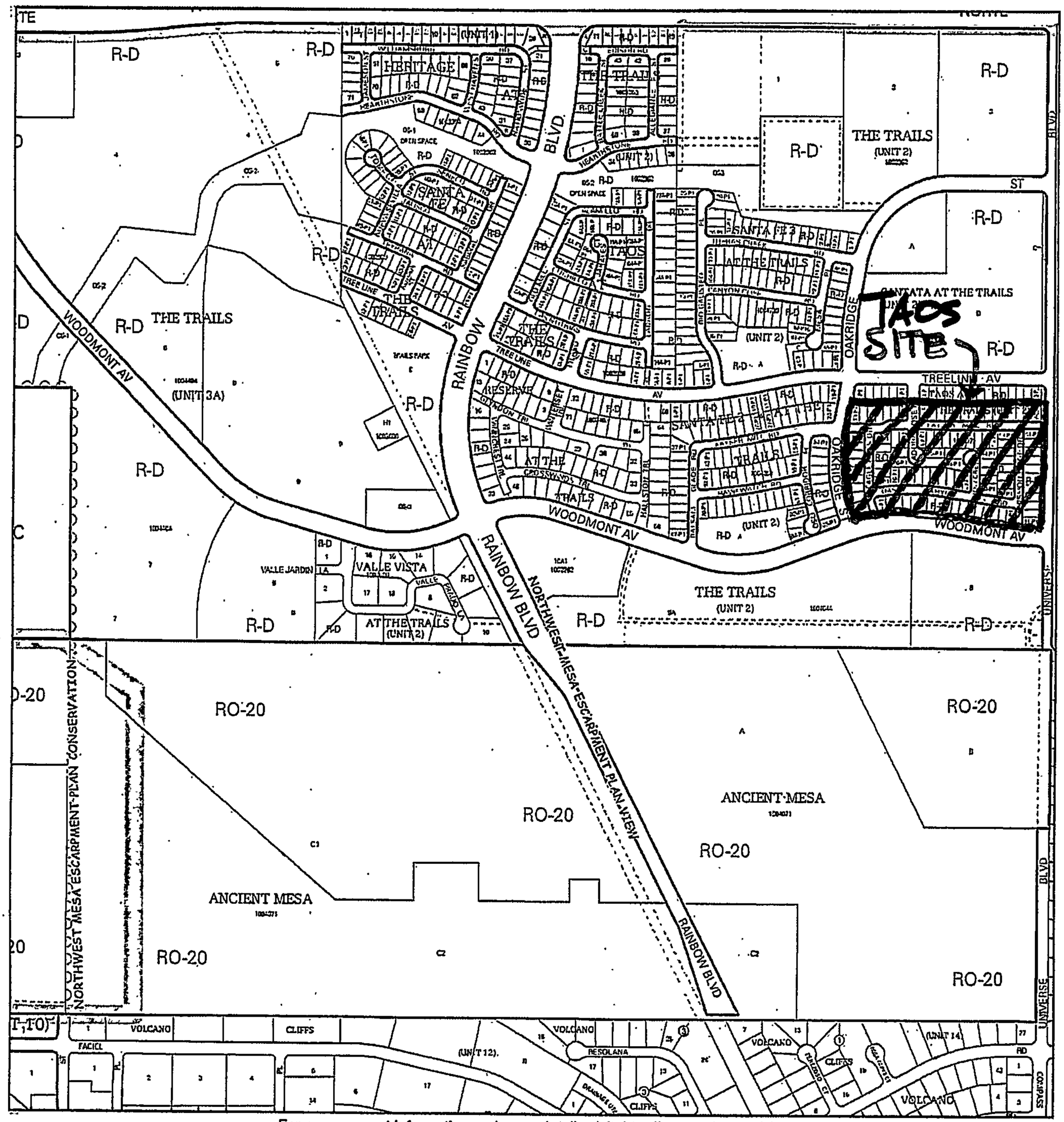
Zone Atlas Page:

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

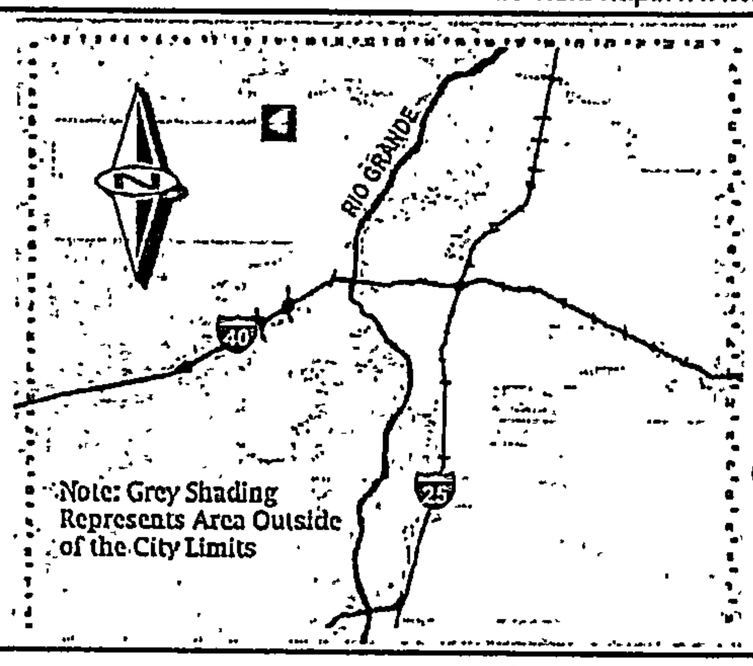
0 750 1,500 Feet



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
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- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

CERTIFIED MAIL

91 7108 2133 3935 6712 7826

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.23⁰
0003100114 MAY 06 2011
MAILED FROM ZIP CODE 87109

Bohannan ▲ Huston INC.

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ESTER TORREZ
6909 TREELINE NW
ALBUQ, NM
87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

2. Article Number
(Transfer from service label) 91 7108 2133 3935 6712 7826

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

TAOS 2

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) _____

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 2
Legal Description: LOTS 7-113, TAOS AT THE TRAILS, UNIT 2
Location of Project (address or major cross streets): TREK LINE AVE. NW & UNIV. BLVD. NW
Proposed Number of Units 57 Single-Family 0 Multi-Family 57 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.
Comments: THIS IS A RE-PLAT OF LOTS 7-113 (107 LOTS) to a new layout with LOTS 7-119 (113 LOTS).

Waiver Information

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

Contact Information

Name: RICK BELTRAMO
Company: LONGFORD HOMES
Phone: 761-9911 OFFICE, 761-9922 FAX, 620-5322 CELL
E-Mail: rbeltramo@longfordgroup.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

☒ PROPOSED LAYOUT
☒ PREVIOUS APPLICATION

TAOS UNIT 2

DRB Project #_____

APS Cluster_____

EXHIBIT A

PRELIMINARY
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 Taos at The Trails, Inc. ("Developer") effective as of this ___ day of _____, 20__, and pertains to the subdivision commonly known as Land of Joseph Trujillo and Reynaun Addn, and more particularly described as ____ *[use current legal description]* Lots 7 thru 113, Taos at The Trails, Unit 2 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, 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;

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

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

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

DRB Project #_____

APS Cluster_____

_____
Signature

KELLY CALHOUN, VICE PRESIDENT
Name (typed or printed) and title

TAOS AT THE TRAILS, INC.
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 4, 2011, by Kelly Calhoun _____ as Vice President of Taos at The Trails, Inc a corporation.

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

Jacqueline Vargas
Notary Public

My commission expires: 10-1-2012

ALBUQUERQUE PUBLIC SCHOOLS

By:_____
Signature

_____
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

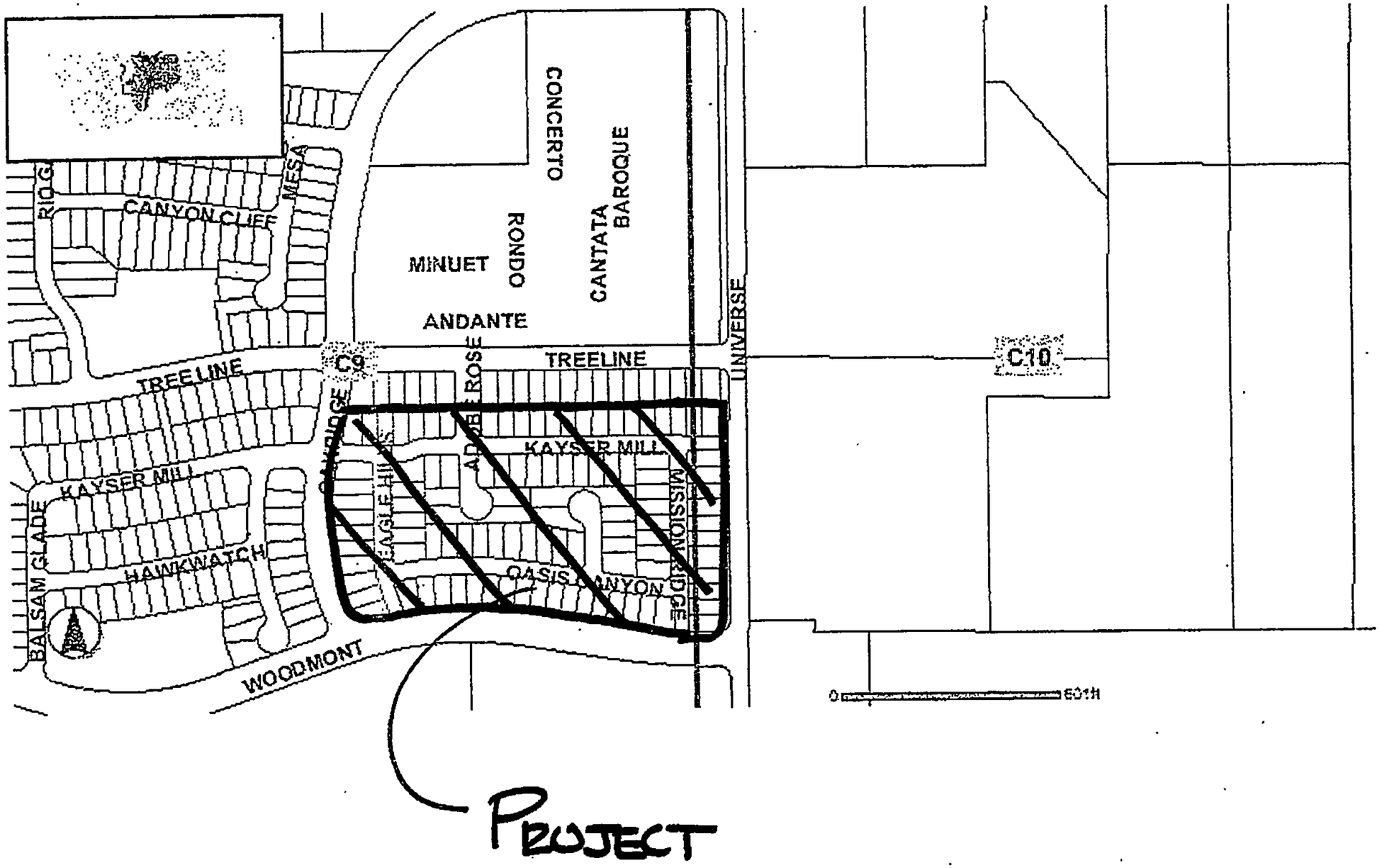
This instrument was acknowledged before me on _____, by _____ _____ as _____ of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

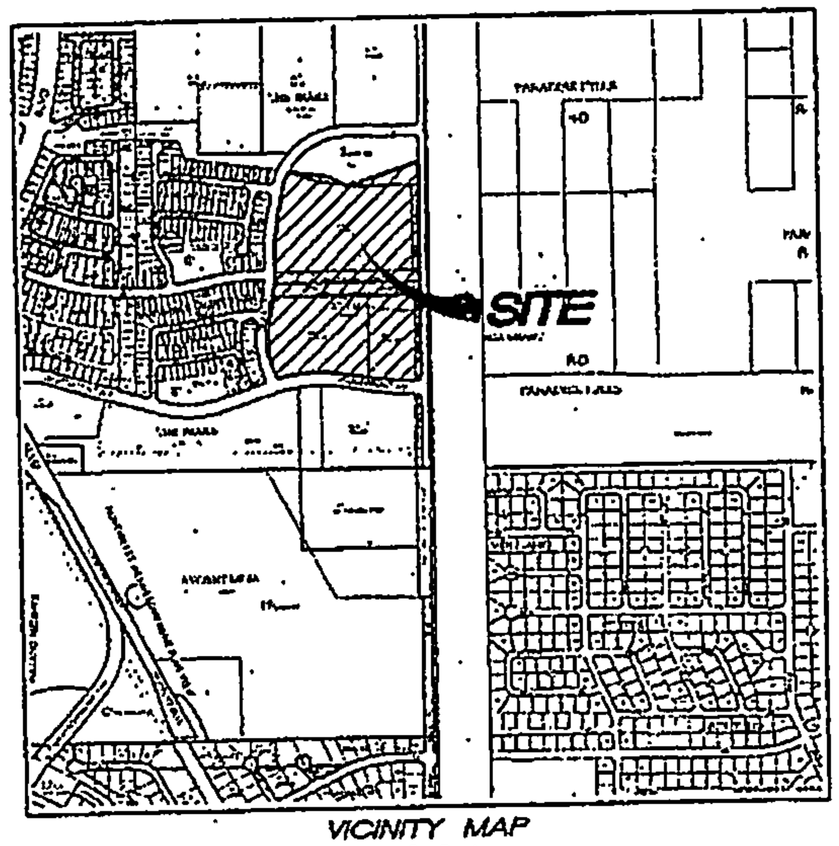
_____
Notary Public

My commission expires:_____

Rev 11/13/06


CONCERTO
BAROQUE
CANTATA
RONDO
MINUET
ANDANTE
RIO G
CANYON CLIFF
MESA
TREELINE
C9
TREELINE
C10
UNIVERSE
ADOBE ROSE
KAYSER MILL
KAYSER MILL
EAGLE HILL
MISSION RIDGE
OASIS CANYON
HAWKWATCH
BALSAM GLADE
WOODMONT
0
601ft
PROJECT

ZONE MAP C9



VICINITY MAP
Not To Scale

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid of the Albuquerque Survey Control Monument "7-C10".
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 are a 5/8" rebar and cap stamped "HUCC L.S. 9760" unless otherwise indicated.
6. 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.
7. 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.
8. U.C.L.S. Log Number: 2007200722
9. City of Albuquerque Zone Atlas Page: C-09-Z.
10. Existing Tract 7 is currently zoned SU-2 SRSL and Tract 5 is currently zoned SU-2 UR per the Volcano Heights Sector Plan.

SUBDIVISION DATA

Total number of existing Tracts: 2

Total number of new lots created: 128

Total number of new Tracts created: 2

Gross Subdivision acreage: 34.4669 acres

Total mileage of full width private streets created: 0.88 mile

Minimum Lot size shall be 4,085 square feet.

SHEET INDEX

SHEET 1 – General Notes, Approvals, Surveyor Certification

SHEET 2 – Legal Description, Additional notes

SHEET 3 – Overall Boundary

SHEET 4 – West 1/2 of Tract at The Trails, Unit 2

SHEET 5 – East 1/2 of Tract at The Trails, Unit 2

SHEET 6 – Line and Curve Tables

TREASURERS CERTIFICATION

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

101806448029510201

THE TRAILS LLC

Bernalillo County Treasurer — Date 10-26-07

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled other than those specified.

PURPOSE OF PLAT

The Purpose of this plat is to: Create the 128 residential lots and 2 Tracts as shown hereon; Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

Tract A as shown hereon will be retained in fee simple by the current owners, The Trails, LLC.

Tract B as shown hereon will be conveyed to The Trails Community Association, Inc. in fee simple after recording of the final plat. Said Tract B will be be maintained by The Trails Community Association, Inc.

Tract B will be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.

All Public Street right of way to be dedicated to the City of Albuquerque in fee simple with warranty covenants by final plat.

SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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
August 15, 2007

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

070182_FINAL PLAT SHT1-3.dwg

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

AUGUST , 2007

PROJECT NUMBER 1003973

Application Number 07DRB-70213

PLAT APPROVAL

Utility Approvals:

PNM Gas and Electric Services — Date 10-24-07

QWest Corporation — Date 9/10/07

Comcast — Date 8-20-07

New Mexico Utilities, Inc. — Date 9-17-07

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

City Surveyor, Department of Municipal Development — Date 8-20-07

Real Property Division — Date 10/25/07

Environmental Health Department — Date 10/25/07

Traffic Engineering, Transportation Division — Date 10/25/07

ABCWUA — Date N/A DRB

Parks and Recreation Department — Date 8/29/07

AMAFCA — Date 8/29/07

City Engineer — Date 8/29/07

DRB Chairperson, Planning Department — Date 10/25/07

DOC# 2007149695
10/26/2007 11:22 AM Page 1 of 6
Martha Fox Rodgers Bernalillo County

SHEET 1 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3399

SUBDIVISION PLAT OF

TAOS AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 5 AND 7, THE TRAILS, UNIT 2)
WITHIN
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IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2007

LEGAL DESCRIPTION

That certain parcel of land situate 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 being and comprising all of Tracts 5 and 7, of The Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS C AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004C, Page

Said parcel contains 34.4667 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, THE TRAILS UNIT 2) SITUATE 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)

~~The Trails, LLC~~ Taos at the Trails, Inc.

By: Kelly Calhoun
Kelly Calhoun, Vice President

The Trails Community Association, Inc.

By: Tracy Murphy
Tracy Murphy, President

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

OFFICIAL SEAL
Evelyn Lopez-Chavez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Comm. Exp. 3-18-08

The foregoing instrument was acknowledged before me this 20th day of August 2007, by Kelly Calhoun, Vice President of The Trails, LLC

Notary Public My commission expires 3-18-08

ACKNOWLEDGMENT

STATE OF New Mexico
COUNTY OF Bernalillo SS

OFFICIAL SEAL
Evelyn Lopez-Chavez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Comm. Exp. 3-18-08

The foregoing instrument was acknowledged before me this 20th day of August 2007, by Tracy Murphy, President of The Trails Community Association, Inc.

Notary Public My commission expires 3-18-08

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 8-21 2007 Document 2007120767.

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

"No property within the area of requested final action 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 or site development plan for subdivision"

DOC# 2007149693
10/26/2007 11:24 AM Page 1 of 6
11 NM R $30.00 DL $ 25.00 Doll R Inst#num. Bernalillo County

SHEET 2 OF 6

070182_FINAL PLAT SHT1-3.dwg

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 848-1897 3.dwg
Fax: 848-1897-Surv

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

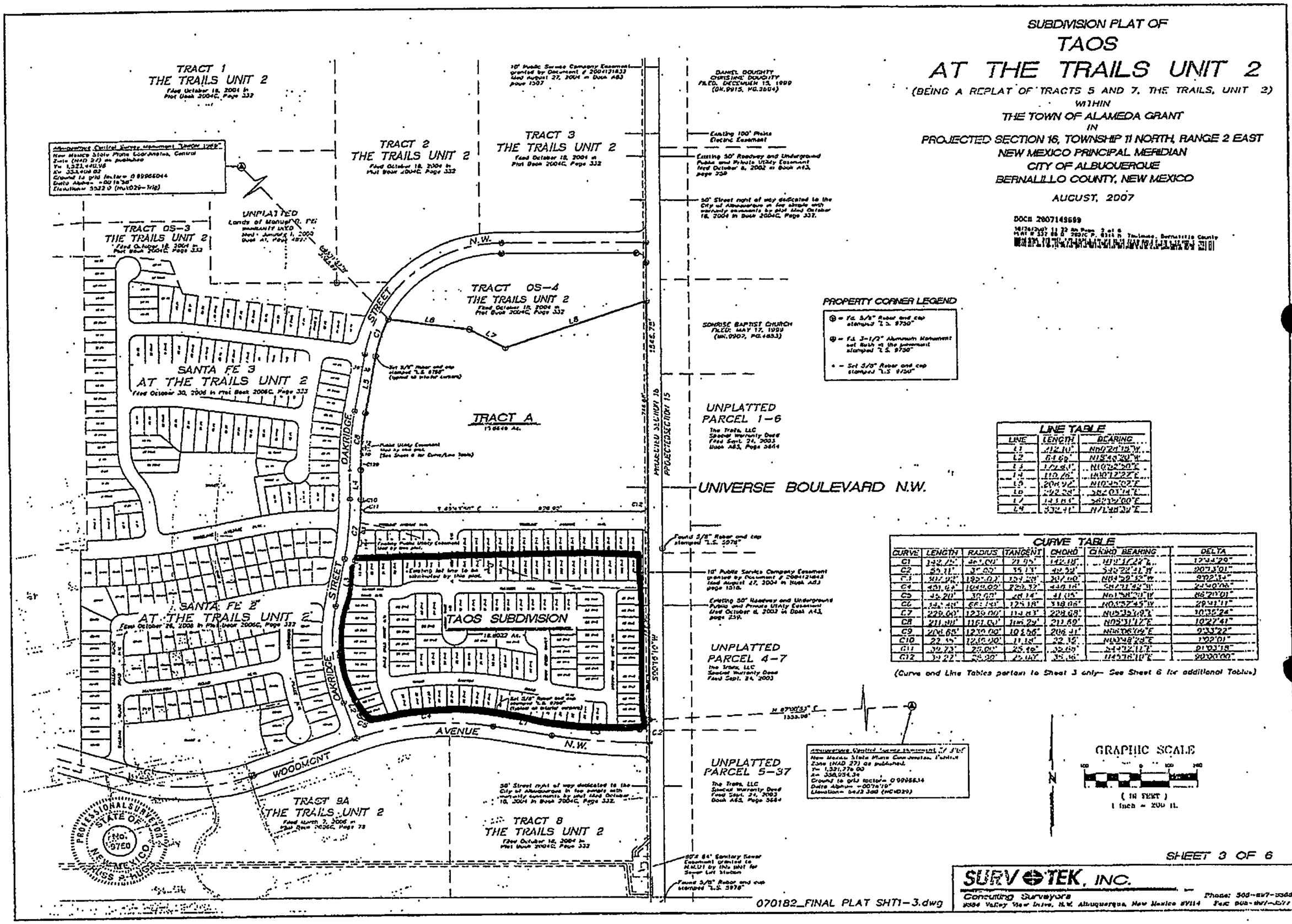
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2007

DOC# 2007145699



LINE TABLE		
LINE	LENGTH	BEARING
L1	412.10'	N00°24'13"W
L2	614.66'	N15°43'20"W
L3	102.61'	N10°52'20"E
L4	110.26'	N00°12'22"E
L5	206.92'	N10°45'02"E
L6	292.28'	S82°03'14"E
L7	141.86'	S82°39'00"E
L8	532.41'	N74°38'39"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	342.75'	361.00'	71.95'	142.18'	N70°17'24"E	17°34'29"
C2	55.11'	35.00'	35.13'	49.59'	S40°22'41"W	90°13'01"
C3	307.93'	195.00'	197.28'	277.00'	N85°59'42"W	270°33'4"
C4	451.64'	1049.00'	229.37'	448.16'	S67°11'42"W	24°40'06"
C5	42.20'	30.00'	26.14'	41.05'	N61°58'01"W	85°70'01"
C6	342.40'	66.00'	125.18'	318.06'	N03°37'45"W	297°31'11"
C7	229.00'	1239.00'	114.83'	228.68'	N05°39'09"E	10°35'24"
C8	211.80'	1161.00'	106.29'	211.69'	N05°31'17"E	10°27'41"
C9	206.65'	1230.00'	103.56'	206.31'	N06°06'09"E	9°33'22"
C10	22.95'	1230.00'	11.48'	22.95'	N00°48'29"E	1°02'01"
C11	39.73'	25.00'	25.46'	35.69'	S44°32'11"E	91°03'18"
C12	39.27'	25.00'	25.00'	35.36'	N45°38'10"E	90°00'00"

(Curve and Line Tables pertain to Sheet 3 only- See Sheet 6 for additional Tables)

SHEET 3 OF 6

070182_FINAL PLAT SHT1-3.dwg

SURVETEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3577

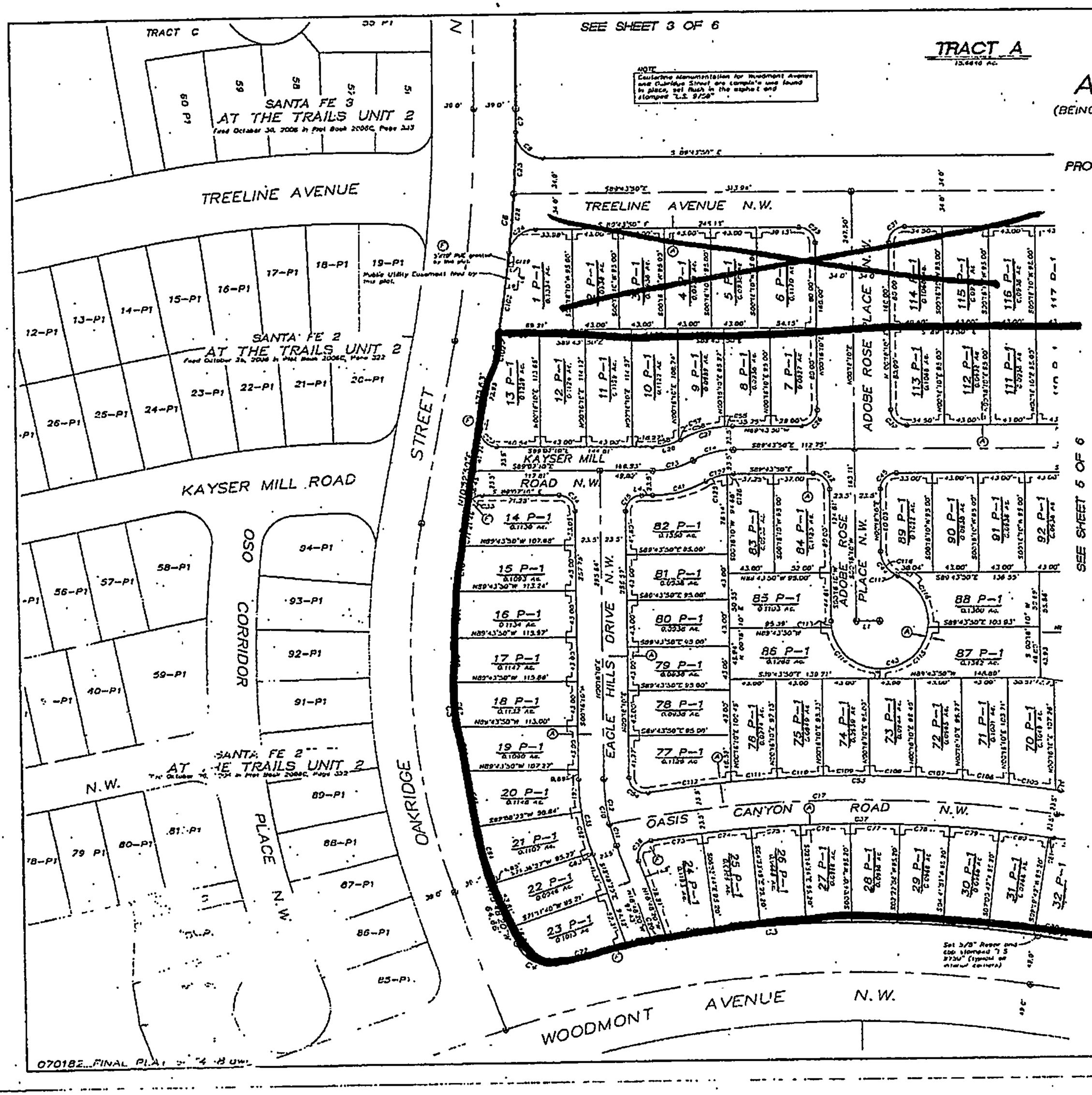
SUBDIVISION PLAT OF

TAOS AT THE TRAILS UNIT 2

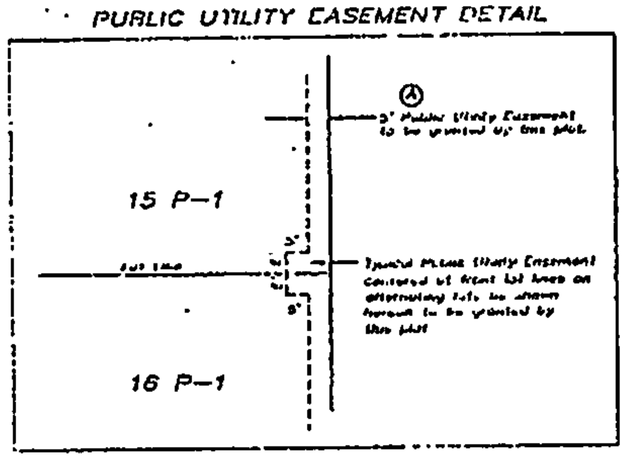
(BEING A REPLAT OF TRACTS 5 AND 7, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2007

DOC# 2007149689



PUBLIC UTILITY EASEMENT DETAIL



EASEMENT LEGEND

- (A) = 5' Public Utility Easement to be granted by this plat
- (B) = 20' Public Drainage Easement to be granted to the City of Albuquerque by this plat
- (C) = 15' Public Waterline and Sanitary Sewer Easement granted to New Mexico Utilities, Inc (NMUI) by Document filed Sept 17, 2007 Document No. 2007171171215
- (D) = 5'x 17' Private Cross Access Easement for the joint use and benefit of Lots 125 P-1 and 126 P-1, to be maintained by the owners of said Lots.
- (E) = 5'x 17' Private Cross Access Easement for the joint use and benefit of Lots 127 P-1 and 128 P-1, to be maintained by the owners of said Lots.
- (F) = Northern 5' x 10' Public Utility Easement granted by this plat

NOTE

All street right of ways to street federal will be dedicated to the City of Albuquerque or be bonded with warranty covenants by this plat

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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

SHEET 4 OF 6

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

070182_FINAL PLAT

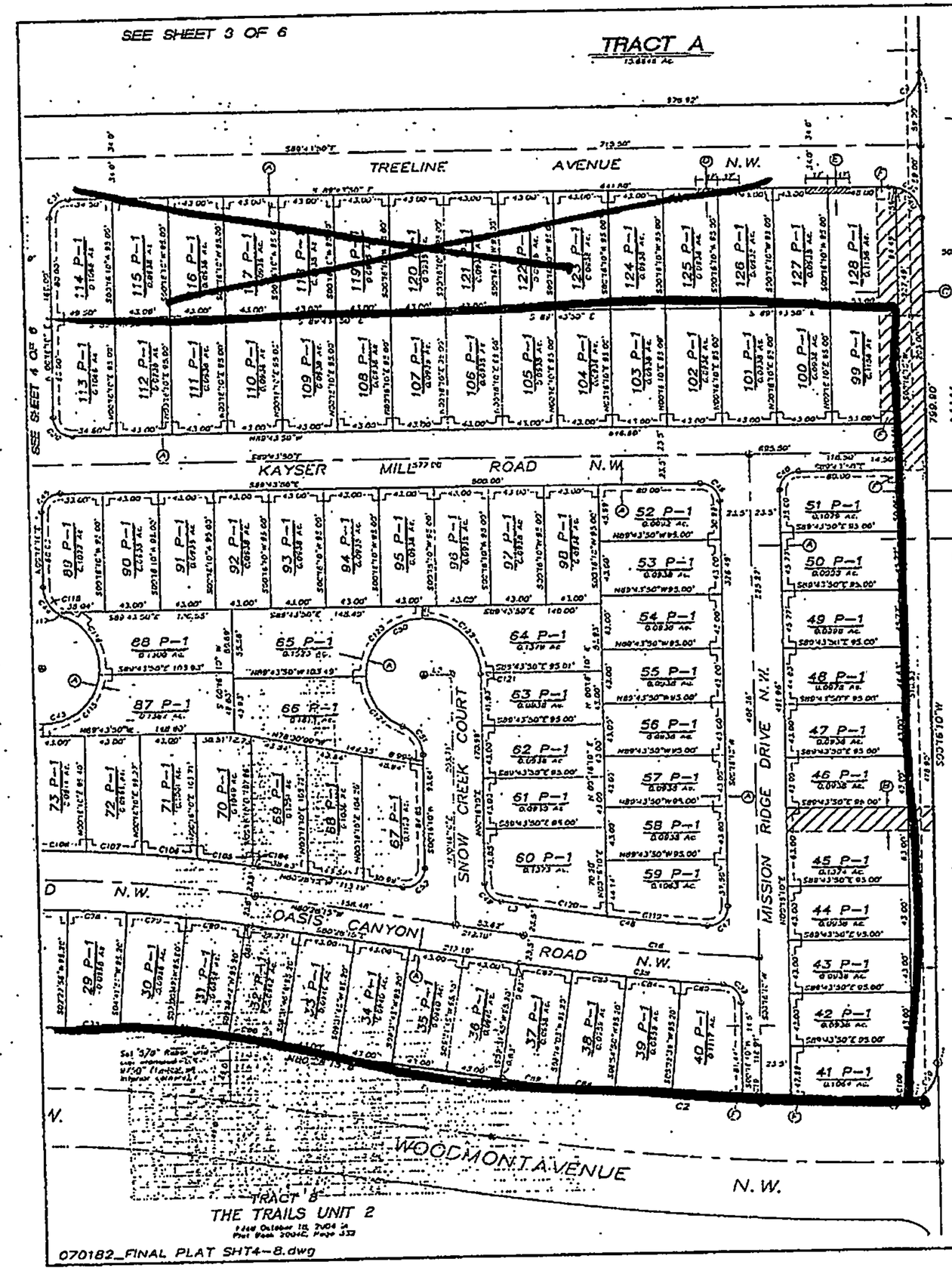
SUBDIVISION PLAT OF

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
SERNALILLO COUNTY, NEW MEXICO

AUGUST, 2007

DOC# 2007149659



Existing 50' Roadway and Underground Public and Private Utility Easement filed October 8, 2004 in Book A43, page 230.

Existing 100' Plains Electric Easement

UNPLATTED PARCEL 1-6
The Trails, LLC
Special Warranty Deed
Filed Sept 24, 2003
Book A63, Page 3664

UNIVERSE BOULEVARD N.W.
Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by plat filed October 18, 2004 in Book 2004C, Page 332.

TRACT B
0.1319 Ac.
To be conveyed to the Trails Community Association in fee simple by final plat. Maintenance of said Tract B to be the responsibility of the Trails Community Assoc

10' Public Service Company Easement granted by Document # 2004121843 filed August 27, 2004 in Book A63 page 1318.

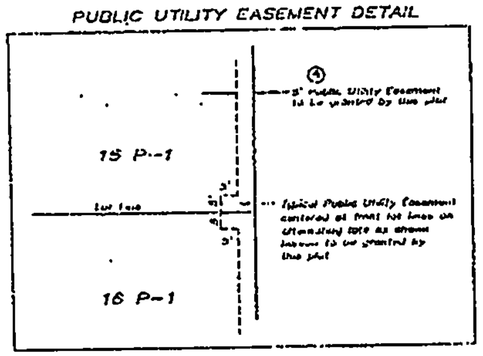
UNPLATTED PARCEL 4-7
The Trails, LLC
Special Warranty Deed
Filed Sept 24, 2003

Existing 50' Roadway and Underground Public and Private Utility Easement filed October 8, 2004 in Book A43, page 230.

Existing 100' Plains Electric Easement

UNPLATTED PARCEL 5-37
The Trails, LLC
Special Warranty Deed
Filed Sept 24, 2003
Book A63, Page 3664

PUBLIC UTILITY EASEMENT DETAIL



EASEMENT LEGEND

- (A) - 5' Public Utility Easement to be granted by this plat.
- (B) - 20' Public Drainage Easement to be granted to the City of Albuquerque by this plat.
- (C) - 35' Public Waterline and Sanitary Sewer Easement granted to New Mexico Utilities, Inc. (NMU) by Document filed Sept 10, 2007 Document No. 2007151219.
- (D) - 3'x 17' Private Drive Access Easement for the joint use and benefit of lots 3-7 P-1 and 126 P-1, to be maintained by the owners of said lots.
- (E) - 3'x 17' Private Drive Access Easement for the joint use and benefit of lots 1-7 P-1 and 128 P-1, to be maintained by the owners of said lots.
- (F) - Additional 5' - 10' Public Utility Easement granted by this plat

NOTE
All street right of ways as shown hereon will be dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PROFESSIONAL SURVEYOR No. 9759 NEW MEXICO

SHEET 5 OF 6

SURVTEK, INC.
Consulting Surveyors
10384 Valley View Drive, N.E. Albuquerque, New Mexico 87116
Phone: 505-897-3580
FAX: 505-897-3577

070182_FINAL PLAT SHT4-8.dwg

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

AUGUST, 2007

DOCN 2007149699

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	54.11'	35.00'	35.13'	49.57'	S45°02'41"W	90°11'01"
C2	307.92'	1231.00'	154.28'	307.60'	N84°59'32"W	9°02'34"
C3	421.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C4	45.20'	30.00'	28.14'	41.05'	N61°48'28"W	86°20'01"
C5	342.49'	661.00'	175.18'	338.66'	N05°53'45"W	29°41'11"
C6	243.00'	1239.00'	114.83'	228.66'	N05°55'08"E	11°15'24"
C7	22.45'	1230.00'	11.18'	22.35'	N00°48'28"E	1°02'01"
C8	39.43'	25.00'	25.46'	35.68'	S44°32'11"E	91°03'18"
C9	39.27'	25.00'	25.00'	35.36'	N45°55'10"E	90°00'00"
C10	66.59'	200.00'	33.60'	66.28'	N09°46'06"W	19°04'30"
C11	22.34'	200.00'	11.20'	22.34'	N15°30'02"W	6°24'30"
C12	44.21'	200.00'	22.20'	44.12'	N06°03'47"W	12°39'34"
C13	19.24'	25.00'	20.32'	19.28'	N75°54'52"E	30°21'41"
C14	38.04'	25.00'	19.22'	34.51'	N25°23'37"E	87°13'06"
C15	23.22'	15.00'	15.16'	21.33'	N45°34'30"E	90°36'40"
C16	185.30'	1832.30'	92.73'	185.22'	N82°12'05"W	5°47'30"
C17	418.01'	1107.70'	211.27'	415.78'	S86°26'26"W	20°30'39"
C18	23.53'	1051.00'	11.77'	23.53'	S86°48'18"E	0°41'28"
C19	14.53'	1951.00'	7.26'	14.53'	S06°15'46"E	0°25'06"
C20	14.68'	1042.00'	7.34'	14.68'	N80°04'32"E	0°48'02"
C21	23.73'	1049.00'	11.87'	23.73'	N75°11'36"E	1°17'46"
C22	58.44'	1239.00'	29.22'	58.43'	N05°23'54"E	2°36'32"
C23	59.52'	1239.00'	29.77'	59.51'	N02°42'03"E	2°45'09"
C24	38.47'	25.00'	22.38'	34.92'	N48°28'41"E	87°34'38"
C25	23.56'	15.00'	15.00'	21.21'	S44°43'50"E	90°00'00"
C26	23.56'	15.00'	15.00'	21.21'	S45°16'10"W	90°00'00"
C27	51.15'	98.50'	26.16'	50.57'	S73°53'37"W	29°45'06"
C28	27.29'	51.50'	13.97'	26.97'	S75°41'57"W	30°21'46"
C29	26.18'	15.00'	17.68'	22.98'	S39°07'10"E	100°00'00"
C30	23.56'	15.00'	15.00'	21.21'	N44°43'50"W	90°00'00"
C31	23.56'	15.00'	15.00'	21.21'	N45°16'10"E	90°00'00"
C32	39.27'	25.00'	25.00'	35.36'	S44°43'50"E	90°00'00"
C33	20.93'	15.00'	12.57'	19.28'	N80°02'50"E	80°00'00"
C34	23.40'	15.00'	14.84'	21.10'	S44°55'30"E	89°33'20"
C35	74.41'	223.50'	37.59'	74.06'	S64°16'05"E	19°04'30"
C36	26.06'	15.00'	17.23'	22.90'	N10°52'50"E	99°32'35"
C37	373.27'	1144.20'	189.34'	371.59'	S88°57'00"E	18°47'30"
C38	180.66'	1855.80'	90.38'	180.61'	S82°22'03"E	4°37'38"
C39	22.44'	15.00'	14.91'	20.40'	S47°16'01"E	85°42'01"
C40	23.56'	15.00'	15.00'	21.21'	N45°16'10"E	90°00'00"
C41	52.20'	98.50'	26.73'	51.59'	N75°41'52"E	30°21'46"
C42	23.56'	15.00'	15.00'	21.21'	S44°43'50"E	90°00'00"
C43	124.24'	45.00'	67.59'	74.91'	N56°38'49"E	247°18'43"
C44	29.37'	25.00'	16.65'	27.71'	N32°43'11"W	67°18'43"
C45	23.56'	15.00'	15.00'	21.21'	N45°16'10"E	90°00'00"
C46	23.56'	15.00'	15.00'	21.21'	S44°43'50"E	90°00'00"
C47	24.61'	15.00'	16.39'	22.08'	N47°30'21"E	94°36'23"
C48	141.64'	1800.80'	70.85'	141.61'	N82°42'51"W	4°29'13"
C49	23.14'	15.00'	12.75'	19.43'	N40°06'02"W	88°44'28"
C50	124.24'	45.00'	67.59'	74.91'	S56°38'49"E	247°18'43"
C51	29.37'	25.00'	16.65'	27.71'	S32°43'11"E	67°18'43"
C52	21.00'	15.00'	12.64'	22.88'	S84°34'54"W	98°18'35"
C53	195.13'	1191.20'	194.21'	194.95'	N80°43'55"W	18°31'28"
C54	23.97'	15.00'	17.65'	22.86'	N49°01'36"W	91°33'53"
C55	7.26'	98.50'	3.63'	7.26'	S48°09'28"W	4°13'24"
C56	43.02'	98.50'	21.81'	43.53'	S27°15'56"W	25°31'43"
C57	1.57'	51.50'	0.78'	1.57'	N81°23'26"E	1°44'44"
C58	25.72'	51.50'	13.14'	25.46'	N75°55'10"E	28°37'02"
C59	5.03'	25.00'	2.53'	5.03'	N85°57'43"W	11°31'14"
C60	34.24'	25.00'	20.41'	31.62'	N38°57'43"W	78°27'47"
C61	31.71'	23.50'	18.88'	31.69'	S03°47'44"E	80°07'18"
C62	41.08'	223.50'	20.60'	41.03'	S13°07'36"E	10°31'55"
C63	1.61'	223.50'	0.81'	1.61'	S18°15'52"E	0°24'42"
C64	54.12'	661.00'	27.17'	54.10'	S16°32'05"E	4°42'22"
C65	56.41'	661.00'	28.27'	56.30'	S13°48'23"E	4°53'03"
C66	43.39'	661.00'	21.70'	43.38'	S07°19'06"E	3°45'49"
C67	43.10'	661.00'	21.56'	43.10'	S03°54'11"E	3°44'11"
C68	43.01'	661.00'	21.51'	43.00'	S00°59'45"W	3°43'41"
C69	43.09'	661.00'	21.55'	43.09'	S03°33'30"W	3°44'02"
C70	43.32'	661.00'	21.69'	43.30'	S07°28'28"W	3°45'22"
C71	15.59'	661.00'	7.84'	15.69'	S10°12'03"W	1°21'36"
C72	67.10'	1042.00'	33.74'	67.44'	S7°42'11"W	3°41'03"
C73	47.10'	1144.20'	23.60'	47.50'	S81°55'45"W	2°21'00"
C74	46.24'	1144.20'	23.12'	46.23'	S84°06'43"W	2°18'55"
C75	46.24'	1144.20'	23.12'	46.23'	S86°35'38"W	2°18'55"
C76	46.24'	1144.20'	23.12'	46.23'	S88°54'34"W	2°18'55"
C77	46.24'	1144.20'	23.12'	46.23'	N89°46'31"W	2°18'55"
C78	46.24'	1144.20'	23.12'	46.23'	N86°27'35"W	2°18'55"
C79	46.24'	1144.20'	23.12'	46.23'	N84°08'41"W	2°18'55"
C80	46.24'	1144.20'	23.12'	46.23'	N81°49'46"W	2°18'55"
C81	4.01'	1144.20'	2.01'	4.01'	N80°34'17"W	0°12'04"
C82	20.97'	1149.80'	20.97'	21.02'	S81°07'06"E	1°17'42"
C83	12.77'	1833.80'	12.77'	12.77'	S82°23'33"E	1°19'14"
C84	21.98'	1833.80'	21.98'	21.98'	S84°26'47"E	1°19'14"
C85	[illegible]	1833.80'	[illegible]	[illegible]	S86°30'07"E	1°19'14"
C86	[illegible]	[illegible]	[illegible]	[illegible]	S88°33'41"E	1°19'14"
C87	[illegible]	[illegible]	[illegible]	[illegible]	S89°44'27"E	1°19'14"
C88	[illegible]	[illegible]	[illegible]	[illegible]	S82°25'33"E	1°19'14"
C89	[illegible]	[illegible]	[illegible]	[illegible]	S81°07'06"E	1°17'42"
C90	[illegible]	[illegible]	[illegible]	3.69'	N80°34'17"W	0°12'02"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C91	42.39'	1049.00'	21.20'	42.39'	N81°49'46"W	2°18'55"
C92	42.39'	1049.00'	21.20'	42.39'	N84°08'41"W	2°18'55"
C93	42.39'	1049.00'	21.20'	42.39'	N86°27'36"W	2°18'55"
C94	42.39'	1049.00'	21.20'	42.39'	N88°46'31"W	2°18'55"
C95	42.39'	1049.00'	21.20'	42.39'	S88°36'34"W	2°18'55"
C96	42.39'	1049.00'	21.20'	42.39'	S86°35'39"W	2°18'55"
C97	42.39'	1049.00'	21.20'	42.39'	S84°16'43"W	2°18'55"
C98	45.36'	1049.00'	22.69'	45.36'	S81°52'56"W	2°28'40"
C99	39.40'	35.00'	22.14'	37.42'	N33°34'52"E	64°32'23"
C100	15.03'	35.00'	7.65'	15.50'	N77°41'22"E	25°35'38"
C101	29.80'	1951.00'	39.95'	29.80'	S88°20'25"E	2°20'47"
C102	17.15'	1230.00'	8.58'	17.15'	N10°28'03"E	0°42'55"
C103	73.54'	1230.00'	36.78'	73.54'	N08°23'14"E	3°24'03"
C104	4.93'	1191.20'	2.47'	4.93'	N80°55'22"W	0°14'16"
C105	43.42'	1191.20'	21.71'	43.42'	N81°45'04"W	2°05'19"
C106	43.23'	1191.20'	21.62'	43.23'	N83°50'11"W	2°04'46"
C107	43.10'	1191.20'	21.55'	43.10'	N85°54'45"W	2°03'23"
C108	43.02'	1191.20'	21.51'	43.02'	N87°59'01"W	2°04'10"
C109	43.00'	1191.20'	21.50'	43.00'	S89°56'51"W	2°04'06"
C110	43.04'	1191.20'	21.52'	43.04'	S87°52'41"W	2°04'13"
C111	43.13'	1191.20'	21.57'	43.13'	S85°48'21"W	2°04'29"
C112	78.25'	1191.20'	39.14'	78.23'	S82°54'12"W	3°45'49"
C113	5.86'	45.00'	2.93'	5.86'	S03°31'39"E	7°35'27"
C114	64.43'	45.00'	39.14'	59.07'	S48°30'25"E	82°02'15"
C115	64.89'	45.00'	39.64'	59.40'	N49°20'18"E	82°36'21"
C116	59.97'	45.00'	34.98'	54.84'	N29°30'13"W	76°34'40"
C117	6.23'	25.00'	3.13'	6.22'	S69°54'01"E	14°17'04"
C118	23.14'	25.00'	12.47'	22.32'	S26°24'39"E	53°01'49"
C119	79.20'	1808.80'	39.60'	79.19'	S03°42'12"E	2°30'31"
C120	62.45'	1805.80'	31.23'	62.45'	S81°27'36"E	1°58'41"
C121	1.07'	45.00'	0.53'	1.07'	N00°24'43"W	1°21'47"
C122	64.62'	45.00'	41.04'	62.80'	N45°24'41"W	88°18'13"
C123	71.74'	45.00'	45.56'	64.03'	S44°54'54"W	90°42'37"
C124	52.31'	45.00'	29.56'	49.41'	S13°44'30"E	66°16'06"
C125	20.98'	51.50'	10.64'	20.83'	S72°11'11"W	23°20'14"
C126	5.77'	51.50'	2.89'	5.76'	S87°03'44"W	6°24'52"
C127	26.74'	51.50'	13.69'	26.44'	N75°53'37"E	29°45'06"
C128	12.94'	1239.00'	6.47'	12.94'	N08°39'09"E	0°35'54"
C129	75.63'	1161.00'	37.83'	75.62'	S02°09'25"W	3°41'57"

LINE TABLE

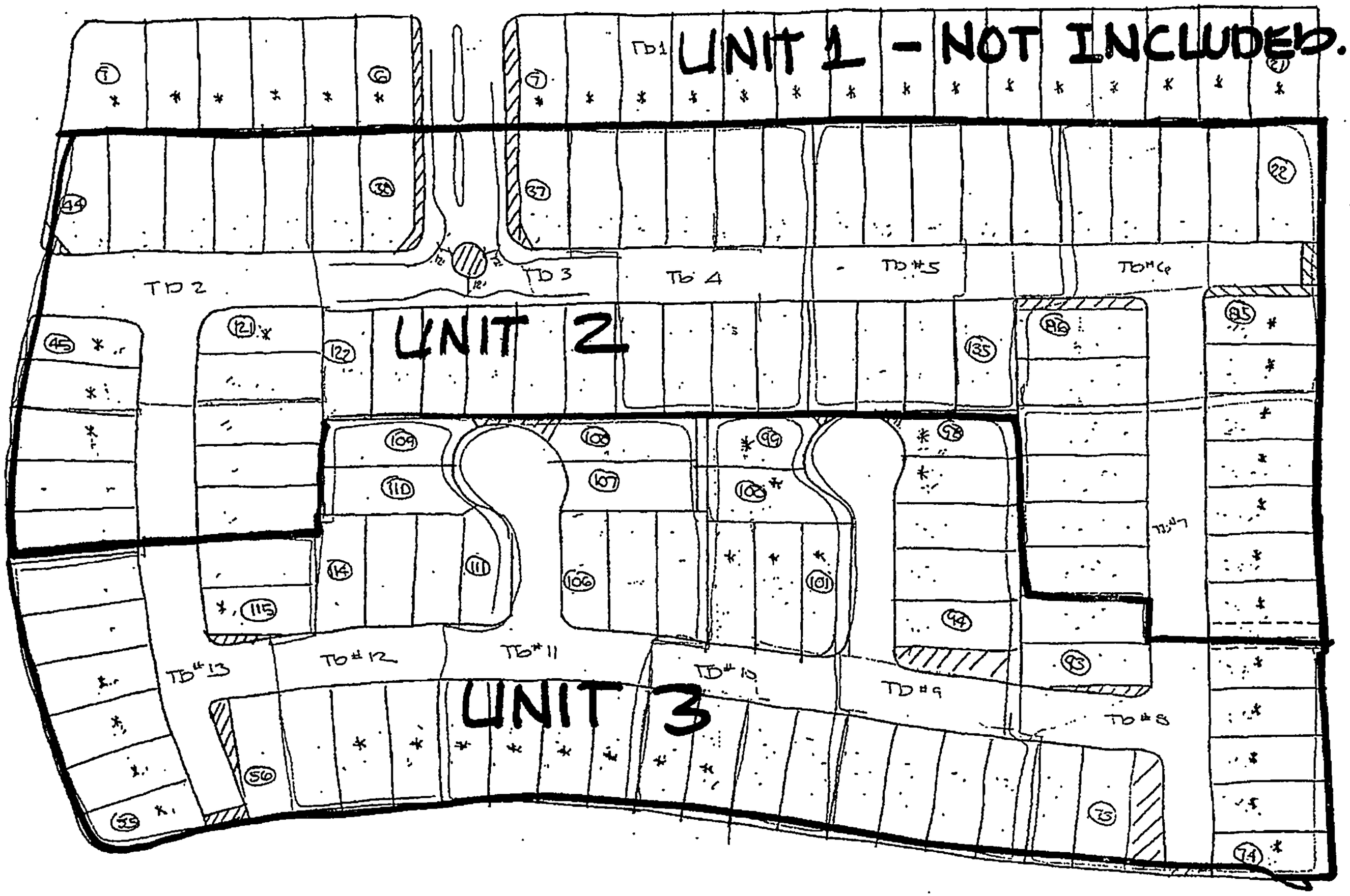
LINE	LENGTH	BEARING
L1	21.50'	S82°43'20"E
L2	21.50'	N82°43'20"W
L3	20.84'	N80°28'15"W
L4	10.11'	S89°07'10"E
L5	10.00'	N00°16'10"E
L6	9.89'	S00°16'10"W
L7	11.47'	S82°21'01"E
L8	20.51'	S07°38'59"W
L9	11.51'	N82°21'01"W
L10	15.25'	S82°16'24"E
L11	15.62'	N04°24'32"E
L12	15.25'	N85°15'25"W

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 5750
RUSSELL P. HUGG

SHEET 6 OF 6

070182_FINAL PLAT SHT4-8.dwg

SURVTEK, INC.
Consulting Surveyors
8364 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377


UNIT 1 - NOT INCLUDED.
TD1
TD 2
TD 3
TD 4
TD #5
TD #6
UNIT 2
TD #7
TD #8
TD #9
TD #10
TD #11
TD #12
TD #13
UNIT 3

LAYOUT

TAOS UNIT 2

DRB Project #_____

APS Cluster_____

EXHIBIT A

PRELIMINARY
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 ~~The Trails, LLC~~ Taos at the Trails, Inc ("Developer") effective as of this ___ day of _____, 20__, and pertains to the subdivision commonly known as Land of Joseph Trujillo and Reynaun Addn, and more particularly described as ____ *[use current legal description]* Lots 7 thru 113, Taos At The Trails Unit 2 _____ (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, 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;

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

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

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

DRB Project #_____

APS Cluster_____

_____
Signature

_____
Name (typed or printed) and title

_____
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____ _____ as _____of _____, a corporation.

_____
Notary Public

(Seal)

My commission expires:_____

ALBUQUERQUE PUBLIC SCHOOLS

By:_____
Signature

_____
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____ _____ as _____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.

_____
Notary Public

(Seal)

My commission expires:_____

PREVIOUS APPLICATION

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. 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://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC) 1005070

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)

Project Information

Subdivision Name Taos at The Trails

Location of Project (address or major cross streets) Universe NW & Woodmont

Proposed # of Units: 128 Single-Family ____ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Evelyn Lopez-Chavez

Company Longford Homes of NM

Phone 505-761-9911 x 205

E-mail elopez@longfordhomes.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 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

☑ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY
APS Cluster Volcano Vista
Preliminary PDFF Date Submitted ____
Preliminary PDFF Date Completed ____

Final PDFF Date Submitted 8/15/07
Final PDFF Date Completed 8/16/07

DRB Proj # 1005070

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 Taos at The Trails, Inc. ("Developer") effective as of this 15 day of August, 2007 and pertains to the subdivision commonly known as Taos at The Trails, and more particularly described as Taos at The Trails Unit 2 *[use new legal description of subdivision]*

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

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

See attached

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

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

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

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

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

DRB Proj# 1005070

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 # 1003070

APS Cluster Volcano Vista

Signature

John K. Murtagh
Name (typed or printed) and title

Taos at The Trails, Inc.
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8/15/07, by John K. Murtagh as President of Taos at The Trails, Inc, a corporation.

(Seal)

OFFICIAL SEAL
Evelyn Lopez-Chavez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Comm. Exp. 3-18-08

Notary Public

My commission expires: 3-18-08

ALBUQUERQUE PUBLIC SCHOOLS

By:
Signature

BETTY KING, PLANNER, APS CMP
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 16, 2007, by Betty King as Planner, APS, CMP 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.

(Seal)

Notary Public

My commission expires: May 18, 2011

DRB# 1005070
APS Cluster Volcano Viste

LOT	ADDRESS	LEGAL DESCRIPTION
1	6840 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 1
2	6836 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 2
3	6832 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 3
4	6828 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 4
5	6824 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 5
6	6820 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 6
7	6819 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 7
8	6823 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 8
9	6827 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 9
10	6831 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 10
11	6835 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 11
12	6839 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 12
13	6843 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 13
14	8935 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 14
15	8931 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 15
16	8927 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 16
17	8923 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 17
18	8919 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 18
19	8915 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 19
20	8911 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 20
21	8909 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 21
22	8905 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 22
23	8901 EAGLE HILLS DRIVE NW	Taos at The Trails Unit 2, Lot 23
24	6832 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 24
25	6828 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 25
26	6824 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 26
27	6820 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 27
28	6816 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 28
29	6812 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 29
30	6808 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 30
31	6804 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 31
32	6800 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 32
33	6736 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 33
34	6732 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 34
35	6728 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 35
36	6724 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 36
37	6720 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 37
38	6716 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 38
39	6712 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 39
40	6808 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 40
41	8900 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 41
42	8904 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 42
43	8908 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 43
44	8912 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 44
45	8916 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 45
46	8920 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 46
47	8924 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 47
48	8928 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 48
49	8932 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 49
50	8936 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 50

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51	8940 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 51
52	8939 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 52
53	8935 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 53
54	8931 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 54
55	8927 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 55
56	8923 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 56
57	8919 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 57
58	8915 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 58
59	8911 MISSION RIDGE DR NW	Taos at The Trails Unit 2, Lot 59
60	8912 SNOW CREEK CT NW	Taos at The Trails Unit 2, Lot 60
61	8916 SNOW CREEK CT NW	Taos at The Trails Unit 2, Lot 61
62	8920 SNOW CREEK CT NW	Taos at The Trails Unit 2, Lot 62
63	8924 SNOW CREEK CT NW	Taos at The Trails Unit 2, Lot 63
64	8928 SNOW CREEK CT NW	Taos at The Trails Unit 2, Lot 64
65	8927 SNOW CREEK CT NW	Taos at The Trails Unit 2, Lot 65
66	8923 SNOW CREEK CT NW	Taos at The Trails Unit 2, Lot 66
67	6731 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 67
68	6735 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 68
69	6801 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 69
70	6805 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 70
71	6809 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 71
72	6811 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 72
73	6815 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 73
74	6819 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 74
75	6823 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 75
76	6827 OASIS CANYON RD NW	Taos at The Trails Unit 2, Lot 76
77	8916 EAGLE HILLS DR NW	Taos at The Trails Unit 2, Lot 77
78	8920 EAGLE HILLS DR NW	Taos at The Trails Unit 2, Lot 78
79	8924 EAGLE HILLS DR NW	Taos at The Trails Unit 2, Lot 79
80	8928 EAGLE HILLS DR NW	Taos at The Trails Unit 2, Lot 80
81	8932 EAGLE HILLS DR NW	Taos at The Trails Unit 2, Lot 81
82	8936 EAGLE HILLS DR NW	Taos at The Trails Unit 2, Lot 82
83	6824 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 83
84	6820 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 84
85	8927 ADOBE ROSE PL NW	Taos at The Trails Unit 2, Lot 85
86	8923 ADOBE ROSE PL NW	Taos at The Trails Unit 2, Lot 86
87	8924 ADOBE ROSE PL NW	Taos at The Trails Unit 2, Lot 87
88	8928 ADOBE ROSE PL NW	Taos at The Trails Unit 2, Lot 88
89	6816 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 89
90	6812 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 90
91	6808 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 91
92	6804 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 92
93	6800 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 93
94	6736 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 94
95	6732 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 95
96	6728 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 96
97	6724 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 97
98	6720 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 98
99	6701 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 99
100	6705 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 100
101	6709 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 101
102	6711 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 102

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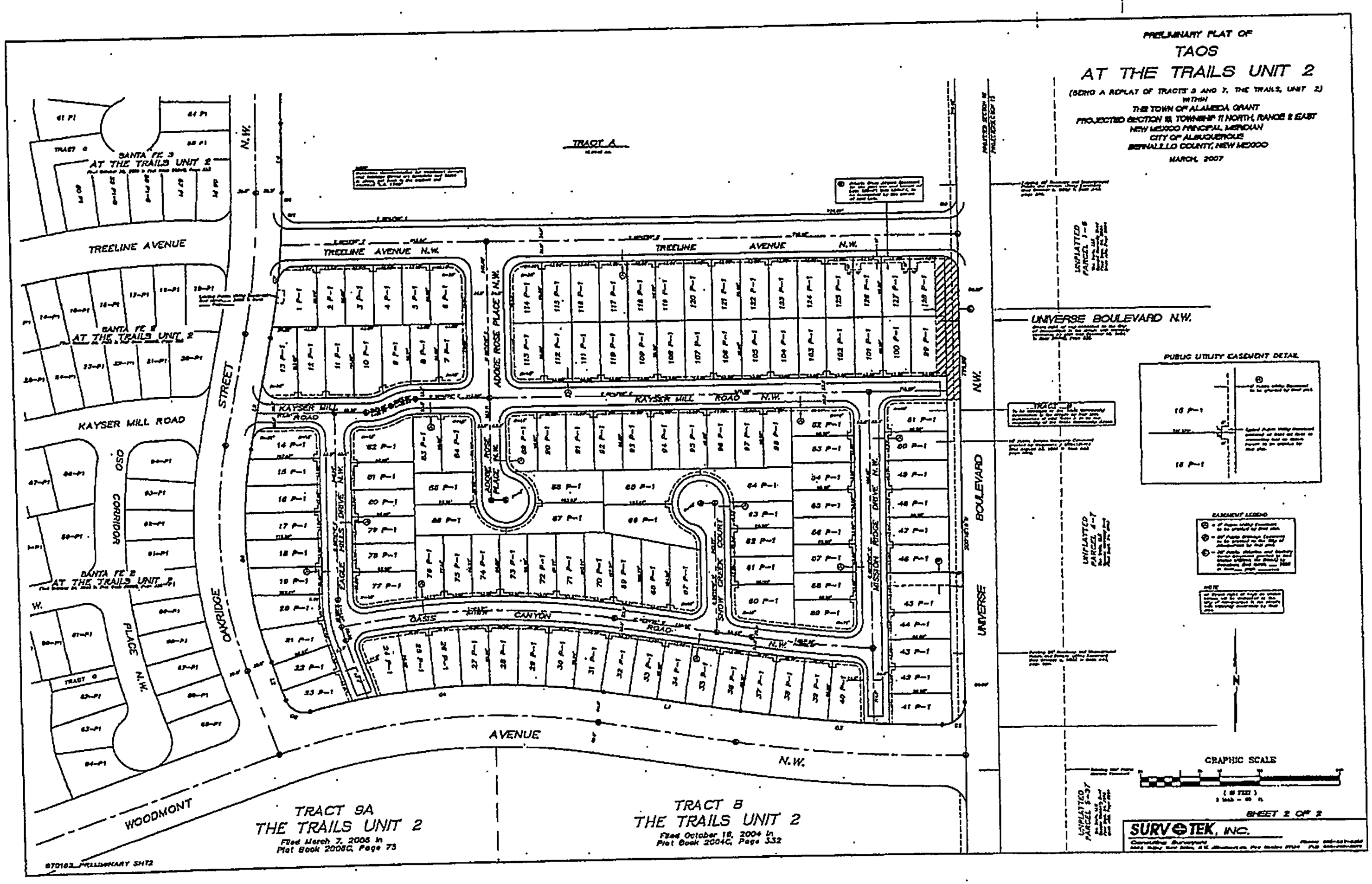
103	6715 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 103
104	6719 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 104
105	6723 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 105
106	6727 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 106
107	6731 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 107
108	6735 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 108
109	6801 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 109
110	6805 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 110
111	6809 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 111
112	6811 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 112
113	6815 KAYSER MILL RD NW	Taos at The Trails Unit 2, Lot 113
114	6816 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 114
115	6812 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 115
116	6808 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 116
117	6804 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 117
118	6800 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 118
119	6736 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 119
120	6732 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 120
121	6728 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 121
122	6724 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 122
123	6720 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 123
124	6716 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 124
125	6712 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 125
126	6708 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 126
127	6704 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 127
128	6700 TREE LINE AVE NW	Taos at The Trails Unit 2, Lot 128

PRELIMINARY PLAT OF

TAOS
AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 3 AND 7, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2007

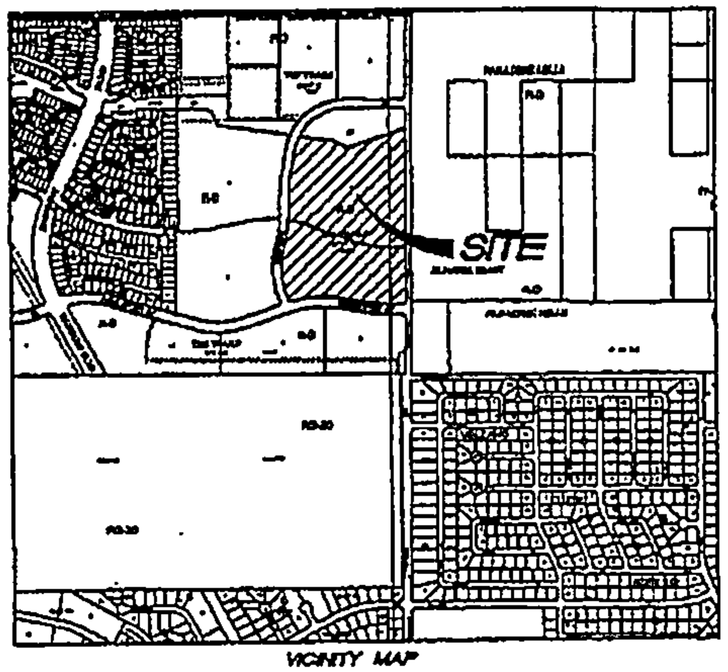


PRELIMINARY PLAT OF

TAOS AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 6 AND 7, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 36, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

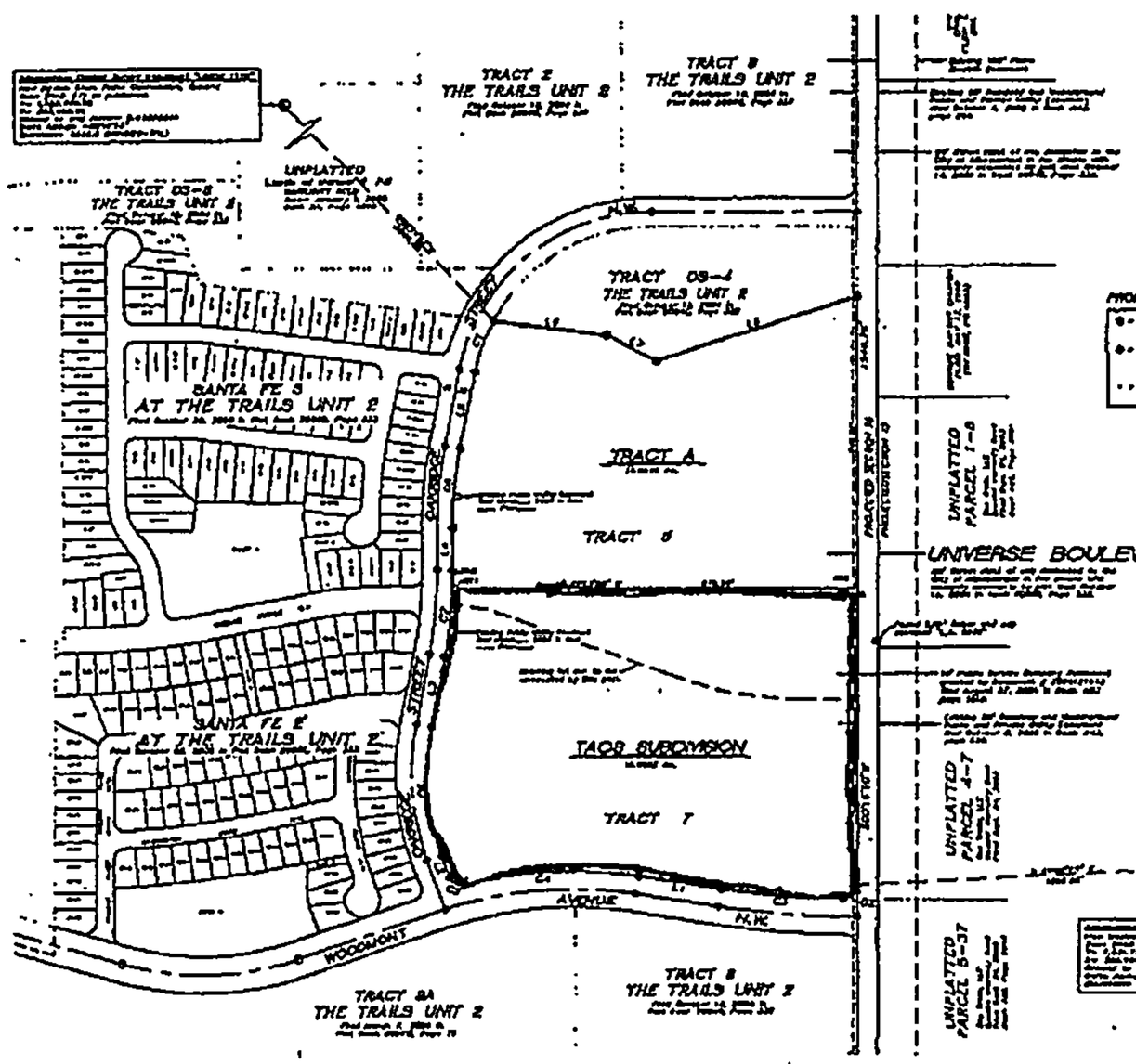
MARCH, 2007



VICINITY MAP

GRAPHIC SCALE

(30 FEET)
1 inch = 60 ft.



GENERAL NOTES

1. Bearings are grid bearing upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and referred to grid of the Albuquerque Survey Control Monument "2-K15".
2. Distances are ground.
3. Corner and angle and distance points other than other corners of subdivision are shown as points on plat.
4. All corners are a 5/8" rebar and are stamped "NMPS LS 9750" unless otherwise indicated herein.
5. Albuquerque City Zone Atlas page C-13.
6. All street monuments, monumentation, shall be installed at all intersections of lot, tract, block, street and other approved lines and shall meet the requirements of the City of Albuquerque Subdivision Ordinance. All monuments shall be set flush with the finished grade.
7. Monuments will be placed at all points of curvature, points of tangency, street intersections, and at other angle points or other use of monumentation.
8. Total number of residential lots: 7
9. Total number of tracts created: 2
10. Total number of lots created: 13
11. Total number of parcels created: 7
12. Total acreage of net white acres created: 4.48 acre.
13. Gross subdivision acreage: 24.4880 acres.
14. Existing front 7.5 contours created 4580-4575, and front 5 is currently zoned Sector Plan and Planned Growth Area.
15. Minimum lot size shall be 4,500 square feet.

LINE TABLE		
L1	213.00'	N00°26'31"W
L2	44.84'	N18°48'30"W
L3	116.41'	N00°23'30"E
L4	110.77'	N00°11'01"E
L5	206.97'	N10°13'51"E
L6	297.26'	N23°02'13"E
L7	111.67'	S43°23'00"E
L8	337.41'	N21°14'32"E

CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	
C1	131.28'	441.00'	71.43'	17°04'14"	N13°17'27"E	130.79'	
C2	53.71'	33.00'	33.17'	93°23'01"	N11°24'41"E	47.91'	
C3	257.67'	1241.00'	129.22'	11°53'57"	N21°38'33"E	257.17'	
C4	314.84'	1242.00'	158.27'	14°31'14"	N21°17'13"E	314.09'	
C5	43.70'	30.00'	28.11'	83°26'00"	N41°30'30"E	39.90'	
C6	115.44'	441.00'	174.16'	14°59'51"	N13°17'24"E	115.11'	
C7	218.00'	1240.00'	110.03'	10°04'02"	N03°11'59"E	217.72'	
C8	111.94'	1141.00'	106.29'	5°37'03"	N03°33'13"E	107.37'	
C9	304.44'	1118.00'	153.54'	15°36'11"	N07°08'39"E	303.53'	
C10	32.33'	1138.00'	16.17'	1°37'41"	N00°06'16"E	32.33'	
C11	34.73'	23.00'	21.44'	86°51'00"	S43°13'31"E	31.51'	
C12	32.73'	23.00'	23.00'	81°34'00"	N43°16'10"E	30.00'	

LEGAL DESCRIPTION

[illegible]

PURPOSE OF PLAT

[illegible]

PROPERTY OWNER LIEGEND

[illegible]

APPROVALS

OWNER OF TRACTS 6 AND 7
The Trails, LLC

By: Kelly Calhoun 3/21/07
Kelly Calhoun, Sole Member

Approved:
3/21/07
CITY SURVEYOR Date

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750

SHEET 1 OF 2

SURVOTEK, INC.
Consulting Surveyors
[illegible]

070182_PRELIMINARY SHT1

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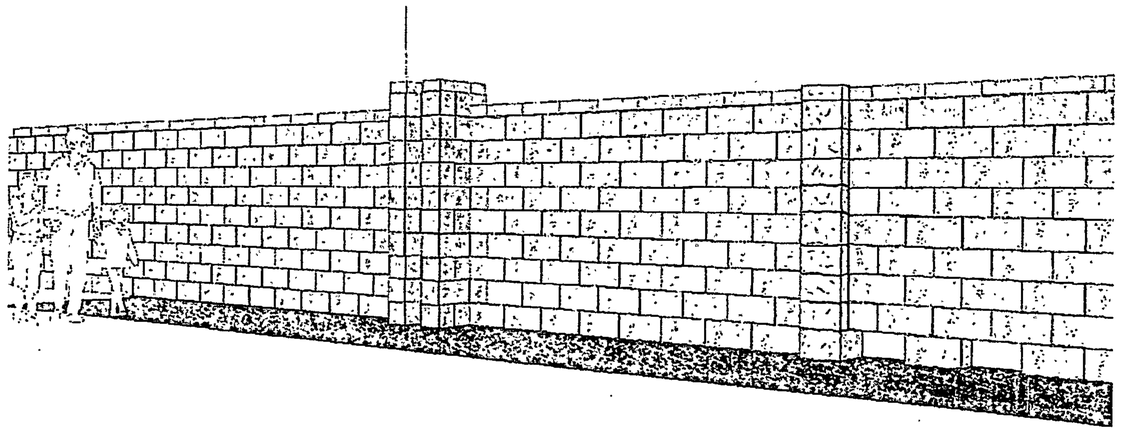
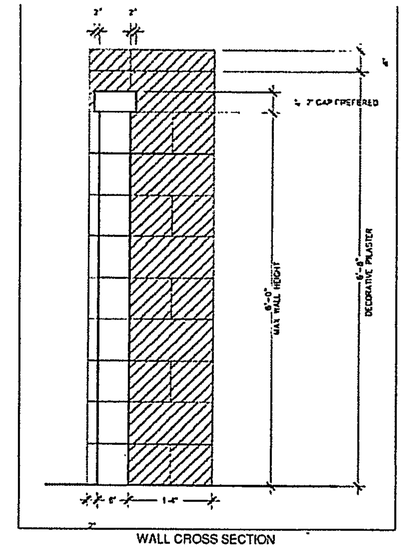
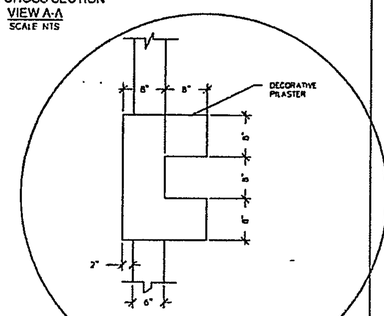


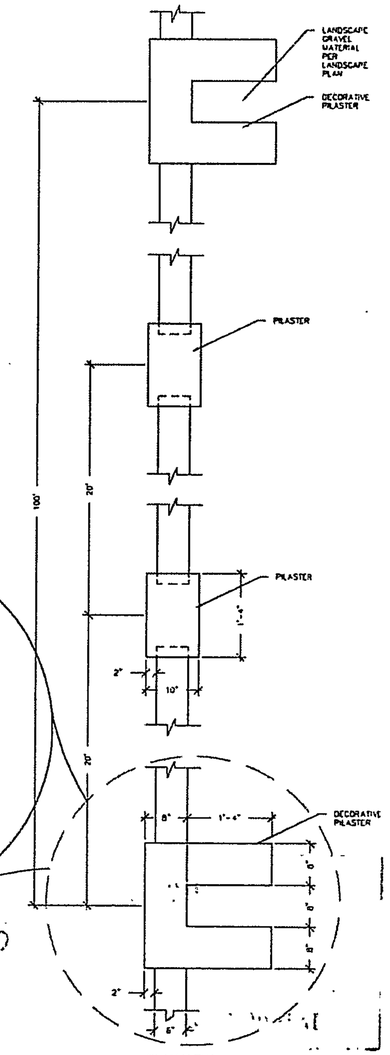
PERSPECTIVE WALL RENDERING
SCALE NTS



WALL CROSS SECTION
VIEW A-A
SCALE NTS



OPTIONAL PILASTER PLAN VIEW
SCALE NTS

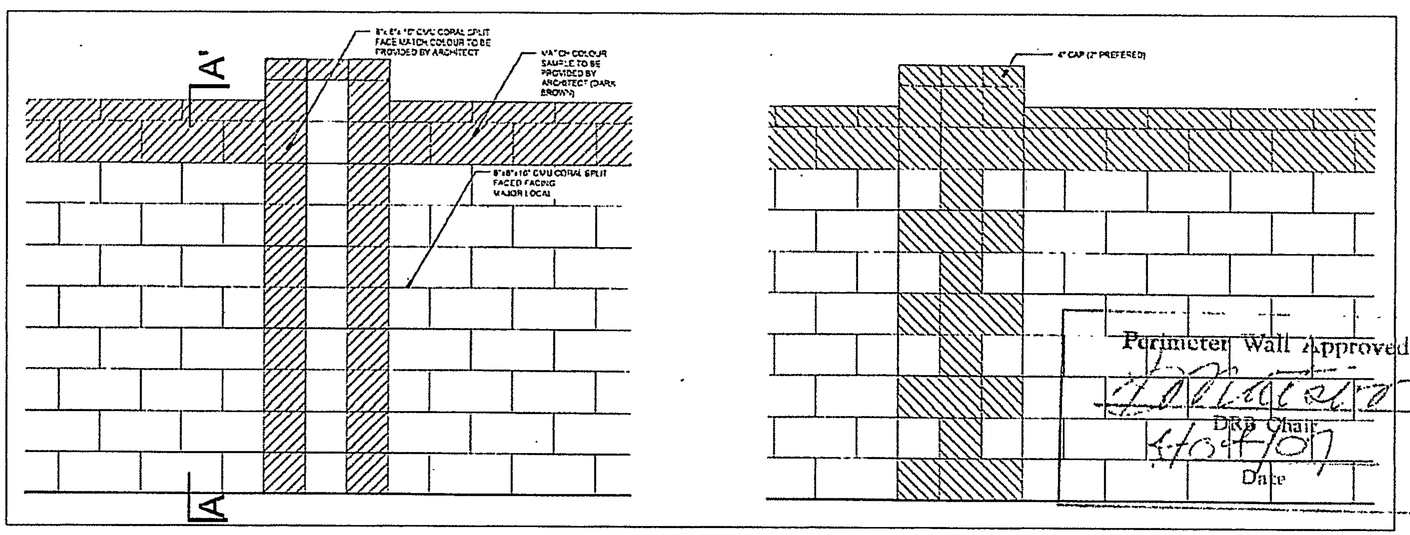


PLAN VIEW
SCALE NTS

DRB # 1-[illegible]

NEAREST INTERSECTION:
WOODMONT AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z



WALL ELEVATION
SCALE NTS

Perimeter Wall Approved
[illegible]
DRB Chair
[illegible]
Date

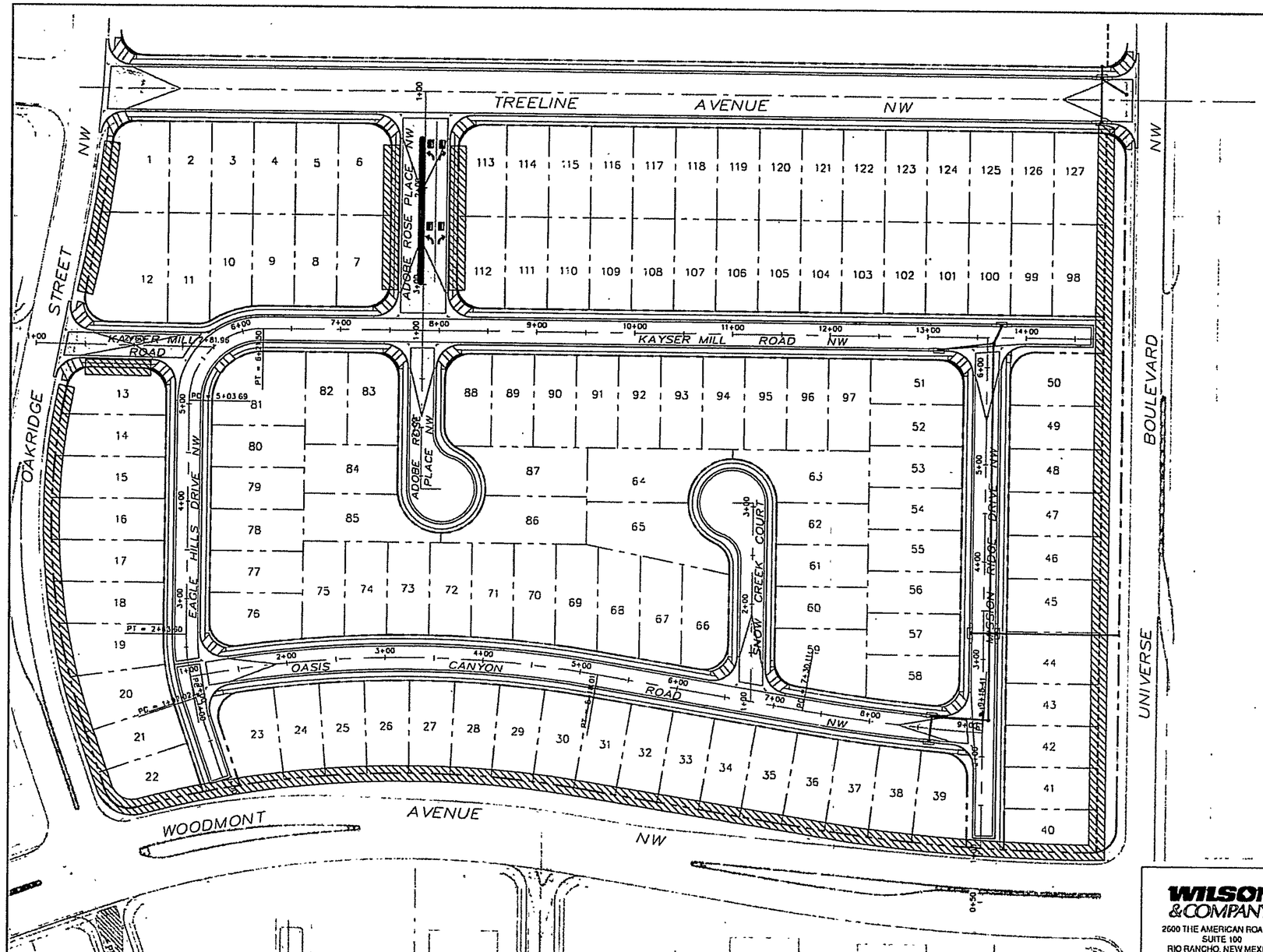
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

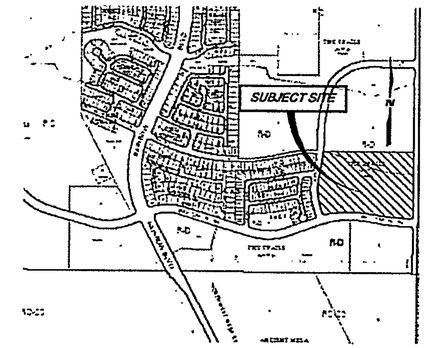
TAOS AT THE TRAILS UNIT 2

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) 898-8021

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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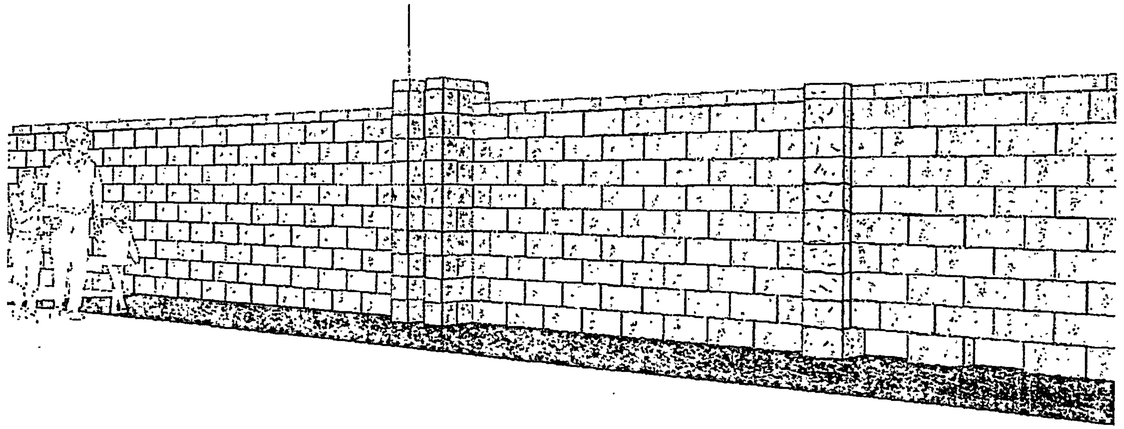
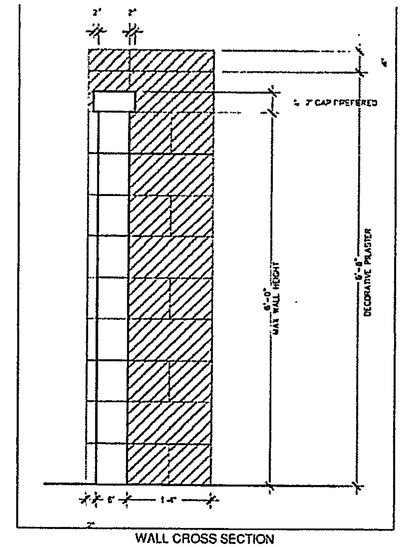
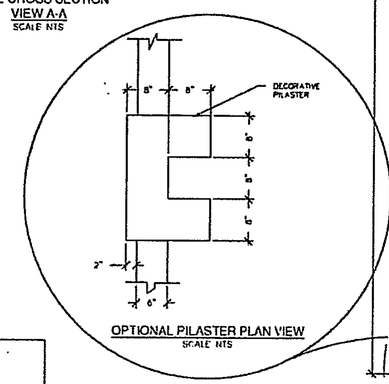


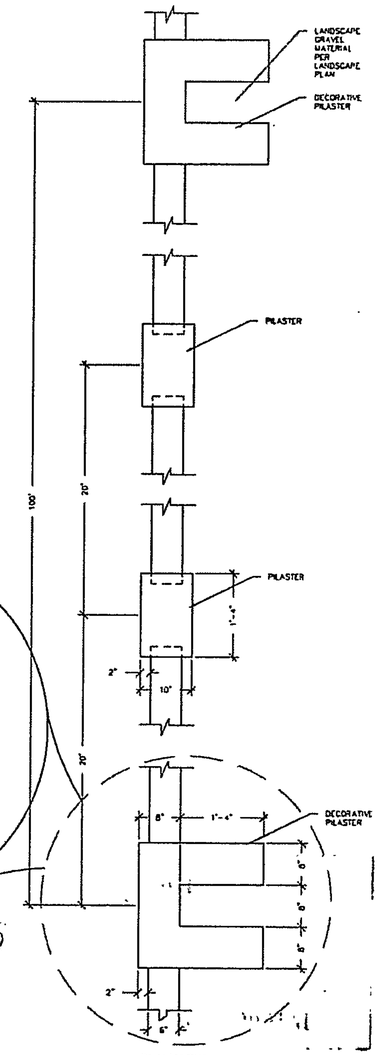
PERSPECTIVE WALL RENDERING
SCALE NTS



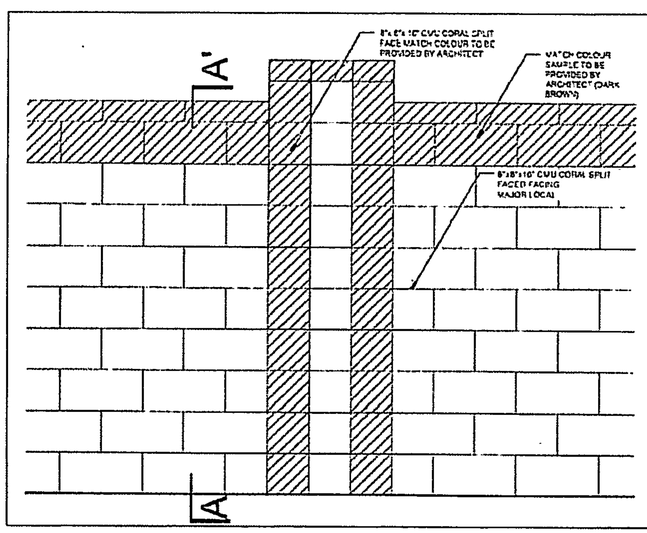
WALL CROSS SECTION
VIEW A-A
SCALE NTS

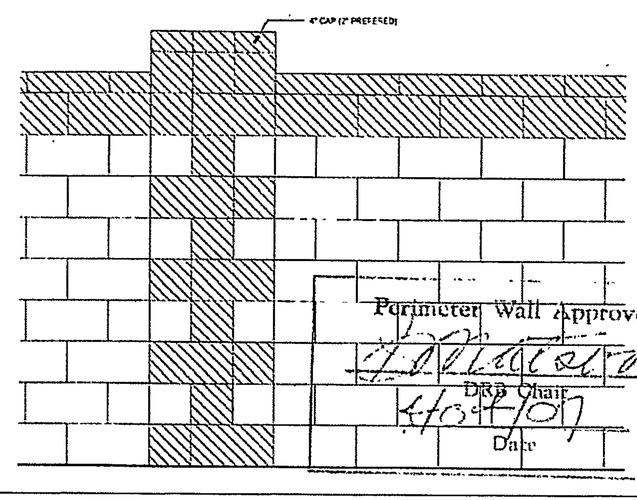


OPTIONAL PILASTER PLAN VIEW
SCALE NTS



PLAN VIEW
SCALE NTS





WALL ELEVATION
SCALE NTS

DRB # 1-x-397

NEAREST INTERSECTION:
WOODMONT AVE./
UNIVERSE BLVD

ZONE ATLAS:
C-9-Z

Perimeter Wall Approved
DRB Chair
Date

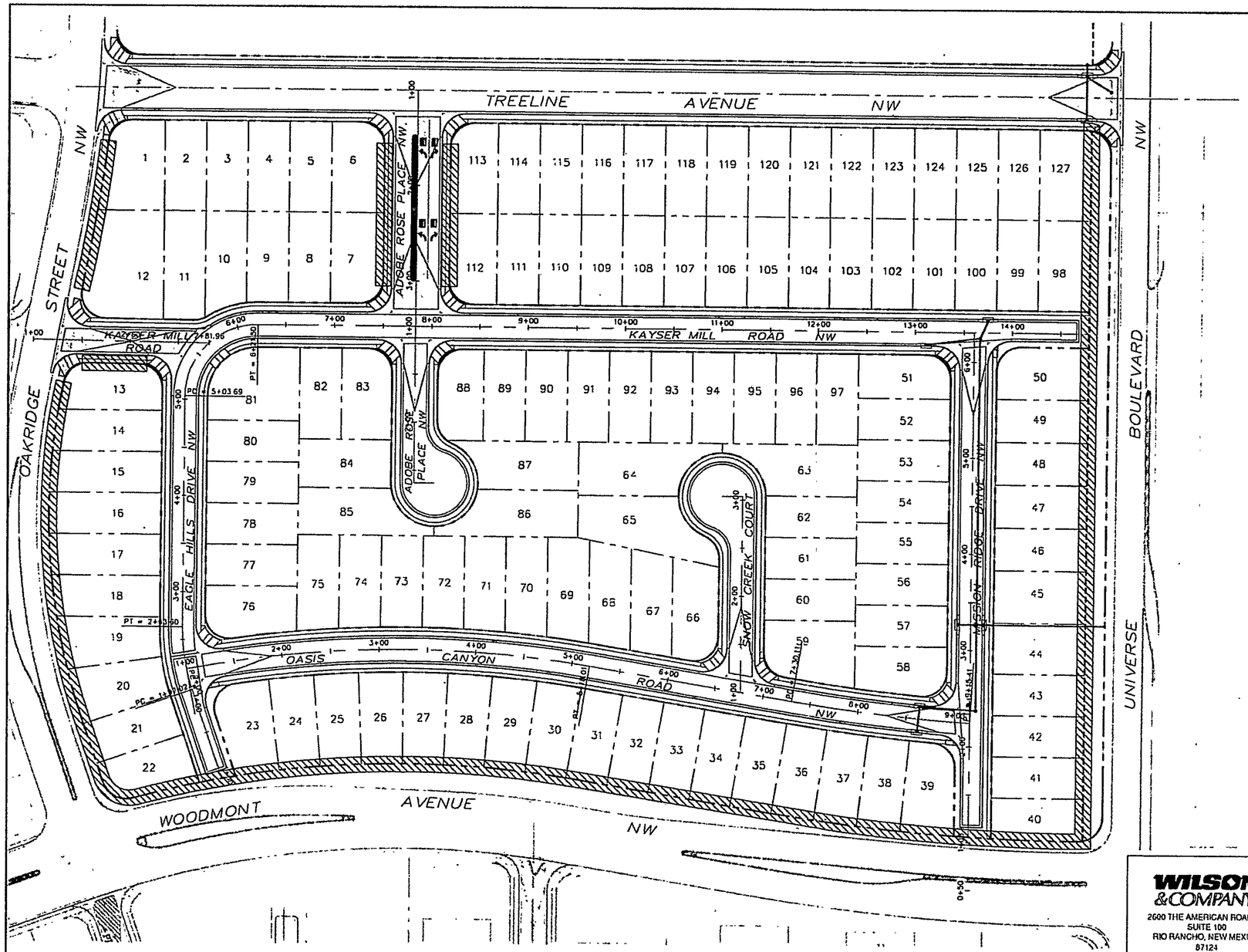
WILSON & COMPANY
2500 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

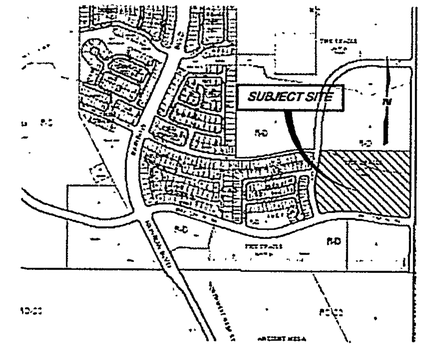
TAOS AT THE TRAILS UNIT 2

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
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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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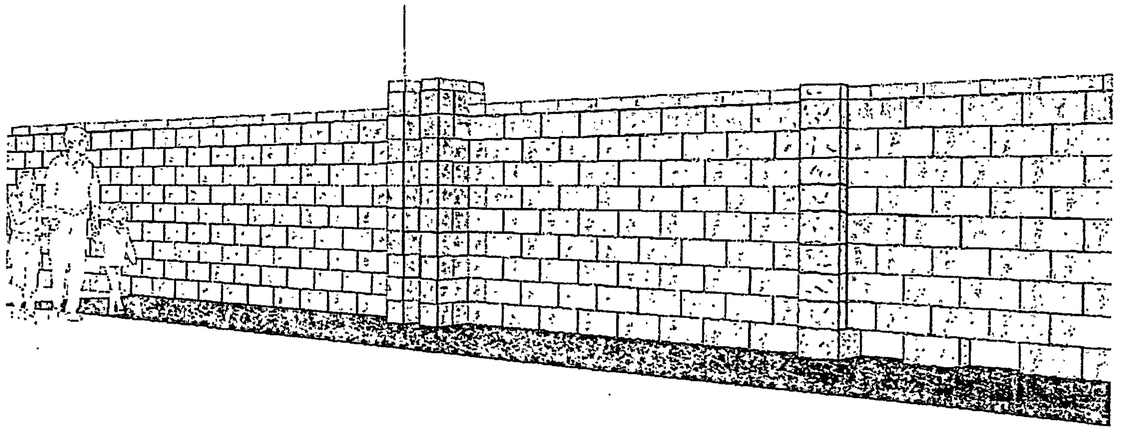
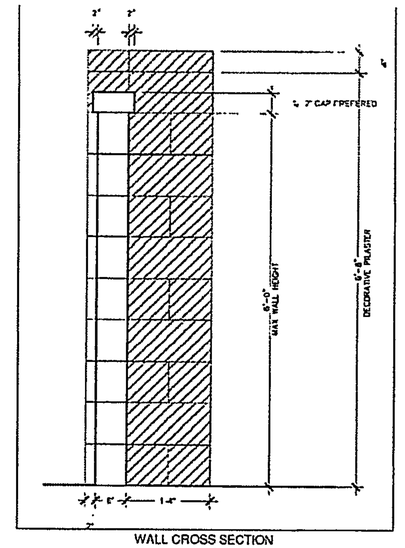
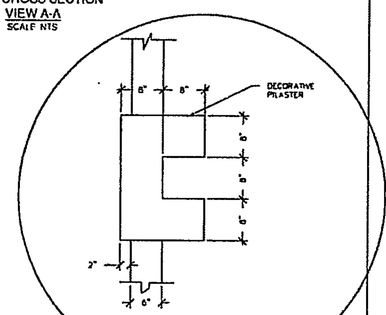
AGENT'S COPY



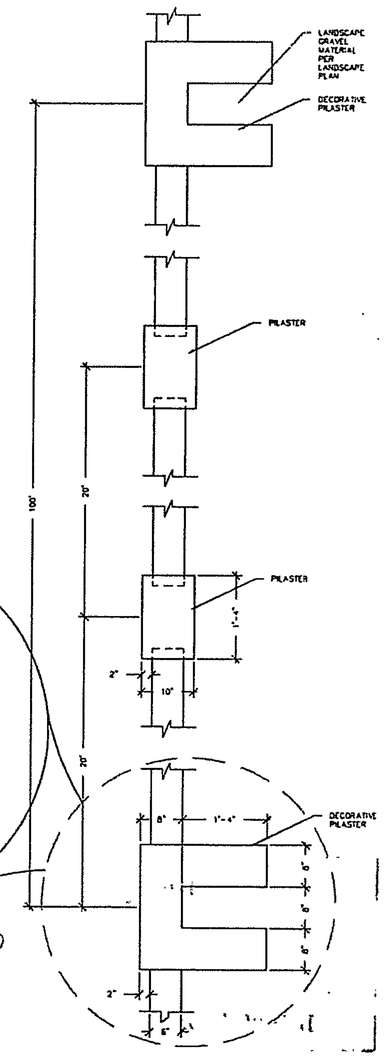
PERSPECTIVE WALL RENDERING
SCALE NTS



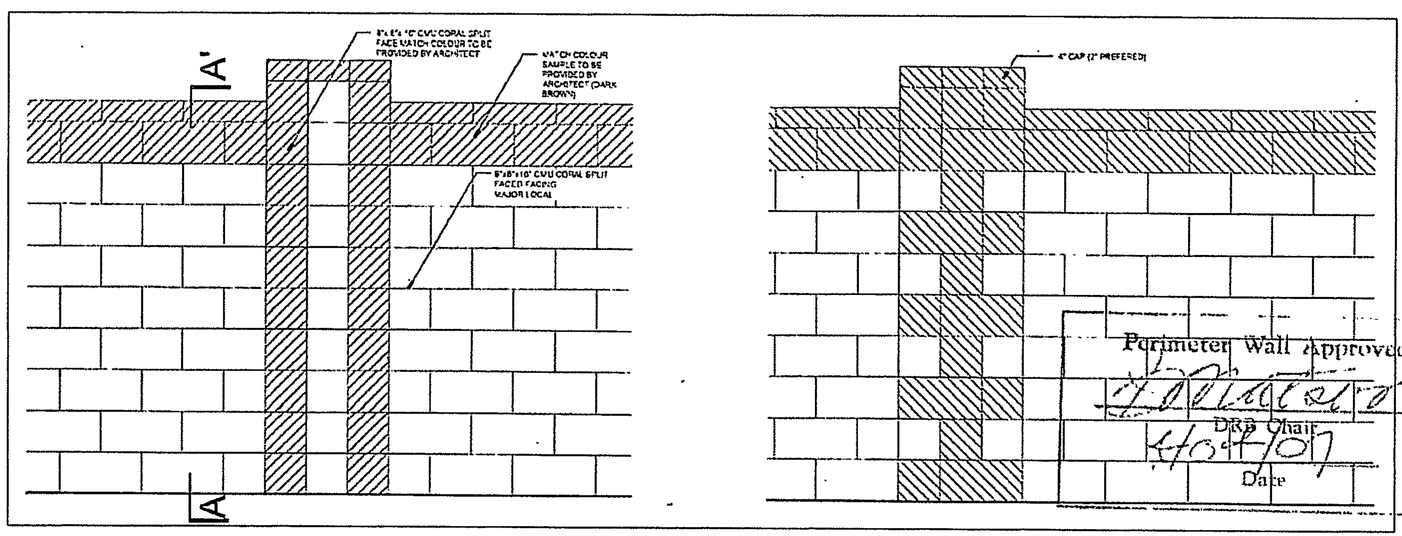
WALL CROSS SECTION
VIEW A-A
SCALE NTS



OPTIONAL PILASTER PLAN VIEW
SCALE NTS



PLAN VIEW
SCALE NTS



WALL ELEVATION
SCALE NTS

DRB # 1000397

NEAREST INTERSECTION:
WOODMONT AVE./
UNIVERSE BLVD

ZONE ATLAS:
C-9-Z

Perimeter Wall approved
DRB Chair
4/04/07
Date

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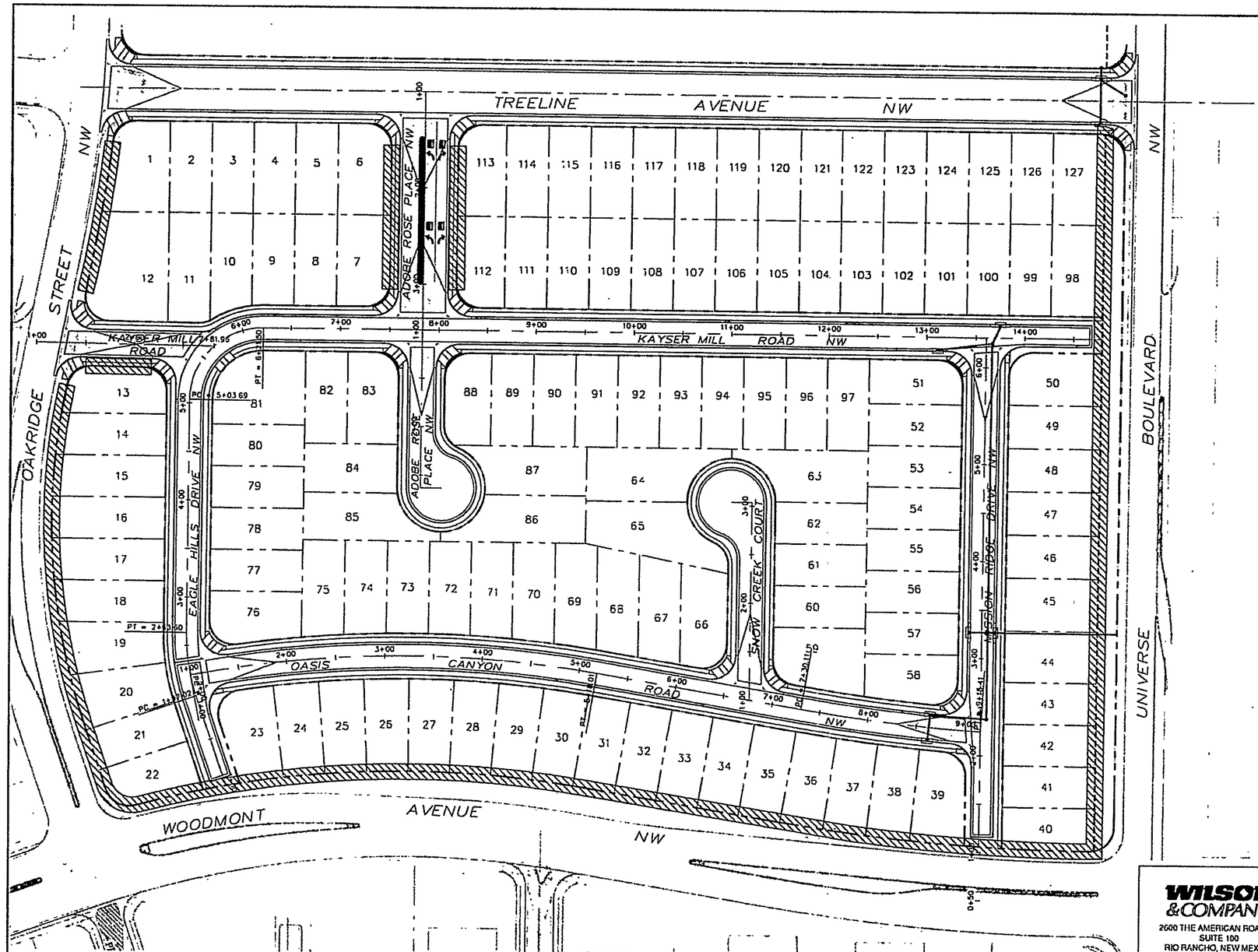
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

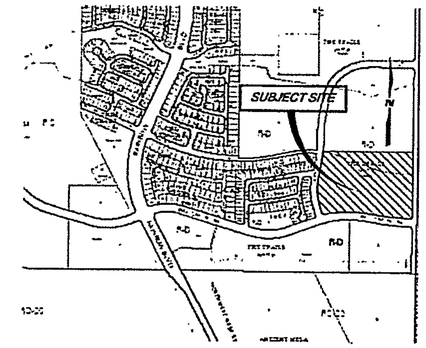
TAOS AT THE TRAILS UNIT 2

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./
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NTS

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TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

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CHECK	SJS		