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

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

MARK GOODWIN AND ASSOCIATES, P.A. & PRECISION SURVEYS INC agents for RTR, LLC request the referenced/ above actions for a portion of Lots 6 and 31, Block 9, **VOLCANO CLIFFS Unit 18,** zoned SU-2/VCLL, located on PETIRROJO RD NW between UNSER BLVD NW and URRACA ST NW containing approximately 8.5 acres. (D-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED7/10/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.**

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

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

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

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

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2012

Project# 1008798
12DRB-70339 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, Tract(s) A, **TAOS AT THE TRAILS UNIT 2 Unit(s) 1,** zoned R-D, located on TREE LINE AVE ETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9)

At the October 31, 2012 Development Review Board meeting, an extension of the preliminary plat was approved through January 2, 2013.

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.)

Jack Cloud, DRB Chair

Bohannan Huston Inc.
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 5, 2012

Project# 1008798
12DRB-70273 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 7-P1 (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)

At the September 5, 2012 Development Review Board meeting, an extension of the preliminary plat was approved through October 31, 2012.

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.)

Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1008798
12DRB-70228 EXT OF MAJOR PRELIMINARY PLAT

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

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

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

The conditions of final plat still apply.

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

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

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

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

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

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

Jack Cloud, DRB Chair

#10

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1008798

Date: 8-8-12

NAME: Brad Bingham ADDRESS: 2600 Prospect ZIP: 87107

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

Completed

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

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

Project #: 1008798 *Application #:* 12-DRB 70193
Project Name: TAOS Unit 2 AT The TRAILS
Agent: BHI *Phone #:* 823-1000

Your request was approved on 8-8-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): AMAFCA Signature (By RHO for TC 12-18-12)
No Original Blue Sheet

PLATS:
☒ Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ Property Management's signature must be obtained prior to Planning Department's signature.
☒ AGIS DXF File approval required.
☒ Copy of recorded plat for Planning.

ALL SITE PLANS:
☐ 3 copies of the approved site plan. Include all pages.

Current DRC
Project No. 730076

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	PARKS & GENERAL SERVICES	DATE
Easterling Consultants LLC FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
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: 6-29-11
Date Preliminary Plat Expires: 6-29-14

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. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
730077		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J) 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 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 80	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 785	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

Current DRC
Project No. 730076

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	PARKS & GENERAL SERVICES	DATE
Easterling Consultants LLC FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
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: 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

BIA 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. 2005127389 (BK-A102 PF 7018)	EAST SIDE OF UNIVERSE BLVD		/	/	/
730077		24" - 54" DIA	RCP W/ MH & INLETS	UNIVERSE BLVD	OAKRIDGE ST (POND J) 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 280	EAGLE HILLS DRIVE	KAYSER MILL ROAD, UNIT 1	OASIS CANYON ROAD	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 50	EAGLE HILLS DRIVE	OASIS CANYON ROAD	SOUTH END OF EAGLE HILLS DRIVE	/	/	/
730076 B-1		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 745	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 150	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 180	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	REMOVE 4" WATERLINE	LOT 30, TAOS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 345	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 725	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 175	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 205	SNOW CREEK COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
			1450						

0

730076

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

S Z **ZONING & PLANNING**
___ Annexation

V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P ___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

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

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

DESCRIPTION OF REQUEST: Infrastructure List Revision

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

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

Lot or Tract No. Lots 7-113, Taos at the Trails Unit 2 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Taos Unit 2 at the Trails
Existing Zoning: VTSL Proposed zoning: n/a MRGCD Map No ___
Zone Atlas page(s): C-09-Z UPC Code: ___

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
COA Project # 730076, DRB Project # 1008798

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 57 No. of proposed lots: 57 Total site area (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: Adobe Rose Place
Between: Tree Line and between Universe and Oakridge

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

SIGNATURE ___ DATE June 20, 2013
(Print Name) Hugh W. Floyd Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
13DRB - 70592	APP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
		Total	$ 70.00

Hearing date July 10, 2013

6-20-13
Staff signature & Date

Project # 1008798

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
DRB Project # 1008798-Taos Unit 2 at the Trails
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
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- X List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Hugh Floyd
Applicant name (print)

6/20/13
Applicant signature / date

Form revised October 2007

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

Application case numbers
13 - DRB - 70592
- -
- -

6-20-13
Planner signature / date

Project # 1008798

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

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

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

DESCRIPTION OF REQUEST: Infrastructure List Revision

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

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

Lot or Tract No. Lots 7-113, Taos at the Trails Unit 2 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Taos Unit 2 at the Trails
Existing Zoning: VTSL Proposed zoning: n/a MRGCD Map No ___
Zone Atlas page(s): C-09-Z UPC Code: ___

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
COA Project # 730076, DRB Project # 1008798

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 57 No. of proposed lots: 57 Total site area (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: Adobe Rose Place
Between: Tree Line XX between Universe and Oakridge

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

SIGNATURE ___ DATE June 20, 2013
(Print Name) Hugh W. Floyd Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

		Application case numbers	Action	S.F.	Fees
☒	**INTERNAL ROUTING**				
☒	All checklists are complete	13DRB - 70592	APP		$ 50.00
☒	All fees have been collected	-	CMF		$ 20.00
☒	All case #s are assigned	-			$
☒	AGIS copy has been sent	-			$
☐	Case history #s are listed	-			$
☐	Site is within 1000ft of a landfill	-			$
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate	Hearing date July 10, 2013			$ 70.00

6-20-13
Staff signature & Date

Project # 1008798

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
DRB Project # 1008798-Taos Unit 2 at the Trails
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**
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__ 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
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__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
X Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

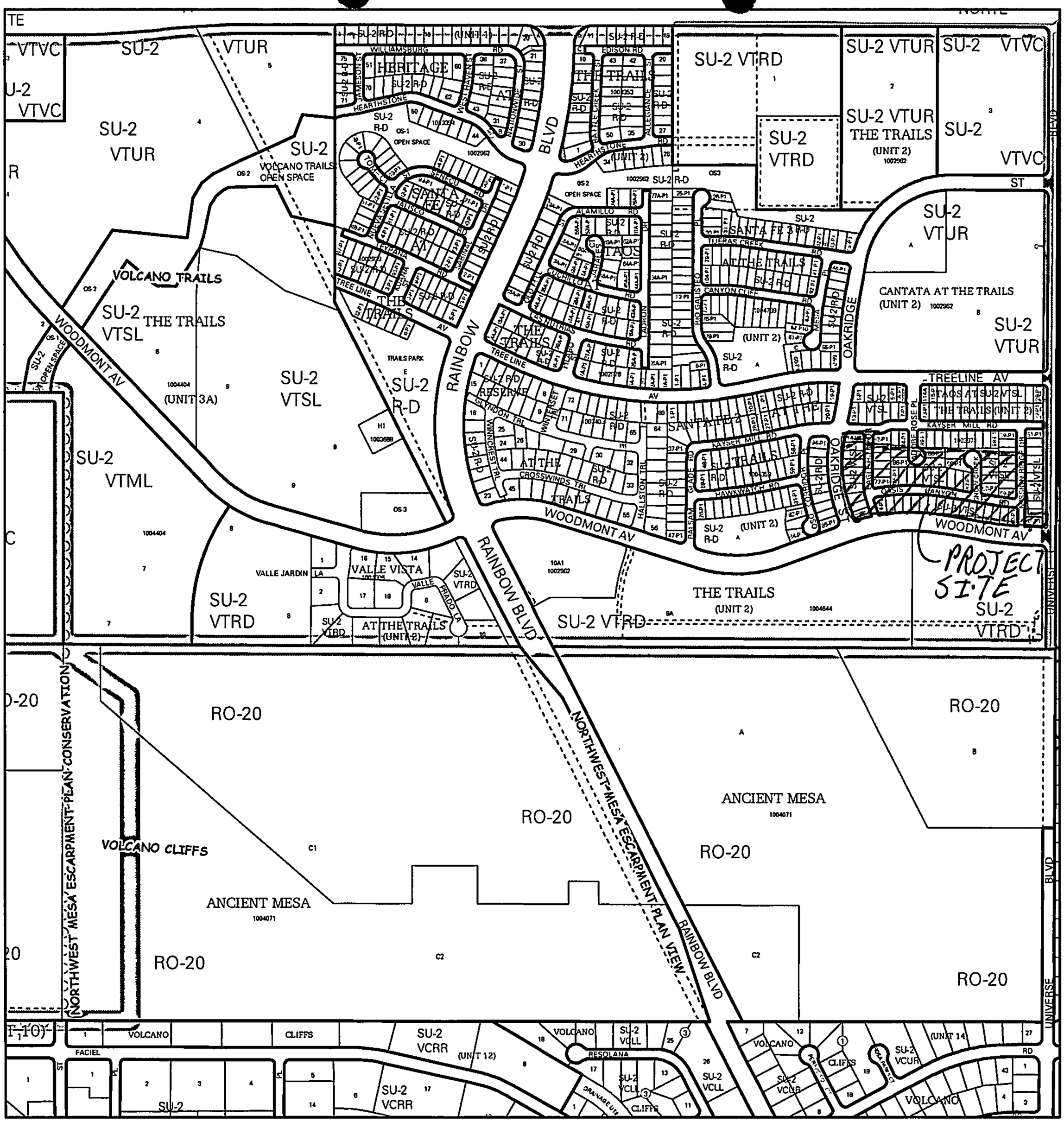
Hugh Floyd
Applicant name (print)
6/20/13
Applicant signature / date

Form revised October 2007

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

Application case numbers
13 - DRB - 70592
- -
- -

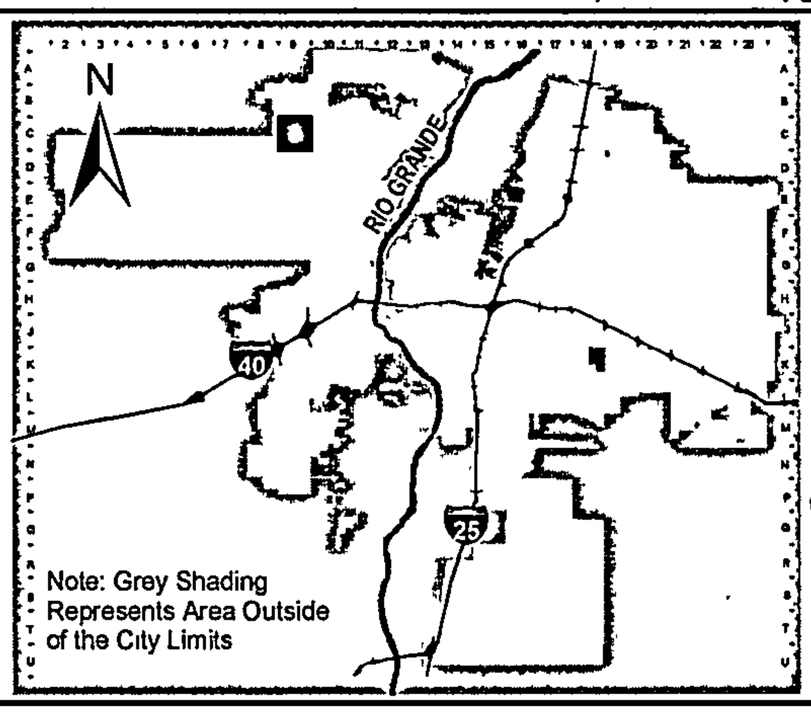
6-20-13
Planner signature / date
Project # 1008798



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Easterling Consultants LLC

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

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

June 20, 2013

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

Re: City of Albuquerque Project # 730076
DRB Project # 1008798
Infrastructure List Revision

Easterling Consultants, agent for RCS – Taos, LLC (RCS) is requesting a change to the Infrastructure List for Taos Unit 1- City of Albuquerque Project #730076, DRB Project # 108798. The original Subdivision Improvements Agreement was signed on March 2, 2012, and established a construction deadline of June 13, 2013. The 1st Extension Agreement is in the process of being signed by the City of Albuquerque and recorded and extends the construction completion deadline to March 2, 2014. (See "Related Filings" below)

We are requesting that the Development Review Board approve the removal the Permanent Detention Pond item as this pond was constructed and certified under a different project. We are also requesting modifying the Universe Storm Drain item to include only the portion of storm drain from Woodmont to Treeline as the upstream section to Oakridge was completed with the Cantata Subdivision. The segment from Treeline to Woodmont is out to bid and will be added to the Taos Unit 2 Subdivision Work Order. Currently this same storm drain is on the Taos Unit 1 Infrastructure List but application is being made to remove it from that list. The Unit 2 Financial Guarantee is being expanded to include this storm drain.

Included with this submittal:

- Letter dated April 24, 2013, from Sharon K. Eshima, Manager with RCS-Taos, LLC appointing Easterling Consultants as agent of record
- Zone Atlas map with the entire property(ies) clearly outlined
- Infrastructure List (Original List and Proposed Revised List)

Related filings:

- The City and the Developer entered into an Agreement on the 2nd day of March, 2012, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on March 9, 2012, in Book n/a, pages 1 through 9, as Document No. 20122024199 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 29th day of June 2013;
- Extension Agreement #1 has been signed by the developer and is currently being processed through the City of Albuquerque and will be recorded after their review and signature. This extension agreement establishes a construction deadline of March 2, 2014.

Sincerely,

Hugh W. Floyd, PE
Project Engineer

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

April 24, 2013

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

Re: Taos at the Trails and Tierra Vista Subdivisions

Dear Mr. Lopez:

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

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

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

Sincerely,

Sharon K. Eshima
Manager

July 10. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

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

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

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

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

DESCRIPTION OF REQUEST: Taos Unit 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. 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, 11DRB-70324, 12DRB-70273

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 10/23/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12DRB - ____ - 70339	EPP	____	$500.00
____ - ____ - ____	CMF	____	$20.00
____ - ____ - ____	____	____	$____
____ - ____ - ____	____	____	$____
____ - ____ - ____	____	____	$____
			Total $70.00

Hearing date October 31, 2012

10-23-12
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**
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__ 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"
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X Letter briefly describing, explaining, and justifying the request
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X Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
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Extension of preliminary plat approval expires after one year.

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__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
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__ Design elevations & cross sections of perimeter walls **3 copies**
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__ 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
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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.

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Scott J Steffen
Applicant name (print)

Scott J Steffen 10/23/12
Applicant signature / date

Form revised **October 2007**

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

Application case number
12DRB - - 70339
- -
- -

10-23-12
Planner signature / date

Project # 1008798

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		S	Z	
SUBDIVISION				**ZONING & PLANNING**
_X_	Major Subdivision action			____ Annexation
____	Minor Subdivision action			____ County Submittal
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Zone Atlas page(s): C9 UPC Code: 100906445332011007

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

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____ - ____ - ____			$
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__ 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)

Scott J Steffen 10/23/12
Applicant signature / date

Form revised **October 2007**

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

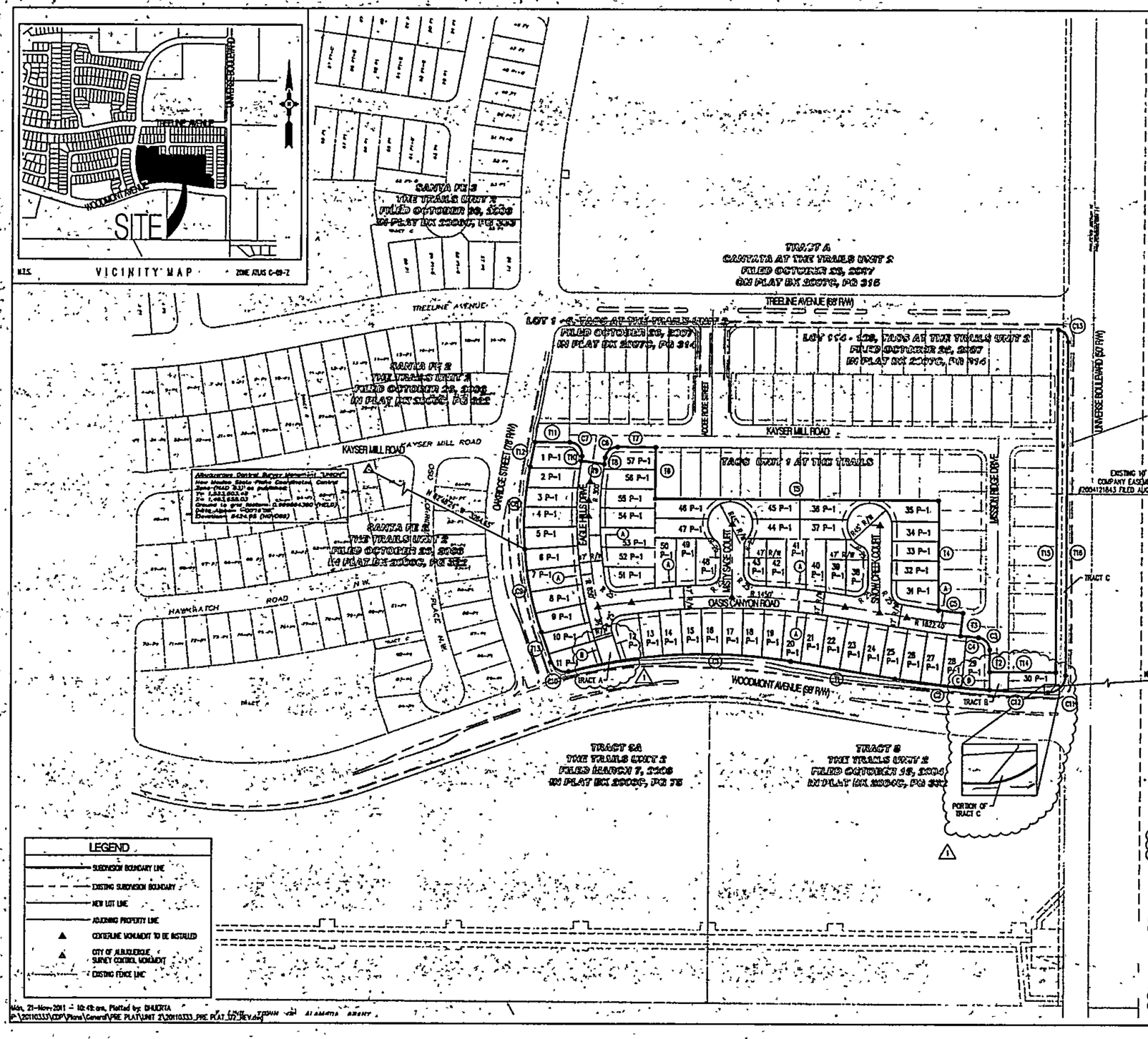
Application case numbers
12DRB - - 70339
- -
- -

10-23-12
Planner signature / date

Project # 1008798

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 - 10:43 am, Plotted by: DHUERTA
P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 2\20110333_PRE PLAT_UT2REV.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) 10' 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

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 PORTIOON 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 28, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 7.70 AC
   NUMBER OF LOTS: 57 + 3 TRACTS
   PROPOSED DENSITY: 7.40 DU/AC
3. MIN. LOT DIMENSIONS: 40' X 80'
   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 FRONTOUR LOTS SHALL BE ALLOWED DIRECT ACCESS TO OAKRIDGE 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

1 NOVEMBER 2, 2011

Albuquerque Control Survey Monument "7-C19"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published
Y= 1,531,316.43
X= 1,495,200.39
Ground to grid factor: 0.999667290
Delta Alpha: -00°16'20"
Elevation: 5423.21 (NGVD88)

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'30"E	44.84'
T3	N05°51'08"E	47.00'
T4	N00°16'30"E	225.15'
T5	N89°43'50"W	571.00'
T6	N00°16'30"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	S10°32'50"W	51.31'
T13	S15°48'20"E	64.68'
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'	1045.83'	24°40'12"	229.37'
C2	189.93'	2041.29'	05°19'51"	95.03'
C3	51.26'	35.00'	83°93'34"	31.67'
C4	36.15'	2036.98'	01°01'31"	18.27'
C5	48.61'	2064.68'	01°22'31"	24.305'
C6	38.01'	25.00'	87°31'13"	23.91'
C7	42.53'	23.00'	97°28'47"	28.50'
C8	169.24'	661.00'	14°41'38"	85.72'
C9	172.97'	661.00'	14°59'34"	86.98'
C10	44.90'	30.00'	86°20'01"	28.14'
C11	55.11'	35.00'	90°13'01"	35.13'
C12	117.95'	2041.29'	03°18'39"	58.99'
C13	34.26'	23.00'	08°37'47"	20.41'

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 MARKED, 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.

APPROVED

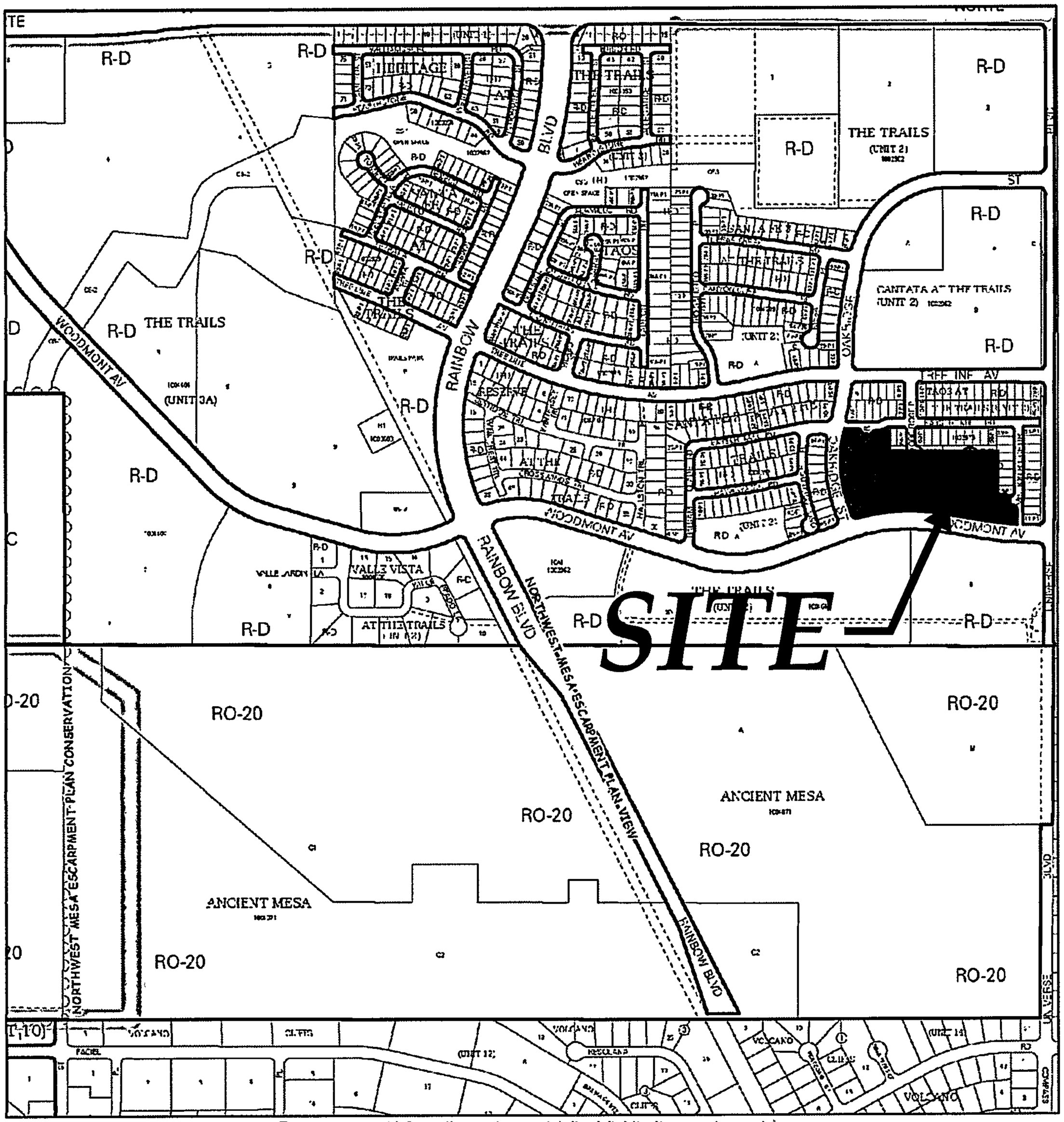
CITY SURVEYOR — DATE 11-22-11

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

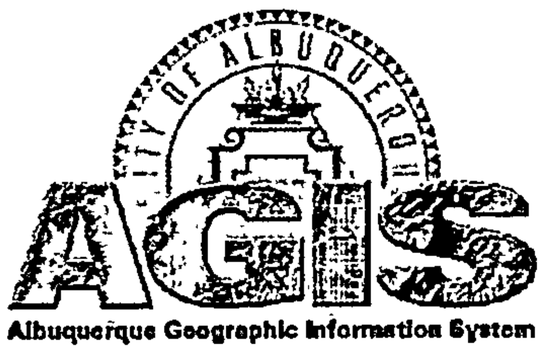
Bohannan ▲ Huston

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

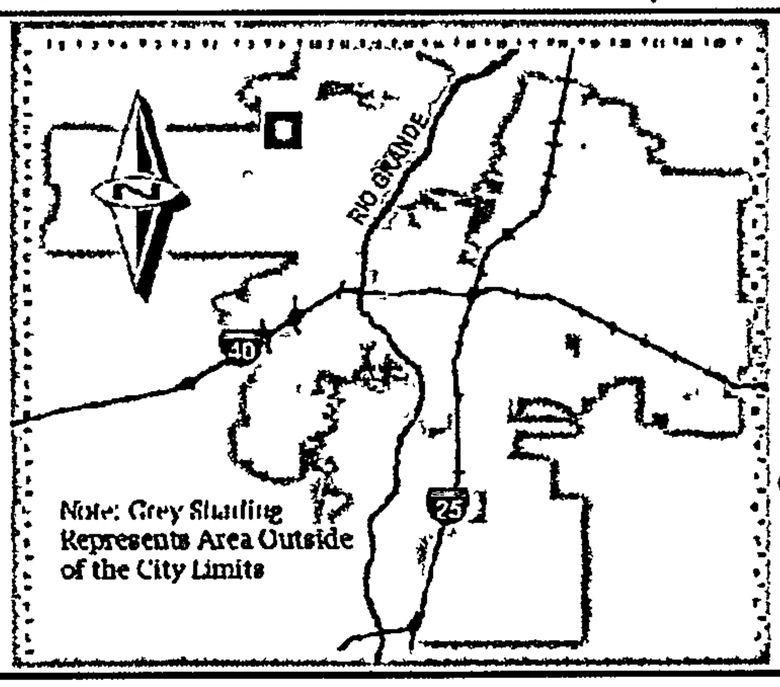
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



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



Map amended through: 1/24/2011



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 23, 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. Extensions were approved by DRB on July 11, 2012, August 8, 2012 and September 5, 2012. At this time it is not anticipated that the Taos Unit 2 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of October 31, 2012. Therefore, we are requesting review and approval of a 30-day extension of the preliminary plat.

Please place these items on the DRB Agenda to be heard on October 31, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

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

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	/	/	/
		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 39, 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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other Matters: None.

ADJOURNED:

October 31. 2012

Tim Eichenberg, Chairman
Danny Hernandez, Vice Chairman
Bruce M. Thomson, Secretary-Treasurer
Ronald D. Brown, Assistant Secretary-Treasurer
Daniel F. Lyon, Director

Jerry M. Lovato, P.E.
Executive Engineer

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority
2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214
Website: www.amafca.org

August 8, 2012

To: Mr. Jack Cloud, PE,
Chair, Development Review Board
City of Albuquerque.
PO Box 1293
Albuquerque, NM 87102

Re: DRB # 1008797, Taos at the Trails Unit 2
DRB# 1008798, Taos at the Trails Unit 2
DRB# 1008799, Lot 9A, The Trails Unit 2
DRB# 1008800, Tierra Vista at the Trails, Unit 2

Dear Mr. Cloud,

AMAFCA is very close to beginning construction of the Boca Negra Dam, the ultimate outfall for the above named developments. Any project that impacts the design, construction or schedule of that project must be reviewed by AMAFCA. Previously, we had concerns that the drainage plan revisions requested and approved may impact the size of the facility. Those concerns have since been allayed. Therefore, AMAFCA has no objection to the approval of the Preliminary Plats. By Ordinance, AMAFCA has signature authority on Final Plats and, in order to do so, must be assured that the drainage infrastructure requirements are met. Our responsibility is to the community as a whole.

If you would like to discuss this further, I can be reached at 884-2215.

Sincerely,
AMAFCA

Bradley L. Bingham

Bradley L. Bingham, P.E.
Acting Executive Engineer

Cc: Lynn Mazur, AMAFCA

8798

DXF Electronic Approval Form

DRB Project Case #: 1008798

Subdivision Name: TAOS UNIT 2, AT THE TRAILS

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 3/13/2012 Hard Copy Received: 3/13/2012

Coordinate System: NMSP Grid (NAD 83)

Approved 3-14-12 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc**8798** to agiscov on **3/14/2012** Contact person notified on **3/14/2012**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

V

P

D

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

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

APPLICATION INFORMATION:

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

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

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

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

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

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

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

DESCRIPTION OF REQUEST: Taos Unit 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. 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, 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 Ste DATE 8/28/12

(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 - 70273	EPP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
		Total	$ 70.00

Hearing date Sept. 5, 2012

8-28-12
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
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__ Fee (see schedule)
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__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J. STEFFEN
Applicant name (print)

Scott J. Steffen 8/28/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70723
- -
- -

8-28-12
Planner signature / date

Project # 1008798

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (Phase I, II, III)
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
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___ Administrative Amendment (AA)			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
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FOR OFFICIAL USE ONLY Form revised 4/07

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Application case numbers: 12 . DRB . 70273

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		$
		$
		$
		Total $ 70.00

Hearing date Sept. 5, 2012

8-28-12
Planner signature / date

Project # 1008798

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SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 8/28/12
Applicant signature / date

Form revised October 2007

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

Application case numbers
12 - DRB - 70723
____ - ____ - ____
____ - ____ - ____

8-28-12
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

August 28, 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. A 30-day extension was approved by DRB on July 11, 2012 and August 8, 2012. At this time it is not anticipated that the Taos Unit 2 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of September 11, 2012. Therefore, we are requesting review and approval of a 30-day extension of the preliminary plat.

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

Sincerely,

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

Enclosures

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

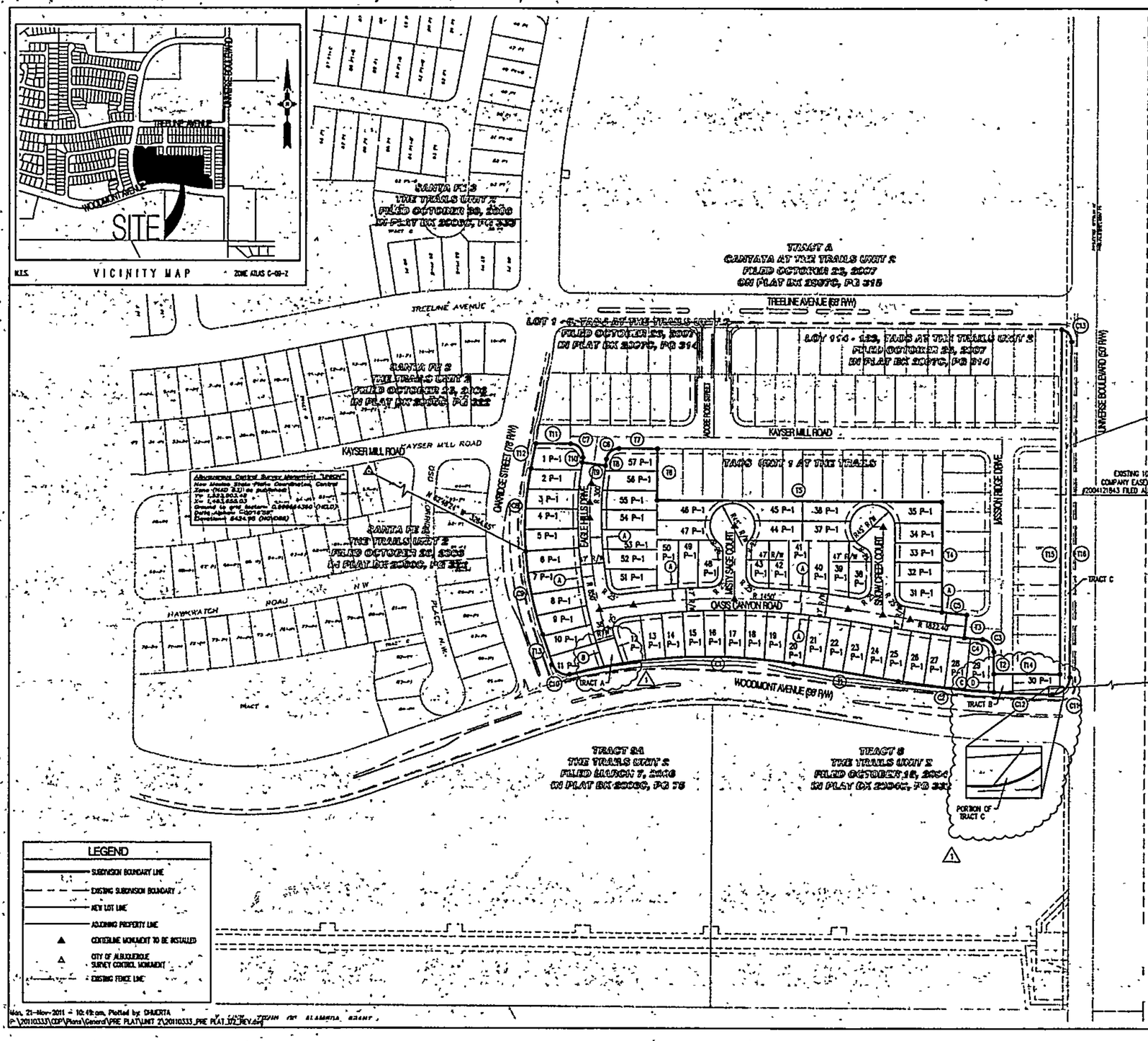
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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



N

100 50 0 100
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) 10' 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

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 PORTIOON 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. 2007143699.

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 INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO DAYROSE 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
Y= 1,521,438.43
X= 1,499,800.28
Ground to grid factor= 0.999667290
Delta Alpha= -0°19'20"
Elevation= 5423.21 (NGVD88)

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'10"E	44.84'
T3	N05°51'06"E	47.00'
T4	N00°16'10"E	223.15'
T5	N89°43'50"W	571.00'
T6	N00°16'10"E	105.00'
T7	N89°43'50"W	77.00'
T8	S07°44'57"W	13.33'
T9	N82°15'03"W	47.00'
T10	N07°44'57"E	9.67'
T11	N89°43'50"W	69.78'
T12	S10°57'50"W	51.31'
T13	S15°45'20"E	64.66'
T14	S89°43'50"E	133.00'
T15	N00°16'10"E	37.95'
T16	S00°16'10"W	661.90'

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	451.84'	1048.93'	24°40'12"	229.37'
C2	189.93'	2041.29'	05°19'51"	95.03'
C3	33.26'	25.00'	45°25'36"	17.97'
C4	36.45'	2036.96'	01°01'39"	18.22'
C5	46.61'	2066.66'	01°22'34"	23.301'
C6	50.01'	25.00'	82°31'13"	31.33'
C7	42.53'	25.00'	97°28'47"	28.50'
C8	169.51'	661.00'	14°41'36"	85.22'
C9	172.97'	661.00'	14°59'34"	86.96'
C10	45.29'	30.00'	86°20'01"	28.16'
C11	55.11'	35.00'	90°13'01"	35.13'
C12	117.96'	2041.29'	03°18'38"	59.00'
C13	34.24'	25.00'	78°27'47"	20.41'

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, PTS, 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 12121".
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.

APPROVED

CITY SURVEYOR — DATE 11-22-11

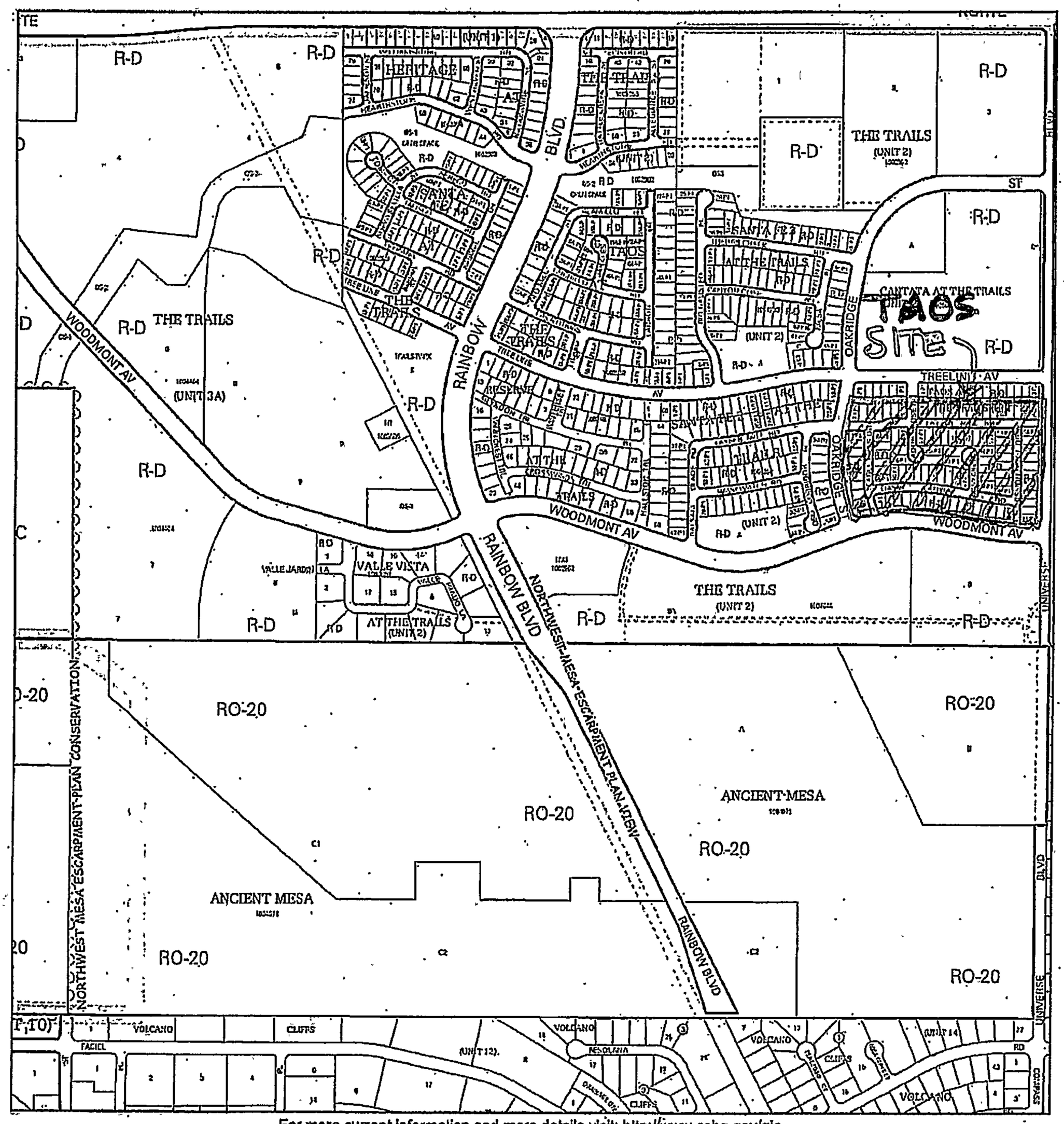
KELLY CAUHSUN
VICE PRESIDENT, THE TRAILS, LLC — DATE 11/21/11

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- EXISTING FENCE LINE

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

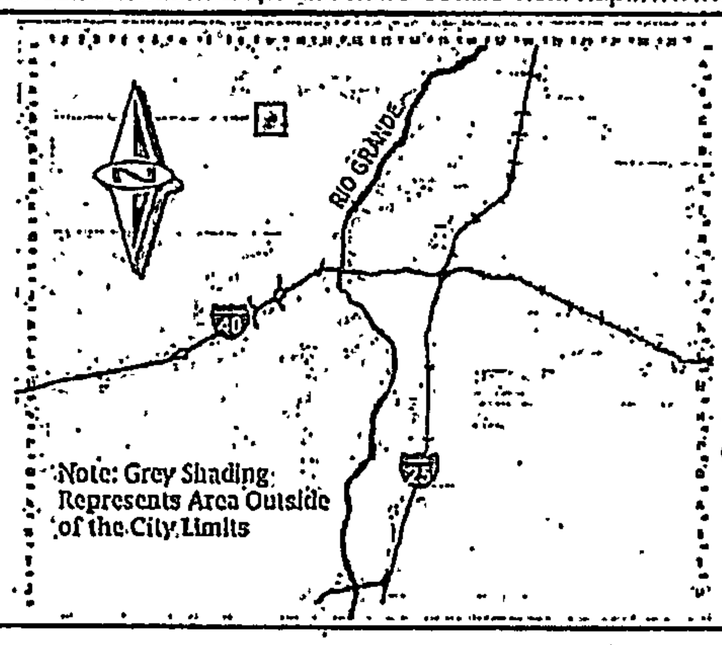
Mon, 21-Nov-2011 - 10:41am, Plotted by: CHUERTA
P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 2\20110333_PRE PLAT_02_REV.dwg



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 3 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. 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 39, 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:	11-30-11	TRANSPORTATION DEVELOPMENT	06-29-11 DATE	AMAFCA	DATE
SIGNATURE	11/30/11	ABCWUA	06/29/11 DATE	CITY ENGINEER	6-29-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

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

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

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

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

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

DESCRIPTION OF REQUEST: Taos Unit 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. 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, 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 J Steffen DATE 7/31/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	12 - DRB - 70228	EPP		$50.00
☒ All fees have been collected		CMF		$20.00
☒ All case #s are assigned				$
☐ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Aug. 8, 2012			$ 70.00

7-31-12

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 J STEFFEN
Applicant name (print)

Scott J Steffen 7/31/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70228
____ - ____ - ____
____ - ____ - ____

7-31-12
Planner signature / date

Project # 1008798

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)

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

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

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

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

DESCRIPTION OF REQUEST: Taos Unit 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. 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, 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 J Steff DATE 7/31/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70228	EPP		$50.00
- -	CMF		$20.00
- -			$
- -			$
- -			$
			Total $70.00

Hearing date Aug. 8, 2012

7-31-12
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 <u>Residential</u> development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

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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.

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SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 7/31/12
Applicant signature / date

Form revised October 2007

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

Application case numbers
12 - DRB - 70228
- -
- -

7-31-12
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

July 31, 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. A 30-day extension was approved by DRB on July 11, 2012. 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 August 11, 2012. Therefore, we are requesting review and approval of a 30-day extension of the preliminary plat.

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

Sincerely,

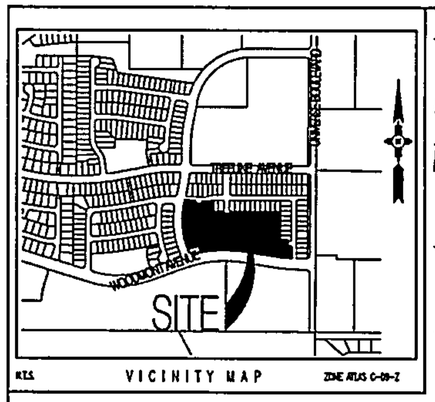
Scott J. Steffen, P.E.
Vice President
Community Development & Planning

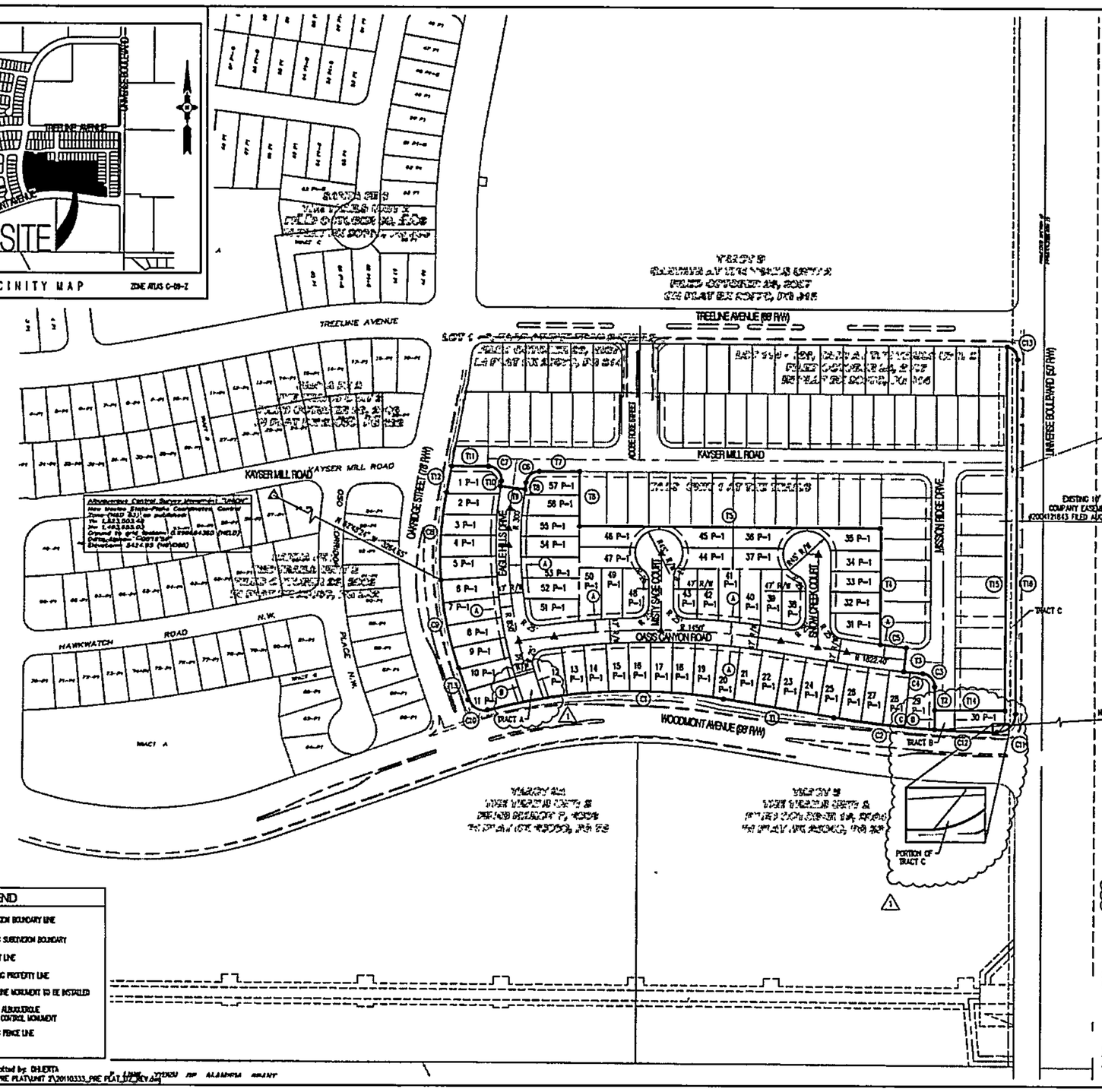
Enclosures

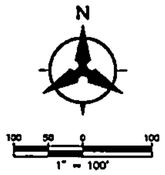
cc: Rick Beltramo, Galway Construction
Brian Paul, Real Capital Solutions
Brian Mulqueen, Real Capital Solutions

PRELIMINARY PLAT FOR
TAOS UNIT 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







SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.21 MILES
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	57 + 3 TRACTS
DENSITY	7.74 DU/AC

KEYED NOTES

- (A) 10' 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

PRELIMINARY PLAT AMENDMENT

△1 NOVEMBER 2, 2011

Albuquerque Control Survey Monument "7-C16"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published
Y= 1,521,536.43
X= 1,495,200.29
Ground to grid factor= 0.999687290
Delta Alpha= -0°16'20"
Elevation= 5423.21 (NGVD88)

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'10"E	44.84'
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	77.00'
T8	S00°44'57"W	13.33'
T9	N82°15'03"W	47.00'
T10	N00°44'57"E	9.67'
T11	N89°43'50"W	69.78'
T12	S10°53'50"W	51.31'
T13	S18°15'20"E	84.66'
T14	S89°43'50"E	133.00'
T15	N00°16'10"E	37.95'
T16	S00°16'10"W	651.90'

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	451.84'	1048.93'	24°40'12"	229.37'
C2	189.93'	2041.29'	05°19'51"	95.03'
C3	32.36'	25.00'	82°31'36"	19.07'
C4	36.15'	2036.96'	00°51'31"	18.22'
C5	48.61'	2088.96'	01°22'31"	24.60'
C6	38.08'	25.00'	87°30'13"	23.93'
C7	42.33'	25.00'	97°05'47"	28.50'
C8	169.51'	661.00'	14°41'36"	85.22'
C9	172.97'	661.00'	14°59'34"	86.99'
C10	55.20'	30.00'	98°20'01"	38.14'
C11	66.11'	35.00'	90°13'01"	42.13'
C12	117.96'	2041.29'	03°18'39"	58.97'
C13	34.24'	25.00'	78°27'47"	20.41'

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. 2007143693.

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 △1
3. MIN. LOT DIMENSIONS: 47' X 90'
   MINIMUM LOT AREA: 3,600 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO DAYRIDGE STREET, MISSION RIDGE DRIVE OR UNIVERSE BOULEVARD.
7. TRACTS A, B AND C TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION. △1
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.

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 8750".
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.

APPROVED

_____ DATE
CITY SURVEYOR

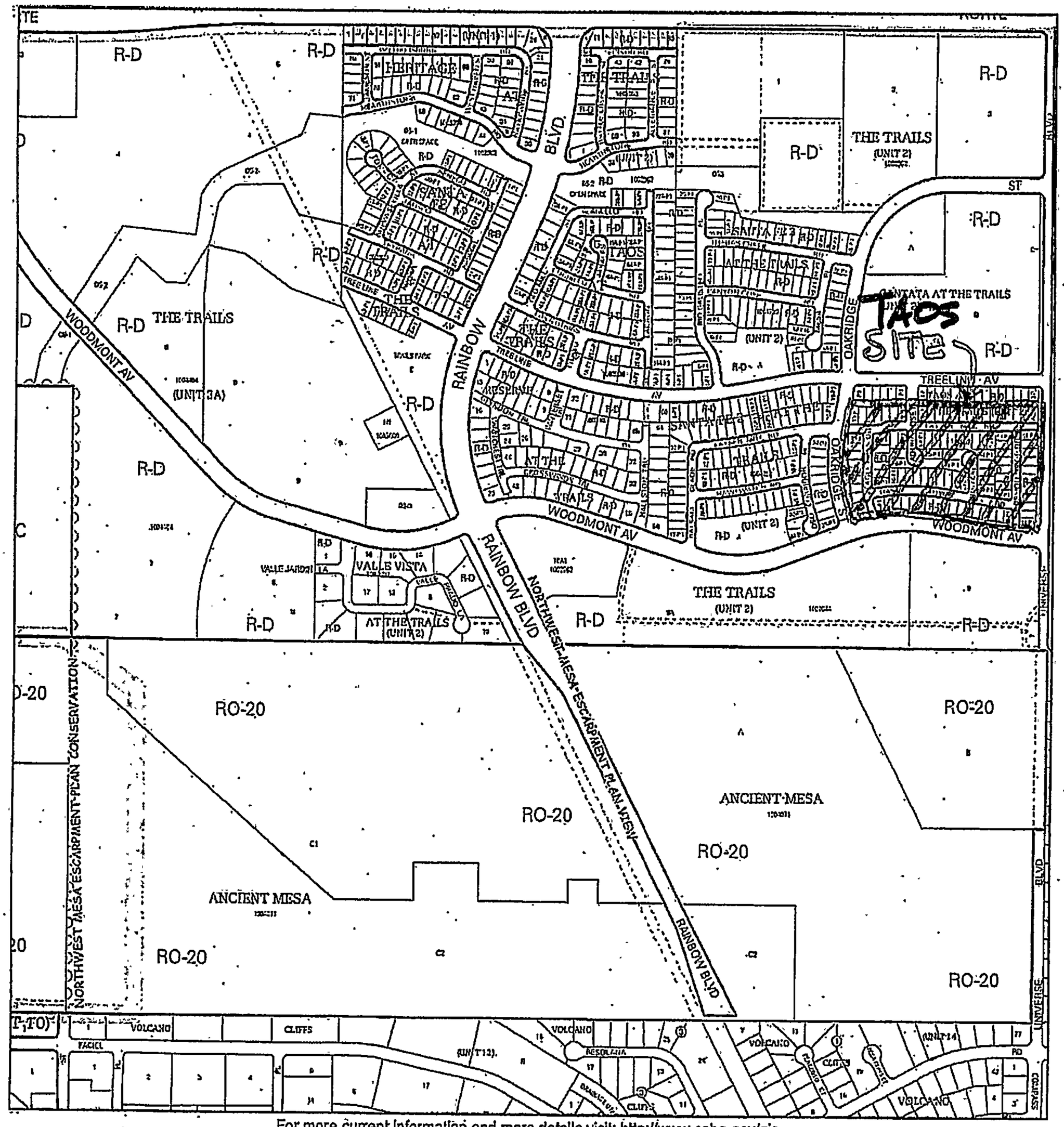
_____ DATE
KELLY CALHOUN
VICE PRESIDENT, THE TRAILS, LLC

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- EXISTING FENCE LINE

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

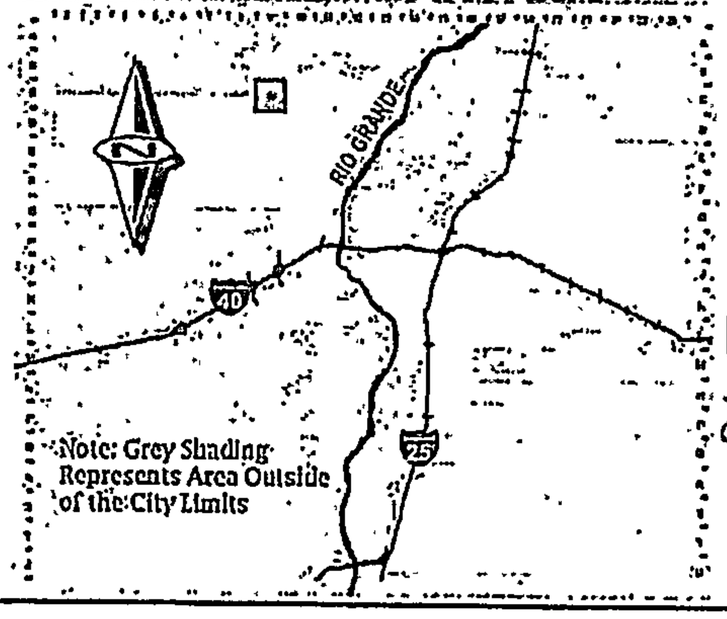
Mon, 21-Nov-2011 - 8:00:am, Plotted by: DHUERTA
P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 2\20110333_PRE PLAT_UT2_REV.dwg



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. 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 ~~4" DIA~~	~~REMOVE 4" 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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other Matters: None.

ADJOURNED:

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

S Z **ZONING & PLANNING**
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- 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: 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 7/9/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☒ **INTERNAL ROUTING**				
☒ All checklists are complete	12 - DRB - 70193	CMF		$ 20.00
☒ All fees have been collected		SFP		$ 0
☒ All case #s are assigned				$
☐ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date July 18, 2012			$ 20.00

Valerie Batts 7-10-2012 **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
X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X List any original and/or related file numbers on the cover application
X DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Scott J Steffen
Applicant name (print)

Scott Steffen 7/9/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70193
___ - ___ - ___
___ - ___ - ___

Planner signature / date 7-10-12

Project # 1008798

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

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

CASE HISTORY:

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

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LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line Avenue

Between: Oakridge Street and Universe Boulevard

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE [signature] DATE 7/9/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ 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 - 70193	CMF		$ 20.00
	SFP		$ 0
			$
			$
			$
		Total	$ 20.00

Hearing date July 18, 2012

[signature] 7-10-2012
Planner signature / date

Project # 1008798

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

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☐ **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
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SCOTT J STEFFEN
Applicant name (print)

7/9/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - PR15 - 70193
- -
- -

7-10-12
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

July 9, 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 July 18, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

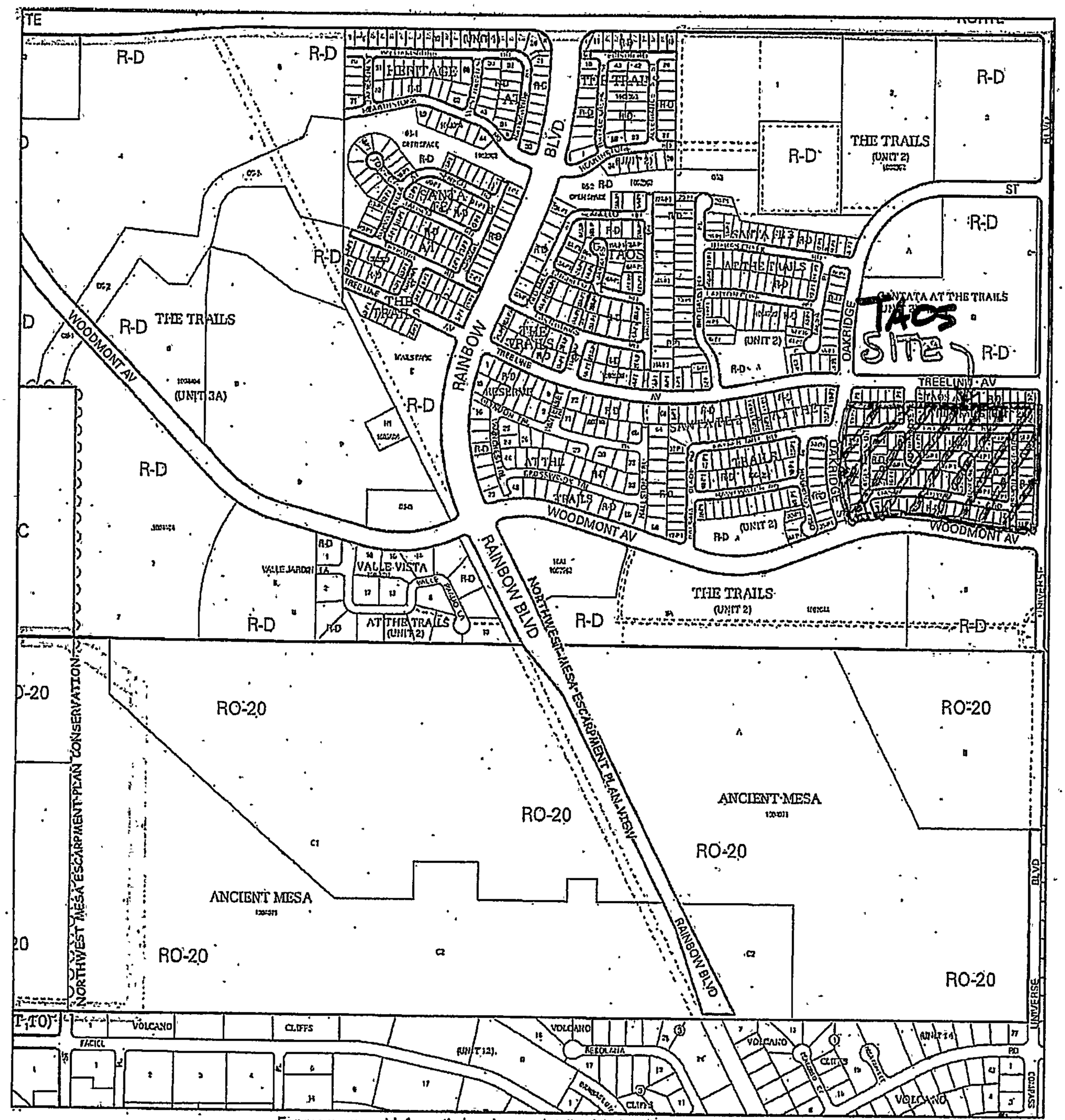
cc: Rick Beltramo, Galway Construction
Brian Mulqueen, RCS

Engineering ▲

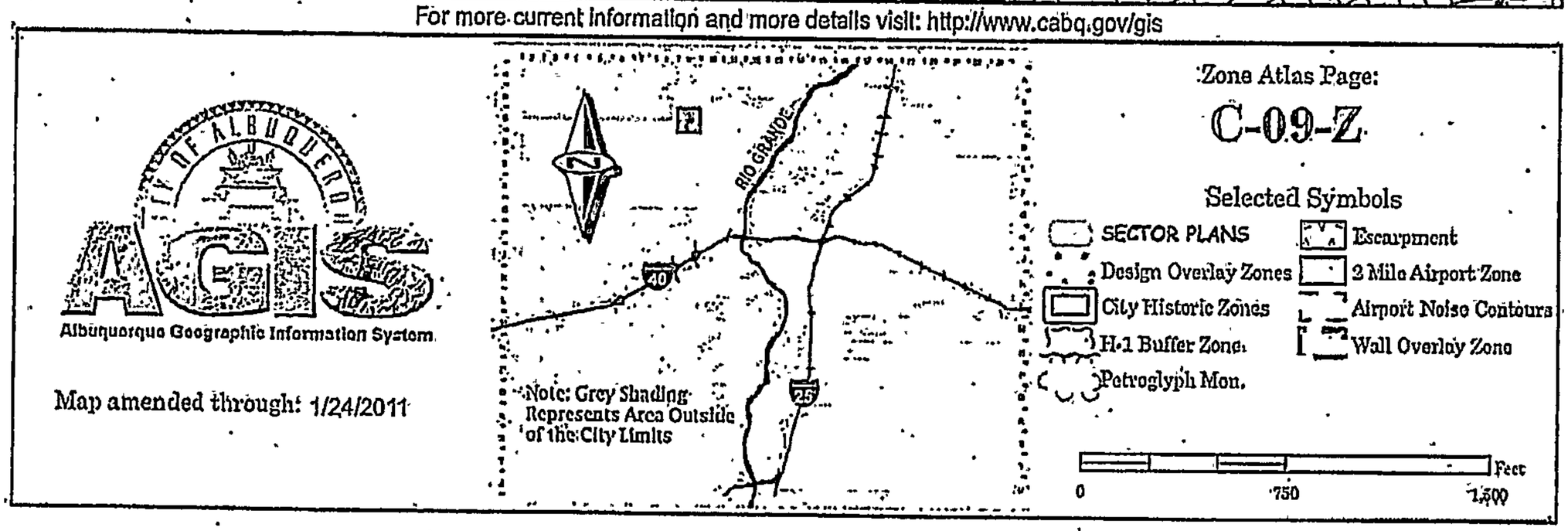
Spatial Data ▲

Advanced Technologies ▲

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



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



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**, 20**13** .
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

KJL 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

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.

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 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				/	/	/

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 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 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 745	OASIS CANYON ROAD	EAGLE HILLS DRIVE	MISSION RIDGE DRIVE	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 150	MISTY SAGE COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 180	SNOW CREEK COURT	OASIS CANYON ROAD	END OF CUL DE SAC	/	/	/
730076 B-1		4" DIA	REMOVE 4" WATERLINE	LOT 30, TAOS UNIT 2 WATERLINE EASEMENT	MISSION RIDGE DRIVE	UNIVERSE BLVD	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 345	EAGLE HILLS DRIVE	KAYSER MILL ROAD	APPROX. 90 LF SOUTH OF OASIS CANYON RD	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 725	OASIS CANYON ROAD	EAGLE HILLS DRIVE	TIE TO EXISTING SANITARY SEWER IN MISSION RIDGE DRIVE	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 175	MISTY SAGE COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
730076 B-1		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES 205	SNOW CREEK COURT	OASIS CANYON ROAD	CUL DE SAC	/	/	/
			1450						

0

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 20120024199, 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 Exnires 8/6/2012

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Valerie Taylor

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

POWER OF ATTORNEY AO 42562

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

DocH 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, 2010, 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.

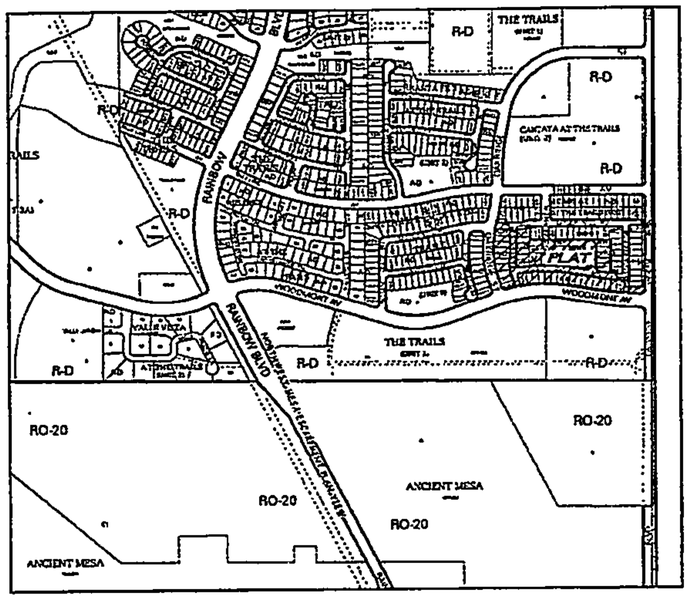
OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-31-2015

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. Mileage 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

SURVTEK, 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

J:\Rusty\110146\dwg\110146_UNIT 2 PLAT.dwg

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, 38.01 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 Treeline 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

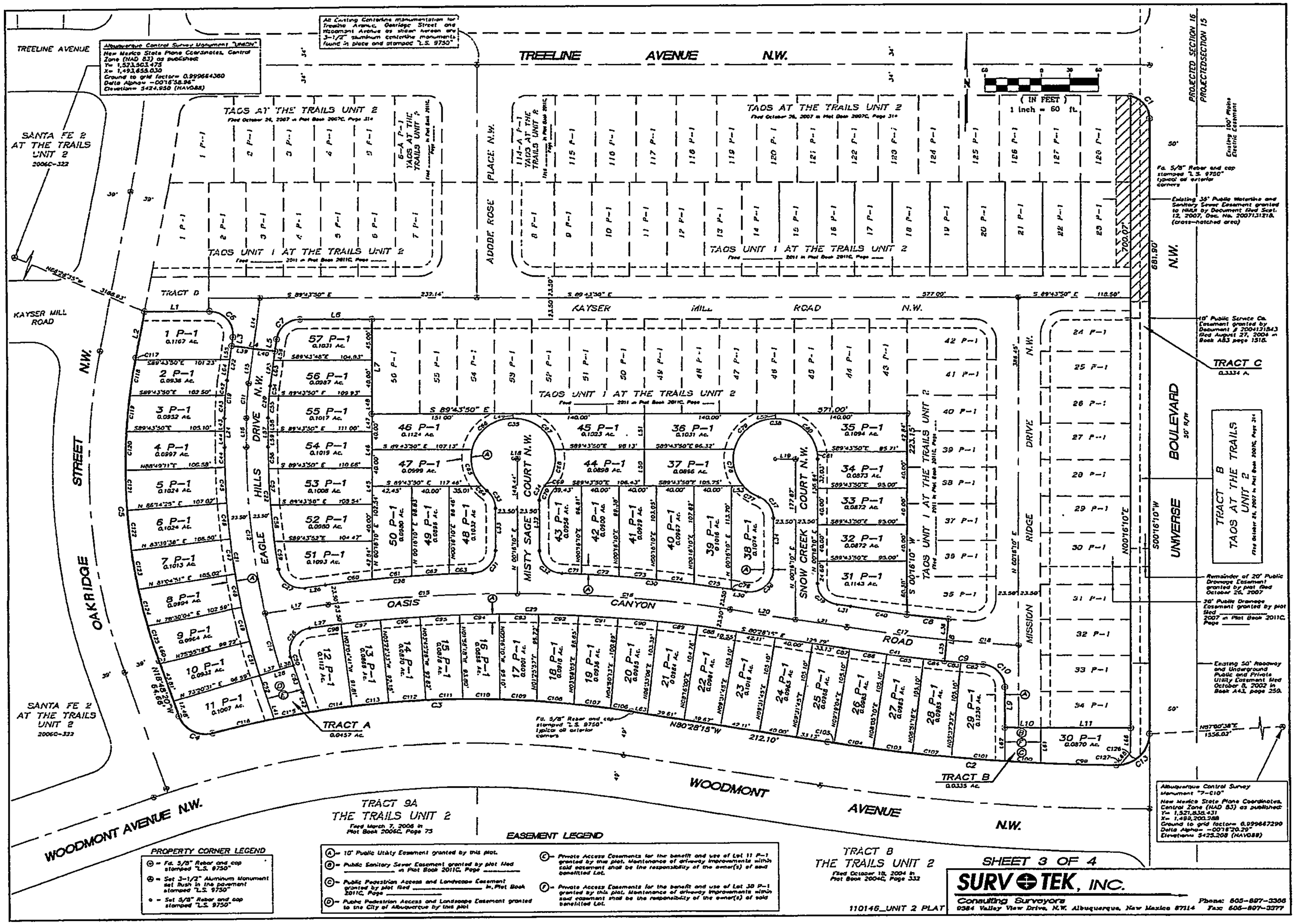
The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by Tracy Murphy, President of The Trails Community Association, Inc.

_____ My commission expires _____
Notary Public

SHEET 2 OF 4

110146_UNIT 2 PLAT

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



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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'	S36°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'	39.13'	S04°00'33"W	7°28'47"
C12	188.15'	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	106.96'	1822.40'	53.49'	106.94'	S82°09'08"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'	23.11'	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°13'35"
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°09'28"
C60	50.01'	1473.50'	25.01'	50.01'	S8.3°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°35'28"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°49'35"
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°02'40"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°52'01"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

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

P:\Rusty\110146\dwg\110146_UNIT 2 PLAT.dwg

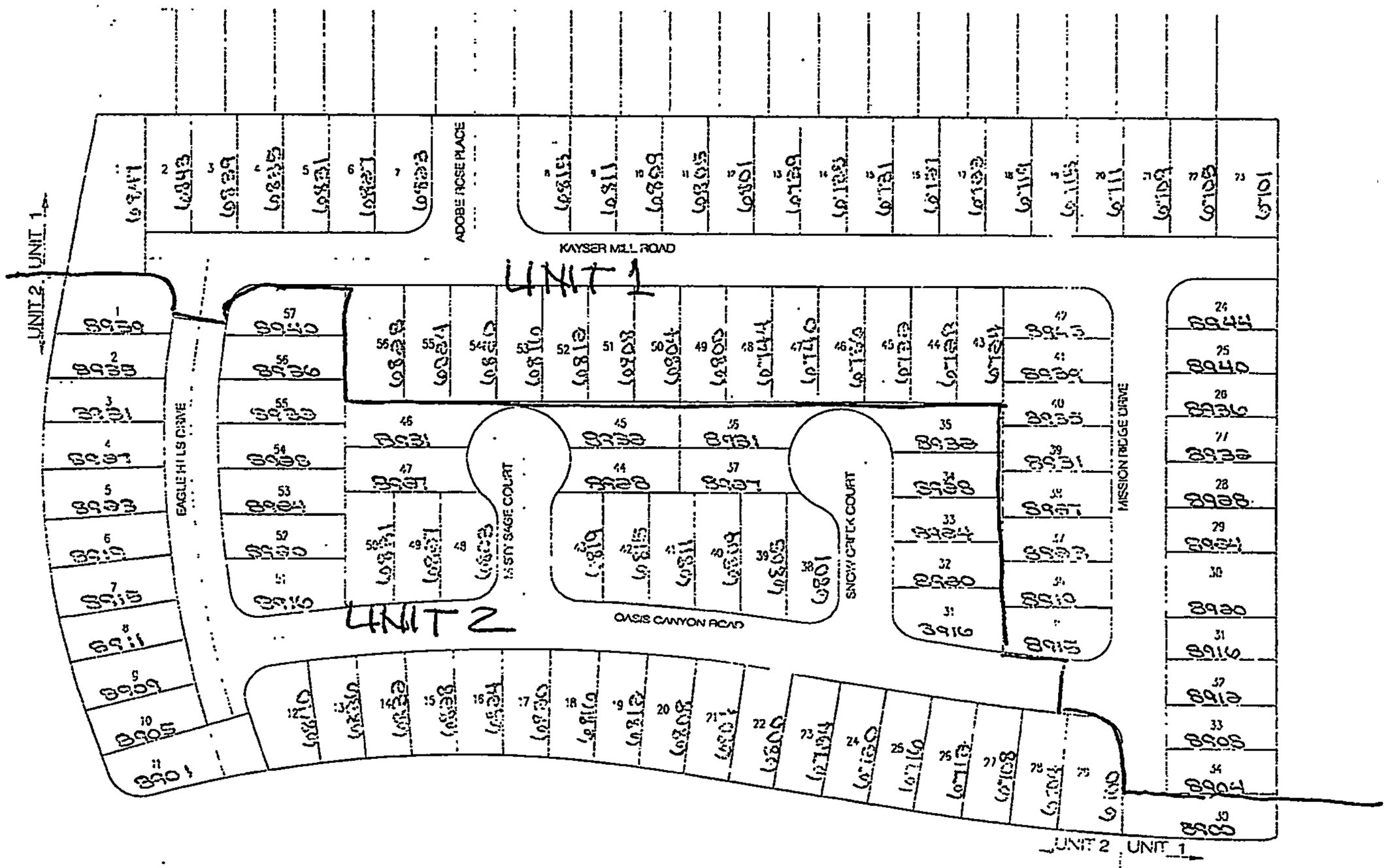
TAOS UNITS 1 AND 2 AT THE TRAILS UNIT 2

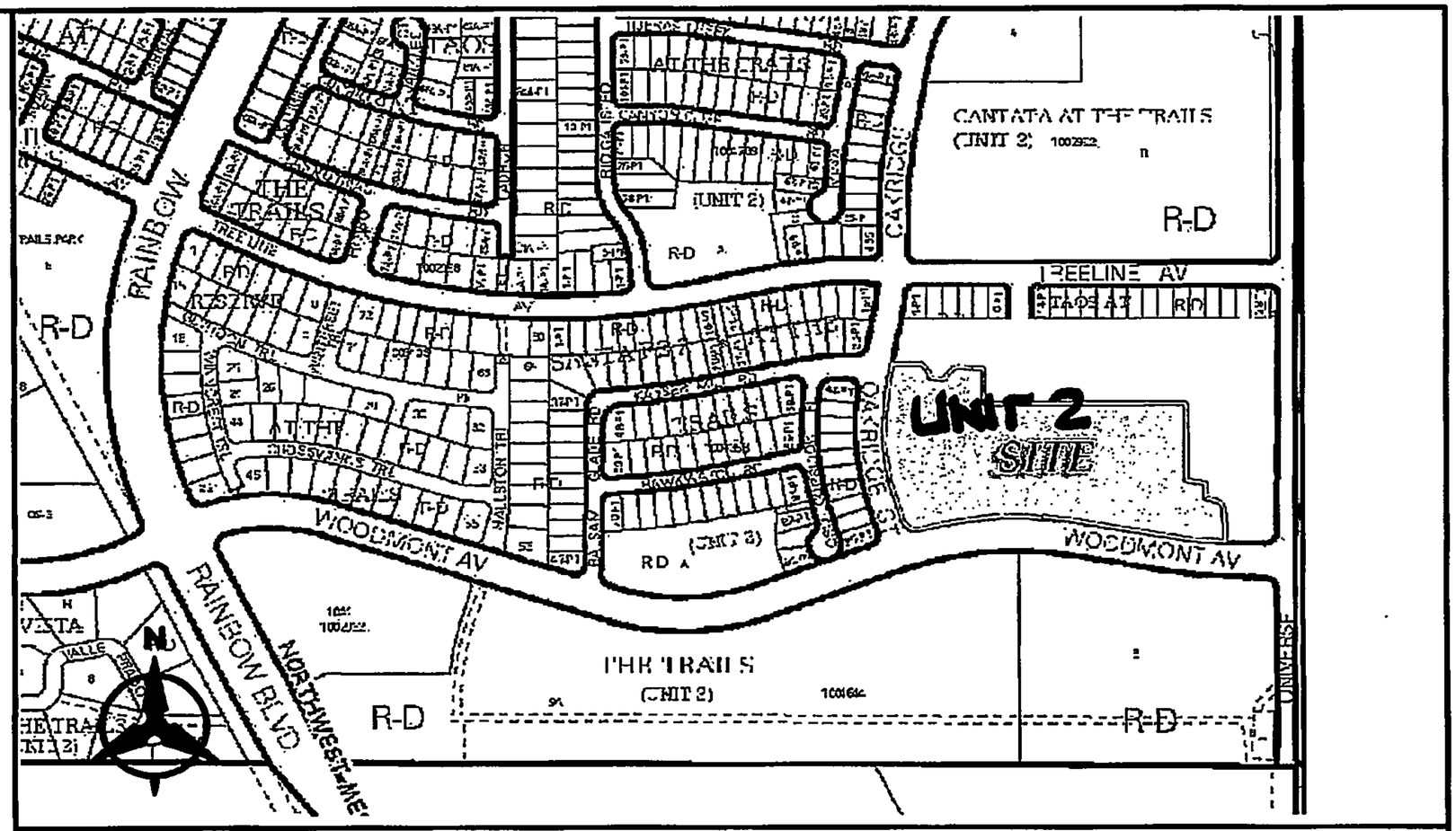
STREET ADDRESS EXHIBIT

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: _____

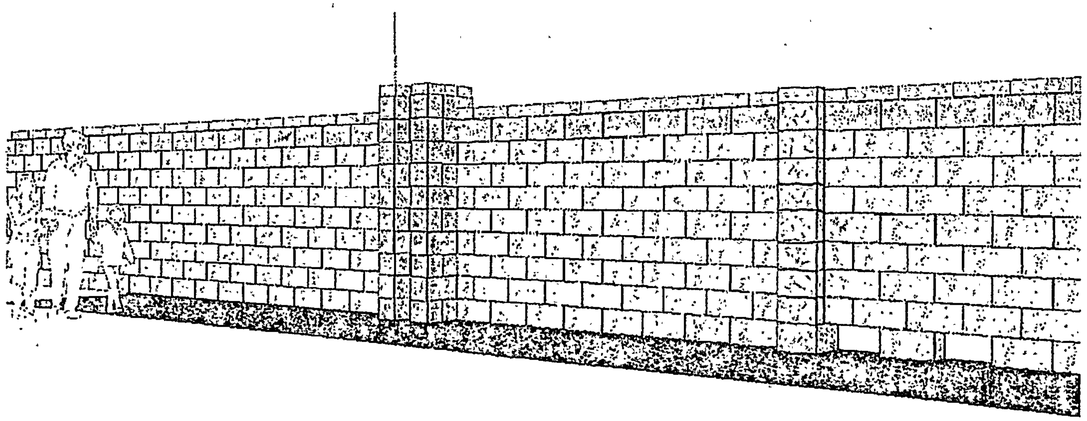
Contact Information

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

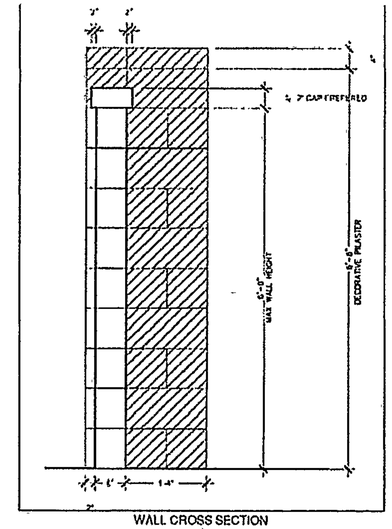
Please include with your submittal:

- ☒ 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

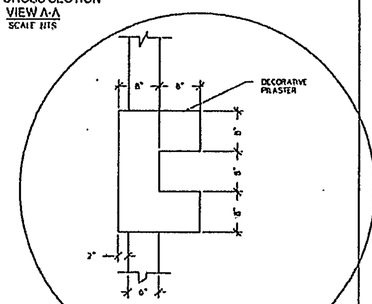
AGENT'S COPY



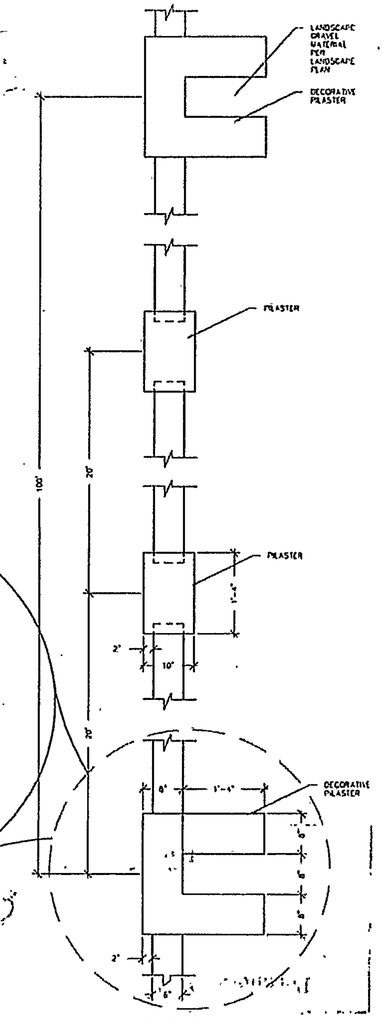
PERSPECTIVE WALL RENDERING
SCALE: NTS



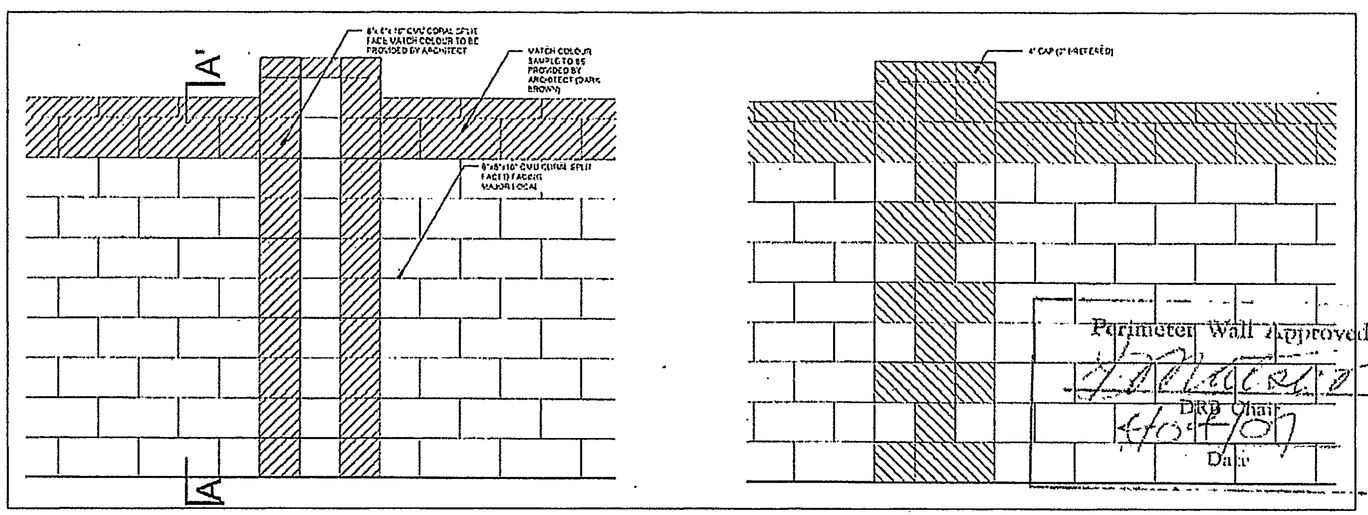
WALL CROSS SECTION
VIEW A-A
SCALE: NTS



OPTIONAL PILASTER PLAN VIEW
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

DRB # 1009917

NEAREST INTERSECTION:
WOODMONT AVE./ UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z

Perimeter Wall Approved
7/11/07
DRB Chair
6/05/07
Date

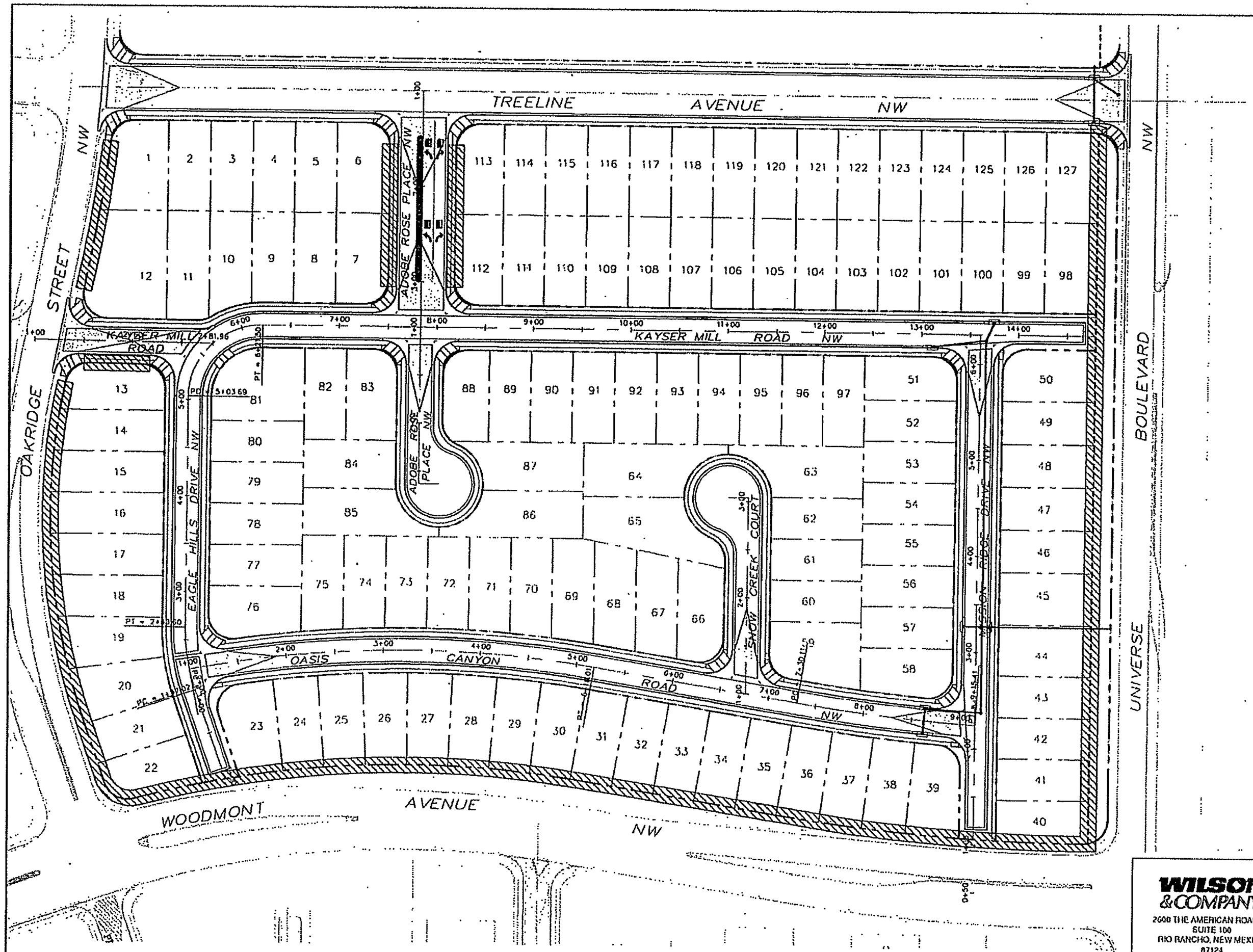
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898 8021

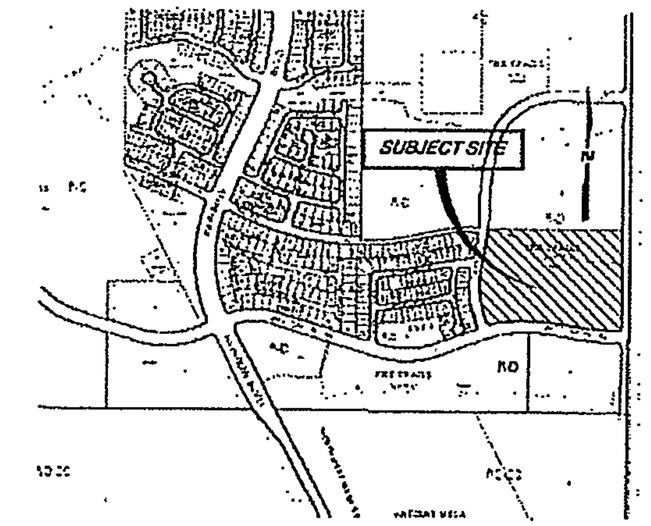
TAOS AT THE TRAILS UNIT 2

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

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





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PERIMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

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

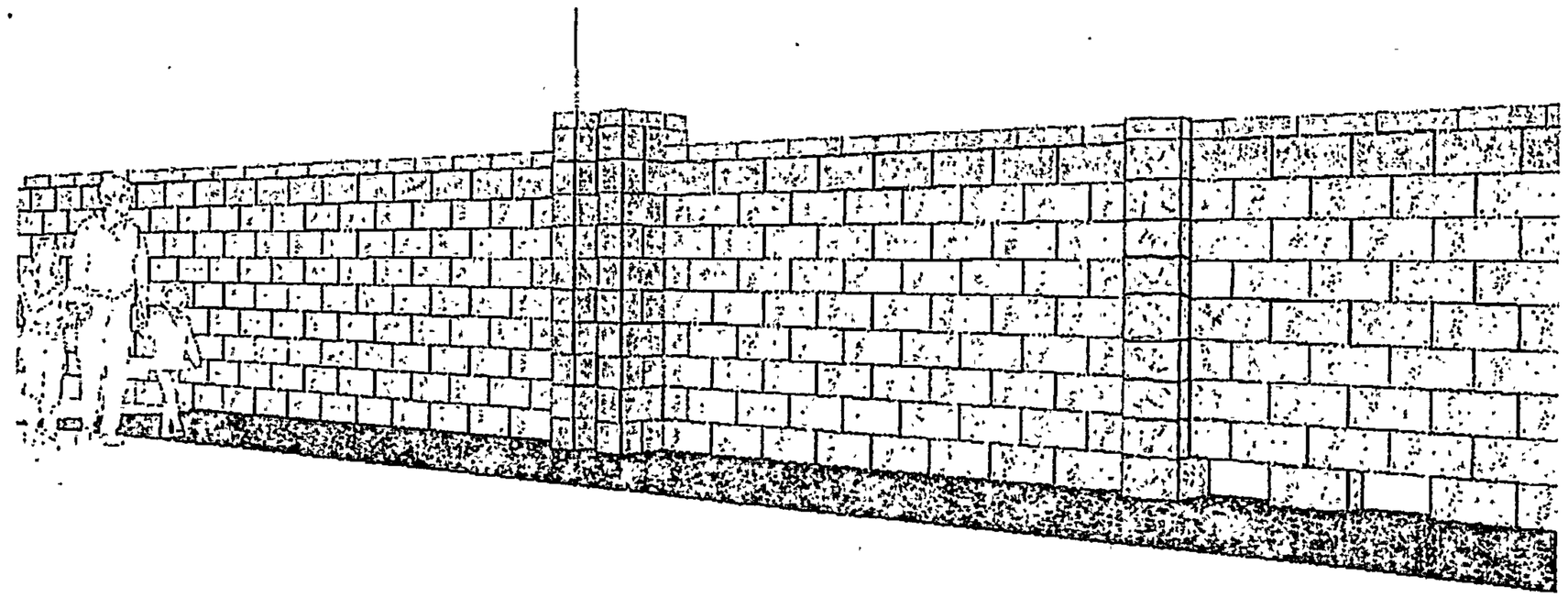
TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

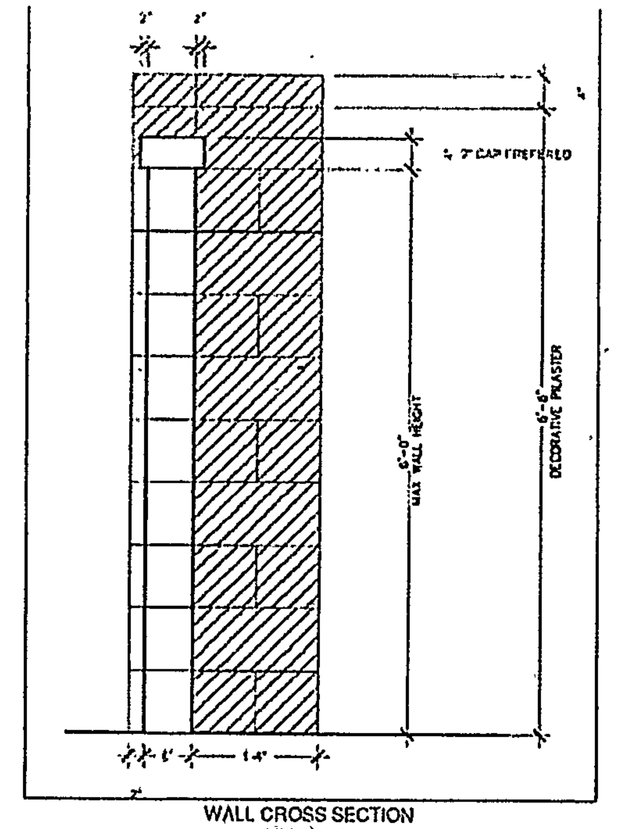
REVISIONS	NO.	DATE	REMARKS	BY

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

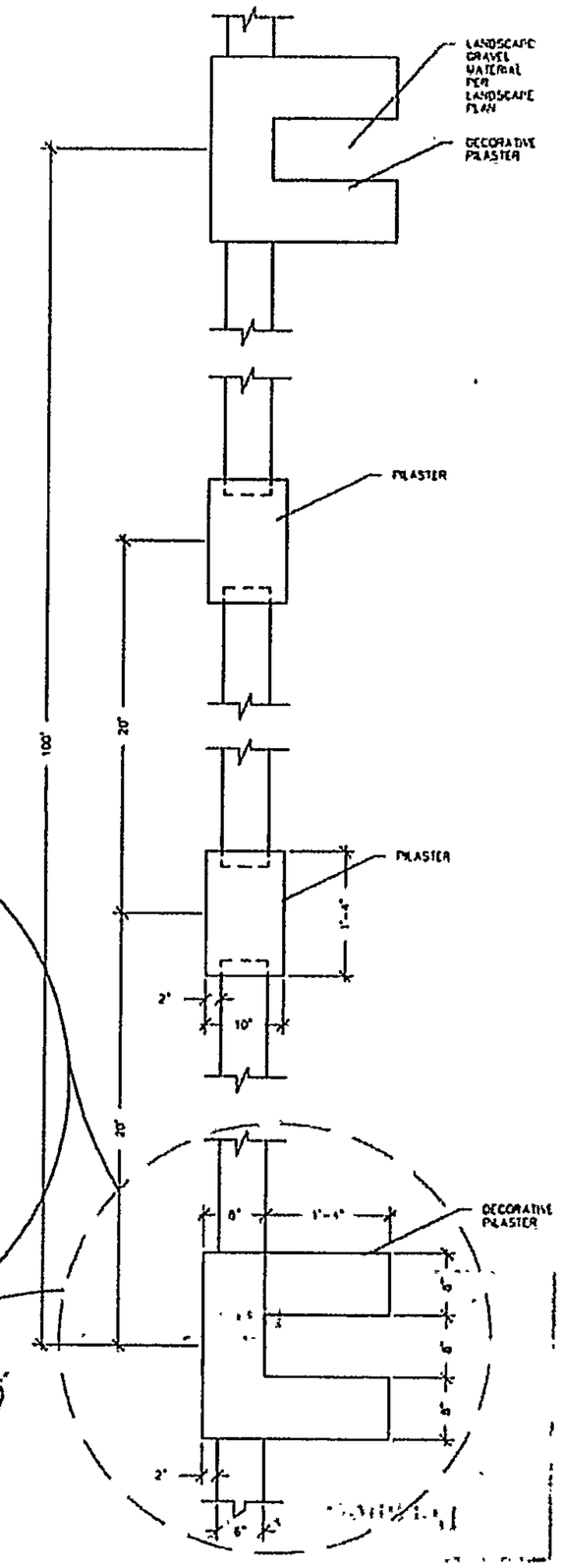
AGENT'S COPY

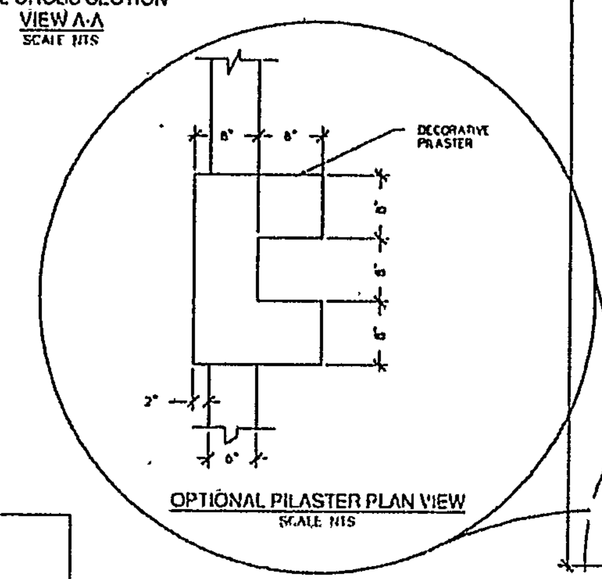


PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS





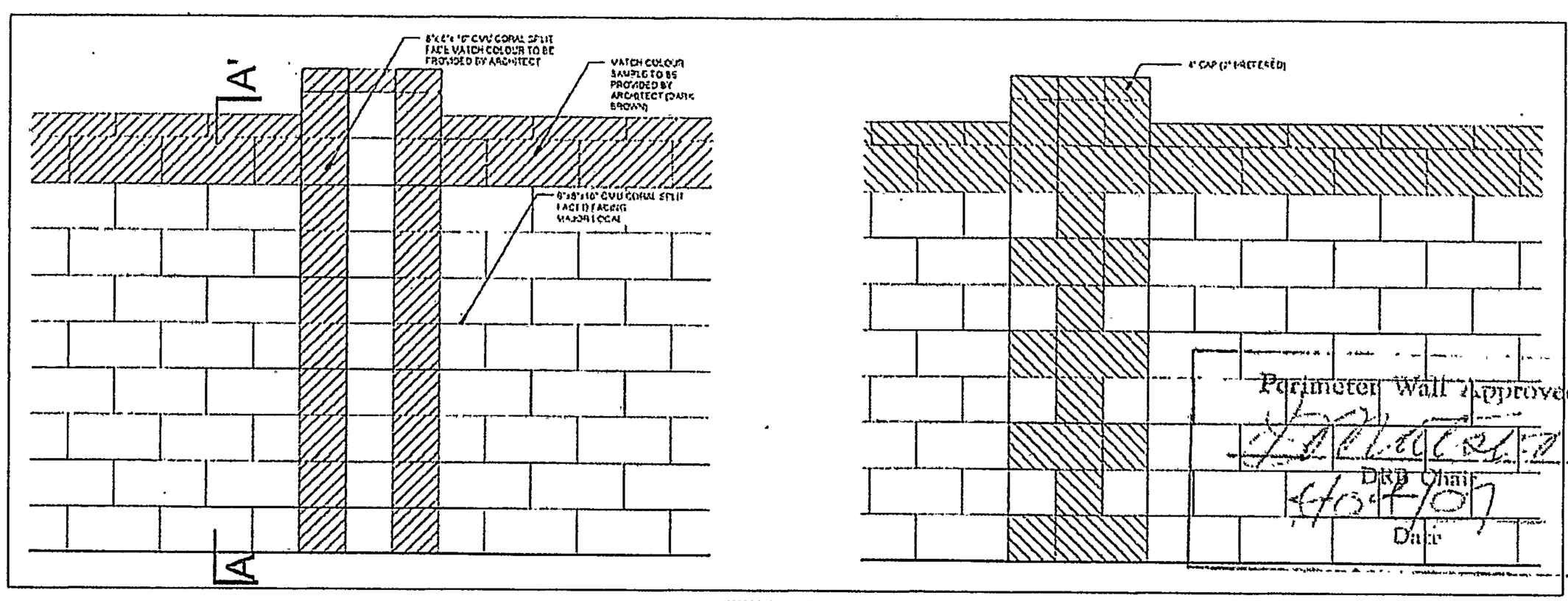
OPTIONAL PILASTER PLAN VIEW
SCALE: NTS

PLAN VIEW
SCALE: NTS

DRB # 1003975

NEAREST INTERSECTION:
WOODMONT AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z



WALL ELEVATION
SCALE: NTS

Perimeter Wall Approved
DRB Chair
4/23/07
Date

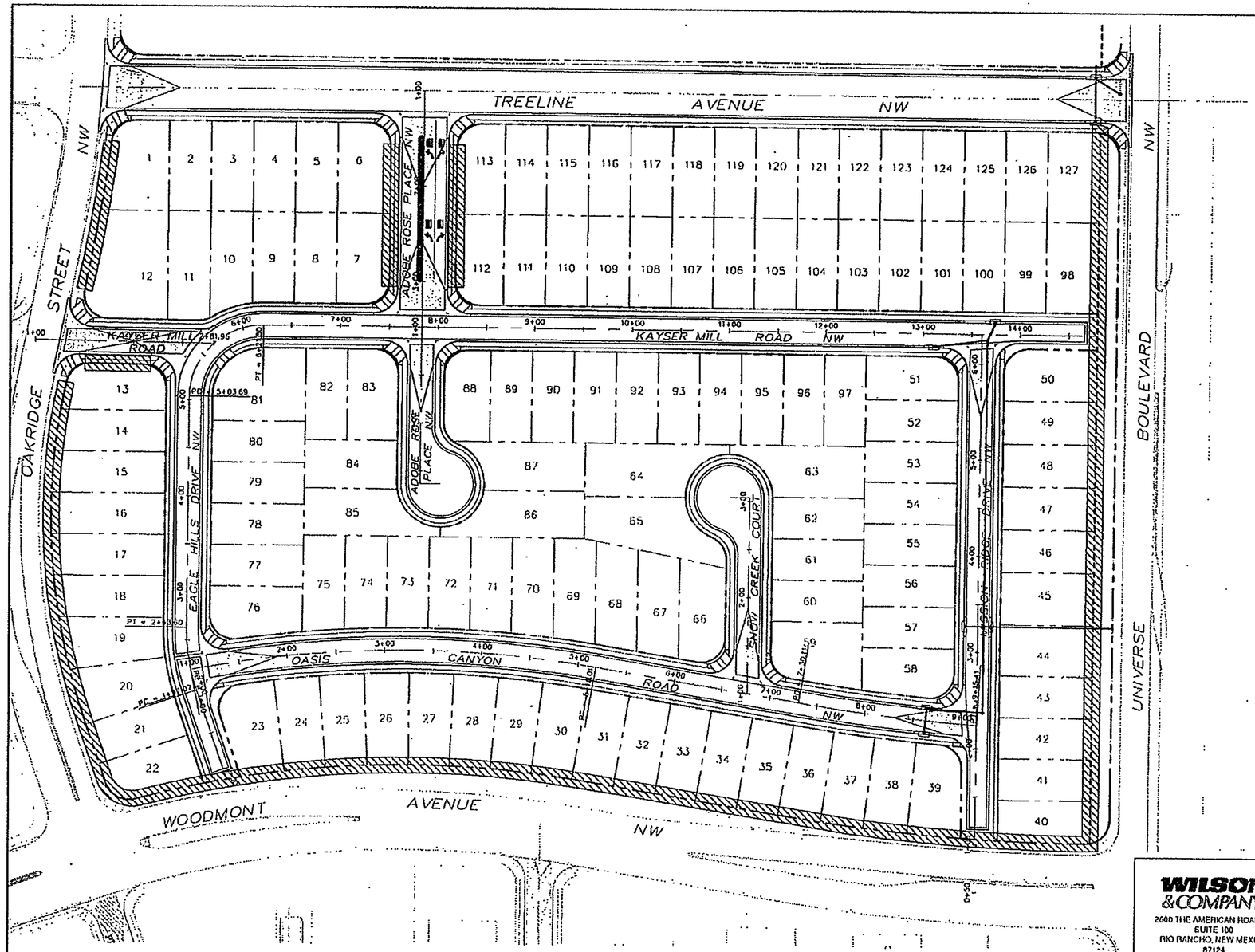
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 893-8021

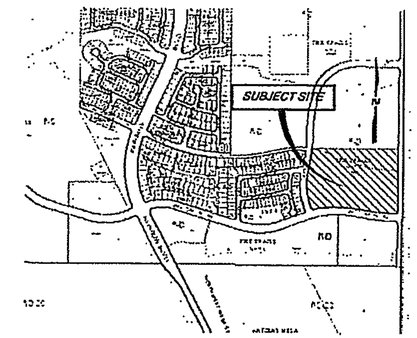
TAOS AT THE TRAILS UNIT 2

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

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





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

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

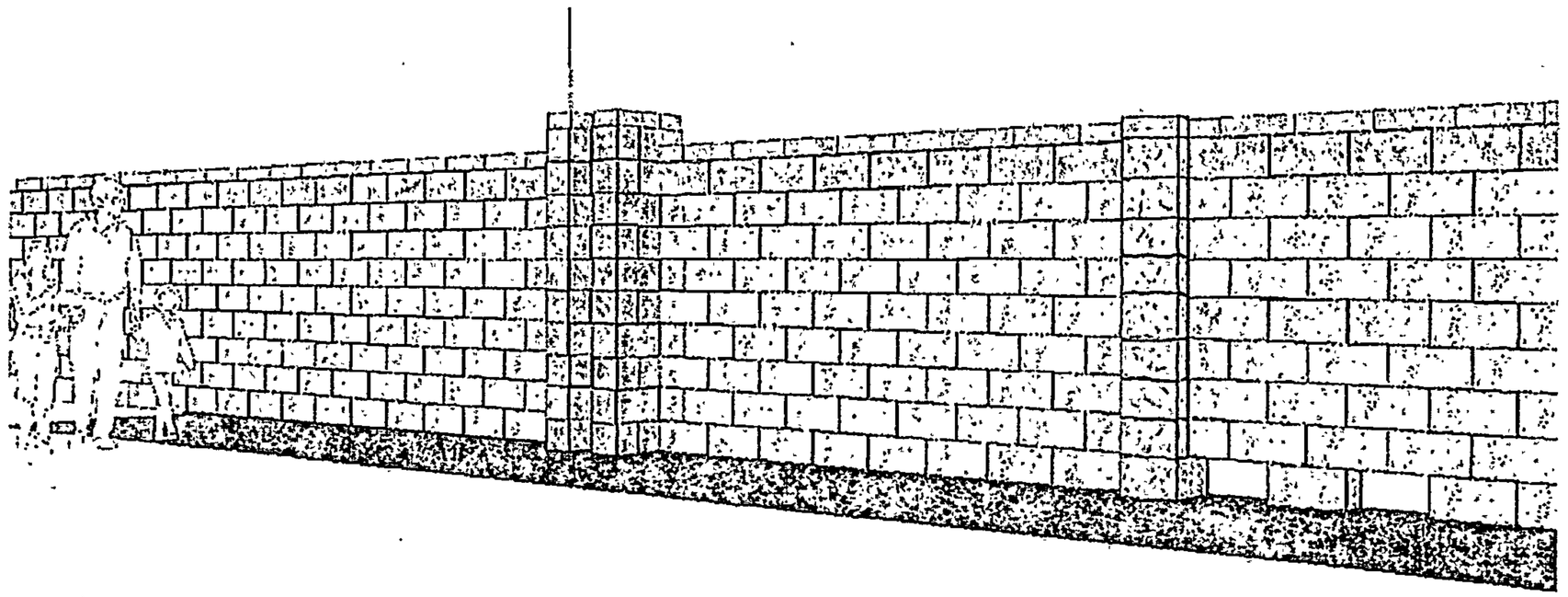
TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

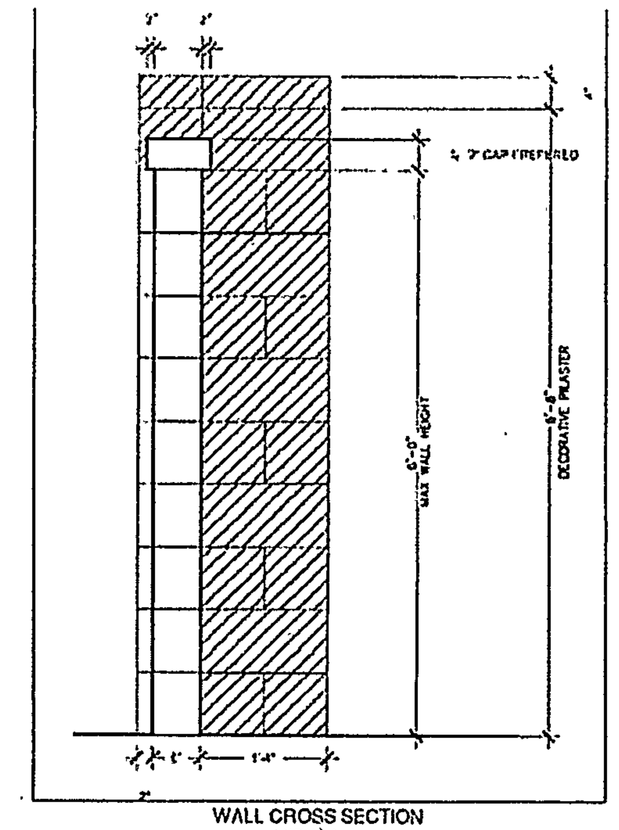
REVISIONS NO.	DATE	REMARKS	BY

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

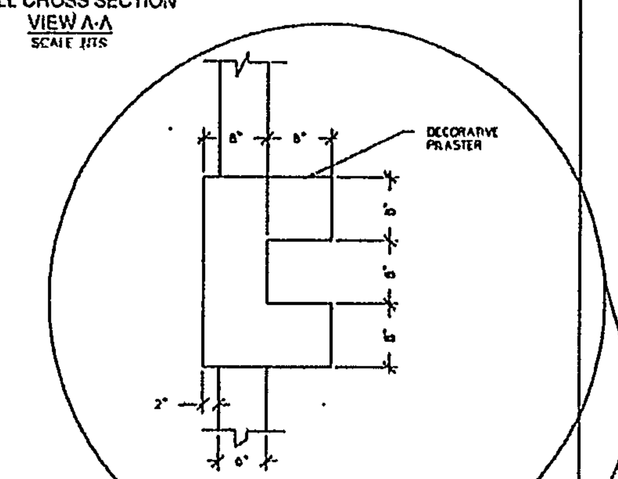
AGENT'S COPY



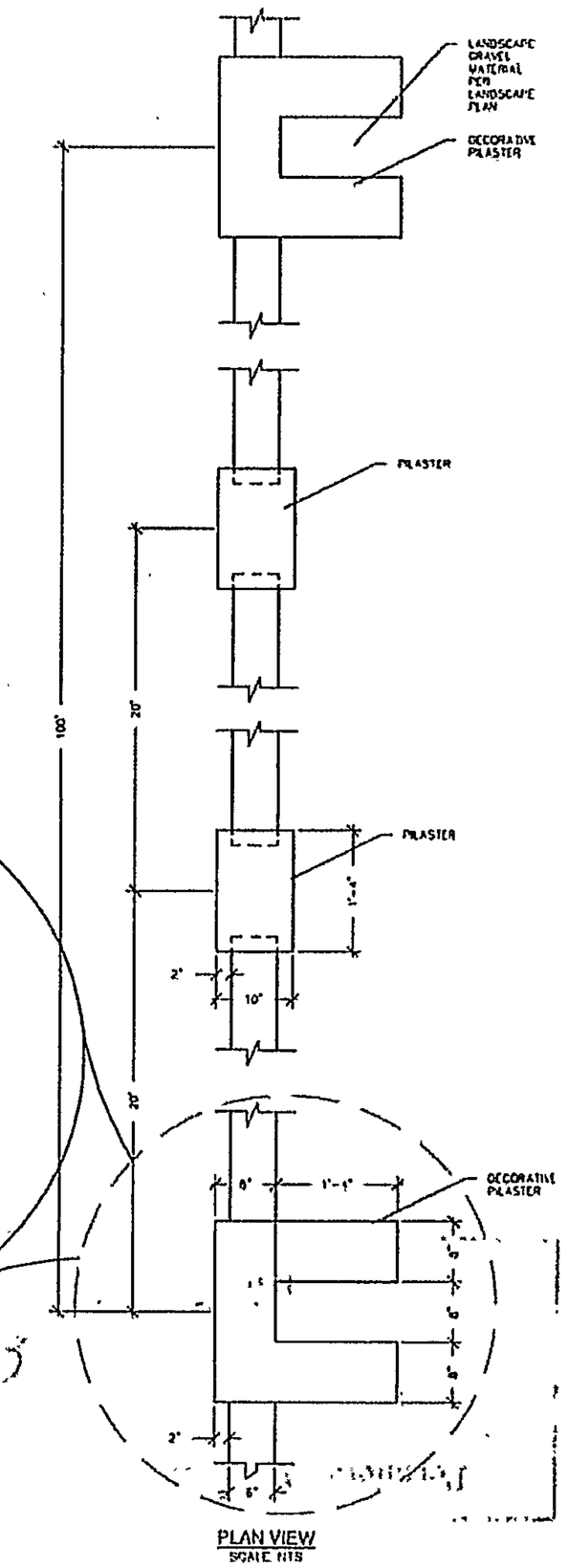
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



OPTIONAL PILASTER PLAN VIEW
SCALE: NTS

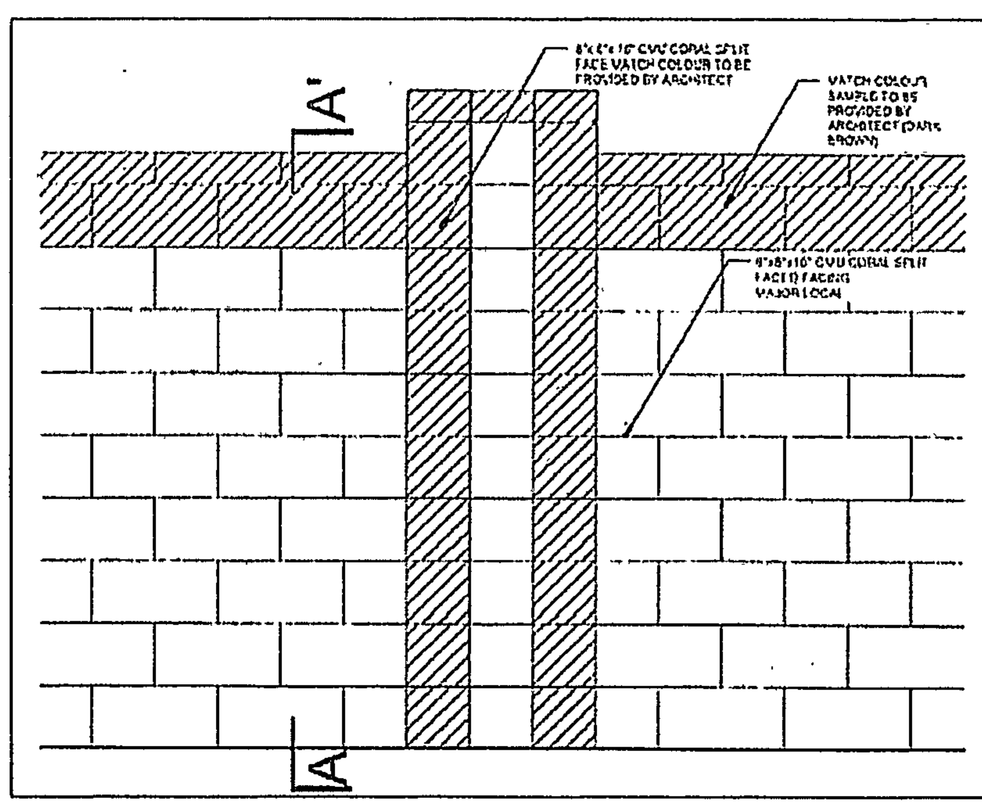


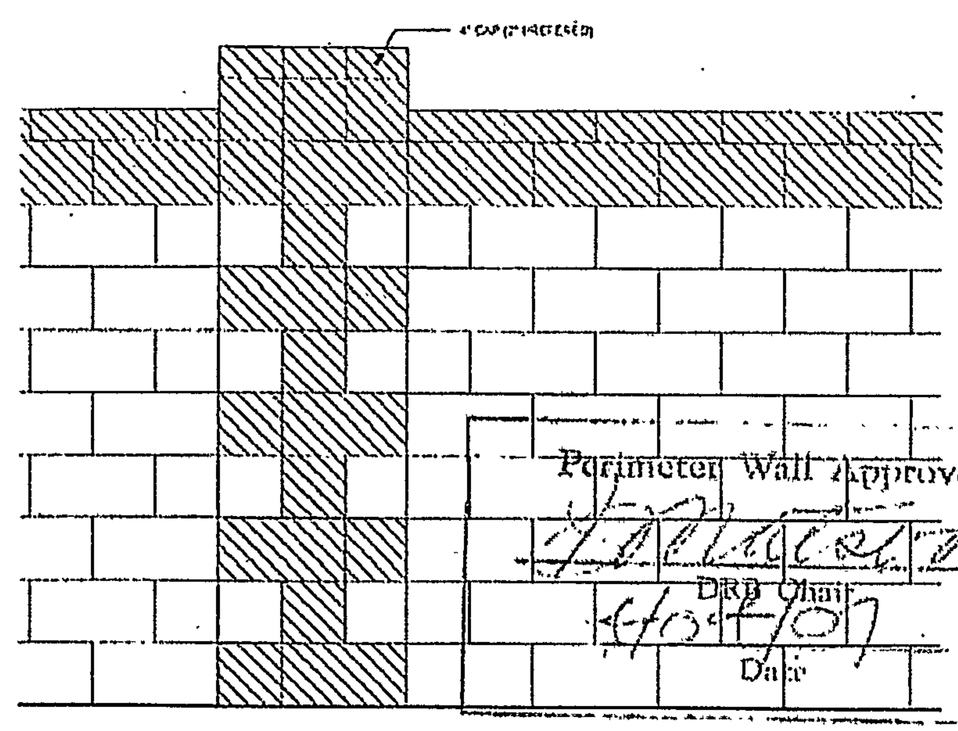
PLAN VIEW
SCALE: NTS

DRB # 1003917

NEAREST INTERSECTION:
WOODMONT AVE./
UNIVERSE BLVD.

ZONE ATLAS:
C-9-Z





WALL ELEVATION
SCALE: NTS

Perimeter Wall Approved
DRB Chair
Date

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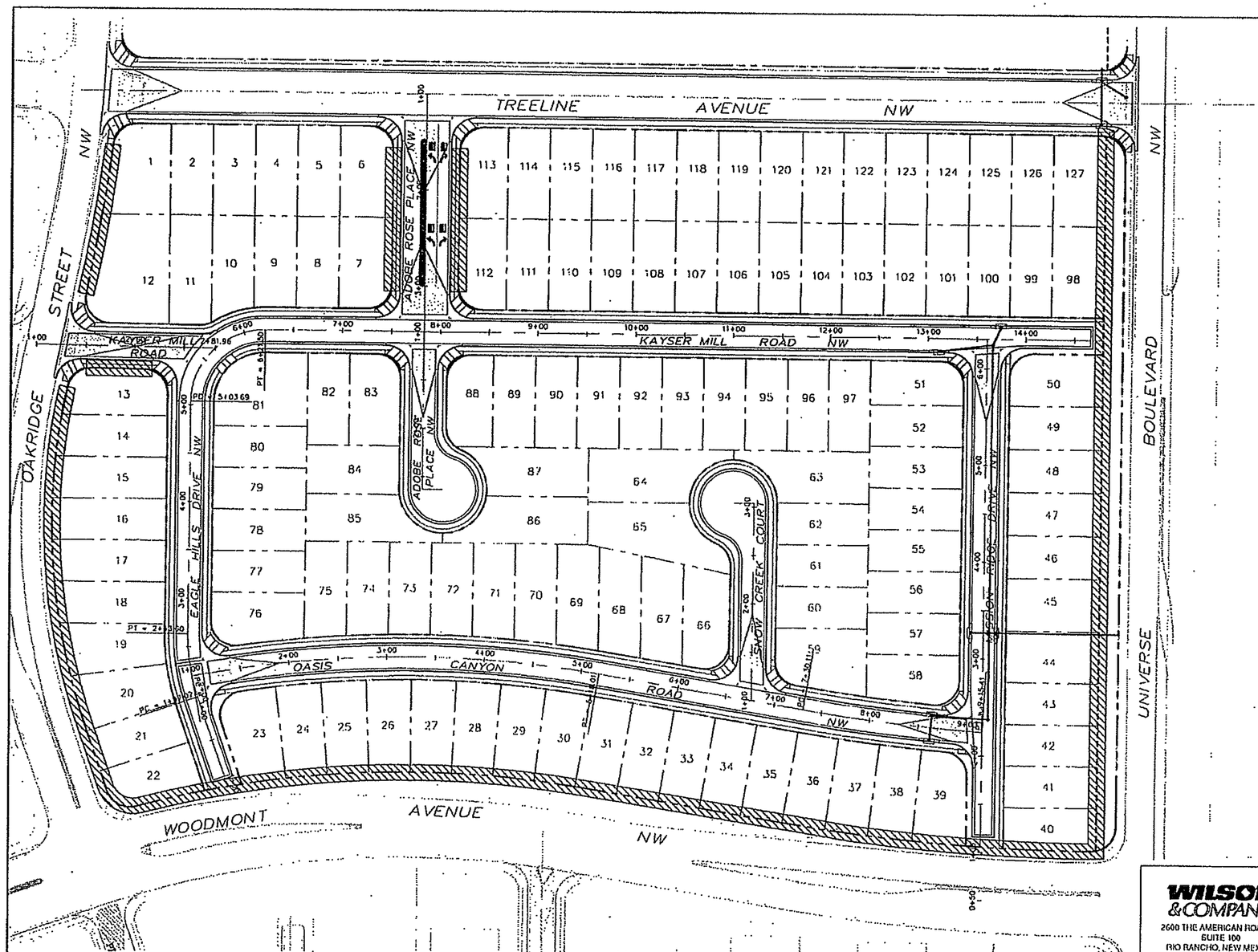
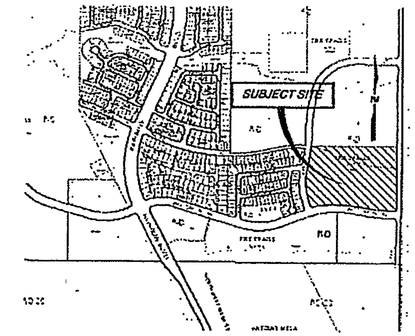
TAOS AT THE TRAILS UNIT 2

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 PERIMETER WALL

DRD #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

WILSON & COMPANY
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SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TAOS AT THE TRAILS UNIT 2

WALL PLAN EXHIBIT

REVISIONS NO.	DATE	REMARKS	BY

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

City of Albuquerque

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 — A
- ___ 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: 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. 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, 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 6/29/12

(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 - 70182	CMF		$ 20.00
	EPP		$ 50.00
			$
			$
			$
		Total	$ 70.00

Hearing date July 11, 2012

Valerie Brito 6-29-12
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**
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__ Fee (see schedule)
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__ Infrastructure list if required **(verify with DRB Engineer)**
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☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

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

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

SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 6/29/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70182
___ - ___ - ___
___ - ___ - ___

Valerie Martinez 6-29-12
Planner signature / date

Project # 1008798

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

CASE HISTORY:

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1008798 11DRB-70115, 11DRB-70324

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Between: Oakridge Street and Universe Boulevard

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Scott Steffen DATE 6/29/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	12 - DRB - 70182	CMF		$ 20.00
☒ All fees have been collected	- -	EPP		$ 50.00
☒ All case #s are assigned	- -			$
☒ AGIS copy has been sent	- -			$
☐ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill	- -			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date July 11, 2012			$ 70.00

Valerie Brito 6-29-12 **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.

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Extension of preliminary plat approval expires after one year.

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__ Design elevations & cross sections of perimeter walls **3 copies**
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SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 6/29/12
Applicant signature / date

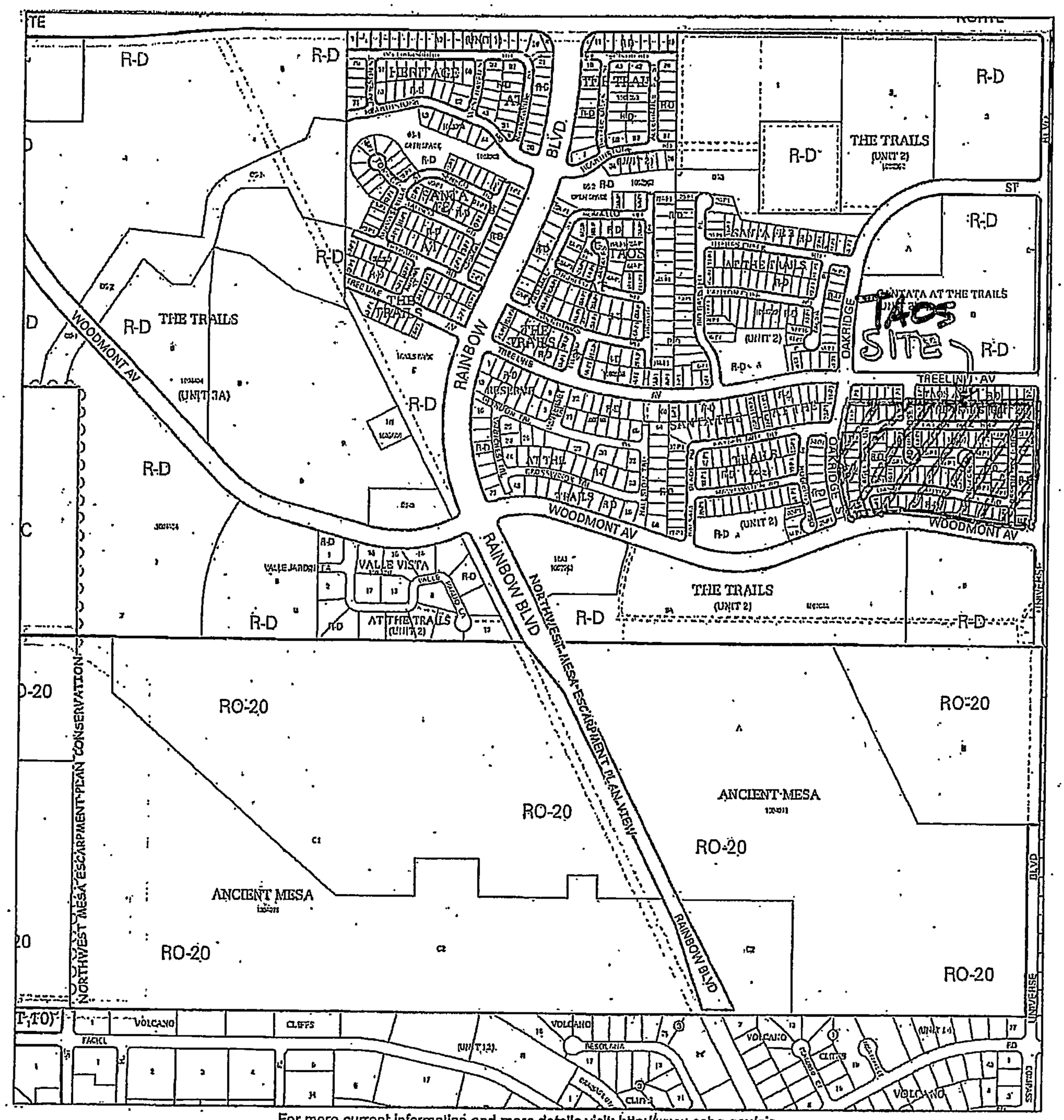
Form revised **October 2007**

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

Application case numbers
12 - DRB - 70182
___ - ___ - ___
___ - ___ - ___

Valerie Bates 6-29-12
Planner signature / date

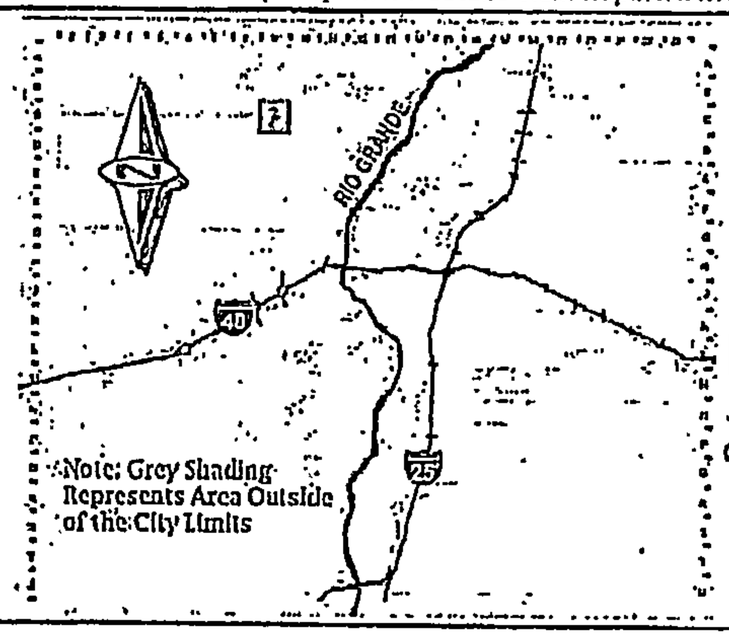
Project # 1008798



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston

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toll free: 800.877.5332

June 29, 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 July 14, 2012. Therefore, we are requesting review and approval of a 30 day extension of the preliminary plat.

Please place these items on the DRB Agenda to be heard on July 11, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

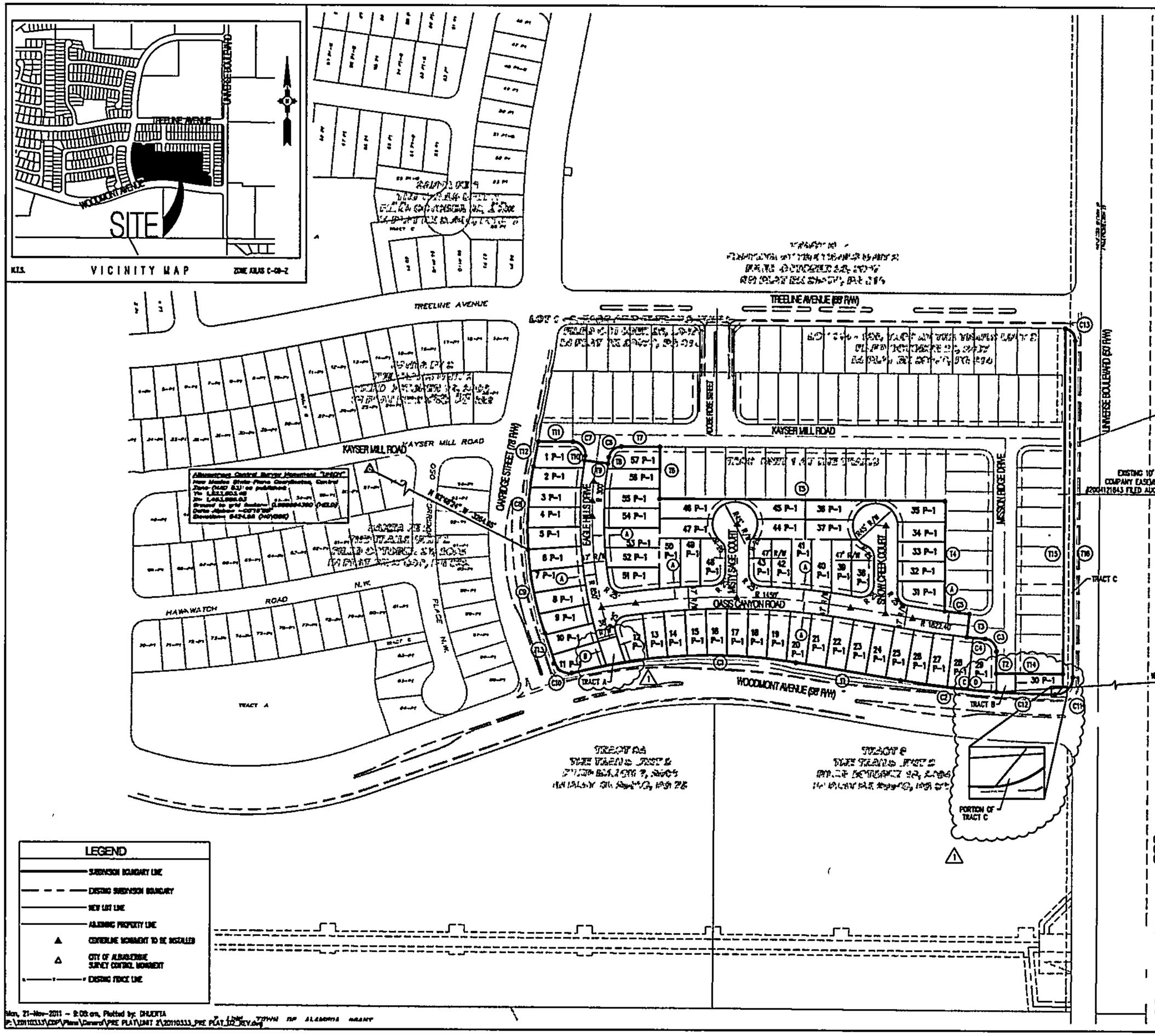
Enclosures
cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20110333\Correspondence\Submittals\Pre Plat Extension\Unit 2\20120629 2nd request\Unit 2 Pre Plat Extension DRB Cover Letter.docx

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 - 9:03 am, Plotted by: CHUERTA
P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 2\20110333_PRE PLAT_02_REV.dwg

N

1" = 100'

PRELIMINARY PLAT AMENDMENT
1 NOVEMBER 2, 2011

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	1.24 MILES
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	57 + 3 TRACTS
DENSITY	7.24 DU/AC

1

KEYED NOTES

A. 10' 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

1

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 PORTIOON 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 29, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 7.70 AC
   NUMBER OF LOTS: 57 + 3 TRACTS
   PROPOSED DENSITY: 7.40 DU/AC
3. MIN. LOT DIMENSIONS: 40' X 80'
   MINIMUM LOT AREA: 3,880 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO CHARROCE 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.

1

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'10"E	44.82'
T3	N05°51'08"E	47.00'
T4	N00°16'10"E	223.15'
T5	N89°43'50"W	571.00'
T6	N00°16'10"E	105.00'
T7	N89°43'50"W	77.99'
T8	S07°44'57"W	13.33'
T9	N82°15'03"W	47.00'
T10	N07°44'57"E	9.87'
T11	N89°43'50"W	69.78'
T12	S10°52'50"W	51.31'
T13	S15°58'20"E	54.66'
T14	S89°43'50"E	133.00'
T15	N00°16'10"E	37.95'
T16	S00°16'10"W	661.90'

1

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	458.64'	1048.93'	24°40'11"	229.33'
C2	188.93'	2041.29'	05°18'31"	95.03'
C3	51.26'	25.00'	85°33'36"	31.82'
C4	35.45'	2036.96'	00°57'31"	18.22'
C5	48.81'	2066.96'	01°22'31"	24.80'
C6	26.01'	25.00'	59°35'13"	21.13'
C7	42.53'	25.00'	97°28'47"	28.50'
C8	168.54'	661.00'	14°41'36"	85.22'
C9	172.97'	661.00'	14°59'34"	86.98'
C10	43.20'	30.00'	82°30'00"	26.16'
C11	55.11'	35.00'	90°13'01"	35.13'
C12	117.96'	2041.29'	03°18'38"	58.99'
C13	34.24'	25.00'	78°27'47"	20.41'

1

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCT'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (C) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB PLS 12247.
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, TANGENT STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

_____ DATE
CITY SURVEYOR

_____ DATE
KELLY CALHOUN
VICE PRESIDENT, THE TRAILS, LLC

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