

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 18, 2015

Project# 1008799

15DRB-70421 EXT OF SIA FOR TEMP DEFR SDWK CONST

FLOYD DEVELOPMENT SERVICES, LLC agent(s) for RCS - TRAILS 9-A, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-50, **TIERRA VISTA UNIT 1 AT THE TRAILS Unit(s) 1**, zoned VTRD, located on WOODMONT AND UNIVERSE (C-9)

At the November 18, 2015 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by December 3, 2015, 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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 24, 2013

Project# 1008799
13DRB-70610 VACATION OF PUBLIC EASEMENTS

BOHANNAN HUSTON, INC agents for RCS TRAILS 9-A, LLC request the referenced/ above action for all or a portion of Tract B, TIERRA VISTA AT THE TRAILS UNIT 1, zoned SU-2/ VTRD, located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.4849 acres. (C-9)

At the July 24, 2013 Development Review Board meeting, 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. Condition for vacation is that right-of-way or adequate easement be provided.

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;
Based on the proposed replat the City of Albuquerque does not anticipate any need to utilize the existing easements.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by August 8, 2013 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: Bohannon Huston Inc.
Marilyn Maldonado
File



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

July 24, 2013

Project# 1008799
 13DRB-70610 VACATION OF PUBLIC EASEMENTS

BOHANNAN HUSTON, INC agents for RCS TRAILS 9-A, LLC request the referenced/ above action for all or a portion of Tract B, **TIERRA VISTA AT THE TRAILS UNIT 1**, zoned SU-2/ VTRD, located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.4849 acres. (C-9)

AMAFCA
 No comments

COG
 No comments provided

TRANSIT
 No comments provided

ZONING ENFORCEMENT
 No comments provided

NEIGHBORHOOD COORDINATION
Affected NA/HOA's – Volcano Trails NA (as of July 5, 2013 – this NA was removed from the ONC's NA List for failing to submit their yearly Annual Report to our office – siw)

APS
 Tierra Vista at the Trails Unit 1, Tract B, is located on the south side of Woodmont Ave NW between Rainbow Blvd NW and Universe Blvd NW. The owner of the above property requests a Vacation of Public Easements for a development that will consist of 56 single family homes at full build out. Any residential development in this area will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Currently, Ventana Ranch is exceeding capacity, James Monroe is nearing capacity, and Cibola High School has excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
264	VENTANA RANCH	777	730	-47
490	JAMES MONROE	976	1015	39
580	CIBOLA	1822	2100	278

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions

- Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

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

POLICE DEPARTMENT

This project is in the Northwest Area Command

- No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.

FIRE DEPARTMENT

No Comments

PNM ELECTRIC & GAS

No comments provided

COMCAST

No comments provided

CENTURYLINK

No comments provided

ENVIRONMENTAL HEALTH

No comments provided

M.R.G.C.D

1. Previously reviewed 07/05/2012.
2. No Adverse Comments.

OPEN SPACE DIVISION

No comments provided

CITY ENGINEER

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

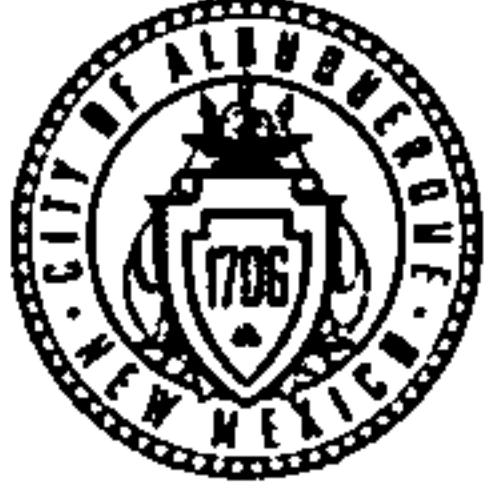
No comments

ABCWUA

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2012

Project# 1008799
12DRB-70338 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 Tract(s) 9A, **THE TRAILS UNIT 2 Unit(s) 2**, zoned R-D, located on WOODMONT AVE BETWEEN RAINBOW BLVD AND UIVERSE containing approximately 19.77 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. An agreement and covenant is required for the existing 8 foot wide asphalt trail across Tract A.

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



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major subdivision action</p> <p><input checked="" type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S</p> <p>V</p> <p>P</p> <p>D</p> <p>L</p>	<p>Z</p> <p>A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Floyd Development Services, LLC PHONE: (505) 366-4187
 ADDRESS: 918 Pinehurst Road SE, Suite 101 FAX: NA
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: Hugh@developnm.com
 APPLICANT: RCS - Trails 9-A, LLC PHONE: (303) 466-2500
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: NA
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: banderson@RealCapitalSolutions.com
 Proprietary interest in site: Developer List all owners: RCS - Trails 9-A, LLC; DR Horton - Owner

DESCRIPTION OF REQUEST: One year extension of sidewalk deferral

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

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

Lot or Tract No. Lots 1-50 Tierra Vista Unit 1 at the Trails Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tierra Vista Unit 1 at the Trails
 Existing Zoning: VTRD Proposed zoning: NA 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 #730075; DRB Project # 1008799

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 50 No. of proposed lots: 50 Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Woodmont and Universe
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/02/2015
 (Print Name) Hugh V. Floyd Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>ISDRB - 70421</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>NOV 18, 2015</u></p> <p><u>11-10-15</u></p> <p>Staff signature & Date <u>[Signature]</u></p>	<p>Action</p> <p><u>ESIA</u></p> <p><u>CMIE</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Project # <u>1008799</u></p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p>\$ <u>[Signature]</u></p>	<p>Fees</p> <p>\$ <u>[Signature]</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p>
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- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

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

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

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

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

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

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

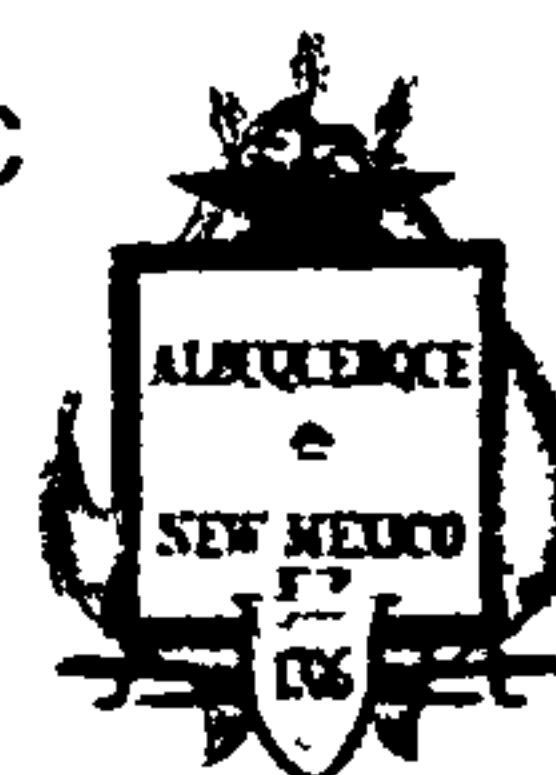
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Hugh W. Floyd, Floyd Development Services, LLC

[Signature] Applicant name (print)
 10-2-15
 Applicant signature / date

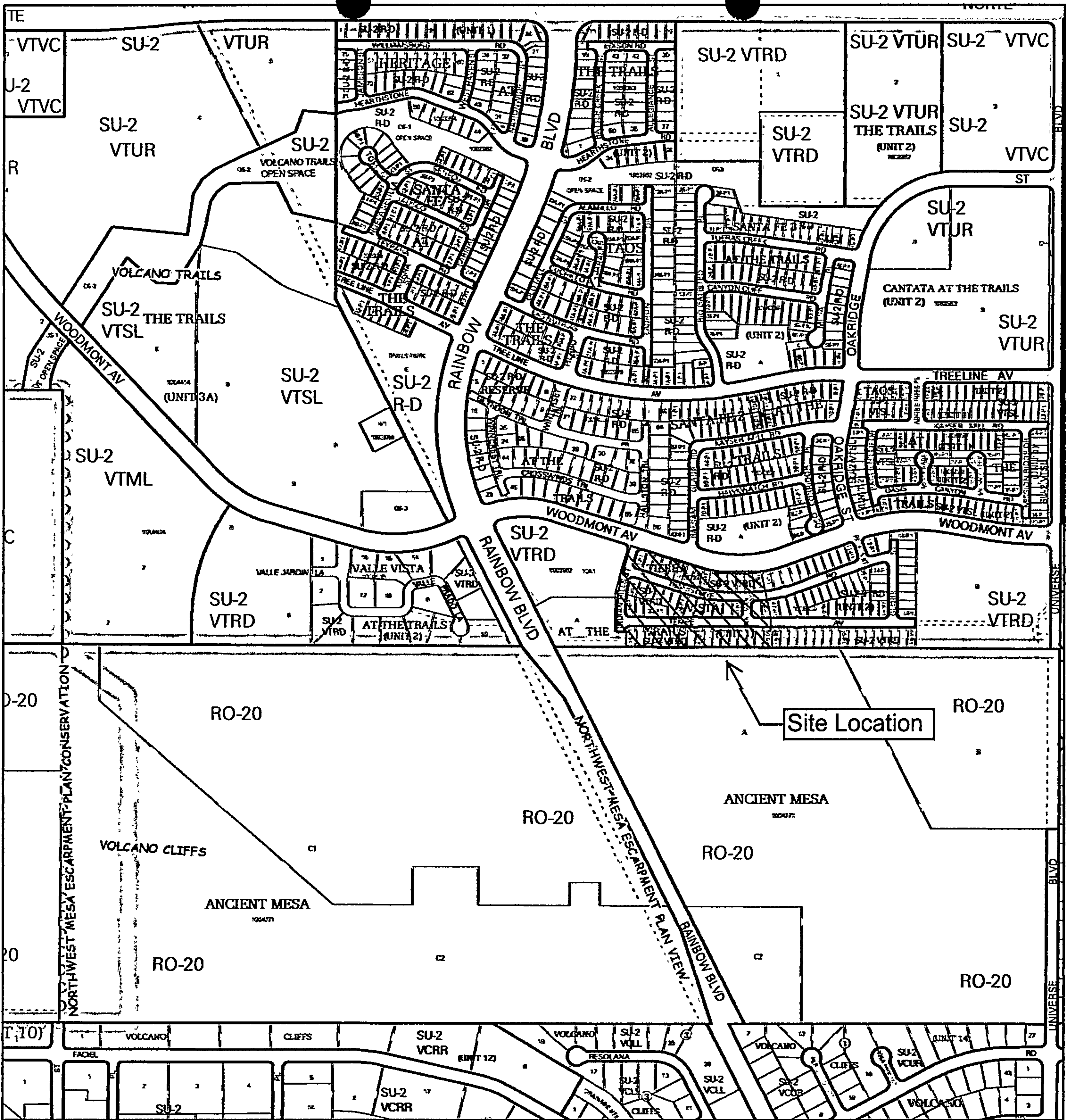


Form revised 4/07

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

Application case numbers
 15DRB-70421

[Signature] h-10-13
 Planner signature / date
 Project # 1008799



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

AGIS
Albuquerque Geographic Information System

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
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Map amended through: 9/2/2014

Scale: 0 750 1,500 Feet

Floyd Development Services, LLC

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

Phone (505) 366-4187

October 2, 2015

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

Re: City of Albuquerque Project # 730075
Sidewalk Deferral, Tierra Vista at the Trails, Unit 2

Floyd Development Services, agent for RCS – Trails 9-A, LLC (RCS) is requesting a **One (1) Year** Sidewalk Deferral Extension for City of Albuquerque Project #730075. The original Sidewalk Deferral Agreement was executed on February 14, 2012. There are two (2) Extension Agreements (See “Related Filings” below). We are requesting that the Development Review Board approve the Extension of the SIA Temporary Deferral of Sidewalk Construction so that Floyd Development Services can execute Extension #3 for RCS – Trails 9-A, LLC.

This request pertains to small portions of Tempe and Tombstone west of Universe and east of Indian Hills. The majority of the lots have been built upon, but due to slower house sales over the last two years there are a few remaining lots. This extension would allow more time for the builders to access those few lots for construction before building the sidewalk. I appreciate your consideration in this matter.

Included with this submittal:

- Letter dated November 2, 2015 from Sharon K. Eshima, Manager with RCS- Trails 9-A, LLC appointing Floyd Development Services as agent of record
- Drawing showing the sidewalks subject to the proposed extension (6 copies)
- Zone Atlas map with the entire property(ies) clearly outlined

Related filings:

- Original Agreement dated 14th day of February, 2012 recorded in the office of the Clerk of Bernalillo County, New Mexico on February 14, 2012, in Book N/A, pages 1 through 6, as Document No. 2012014227 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1st day of November 2013
- The Agreement was amended by a 1st Extension to Agreement dated November 13, 2012 recorded on November 28, 2012, in Book n/a, pages 1 through 3, as Document No. 2012125604 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to November 1, 2013

Floyd Development Services, LLC

Development Review Board

Page Two

May 24, 2013

- The Agreement was amended by a 2nd Extension to Agreement dated October 29, 2013 recorded on October 30, 2013, in Book n/a, pages 1 through 3, as Document No. 2013119191 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to November 1, 2015

Sincerely,



Hugh W. Floyd
Project Engineer

Enclosures

Agent Letter

Owner Information:
Real Capital Solutions

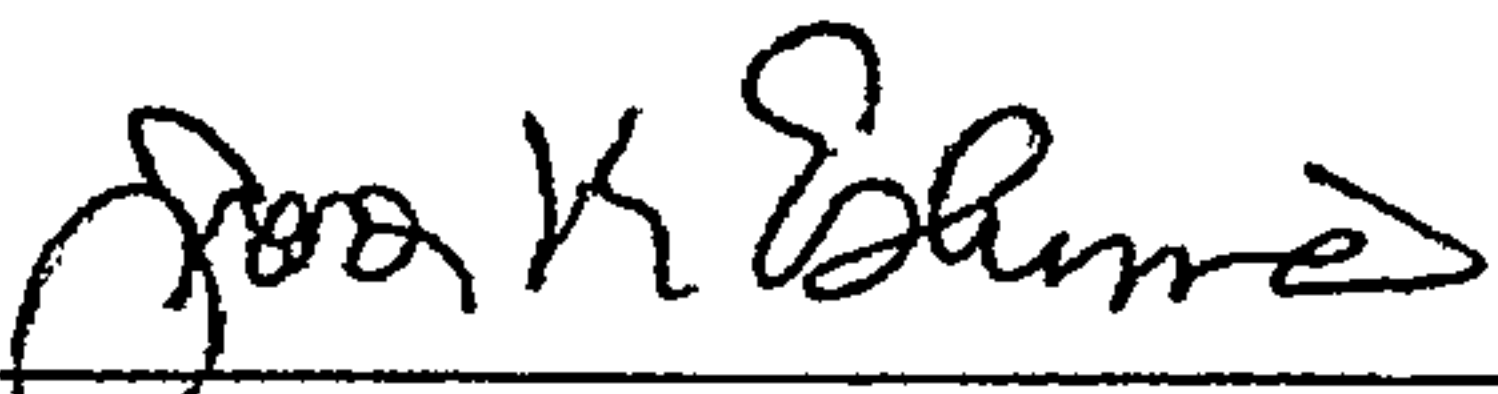
371 Centennial Parkway, Suite 200
Louisville, CO 80027
Phone: 303-533-1615

Agent Information:

Hugh Floyd
Floyd Development Services, LLC
918 Pinehurst Road SE, Suite 101
Rio Rancho, NM 87124
Cell Phone: 505-366-4187

Subdivision Name: Tierra Vista at the Trails Unit 1 – Ownership: RCS-TRAILS 9-A, LLC

I, Sharon K. Eshima, Manager of Real Capital Solutions, owner of the above referenced land, hereby authorize Floyd Development Services LLC to be agent of the property listed above.



Sharon K. Eshima
Manager
Real Capital Solutions

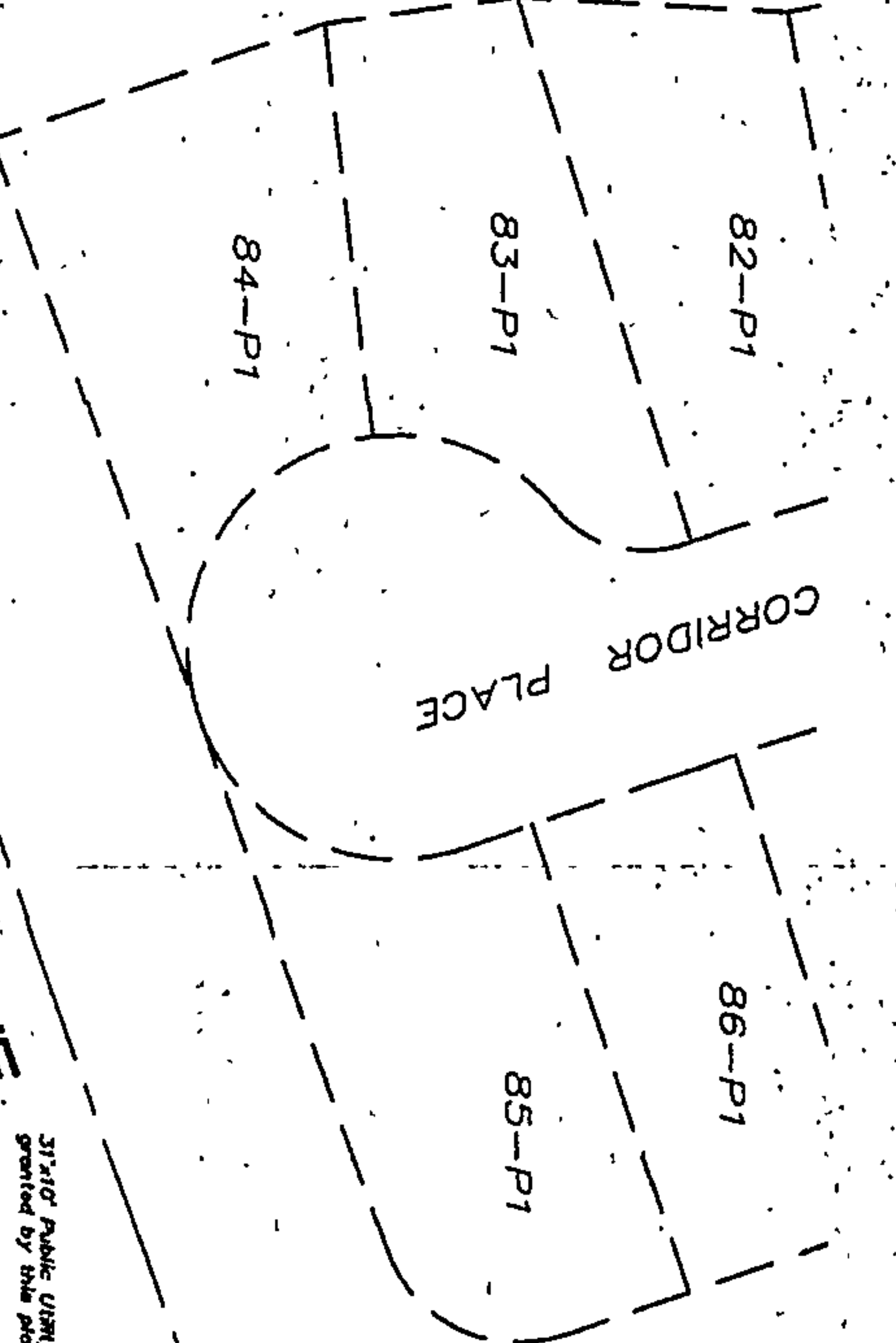
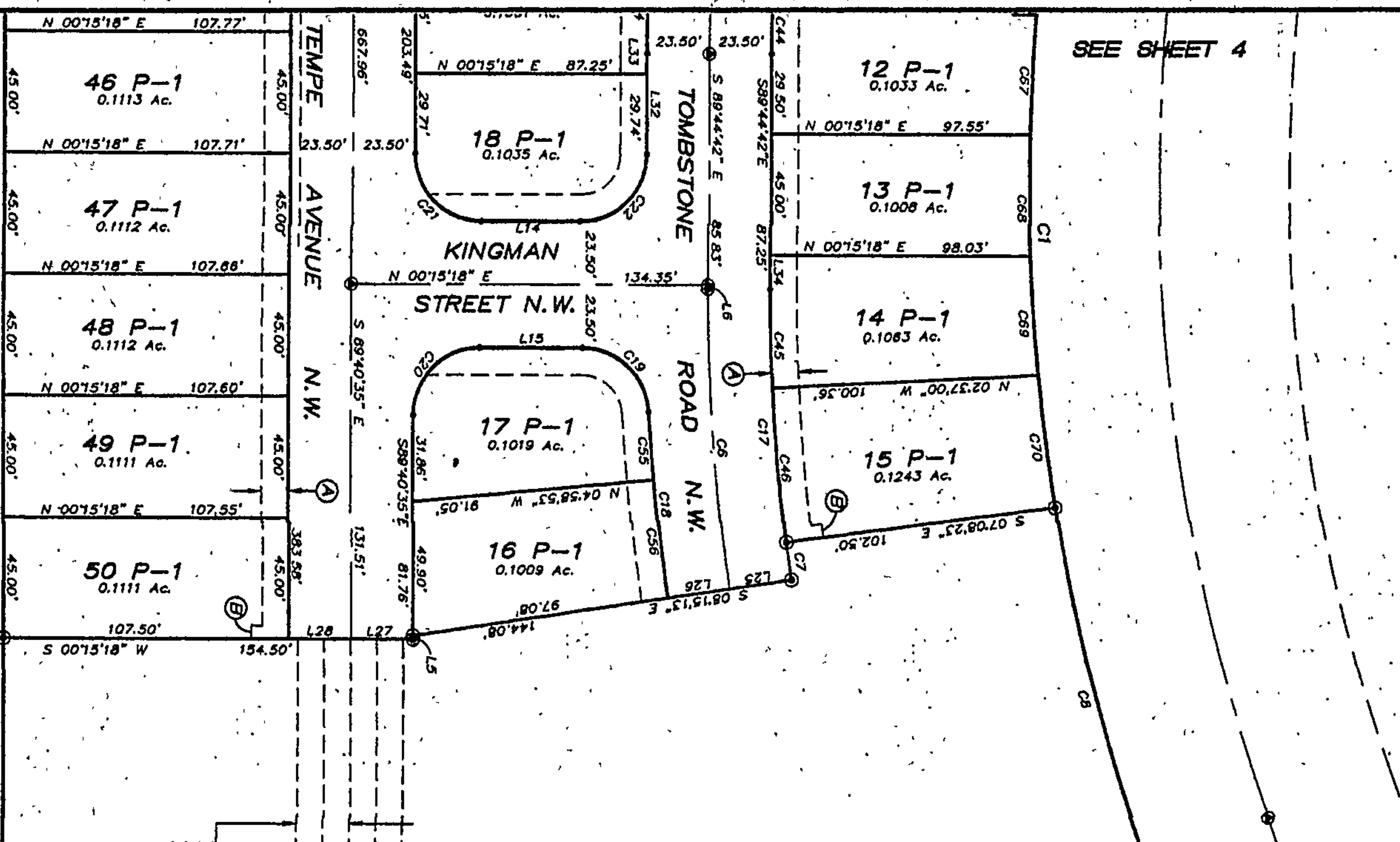


Date

PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
SANTA FE COUNTY, NEW MEXICO
JANUARY, 2012

TRACT A
SANTA FE 2
AT THE TRAILS UNIT 2
Filed October 15, 2004 in Plat Book 2004C, Page 332



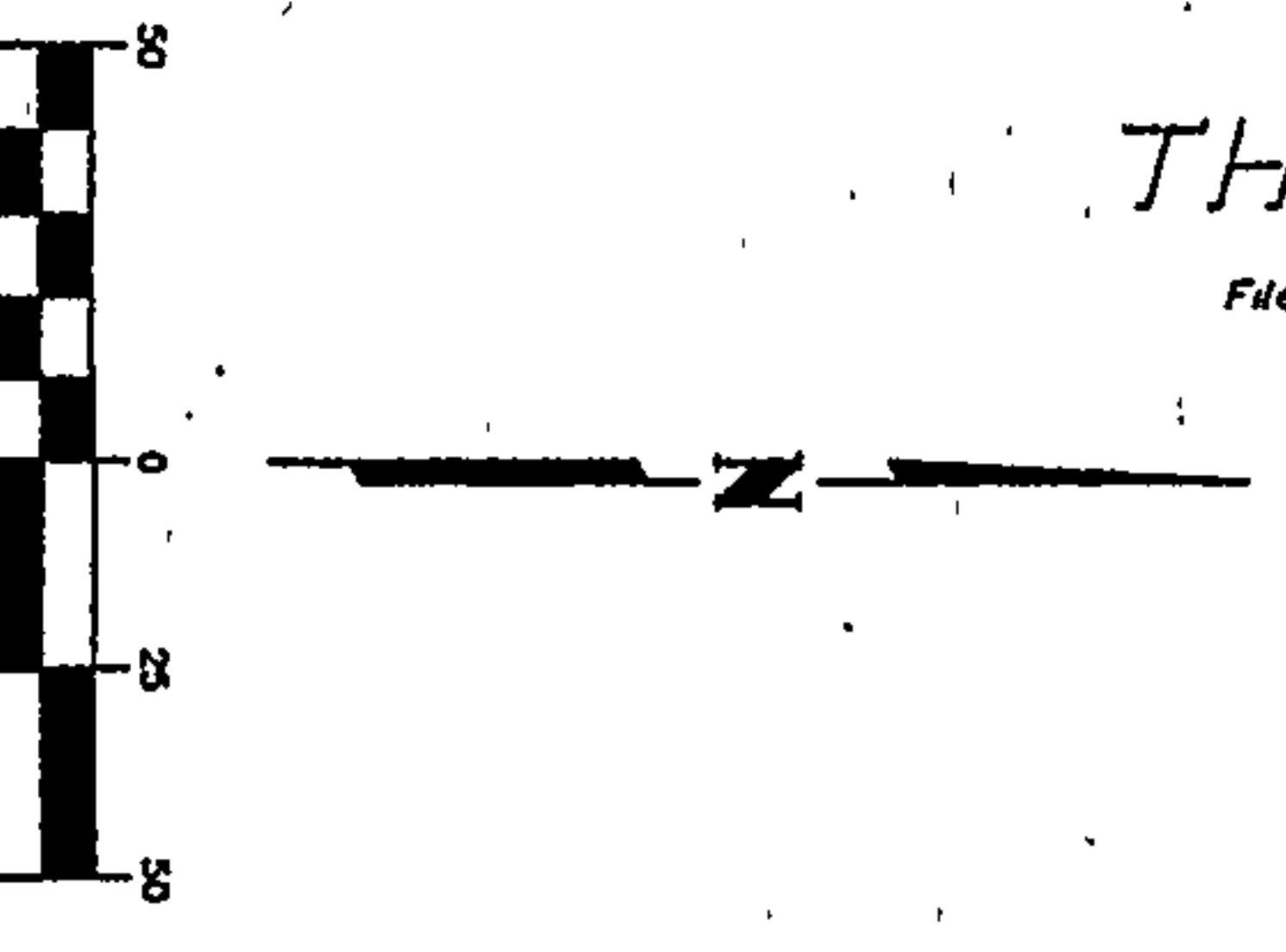
TRACT B
SANTA FE 2
AT THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

TRACT A
SANTA FE 2
AT THE TRAILS UNIT 2
Filed October 15, 2004 in Plat Book 2004C, Page 332

PROPERTY CORNER LEGEND

- ⊙ = 5/8" Rebar and cap stamped L.S. 9750
- ⊙ = 3-1/2" Aluminum Monument set flush in the pavement
- ⊙ = 4" x 4" x 4" concrete cap stamped L.S. 9750
- ⊙ = 4" x 4" x 4" concrete cap stamped L.S. 9750

Albuquerque Control Survey
Monument 7-C10 Base Coordinates
New Mexico State Plane Coordinate
Zone 10N
N = 1,521,636.431
E = 1,495,200.288
Zone 10N
N = 1,495,200.288
E = 1,521,636.431
Datum: NAD 83
Elevation: 5422.208 (NAVD83)



DOCH 2012133850
1219/2812 08 14 08 Plate: 5 of 5
11/01/11 N 325 00 B 2012C P 512 R
TRAVERSE OILWELL, BERNALILLO CO
11/01/11 N 325 00 B 2012C P 512 R
TRAVERSE OILWELL, BERNALILLO CO

Existing 20' Public Sanitary Sewer Easement granted to the City of Albuquerque by Plat filed October 15, 2004 in Plat Book 2004C, page 332 to the SECTION by this plat.

Existing 20' Public Sanitary Sewer Easement granted to the City of Albuquerque by Plat filed October 15, 2004 in Plat Book 2004C, page 332 to the SECTION by this plat.

Existing 20' Public Sanitary Sewer Easement granted to the City of Albuquerque by Plat filed October 15, 2004 in Plat Book 2004C, page 332 to the SECTION by this plat.

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Existing 20' Public Sanitary Sewer Easement granted to the City of Albuquerque by Plat filed October 15, 2004 in Plat Book 2004C, page 332 to the SECTION by this plat.

TRACT A
ANCIENT MESA

TRACT B
ANCIENT MESA

SURV-TEK, INC.
CONSULTING SURVEYORS
5024 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-977-3366
Fax: 505-977-5777

SHEET 5 OF 6

PROJECT #
1008799

November 18. 2015 ES/A

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)
- 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 Trails 9-A, LLC (Brian Paul) PHONE: (303) 533-1615
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: _____
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com
 Proprietary interest in site: Owner List all owners: RCS-Trails 9-A, LLC

DESCRIPTION OF REQUEST: Tierra Vista Unit 2 at the Trails public easement vacation

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. Tract 9A (Tract B Tierra Vista at the Trails Unit 1) Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906437421440102

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008799, 1008800, 11DRB-70124, 12DRB-70230, 1004644, 1002962

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 60 Total area of site (acres): 7.95

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
 Between: Rainbow Boulevard 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 6/27/13
 (Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 - DRB - 70610</u>	<u>VPE</u>	_____	\$ <u>135.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>230.00</u>

Hearing date July 24, 2013

6-27-13

Project # 1008799

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27) 3**
 - ~~VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)~~
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

SCOTT J STEFFEN
 Applicant name (print)
Scott J Steffen 6/27/13
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70610

Form revised 4/07
[Signature] 6-27-13
 Planner signature / date
 Project # 1008799

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 9, 2013 To July 24, 2013

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Berky Danner for BHI
(Applicant or Agent)

6/27/13
(Date)

I issued 2 signs for this application, 6-27-13
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 8799
1008800



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008799

Wednesday, July 24, 2013

Comments must be received by:

Wednesday, July 17, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



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)
- 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): Bohannon 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 Trails 9-A, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway, Suite 200 FAX: _____

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Proprietary interest in site: Owner List all owners: RCS-Trails 9-A, LLC

DESCRIPTION OF REQUEST: Tierra Vista Unit 2 at the Trails public easement vacation

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

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Subdiv/Addn/TBKA: The Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906437421440102

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1008799,

1008800, 11DRB-70124, 12DRB-70230, 1004644, 1002962

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 60 Total area of site (acres): 7.95

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue

Between: Rainbow Boulevard 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 6/27/13

(Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
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Application case numbers	Action	S.F.	Fees
<u>13 - DRB - 70610</u>	<u>VPE</u>	_____	<u>\$ 135.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date July 24, 2013 Total \$ 230.00

Planner signature / date 6-27-13 Project # 1008799

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

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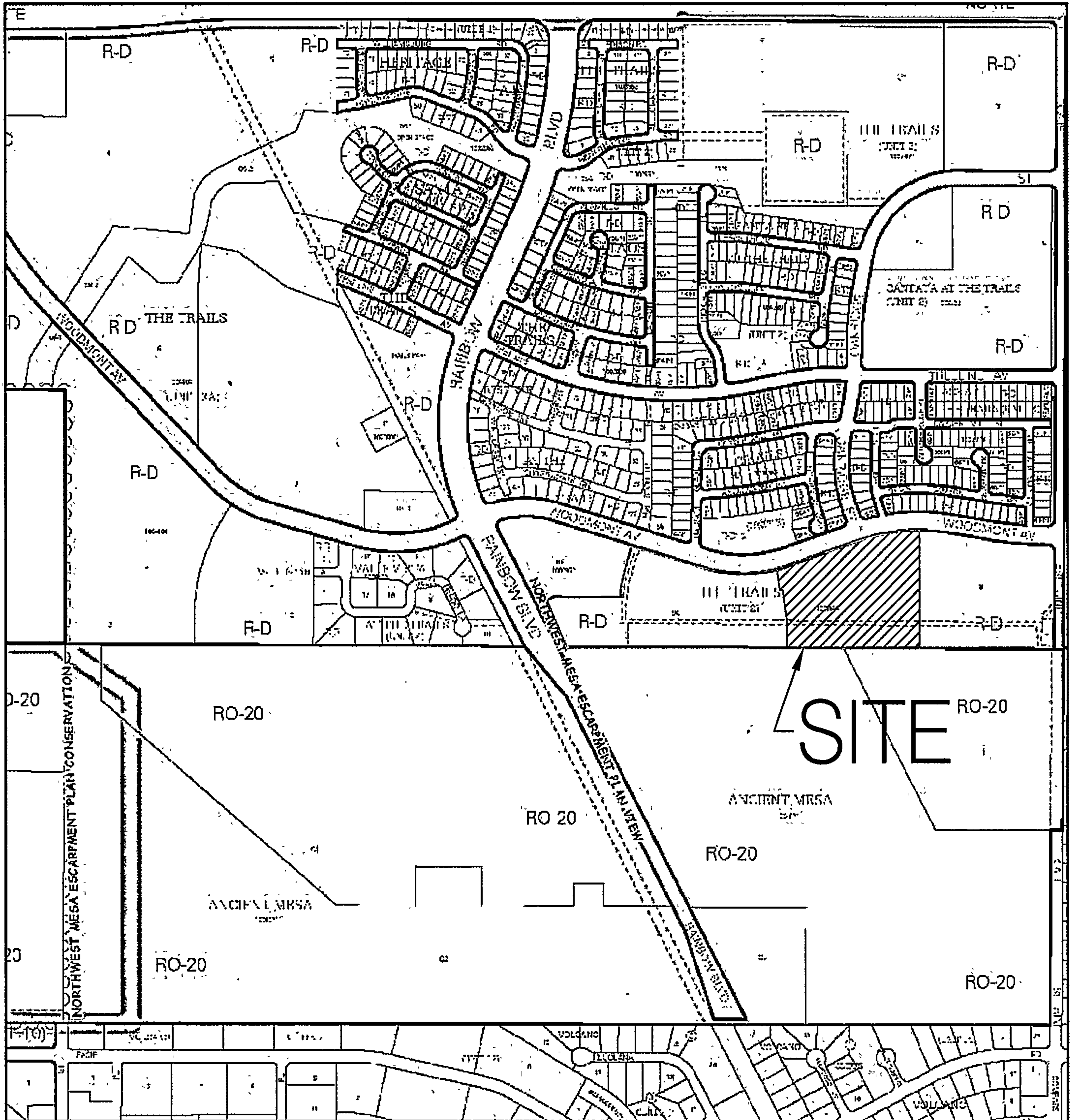
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J STEFFEN
 Applicant name (print)
 Scott J Steffen 6/27/13
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>13 - DRB - 70610</u>	<u>[Signature]</u> 6-27-13
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>1008799</u>
<input checked="" type="checkbox"/> Related #s listed			



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

Albuquerque Geographic Information System

Map amended through 2/1/2010

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
C-09-Z

Selected Symbols

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

June 27, 2013

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

Re: Tierra Vista Unit 2 at the Trails – Public Easement Vacation Request (DRB 1008800)

Dear Mr. Cloud:

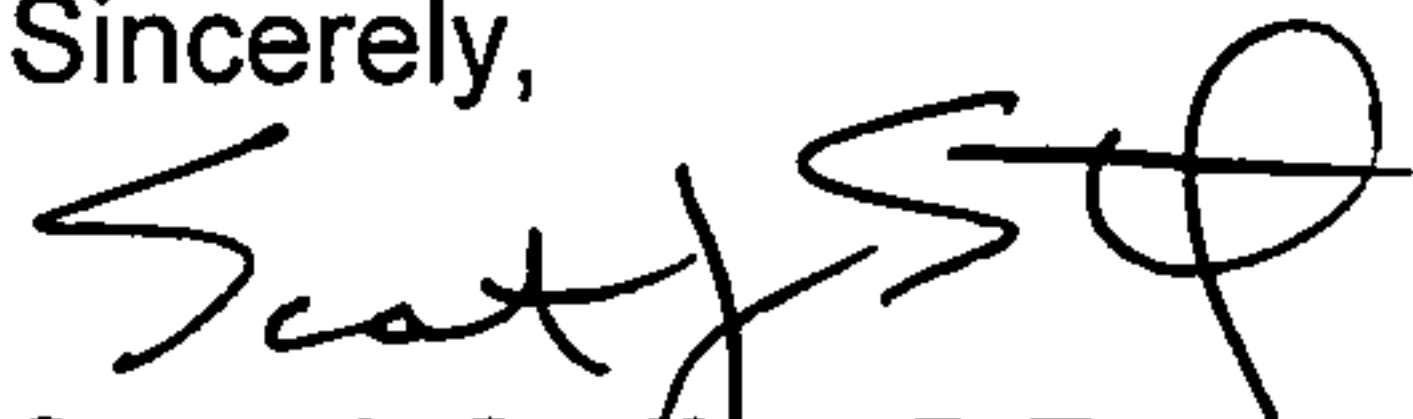
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of the Vacation Action Exhibit (Exhibit C)
- Twenty-four (24) copies of the original easement documents
- Letter from the Office of Neighborhood Coordination
- Zone Atlas map
- Submittal Fees

There is existing public sewer, storm drain and water lines running through Tierra Vista Unit 2 at the Trails within public easements. These lines will be within public rights-of-way after the platting of Tierra Vista Unit 2 making the easements unnecessary. There is also a public sewer line that will be relocated into public right-of-way. Therefore, we are requesting review and approval of the proposed vacation of public easements.

Please place this item on the DRB Agenda to be heard on July 24th, 2013. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

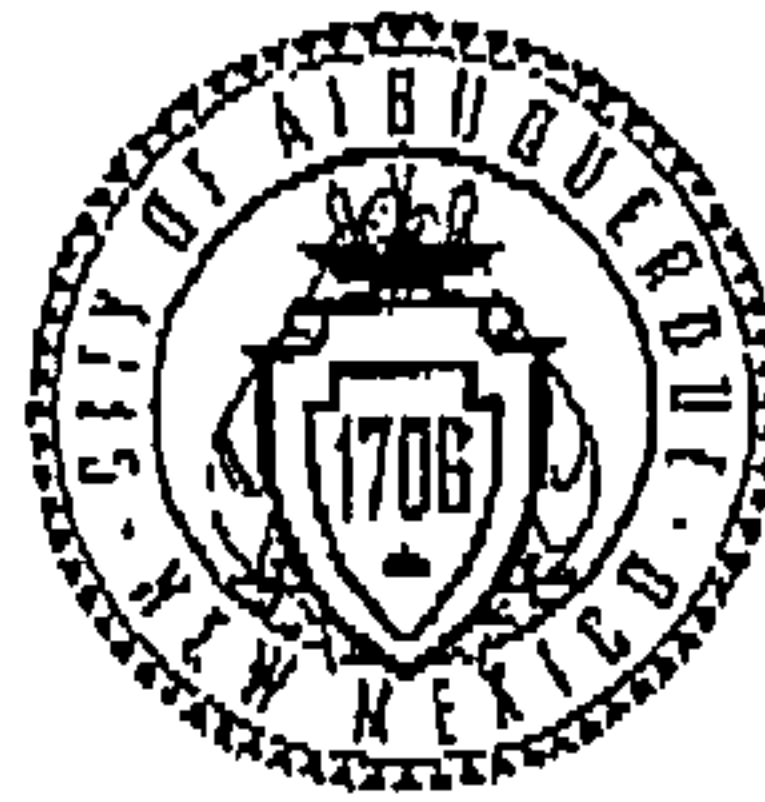
Enclosures

cc: Brian Paul, Real Capital Solutions
Hugh Floyd, Easterling and Associates

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

June 27, 2013

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

Dear Becky:

Thank you for your inquiry of June 27, 2013 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT 9A (TRACT B, TIERRA VISTA AT THE TRAILS UNIT 1), THE TRAILS, UNIT 2, LOCATED ON WOODMONT AVENUE NW BETWEEN RAINBOW BOULEVARD NW AND OAKRIDGE NW** zone map **C-9**.

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

VOLCANO TRAILS N.A.

- *William Ek, 8931 Winncrest Trail NW/87114 944-5525 (h)
- Tim Goloversic, 7160 Tree Line Ave. NW/87114 554-5136 (h)

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

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

Bohannon 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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 27, 2013

Bill Ek
8931 Winncrest Trail NW
Albuquerque, NM 87114

Re: Vacation of Public Easements, Tierra Vista Unit 2 at the Trails (DRB 1008800)

Dear Mr. Ek:

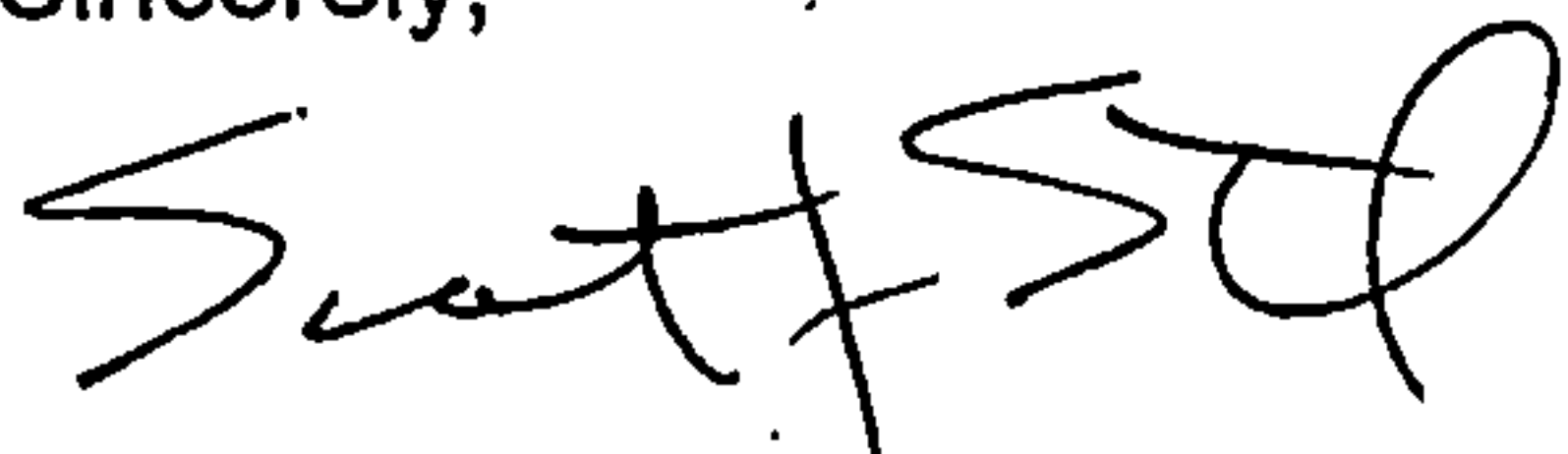
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO TRAILS N.A.

This letter is to advise you that Bohannon Huston, Inc., agent for RCS Trails 9-A, LLC, is seeking approval for a Vacation of Public Easements for Tierra Vista Unit 2 at the Trails. See the attached Zone Atlas Page for location.

Tierra Vista Unit 2 is a proposed 64-lot subdivision south of Woodmont Avenue, near the intersection of Oakridge Street and Woodmont Avenue. There is existing public sewer, storm drain and water lines on the site within public easements. These lines will be within public ROWs after the platting of Tierra Vista Unit 2, making the easements unnecessary.

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

Sincerely,



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

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Bohannon 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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 27, 2013

Tim Goloversic
7160 Tree Line NW
Albuquerque, NM 87114

Re: Vacation of Public Easements, Tierra Vista Unit 2 at the Trails (DRB 1008800)

Dear Mr. Goloversic:

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

This letter is to advise you that Bohannon Huston, Inc., agent for RCS Trails 9-A, LLC, is seeking approval for a Vacation of Public Easements for Tierra Vista Unit 2 at the Trails. See the attached Zone Atlas Page for location.

Tierra Vista Unit 2 is a proposed 64-lot subdivision south of Woodmont Avenue, near the intersection of Oakridge Street and Woodmont Avenue. There is existing public sewer, storm drain and water lines on the site within public easements. These lines will be within public ROWs after the platting of Tierra Vista Unit 2, making the easements unnecessary.

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

Sincerely,



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

Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Bill EK
 8931 Winncrest Trail
 NW
 Albuquerque, NM
 87114

2. Article Number
(Transfer from s

91 7199 9991 7031 0880 7983

PS Form 3811, February 2004

Dom

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

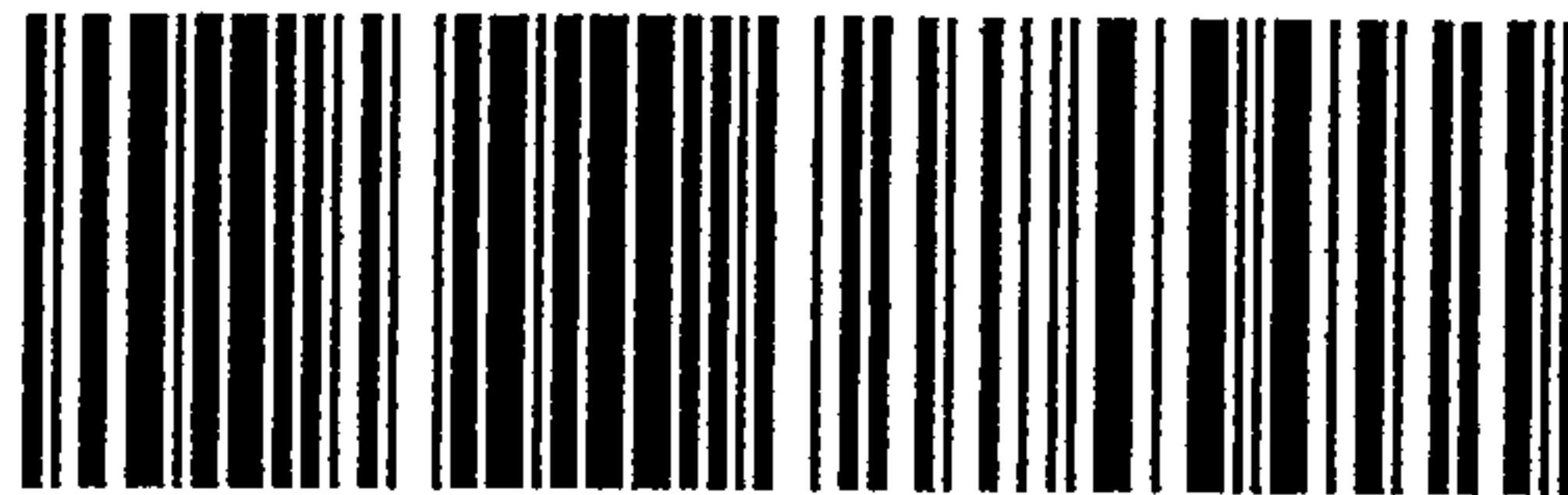
- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



91 7199 9991 7031 0880 7983

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tim Goloversic
 7160 Tree Line NW
 Albuquerque, NM
 87114

2. Article Number
(Transfer from service la

91 7199 9991 7031 0880 7976

PS Form 3811, February 2004

Dom

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



91 7199 9991 7031 0880 7976

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE



Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To Tim Guidry
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

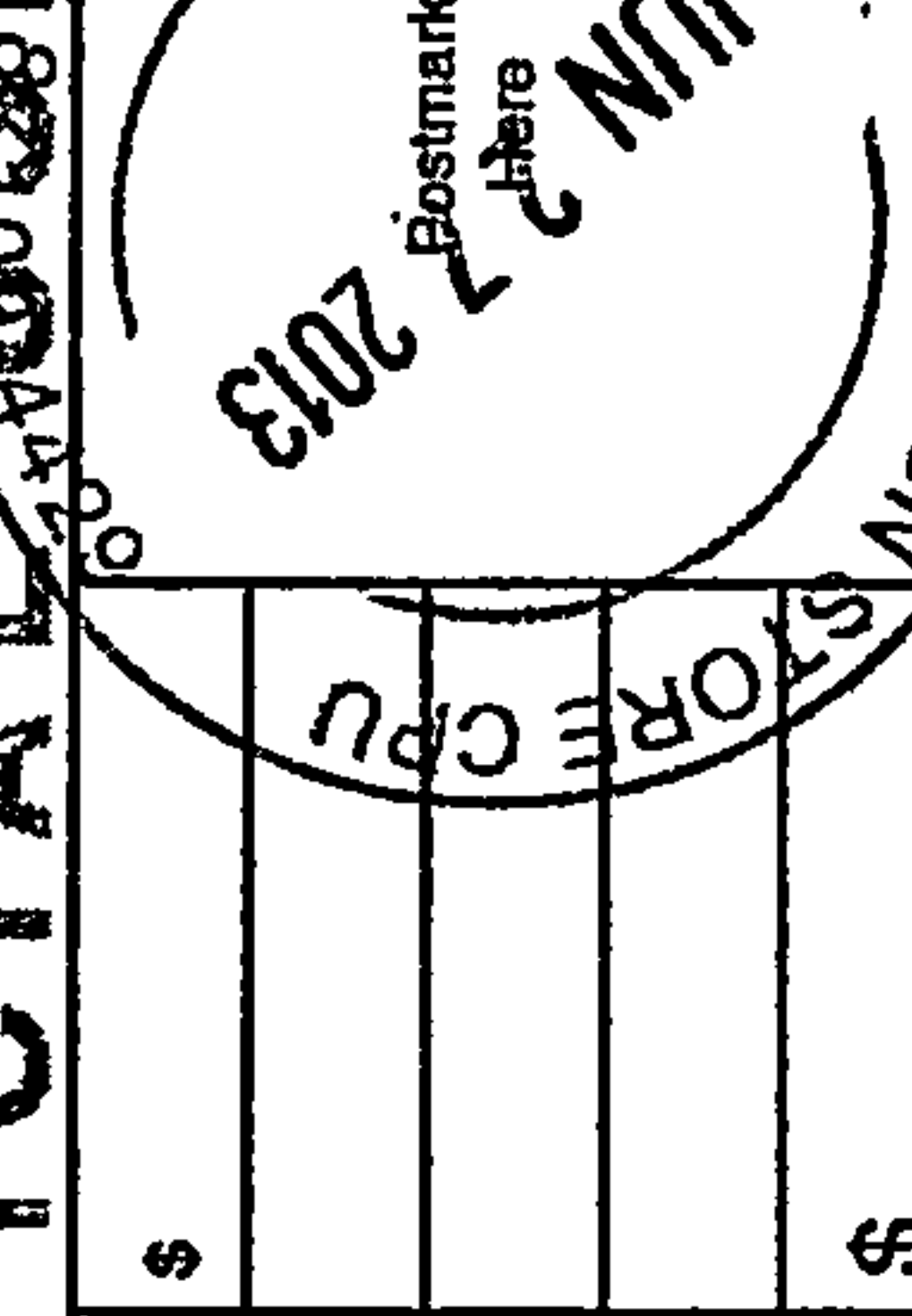
PS Form 3800, August 2006 See Reverse for Instructions

9876 4322 0000 0287 0702

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE



Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To Pat Ek
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

9876 4322 0000 0287 0702

PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2012

LEGAL DESCRIPTION

All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, 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 March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising PLAT OF TERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT 9-A, 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 proprietor(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 ridable 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.

OWNERS

RCS-Toss, LLC, a Colorado limited liability company.

By Sharon K. Eshma, Manager
 Sharon K. Eshma, Manager

ACKNOWLEDGMENT

STATE OF Colorado
 COUNTY OF Boulder SS

The foregoing instrument was acknowledged before me this 13th day of January, 2012, by Sharon K. Eshma, Manager of RCS-Toss, LLC.

Valerie Fatica My commission expires 8/6/2012
 Notary Public

VALERIE FATICA
 Notary Public
 STATE OF COLORADO
 My Commission Expires 8/6/2012

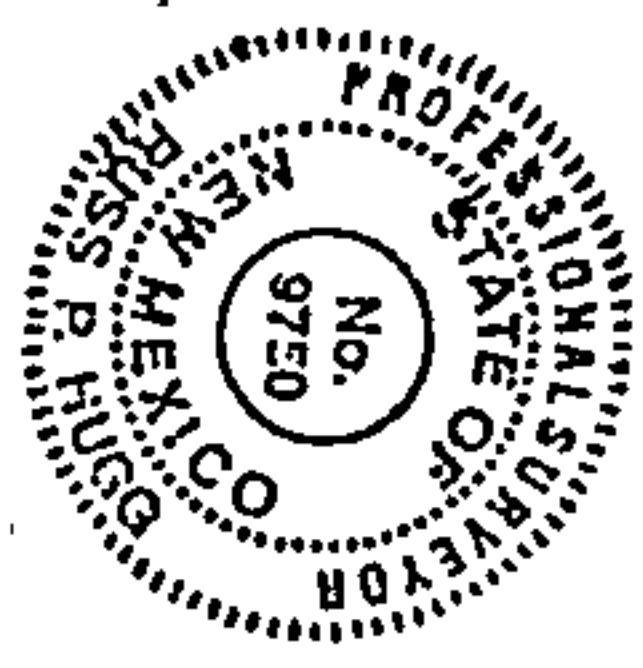
SECTION 14-14-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

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.

APR 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 FEBRUARY 21, 2012 as Doc. # 2012015641.

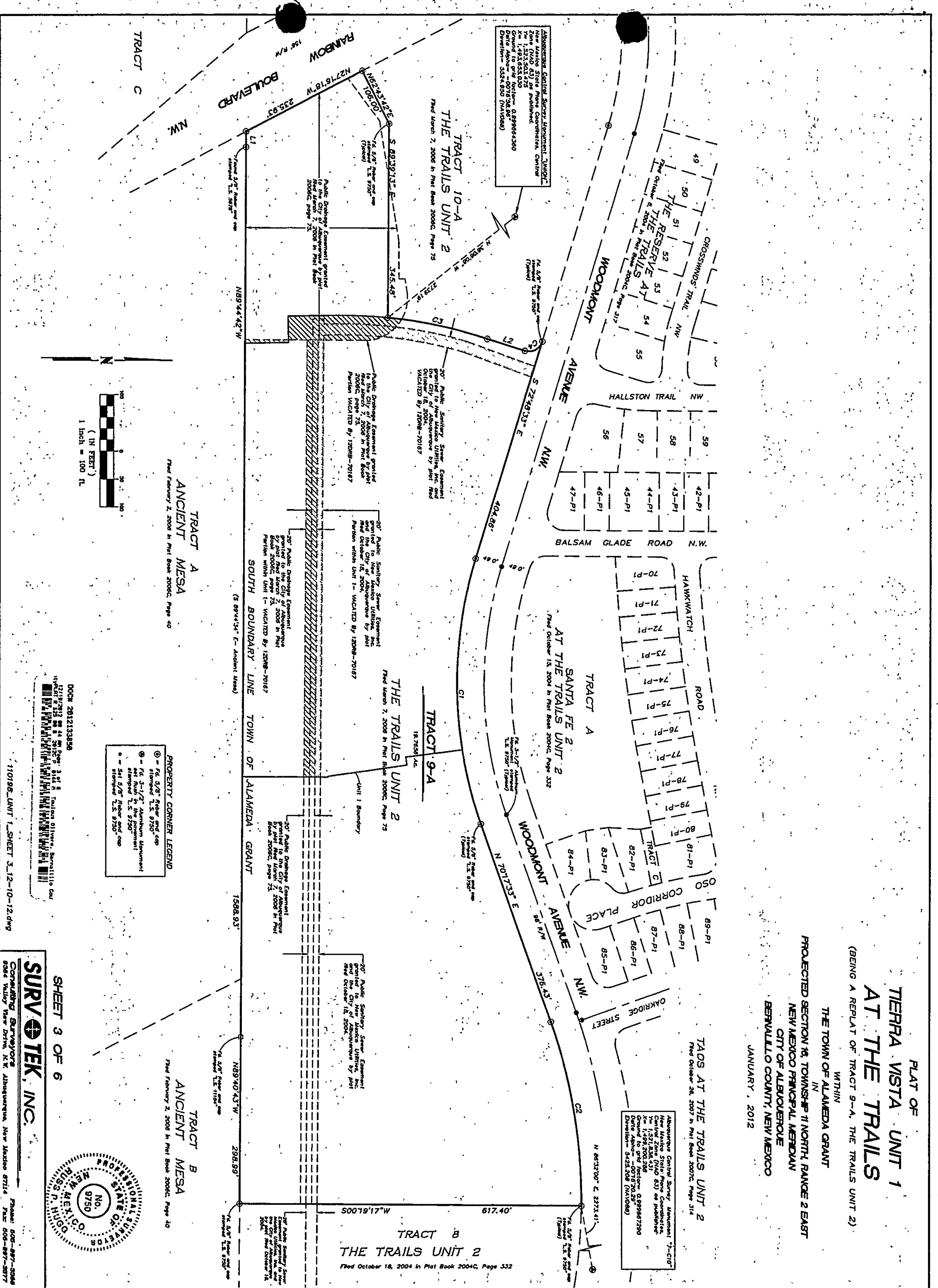
DOC# 2012133856
 12/19/2012 08:44 PM Page 2 of 6
 15401 N 325th St, Suite 201C, Denver, CO 80238
 (303) 751-1111 FAX (303) 751-1112
 WWW.SURVTEKINC.COM



SURVTEK INC.
 CONSULTING SURVEYORS
 8964 Valley View Drive, N.W. Albuquerque, New Mexico 87147
 Phone: 505-887-5286 Fax: 505-887-5377

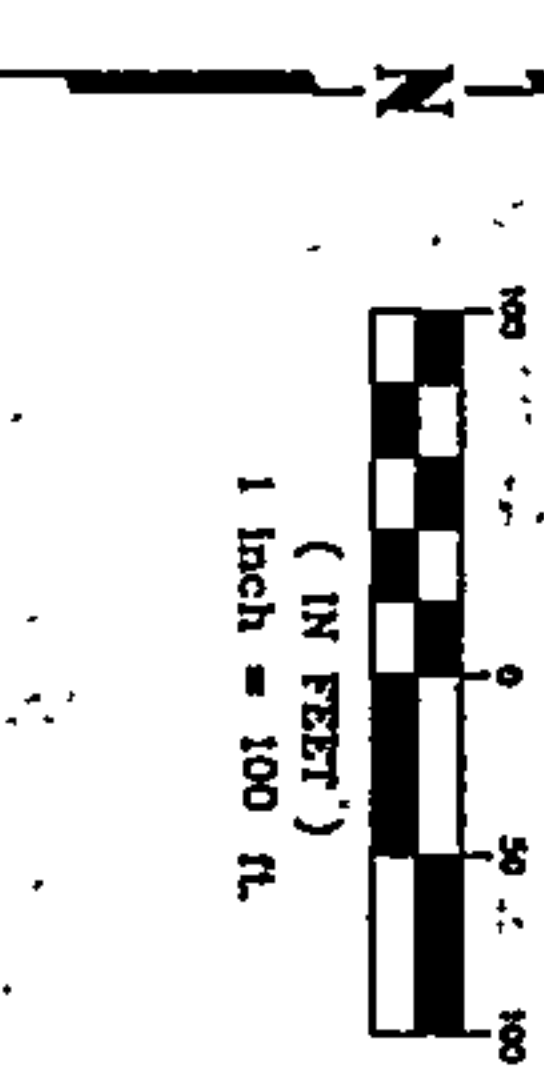
PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

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



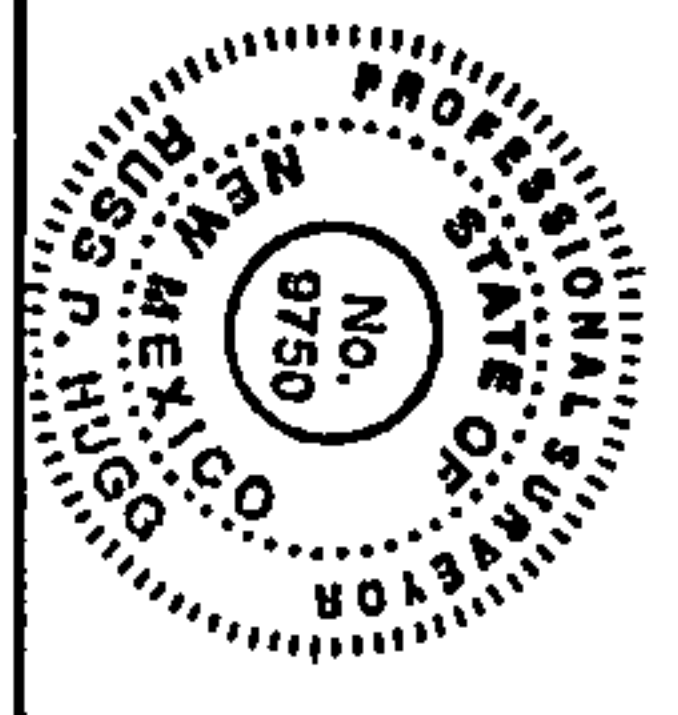
PROPERTY CORNER LEGEND

- ⊙ = 5/8" Rebar and cap stamped L.S. 9750
- ⊙ = 3-1/2" Aluminum Monument set flush in the pavement stamped L.S. 9750
- ⊙ = 5/8" Rebar and cap stamped L.S. 9750



DOC# 2812133896
 3/18/2012 10:41 AM
 110196_UNIT 1_SHEET 3_12-10-12.dwg

SURVTEK, INC.
 CONSULTING SURVEYORS
 5944 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-887-5288 Fax: 505-887-5877



SHEET 3 OF 6

TRACT A
 ANCIENT MESA
 Plat February 2, 2008 in Plat Book 2008C, Page 40

TRACT B
 ANCIENT MESA
 Plat February 2, 2008 in Plat Book 2008C, Page 40

TRACT B
 THE TRAILS UNIT 2
 Plat October 18, 2004 in Plat Book 2004C, Page 332

TRACT 9-A
 18.7536 AC
 Plat March 7, 2008 in Plat Book 2008C, Page 75

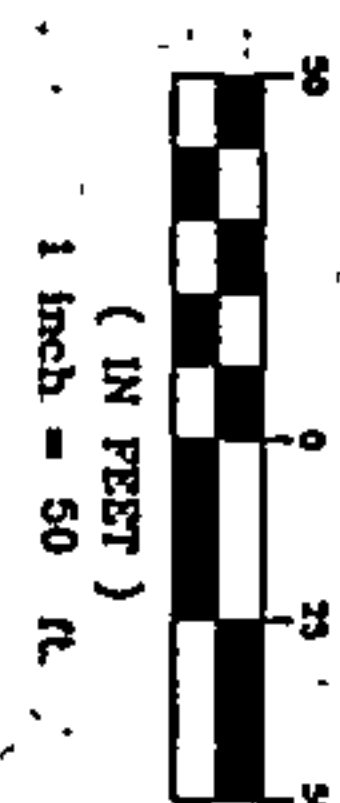
TRACT 10-A
 THE TRAILS UNIT 2
 Plat March 7, 2008 in Plat Book 2008C, Page 75

TRACT A
 SANTA FE 2
 AT THE TRAILS UNIT 2
 Plat October 15, 2004 in Plat Book 2004C, Page 332

TRACT 2
 TAOS AT THE TRAILS UNIT 2
 Plat October 26, 2007 in Plat Book 2007C, Page 314

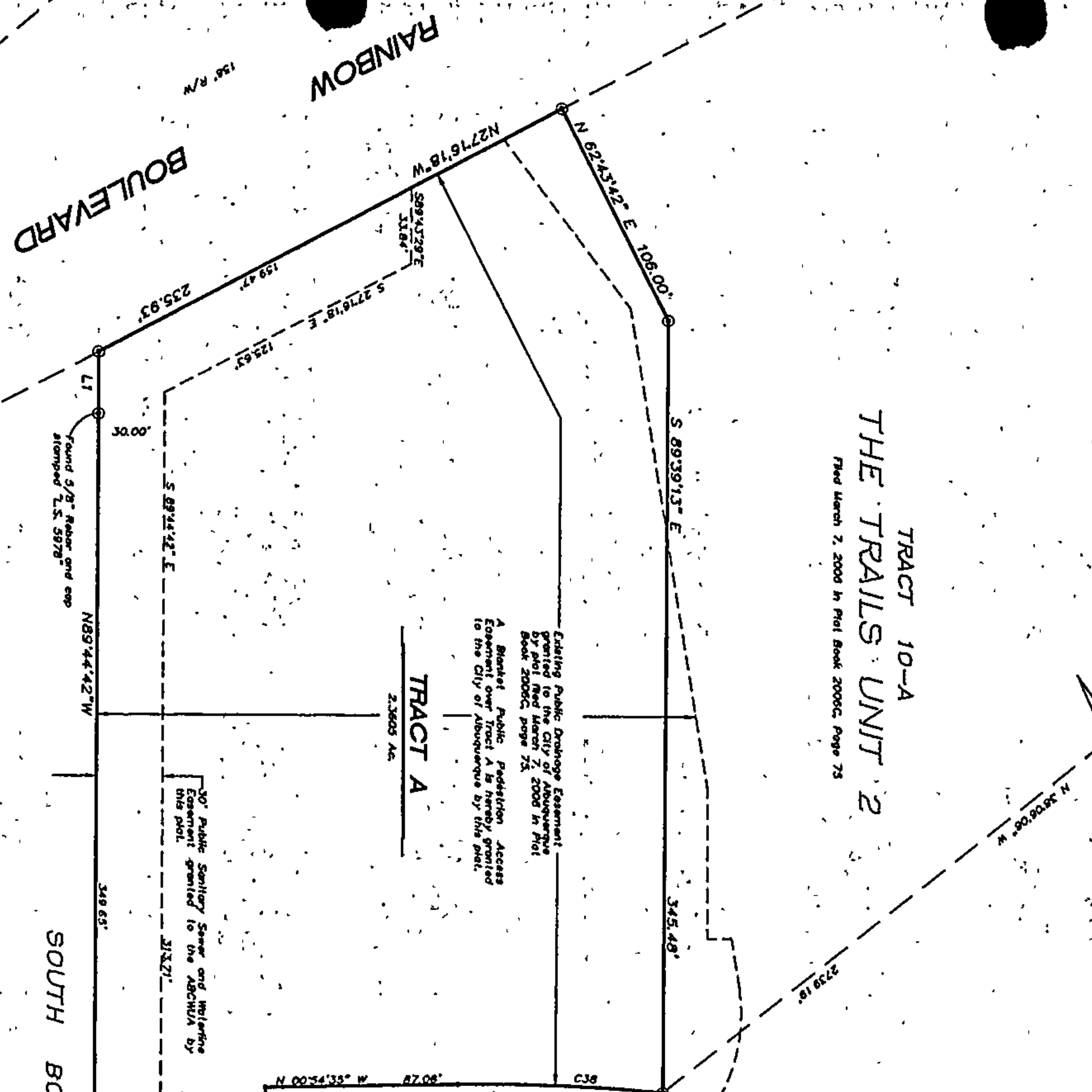
Albuquerque Central Survey Monument "JUNON"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published
 X = 1482,553,830
 Y = 1,482,553,830
 Ground to grid factor = 0.999967280
 Date of datum = 00719.06.87
 Datum = SCS 83 (NAD 83)
 Elevation = 5245.50 (NAVD83)

Albuquerque Central Survey Monument "G10"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published
 X = 1,482,500,288
 Y = 1,482,500,288
 Ground to grid factor = 0.999967280
 Date of datum = 00719.06.87
 Datum = SCS 83 (NAD 83)
 Elevation = 5245.50 (NAVD83)



Albuquerque Central Survey Department, TAMBOUR
 New Mexico State Plane Coordinate System
 Zone (NAD 83) as published
 N = 4323503.475
 E = 4915831.000
 Datum = NAD 83
 Date of Issue = 007656.88
 Elevation = 5324.850 (NAVD83)

PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, 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
 BERNILLO COUNTY, NEW MEXICO
 JANUARY, 2012

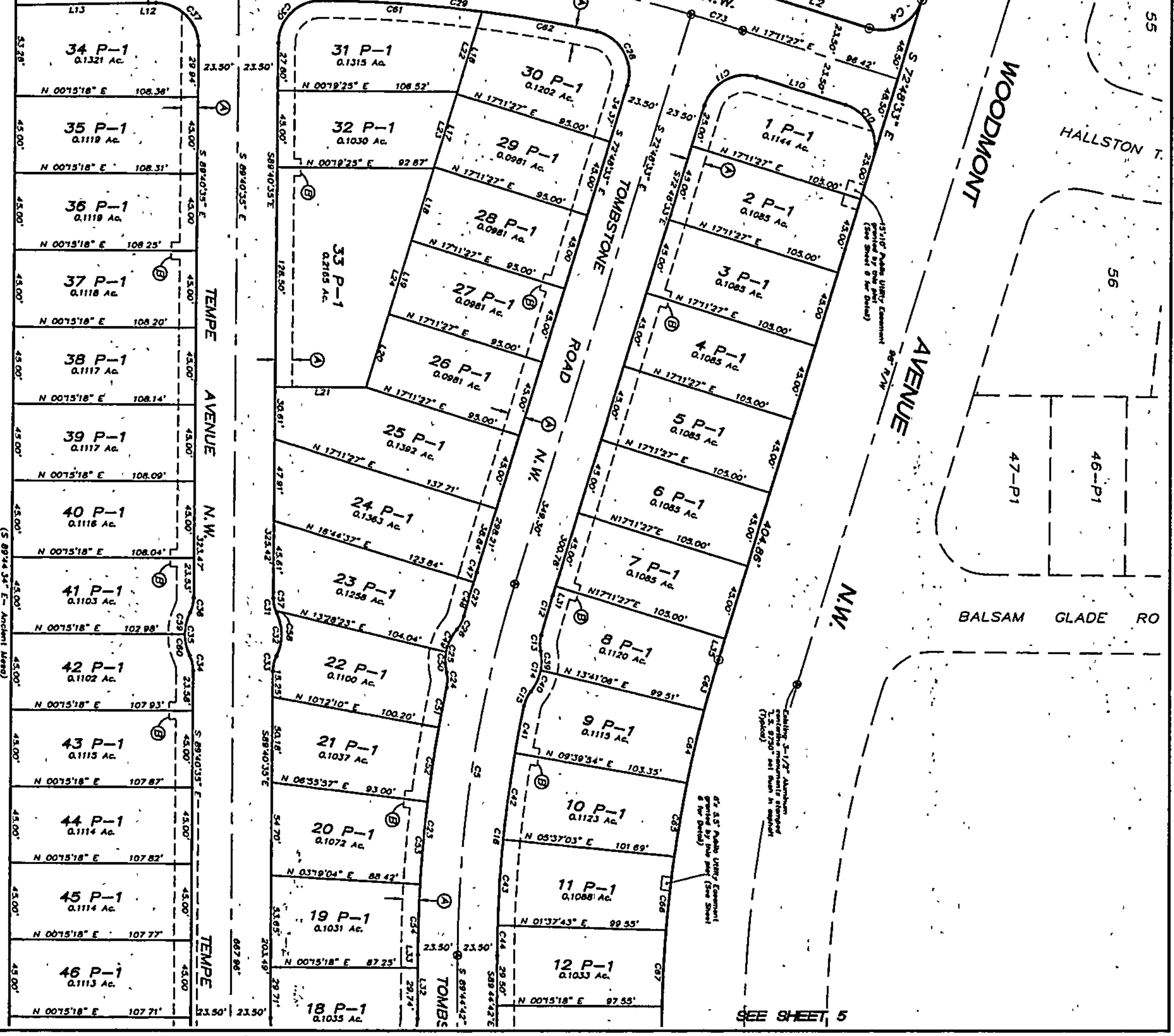
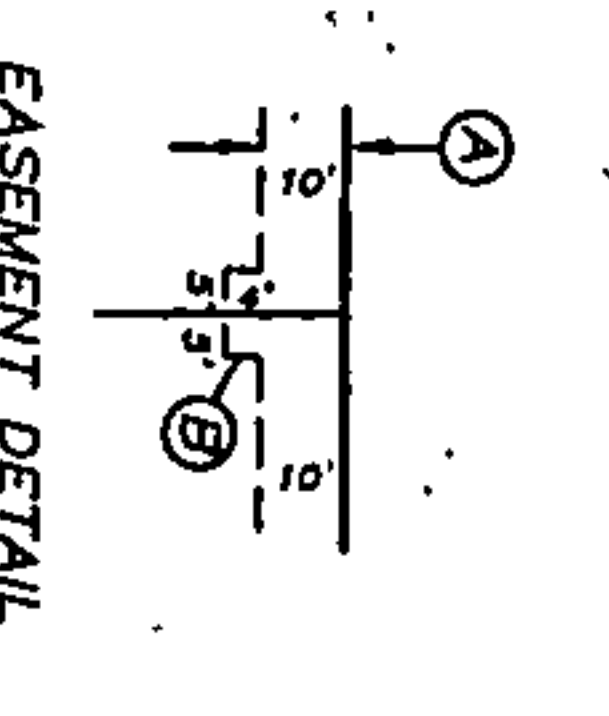


TRACT 10-A
 Found March 7, 2000 in Plat Book 2006C, Page 75

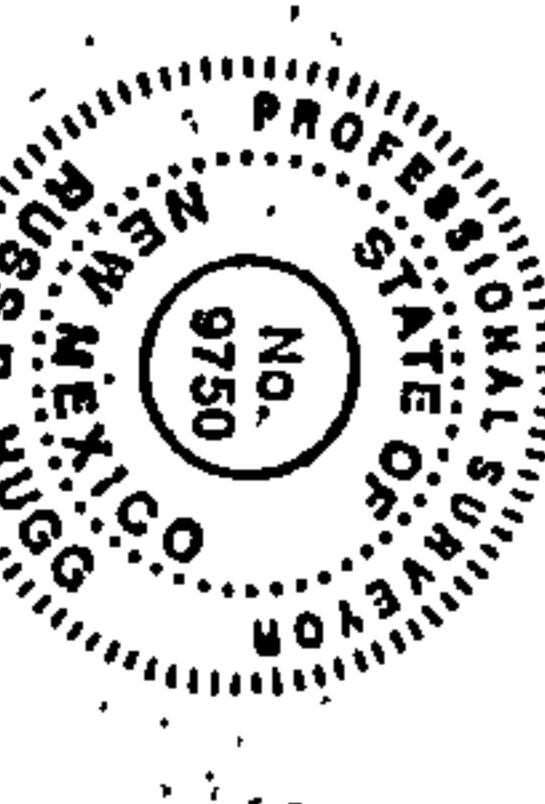
TRACT 9-A
 Found February 2, 2008 in Plat Book 2006C, Page 40

PROPERTY CORNER LEGEND
 (C) = 5/8" Rubber and cap
 (R) = 1/2" Aluminum Stake
 (S) = 1/2" x 4" Aluminum Stake
 (T) = 1/2" x 4" Aluminum Stake
 (U) = 5/8" Rubber and cap
 (V) = 1/2" x 4" Aluminum Stake
 (W) = 1/2" x 4" Aluminum Stake
 (X) = 1/2" x 4" Aluminum Stake
 (Y) = 1/2" x 4" Aluminum Stake
 (Z) = 1/2" x 4" Aluminum Stake

EASEMENT LEGEND
 (A) = 10' Public Utility Easement granted by this plat.
 (B) = 10' x 4' Public Utility Easement centered on the plat.
 (C) = 10' x 4' Public Utility Easement centered on the plat.



110198_UNIT 1-12-6-12.dwg



PROFESSIONAL SURVEYOR
 NEW MEXICO
 NO. 9750
 G. R. HUGGINS

SURV-TEK, INC.
 CONSULTING SURVEYORS
 808 VALLEY VIEW DRIVE, N.E. ALBUQUERQUE, NEW MEXICO 87114
 Phone: 505-887-5588
 Fax: 505-887-5577

SHEET 4 OF 6

SEE SHEET 5

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2012

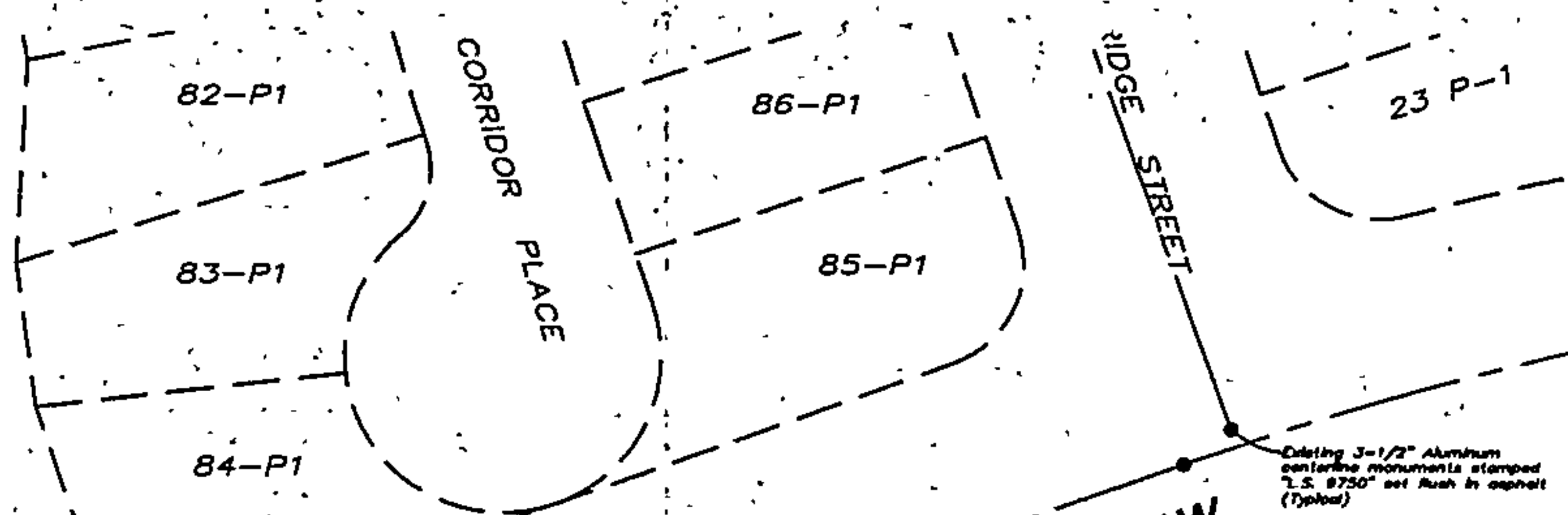
TRACT A
SANTA FE 2
AT THE TRAILS UNIT 2

Filed October 15, 2004 in Plat Book 2004C, Page 332

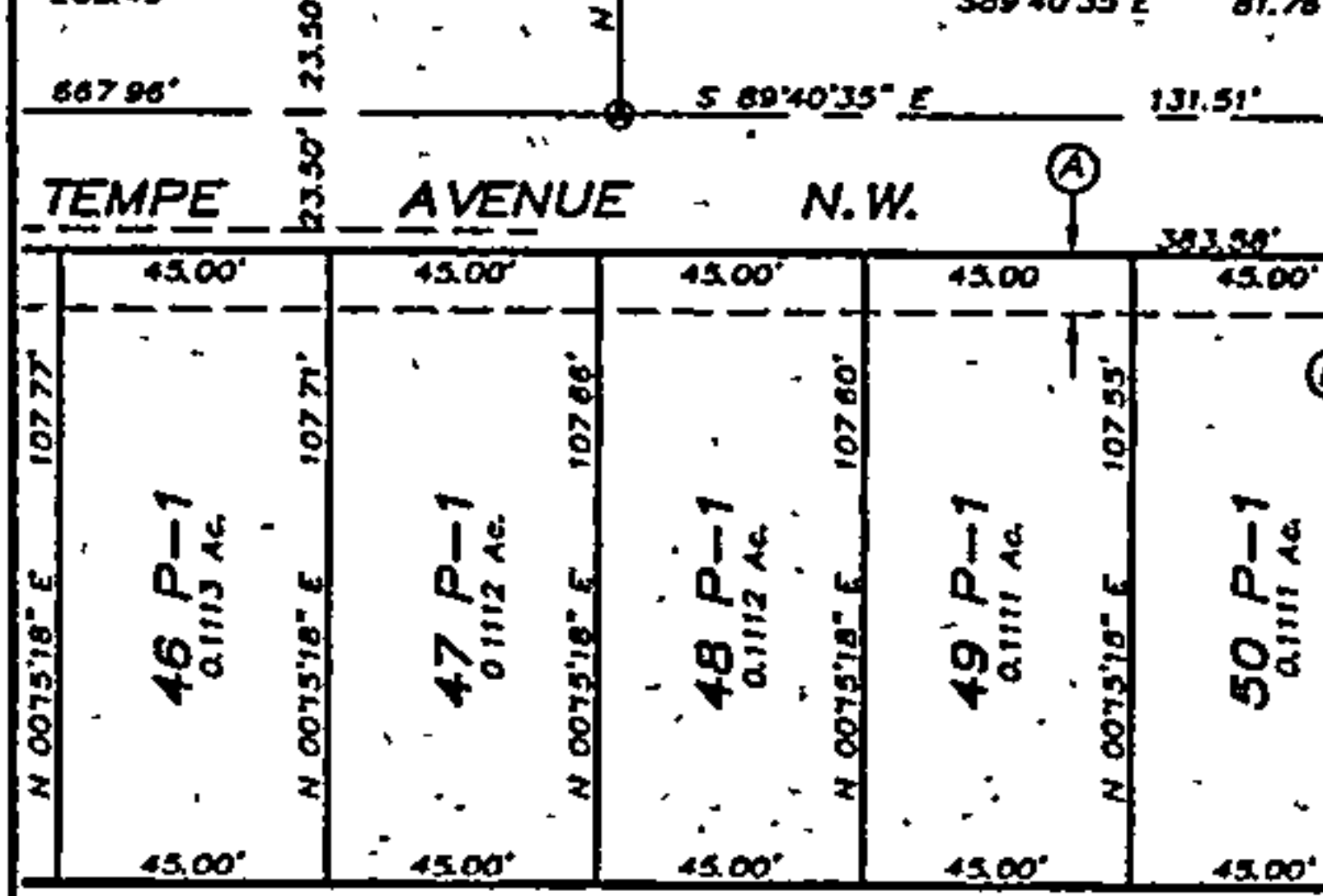
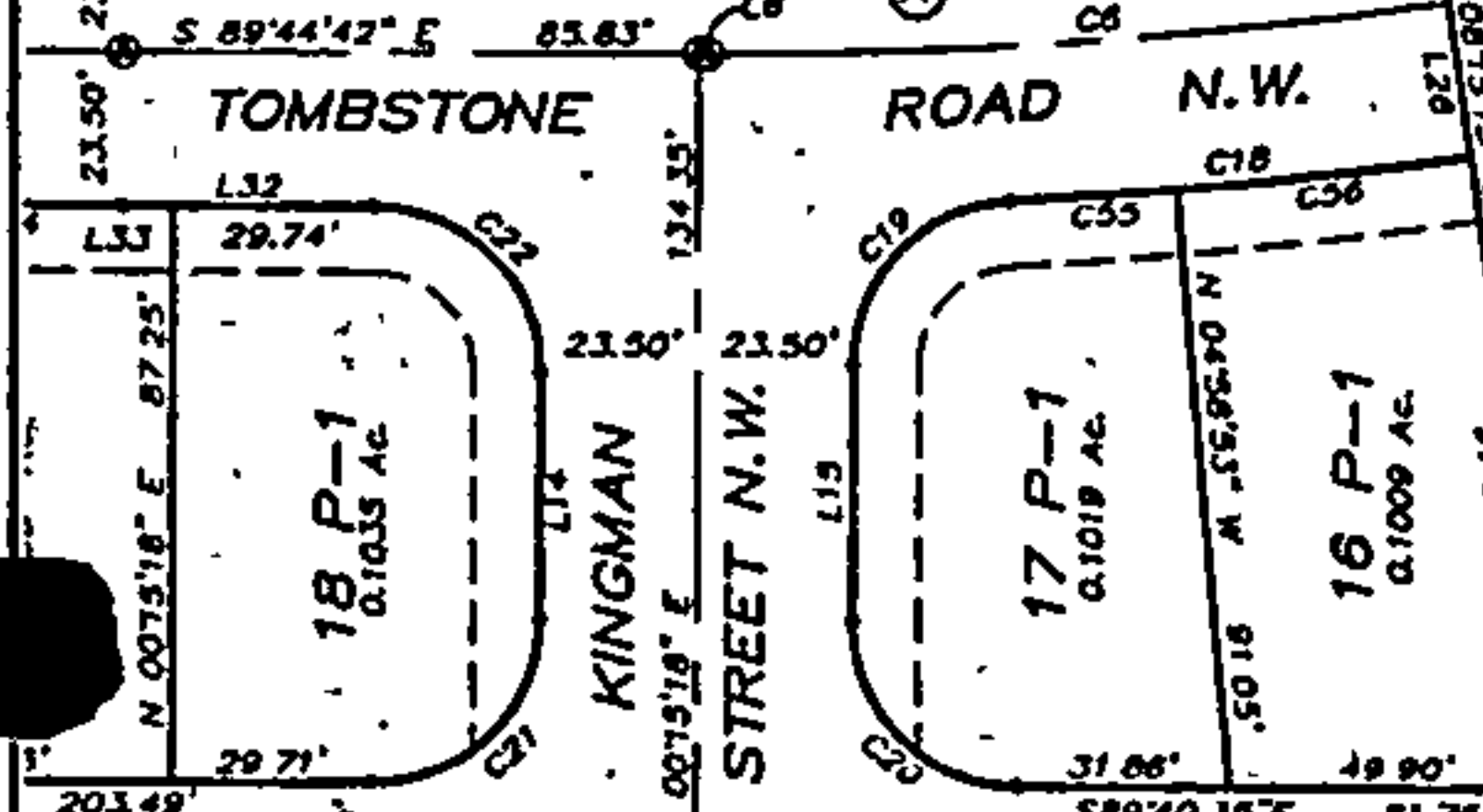
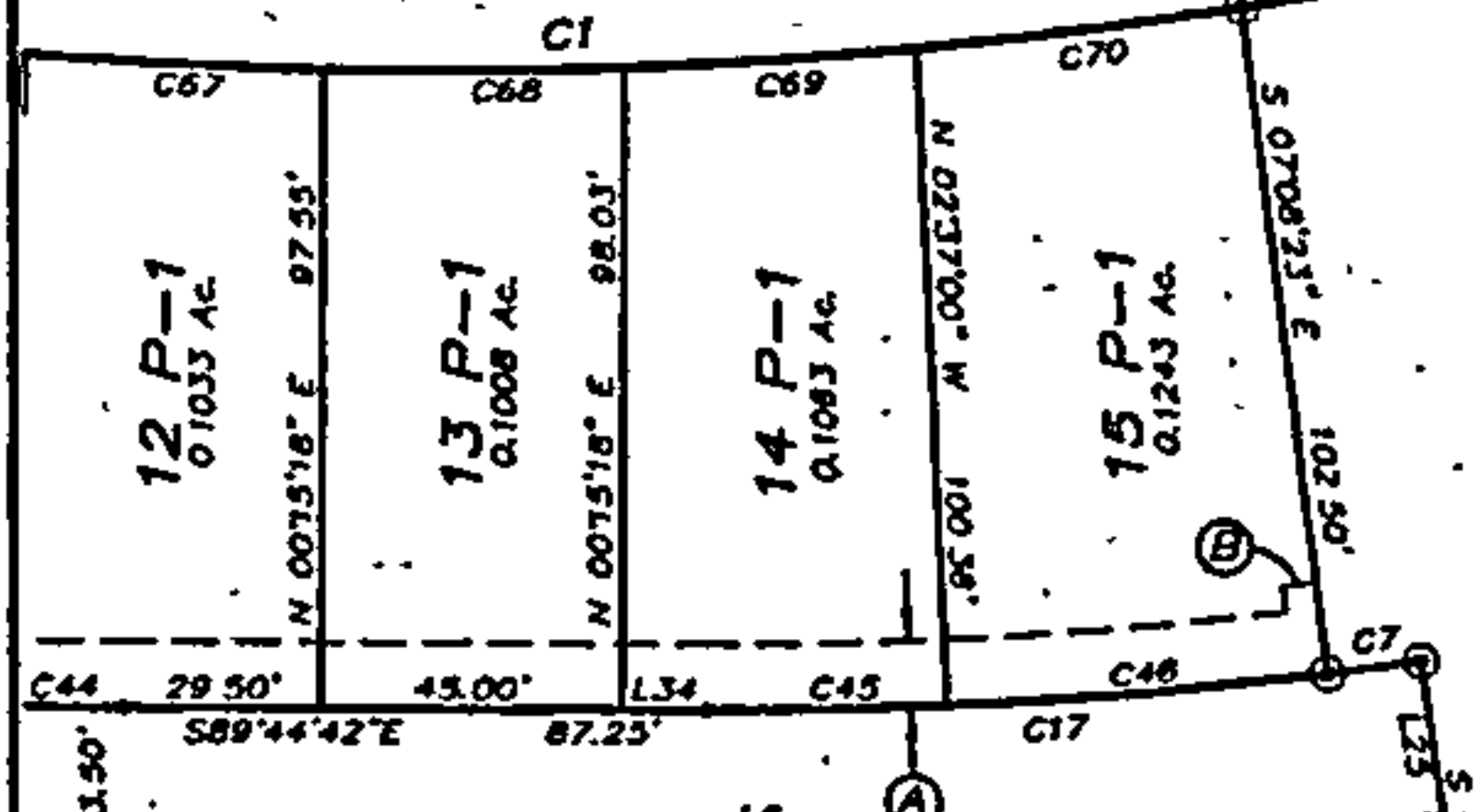
PROPERTY CORNER LEGEND

- ⊙ = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- ⊗ = Set 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"
- ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y = 1,521,636.431
X = 1,499,200.288
Ground to grid factor = 0.999867290
Delta Alpha = -00'18"20.29"
Elevation = 5423.208 (NAVD88)



WOODMONT AVENUE
98' R/W
N 70°17'33" E
376.43'



TRACT B
9.4849 Ac.

Existing 20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004. Said easement is hereby granted to the ABCMUA by this plat.

20' Waterline Easement granted to the ABCMUA by this plat.

Existing 20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004. Said Easement is hereby granted to the ABCMUA by this plat.

Existing 20' Public Waterline Easement granted to the City of Albuquerque by document filed 2012 as Document Number 2012.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by plat filed March 7, 2008 in Plat Book 2006C, page 75.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by plat filed March 7, 2008 in Plat Book 2006C, page 75.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by document filed 2012 as Document Number 2012.

DOC# 2812133850
12/19/2012 09:44 AM Page 5 of 6
PLAT R 525 00 0 2012C P 0144 N Toulous Olivera, Bernalillo Cou

Fd. 5/8" rebar and cap stamped "L.S. 11184"

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT
N 89°40'43" W 298.99'

TRACT A
ANCIENT MESA

Filed February 2, 2006 in Plat Book 2006C, Page 40

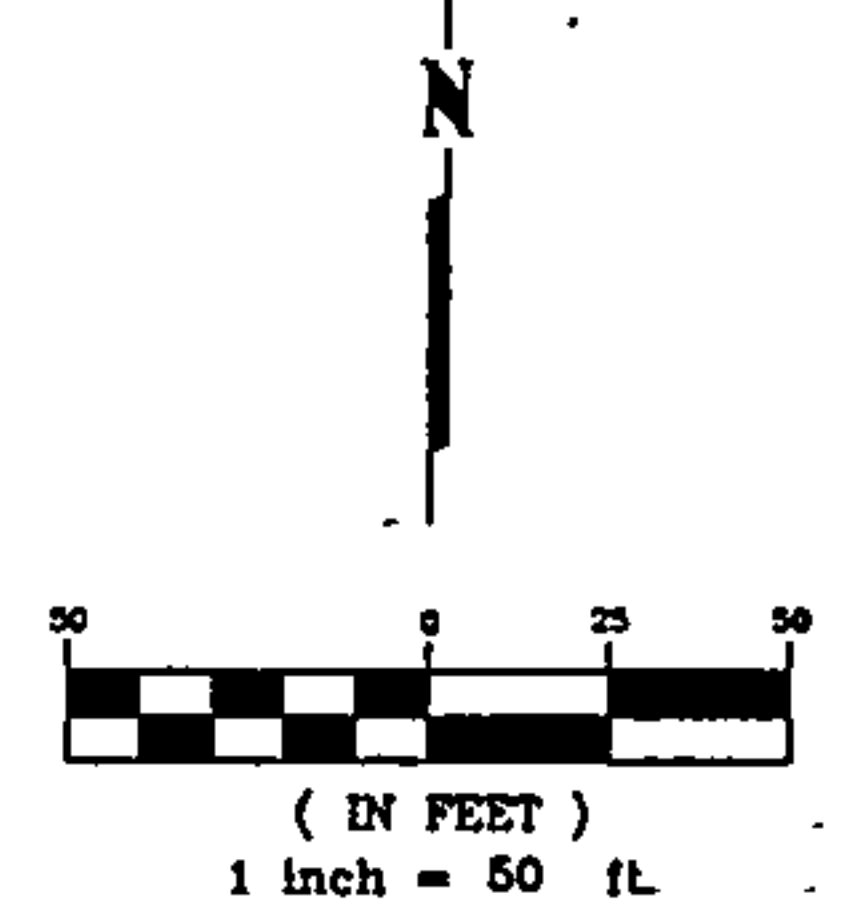
EASEMENT LEGEND
⊗ = 10' Public Utility Easement granted by this plat.

TRACT B
ANCIENT MESA

Filed February 2, 2006 in Plat Book 2006C, Page 40

SHEET 5 OF 6

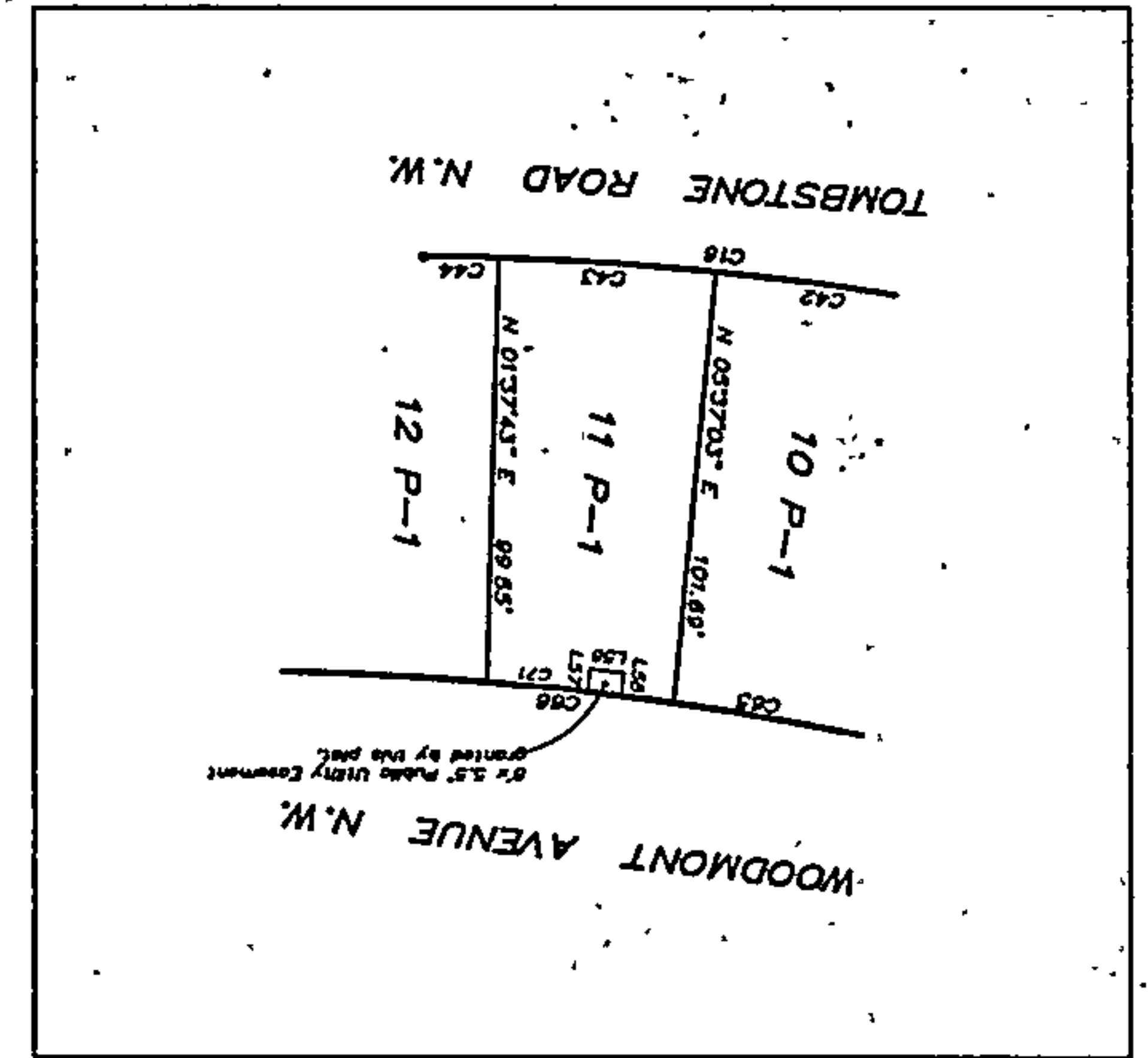
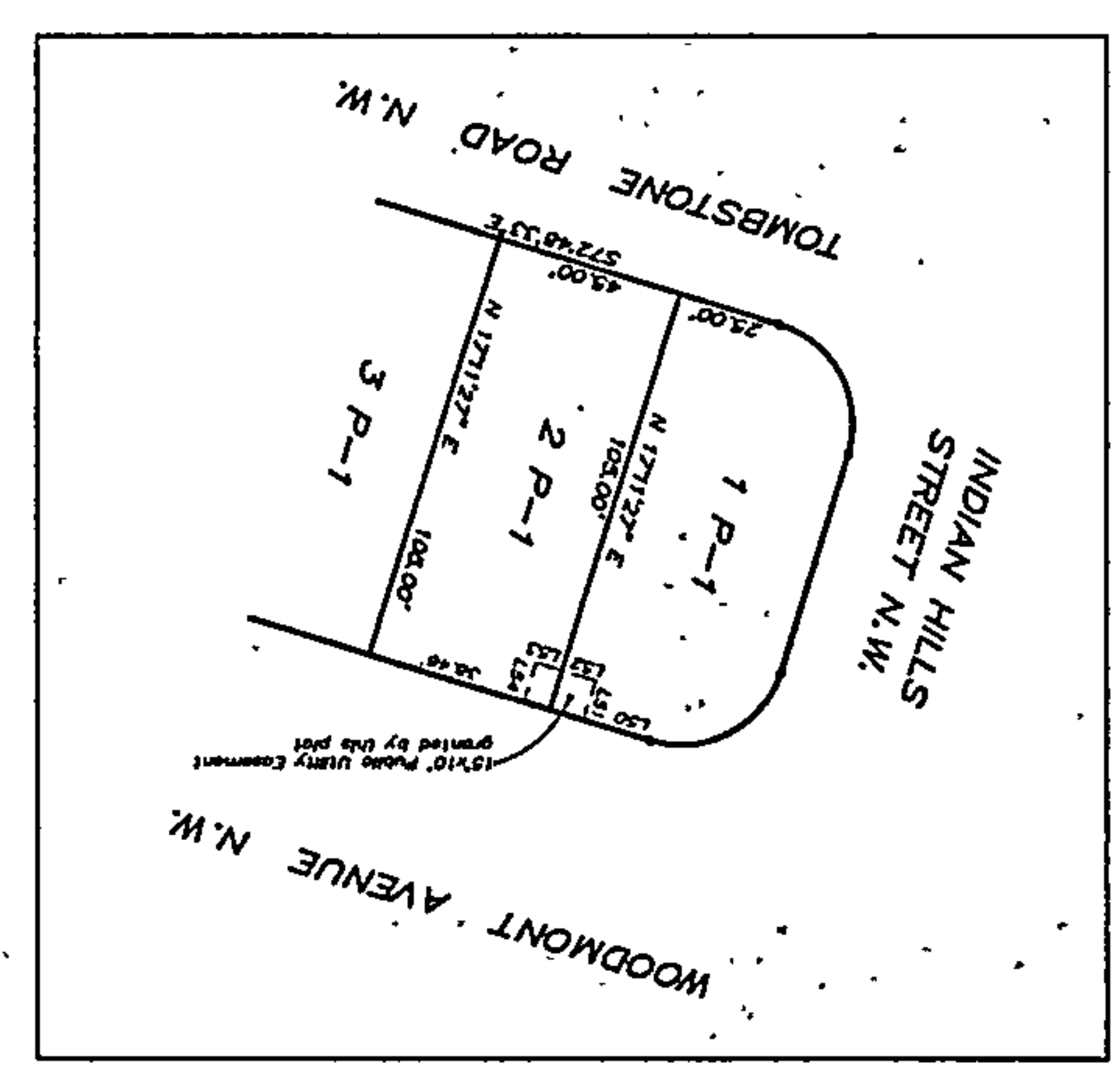
SURVOTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

EASEMENT DETAILS

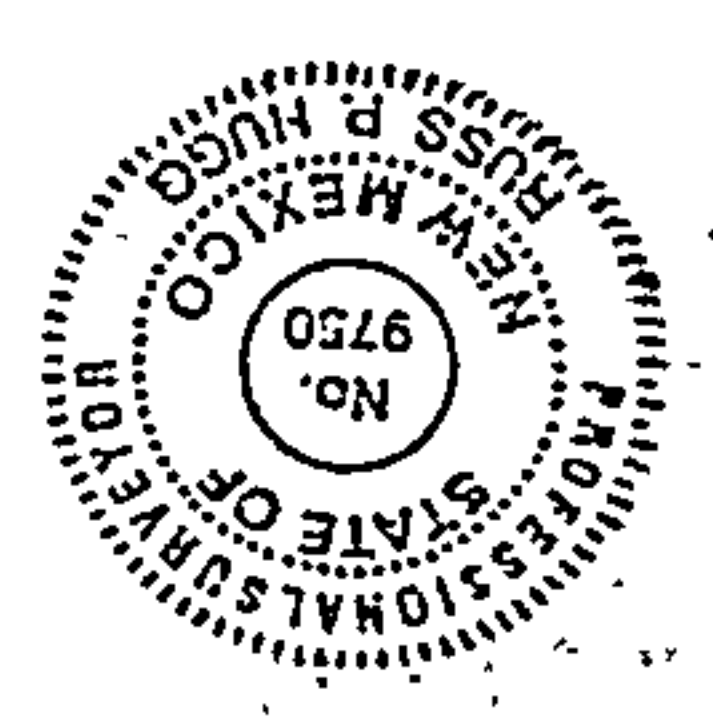


LINE TABLE

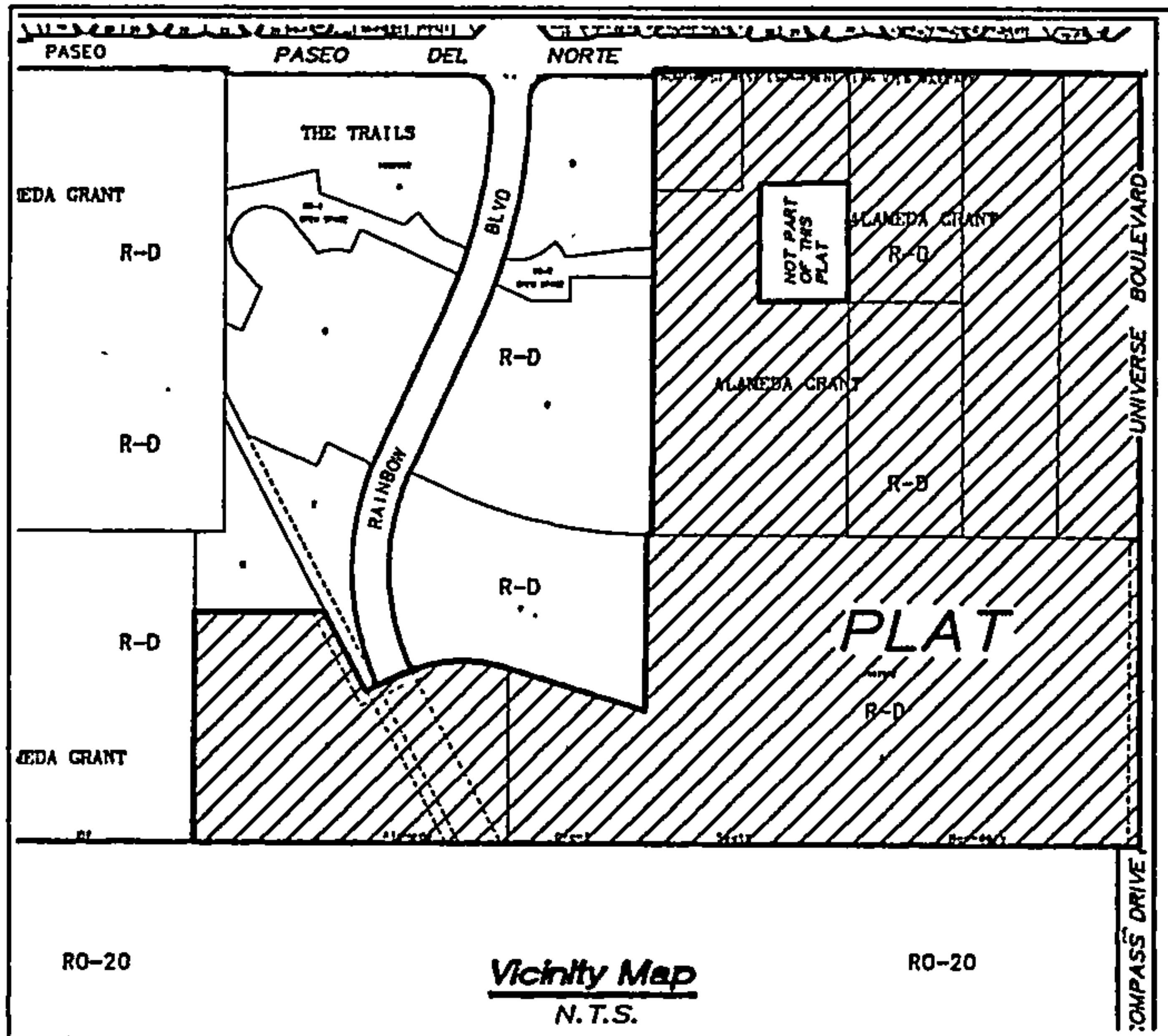
LINE	LENGTH	BEARING
L1	27.77	N89°44'33"E
L2	71.18	N17°11'27"E
L3	1.27	N89°40'35"W
L4	1.42	S89°44'42"E
L5	32.08	N17°33'08"E
L6	53.98	N00°54'35"W
L7	33.08	N00°54'35"W
L8	53.00	N17°11'27"E
L9	33.08	N00°54'35"W
L10	55.00	N17°11'27"E
L11	47.00	N89°05'25"E
L12	4.42	N00°54'35"W
L13	78.48	N00°54'35"W
L14	37.29	N00°54'35"W
L15	38.79	N00°54'35"W
L16	50.45	S22°48'33"E
L17	45.00	S22°48'33"E
L18	45.00	S22°48'33"E
L19	45.00	S22°48'33"E
L20	45.00	S22°48'33"E
L21	53.93	S22°48'33"E
L22	49.22	S22°48'33"E
L23	47.02	S22°48'33"E
L24	134.20	S22°48'33"E
L25	23.50	S08°15'13"E
L26	23.50	S08°15'13"E
L27	23.50	S00°15'18"W
L28	23.50	S00°15'18"W
L29	23.50	N89°05'25"E
L30	23.50	N89°05'25"E
L31	5.78	N22°48'33"E
L32	37.33	S89°44'42"E
L33	7.59	S89°44'42"E
L34	12.75	S89°44'42"E
L35	12.86	S22°48'33"E
L46	12.11	S20°17'33"W
L47	31.00	S19°42'27"E
L48	10.00	S20°17'33"W
L49	10.00	N19°42'27"W
L50	16.54	S22°48'33"E
L51	10.00	S17°11'27"W
L52	8.46	S22°48'33"E
L53	6.54	S22°48'33"E
L54	10.00	N17°11'27"E
L55	5.50	S06°52'22"W
L56	8.00	S83°07'38"E
L57	5.50	N06°52'22"E
L58	17.89	S01°40'19"W
L59	11.25	S89°44'27"E
L60	26.74	S89°44'27"E
L61	18.03	N01°58'09"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	DELTA
C1	482.36	749.00	249.87	474.06	N88°44'30"E
C2	336.25	851.00	169.80	334.51	N80°25'18"E
C3	184.07	825.00	92.42	183.69	N11°52'37"E
C4	39.27	25.00	25.00	35.36	N27°48'33"E
C5	221.68	750.00	111.66	220.69	S81°16'37"E
C6	111.38	750.00	55.79	111.87	N88°00'00"E
C7	14.12	726.50	7.06	14.12	N82°18'12"E
C8	136.74	749.00	68.56	136.55	N75°31'21"E
C9	237.55	801.50	119.65	236.68	S07°34'52"W
C10	39.27	25.00	25.00	35.36	S62°11'27"W
C11	39.27	25.00	25.00	35.36	S27°48'33"E
C12	24.39	726.50	12.20	24.39	S73°46'15"E
C13	9.46	20.00	4.82	9.37	S88°12'02"E
C14	25.28	28.50	13.54	24.46	N76°25'15"W
C15	9.46	20.00	4.82	9.37	S88°12'02"E
C16	147.54	726.50	74.03	147.29	S64°33'29"E
C17	93.76	726.50	46.95	93.70	N86°33'28"E
C18	69.24	723.50	34.64	69.21	N84°18'39"E
C19	37.80	26.00	23.57	34.30	S43°33'54"W
C20	39.24	25.00	24.97	35.33	S44°42'39"E
C21	39.30	25.00	25.03	35.38	N45°17'21"E
C22	39.27	25.00	25.00	35.36	N44°44'42"W
C23	158.37	773.50	79.46	158.10	S83°52'46"E
C24	8.69	20.00	4.82	8.61	S89°15'22"W
C25	8.89	20.00	4.82	8.81	N62°05'52"W
C26	8.89	20.00	4.82	8.81	S77°12'03"W
C27	27.25	773.50	13.63	27.25	S73°49'07"E
C28	41.40	778.00	22.23	38.83	S59°44'38"W
C29	164.55	778.00	82.59	164.25	S06°14'38"W
C30	25.00	25.00	25.00	35.36	N45°17'21"E
C31	9.16	20.00	4.66	9.08	N76°33'13"W
C32	26.11	28.50	14.05	25.21	S89°40'35"E
C33	9.16	20.00	4.66	9.08	S77°12'03"W
C34	9.16	20.00	4.66	9.08	S76°33'13"E
C35	26.11	28.50	14.05	25.21	N89°40'35"W
C36	9.16	20.00	4.66	9.08	S77°12'03"W
C37	39.61	25.00	25.54	35.73	S44°42'25"W
C38	93.22	855.00	46.66	93.17	S02°19'39"W
C39	11.31	28.50	5.73	11.23	S89°31'51"W
C40	13.88	28.50	7.13	13.84	N65°03'19"W
C41	28.22	726.50	14.11	28.22	S79°13'19"E
C42	51.32	726.50	25.67	51.31	S82°21'31"E
C43	50.58	726.50	25.30	50.57	S86°22'37"E
C44	17.42	726.50	8.71	17.42	S89°03'29"E
C45	36.41	726.50	18.21	36.41	N88°49'09"E
C46	57.35	726.50	28.69	57.34	N85°07'19"E
C47	6.04	773.50	3.02	6.04	S73°01'58"E
C48	21.21	773.50	10.61	21.21	S74°02'32"E
C49	14.90	74.73	7.62	14.73	S64°20'30"E
C50	12.02	28.50	6.10	11.93	N88°36'18"E
C51	24.07	773.50	12.04	24.07	S78°54'20"E
C52	44.15	773.50	22.08	44.14	S81°25'56"E
C53	48.80	773.50	24.41	48.79	S84°52'29"E
C54	41.35	773.50	20.68	41.34	S88°12'49"E
C55	25.06	773.50	12.53	25.06	N85°56'48"E
C56	44.17	773.50	22.09	44.17	N83°22'57"E
C57	7.45	20.00	3.77	7.41	N79°38'47"E
C58	20.00	20.00	0.65	1.71	N66°31'25"E
C59	13.09	28.50	6.68	12.97	S76°35'04"E
C60	13.02	28.50	6.63	12.91	N77°10'12"E
C61	96.09	778.00	48.11	96.03	S03°43'23"W
C62	68.46	778.00	34.25	68.44	S09°46'56"W
C63	30.97	749.00	15.49	30.96	S73°59'36"E
C64	43.69	749.00	21.85	43.69	S76°50'57"E
C65	44.11	749.00	22.06	44.10	S80°12'26"E
C66	43.62	749.00	21.82	43.62	S83°33'46"E
C67	44.59	749.00	22.30	44.58	S86°56'13"E
C68	45.01	749.00	22.51	45.00	N88°38'10"E
C69	44.24	749.00	22.13	44.23	N85°13'21"E
C70	49.39	749.00	24.70	49.38	N82°38'30"E
C71	23.39	749.00	11.69	23.39	S84°20'12"E
C72	27.26	801.50	13.63	27.26	S88°37'40"E
C73	32.08	801.50	16.04	32.08	S17°33'06"W
C74	321.94	951.00	162.53	320.41	S80°51'11"W



12/19/2012 09:44 AM Page: 6 of 6
 110198 UNIT 1-12-6-11.dwg
 DCM 2012133850



GENERAL NOTES

- Bearings are based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 2004340101.
- No direct access to Paseo Del Norte or Universe Boulevard will be allowed.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus \odot . 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.
- 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.

SUBDIVISION DATA

- Total number of existing Tracts: 11
- Total number of Tracts created: 14
- Total mileage of full width streets created: 1.40 miles.
- Gross Subdivision acreage: 189.65 acres.
- Tracts OS-3 and OS-4 are Private Open Space Areas conveyed to the Trails Unit 2 Homeowners Association. Maintenance of said Tracts shall be the responsibility of said Trails Unit 2 Homeowners Association. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

DISCLOSURE STATEMENT

The purpose of this Bulkland Plat is to:

- Show the various Public Roadway and Utility Easements which were vacated by DRB-04-1321.
- Create the Fourteen (14) Bulk Parcels shown hereon to facilitate platting of future Trails Units.
- Dedicate the Additional street right of way for Universe Boulevard and Paso Del Norte and the new street right of ways for Rainbow Boulevard, Woodmont Avenue, and Oakridge Street to the City of Albuquerque in fee simple with warranty covenants by this plat.
- Grant the additional Public Utility Easements as shown hereon.

TREASURERS CERTIFICATION

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

* See Attached UPC's & Owners

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:
 PAID ON LINE
 BERNALILLO COUNTY OF RECORD
 18 Oct 04
 Date CLERK OF RECORD'S OFFICE:
 Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

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

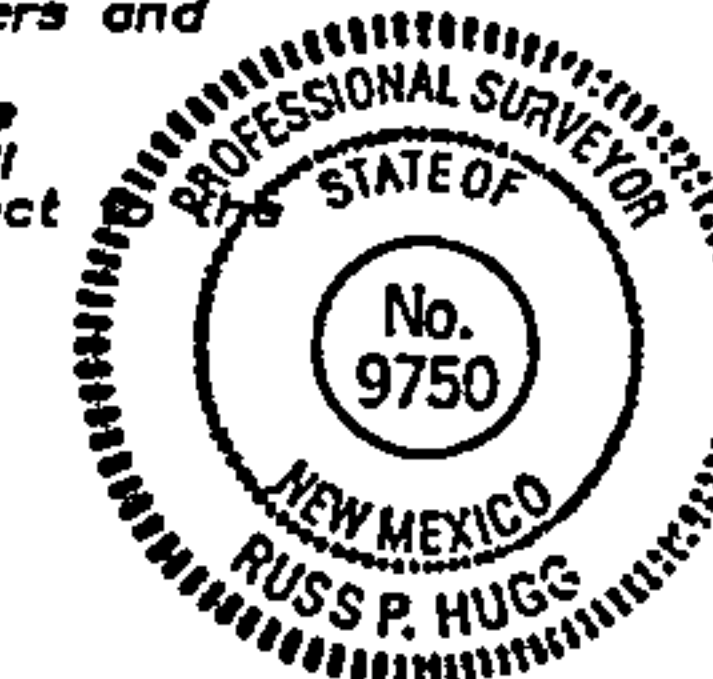
SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary
- SHEET 4 OF 6 - North 1/2 of Trails Unit 2
- SHEET 5 OF 6 - South 1/2 of Trails Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

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 best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 August 16, 2004



BULK LAND PLAT OF
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO



PROJECT NUMBER: 1002962
 Application Number: 04DRB-01322

PLAT APPROVAL

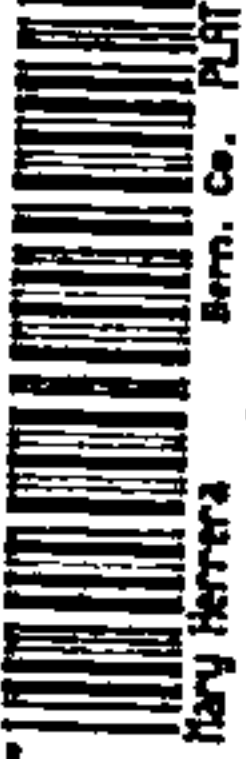
Utility Approvals:

<i>[Signature]</i> PNM Electric Services	10-15-04 Date
<i>[Signature]</i> PNM Gas Services	10-15-04 Date
<i>[Signature]</i> QWest Corporation	10-11-04 Date
<i>[Signature]</i> Comcast	9-2-04 Date
<i>[Signature]</i> New Mexico Utilities	9-2-04 Date

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

City Approvals:

<i>[Signature]</i> City Surveyor	8-25-04 Date
N/A Real Property Division	9/22/04 Date
N/A Environmental Health Department	9/22/04 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	9-22-04 Date
<i>[Signature]</i> Utilities Development	9-22-04 Date
<i>[Signature]</i> Parks and Recreation Department	9/22/04 Date
<i>[Signature]</i> AMA/CA	9/22/04 Date
<i>[Signature]</i> City Engineer	9/22/04 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	10/18/04 Date



Barry Herrera
Barr. Co. PLR

**BULK LAND FLAT OF
THE TRAILS UNIT 2**
(BEING A REPLAT OF TRACTS G AND J, THE TRAILS
AND UNPLATTED DEED PARCELS)

WITHIN
THE TOWN OF ALAMEDA GRANT
N
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2004

NOTICE OF SUBDIVISION PLAT CONDITIONS
TRACTS 1 thru 12 AND TRACTS OS-3 AND OS-4
THE TRAILS UNIT 2

The plat of TRACTS 1 THRU 12 AND TRACTS OS-3 AND OS-4, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

All such items as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Notes: There is a Notice of subdivision plat conditions for Tracts 1 thru 12 of OS-3 and OS-4. The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on ~~October 15, 2004~~ in Book 2895, page 4111.

BLANKET EASEMENT NOTES

- Tracts OS-3 and OS-4 are subject to a blanket access, public open space and public utility easements. Easements to be granted with the filing of this plat. Said tracts OS-3 and OS-4 are also subject to a blanket easement for public water, public utility and public sanitary services to be granted to the City of Albuquerque and New Mexico Utilities, Inc. with the filing of this plat.
- Existing Tracts G and J. The Trails are subject to a blanket easement for public access, public open space, public water and public utility easements granted to the City of Albuquerque and public utility services to be granted to the City of Albuquerque and New Mexico Utilities, Inc. with the filing of this plat.
- Existing Tracts G, H and J. The Trails are subject to a public water easement for a future well site granted to New Mexico Utilities, Inc. by plat filed December 15, 2003 in Plat Book 2003C, page 375.

Blanket Easements pertaining to Tracts G and J as defined in Notes 2 and 3 above are VACATED by DRB 04 13221. All Blanket Easements pertaining to Tract H are to remain.

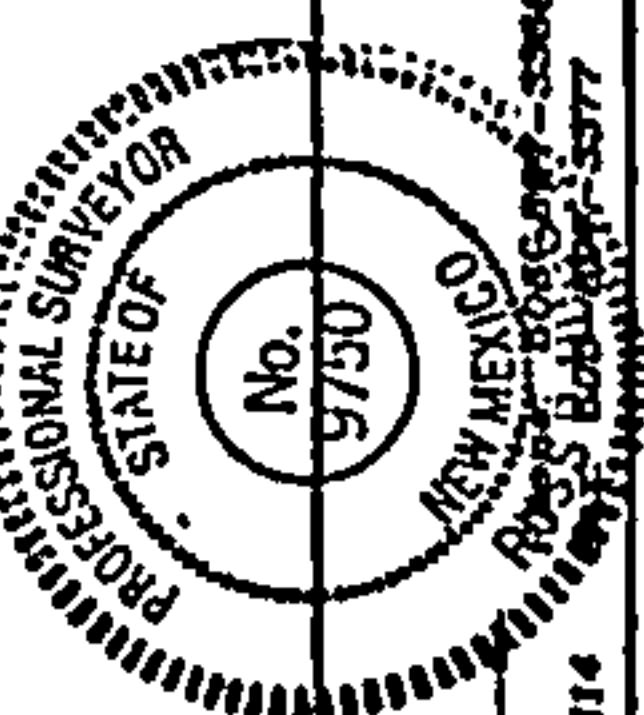
ACKNOWLEDGEMENT

STATE OF Nevada SS
COUNTY OF Clark SS

The foregoing instrument was acknowledged before me this 14 day of October, 2004, by Tracy Murphy, President of The Trails Community Association, Inc.

Crystal Howe
Notary Public

515107



SHEET 2 OF 6

SURVOTEK, INC.
Consulting Surveyors
6043 Paradise Blvd., N.E. Albuquerque, New Mexico 87114
Tel: 505.243.1500 Fax: 505.243.1577

N 89° 44' 33" W, 1053.27 feet to the 7 mile marker on said Southern Boundary of the Town of Alameda Grant (a 3-1/4" brass cap found in place); Thence,

N 89° 40' 58" W, 266.70 feet to the Southwest corner said Tract 4, The Trails (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

N 00° 15' 20" E, 878.73 feet to the Northwest corner said Tract 4, The Trails (a 5/8" Rebar and cap stamped L.S. 5978" found in place) said point also being the Southwest corner of said Tract H, The Trails; Thence,

S 89° 37' 33" E, 550.24 feet along a line common to said Tracts G and H to the point of beginning of the parcel herein described.

Sold parcel contains 189.6538 acres, more or less.

EXCEPTING THEREFROM:

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 All of that certain unplatted parcel of land as described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on: January 1, 2000 in Book A1, page 4988 more particularly described by survey performed by Russ F. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of said Warranty Deed parcel whence the Northeast corner of Tract B, The Trails (a 5/8" Rebar and cap stamped on the plat entitled "BULK LAND FLAT OF THE TRAILS (A PORTION OF TRACT 4, BLACK RANCH), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2003 in Plat Book 2003C, page 375 bears N 42° 29' 18" W, 664.90 feet distant; Thence,

S 89° 45' 40" E, 450.00 feet to the Northeast corner of said Warranty Deed parcel; Thence,

S 00° 06' 45" W, 489.04 feet to the Southeast corner of said Warranty Deed parcel; Thence,

N 89° 43' 58" W, 450.20 feet to the Southwest corner of said Warranty Deed parcel; Thence,

N 00° 08' 08" E, 488.82 feet to the Northeast corner and point of beginning of the parcel herein described.

Sold parcel contains 5.0520 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising "BULK LAND FLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public (over, and the public utility easements as shown hereon, and 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNERS)

THE TRAILS, LLC
Longford Group, Inc., Its Manager

By James R. Baker 10.6.04
Date

James R. Baker, Division President

THE TRAILS COMMUNITY ASSOCIATION, INC.

By Tracy Murphy 10-2-04
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 6 day of October, 2004, by James R. Baker, Division President of The Trails, LLC.

Abbie Jean Sudy
Notary Public

My commission expires 3-19-07

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following: All of Tracts G and J of the "BULK LAND FLAT OF THE TRAILS (A REPLAT OF A PORTION OF TRACT 4, BLACK RANCH), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2003 in Plat Book 2003C, page 375; All of those unplatted parcels 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 as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on: October 15, 2003 in Book A66, page 3165; August 17, 2003 in Book A65, page 697; September 24, 2003 in Book A65, page 5666; September 17, 2003 in Book A65, page 695; December 15, 2003 in Book A70, page 1736; September 17, 2003 in Book A65, page 694; July 8, 2004 in Book A80, page 5429 and July 2, 2003 in Book A59, page 5015 more particularly described by survey performed by Russ F. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of said Tract G, The Trails (a 5/8" Rebar and cap stamped L.S. 5978" found in place) whence the Albuquerque Central Survey Monument "UNION 1969" bears N 23° 28' 16" W, 1559.45 feet distant; Thence,

S 27° 16' 18" E, 370.96 feet along a line common to said Tract G and Tract E of the Trails to the Southwest corner of said Tract E (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

Northeasterly 11.45 feet on the arc of a curve to the right (said curve having a radius of 672.00 feet, a central angle of 00° 58' 34" and a chord which bears N 64° 24' 38" E, 11.45 feet) to a point of tangency (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

N 63° 55' 21" E, 126.54 feet to a point of curvature (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

Northeasterly 474.25 feet on the arc of a curve to the right (said curve having a radius of 628.00 feet, a central angle of 43° 16' 06" and a chord which bears N 85° 33' 24" E, 463.06 feet) to a point of tangency (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

S 72° 48' 33" E, 614.89 feet to the Southeast corner of said Tract F and on an angle point on the West line of said Tract J (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

N 00° 30' 19" E, 749.23 feet along a line common to said Tracts F and J to a point on curve and the Northwest corner of said Tract J (a 5/8" Rebar and cap stamped L.S. 5978" found in place); sold point also being the Northeast corner of said Tract F and a point on curve on the Southern line of Tract D, The Trails; Thence,

Southeasterly 22.80 feet along a line common to said Tracts D and F. The Trails on the arc of a curve to the left (said curve having a radius of 2000.00 feet, a central angle of 00° 19' 11" and a chord which bears S 89° 49' 00" E, 22.80 feet) to the Southeast corner of said Tract D (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

N 00° 06' 04" E, 1955.83 feet along the Easterly line of said Tracts B, D and OS-2. The Trails (a 5/8" Rebar and cap stamped L.S. 5978" found in place), North-east corner of said Tract B (a 5/8" Rebar and cap stamped L.S. 5978" found in place), said point being a point on the Southern line of Projected Section 16, Township 11 North, Range 2 East; Thence,

S 89° 48' 21" E, 2058.47 feet along said southerly line of Paseo Del Norte and the South line of Projected Section 16, Township 11 North, Range 2 East to the projected section corner common to Sections 9, 10, 15 and 16, Township 11 North, Range 2 East (a 5/8" Rebar and cap stamped L.S. 9750" set) said point being the Northeast corner of the parcel herein described; Thence,

S 00° 16' 10" W, 1961.76 feet along the East line of Projected Section 16, Township 11 North, Range 2 East to the Northeast corner of said Tract J, The Trails (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

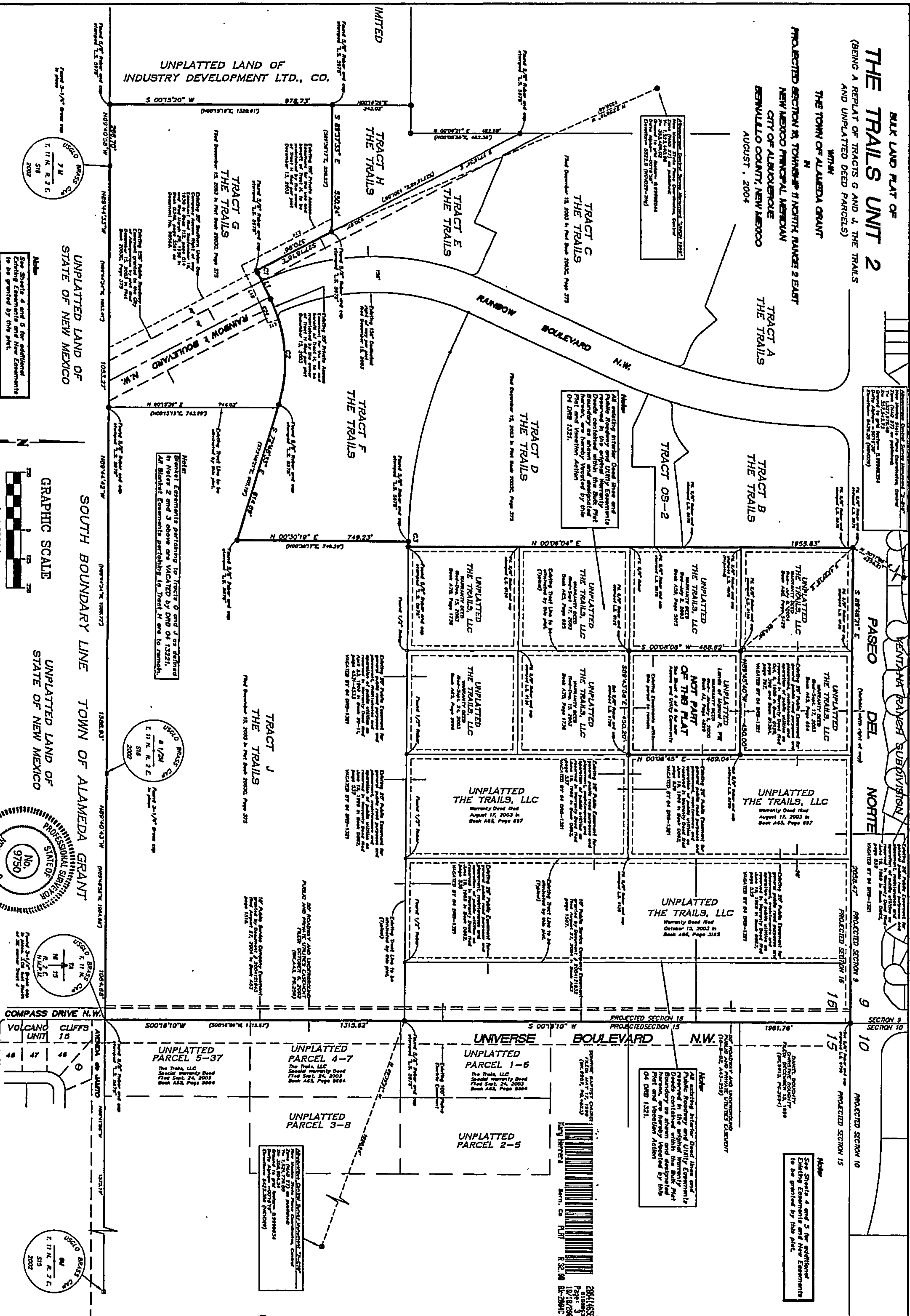
S 00° 16' 10" W, 1315.62 feet along the said East line of Projected Section 16, Township 11 North, Range 2 East to the Southeast corner of said Tract 4, The Trails (a 5/8" Rebar and cap stamped L.S. 5978" found in place) said point being a point on the Southern Boundary of the Town of Alameda Grant; Thence Northwesterly along said Southern Boundary of the Town of Alameda Grant for the following four (4) courses:

N 89° 40' 43" W, 1064.68 feet to the 6-1/2 mile marker on said Southern Boundary of the Town of Alameda Grant (a 3-1/4" brass cap found in place); Thence,

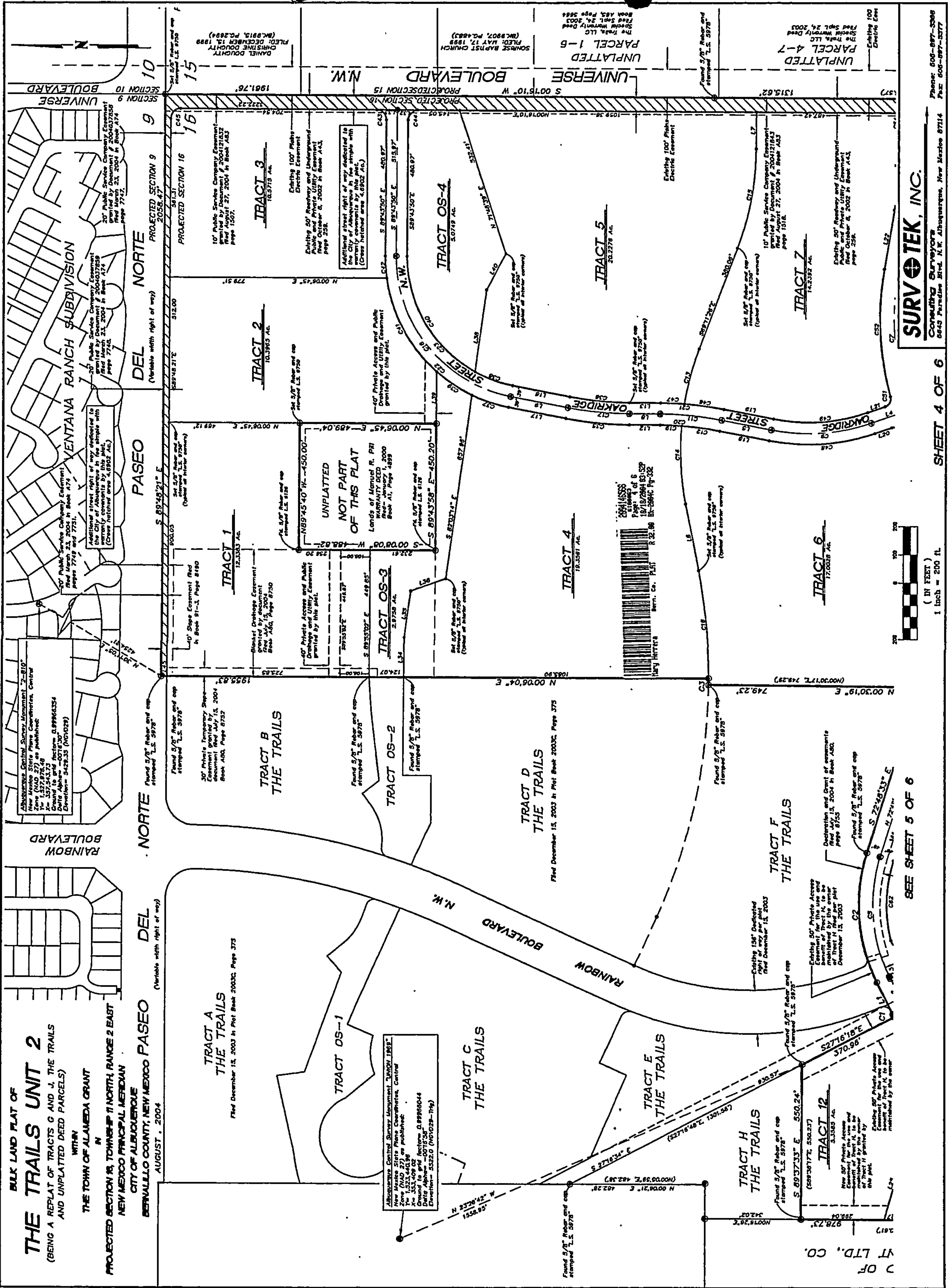
N 89° 44' 42" W, 1588.93 feet to the corner common to said tracts C and 4, The Trails (a 5/8" Rebar and cap stamped L.S. 5978" found in place); Thence,

BLK LAND FLAT OF THE TRAILS UNIT 2
 (BEING A REPLAY OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)
 WITHIN THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUENQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004



Abstract: Original Survey Instrument, "City of Albuquerque, New Mexico, Plat of Block 1, Lot 1, Block 1, Subdivision 1, City of Albuquerque, New Mexico, August 1999, Book 10, Page 10000." (See also Abstracts 10000-10001, 10002-10003, 10004-10005, 10006-10007, 10008-10009, 10010-10011, 10012-10013, 10014-10015, 10016-10017, 10018-10019, 10020-10021, 10022-10023, 10024-10025, 10026-10027, 10028-10029, 10030-10031, 10032-10033, 10034-10035, 10036-10037, 10038-10039, 10040-10041, 10042-10043, 10044-10045, 10046-10047, 10048-10049, 10050-10051, 10052-10053, 10054-10055, 10056-10057, 10058-10059, 10060-10061, 10062-10063, 10064-10065, 10066-10067, 10068-10069, 10070-10071, 10072-10073, 10074-10075, 10076-10077, 10078-10079, 10080-10081, 10082-10083, 10084-10085, 10086-10087, 10088-10089, 10090-10091, 10092-10093, 10094-10095, 10096-10097, 10098-10099, 10100-10101, 10102-10103, 10104-10105, 10106-10107, 10108-10109, 10110-10111, 10112-10113, 10114-10115, 10116-10117, 10118-10119, 10120-10121, 10122-10123, 10124-10125, 10126-10127, 10128-10129, 10130-10131, 10132-10133, 10134-10135, 10136-10137, 10138-10139, 10140-10141, 10142-10143, 10144-10145, 10146-10147, 10148-10149, 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THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS
 AND UNPLATTED DEED PARCELS)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO PASEO
 AUGUST, 2004

**TRACT A
 THE TRAILS**
 Filed December 15, 2003 in Plat Book 2003C, Page 375

**TRACT OS-1
 THE TRAILS**

**TRACT C
 THE TRAILS**

**TRACT D
 THE TRAILS**
 Filed December 15, 2003 in Plat Book 2003C, Page 375

**TRACT E
 THE TRAILS**

**TRACT H
 THE TRAILS**

**TRACT F
 THE TRAILS**

**TRACT B
 THE TRAILS**

**TRACT OS-2
 THE TRAILS**

**TRACT 4
 19,358.1 AC.**

**TRACT 1
 12,305.3 AC.**

**TRACT 2
 10,396.5 AC.**

**TRACT OS-4
 5,074.9 AC.**

**TRACT 5
 20,227.6 AC.**

**TRACT 7
 14,239.2 AC.**

**TRACT 3
 10,571.5 AC.**

**TRACT 9
 20,584.7 AC.**

**TRACT 16
 20,584.7 AC.**

**UNPLATTED
 PARCEL 4-7**

**UNPLATTED
 PARCEL 1-6**

UNPLATTED
 NOT PART
 OF THIS FLAT
 Lands of Manuel R. PRI
 WARRANTY DEED
 Book 41, Page 489



SEE SHEET 5 OF 6

SHEET 4 OF 6

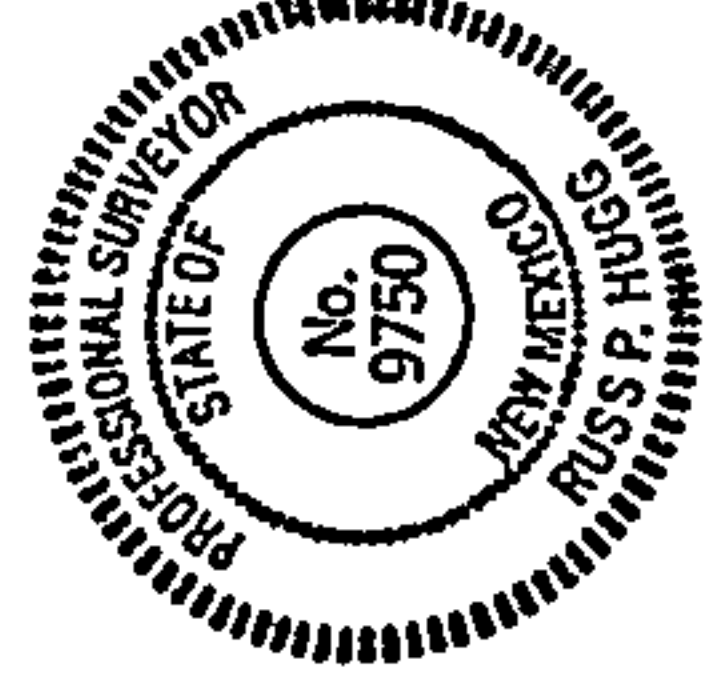
SURVOTEK, INC.
 Consulting Surveyors
 8643 Paradise Blvd., N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-5368
 Fax: 505-897-5377

VT LTD., CO.

BULK LAND FLAT OF
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS
 AND UNPLATTED DEED PARCELS)

WITH-IN
 THE TOWN OF ALAMEDA GRANT
 IN

PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004



SHEET 6 OF 6
SURVOTEK, INC.
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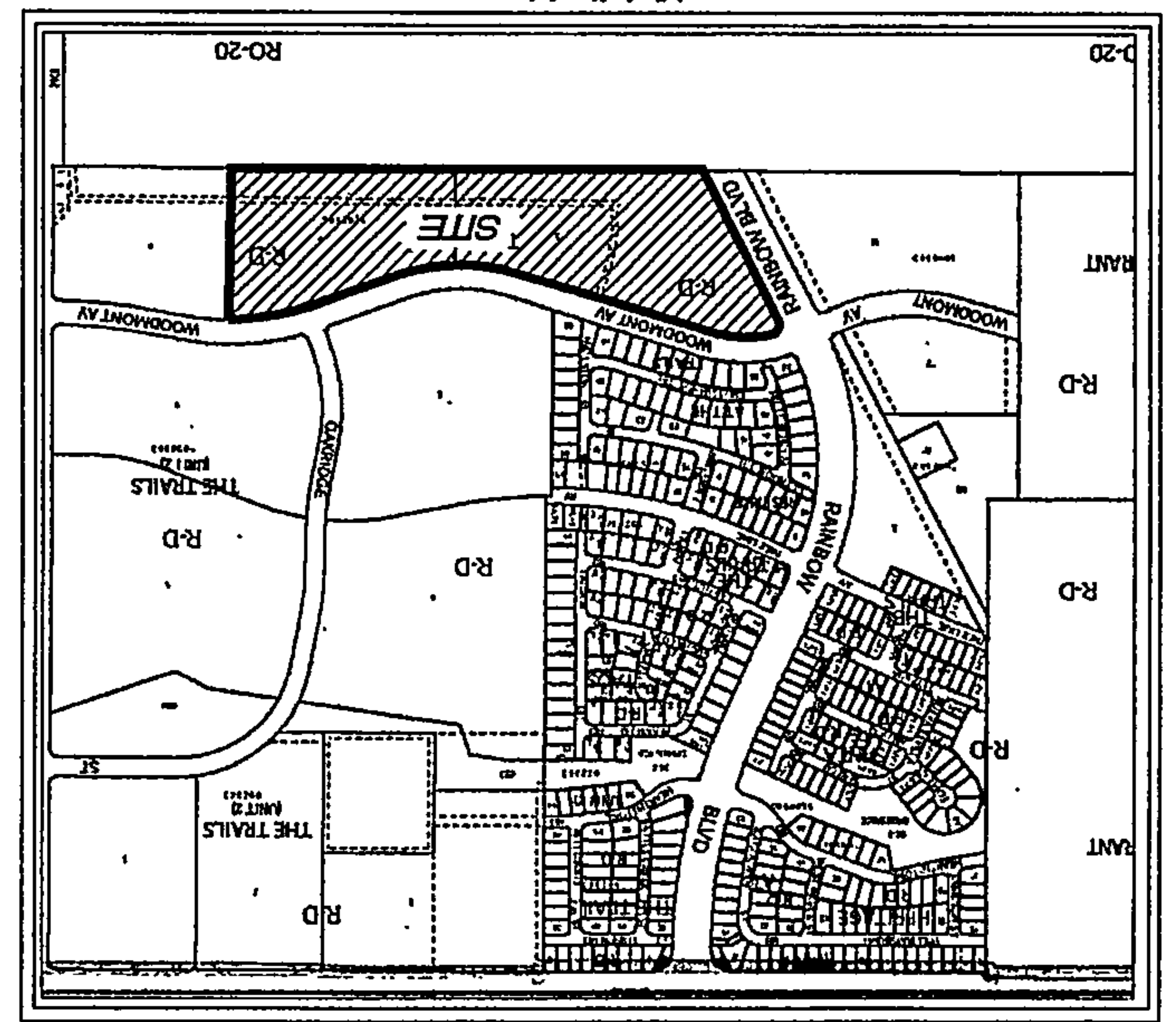
LINE	LENGTH	BEARING
L1	126.84'	N63°55'21"E
L2	126.54'	S63°55'21"W
L3	8.72'	N63°55'21"E
L4	141.45'	N18°48'20"W
L5	179.63'	S10°32'50"W
L6	240.99'	S78°51'21"W
L7	129.13'	S89°43'50"E
L8	110.76'	N00°17'27"E
L9	208.92'	S10°45'07"W
L10	50.00'	N89°40'43"W
L11	50.03'	S17°18'38"E
L12	110.76'	N00°17'27"E
L13	118.76'	N00°17'27"E
L14	446.14'	S27°16'18"E
L15	186.95'	S63°55'34"W
L16	208.92'	S10°45'07"W
L17	208.92'	S10°45'07"W
L18	179.63'	S10°32'50"W
L19	179.63'	S10°32'50"W
L20	63.40'	N18°48'20"W
L21	64.68'	N18°48'20"W
L22	212.10'	N80°28'15"W
L23	212.10'	N80°28'15"W
L24	234.58'	N74°04'05"W
L25	262.06'	N74°04'05"W
L26	50.89'	N00°15'20"E
L27	50.89'	N00°15'20"E
L28	54.18'	N00°16'10"E
L29	83.82'	N00°16'10"E
L30	Deleted	
L31	Deleted	
L32	74.00'	N00°16'10"E
L33	74.00'	N00°16'10"E
L34	140.39'	S89°34'08"E
L35	167.48'	S81°59'57"E
L36	129.67'	S19°31'15"E
L37	Deleted	
L38	292.28'	S82°03'14"E
L39	183.29'	S89°44'24"E
L40	143.83'	S62°08'00"E
L41	130.01'	N19°58'29"E
L42	Deleted	
L43	Deleted	
L44	6.33'	S63°55'20"W
L45	20.00'	N00°06'04"E
L46	20.00'	N89°39'13"W
L47	22.03'	S89°39'13"E
L48	120.23'	S04°49'15"E
L49	18.74'	N00°00'00"W
L50	76.85'	N45°00'00"E
L51	64.00'	S89°43'50"E
L52	80.00'	N00°16'10"E
L53	77.23'	N00°16'10"E
L54	25.36'	S89°40'43"E
L55	54.00'	S89°40'50"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	11.45'	672.00'	5.72'	11.45'	N64°24'38"E	0°58'34"
C2	474.25'	628.00'	249.08'	463.06'	S85°33'24"W	43°16'08"
C3	22.80'	2000.00'	11.40'	22.80'	S89°49'00"E	0°39'11"
C4	528.64'	721.00'	276.83'	516.88'	N84°55'38"E	42°00'34"
C5	437.25'	579.00'	229.64'	426.93'	S85°33'24"W	43°16'06"
C6	450.80'	700.00'	233.53'	443.05'	N88°44'30"E	36°53'54"
C7	494.53'	1000.00'	252.43'	489.51'	S85°21'43"W	28°20'05"
C8	359.97'	2000.00'	178.94'	350.52'	S85°29'53"E	10°33'16"
C9	382.69'	700.00'	185.51'	358.64'	S03°57'45"E	29°41'11"
C10	15.74'	1000.00'	7.87'	15.74'	S70°44'36"W	0°54'07"
C11	221.79'	1200.00'	111.21'	221.48'	N05°35'09"E	10°35'24"
C12	136.54'	1161.00'	68.35'	136.46'	S07°30'41"W	6°44'18"
C13	200.90'	1000.00'	100.79'	200.56'	N74°56'46"W	11°30'39"
C14	278.67'	1000.00'	140.25'	277.27'	N86°50'22"E	15°58'01"
C15	358.49'	1000.00'	181.19'	356.57'	S79°27'38"E	20°32'24"
C16	384.49'	2000.00'	192.84'	383.90'	N84°21'51"E	11°00'53"
C17	219.10'	2000.00'	109.86'	218.80'	S05°31'17"W	10°27'41"
C18	693.92'	500.00'	415.97'	639.56'	S50°30'39"W	79°31'03"
C19	78.05'	1161.00'	39.04'	78.03'	S02°13'09"W	0°35'106"
C20	214.59'	1061.00'	107.60'	214.28'	N05°35'09"E	10°35'24"
C21	249.00'	1239.00'	124.63'	248.68'	S05°35'09"W	10°35'24"
C22	748.05'	539.00'	446.42'	689.44'	S50°30'39"E	79°31'03"
C23	639.79'	461.00'	383.53'	589.67'	S50°30'39"W	79°31'03"
C24	88.48'	578.00'	44.32'	88.39'	N68°18'40"E	8°46'13"
C25	Deleted					
C26	Deleted					
C27	Deleted					
C28	Deleted					
C29	Deleted					
C30	Deleted					
C31	Deleted					
C32	Deleted					
C33	Deleted					
C34	Deleted					
C35	226.22'	1239.00'	114.43'	225.91'	S05°31'17"W	10°27'41"
C36	211.98'	1161.00'	106.29'	211.69'	S05°31'17"W	10°27'41"
C37	147.94'	539.00'	69.35'	147.58'	N18°05'01"W	14°39'47"
C38	142.75'	461.00'	71.95'	142.18'	N19°37'22"E	17°44'29"
C39	149.64'	539.00'	75.31'	149.16'	S33°22'07"W	15°54'25"
C40	497.05'	461.00'	275.77'	473.35'	N59°22'53"E	61°46'34"
C41	381.94'	539.00'	199.39'	374.00'	S61°37'21"W	40°38'03"
C42	78.52'	539.00'	39.33'	78.45'	S88°35'46"W	8°20'48"
C43	54.98'	35.00'	35.00'	49.50'	N45°16'10"E	90°00'00"
C44	55.02'	35.00'	35.00'	49.50'	N44°46'05"W	90°00'00"
C45	151.74'	1239.00'	70.95'	151.66'	N02°18'30"E	6°33'16"
C46	67.27'	1239.00'	33.65'	67.25'	N02°18'30"E	4°02'08"
C47	382.89'	739.00'	195.85'	378.62'	S03°57'45"E	29°41'11"
C48	342.48'	661.00'	175.18'	338.66'	S03°57'45"E	29°41'11"
C49	48.65'	30.00'	29.53'	45.09'	N25°44'38"E	89°05'53"
C50	45.20'	30.00'	28.14'	41.05'	S61°58'20"E	86°20'01"
C51	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C52	307.92'	1541.00'	154.28'	307.60'	S84°59'32"E	9°02'34"
C53	55.11'	35.00'	35.13'	49.59'	N45°22'41"E	80°13'01"
C54	54.86'	35.00'	34.88'	49.41'	N44°37'51"W	80°18'02"
C55	374.01'	2049.00'	182.34'	373.67'	S85°00'03"E	9°03'37"
C56	336.25'	951.00'	169.90'	334.51'	S80°25'18"W	20°15'31"
C57	419.24'	651.00'	217.18'	412.04'	N88°44'30"E	36°53'54"
C58	233.13'	749.00'	117.51'	232.19'	N79°12'33"E	17°50'00"
C59	249.23'	749.00'	125.78'	248.08'	S82°20'30"E	19°03'54"
C60	295.78'	530.00'	146.45'	282.33'	N88°15'22"W	30°53'38"
C61	63.27'	35.00'	44.45'	55.00'	S24°30'46"W	10°33'408"
C62	54.25'	35.00'	34.28'	49.98'	N71°40'28"W	89°48'21"
C63	481.26'	720.00'	251.47'	471.05'	N85°24'55"E	41°02'00"
C64	584.57'	720.00'	295.65'	552.01'	N84°55'36"E	42°00'34"
C65	268.64'	800.00'	135.60'	267.38'	S08°21'09"W	19°14'23"

SHEET INDEX
SHEET 1 OF 4 - Approvals, General Notes, Etc...
SHEET 2 OF 4 - Legal Description, Free consent and dedication
SHEET 3 OF 4 - Bulk Land Plat
SHEET 4 OF 4 - New Public Drainage Easements granted

SUBMISSION DATA
1. Total number of existing Tracts: 2
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 24,8677 acres.
4. This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.

GENERAL NOTES
1. Bearings are based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parentheses ().
4. Unless otherwise indicated hereon, unless otherwise indicated hereon, Albuquerque City Zone Atlas page C-9, Albuquerque City Zone Atlas page C-9, U.C.L.S. Log Number 2005492003



TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
100906441422640102
100906441422640102
Date 3/7/05
Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities.
B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities.
C. Qwest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

DISCLAIMER
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a title search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights to which it may be entitled.
The purpose of this Plat is to:
a. Eliminate the existing interior Tract line between Tracts 9 and 10 and divide into new Tracts 9-A and 10-A as shown hereon.
b. Grant the public drainage easements as shown hereon

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.

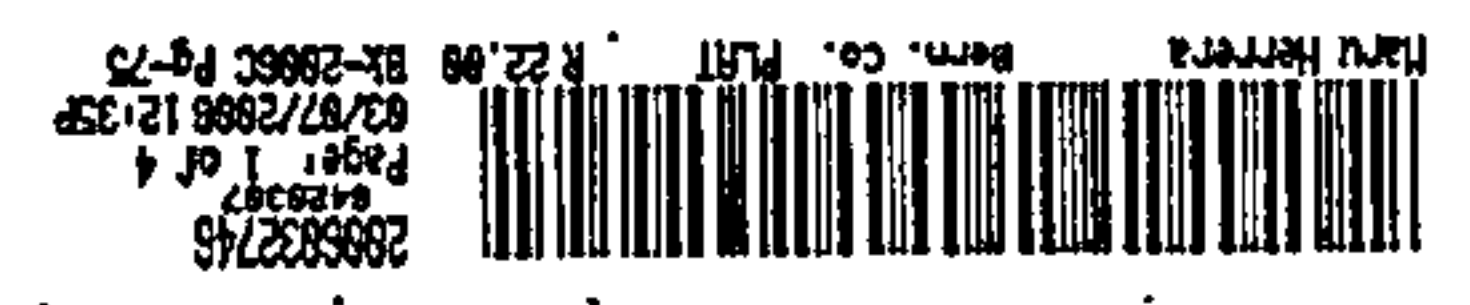


Russ P. Hugg
N.M.P.S. No. 9750
December 18, 2005

BULK LAND PLAT OF

TRACTS 9-A AND 10-A
THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) THE TOWN OF ALAMEDA GRANT WITHIN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2005



PROJECT NUMBER: 1004644
Application Number: 06 DRG - 00063

PLAT APPROVAL

Utility Approvals:
PNM Electric Services: 1-06-06
PNM Gas Services: 1-06-06
Qwest Corporation: 3-3-06
City of Albuquerque: 1-10-06
New Mexico Utilities: 1-10-06

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

City Approvals:
City Surveyor: N/A
Real Property Division: N/A
Environmental Health Department: N/A
Traffic Engineering, Transportation Division: 2-05-06
Utilities Development: 2/8/06
Parks and Recreation Department: 2/8/06
AMCA - 2/8/06
Buddy T. Bingham
Buckley D. Bingham
City Engineer: 2/8/06
DHB Chairperson, Planning Department: 3/7/06

SURV TEK, INC.

SHEET 1 OF 4

BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
WITHIN
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
DECEMBER, 2005

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tracts 9 and 10, of The Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 24.8677 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, 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", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public drainage easements as shown hereon to the City of Albuquerque by this plat. 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

LONGFORD THE TRAILS, LLC
By: David Murtagh 1/4/06
David Murtagh, Division President Date

TRAILS COMMUNITY ASSOCIATION, INC.
By: Tracy Murphy 1/5/06
Tracy Murphy, President Date

NOTARY PUBLIC
DONNA KRAPCHA
12-1-08

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 4th
day of January, 2006, by, David Murtagh, Division
President of The Trails, LLC.

Donna Krapcha 12-1-08
Notary Public My commission expires

NOTARY PUBLIC
DONNA KRAPCHA
12-1-08

ACKNOWLEDGEMENT

STATE OF NM
COUNTY OF Bernalillo
The foregoing instrument was acknowledged before me this 5th
day of January, 2006, by, Tracy Murphy, President of
The Trails Community Association, Inc.

Donna Krapcha 12-1-08
Notary Public My commission expires



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 9-A AND 10-A, THE TRAILS UNIT 2

The plat of TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 9-A AND 10-A, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on MARCH 7, 2006 in Book A113, page 2633.



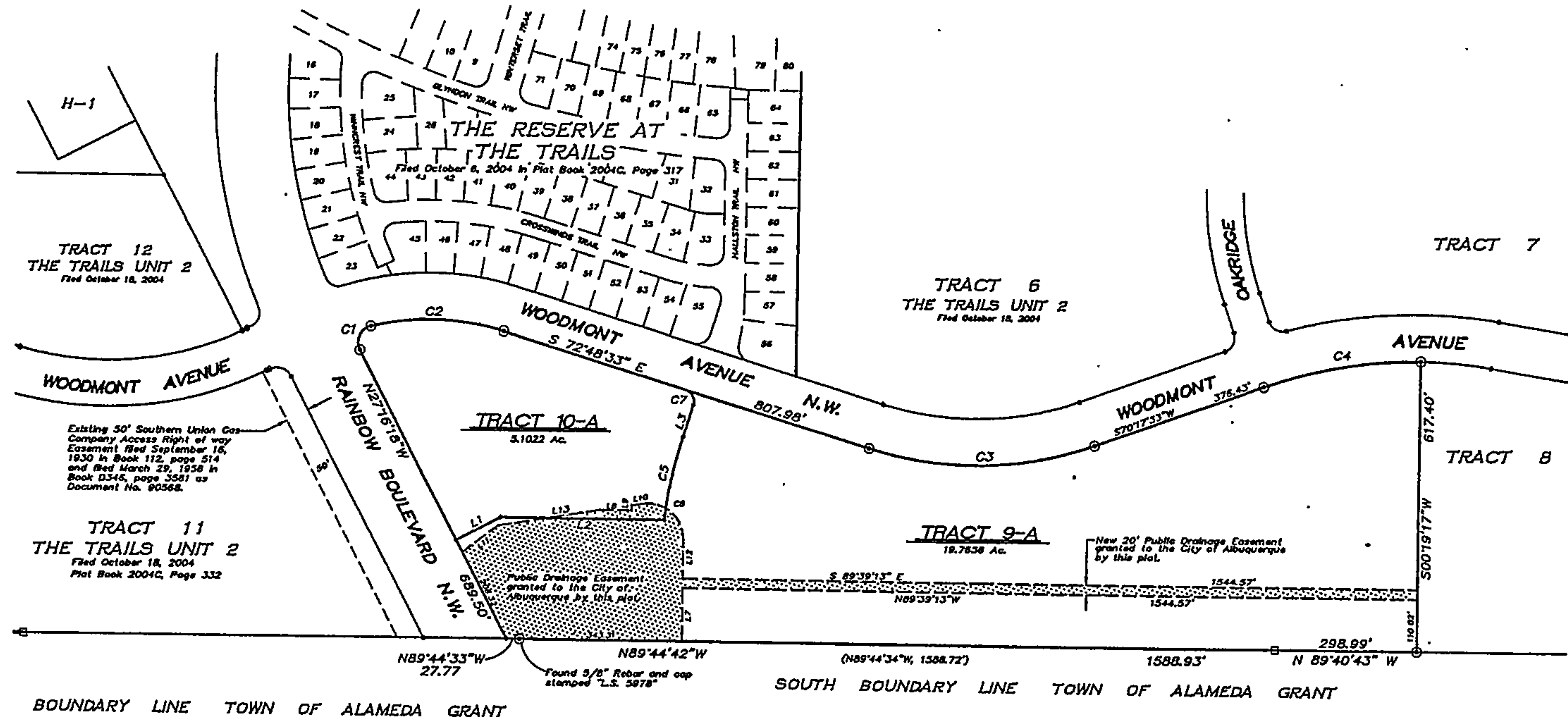
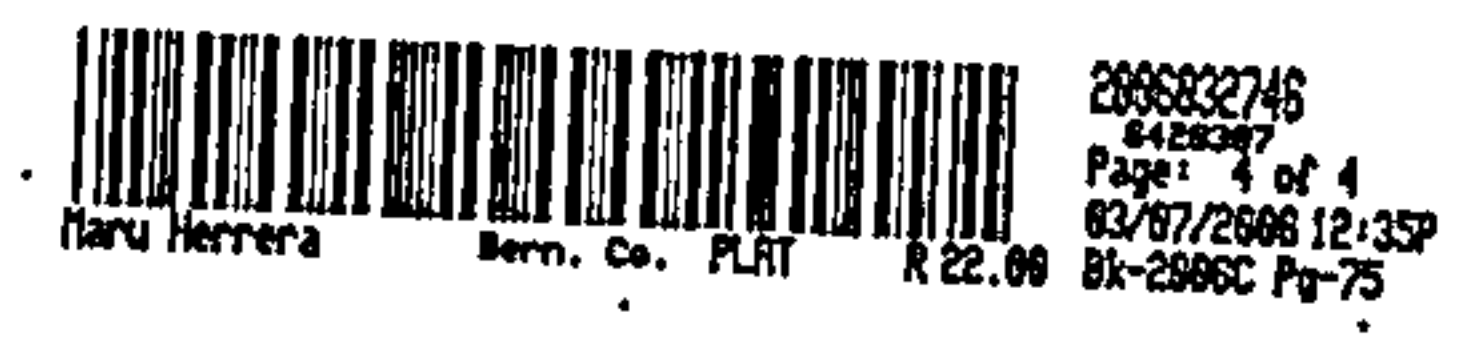
SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors
8584 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368
505-897-3377

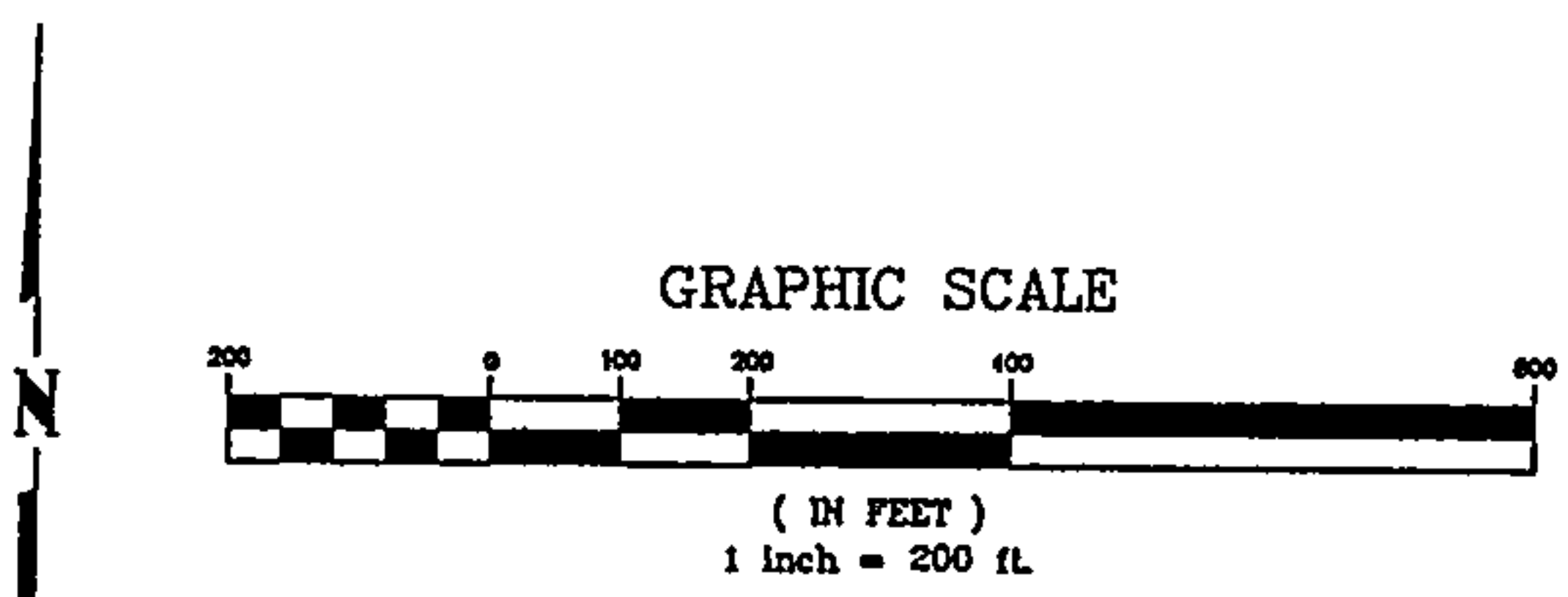
D. 5'

BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 DECEMBER, 2005



UNPLATTED LAND OF
 STATE OF NEW MEXICO

NEW PUBLIC DRAINAGE EASEMENTS



SHEET 4 OF 4
SURV+TEK, INC.
 Consulting Surveyors
 5384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3368
 Fax: 505-897-3377

July 24. 2013



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input checked="" type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> 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-Trails 9-A, 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-Trails 9A, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Revised Design Variance

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. Replat of Tract 9A at the Trails Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tierra Vista Unit 1 at the Trails
 Existing Zoning: VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
COA Project # 730075, DRB Project # 1008799

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 50 No. of proposed lots: 50 Total site area (acres): 7.95

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Woodmont and Universe

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

SIGNATURE [Signature] DATE July 9, 2013
 (Print Name) Hugh W. Floyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70621</u>	<u>APP</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				Total
	Hearing date <u>July 17, 2013</u>			\$ <u>70.00</u>

[Signature]

7-9-13
Staff signature & Date

Project # 1008799

Tierra Vista Unit 1 - DRB Project # 1008799
FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

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

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

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

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- 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.

HUGH W. FLOYD
 Applicant name (print)
[Signature] 7/9/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70621

[Signature] 7-9-13
 Planner signature / date
 Project # 1008799



Supplemental Form (SF)

SUBDIVISION

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

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 ADDRESS: 3613 NM 528 NW, Suite E-2 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: hfloyd@ecengr.com

APPLICANT: RCS-Trails 9-A, 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-Trails 9A, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Revised Design Variance

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

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 Subdiv/Addn/TBKA: Tierra Vista Unit 1 at the Trails
 Existing Zoning: VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: _____

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COA Project # 730075, DRB Project # 1008799

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 No. of existing lots: 50 No. of proposed lots: 50 Total site area (acres): 7.95

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Woodmont and Universe

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

SIGNATURE [Signature] DATE July 9, 2013
 (Print Name) Hugh W. Floyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>130RB - 70621</u>	<u>APP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
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<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
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[Signature] 7-9-13
 Staff signature & Date

Project # 1008799

Tierra Vista Unit 1 DRB Project # 1008799
 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.
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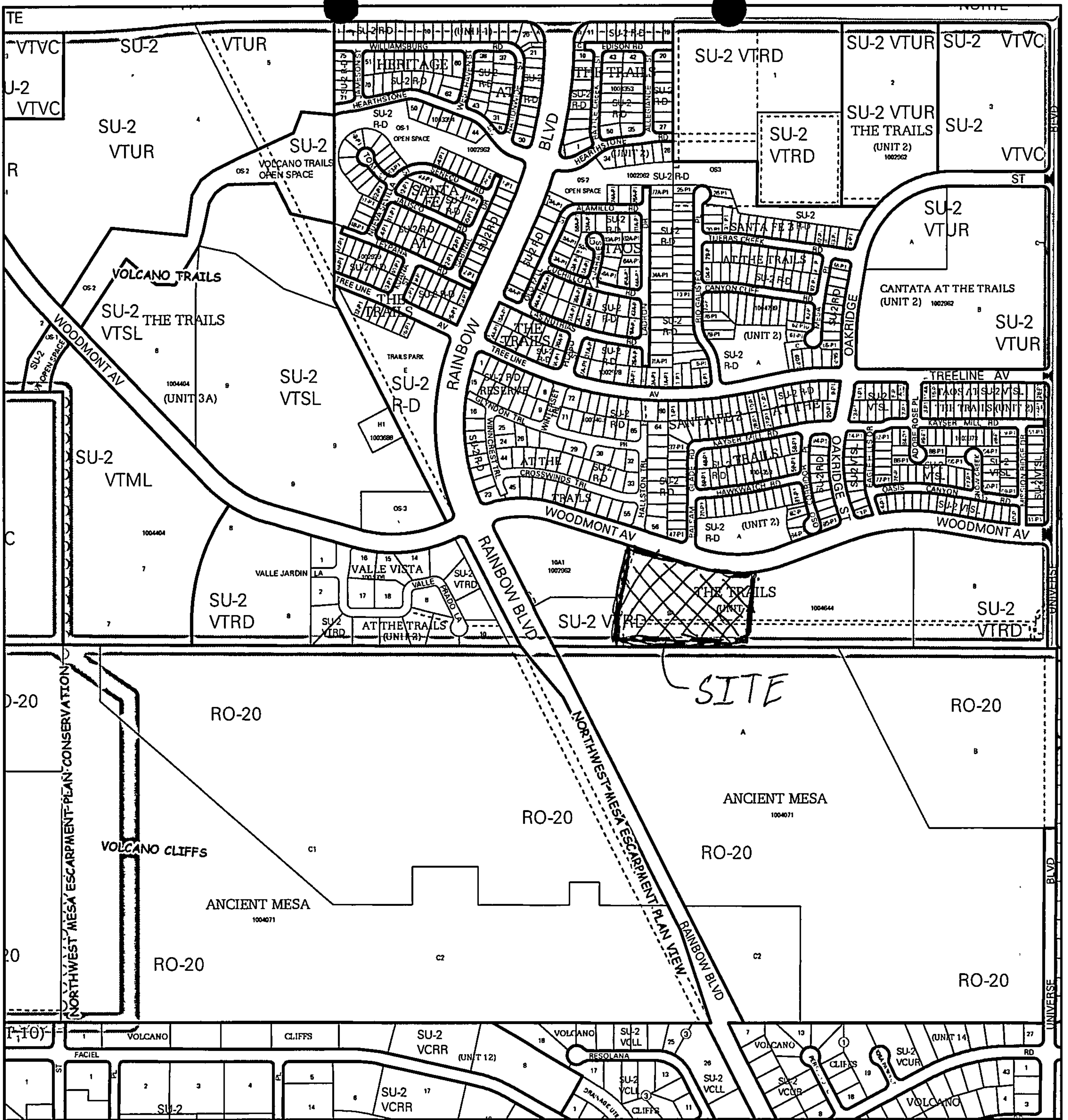
HUGH W. FLOYD
 Applicant name (print)
[Signature] 7/9/13
 Applicant signature / date



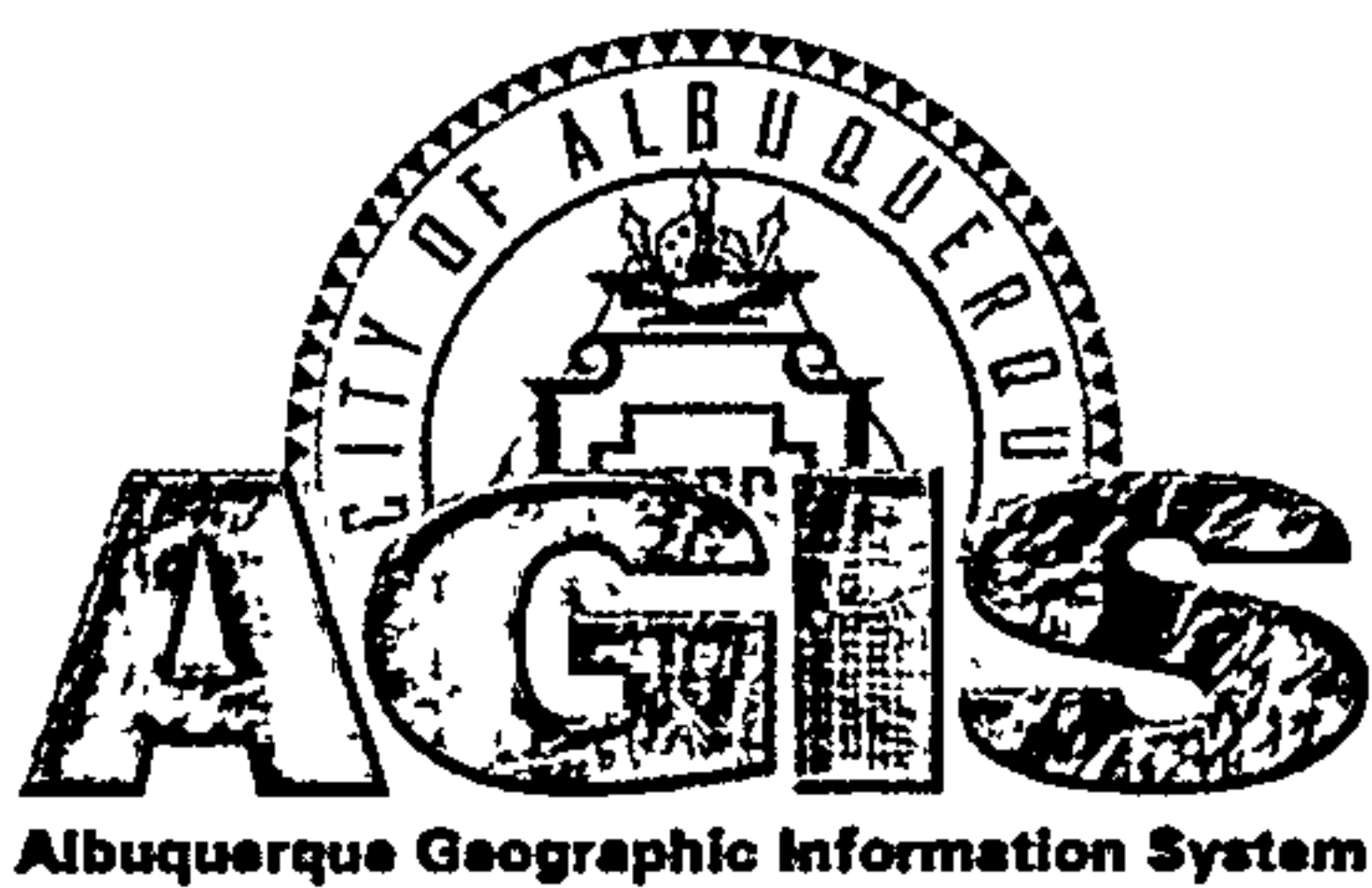
Form revised October 2007

[Signature] 7-9-13
 Planner signature / date
 Project # 1008799

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13 - DRB - 70621

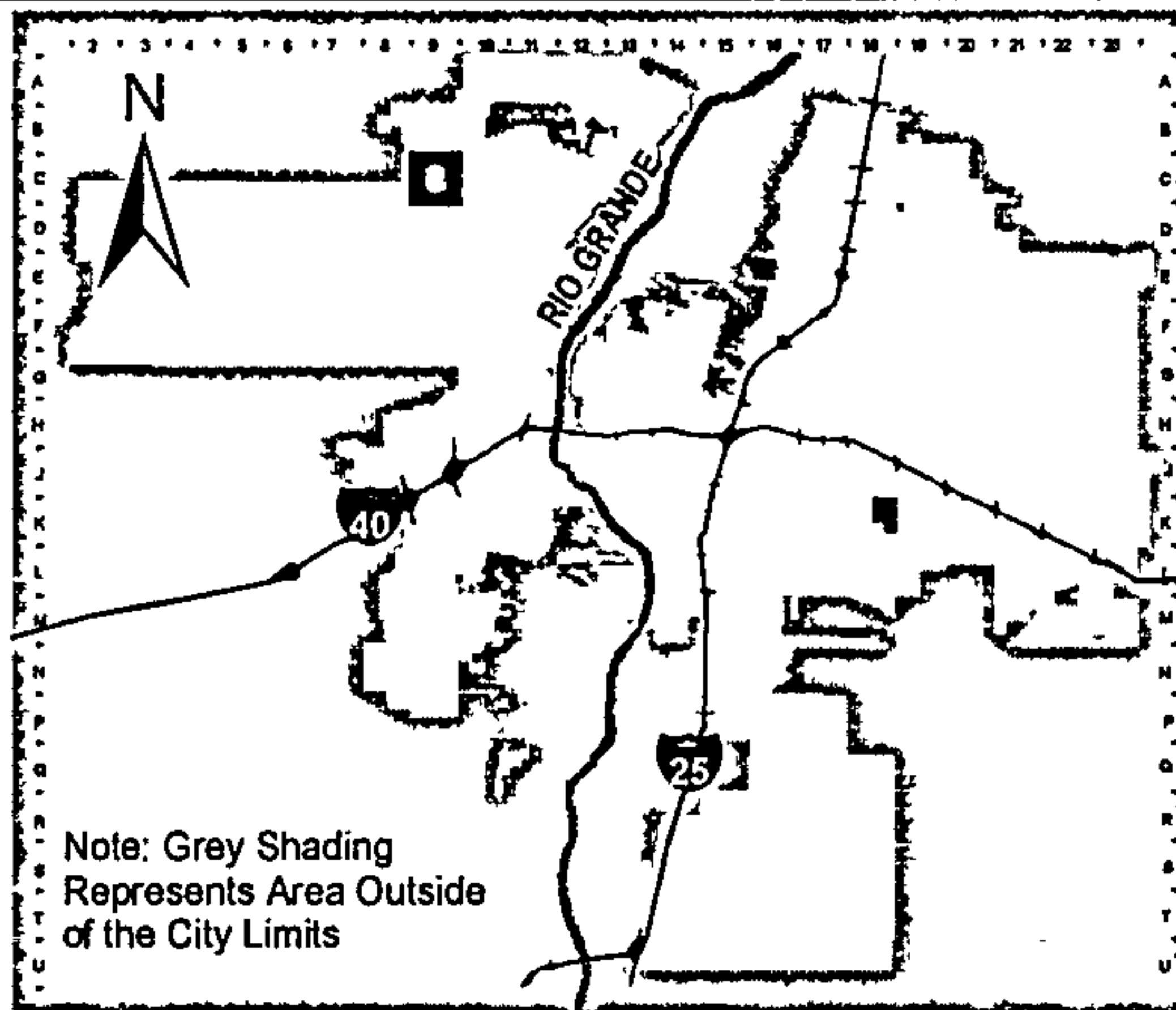


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 1/10/2013



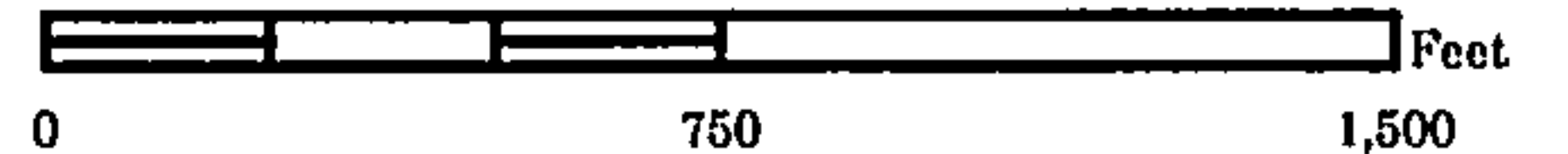
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

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



Easterling Consultants LLC

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

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

July 9, 2013

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

Re: City of Albuquerque Project # 730075
DRB Project # 1008799
Amendment to Preliminary Plat - Amendment to Design Variance

Easterling Consultants, agent for RCS-Trails 9-A, LLC, is requesting an amendment to the Design Variance for Tierra Vista Unit 1- City of Albuquerque Project #730075, DRB Project # 108799. The original Subdivision Improvements Agreement was signed on November 11, 2011. The 1st Extension to the Agreement was signed on January 2nd, 2013 and a construction deadline of November 1, 2013 was established. (See "Related Filings" below).

We recently requested that the language for the Traffic Calming Circles be revised on the Infrastructure List. The 15' Diameter circle built in the current Unit 1 does not allow room for large trucks such as garbage trucks and fire trucks to pass through without running over the traffic circle. The median curb used on the structures would quickly be damaged by large truck traffic. A redesigned structure has been vetted with DRB staff and will be processed as a Change Order to the Unit 1 Work Order. The structure, once approved by city staff, is proposed for Tierra Vista Unit 2. This request is to amend the original Design Variance which allowed for the Traffic Calming Circles to reflect the redesigned structure.

Included with this submittal:

- Letter dated April 24, 2013, from Sharon K. Eshima, Manager with RCS-Trails 9-A, LLC appointing Easterling Consultants as agent of record
- Zone Atlas map with the entire property(ies) clearly outlined
- Original and Amended Preliminary Plat (Amended Design Variance)

Related filings:

- Concurrent submittal for Tierra Vista Unit 2 dealing with the same issue
- July 10th hearing on Infrastructure List Revision dealing with the same issue

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

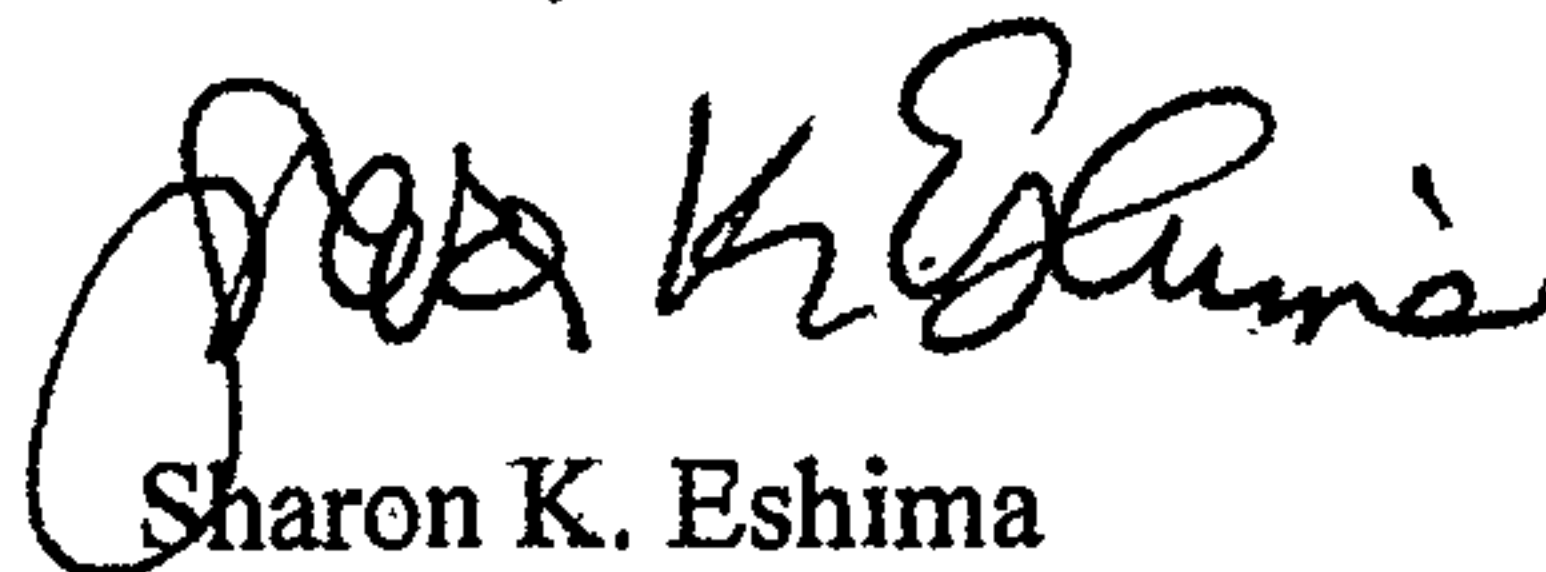
Dear Mr. Lopez:

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 17. 2013



Supplemental Form (SF)

SUBDIVISION

- 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
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
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- 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.

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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-Trails 9-A, 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-Trails 9A, 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. Replat of Tract 9A at the Trails Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tierra Vista Unit 1 at the Trails
 Existing Zoning: VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
COA Project # 730075, DRB Project # 1008799

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 50 No. of proposed lots: 50 Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Woodmont and Universe

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

SIGNATURE [Signature] DATE June 24, 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

BDRB - 70602

Action

APP

S.F.

Fees

\$ 30.00

\$ 20.00

Total

\$ 70.00

Hearing date July 10, 2013

[Signature]

6-24-13
Staff signature & Date

Project # 1008799

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
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Hugh Floyd
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB-_____-70602

[Signature] 6-24-13
 Planner signature / date
 Project # 1008799



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
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Hugh Floyd
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[Signature]
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Form revised October 2007

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[Signature] 6-24-13
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Easterling Consultants LLC

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

June 24, 2013

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

Re: City of Albuquerque Project # 730075
DRB Project # 1008799
Infrastructure List Revision

Easterling Consultants, agent for RCS-Trails 9-A, LLC, is requesting a change to the Infrastructure List for Tierra Vista Unit 1- City of Albuquerque Project #730075, DRB Project # 108997. The original Subdivision Improvements Agreement was signed on November 11, 2011. The 1st Extension to the Agreement was signed on January 2nd, 2013 and a construction deadline of November 1, 2013 was established. (See "Related Filings" below).

We are requesting that the language for the Traffic Calming Circle be revised on the Infrastructure List. The 15' Diameter circle built in the current Unit 1 does not allow room for large trucks such as garbage trucks and fire trucks to pass through without running over the traffic circle. The median curb used on the structures would quickly be damaged by large truck traffic. A redesigned structure has been vetted with DRB staff and will be processed as a Change Order to the Unit 1 Work Order. The change in the Infrastructure List language allows for this revision.

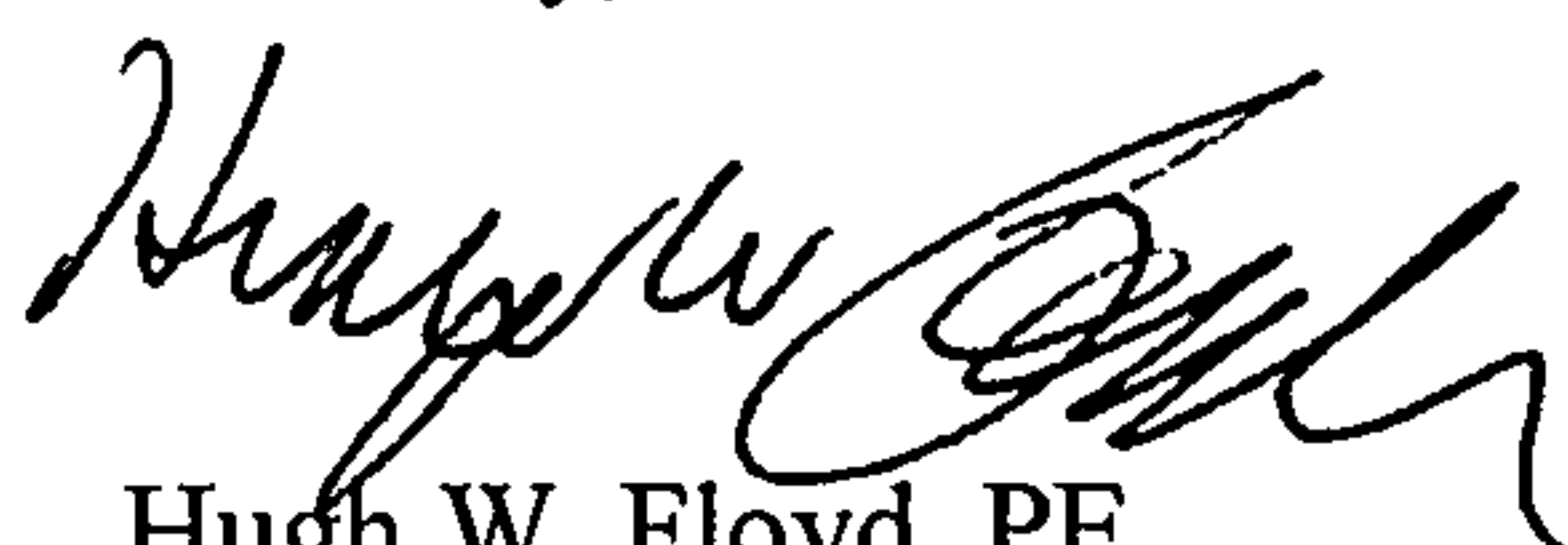
Included with this submittal:

- Letter dated April 24, 2013, from Sharon K. Eshima, Manager with RCS-Trails 9-A, 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)

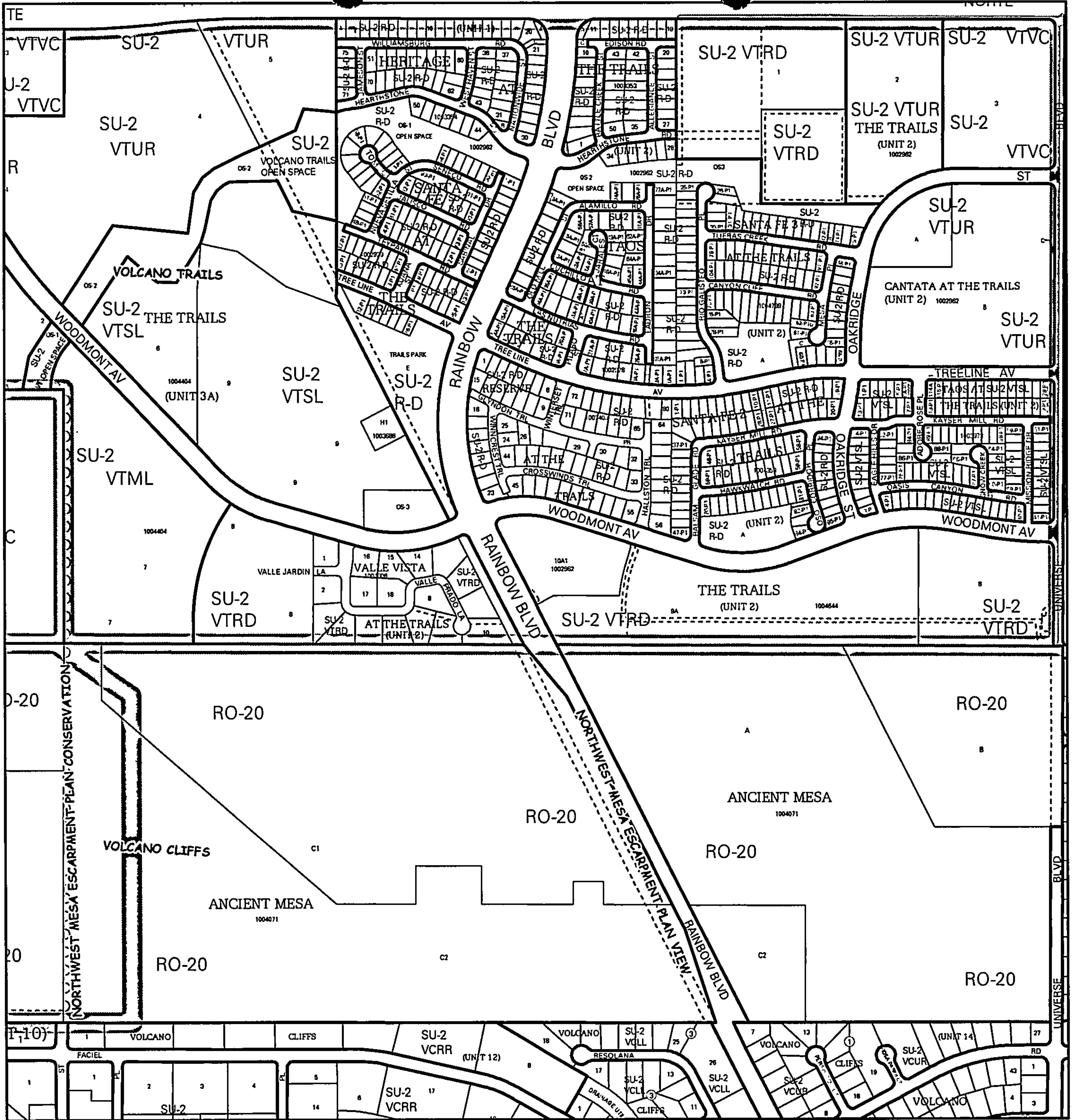
Related filings:

- The City and the Developer entered into an Agreement on the 1st day of November 2011, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on November 3, 2011, in Book n/a, pages 1 through 9, as Document No. 2011100472 ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 29th day of June 2012;
- The Earlier Agreement was extended by a 1st Extension Agreement dated January 2, 2013 recorded on January 4, 2013, in Book n/a, pages 1 through 3, as Document No. 2013001507 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to November 1, 2013

Sincerely,



Hugh W. Floyd, PE
Project Engineer



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/10/2013

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
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

July 10. 2013



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)
- 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-Trails 9-A, LLC

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

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. Tract 9A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906437421440102

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1008799 11DRB-70128, 12DRB-70272

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 51 Total area of site (acres): 19.77

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
 Between: Rainbow Boulevard and Universe

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	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70338</u>	<u>EPP</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>October 31 2012</u>			Total <u>\$70.00</u>

[Signature] 10-23-12 Project # 1008799
 Planner signature / date

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
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- Fee (see schedule)
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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 10/23/12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12DRB- _____ - 70338

[Signature] 10-23-12
Planner signature / date
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Supplemental form

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FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
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Application case numbers
<u>12DRB</u> : <u>70338</u>

Hearing date October 31, 2012

Form revised 4/07

Action	S.F.	Fees
<u>EPP</u>	_____	<u>\$50.00</u>
<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$70.00</u>

10-23-12
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Project # 1008799

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Scott Steffen 10/23/12
Applicant signature / date

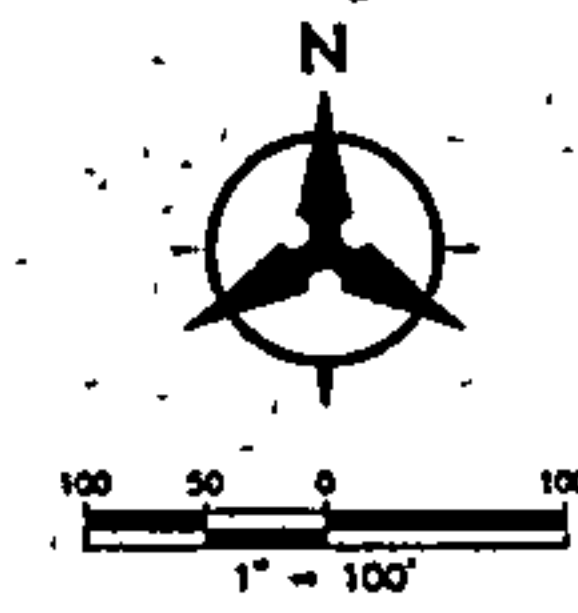
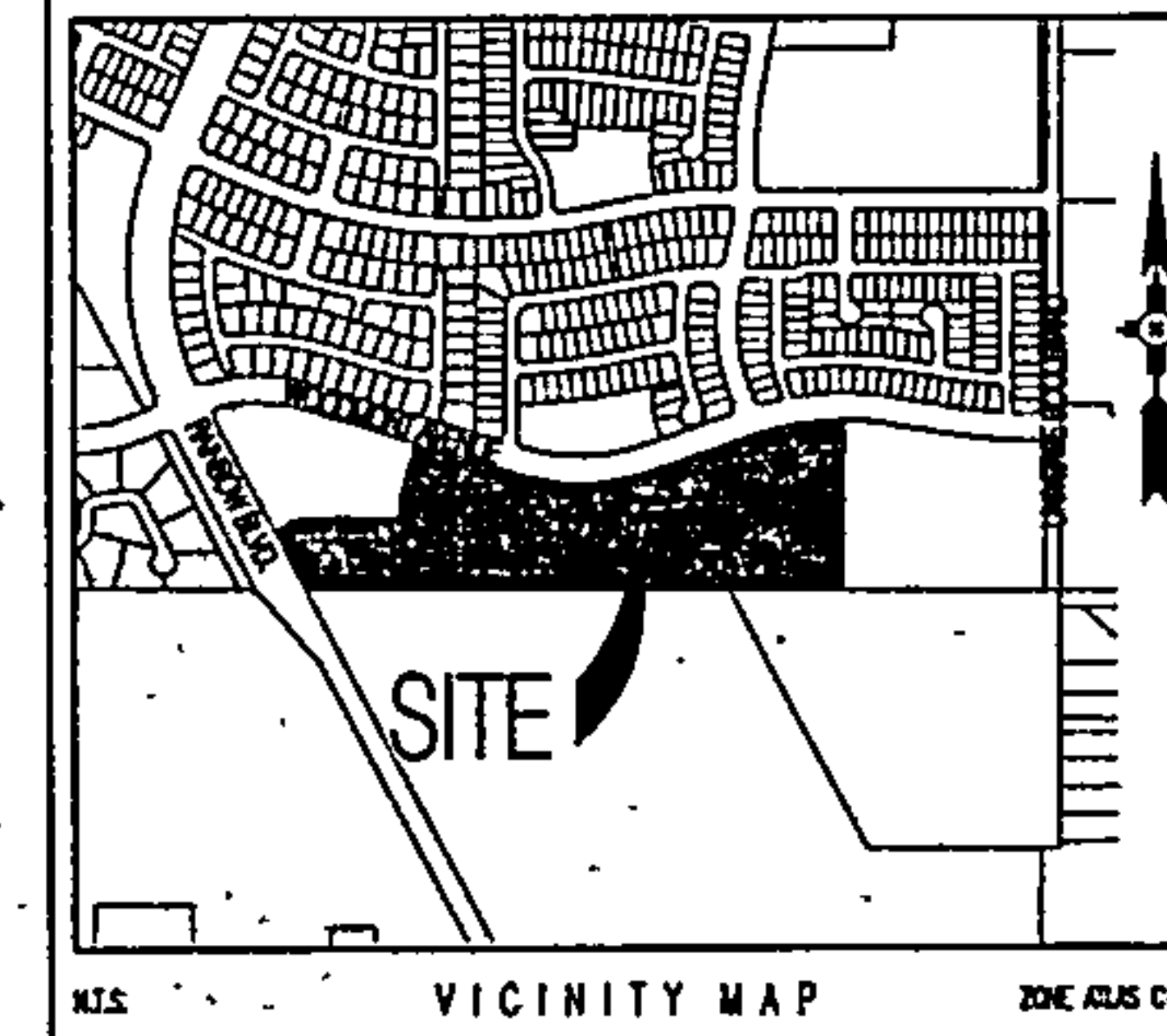


Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12DRB- _____ -70338

K. J. 10-23-12
Planner signature / date
Project # 1008299

**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 1
at the TRAILS**
(BEING A REPLAT OF TRACT 9-A, THE TRAILS,
UNIT 2) WITHIN
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
JULY, 2011



LEGAL DESCRIPTION

All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT BY 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 March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032748.

GENERAL NOTES

- EXISTING ZONING: R-8
PROPOSED DEVELOPMENT: R-8
- PROPOSED ACREAGE: 7.85 AC
NUMBER OF LOTS: 50 B.L.
PROPOSED DENSITY: 6.29 DU/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 45' x 90'
4,050 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO R-8 ZONING REQUIREMENTS.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE.
- THE PURPOSE OF TRACT A IS A PUBLIC PARK AND DRINKING POND.

SITE DATA

ZONING CLASS NO.	R-8
ZONING	R-8
FEET OF FULL WORTH SHEETS CREATED	0.62 MILES
NO. OF EXISTING PARCELS	50 + 2 TRAILS
NO. OF LOTS CREATED	4.21 DU/AC

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (a) ARE FOUND REBAR W/ CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (A.) AND WILL BE MARKED BY (C) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB PLS. 8250."
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MARKERS WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

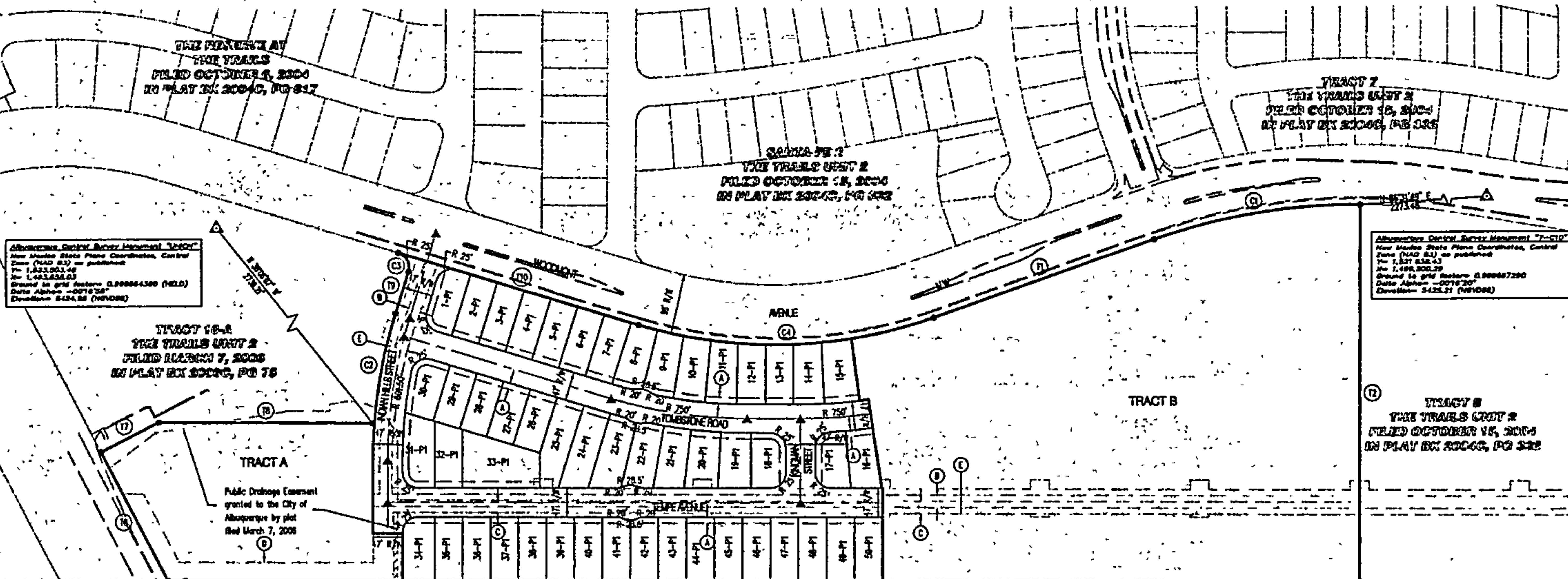
APPROVED

[Signature] 7-25-11
CITY SURVEYOR DATE

[Signature] 7/22/11
KELLY CALHOUN DATE
VICE PRESIDENT, THE TRAILS, LLC

Bohannon & Huston

Boundary Curve Table					Boundary Tangent Table		
ID	ARC	RADIUS	DELTA	TANGENT	ID	BEARING	LENGTH
C1	136.25	951.00	207.53	169.90	T1	N70°17'33"E	178.47
C2	184.07	850.00	174.00	92.47	T2	S00°19'17"W	617.40
C3	19.27	75.00	90.00	25.00	T3	N89°40'43"W	258.97
C4	182.36	749.00	163.53	124.87	T4	N89°14'47"W	1588.93
					T5	N89°14'33"W	17.77
					T6	N27°16'30"W	236.57
					T7	N67°23'42"E	104.00
					T8	S89°30'15"E	345.46
					T9	N17°11'27"E	71.18
					T10	S72°48'33"E	140.86



Albuquerque Central Survey Monument "3600"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as evidenced
by 1,823,003.46
by 1,963,436.43
Ground in 976 Azimuth 0.00004300 (NAD 83)
Datum Azimuth -007°19'30"
Deviation 0.000000 (WYD08)

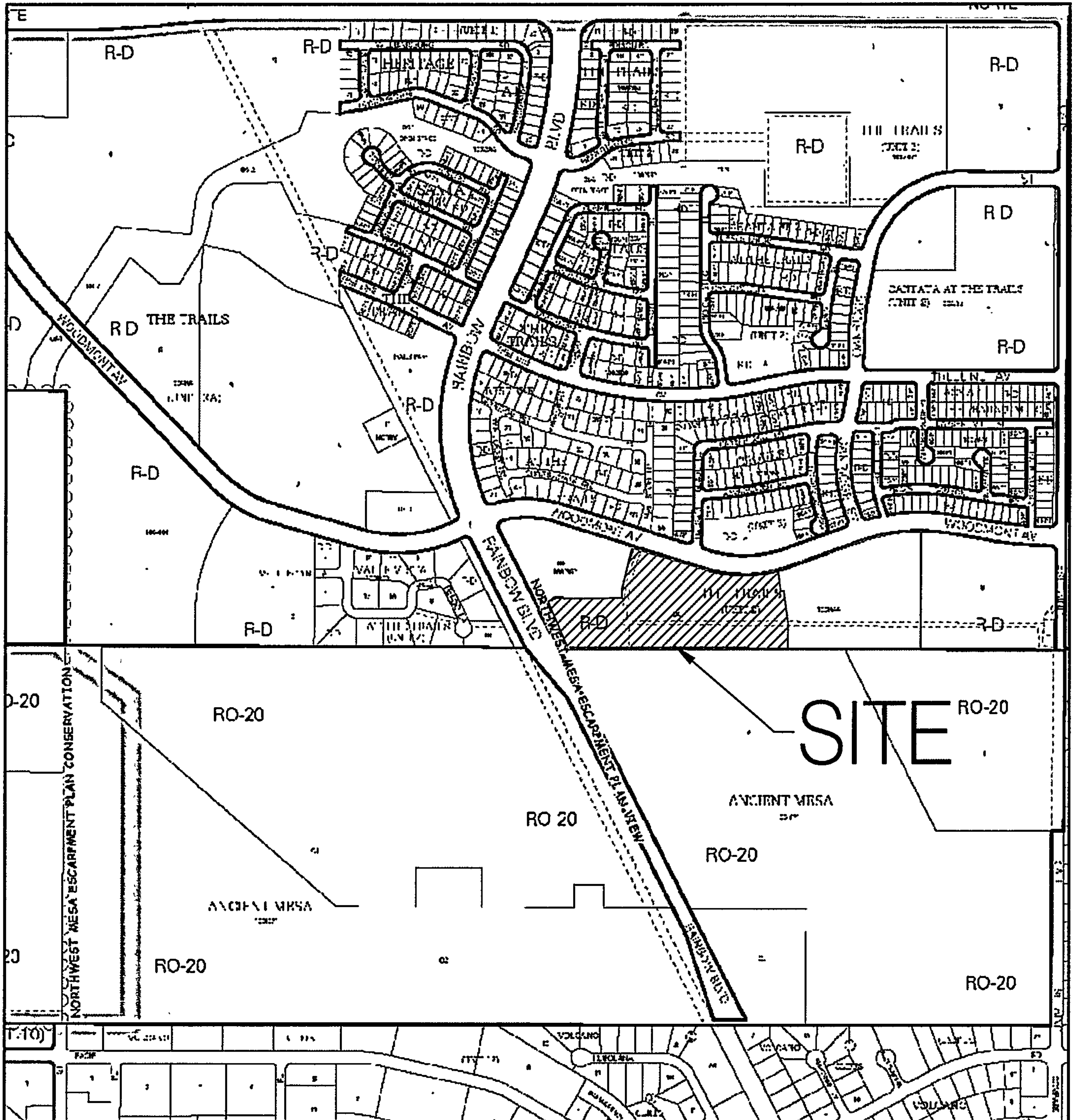
Albuquerque Central Survey Monument "7-010"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as evidenced
by 1,837,638.43
by 1,994,000.89
Ground in 976 Azimuth 0.00007290
Datum Azimuth -007°19'30"
Deviation 0.000000 (WYD08)

LEGEND

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

- KEYED NOTES**
- (A) NO PUBLIC UTILITY EASEMENT
 - (B) EXISTING OF PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY PLAT FILED OCT. 16, 2004 (TO BE VACATED BY THIS PLAT)
 - (C) EXISTING OF PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED MARCH 7, 2006 (TO BE VACATED BY THIS PLAT)
 - (D) EXISTING OF PUBLIC UTILITY EASEMENT (84-30-86, 86C-104) TO BE VACATED BY THIS PLAT.
 - (E) EXISTING OF SANITARY SEWER AND WATERLINE EASEMENT
 - (F) EXISTING SANITARY & SEWER AND WATERLINE EASEMENT (TO BE VACATED BY THIS PLAT)

\\10703801\CP\Plans\Consolid\11\20110308_Prelim_Plat.dwg
July 22, 2011 - 12:13pm



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

AGIS
Albuquerque Geographic Information System

Zone Atlas Page:
C-09-Z

Selected Symbols

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

Map amended through: 2/1/2010

0 70 1700 Feet

October 23, 2012

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

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

Re: Tierra Vista Unit 1 at the Trails – Preliminary Plat Extension (DRB 1008799)

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 Tierra Vista Unit 1 at the Trails preliminary plat was approved by the DRB on July 27, 2011. Extensions were approved by DRB on August 8, 2012 and September 5, 2012. At this time it is not anticipated that the Tierra Vista Unit a 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 this item 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

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 1 AT THE TRAILS UNIT 2
(REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Date Submitted: July 21, 2011
Date Site Plan for Bldg Permit Approved: _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 7-27-11
Date Preliminary Plat Expires: 7-27-12

DRB Project No. 1608799
A 09-09-11

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 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									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 8-9	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 41-42	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		4'	PCC SIDEWALK (W. Side Only) A	PEDESTRIAN ACCESS EASEMENT (TRACT A)	TEMPE AVENUE Indian Hills St. A	RAINBOW BLVD Existing Asphalt Trail	/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE (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		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
PUBLIC WATERLINE IMPROVEMENTS									
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER: _____

SCOTT STEFFEN 7/21/2011 DATE

PREPARED BY: PRINT NAME 7-27-11 DATE

BOHANNAN HUSTON, INC. DRB CHAIR

TRANSPORTATION DEVELOPMENT 07/27/11 DATE

AMAFCA 25 CITY ENGINEER 07-27-11 DATE

ABCWUA

SIGNATURE: *Scott Steffen*

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION _____ DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
A	09-09-11	<i>R. D. ...</i>	7525	<i>Scott Steffen</i>

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

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) for Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9)) [*Deferred from, 6/1/11, 6/15/11, 7/13/11, 7/20/11*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/11 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/21/11 THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

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

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.48 acre(s). (C-9)) [*Deferred from 6/1/11, 6/15/11, 7/13/11, 7/20/11*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/11 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/21/11 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED.**

October 31. 2012



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 5, 2012

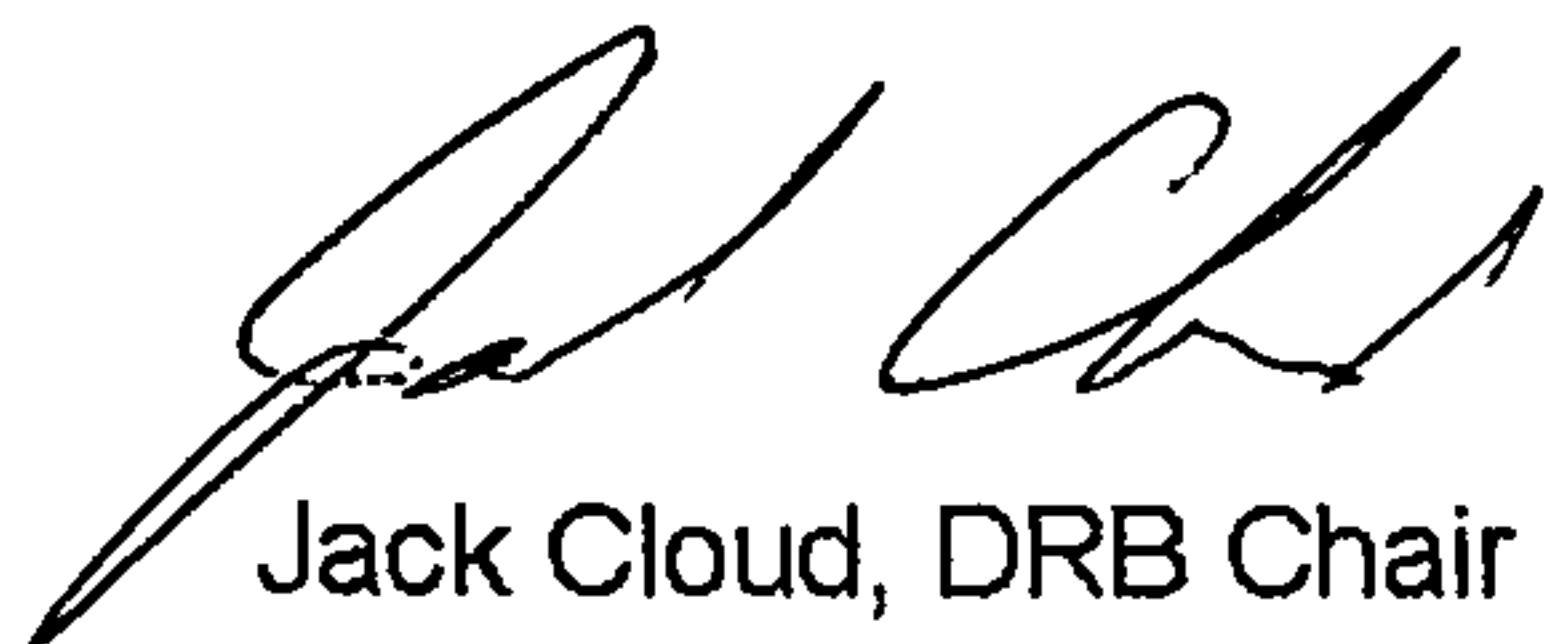
Project# 1008799
12DRB-70272 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 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, particularly that an Agreement and Covenant is required for the 8 ft asphalt trail and associated clarification of the trail on public/ private land.

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# 1008799

12DRB-70229 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) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 acre(s). (C9)

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.)

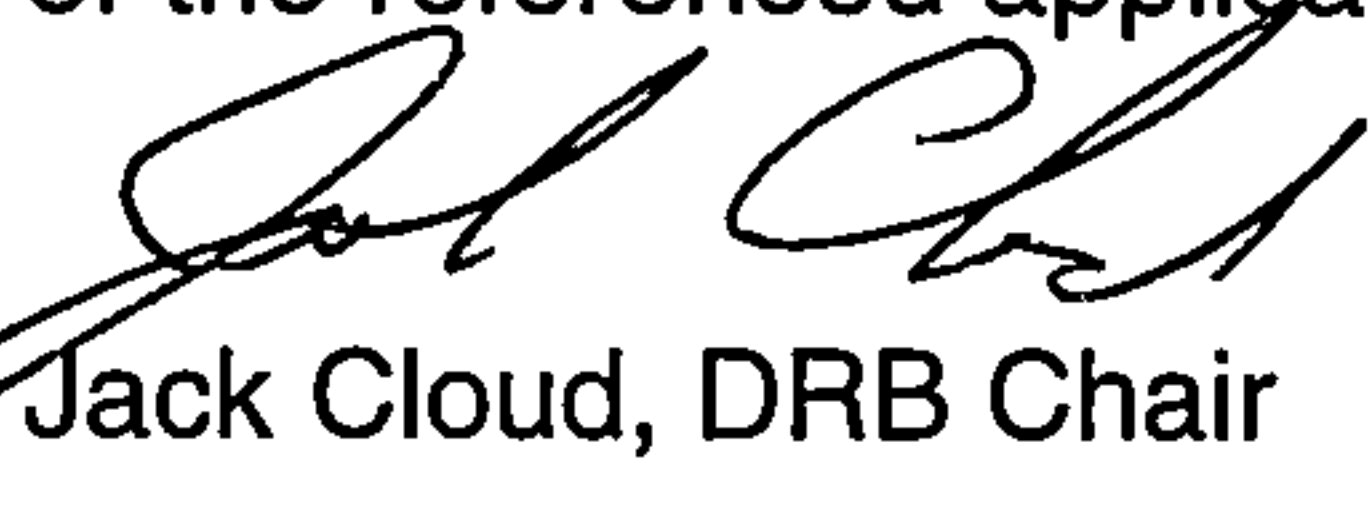
If you wish to appeal this decision, you must do so by August 23, 2012, in the manner described below.

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



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)
- 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-Trails 9-A, LLC

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

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. Tract 9A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906437421440102

CASE HISTORY:

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

1008799 11DRB-70128

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 51 Total area of site (acres): 19.77

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
 Between: Rainbow Boulevard and Universe

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

SIGNATURE Scott Steffen DATE 8/28/12
 (Print) SCOTT STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70272</u>	<u>EPP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Sept. 5, 2012</u>			Total <u>\$ 70.00</u>

8-28-12 Project # 1008799
 Planner signature / date

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

- 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 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 - 70272

[Signature] 8-28-12
Planner signature / date
Project # 1008799



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

- Annexion
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

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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-Trails 9-A, LLC

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

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. Tract 9A Block: _____ Unit: _____

Subdiv/Addn/TBKA: The Trails Unit 2

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

Zone Atlas page(s): C9 UPC Code: 100906437421440102

CASE HISTORY:

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

1008799 11DRB-70128

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 51 Total area of site (acres): 19.77

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue

Between: Rainbow Boulevard and Universe

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

SIGNATURE Scott Steffen DATE 8/28/12

(Print) SCOTT J. STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
12 DRB 70272

Action	S.F.	Fees
<u>EPP</u>	_____	\$ <u>50.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>70.00</u>

Hearing date Sept 5, 2012

Project # 1008799

8-28-12
Planner signature / date

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- 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 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 - 70212

[Signature] 8-28-12
Planner signature / date
Project # 1008799

August 28, 2012

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

Re: Tierra Vista Unit 1 at the Trails – Preliminary Plat Extension (DRB 1008799)

Dear Mr. Cloud:

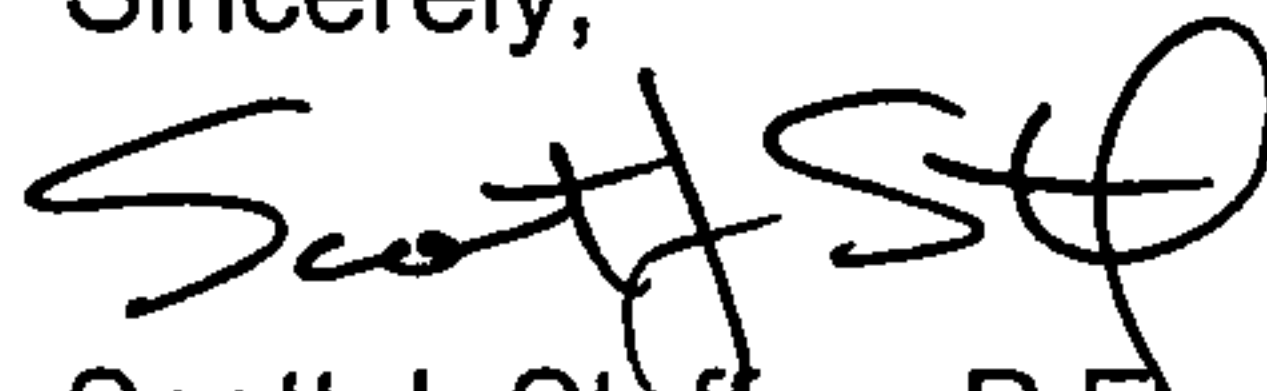
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

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

The Tierra Vista Unit 1 at the Trails preliminary plat was approved by the DRB on July 27, 2011. A 30-day extension was approved by DRB on August 8, 2012. At this time it is not anticipated that the Tierra Vista Unit a 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 this item 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
TIERRA VISTA UNIT 1
at the TRAILS**
(BEING A REPLAT OF TRACT 9-A, THE TRAILS,
UNIT 2) WITHIN
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
JULY, 2011

LEGAL DESCRIPTION

All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, 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 March 7, 2008, in Plat Book 2008C, Page 73, as Document No. 2008032714.

GENERAL NOTES

- EXISTING ZONING: R-0
PROPOSED DEVELOPMENT: R-0
- PROPOSED ACRAGE: 7.65 AC
NUMBER OF LOTS: 50 ALL
PROPOSED DENSITY: 0.21 DU/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 45' x 90'
0.600 SQFT
- ALL STREETS, WALKERS, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO R-0 ZONING REQUIREMENTS
- NO REMAIND LOT SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE.
- THE PURPOSE OF TRACT A IS A PUBLIC PARK AND DRAINAGE POOL

SITE DATA

ZONE ARIAS NO.	C-08
ZONING	R-0
MILES OF FULL WIDTH STREETS CREATED	0.42 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	50 + 3 WPCS
DENSITY	0.20 DU/AC

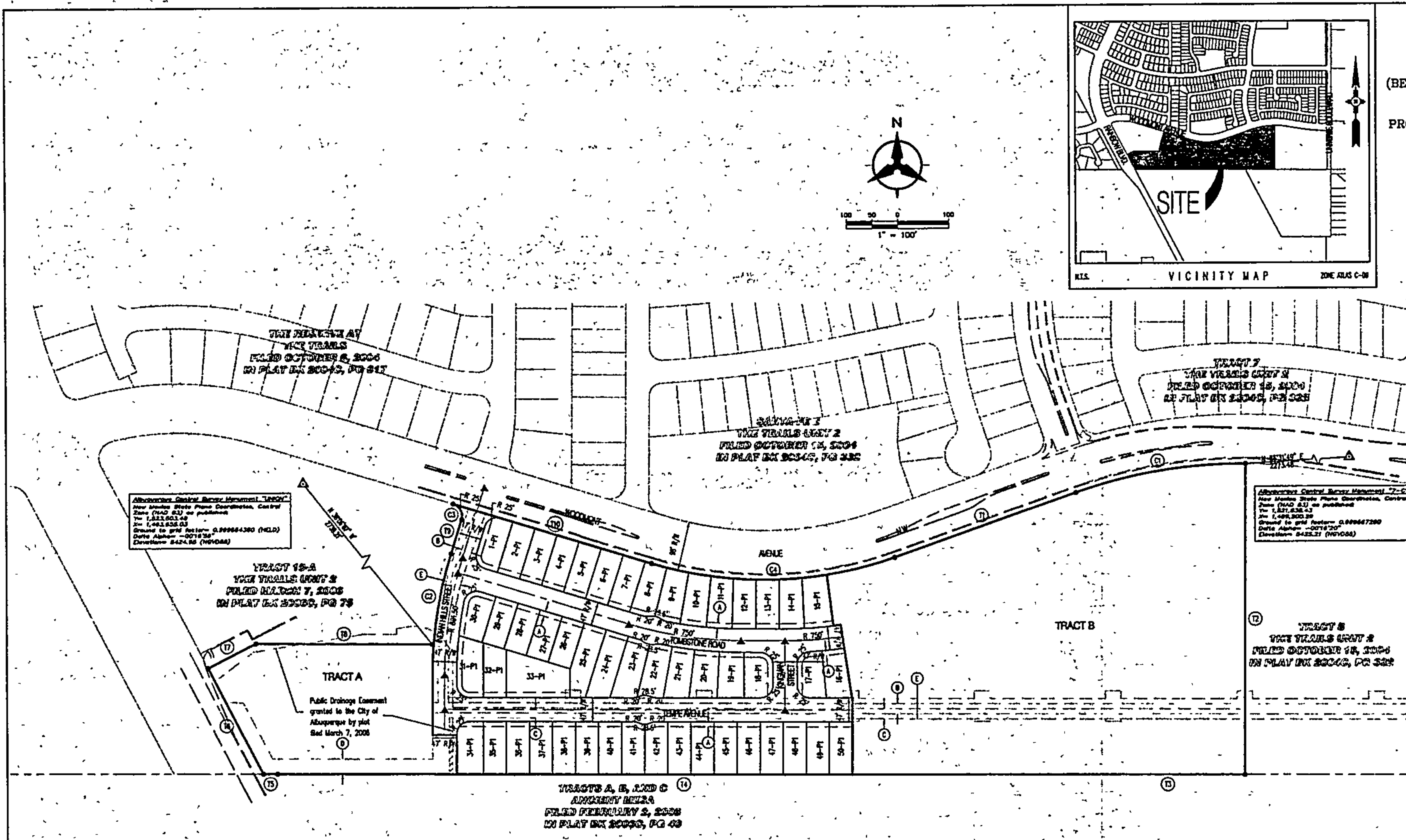
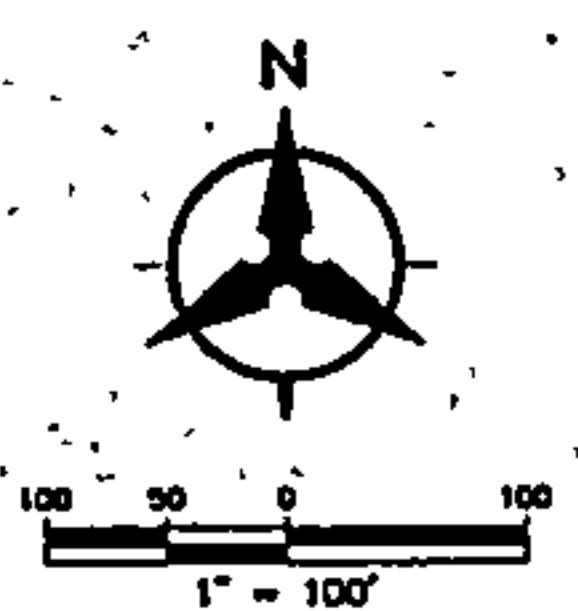
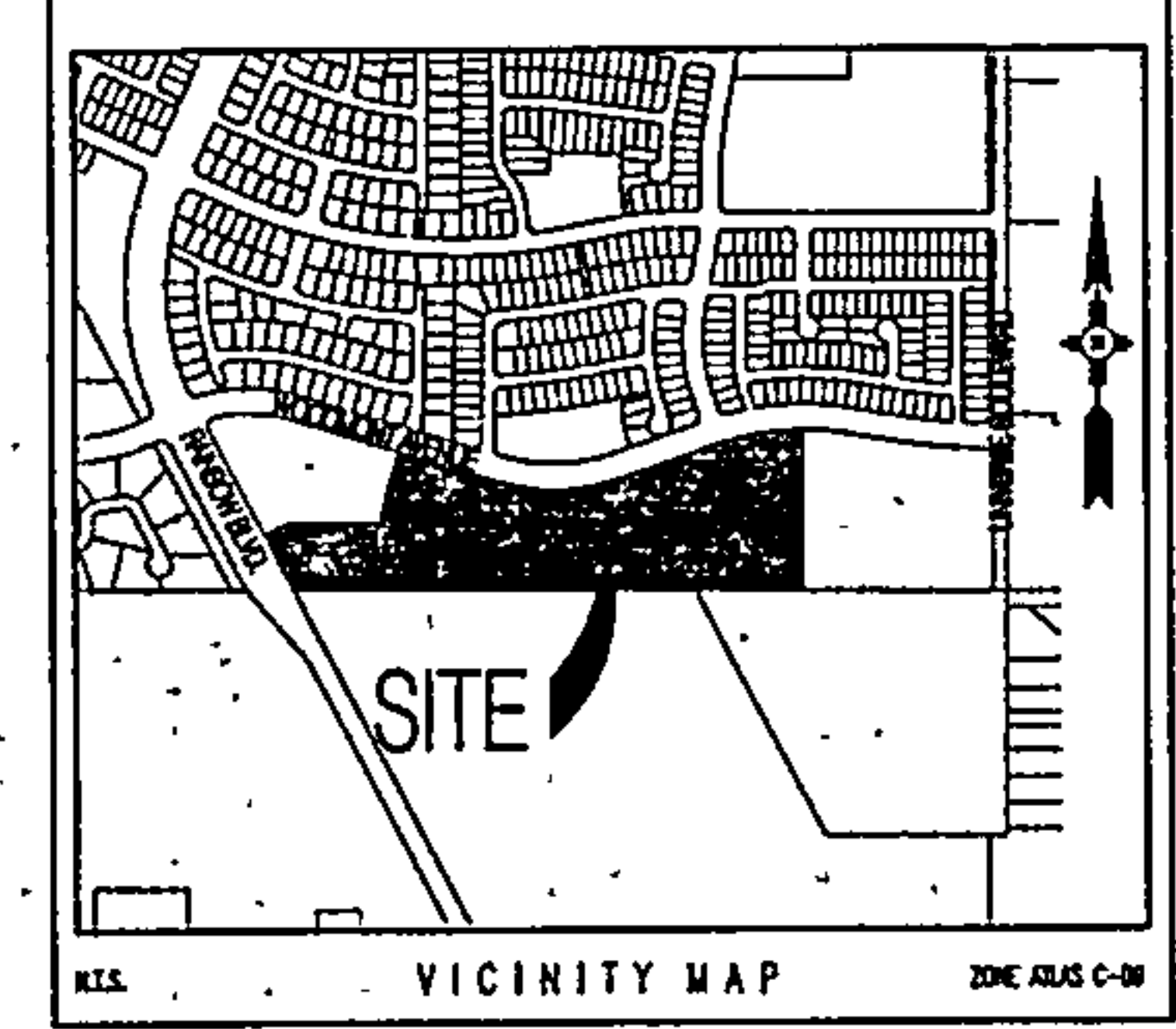
SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (C) ARE FOUND BEHIND V.I.C.P.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (A) AND WILL BE MARKED BY (F) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS. JED."
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MARKERS WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF COORDINATE MONUMENTATION.

APPROVED

[Signature] 7-25-11
CITY SURVEYOR DATE
[Signature] 7/22/11
VICE PRESIDENT, THE TRAILS, LLC DATE

Bohannon & Huston



Abundant Central Survey Monument - 1997
New Mexico State Plane Coordinate, Central Zone (NAD 83) as published
To: 1,821,838.43
Y: 1,942,838.03
Ground to grid factor: 0.99994380 (NAD83)
Datum: Alameda - 00718 20"
Deviation: 0.424,80 (NGVD83)

Abundant Central Survey Monument - 1997
New Mexico State Plane Coordinate, Central Zone (NAD 83) as published
To: 1,821,838.43
Y: 1,942,838.03
Ground to grid factor: 0.99994380
Datum: Alameda - 00718 20"
Deviation: 0.424,80 (NGVD83)

LEGEND

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

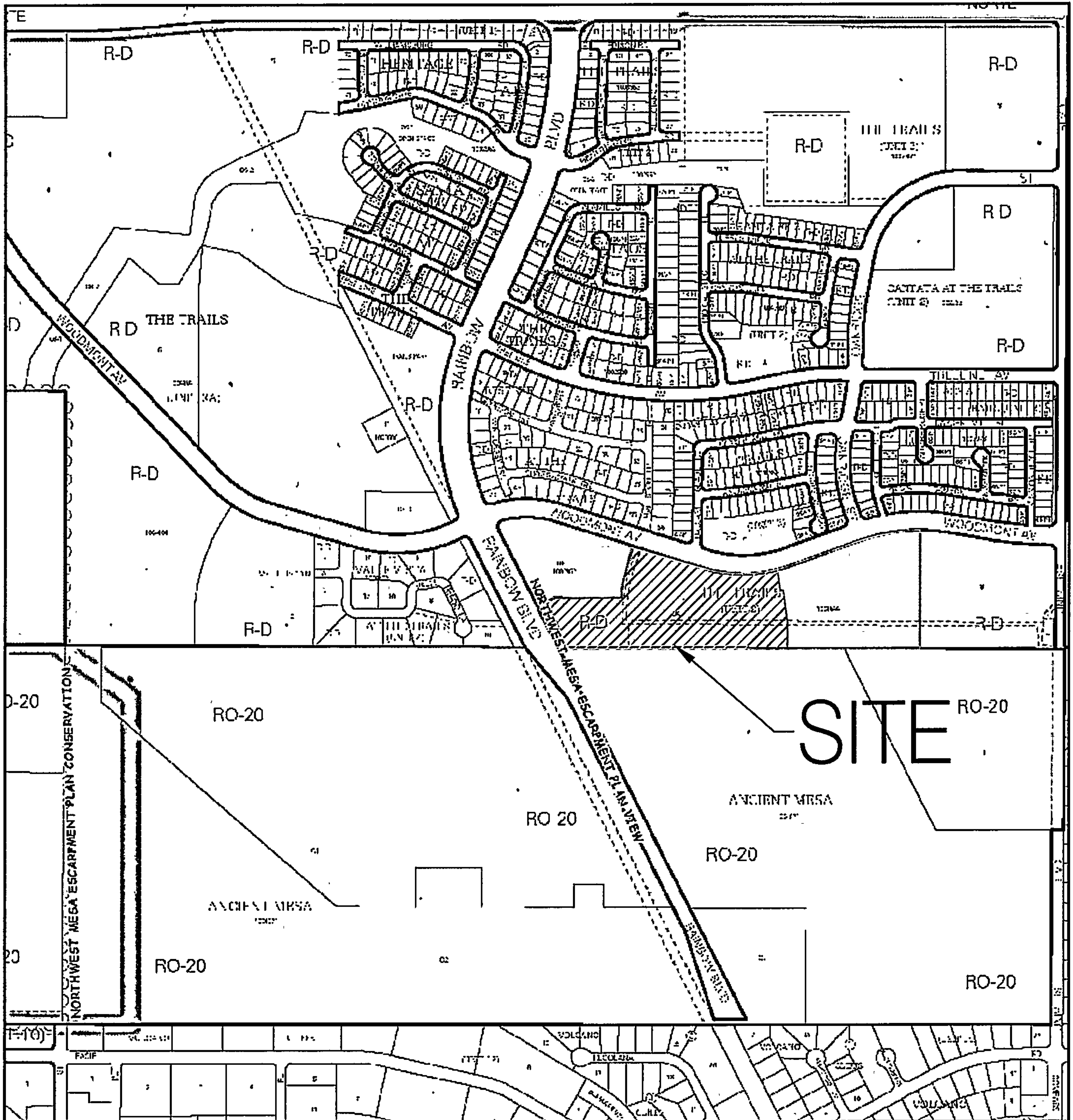
- KEYED NOTES**
- (A) 1/2" PUBLIC UTILITY EASEMENT
 - (B) EXISTING 20" PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY PLAT FILED OCT. 14, 2004 (TO BE WACED BY THIS PLAT)
 - (C) EXISTING 20" PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED MARCH 7, 2008 (TO BE WACED BY THIS PLAT)
 - (D) EXISTING 30" SANITARY SEWER AND WATERLINE EASEMENT
 - (E) EXISTING SANITARY & SEWER AND WATERLINE EASEMENT (TO BE WACED BY THIS PLAT)
 - (F) PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT (R4-30-94, INC-104) TO BE WACED BY THIS PLAT

Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	136.25'	891.00'	2015.20"	169.90'
C2	104.07'	825.00'	1247.00"	92.47'
C3	30.77'	25.00'	90700.00"	25.00'
C4	482.36'	749.00'	365354"	249.67'

Boundary Integral Table

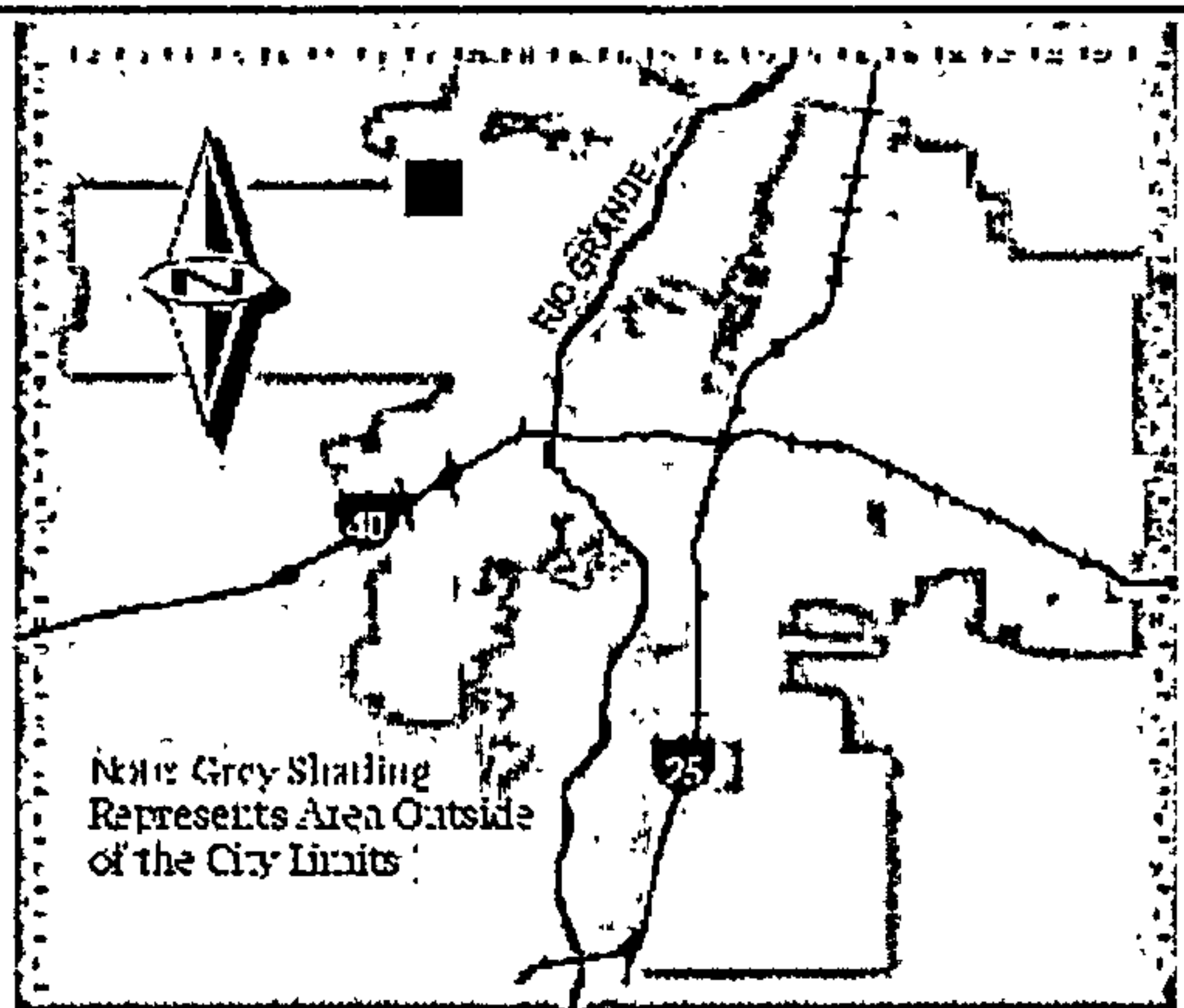
ID	BEARING	LENGTH
T1	N2017.53°E	326.45'
T2	S20019.77°W	617.40'
T3	N88°40'45"W	298.99'
T4	N88°44'42"W	1598.83'
T5	N88°44'35"W	27.77'
T6	N27°16'18"W	235.93'
T7	N86°24'42"E	1106.00'
T8	N89°39'13"E	345.46'
T9	N171°17'27"E	71.18'
T10	N57°49'32"E	404.86'



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Current DRC Project No. _____

ORIGINAL

Date Submitted: July 21, 2011
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 7-27-11
 Date Preliminary Plat Expires: 7-27-12

DRB Project No. 1008799
Δ 09-09-11

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 TIERRA VISTA UNIT 1 AT THE TRAILS UNIT 2 4c
 (REPLAT OF TRACT 9A 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									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 8-9	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 41-42	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		4'	PCC SIDEWALK (W. Side Only) <u>Δ</u>	PEDESTRIAN ACCESS EASEMENT (TRACT A)	TEMPE AVENUE <u>Indian Hills St.</u> <u>Δ</u>	RAINBOW BLVD <u>Existing Asphalt Trail</u>	/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE (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		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
PUBLIC WATERLINE IMPROVEMENTS									
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/

AGENT/TOWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
SCOTT STEFFEN	7/21/2011	<i>Scott Steffen</i>	<i>Handoral</i>
PREPARED BY: PRINT NAME	DATE	DRB-CHAIR	DATE
BOHANNAN HUSTON, INC.			PARKS & GENERAL SERVICES
<i>Scott Steffen</i>	<i>07/27/11</i>	<i>Handoral</i>	<i>7/27/11</i>
SIGNATURE	DATE	TRANSPORTATION DEVELOPMENT	DATE
		ABCWUA	AMAFCA
		<i>Handoral</i>	<i>07-27-11</i>
			CITY ENGINEER
			DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRG CHAIR	AGENT/TOWNER
A	09-09-11	<i>R. Dorch</i>	<i>Scott Steffen</i>

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

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) for Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9)) [*Deferred from, 6/1/11, 6/15/11, 7/13/11, 7/20/11*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/11 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/21/11 THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

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

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.48 acre(s). (C-9)) [*Deferred from 6/1/11, 6/15/11, 7/13/11, 7/20/11*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/11 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/21/11 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED.**

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 #: ~~100~~ 100 8799 Application #: 12-DRB-70194
 Project Name: TIERRA USTA Unit 1 at the TRAILS
 Agent: BHI Phone #: 823-1000

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

- TRANSPORTATION: _____

- ABCWUA: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

PLANNING (Last to sign): Agreement & Covenant across TRACT A.
(By RHO for J.C. 12-18-12)
Signed RD 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.

DEVELOPMENT REVIEW BOARD MEETING – July 17, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

**Project #1008799 - Tierra Vista Unit 1 at the Trails
Amendment to Infrastructure List/Preliminary Plat**

Please identify how the existing or proposed landscaping will be affected by this proposed design variance. The letter of request states that the Unit 1 traffic calming circle is already built and may or may not have already been damaged by the larger truck traffic. Please describe the current status of any landscaping and/or associated irrigation in the existing traffic circle.

If this request for design variance is approved, a Streetscape Maintenance Agreement and revised landscape plan will be required for review and approval identifying the proposed new configuration of any landscape plantings and irrigation in the City Right-of-Way.

Parks defers to Transportation for comments and approval removing the 1 foot buffer between back of curb and sidewalk.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008799

AGENDA ITEM NO: 7

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER
SITE PLAN FOR SUBDIVISION
VACATION OF PUBLIC EASEMENTS
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

Indian Hills Street from Tombstone Road to Woodmont Avenue is classified as a normal local roadway. As such, it must have a minimum of 49 feet of right of way. See Table 23.2.1C of the *Development Process Manual*.

Tombstone Road from Lot 9/10 to Indian Hills Street is classified as a normal local roadway. As such, it must have a minimum of 49 feet of right of way. See Table 23.2.1C of the *Development Process Manual*.

The vicinity map provided on the plat should call out Universe, not University, Boulevard.

The sidewalk exhibit shows no request for a sidewalk waiver.

No objection to sidewalk deferral request.

Temporary turnarounds must be provided at Tombstone Road and Tempe Avenue. Roadway easements must be provided for the temporary turnarounds.

Infrastructure List (IL):

- The following roadways are normal local roadways and must be indicated as such: Indian Hills Street from Tombstone Road to Woodmont Avenue and Tombstone Road from Lot 9/10 to Indian Hills Street.
- Temporary turnarounds must be provided at Tombstone Road and Tempe Avenue.

RESOLUTION:

06-29-11

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JUNE 15, 2011



DRB CASE ACTION LOG

~~(Building permit - subdivision)~~

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

DRB Application No.: 11DRB-70129

Project # 1008799

Project Name: *The Trails Unit 2 TBKA Tierra Vista Unit 1 at the Trails*

Agent: *Bohannon Huston Inc.*

Phone No.:

Your request was approved on 7-27-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *appeal period*

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/28/2012 Issued By: BLDAVM 137834

Category Code **910**
2012 070 067

Application Number: 12DRB-70067, Major - Final Plat Approval

Address:

Location Description: WOODMONT BETWEEN RAINBOW AND UNIVERSE

Project Number: 1008799

Applicant

RCS-TRAILS 9-A, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87120

Agent / Contact

BOHANNAN HUSTON INC
SCOTT STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000

Application Fees

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

City Of Albuquerque
Treasury Division

2/28/2012 10:50AM LOC: ANNX
WS# 006 TRANSH# 0019
RECEIPT# 00144807-00144807
PERMIT# 2012070067 TRSLJS
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

05/06/2011 Issued By: E08375 108627

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 128 **Category Code 910**
Application Number: 11DRB-70128, Major - Preliminary Plat Approval
Address:
Location Description: WOODMONT AVE BETWEEN RAINBOW BLVD AND UNIVERSE BLVD
Project Number: 1008799

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

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	\$2,270.00
TOTAL:		\$2,270.00

City Of Albuquerque
Treasury Division

5/6/2011 1:43PM LOC: ANNX
WS# 008 TRANS# 0041
RECEIPT# 00131441-00131442
PERMIT# 2011070128 TRSLNP
Trans Amt \$5,380.00
DRB Actions \$2,270.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

05/06/2011 Issued By: E08375 108615

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 123 **Category Code 910**
Application Number: 11DRB-70123, Vacation Of Public Easement
Address:
Location Description: WOODMONT AVE BETWEEN RAINBOW BLVD AND UNIVERSE BLVD
Project Number: 1008799

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

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$135.00
TOTAL:		\$230.00

City Of Albuquerque
Treasury Division

5/6/2011 1:43PM LOC: ANNX
WS# 008 TRANS# 0041
RECEIPT# 00131441-00131443
PERMIT# 2011070123 TRSLNF
Trans. Amt \$5,390.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$135.00

Thank You

Current DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 1 AT THE TRAILS UNIT 2
(REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Date Submitted: July 21, 2011
Date Site Plan for Bldg Permit Approv: _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 7-27-11

Date Preliminary Plat Expires: 7-27-12

DRB Project No. 1008799

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									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 8-9	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 41-42	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		4'	PCC SIDEWALK	PEDESTRIAN ACCESS EASEMENT (TRACT A)	TEMPE AVENUE	RAINBOW BLVD	/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE (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		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
PUBLIC WATERLINE IMPROVEMENTS									
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/



AGENT/OWNER

SCOTT STEFFEN 7/21/2011
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
FIRM
SIGNATURE *Scott Steffen*

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
[]

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Paul [Signature] 7-27-11
DRB CHAIR DATE
Allan Peter 07/27/11
TRANSPORTATION DEVELOPMENT DATE
ABCWUA DATE

[Signature] 7/27/11
PARKS & GENERAL SERVICES DATE
AMAFCA DATE
[Signature] 07-27-11
CITY ENGINEER DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. 730075

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 1 AT THE TRAILS
(REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Date Submitted: September 19, 2011
Date Site Plan for Bldg Permit Approval: _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 7-27-11
Date Preliminary Plat Expires: filed

DRB Project No. 1008799
Δ09/09/11

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 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									
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
750075		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
750075		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
750075		15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 8-9	LOTS 22-23	/	/	/
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
750075		15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 41-42	LOTS 22-23	/	/	/
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
750075		4'	PCC SIDEWALK (WEST SIDE ONLY)	PEDESTRIAN ACCESS EASEMENT (TRACT A)	INDIAN HILLS STREET	EXISTING ASPHALT TRAIL	/	/	/

* 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									
750075		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
750075		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
750075		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE (COA 730084)	/	/	/
750075		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		/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
PUBLIC WATERLINE IMPROVEMENTS									
	730084	EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
	730084	EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
750075		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
750075		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
750075		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
	730084	EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
	730084	EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
750075		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
750075		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Hugh W. Floyd
PREPARED BY: PRINT NAME
6/29/13
DATE

Easterling Consultants LLC
FIRM:

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR

TRANSPORTATION DEVELOPMENT

ABCWUA

DATE

7-17-13

DATE

02/12/13

AMAFCA

CITY ENGINEER

PARKS & GENERAL SERVICES RECREATION

DATE

7-12-13

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 1 AT THE TRAILS UNIT 2
(REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Date Submitted: July 21, 2011
Date Site Plan for Bldg Permit Approved: _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 7-27-11
Date Preliminary Plat Expires: 7-27-12

DRB Project No. 1608799
09-09-11

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 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									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 8-9	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 41-42	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		4'	PCC SIDEWALK (W. Side Only) A	PEDESTRIAN ACCESS EASEMENT (TRACT A)	TEMPE AVENUE Indian Hills St. A	RAINBOW BLVD Existing Asphalt Trail	/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE (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		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
PUBLIC WATERLINE IMPROVEMENTS									
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/

AGENT/OWNER

SCOTT STEFFEN
PREPARED BY: PRINT NAME
7/21/2011
DATE

BOHANNAN HUSTON, INC.
FIRM

Scott Steffen
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Joe [Signature] 7-27-11
DRB CHAIR DATE

[Signature] 07/27/11
TRANSPORTATION DEVELOPMENT DATE

Allan Pater 07/27/11
ABCWUA DATE

[Signature] 7/27/11
PARKS & GENERAL SERVICES DATE

[Signature] 07-27-11
AMAFCA CITY ENGINEER DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
A	09-09-11	<i>[Signature]</i>	<i>[Signature]</i>	<i>Scott Steffen</i>

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/24/2013 Issued By: BLDAVM 195886

Category Code **910**
2013 070 602

Application Number: 13DRB-70602, Amendment To Preliminary Plat

Address:

Location Description: WOODMONT AND UNIVERSE

Project Number: 1008799

Applicant

RCS TRAILS 9-A LLC

371 CENTENNIAL PARKWAY SUITE 200
LOUISVILLE CO 80027
303-466-2500

Agent / Contact

EASTERLING CONSULTANTS LLC

3613 NM 528 NW SUITE E-2
ALBUQUERQUE NM 87114
821-6646

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

City of Albuquerque Treasury
Date: 6/24/2013 Office: ANNEX
Stat ID: W50000008 Cashier: TRSCXG
Batch: 2161 Trans #: 12
Permit: 2013070602
Receipt Num 00132337
Payment Total: \$70.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$50.00
VISA Tendered : \$140.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/27/2013 Issued By: BLDAVM 196387

Category Code **910**
2013 070 610

Application Number: 13DRB-70610, Vacation Of Public Easement

Address:

Location Description: WOODMONT BETWEEN RAINBOW UNIVERSE

Project Number: 1008799

Applicant

RCS TRAILS 9-1, LLC
BRIAN PAUL
371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE CO 80027

Agent / Contact

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

Application Fees	
APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$135.00
TOTAL:	\$230.00

City of Albuquerque Treasury
Date: 6/27/2013 Office: ANNEX
Stat ID: WS0000008 Cashier: TRSMDC
Batch: 2186 Trans #: 18
Permit: 2013070610
Receipt Num 00139388
Payment Total: \$230.00
0900 APN Fee \$75.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$135.00
VISA Tendered : \$230.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

08/28/2012 Issued By: E08375 160581

Category Code **910**
2012 070 272

Application Number: 12DRB-70272, Ext Of Major Preliminary Plat

Address:

Location Description: WOODMONT BETWEEN RAINBOW AND UNIVERSE

Project Number: 1008799

Applicant

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

Agent / Contact

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

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

City of Albuquerque Treasury
Date: 8/28/2012 Office: ANNEX
Stat ID: W5000008 Cashier: TRSSIV
Batch: 669 Trans #: 26
Permit: 2012070272
Receipt Num 00047691
Payment Total: \$70.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$50.00
VISA Tendered : \$210.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/10/2012 Issued By: BLDAVM 153894

Category Code **910**
2012 070 194

Application Number: 12DRB-70194, Major - Final Plat Approval

Address:

Location Description: WOODMONT AVE BETWEEN RAINBOW AND UNIVERSE

Project Number: 1008799

Applicant

RCS-TRAILS 9-A, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LN #160
ALBUQUERQUE NM 87120

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFEN
7500 JEFFERSON NE, COURTYARD 1
ALBUQUERQUE NM 87109
5058231000

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 7/10/2012 Office: ANNEX
Stat ID: W5000006 Cashier: TRSFXG
Ratch: 455 Trans #: 12
Permit: 2012070194
Receipt Num 00032892
Payment Total: \$20.00
0901 Conflict Mgmt Fee
Cash Tendered : \$20.00
\$60.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/31/2012 Issued By: BLDAVM 156715

Category Code **910**
2012 070 229

Application Number: 12DRB-70229, Ext Of Major Preliminary Plat

Address:

Location Description: WOODMONT BETWEEN RAINBOW AND UNIVERSE

Project Number: 1008799

Applicant

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

Agent / Contact

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

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

City of Albuquerque Treasury
Date: 7/31/2012 Office: ANNEX
Stat ID: W5000007 Cashier: TRSCXG
Batch: 551 Trans #: 6
Permit: 2012070229
Receipt Num 00039033
Payment Total: \$70.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$50.00
Cash Tendered : \$280.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/08/2012 Issued By: BLDAVM 150099

Category Code **910**
2012 070 167

Application Number: 12DRB-70167, Vacation Of Public Easement

Address:

Location Description: WOODMONT AVE, BETWEEN RAINBOW BLVD AND UNIVERSE

Project Number: 1008799

Applicant

THE TRAILS, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87120

Agent / Contact

BOHANNAN HUSTON INC
SCOTT STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	\$90.00
TOTAL:		\$165.00

City of Albuquerque Treasury
Date: 6/8/2012 Office: ANNEX
Stat ID: W5000007 Cashier: TRSCXG
Batch: 327 Trans #: 28
Permit: 2012070167
Receipt Num 00023336
Payment Total: \$165.00
0900 APN Fee \$75.00
0903 DRB Actions \$90.00
Check Tendered : \$305.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/08/2012 Issued By: BLDAVM 150091

Category Code **910**
2012 070 166

Application Number: 12DRB-70166, Ext Of Major Preliminary Plat

Address:

Location Description: WOODMONT AVE, BETWEEN RAINBOW BLVD AND UNIVERSE

Project Number: 1008799

Applicant

THE TRAILS, LCC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87120

Agent / Contact

BOHANNAN HUSTON INC
SCOTT STEFFEN
7500 JEFFERSON NE, COURTYARD 1
ALBUQUERQUE NM 87109
5058231000

Application Fees

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

City of Albuquerque Treasury
Date: 6/8/2012 Office: ANNEX
Stat ID: W5000007 Cashier: TRSCXG
Batch: 327 Trans #: 28
Permit: 2012070166
Receipt Num 00023338
Payment Total: \$70.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$50.00
Check Tendered : \$70.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/23/2012 Issued By: E08375 167984

Category Code **910**
2012 070 338

Application Number: 12DRB-70338, Ext Of Major Preliminary Plat

Address:

Location Description: WOODMONT AVE BETWEEN RAINBOW BLVD AND UIVERSE

Project Number: 1008799

Applicant

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

Agent / Contact

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

Application Fees

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

City of Albuquerque Treasury
Date: 10/23/2012 Office: ARMBX
Std ID: 100000007 Cashier: TRAMAR
Batch: 921 Trans: 518
Permit: 2012070338
Ref: PL-HW-00064517
Payment Total: \$70.00
0911 Conflict Mgmt Fee
0903 DRB Actions
VISA Tendered: \$70.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008799

AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

An agreement and covenant is required for the existing 8-foot wide asphalt trail across Tract A.

RESOLUTION:

03-21-12

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

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

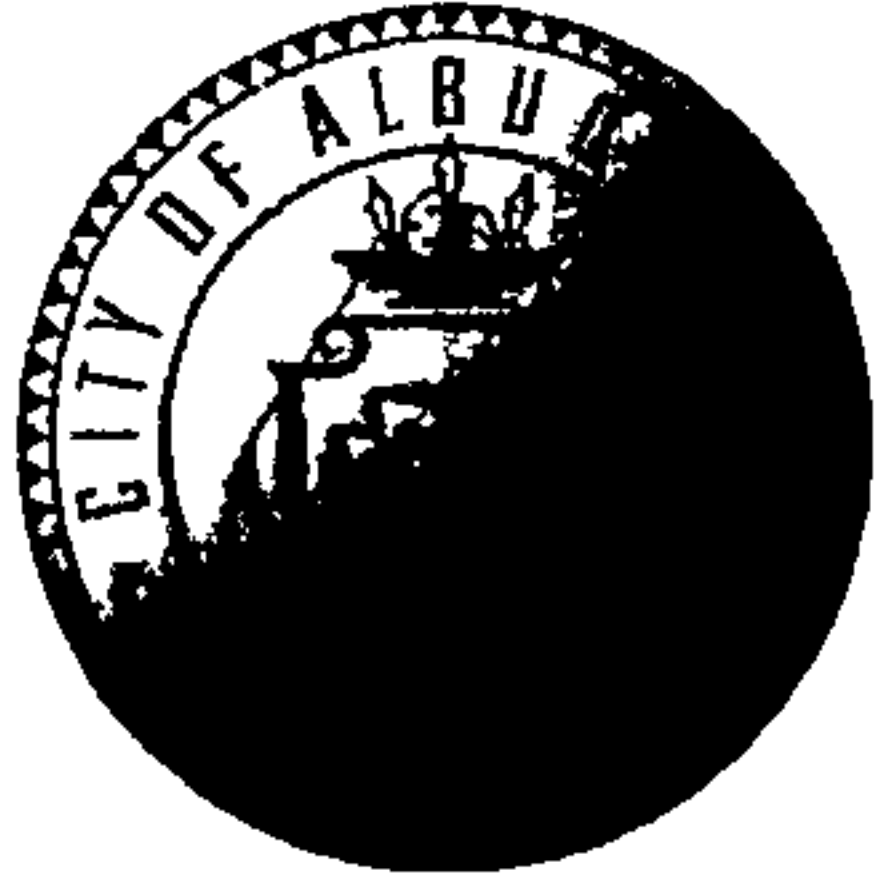
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 7, 2012



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

Project Number: 1008799
Application Number: 12DRB-70067

DRB Date: 3/7/2012
Item Number: 10

Subdivision: Tierra Vista Unit 1 at the Trails
 All of Tract 9-A, The Trails Unit 2 Subdivision

Request for:

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

Zoning: RD

Zone Page: C-09

New Lots (or units) 50

Parks and Recreation Comments:

The RD zone requires 2,400 sq. ft. of open space for each dwelling unit. Please provide an Open Space Calculation Table showing the lot number, lot size, building and driveway area, provided open space and remaining open space requirement. Provide a dimensioned Typical Lot Plan which shows a typical lot with the building footprint and driveway. Include one of the following notes on the Final Plat indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8- (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

Signed: Carol S. Dumont
 Carol S. Dumont Phone: 768-5387
 Parks & Recreation Dept.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/09/2013 Issued By: BLDAVM 197565

Category Code **910**
2013 070 621

Application Number: 13DRB-70621, Amendment To Preliminary Plat

Address:

Location Description: UNIVERSE AND WOODMONT

Project Number: 1008799

Applicant

RCS-TRAILS 9-A, LLC

371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE CO 80027

Agent / Contact

EASTERLING CONSULTANTS LLC
HUGH W FLOYD
3613 NM 528 NW, SUITE E-2
ALBUQUERQUE NM 87114
5058216646

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

City of Albuquerque Treasury
Date: 7/10/2013 Office: ANNEX
Stat ID: W5000007 Cashier: TRSOLF
Batch: 2242 Trans #: 1
Permit: 2013070621
Receipt Num 00141347
Payment Total: \$70.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$50.00
VISA Tendered : \$190.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008799

AGENDA ITEM NO: 11

SUBJECT:

PRELIMINARY PLAT EXTENSION

ENGINEERING COMMENTS:

Condition of Final Plat:

An agreement and covenant is required for the existing 8-foot wide asphalt trail across Tract A.

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

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: OCTOBER 31, 2012

Project# 1008799

12DRB-70167 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) on Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned SU-2/VTRD, located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9)

AMAFCA No comments
COG No comments provided
TRANSIT No comments provided
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION

APS
The Trails Unit 2 (tbka Tierra Vista Unit 1 at the Trails), Tract 9A, is located on the south side of Woodmont Av NW between Rainbow Blvd NW and Universe Blvd NW. The owner of the above property requests a Vacation of Public Easement for a development that will consist of 57 single family units. This development will have impacts to Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary is over capacity, James Monroe Middle School and Cibola High School currently have excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
264	Ventana Ranch ES	758	730	-28
490	James Monroe MS	963	1015	52
580	Cibola HS	1876	2100	224

Ventana Ranch Elementary School is being relieved by Tierra Antigua Elementary.

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round

- Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

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

POLICE DEPARTMENT

No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.

FIRE DEPARTMENT

No adverse comments

PNM ELECTRIC & NMGAS

No comments provided

COMCAST

No comments provided

CenturyLink

No comments provided

ENVIRONMENTAL HEALTH

No comments provided

M.R.G.C.D

No adverse comments

OPEN SPACE DIVISION

Reviewed: No Adverse Comment

CITY ENGINEER

Vacation of Public Drainage Easement - Hydrology has no objection.
 Vacation of Public SAS Easement - Hydrology defers to ABCWUA.

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

No comments

ABCWUA

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

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

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008799

AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

An agreement and covenant is required for the existing 8-foot wide asphalt trail across Tract A.

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

RESOLUTION:

07-25-12

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JULY 18, 2012

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008799

AGENDA ITEM NO: 16

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

An agreement and covenant is required for the existing 8-foot wide asphalt trail across Tract A.

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

RESOLUTION:

08-01-12

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JULY 25, 2012



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

Project Number: 1008799
Application Number: 12DRB-70067

DRB Date: 3/7/2012
Item Number: 10

Subdivision: Tierra Vista Unit 1 at the Trails
 All of Tract 9-A, The Trails Unit 2 Subdivision

Request for:

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

Zoning: RD

Zone Page: C-09

New Lots (or units) 50

Parks and Recreation Comments:

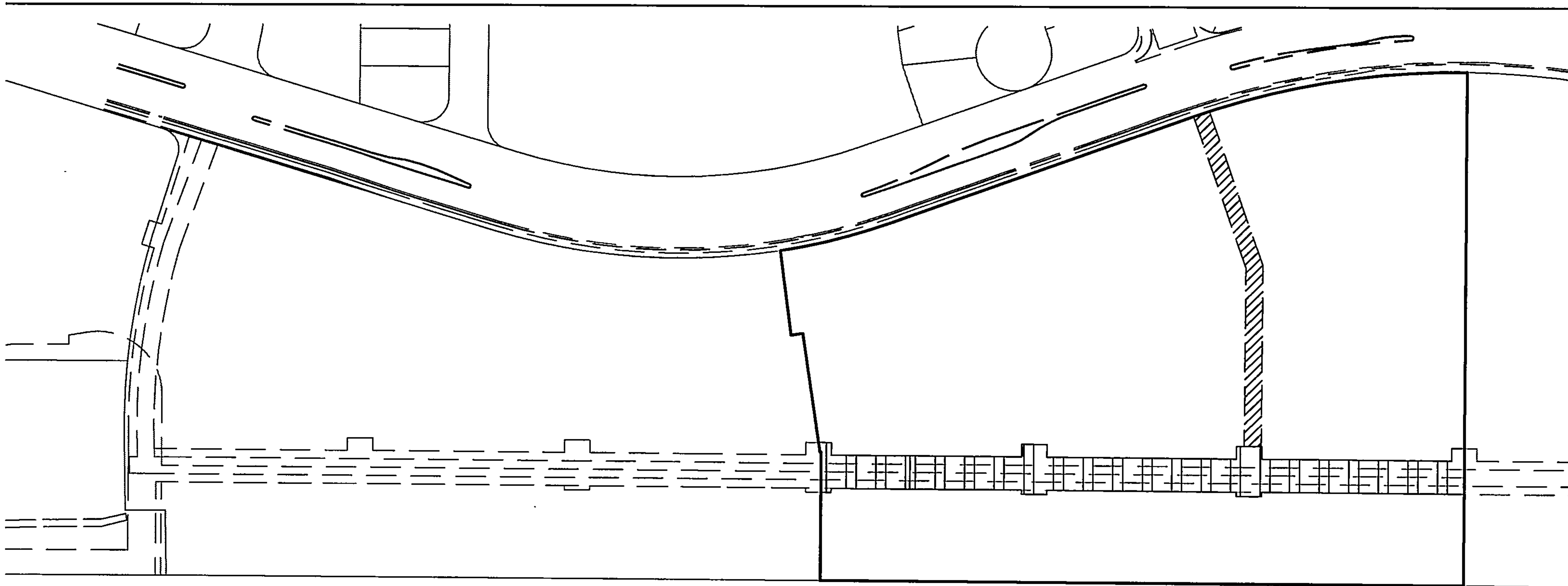
The RD zone requires 2,400 sq. ft. of open space for each dwelling unit. Please provide an Open Space Calculation Table showing the lot number, lot size, building and driveway area, provided open space and remaining open space requirement. Provide a dimensioned Typical Lot Plan which shows a typical lot with the building footprint and driveway. Include one of the following notes on the Final Plat indicating how the total remaining open space requirement will be met:

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Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8- (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

Signed: Carol S. Dumont
 Carol S. Dumont Phone: 768-5387
 Parks & Recreation Dept.



 PORTION OF EXISTING PUBLIC SEWER AND DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.

 EXISTING 20' PUBLIC SEWER LINE EASEMENT TO BE VACATED BY THIS PLAT.

REASON FOR VACATON

 1. EXISTING INFRASTRUCTURE WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION

 2. EXISTING 8" SANITARY SEWER LINE TO BE RELOCATED IN PUBLIC STREETS AS PART OF TIERRA VISTA UNIT 2 INFRASTRUCTURE CONSTRUCTION.



NOT TO SCALE

EXHIBIT "C"
TIERRA VISTA UNIT 2
at the TRAILS
VACATION EXHIBIT
JULY, 2013

Bohannon  Huston

UNPLATTED LAND OF
INDUSTRY DEVELOPMENT LTD., CO.

Abundance Central Survey Monument, JANUARY 1992.
New Mexico State Plane Coordinate System, Central
Zone (NAD 27) as published.
N 232°44'03" W
Y 1233.44038
Ground to grid factor: 0.9999994
Datum: NAD 27
Datum to grid factor: 0.9999994
Datum: NAD 27 (NAD 27-74)

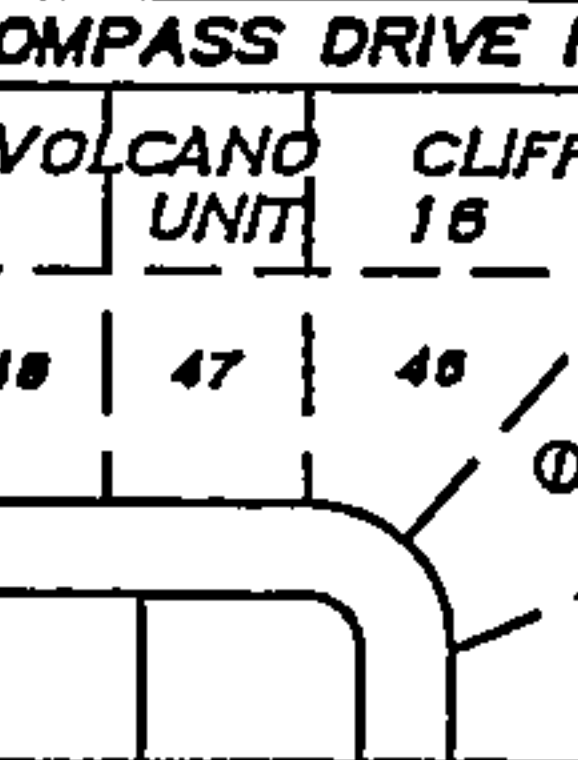
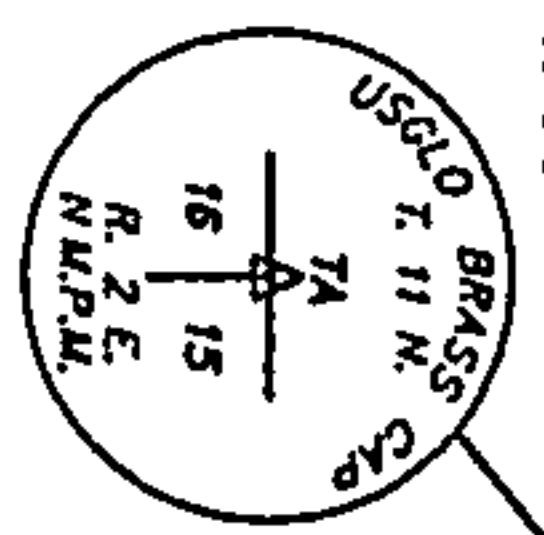
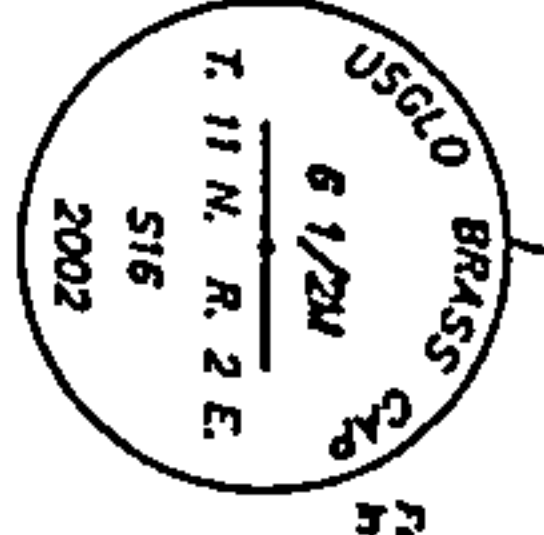
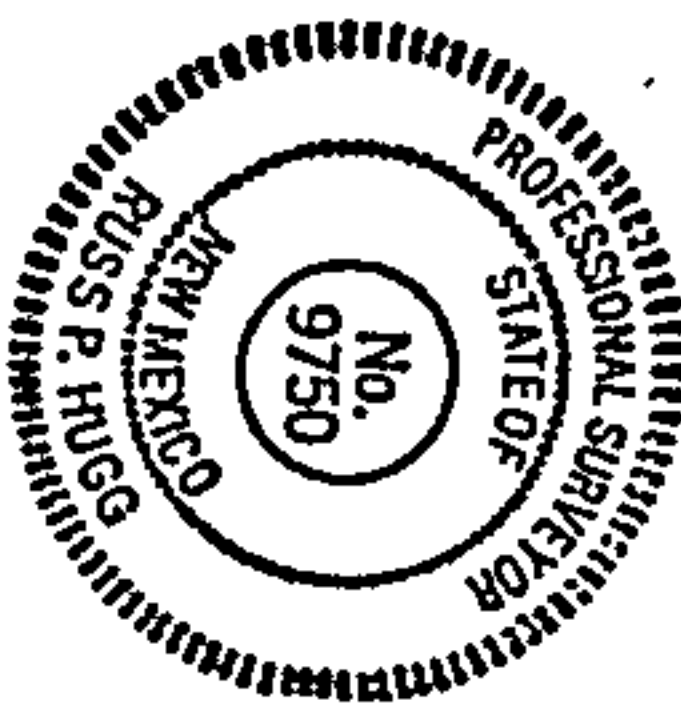
THE TRAILS UNIT 2
(BEING A REPLAT OF TRACTS G AND I, THE TRAILS
AND UNPLATTED DEED PARCELS)
WITHIN
THE TOWN OF ALAMEDA GRANT
N

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
BERNILLLO COUNTY, NEW MEXICO
AUGUST, 2004

BULK LAND PLAT OF

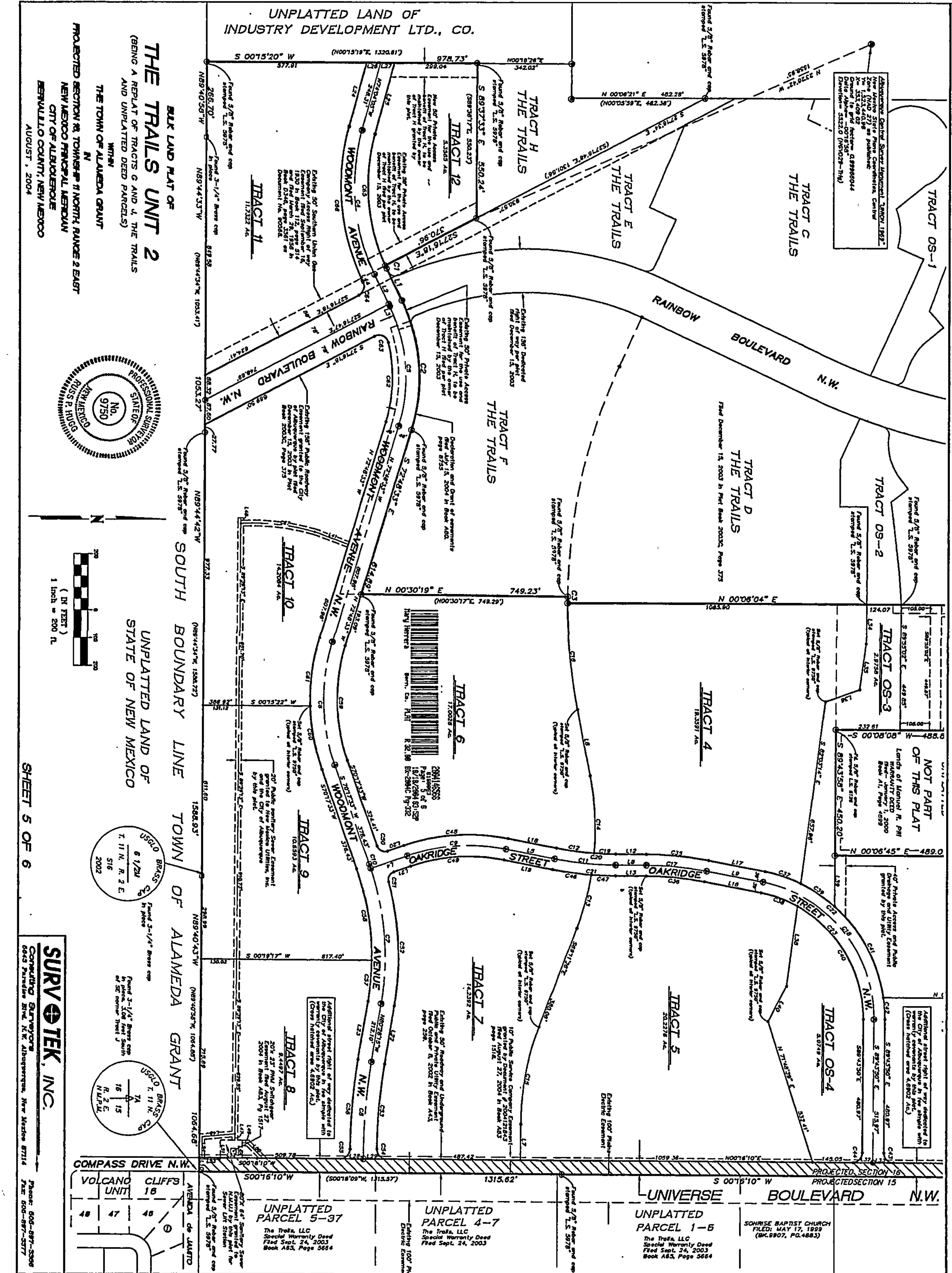
UNPLATTED LAND OF
STATE OF NEW MEXICO

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT



SURV-TEK, INC.
CONSULTING SURVEYORS
6643 Paradise Blvd., N.W. Albuquerque, New Mexico 87114
Phone: 808-897-5308
Fax: 808-897-5377

SHEET 5 OF 6



NOT PART
OF THIS PLAT

Additional street right of way designated to the City of Albuquerque in the amended plat (Cross hatched area 4.6902 AC.)

Additional street right of way designated to the City of Albuquerque in the amended plat (Cross hatched area 4.6902 AC.)

UNPLATTED PARCEL 5-37
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 483, Page 5664

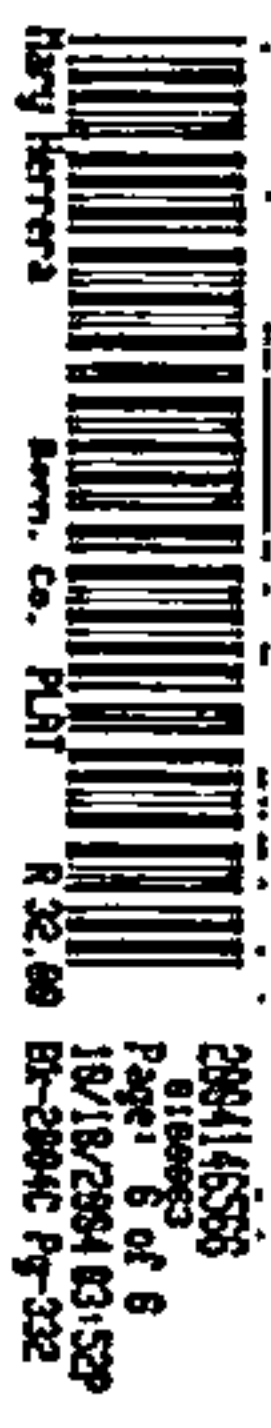
UNPLATTED PARCEL 4-7
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003

UNPLATTED PARCEL 1-6
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 483, Page 5664

SONRISE BAPTIST CHURCH
FILED: MAY 17, 1999
(8K.9907, PG.4683)

BLK LAND PLAT OF
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS
 AND UNPLATTED DEED PARCELS)

THE TOWN OF ALAMEDA GRANT
 WITHIN
 NEW MEXICO
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004

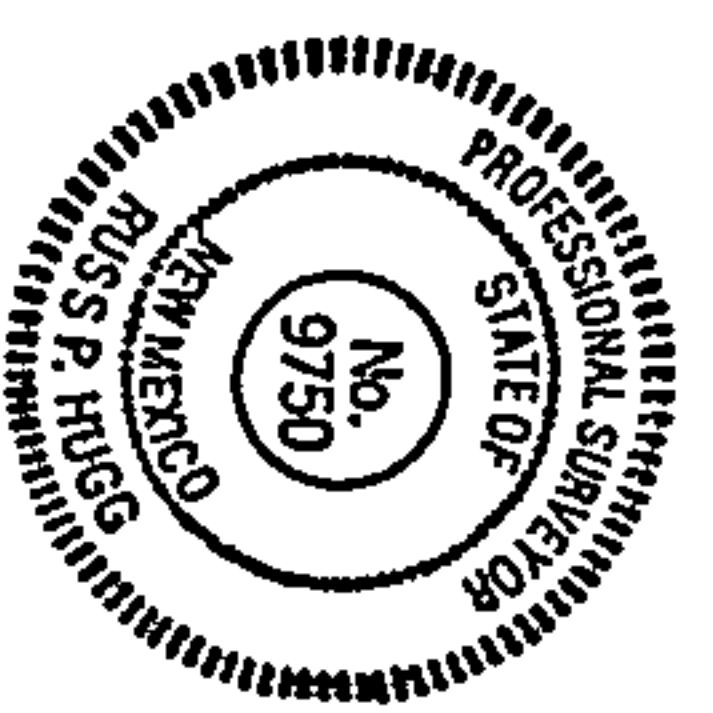


CURVE TABLE

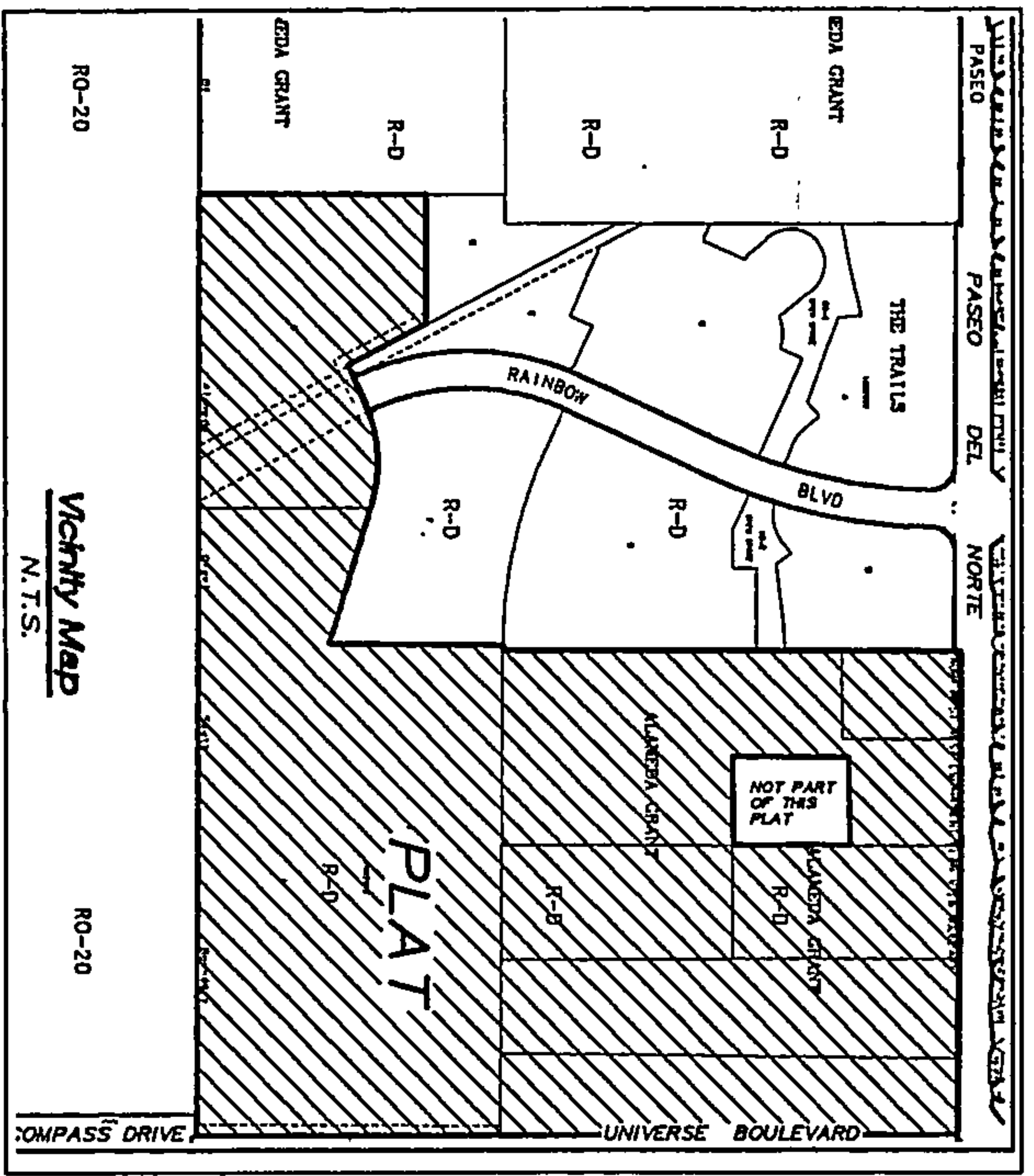
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	11.43'	672.00'	5.72'	11.43'	N64°24'38"E	0°58'34"
C2	474.25'	628.00'	249.09'	463.05'	S85°33'24"W	43°16'06"
C3	22.80'	2000.00'	11.40'	22.80'	S89°49'00"E	0°39'11"
C4	528.64'	721.00'	276.63'	516.88'	N84°55'38"E	42°00'34"
C5	437.25'	529.00'	229.64'	426.83'	S85°33'24"W	43°16'06"
C6	430.80'	700.00'	233.33'	443.05'	N88°44'30"E	36°53'54"
C7	494.53'	1000.00'	252.43'	489.51'	S85°21'43"W	28°20'05"
C8	350.97'	2000.00'	175.94'	350.97'	S85°29'53"E	10°03'16"
C9	382.69'	700.00'	191.51'	358.64'	S03°57'45"E	29°41'11"
C10	15.74'	1000.00'	7.87'	15.74'	S70°44'38"W	0°54'07"
C11	221.79'	1200.00'	111.21'	221.48'	N05°35'09"E	10°53'24"
C12	136.54'	1161.00'	68.35'	136.46'	S07°30'41"W	6°44'18"
C13	200.90'	1000.00'	100.79'	200.56'	N74°56'46"W	11°50'39"
C14	228.67'	1000.00'	114.25'	227.77'	N86°50'22"E	15°58'01"
C15	358.49'	1000.00'	181.19'	356.57'	S79°27'38"E	20°32'24"
C16	384.49'	2000.00'	192.84'	383.90'	N84°21'51"E	11°00'53"
C17	218.10'	1200.00'	109.46'	218.60'	S05°31'17"W	10°27'41"
C18	693.92'	500.00'	415.97'	639.56'	S50°30'39"W	79°31'03"
C19	78.05'	1161.00'	39.04'	78.03'	S02°13'00"W	0°31'06"
C20	214.59'	1061.00'	107.60'	214.28'	N05°35'09"E	10°53'24"
C21	228.00'	1239.00'	114.63'	228.68'	S05°35'09"W	10°53'24"
C22	748.05'	539.00'	448.42'	689.44'	S50°30'39"E	79°31'03"
C23	639.79'	461.00'	393.53'	589.67'	S50°30'39"W	79°31'03"
C24	88.48'	576.00'	44.32'	88.39'	N69°18'40"E	8°46'13"
C25	Deleted					
C26	Deleted					
C27	Deleted					
C28	Deleted					
C29	Deleted					
C30	Deleted					
C31	Deleted					
C32	Deleted					
C33	Deleted					
C34	Deleted					
C35	228.22'	1239.00'	114.43'	228.91'	S05°31'17"W	10°27'41"
C36	211.98'	1161.00'	106.29'	211.69'	S05°31'17"W	10°27'41"
C37	132.94'	539.00'	69.35'	132.56'	S18°05'01"W	14°59'47"
C38	142.75'	461.00'	71.95'	142.18'	N19°17'22"E	17°44'29"
C39	149.64'	539.00'	75.31'	149.16'	S33°22'07"W	15°54'25"
C40	487.05'	461.00'	273.77'	473.32'	N39°22'53"E	01°46'34"
C41	381.94'	539.00'	199.39'	374.00'	S61°37'21"W	40°36'03"
C42	78.52'	539.00'	39.33'	78.45'	S86°05'46"W	8°20'48"
C43	54.98'	35.00'	35.00'	49.50'	N45°16'10"E	90°00'00"
C44	54.98'	35.00'	35.00'	49.50'	N44°43'50"W	90°00'00"
C45	55.02'	35.00'	35.05'	49.53'	N44°46'05"W	90°04'31"
C46	141.24'	1239.00'	70.95'	141.66'	N07°36'12"E	6°33'16"
C47	87.22'	1239.00'	43.65'	87.25'	N02°18'30"E	4°02'08"
C48	362.69'	739.00'	193.65'	378.62'	S03°57'45"E	29°41'11"
C49	342.68'	661.00'	175.18'	335.66'	S03°57'45"E	29°41'11"
C50	46.68'	30.00'	29.53'	42.08'	N25°44'38"E	89°05'53"
C51	45.20'	30.00'	28.14'	41.05'	S61°58'20"E	86°20'01"
C52	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C53	307.92'	1951.00'	154.28'	307.60'	S84°59'32"E	9°02'34"
C54	55.11'	35.00'	35.13'	49.59'	N45°22'41"E	90°13'01"
C55	54.86'	35.00'	34.89'	49.41'	N44°57'51"W	89°48'02"
C56	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C57	149.02'	951.00'	74.66'	148.87'	N84°57'35"W	8°58'41"
C58	336.25'	951.00'	169.80'	334.51'	S80°25'18"W	20°15'31"
C59	419.24'	651.00'	217.18'	412.04'	N88°44'30"E	36°53'54"
C60	233.13'	749.00'	117.51'	232.18'	N79°12'33"E	17°50'00"
C61	429.43'	749.00'	128.78'	426.08'	S82°20'30"E	19°03'54"
C62	285.78'	530.00'	148.45'	282.33'	N88°15'22"W	30°53'38"
C63	63.27'	35.00'	44.45'	55.00'	S24°50'46"W	10°33'40"
C64	54.25'	35.00'	34.28'	48.88'	N71°40'28"W	88°48'21"
C65	481.26'	672.00'	251.47'	471.05'	N85°24'55"E	41°02'00"
C66	584.57'	720.00'	295.65'	552.01'	N84°55'38"E	42°00'34"
C67	288.64'	800.00'	138.60'	287.38'	S08°21'09"W	19°44'23"

LINE TABLE

LINE	LENGTH	BEARING
L1	126.54'	N63°55'21"E
L2	8.72'	S63°55'21"W
L3	141.45'	N63°55'21"E
L4	179.63'	N18°48'20"W
L5	240.99'	S10°52'50"W
L6	129.13'	S78°51'21"W
L7	110.76'	S89°43'50"E
L8	208.92'	N00°17'27"E
L9	50.00'	S10°45'07"W
L10	50.00'	N89°40'43"W
L11	50.00'	S17°18'38"E
L12	110.76'	N00°17'27"E
L13	110.76'	N00°17'27"E
L14	446.14'	S27°16'18"E
L15	186.95'	S63°55'34"W
L16	208.92'	S10°45'07"W
L17	208.92'	S10°45'07"W
L18	179.63'	S10°52'50"W
L19	63.40'	N18°48'20"W
L20	63.40'	N18°48'20"W
L21	64.66'	N18°48'20"W
L22	212.10'	N80°28'15"W
L23	212.10'	N80°28'15"W
L24	234.56'	N24°04'05"W
L25	262.06'	N24°04'05"W
L26	50.89'	N00°15'20"E
L27	50.89'	N00°15'20"E
L28	84.18'	N00°16'10"E
L29	84.18'	N00°16'10"E
L30	Deleted	
L31	Deleted	
L32	74.00'	N00°16'10"E
L33	74.00'	N00°16'10"E
L34	140.38'	S89°54'08"E
L35	167.26'	S81°59'57"E
L36	129.67'	S19°31'15"E
L37	Deleted	
L38	282.28'	S82°03'14"E
L39	183.28'	S89°44'24"E
L40	143.65'	S82°08'00"E
L41	130.01'	N19°58'29"E
L42	Deleted	
L43	Deleted	
L44	6.33'	S63°55'20"W
L45	20.00'	N00°08'04"E
L46	20.00'	N89°58'13"W
L47	22.03'	S89°58'13"E
L48	120.23'	S04°49'15"E
L49	18.74'	N00°00'00"W
L50	76.85'	N45°00'00"E
L51	64.00'	S89°43'50"E
L52	80.00'	N00°16'10"E
L53	27.23'	N00°16'10"E
L54	73.36'	S89°40'43"E
L55	84.00'	S89°40'50"E



SHEET 6 OF 6
SURVOTEK, INC.
 Consulting Surveyors
 8643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-5296
 Fax: 505-897-5277



TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:
*** See Attached List of Owners**

Presented to the Board of Public Utility Commissioners
 By: *[Signature]*
 Date: *10/28/04*
 Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. West Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer services.

included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, repair, operate, and maintain facilities for the purposes described above together with free access to, from, and over said easements, including sufficient working area space for electric transformers, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood deck, 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 constructing any violations of National Electrical Safety Code by connecting any poles, decking, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER
 In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown herein. Consequently, PNM does not warrant, release any easement or easement rights to which it may be entitled.

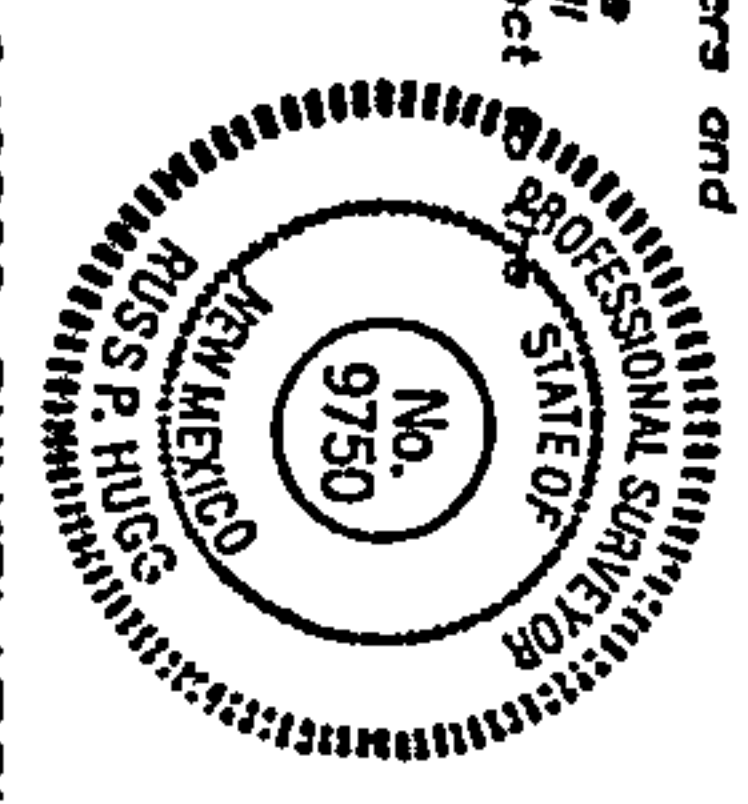
SHEET INDEX

SHEET 1 OF 6 -	Approvals, General Notes, Etc.
SHEET 2 OF 6 -	Legal Description, Free consent and dedication
SHEET 3 OF 6 -	Overall Bulk Plat Boundary
SHEET 4 OF 6 -	North 1/2 of Tracts Unit 2
SHEET 5 OF 6 -	South 1/2 of Tracts Unit 2
SHEET 6 OF 6 -	Curve and Line Tables

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 best-of-my-knowledge and belief.

[Signature]
 Russ P. Hugg
 N.M.P.S. No. 9750
 August 16, 2004



BULK LAND PLAT OF

THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)

WITNESSETH
 THE TOWN OF ALAMEDA GRANT

NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004



PROJECT NUMBER: **1002962**
 Application Number: **04DRB-01322**

PLAT APPROVAL

- Utility Approvals:
 - PNM Electric Services: *[Signature]* 10-15-04
 - PNM Gas Services: *[Signature]* 10-15-04
 - West Corporation: *[Signature]* 10-11-04
 - Comcast: *[Signature]* 9-2-04
 - New Mexico Utilities: *[Signature]* 9-2-04

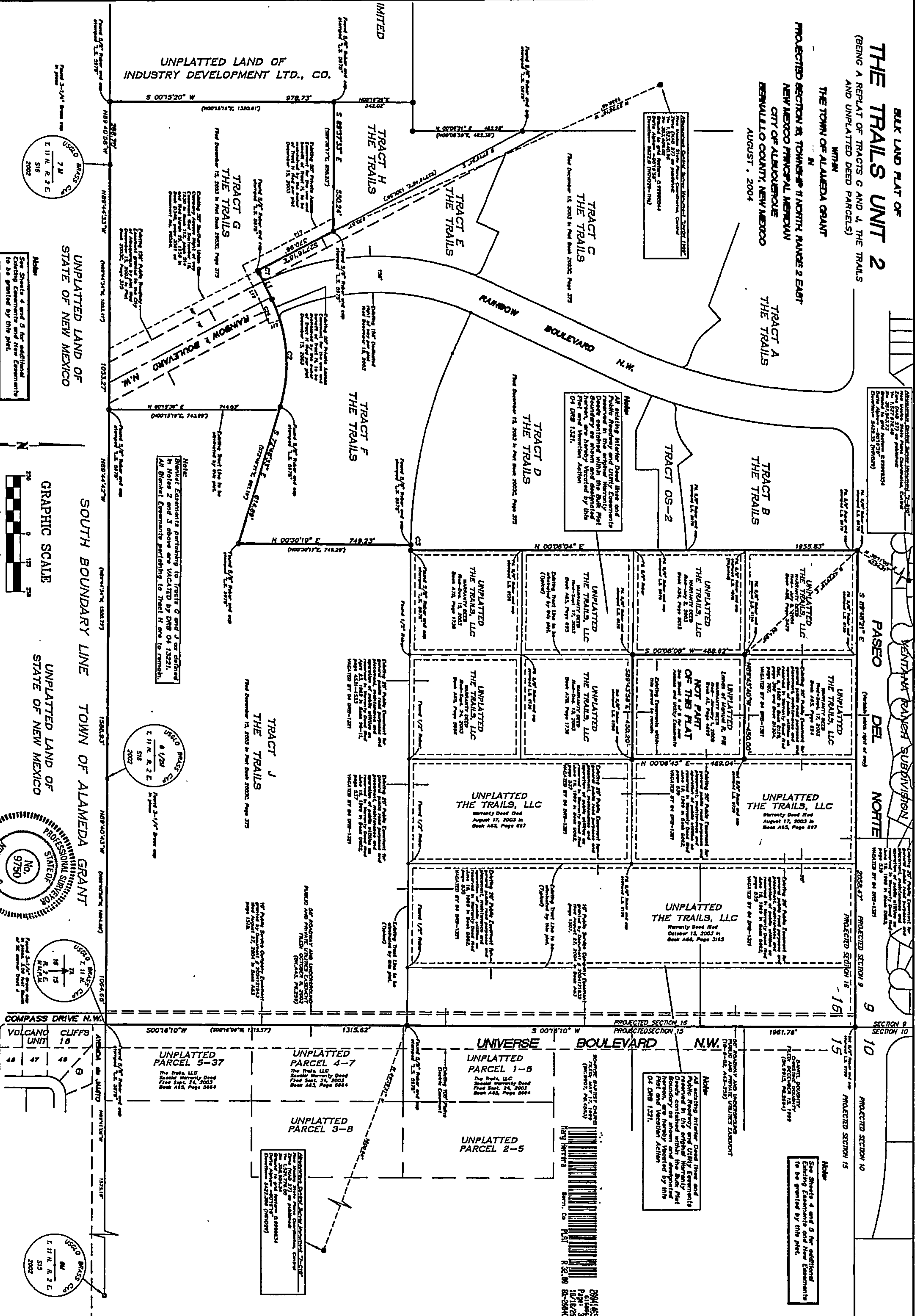
Note: These properties lie within the New Mexico Utilities, Inc. (NMU) Inc. franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

- City Approvals:
 - City Surveyor: *[Signature]* 8-25-04
 - Real Property Division: *[Signature]* 9/22/04
 - Environmental Health Department: *[Signature]* 9/22/04
 - Traffic Engineering, Transportation Division: *[Signature]* 9-22-04
 - Utilities Department: *[Signature]* 9/22/04
 - Adventure Development Parks and Recreation Department: *[Signature]* 9/22/04
 - Public & Bicycle: *[Signature]* 9/22/04
 - Public Works: *[Signature]* 9/22/04
 - City Engineer: *[Signature]* 10/19/04
 - City Administrator, Planning Department: *[Signature]* 10/19/04

THE TRAILS UNIT 2

(BEING A REPEAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)

BULK LAND FLAT OF
 THE TOWN OF ALAMEDA GRANT
 NEW MEXICO PRINCIPAL MERIDIAN
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004



UNPLATTED DEED PARCELS
 DEED NO. 100,000
 DEED NO. 100,001
 DEED NO. 100,002
 DEED NO. 100,003
 DEED NO. 100,004
 DEED NO. 100,005
 DEED NO. 100,006
 DEED NO. 100,007
 DEED NO. 100,008
 DEED NO. 100,009
 DEED NO. 100,010
 DEED NO. 100,011
 DEED NO. 100,012
 DEED NO. 100,013
 DEED NO. 100,014
 DEED NO. 100,015
 DEED NO. 100,016
 DEED NO. 100,017
 DEED NO. 100,018
 DEED NO. 100,019
 DEED NO. 100,020

PASEO DEL NORTE
 (Municipal name only)

SECTION 9
 SECTION 10
 SECTION 15
 SECTION 16

Note
 See Sheets 4 and 5 for additional
 Existing Easements and New Easements
 to be granted by this plat.

Note
 All existing Interior Deed Lines and
 Public Easements and Utility Easements
 shown on this plat are hereby
 confirmed, and the original plat
 boundary or as shown and designated
 hereon, are hereby vacated by this
 plat and Vacation Action
 04 DMB 13271.

2004/05/26
 6:15:35
 10/18/2004 09:27
 81-25841-15322

UNPLATTED LAND OF
 STATE OF NEW MEXICO

GRAPHIC SCALE
 1 inch = 250 ft.
 (IN FEET)

UNPLATTED LAND OF
 STATE OF NEW MEXICO

PROFESSIONAL SURVEYOR
 STATE OF NEW MEXICO
 NO. 9750
 RUSSELL P. HARRIS

USCO BRASS Co.
 7 1/2
 11 N. R. 2 E
 S19
 2002

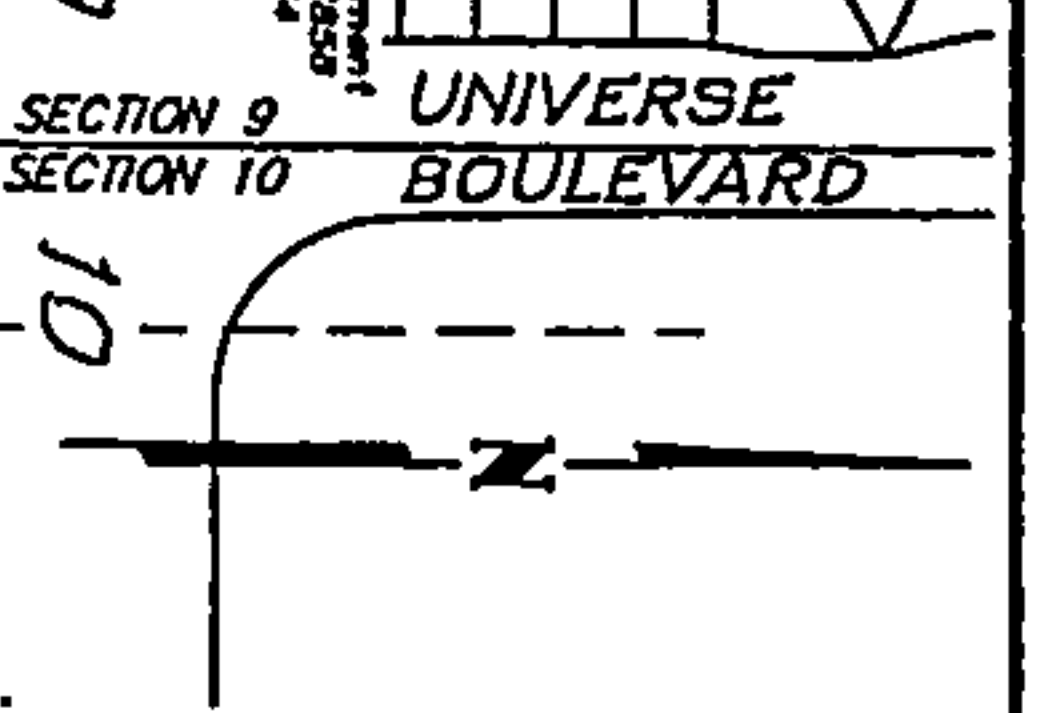
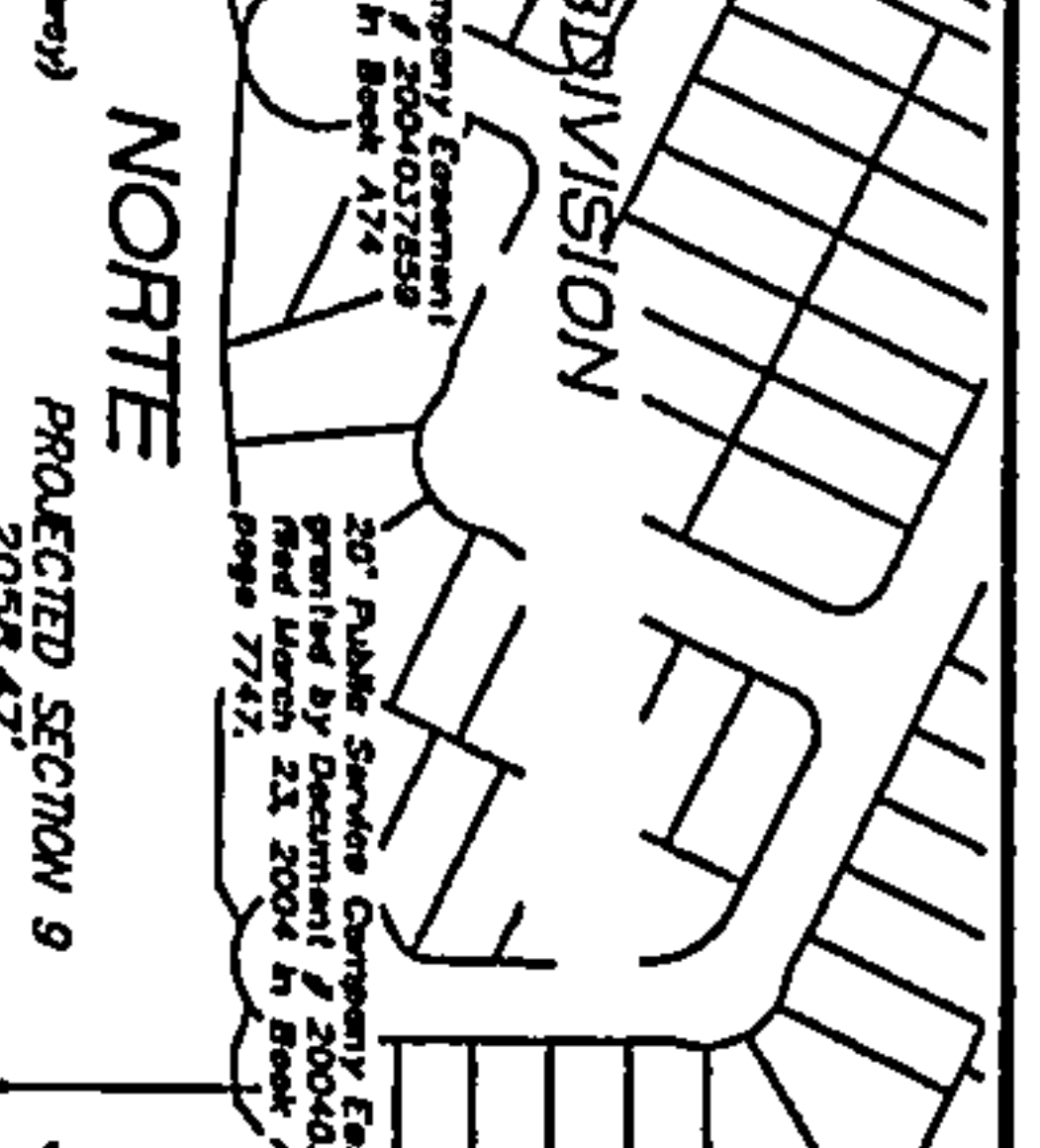
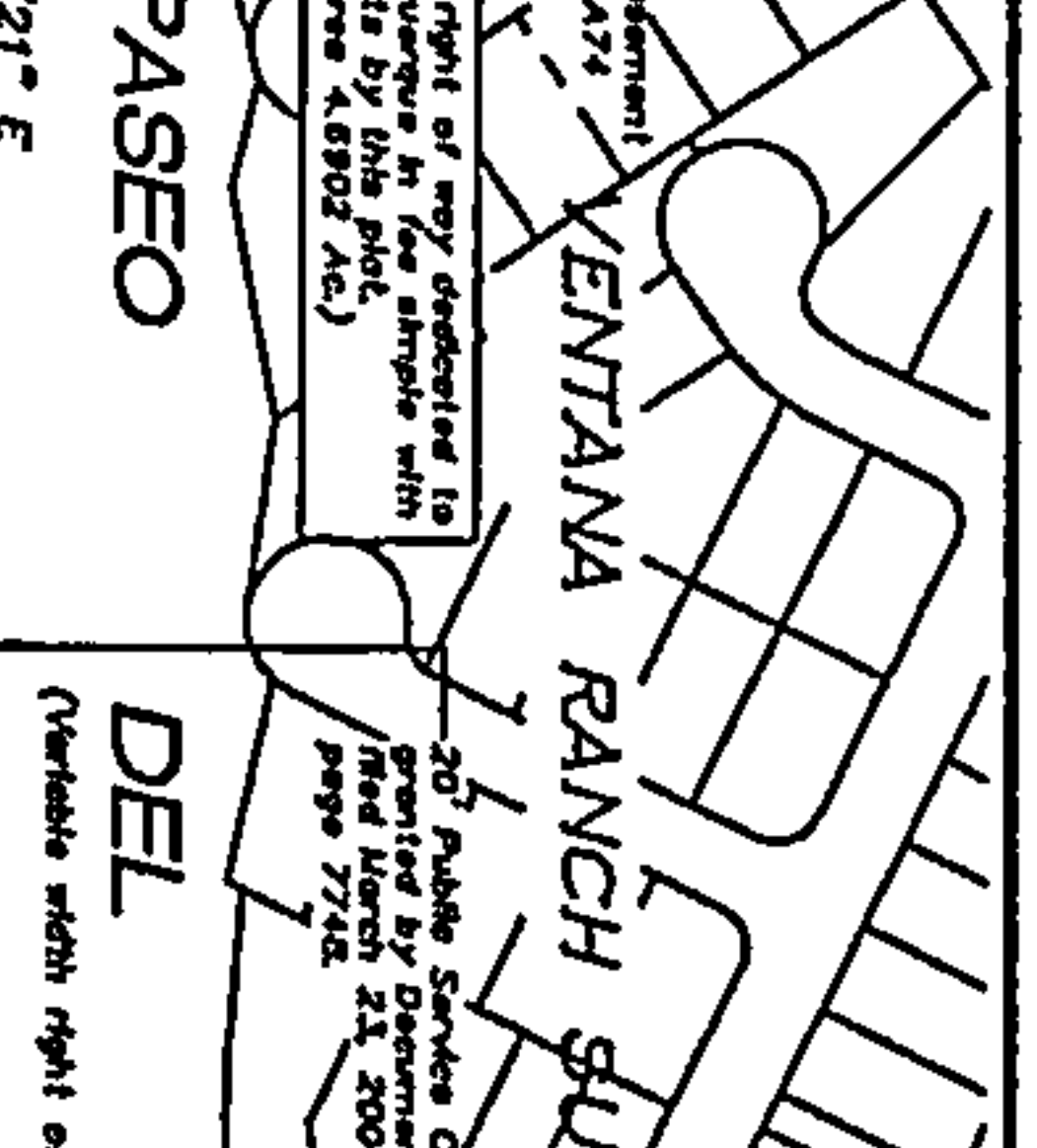
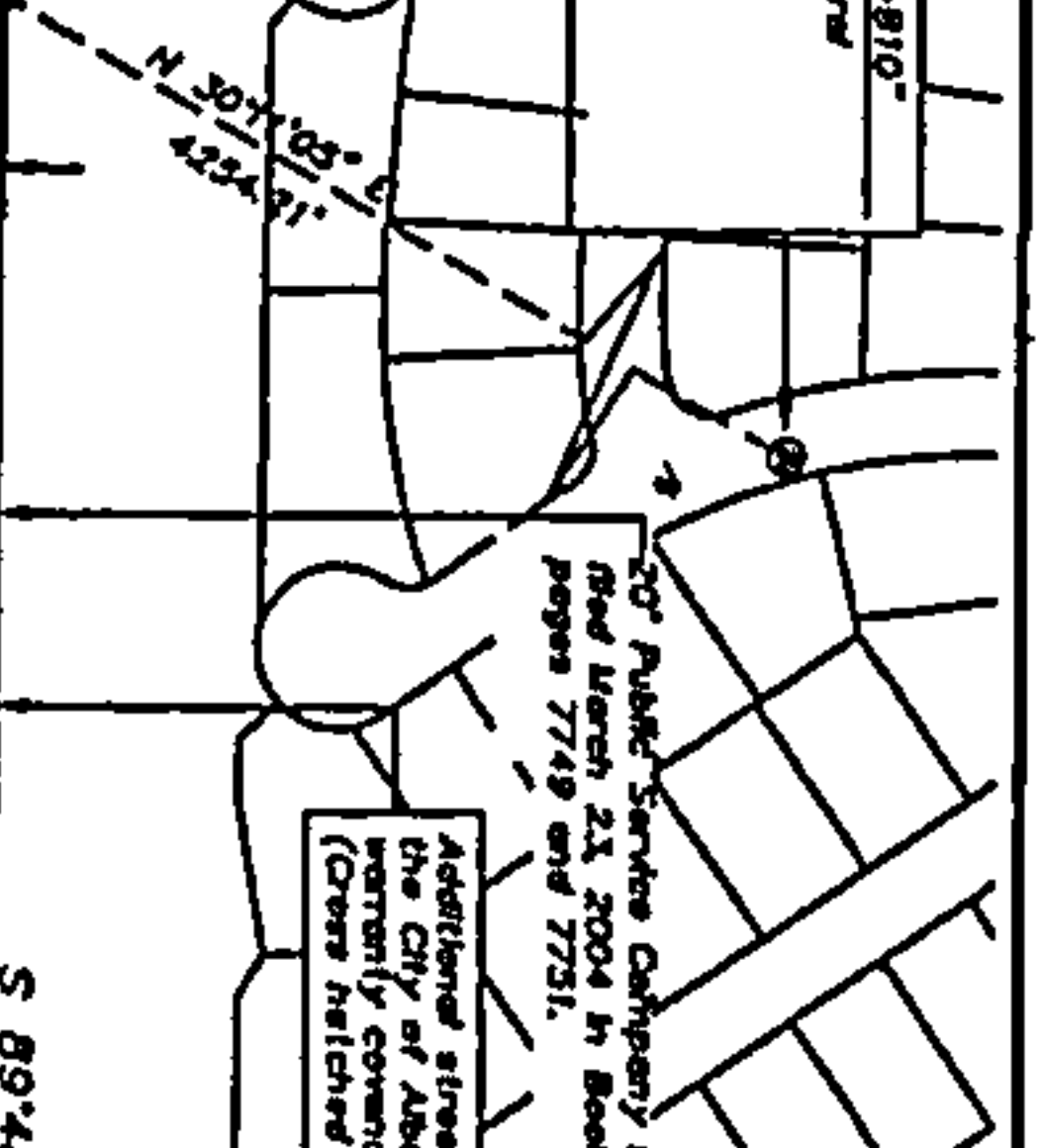
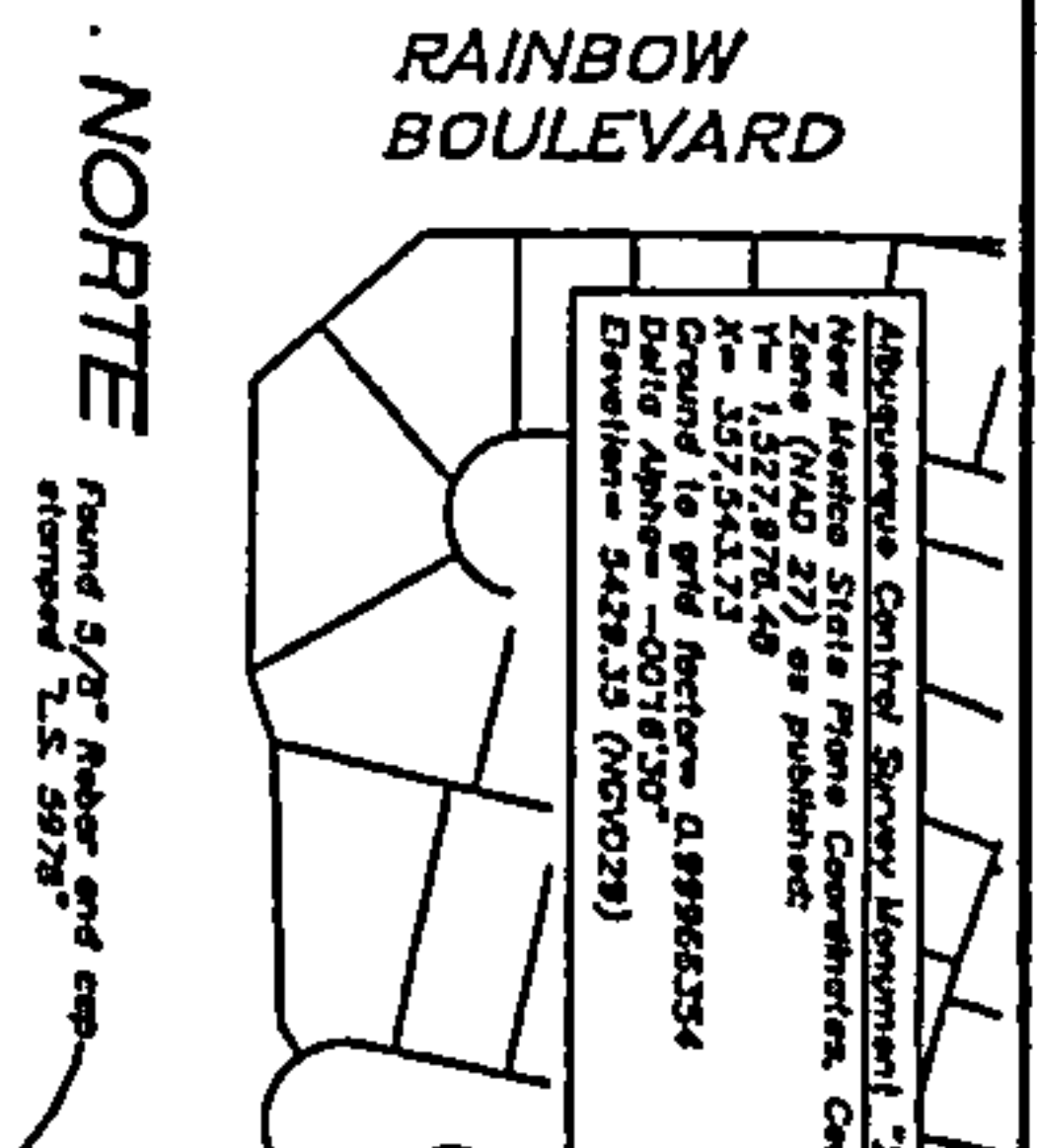
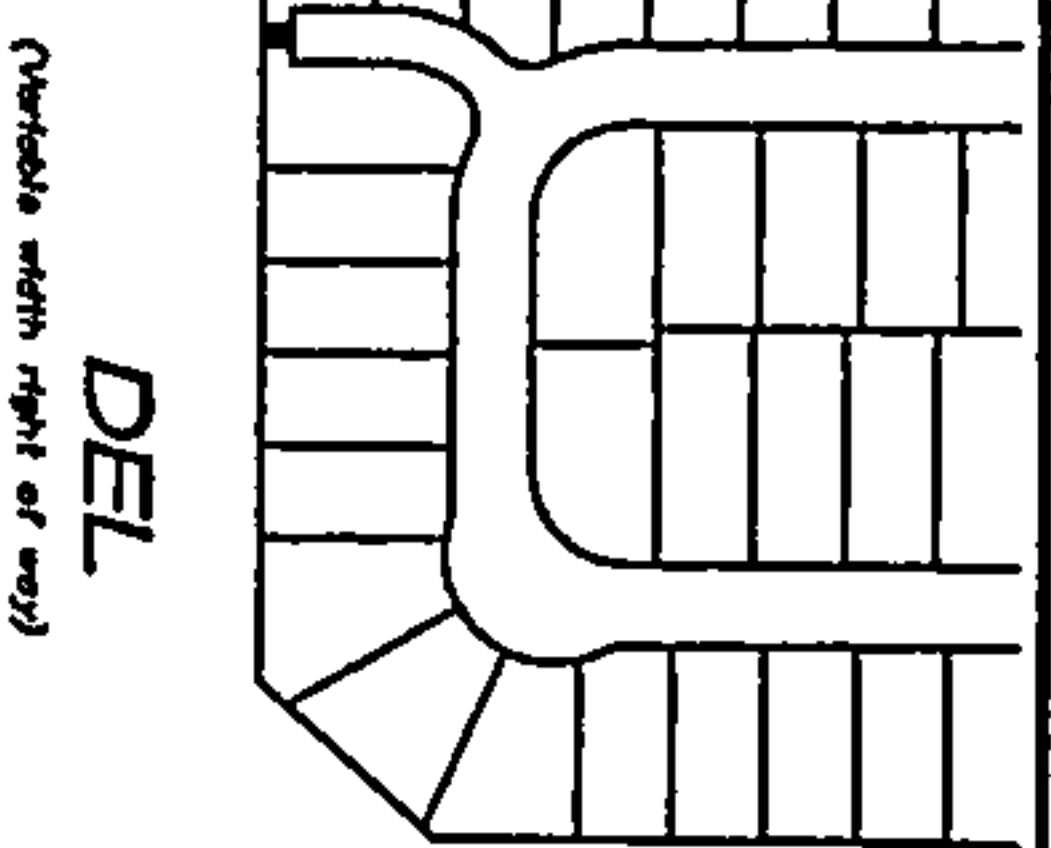
USCO BRASS Co.
 7 1/2
 11 N. R. 2 E
 S19
 2002

USCO BRASS Co.
 7 1/2
 11 N. R. 2 E
 S19
 2002

SURVEY-TEK, INC.
 Computing Surveyors
 6643 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-5596
 Fax: 505-897-5577

SHEET 3 OF 6

**BULK LAND FLAT OF
THE TRAILS UNIT 2**
(BEING A REPLAT OF TRACTS G AND J, THE TRAILS
AND UNPLATTED DEED PARCELS)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUENQUE
BERNALILLO COUNTY, NEW MEXICO PASEO
AUGUST, 2004



TRACT A
THE TRAILS
Filed December 15, 2003 in Plat Book 2003C, Page 375

TRACT OS-1
THE TRAILS

TRACT C
THE TRAILS

TRACT E
THE TRAILS

TRACT H
THE TRAILS

TRACT 12

TRACT F
THE TRAILS

TRACT D
THE TRAILS

TRACT OS-2

TRACT B
THE TRAILS

TRACT OS-3

TRACT 1

TRACT OS-4

TRACT 2

TRACT OS-5

TRACT 3

TRACT 6

TRACT 4

TRACT 5

TRACT Z

OAKRIDGE STREET

OAKRIDGE STREET

UNIVERSE BOULEVARD N.W.

UNPLATTED PARCEL 4-7

UNPLATTED PARCEL 1-6

SONRISE BAPTIST CHURCH
FILED: MAY 17, 1999
(BK.9907, PG.4885)

DANIEL DOUGHTY
CHRISTINE DOUGHTY
FILED: DECEMBER 13, 1999
(BK.9913, PG.2694)

Abstracts Certified Survey Instruments, JANUARY 1993 -
New Mexico State Plane Coordinates, Central
Zone (NAD 27) on published:
Job # 122344038
Control to point of section 0.89965044
Control to point of section 0.071658
Elevation: 5322.0 (NGVD29-TM)

Abstracts Certified Survey Instruments, 2-8-01
New Mexico State Plane Coordinates, Central
Zone (NAD 27) on published:
Job # 132782548
Control to point of section 0.89965044
Control to point of section 0.071658
Elevation: 5428.23 (NGVD29)

Abstracts Certified Survey Instruments, 2-8-01
New Mexico State Plane Coordinates, Central
Zone (NAD 27) on published:
Job # 132782548
Control to point of section 0.89965044
Control to point of section 0.071658
Elevation: 5428.23 (NGVD29)

Abstracts Certified Survey Instruments, 2-8-01
New Mexico State Plane Coordinates, Central
Zone (NAD 27) on published:
Job # 132782548
Control to point of section 0.89965044
Control to point of section 0.071658
Elevation: 5428.23 (NGVD29)

Abstracts Certified Survey Instruments, 2-8-01
New Mexico State Plane Coordinates, Central
Zone (NAD 27) on published:
Job # 132782548
Control to point of section 0.89965044
Control to point of section 0.071658
Elevation: 5428.23 (NGVD29)

OF
VT LTD., CO.



SHEET 4 OF 6

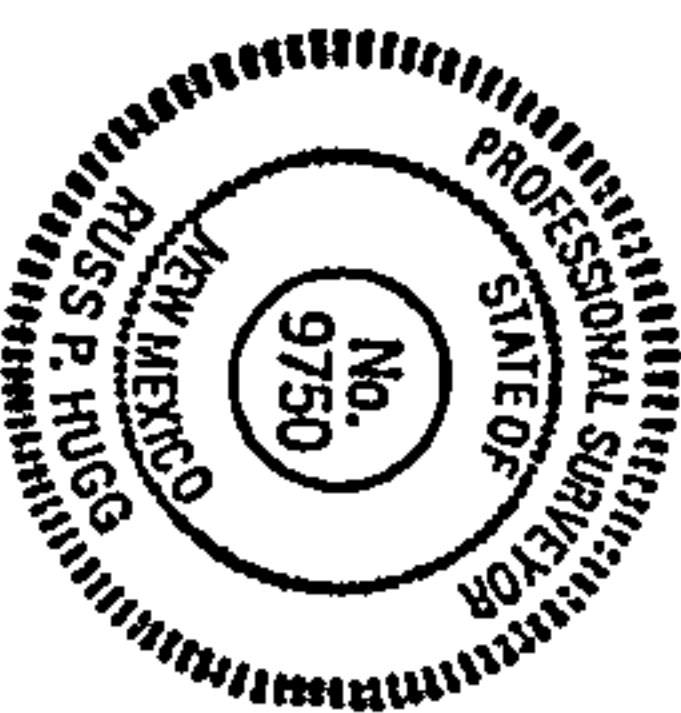
SURV-TEK, INC.
Consulting Surveyors
6645 Paradise Blvd., N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5306
Fax: 505-897-5377

UNPLATTED LAND OF
INDUSTRY DEVELOPMENT LTD., CO.

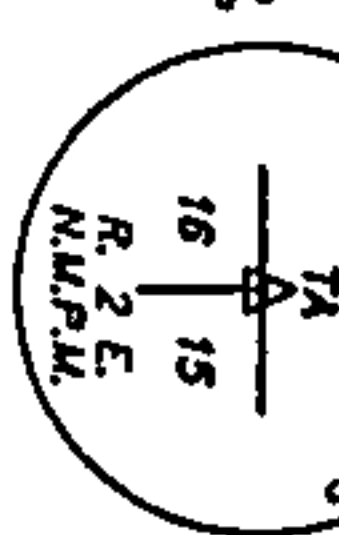
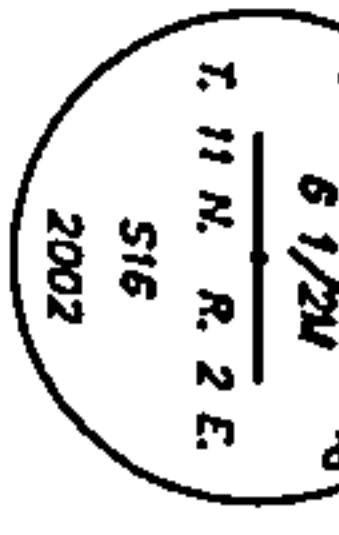
Abundance District Survey Department, JANUARY 1983
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published
Zone No. 12N0344038
Control to grid factors 0.99999994
Datum: 1983
Date of issue: 05/18/83
Drawing: 5322.0 (N57023-714)

THE TRAILS UNIT 2
(BEING A REPLAT OF TRACTS G AND I, THE TRAILS
AND UNPLATTED DEED PARCELS)
WITHIN
THE TOWN OF ALAMEDA GRANT
N

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2004



UNPLATTED LAND OF
STATE OF NEW MEXICO



SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

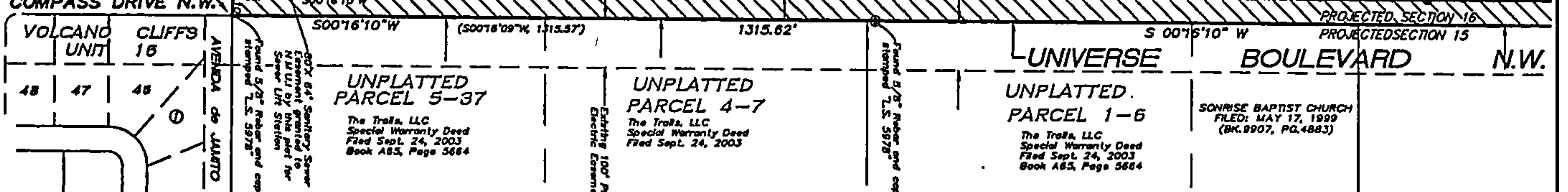
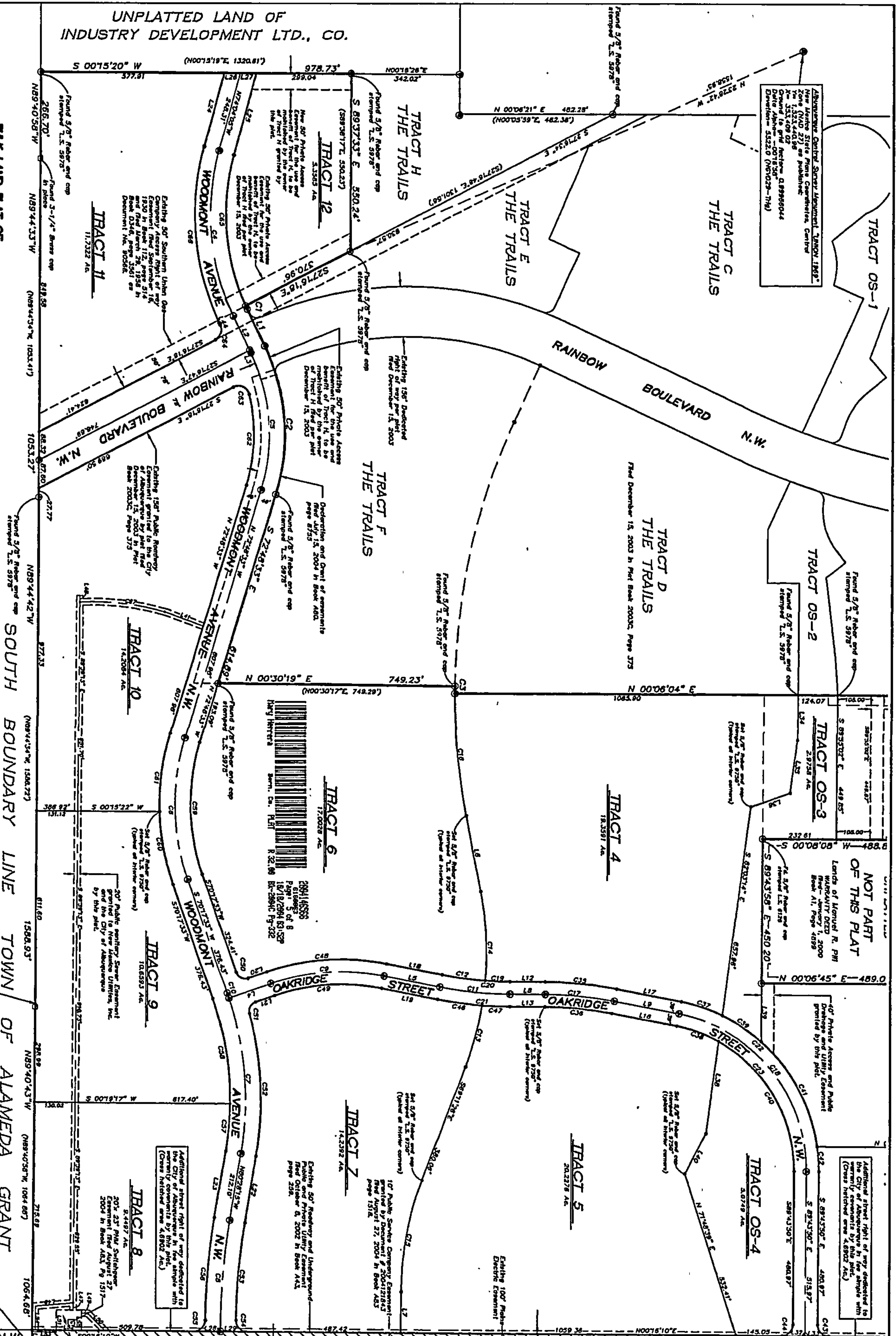
UNPLATTED PARCEL 5-37
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 465, Page 5064

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

UNPLATTED PARCEL 1-6
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 465, Page 5664

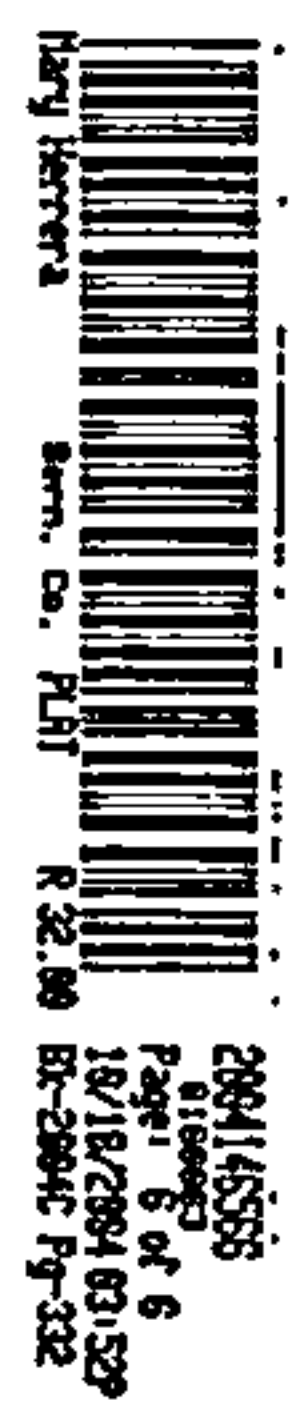
SONRISE BAPTIST CHURCH
FILED: MAY 17, 1999
(BK.9907, PG.4883)

SURVTEK, INC.
Consulting Surveyors
6045 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-887-3308
Fax: 505-887-3377



BULK LAND PLAT OF
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS
 AND UNPLATTED DEED PARCELS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 N

PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004

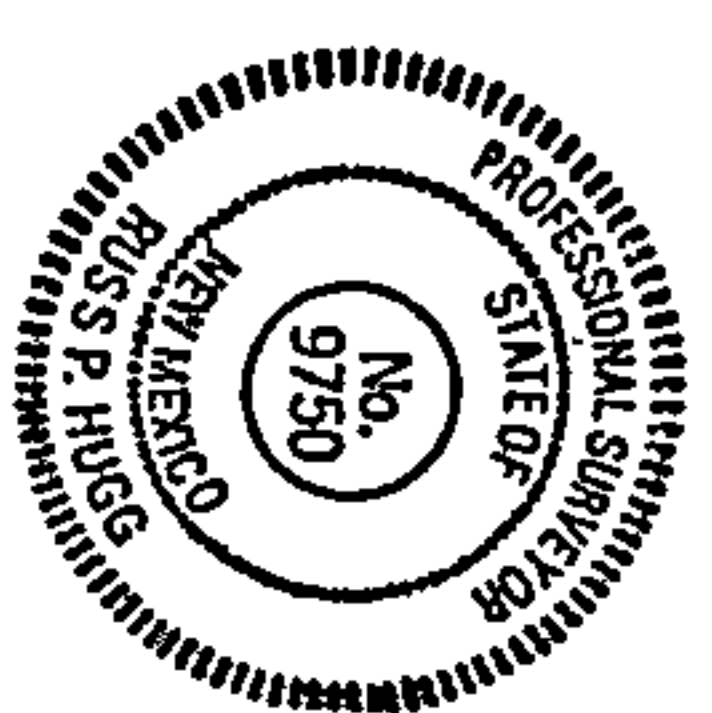


CURVE TABLE

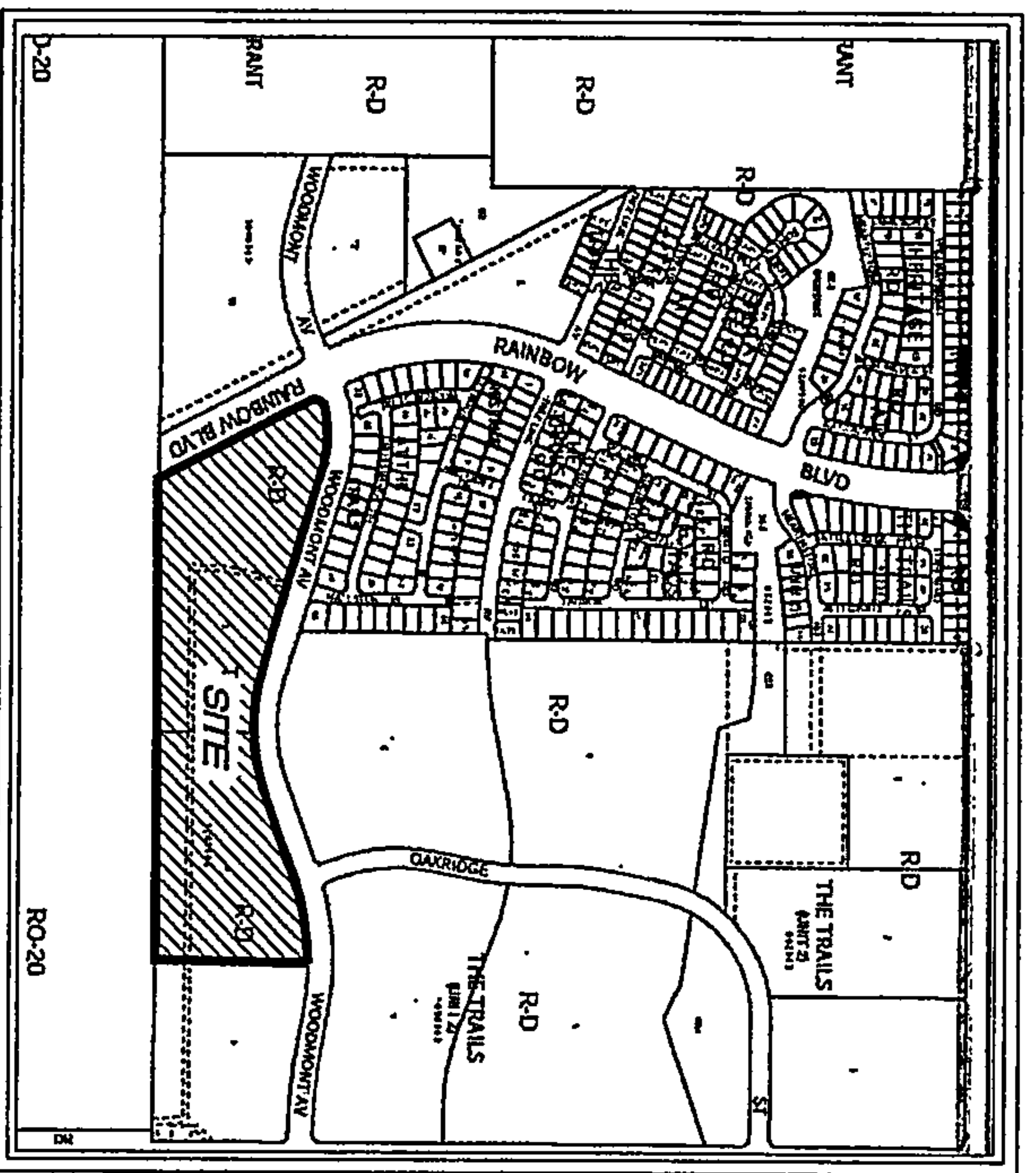
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	11.49	672.00'	5.72'	11.45'	N64.24.38 E	0.58 34°
C2	24.25	628.00'	5.72'	24.05'	N85.33.24 W	4.31 6°
C3	22.80	2000.00'	11.40'	22.80'	S89.49.00 E	0.39 91°
C4	528.64	721.00'	276.83'	516.88'	N84.55.38 E	42.00 34°
C5	437.25	729.00'	229.64'	426.83'	S85.33.24 W	36.53 54°
C6	450.80	700.00'	233.53'	443.05'	N88.44.30 E	36.53 54°
C7	424.33	1000.00'	232.43'	488.31'	S85.21.43 W	20.30 05°
C8	350.92	2000.00'	175.94'	350.92'	S85.28.53 E	10.03 16°
C9	362.69	700.00'	185.51'	358.64'	S03.57.45 E	29.41 11°
C10	15.74	1000.00'	7.87'	15.74'	S70.44.36 W	0.54 07°
C11	221.79	1200.00'	111.21'	221.48'	N05.35.09 E	10.55 24°
C12	136.54	1161.00'	68.35'	136.46'	S07.30.41 W	6.44 16°
C13	200.90	1000.00'	100.79'	200.56'	N24.56.46 W	11.30 19°
C14	278.67	1000.00'	140.43'	277.72'	N66.50.22 E	15.58 01°
C15	358.49	1000.00'	181.19'	356.57'	S79.27.39 E	20.32 24°
C16	394.49	2000.00'	192.84'	383.90'	N84.21.51 E	11.00 53°
C17	219.10	1200.00'	109.86'	218.80'	S05.31.17 W	10.22 41°
C18	693.92	500.00'	415.97'	639.56'	S50.50.39 W	79.31 03°
C19	78.05	1161.00'	39.04'	78.03'	S02.13.00 W	0.31 06°
C20	214.59	1061.00'	107.60'	214.28'	N05.35.09 E	10.55 24°
C21	229.00	1239.00'	114.63'	228.68'	S05.35.09 W	10.55 24°
C22	748.05	461.00'	448.42'	689.44'	S50.30.39 E	79.31 03°
C23	639.79	461.00'	383.53'	589.67'	S50.30.39 W	79.31 03°
C24	88.48	578.00'	44.32'	88.39'	N68.18.40 E	8.46 13°
C25	Deleted					
C26	Deleted					
C27	Deleted					
C28	Deleted					
C29	Deleted					
C30	Deleted					
C31	Deleted					
C32	Deleted					
C33	Deleted					
C34	Deleted					
C35	226.22	1239.00'	113.43'	225.91'	S05.31.17 W	10.22 41°
C36	211.98	1161.00'	106.29'	211.69'	S05.31.17 W	10.22 41°
C37	137.94	539.00'	68.35'	137.56'	S18.05.01 W	14.39 47°
C38	142.75	461.00'	71.95'	142.18'	N19.37.22 E	17.44 29°
C39	149.64	539.00'	73.31'	149.16'	S33.22.07 W	15.54 25°
C40	497.05	461.00'	275.27'	473.32'	N59.22.53 E	61.26 34°
C41	381.94	539.00'	199.39'	374.00'	S81.07.21 W	40.58 03°
C42	78.52	539.00'	38.33'	78.45'	S86.08.46 W	8.70 48°
C43	54.98	35.00'	35.00'	49.50'	N45.16.10 E	9.00 00°
C44	54.98	35.00'	35.00'	49.50'	N44.43.50 W	9.00 00°
C45	55.02	35.00'	35.05'	49.53'	N44.46.05 W	9.00 31°
C46	141.24	1239.00'	70.95'	141.66'	N07.36.12 E	6.33 16°
C47	87.27	1239.00'	43.65'	87.25'	N02.18.10 E	4.02 08°
C48	382.89	738.00'	192.66'	378.62'	S03.07.45 E	29.41 11°
C49	342.48	661.00'	175.18'	338.66'	S03.57.45 E	29.41 11°
C50	48.65	30.00'	29.53'	42.09'	N25.47.38 E	8.90 53°
C51	45.20	30.00'	28.14'	41.05'	S81.58.20 E	86.20 01°
C52	451.64	1049.00'	229.37'	448.16'	S87.11.42 W	24.40 06°
C53	307.92	1951.00'	154.28'	307.60'	S84.59.32 E	9.02 34°
C54	55.11	35.00'	35.13'	48.59'	N45.22.41 E	9.01 01°
C55	54.86	35.00'	34.88'	49.41'	N44.37.51 W	8.94 02°
C56	324.01	2049.00'	162.34'	323.67'	S85.00.03 E	9.03 37°
C57	149.02	951.00'	74.66'	148.87'	N84.57.35 W	8.58 41°
C58	336.25	951.00'	169.90'	334.51'	S80.25.18 W	20.15 51°
C59	419.24	651.00'	217.18'	412.04'	N88.44.30 E	36.53 54°
C60	233.13	749.00'	117.51'	232.19'	N79.12.33 E	17.50 00°
C61	249.23	749.00'	122.76'	248.08'	S82.20.30 E	19.03 54°
C62	285.78	530.00'	148.45'	282.33'	N89.19.22 W	30.53 38°
C63	63.27	35.00'	44.45'	55.00'	S24.50.46 W	10.53 40°
C64	54.25	35.00'	34.28'	48.98'	N71.40.28 W	88.48 21°
C65	481.26	672.00'	251.47'	471.05'	N65.24.55 E	41.00 34°
C66	584.57	770.00'	285.65'	582.01'	N64.55.38 E	42.00 34°
C67	288.64	800.00'	133.60'	287.38'	S06.21.09 W	19.74 23°

LINE TABLE

LINE	LENGTH	BEARING
L1	126.54	N63.55.21 E
L2	126.54	S63.55.21 W
L3	8.22	N63.55.21 E
L4	141.45	N18.48.20 W
L5	179.63	S10.52.50 W
L6	240.99	S78.51.21 W
L7	129.13	S89.43.50 E
L8	110.76	N00.17.22 E
L9	208.92	S10.45.07 W
L10	50.00	N89.40.43 W
L11	50.00	S17.18.38 E
L12	110.76	N00.17.22 E
L13	110.76	N00.17.22 E
L14	446.14	S27.16.18 E
L15	186.95	S63.55.34 W
L16	208.92	S10.45.07 W
L17	208.92	S10.45.07 W
L18	179.63	S10.52.50 W
L19	179.63	S10.52.50 W
L20	63.40	N18.48.20 W
L21	63.40	N18.48.20 W
L22	212.10	N80.28.15 W
L23	212.10	N80.28.15 W
L24	234.56	N74.04.05 W
L25	282.06	N74.04.05 W
L26	50.88	N00.15.40 E
L27	50.88	N00.15.40 E
L28	84.18	N00.16.10 E
L29	83.82	N00.16.10 E
L30	Deleted	
L31	Deleted	
L32	74.00	N00.16.10 E
L33	74.00	N00.16.10 E
L34	140.38	S89.34.08 E
L35	187.26	S81.59.37 E
L36	129.67	S19.31.15 E
L37	Deleted	
L38	292.28	S82.03.14 E
L39	183.29	S89.44.24 E
L40	143.83	S82.09.20 E
L41	130.01	N19.58.29 E
L42	Deleted	
L43	Deleted	
L44	6.33	S63.55.20 W
L45	20.00	N00.06.04 E
L46	20.00	N89.19.13 W
L47	22.00	S89.39.13 E
L48	120.23	S04.49.15 E
L49	18.74	N00.00.00 W
L50	78.85	N45.00.00 E
L51	64.00	S89.43.50 E
L52	80.00	N00.16.10 E
L53	72.23	N00.16.10 E
L54	76.38	S89.40.43 E
L55	54.00	S89.40.50 E



SHEET 6 OF 6
SURV-TEK, INC.
 Consulting Surveyors
 6643 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
 Phone: 505-887-5286
 Fax: 505-887-5277



Vicinity Map
N.T.S.

- GENERAL NOTES**
1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
 2. Distances are ground.
 3. Record plat bearings and distances where they differ from those measured by field survey are shown in parentheses ().
 4. All corners are a 5/8" rebar and cap stamped "HUGO L.S. 9750" unless otherwise indicated hereon.
 5. Albuquerque City Zone Atlas page C-9.

- SUBDIVISION DATA**
1. Total number of existing Tracts: 2
 2. Total number of Tracts created: 2
 3. Gross Subdivision acreage: 24.8677 acres.
 4. This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.

- SHEET INDEX**
- SHEET 1 OF 4 - Approvals, General Notes, Etc.
 - SHEET 2 OF 4 - Legal Description, Fee consent and dedication
 - SHEET 3 OF 4 - Bulk Land Plat
 - SHEET 4 OF 4 - New Public Drainage Easements granted

051362 .DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 1009064430322640101
 100906441422640102
 INKS DEVELOPMENT LTD CO
 Bernalillo County Treasurer
 Date 3/7/05

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - C. Qwest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
 - D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
 - E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, 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 poles, decking, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

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

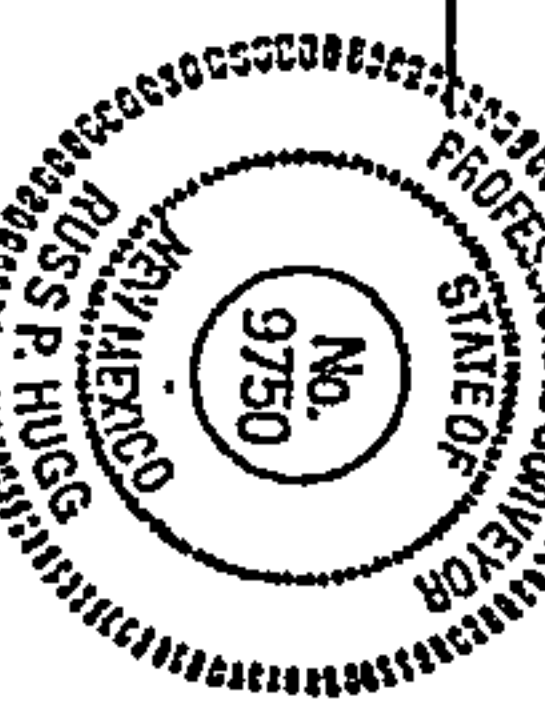
PURPOSE OF PLAT:

- The purpose of this Plat is to:
- a. Eliminate the existing Interior Tract line between Tracts 9 and 10 and divide into new Tracts 9-A and 10-A as shown hereon.
 - b. Grant the public drainage easements as shown hereon

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, valid, correct to the best of my knowledge and belief.

Russ P. Hugg
 M.P.S. No. 9750
 December 15, 2005



BULK LAND PLAT OF

TRACTS 9-A AND 10-A
 THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN
 THE TOWN OF ALAMEDA GRANT
 SECTION 14, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY, NEW MEXICO
 DECEMBER, 2005



PROJECT NUMBER: 1004644
 Application Number: 06 DRB - 00063

PLAT APPROVAL

- Utility Approvals:
- PNM Electric Services: Paul B. Mule, 1-06-06
 - PNM Gas Services: Paul B. Mule, 1-06-06
 - Qwest Corporation: David M. Mule, 3-3-06
 - City of Albuquerque: David M. Mule, 1-10-06
 - New Mexico Utilities: David M. Mule, 1-10-06
- Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

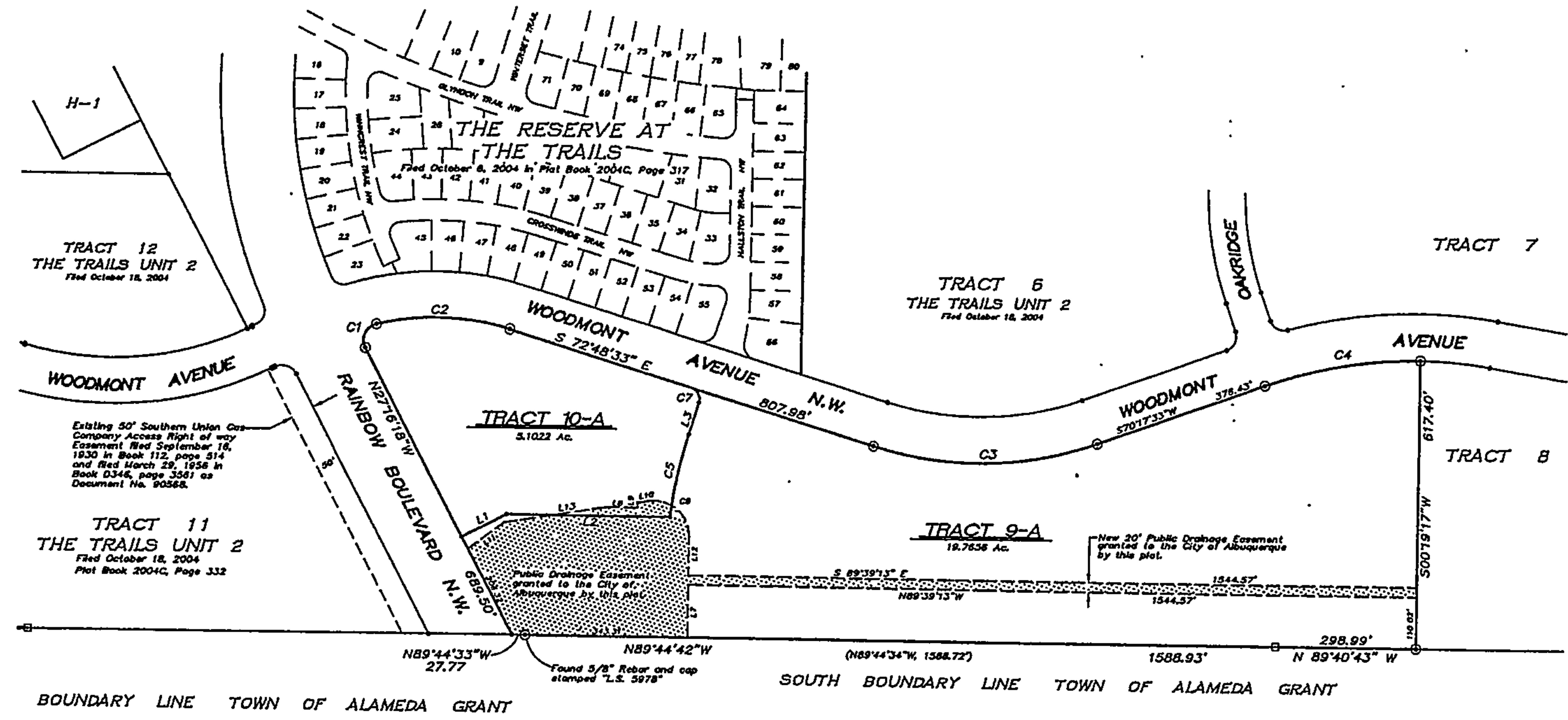
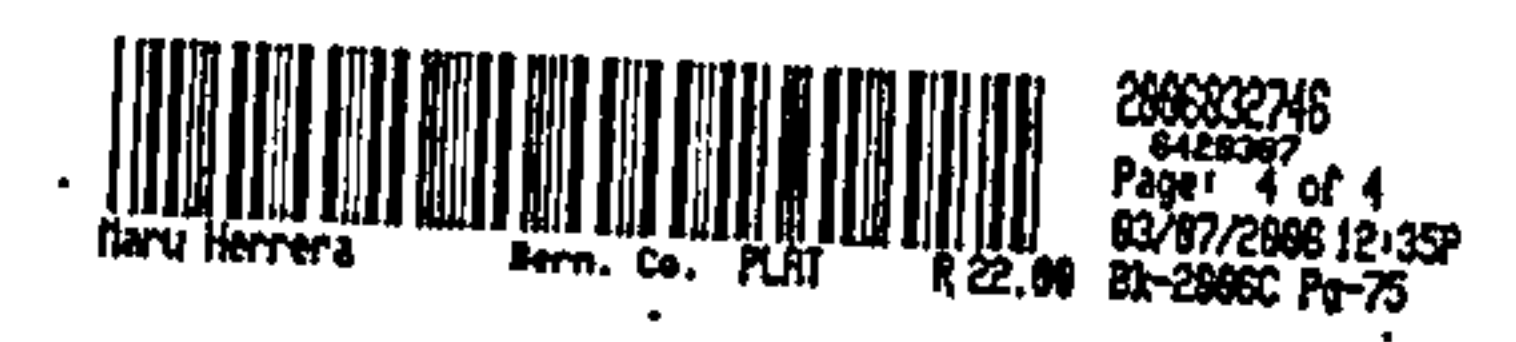
- City Approvals:
- City Surveyor: Russ P. Hugg, 1-9-06
 - Road Property Division: N/A, Date
 - Environmental Health Department: N/A, Date
 - Traffic Engineering, Transportation Division: N/A, Date
 - Utilities Development: N/A, Date
 - Planning and Recreation Department: N/A, Date
 - ADA/FAA: N/A, Date
 - City Engineer: N/A, Date
 - City Engineer: N/A, Date
 - DBA: N/A, Date

SHEET 1 OF 4
SURVOTEK, INC.

Consulting Surveyors
 694 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-887-5366 Fax: 505-887-5377

D. 9.

BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 DECEMBER, 2005



Existing 50' Southern Union Gas Company Access Right of way Easement Red September 18, 1930 in Book 112, page 514 and Red March 28, 1956 in Book D348, page 3561 as Document No. 90568.

TRACT 11
THE TRAILS UNIT 2
 Filed October 18, 2004
 Plat Book 2004C, Page 332

TRACT 10-A
 5.1022 Ac.

TRACT 9-A
 19.7658 Ac.

New 20' Public Drainage Easement granted to the City of Albuquerque by this plat.

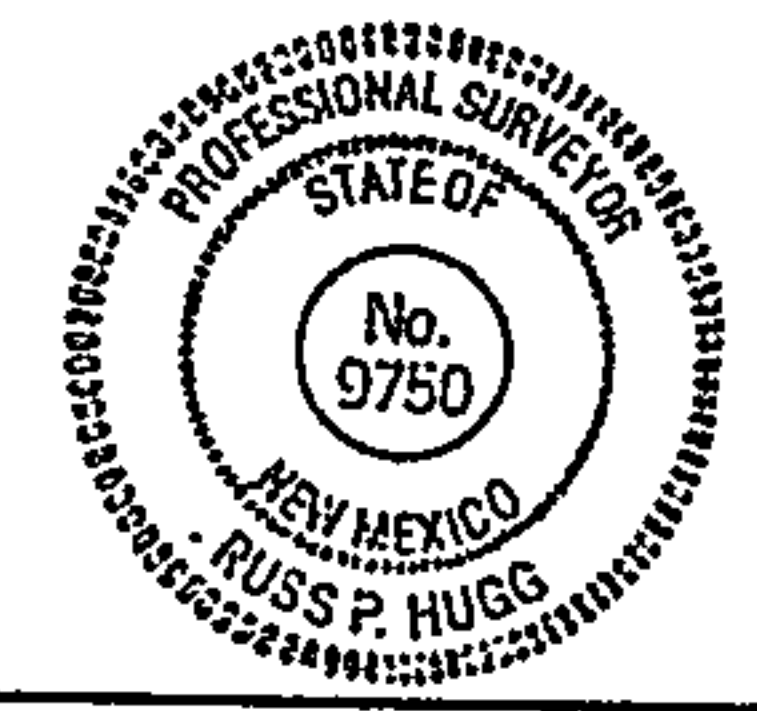
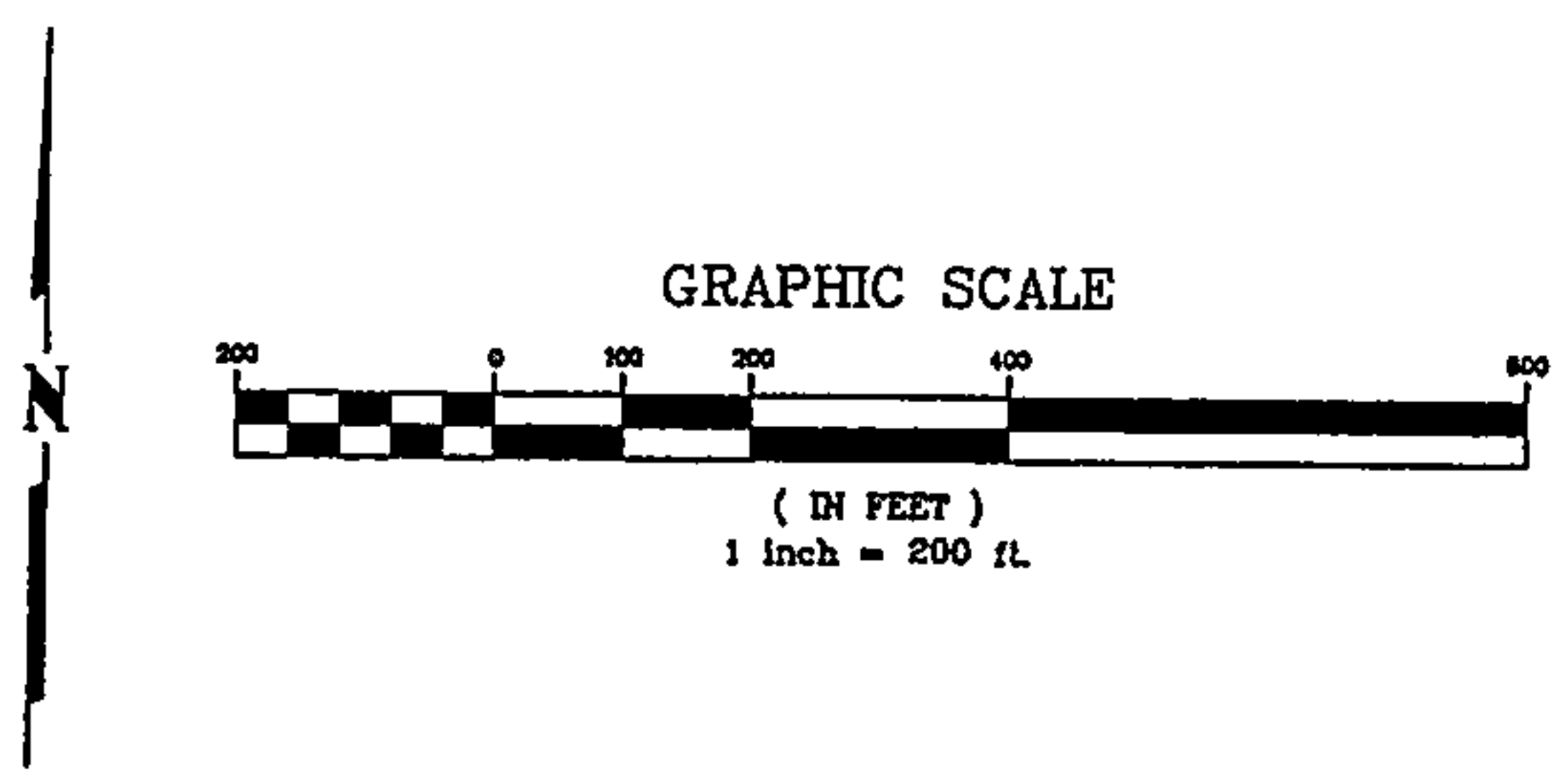
Found 5/8" Rebar and cap stamped "L.S. 5978"

BOUNDARY LINE TOWN OF ALAMEDA GRANT

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

UNPLATTED LAND OF
 STATE OF NEW MEXICO

NEW PUBLIC DRAINAGE EASEMENTS



SHEET 4 OF 4

SURVOTEK, INC.
 Consulting Surveyors
 8364 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-5366 Fax: 505-897-3377

TREASURERS CERTIFICATION

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

1000043742140102
 Rcs Trail 1-A LLC

 Bernalillo County Treasurer
 Date: 12/19/12

**PLAT OF
 TIERRA VISTA UNIT 1
 AT THE TRAILS**

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
 THE TOWN OF ALAMEDA GRANT

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

JANUARY, 2012

PROJECT NUMBER: 1008799
 Application Number: 12DRB-70194

PLAT APPROVAL

UTILITY APPROVALS

Jonathan Vigil
 Public Service Company of New Mexico
 Date: 2-20-12

[Signature]
 New Mexico Gas Company
 Date: 2-21-2012

Nicholas Rameval
 Qwest Corporation, 8750 Central Exp. NE
 Date: 02-20-12

[Signature]
 Comcast
 Date: 02-27-12

CITY APPROVALS

[Signature]
 City Surveyor
 Department of Municipal Development
 Date: 2-15-12

[Signature]
 Real Property Division
 Date: 8-8-12

[Signature]
 Environmental Health Department
 Date: 08-08-12

[Signature]
 Traffic Engineering, Transportation Division
 Date: 08/08/12

[Signature]
 ABCWUA
 Date: 8-8-12

[Signature]
 Parks and Recreation Department
 Date: 12-3-12

[Signature]
 AMAPCA
 Date: 8-8-12

[Signature]
 City Engineer
 Date: 8-8-12

[Signature]
 DRB Chairperson, Planning Department
 Date: 12-7-12

DOCR 2012133856

12/19/2012 09:44 AM Page: 1 of 1
 T:\PLAT 1008799\1008799.dwg
 T:\PLAT 1008799\1008799.dwg

SHEET 1 OF 6

SURVOTEK, INC.

Consulting Surveyors
 8504 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-5368 Fax: 505-897-3377

110198_UNIT 1_12-6-11.dwg

PUBLIC UTILITY EASEMENTS

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

- 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.
 - 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.
 - Qwest for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
 - Cable TV for the installation, maintenance, and service of such lines, cables, 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 the right to cross, over, under, across, adjacent to, and over any right-of-way or other property owned, leased, or controlled by the 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 Grantees, 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 purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, 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/switchgear, 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 (NMGCC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCC do not warrant or guarantee any easement or other 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:

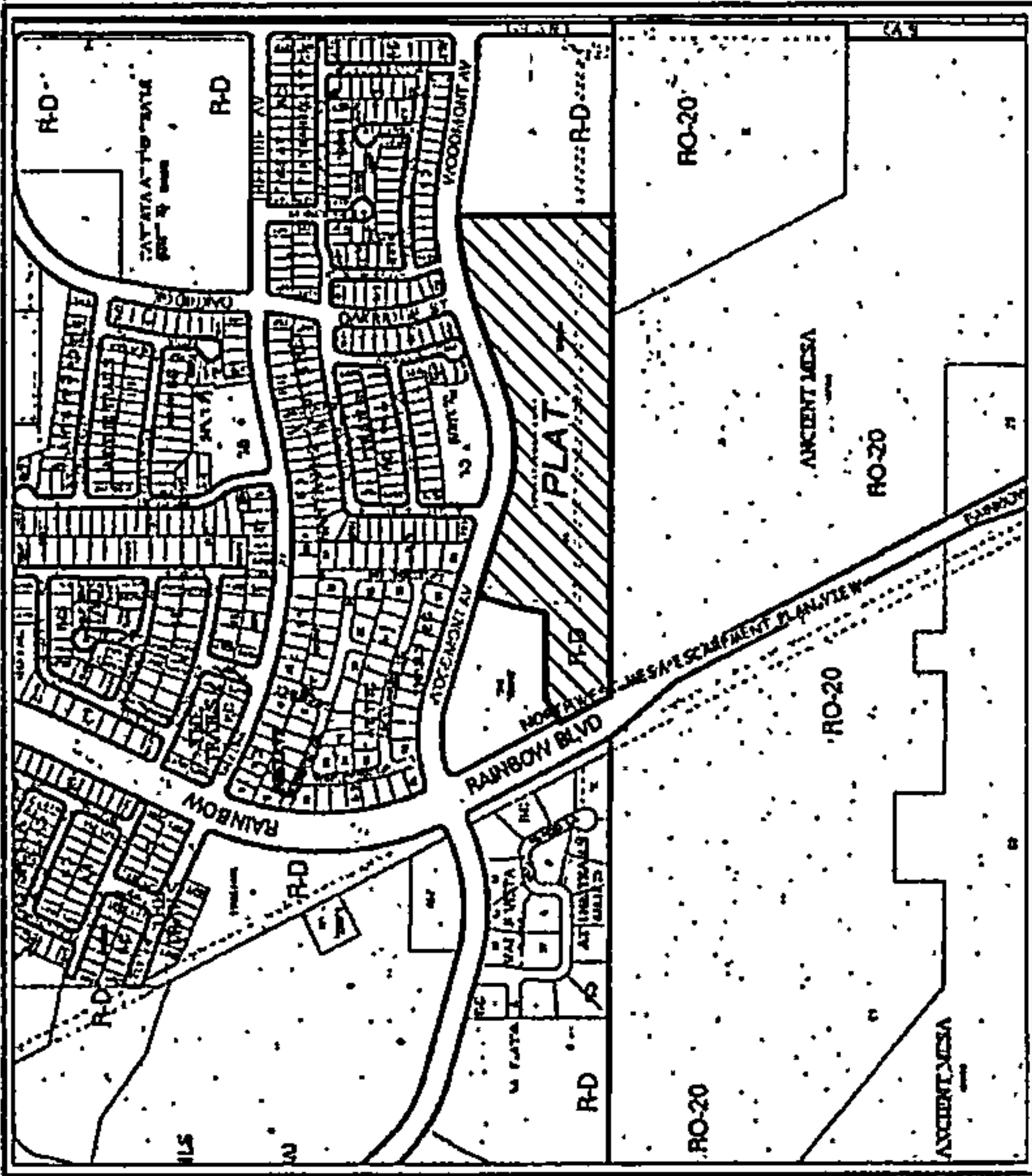
- Create 50 New Lots, 2 New Tracts and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Show the Public-Drainage and Sanitary Easements Vacated by 12DRB-70167.

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 survey 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
 January 10, 2012



VICINITY MAP
 Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Dead bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 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.
- 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.
- 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.
- City of Albuquerque Zone Atlas Page C-9.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 50
- Total number of Tracts created: 2
- Public Street right of way dedicated by this plat: 2.2669 Ac.
- Gross Subdivision acreage: 19.7656 acres.
- Millage of streets created: 0.38 mile

SHEET INDEX

- SHEET 1 Approvals, General Notes, Purpose of plat
- SHEET 2 Legal Description, Free consent and dedication.
- SHEET 3 Existing Tract 9A boundary and Public Easements
- SHEET 4 New Lots, Streets and easements created
- SHEET 5 New Lots, Streets and easements created
- SHEET 6 Curve and Line Tables

PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
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

JANUARY, 2012

LEGAL DESCRIPTION
All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9-A AND 10-A, 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 March 7, 2006, in Plat Book 2006G, Page 75, as Document No. 2006032745.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising "PLAT OF TERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT 9-A, 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 proprietor(s), Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenant. 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.

OWNERS)

RCS-Toos, LLC, a Colorado limited liability company

By: *Sharon K. Eshima*
Sharon K. Eshima, Manager

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Boulder
SS
The foregoing instrument was acknowledged before me this 13th day of January, 2012, by Sharon K. Eshima, Manager of RCS-Toos, LLC.

Valerie J. Taylor
Notary Public

VALERIE J. TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/30/12

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. New Mexico on February 21, 2012 as Doc. # 20120191467.

DOC# 2012133850

1719232 No. 9, 2012C P. 2, 21. 5, Toluenes Olivera, Bernalillo Co. 11/19/2011



SURV-TEK, INC.

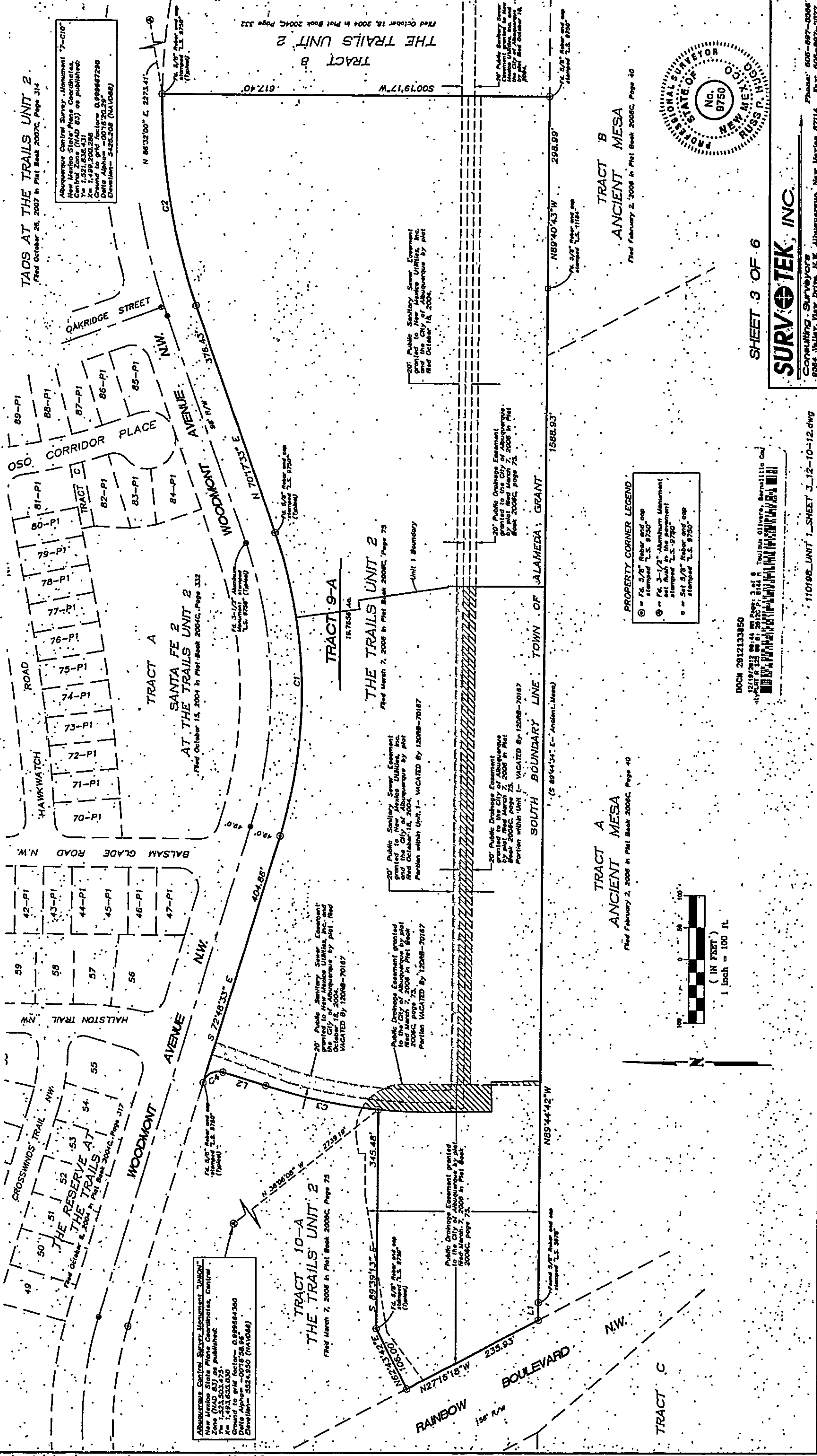
CONSULTING SURVEYORS
3584 Valley View Drive, N.W., Albuquerque, New Mexico 87114
Phone: 505-887-2366 Fax: 505-887-2377

PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN

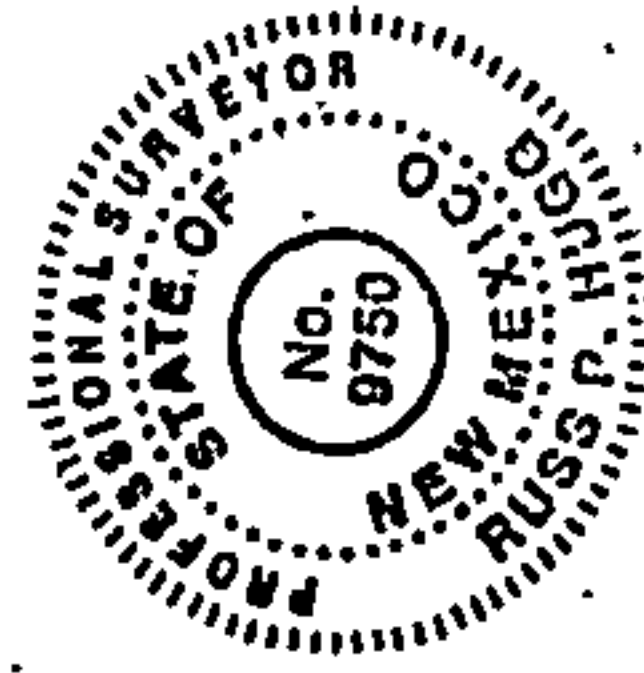
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012



Albuquerque Central Survey Monument 7-C10
New Mexico State Plane Coordinates
Zone (NAD 83) as published:
X = 1,231,034.431
Y = 1,498,200.288
Ground to grid factor: 0.999967290
Datum: NAD 83
Elevation: 5424.308 (NAVD88)

Albuquerque Central Survey Monument 7-A01
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
X = 1,233,033.475
Y = 1,493,050.470
Ground to grid factor: 0.999964360
Datum: NAD 83
Elevation: 5234.930 (NAVD88)

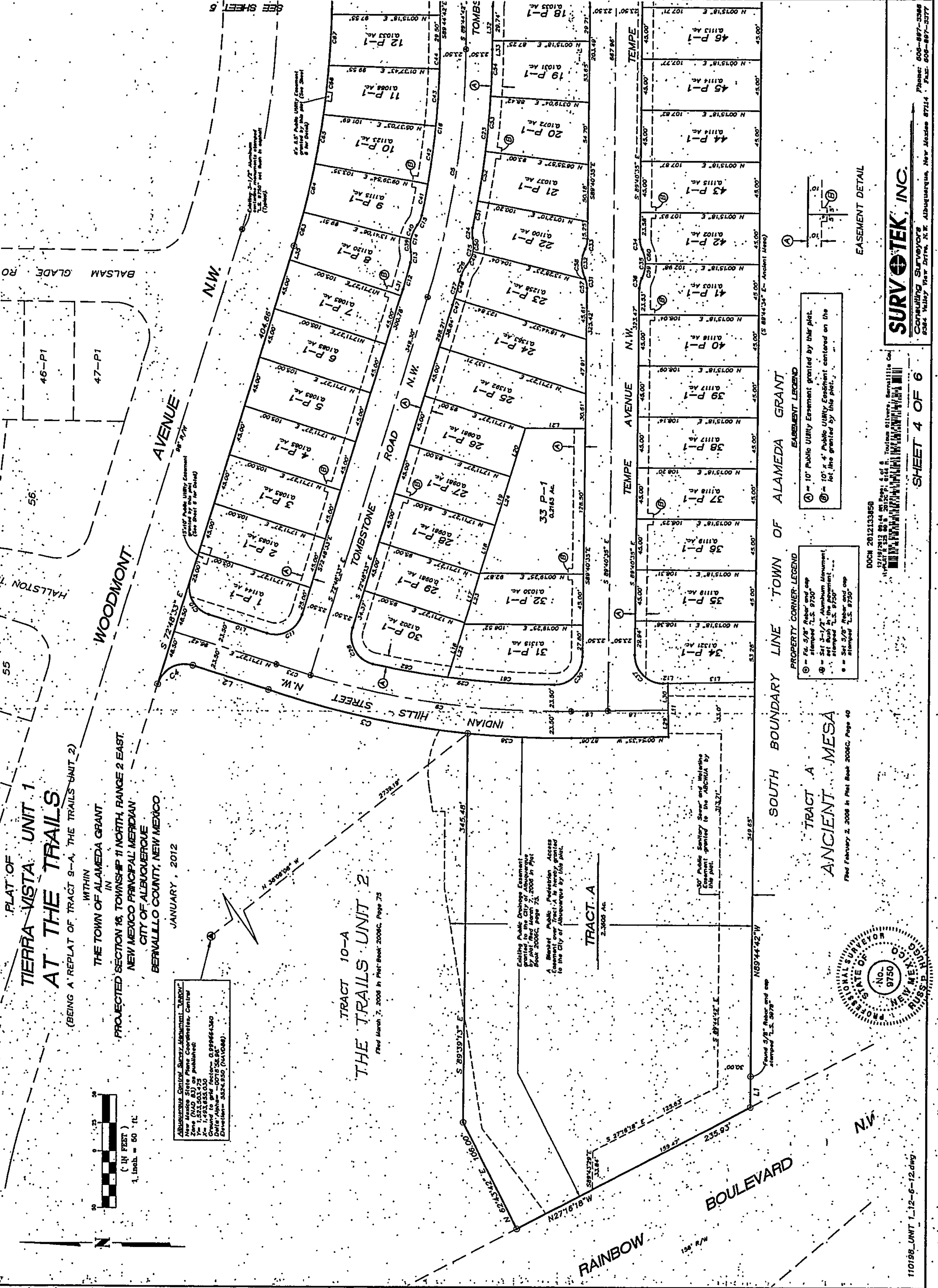
PROPERTY CORNER LEGEND
 ⊙ = 5/8" Rebar end cap stamped L.S. 9750
 ⊕ = 5/8" Aluminum Monument set flush in the ground stamped L.S. 9750
 ○ = 5/8" Rebar end cap stamped L.S. 9750



SHEET 3 OF 6

SURVOTEK, INC.
 Consulting Surveyors
 8864 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3068
 Fax: 505-897-3077

110196_UNIT 1_SHEET 3_12-10-12.dwg



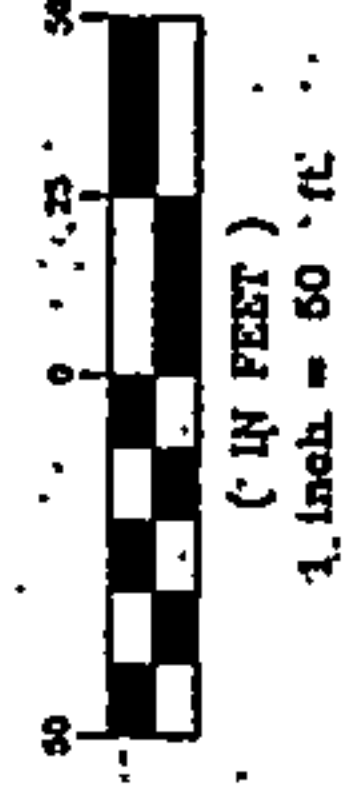
PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT S-A, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2012

Albuquerque Central Survey Monument, "JUNON"
 New Mexico State Plane Coordinates, Central
 Zone 10N, NAD 83, published
 X=1,493,633.030
 Y=1,493,633.030
 Ground to grid factor: 0.999664360
 Date of publication: 01/10/08
 Elevations: 5424.950, (7010.98)

TRACT 10-A
THE TRAILS UNIT 2
 Filed March 7, 2008 in Plat Book 2008C, Page 73

Existing Public Drainage Easement
 granted to the City of Albuquerque
 by plat recorded March 7, 2008 in Plat
 Book 2008C, Page 73.
 A Street, Public, Pedestrian Access
 Easement over Tract A is hereby granted
 to the City of Albuquerque by this plat.

30' Public Sanitary Sewer and Waterline
 Easement granted to the ABQCHA by
 this plat.



PROPERTY CORNER LEGEND
 (C) = 5/8" Rebar and cap stamped L.S. 9750
 (D) = Set 3-1/2" Aluminum Monument stamped L.S. 9750
 (E) = Set 3/8" Rebar and cap stamped L.S. 9750

EASEMENT LEGEND
 (A) = 10' Public Utility Easement granted by this plat.
 (B) = 10' x 4' Public Utility Easement centered on the lot line granted by this plat.

PROFESSIONAL SURVEYOR
 STATE OF NEW MEXICO
 No. 9750
 RUSSELL P. BOYD

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT
 TRACT A
ANCIENT MESA
 Filed February 2, 2008 in Plat Book 2008C, Page 40

EASEMENT DETAIL

SURVOTEK, INC.
 Consulting Surveyors
 9284 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-5268
 Fax: 505-897-5277

DOCH 2812133858
 12/19/2012 09:44 AM Page 4 of 8
 11-PLAT 8 25 20 2012 P1 814 B. Toulouse Oliveira, Bernalillo Co

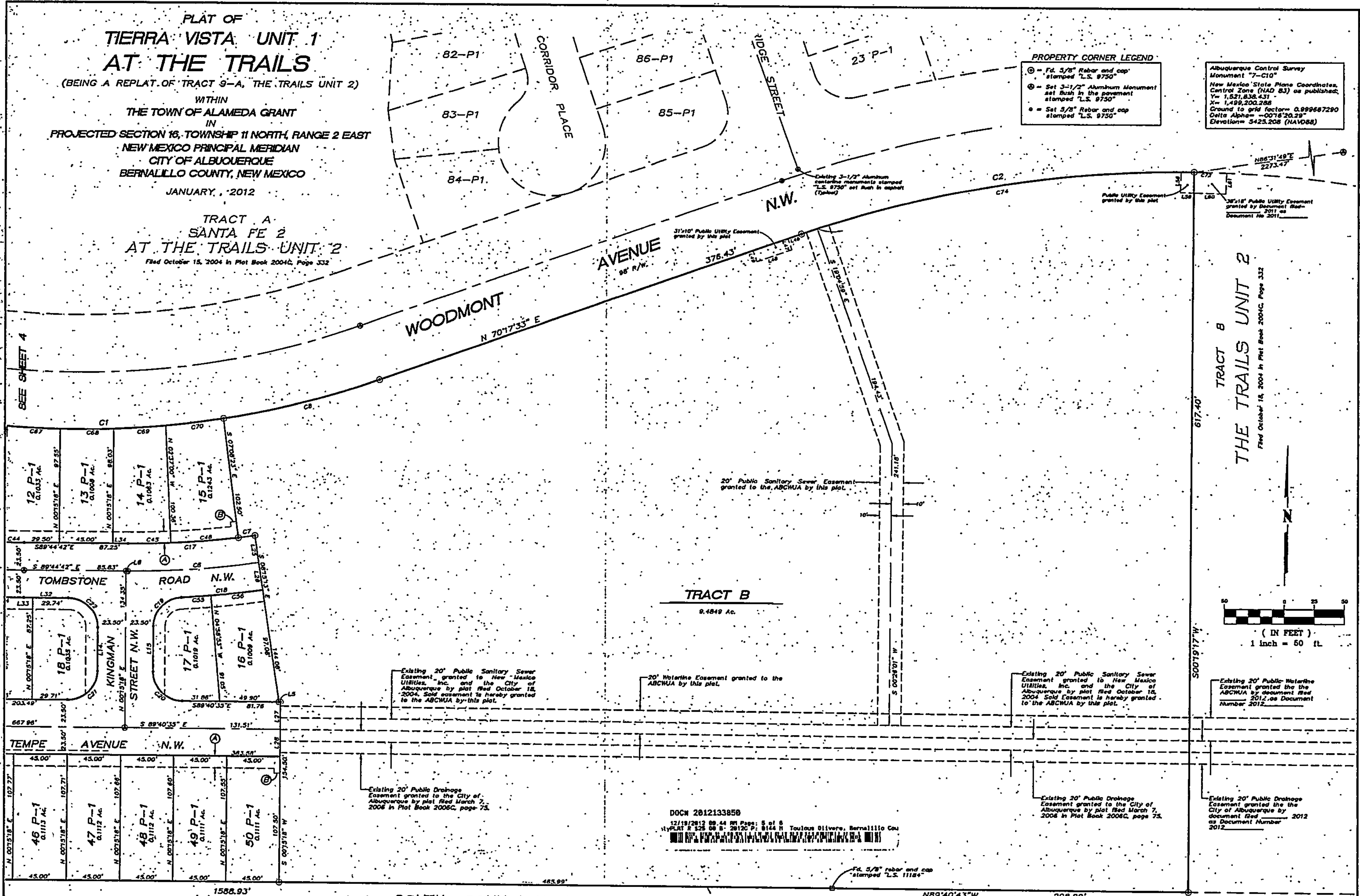
110198_UNIT 1_12-6-12.dwg

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2012

TRACT A
 SANTA FE 2
AT THE TRAILS UNIT 2
 Filed October 15, 2004 in Plat Book 2004C, Page 332

PROPERTY CORNER LEGEND
 ⊕ = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
 ⊙ = Set 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"
 ⊖ = Set 5/8" Rebar and cap stamped "L.S. 9750"

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published; Y= 1,521,836.431 X= 1,499,200.268 Ground to grid factor= 0.999667280 Delta Alpha= -0016'20.29" Elevation= 5423.208 (NAVD88)



SEE SHEET 4

TRACT B
THE TRAILS UNIT 2
 Filed October 18, 2004 in Plat Book 2004C, Page 332



SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT N89°40'43"W 298.99'

TRACT A
ANCIENT MESA
 Filed February 2, 2008 in Plat Book 2008C, Page 40

EASEMENT LEGEND
 ⊕ = 10' Public Utility Easement granted by this plat.

TRACT B
ANCIENT MESA
 Filed February 2, 2008 in Plat Book 2008C, Page 40

SHEET 5 OF 6

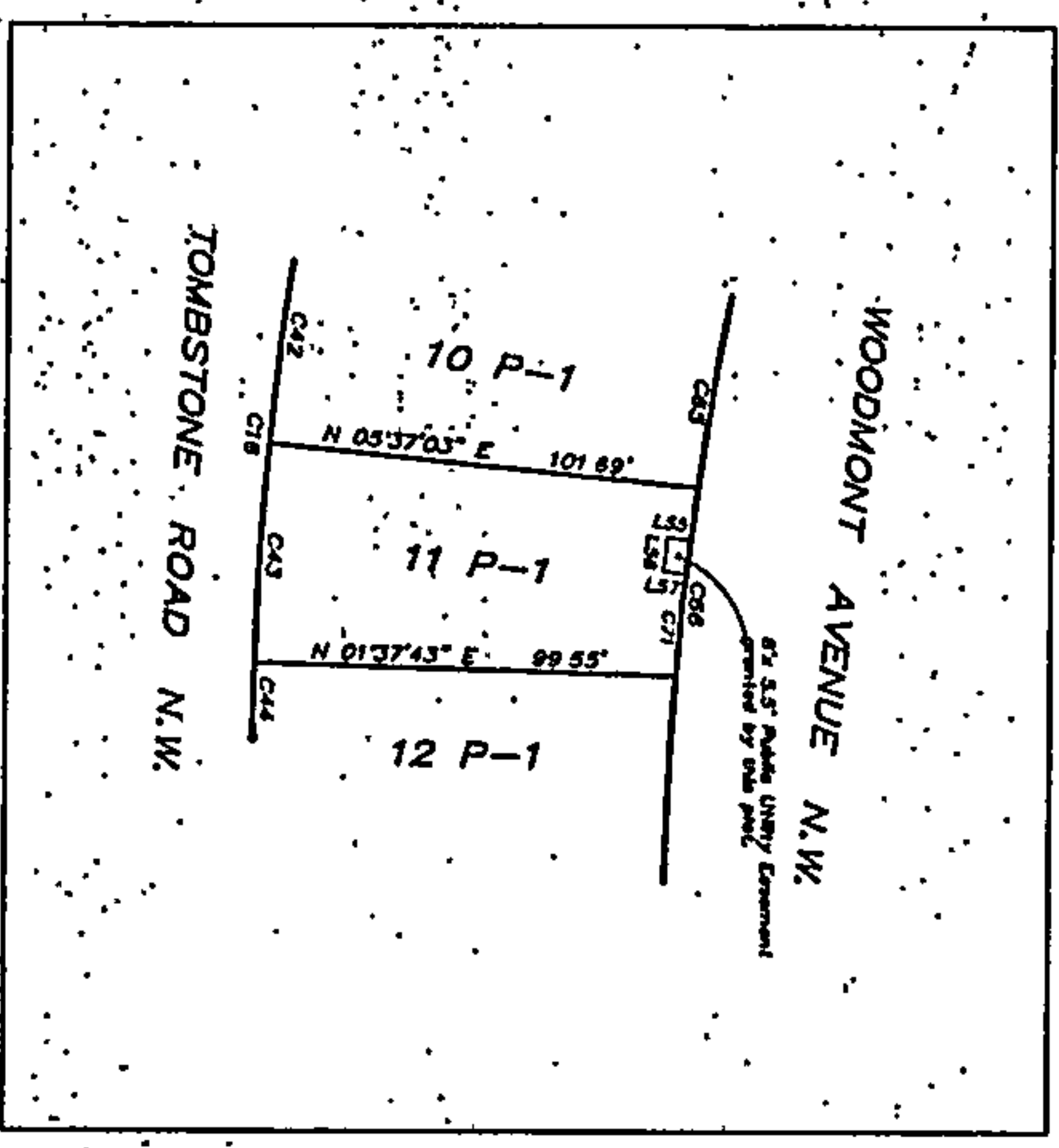
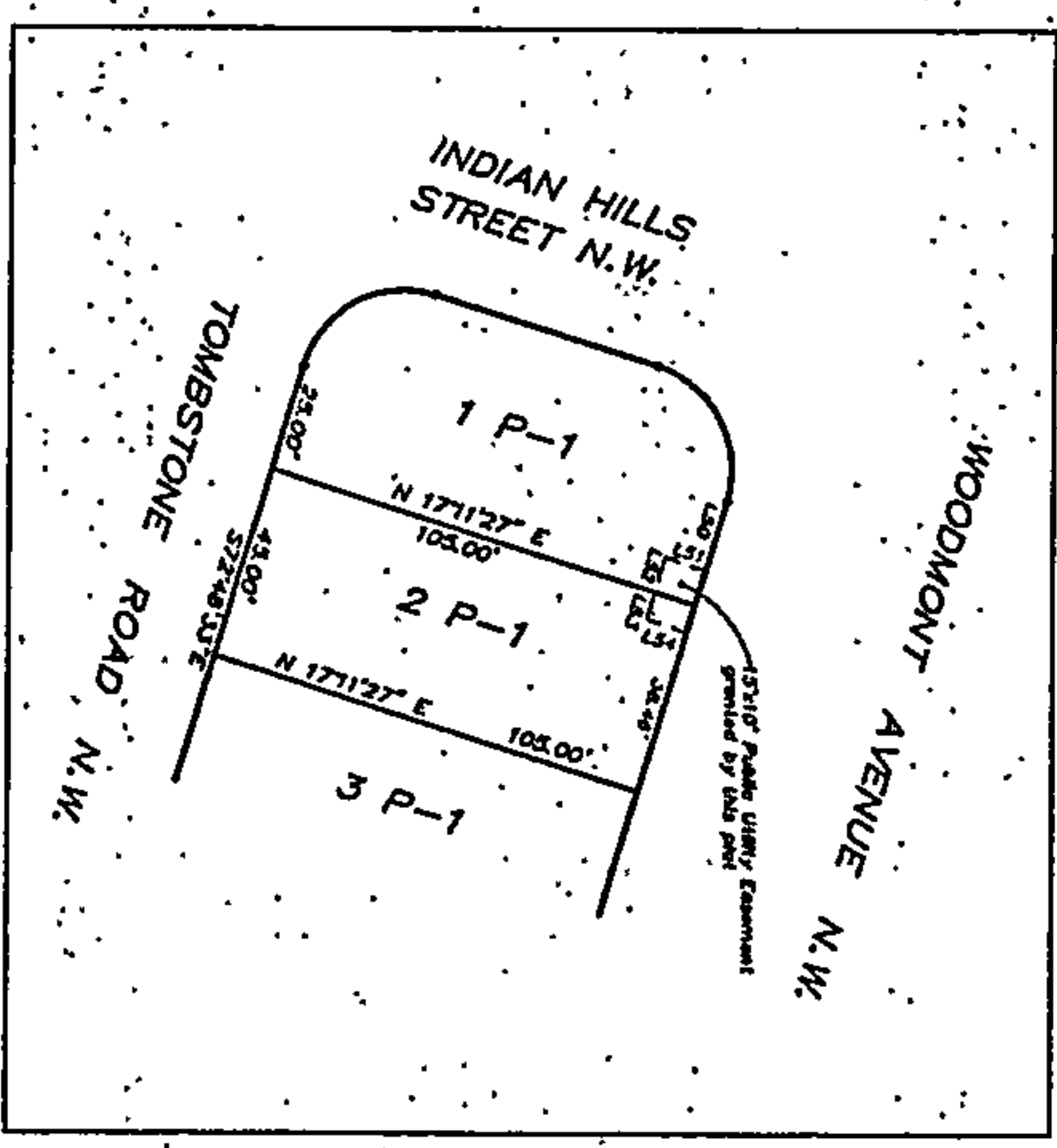
SURVOTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368 Fax: 505-897-3377

DOC# 2012133850
 12/19/2012 09:44 AM Page: 5 of 8
 s:\PLAT # 325 00 B - 2012C.P: 0144 N Toulouse Olivero, Bernalillo Co

PLAT OF
TERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

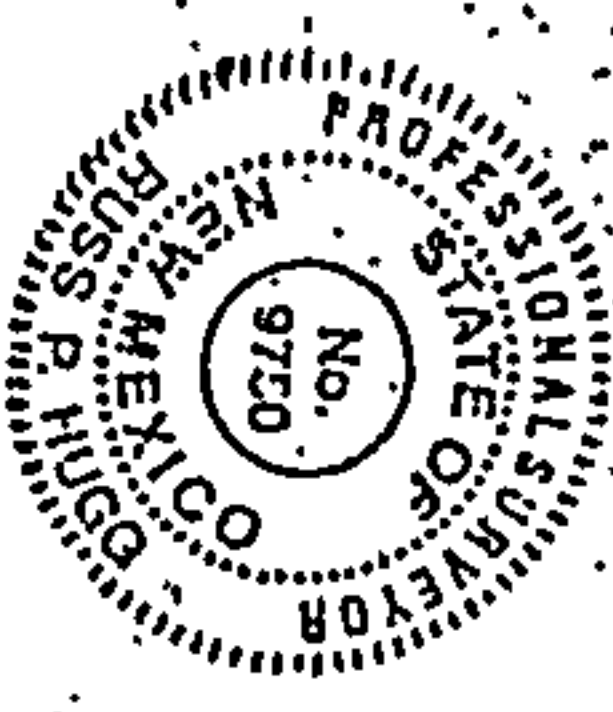
EASEMENT DETAILS



LINE	LENGTH	BEARING
L1	21.77	N89°44'33"W
L2	71.18	N17°11'27"E
L3	1.27	N89°40'35"W
L4	1.42	S89°44'42"E
L5	32.08	N17°31'06"E
L6	53.08	N00°54'35"W
L7	33.08	N00°54'35"W
L8	56.00	N17°11'27"E
L9	47.00	N89°05'25"E
L10	78.48	N00°54'35"W
L11	37.29	N00°15'18"E
L12	50.45	S72°48'33"E
L13	45.00	S72°48'33"E
L14	45.00	S72°48'33"E
L15	45.00	S72°48'33"E
L16	45.00	S72°48'33"E
L17	45.00	S72°48'33"E
L18	45.00	S72°48'33"E
L19	45.00	S72°48'33"E
L20	45.00	S72°48'33"E
L21	45.00	S72°48'33"E
L22	45.00	S72°48'33"E
L23	45.00	S72°48'33"E
L24	45.00	S72°48'33"E
L25	45.00	S72°48'33"E
L26	45.00	S72°48'33"E
L27	45.00	S72°48'33"E
L28	45.00	S72°48'33"E
L29	45.00	S72°48'33"E
L30	45.00	S72°48'33"E
L31	45.00	S72°48'33"E
L32	45.00	S72°48'33"E
L33	45.00	S72°48'33"E
L34	45.00	S72°48'33"E
L35	45.00	S72°48'33"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	482.36	249.00	249.87	424.06	N88°14'30"E	36.5354
C2	336.25	168.00	168.80	334.51	N89°28'18"E	20.5131
C3	184.07	92.00	92.42	183.69	N11°57'23"E	12.4702
C4	39.27	19.63	19.63	39.27	N27°48'33"W	90°00'00"
C5	221.69	110.84	111.66	220.89	S81°16'37"E	18.5610
C6	111.35	55.67	55.79	111.27	N86°00'02"E	8.3031
C7	14.12	7.06	7.06	14.12	N82°18'12"E	106°50'
C8	136.74	68.37	68.56	136.55	N75°31'21"E	102°37'
C9	237.55	118.77	119.65	236.69	S07°24'32"W	16.5852
C10	39.27	19.63	19.63	39.27	S62°11'27"W	90°00'00"
C11	39.27	19.63	19.63	39.27	S27°48'33"E	90°00'00"
C12	24.39	12.20	12.20	24.39	S73°16'15"E	1.5525
C13	9.46	4.73	4.73	9.46	S88°17'02"E	2706'08"
C14	25.28	12.64	12.64	25.28	N26°25'15"W	5049'44"
C15	9.46	4.73	4.73	9.46	S64°33'29"E	2706'08"
C16	142.54	71.27	71.43	142.49	S83°33'37"E	11.3809
C17	93.76	46.88	46.95	93.70	N86°53'28"E	7.2340
C18	69.24	34.62	34.64	69.21	N84°18'39"E	5.0743
C19	37.80	18.90	18.90	37.80	S43°33'54"W	66.3712
C20	39.24	19.62	19.62	39.24	S44°42'39"E	89.5553
C21	39.27	19.63	19.63	39.27	N44°17'21"E	90°00'00"
C22	158.37	79.19	79.46	158.10	S83°32'46"E	11.4392
C23	6.89	3.44	3.44	6.89	S76°25'15"E	22.2737
C24	6.89	3.44	3.44	6.89	S76°25'15"E	22.2737
C25	26.91	13.45	13.45	26.91	S82°05'52"W	2.0108
C26	8.89	4.44	4.44	8.89	S73°49'07"E	22.2737
C27	27.25	13.62	13.62	27.25	S59°44'50"W	94.3316
C28	164.40	82.20	82.25	164.25	S08°14'38"W	1207'07"
C29	164.55	82.27	82.29	164.25	S44°44'40"E	68.5140
C30	39.21	19.60	19.60	39.21	N77°12'03"E	28.7444
C31	9.16	4.58	4.58	9.16	N99°40'35"W	32.2928
C32	26.11	13.05	13.05	26.11	S72°33'13"E	26.1444
C33	9.16	4.58	4.58	9.16	S89°40'35"E	52.2928
C34	26.11	13.05	13.05	26.11	N76°33'13"W	29.7444
C35	9.16	4.58	4.58	9.16	S89°40'35"E	52.2928
C36	9.16	4.58	4.58	9.16	S89°40'35"E	52.2928
C37	39.81	19.90	19.90	39.81	S27°19'38"W	81.7406
C38	93.22	46.61	46.66	93.17	S02°19'38"W	6.2872
C39	11.31	5.65	5.75	11.23	S88°31'51"W	82.4353
C40	13.88	6.94	7.13	13.84	N65°03'19"W	28.0548
C41	28.22	14.11	14.11	28.22	S79°31'19"E	21.5333
C42	51.32	25.67	25.67	51.31	S82°21'31"E	4.0251
C43	50.58	25.29	25.30	50.57	S86°22'37"E	3.5920
C44	12.42	6.21	6.21	12.42	S89°03'29"E	1.2226
C45	35.41	17.70	17.71	35.41	N88°49'09"E	2.3118
C46	6.04	3.02	3.02	6.04	S78°01'58"E	4.3183
C47	173.50	86.75	86.75	173.50	S74°02'32"E	0.2651
C48	21.41	10.70	10.71	21.41	S64°20'30"E	1.5417
C49	14.90	7.45	7.45	14.73	S64°20'30"E	29.5653
C50	12.02	6.01	6.10	11.93	N88°35'18"E	24.0930
C51	24.07	12.04	12.04	24.07	S78°54'20"E	1.4700
C52	44.15	22.07	22.07	44.14	S81°25'56"E	3.1613
C53	48.80	24.40	24.41	48.79	S84°32'28"E	3.3653
C54	41.35	20.67	20.68	41.34	S88°12'49"E	3.0346
C55	25.06	12.53	12.53	25.06	N85°56'48"E	1.5124
C56	44.17	22.09	22.09	44.17	N83°22'57"E	3.1620
C57	7.45	3.72	3.72	7.41	N79°38'47"E	21.2115
C58	1.71	0.85	0.85	1.71	N66°31'25"E	4.5329
C59	13.09	6.54	6.54	12.97	S76°35'04"E	26.1825
C60	13.02	6.51	6.51	12.91	N77°01'12"E	28.1703
C61	96.08	48.04	48.11	96.03	S03°43'23"W	7.0436
C62	68.46	34.23	34.25	68.44	S09°46'56"W	5.0231
C63	30.87	15.44	15.46	30.96	S73°59'36"E	2.2208
C64	43.69	21.84	21.85	43.69	S76°50'57"E	3.2033
C65	44.11	22.06	22.06	44.10	S80°12'28"E	3.2226
C66	43.62	21.81	21.82	43.62	S83°33'46"E	3.2013
C67	44.59	22.29	22.30	44.58	S86°38'13"E	3.2440
C68	44.01	22.00	22.01	44.00	N86°38'10"E	3.2635
C69	44.24	22.12	22.13	44.23	N86°13'21"E	3.2635
C70	48.39	24.19	24.20	48.38	N82°38'30"E	3.4640
C71	23.39	11.69	11.69	23.39	S84°20'12"E	1.4720
C72	22.26	11.13	11.13	22.26	S88°37'40"E	1.5833
C73	32.08	16.04	16.04	32.08	S73°10'06"W	2.1737
C74	321.94	162.53	162.53	320.41	S80°31'11"W	18.2347

DOCR 2012133898
12/18/2012 09:44 AM Page 6 of 6
TERRA VISTA UNIT 1 AT THE TRAILS
BERNALILLO COUNTY, NEW MEXICO



SURV-TEK, INC.
Consulting Surveyors
1994, Suite 100, Dr. K.E. Albuquerque, New Mexico 87114
Phone: 505-887-5388
Fax: 505-887-5377

PROJECT

1008799

App #

Action

Date

13-70621

APP

7-17-13

**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 1
at the TRAILS**

(BEING A REPLAT OF TRACT 9-A, THE TRAILS,
UNIT 2) WITHIN
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
JULY, 2011

LEGAL DESCRIPTION

All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, 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 March 7, 2004, in Plat Book 2004C, Page 75, as Decree No. 200402744.

GENERAL NOTES

- EXISTING ZONING: R-9
PROPOSED DEVELOPMENT: R-9
- PROPOSED ACRES: 2.56 AC
NUMBER OF LOTS: 20 LOTS
PROPOSED DENSITY: 0.39 LOTS/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 45' X 15'
1,680 SQFT
- ALL STREETS, WALKS, AND DRIVE DRIVE APPROXIMATIONS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR IMMEDIATELY.
- LOT DIMENSIONS SHALL CONFORM TO R-9 ZONING REQUIREMENTS
- NO SIDEWALKS SHALL BE ALLOWED DIRECT ACCESS TO WOODRIDGE AVENUE.
- THE PURPOSE OF TRACT A IS A PUBLIC PARK AND SERVICE ROAD

SITE DATA

ZONING	R-9
MILES OF FULL WIDTH STREETS CREATED	0.42 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	20 + 2 TRAILS
DENSITY	0.39 LOTS/AC

SURVEY NOTES

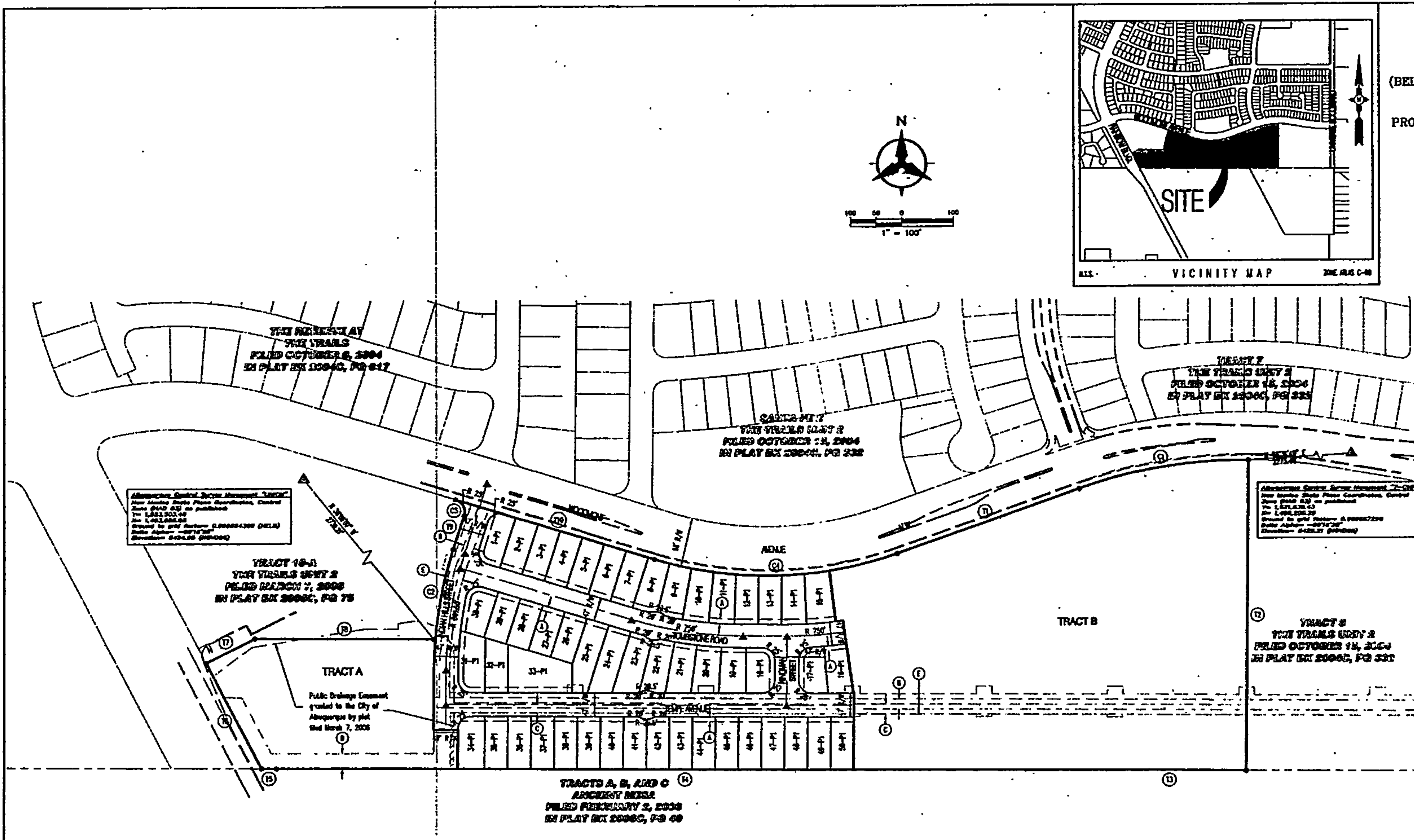
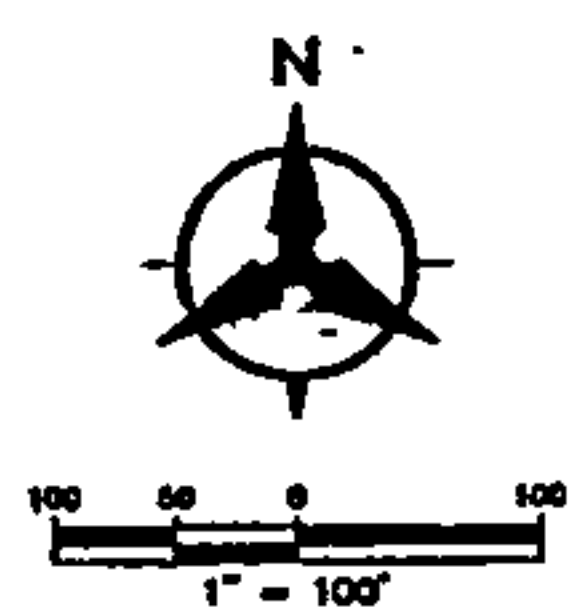
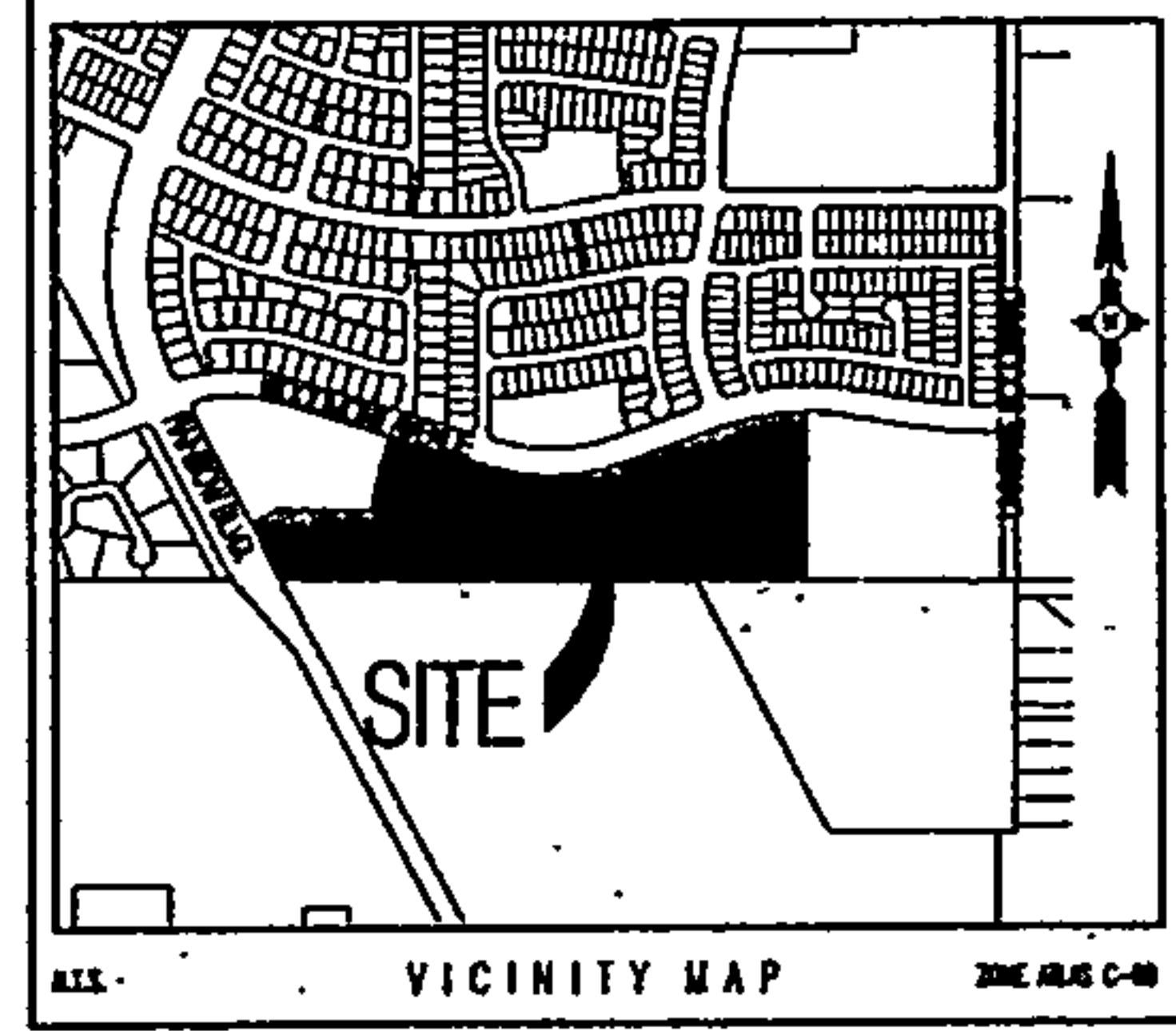
- ALL BOUNDARY CORNERS SHOWN (e) ARE FOUND REBATE IN PLACE.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CORNERING POINTS, PUBLIC RIGHT OF WAY, AND STREET INTERSECTIONS AND SERVICE ALLEYS (A) AND WILL BE MAINTAINED BY (C) ALBUQUERQUE CITY OF ALBUQUERQUE CENTRAL MONUMENTATION BUREAU, 80 WEST WASHINGTON PL., 87202.
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- BOUNDARIES SHALL BE CHAINED BOUNDARIES.
- BOUNDARIES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ADJACENT POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

[Signature] 7-25-11
CITY SURVEYOR DATE

[Signature] 7/22/11
KELLY DALLAN VICE PRESIDENT, THE TRAILS, LLC DATE

Bohannon & Huston



Albuquerque Central Survey Monumentation - 1997
New Mexico State Plane Coordinate, Central Zone (NAD 83) as published
Zone 12N 501.00
Zone 12N 501.00
Datum: NAD 83
Datum: NAD 83
Datum: NAD 83

Albuquerque Central Survey Monumentation - 1997
New Mexico State Plane Coordinate, Central Zone (NAD 83) as published
Zone 12N 501.00
Zone 12N 501.00
Datum: NAD 83
Datum: NAD 83
Datum: NAD 83

LEGEND

---	SECTION BOUNDARY LINE
---	EXISTING SUBDIVISION BOUNDARY
---	NEW LOT LINE
---	ADJOINING PROPERTY LINE
▲	CORNER MONUMENT TO BE INSTALLED
▲	CITY OF ALBUQUERQUE SURVEY CORNER MONUMENT

- KEYED NOTES**
- (A) IF PUBLIC UTILITY EASEMENT
 - (B) EXISTING OR PUBLIC UTILITY EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY PLAT FILED BCL 16, 2004 (TO BE VACATED BY THIS PLAT)
 - (C) EXISTING OR PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED MARCH 7, 2008 (TO BE VACATED BY THIS PLAT)
 - (D) PORTION OF EXISTING OR PUBLIC UTILITY EASEMENT (M-30-04, M-30-05) TO BE VACATED BY THIS PLAT
 - (E) EXISTING OR EXISTING SENSE AND WALKWAY EASEMENT
 - (F) EXISTING SENSE AND WALKWAY EASEMENT (TO BE VACATED BY THIS PLAT)

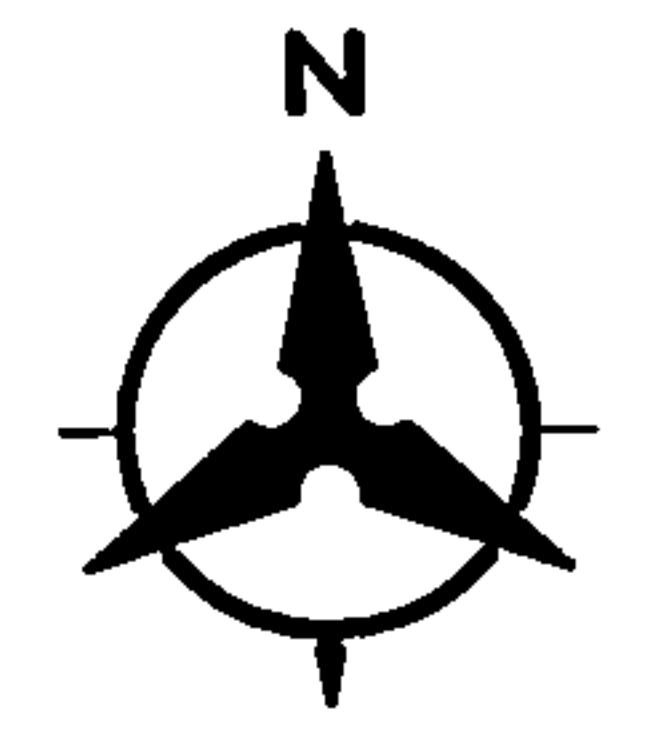
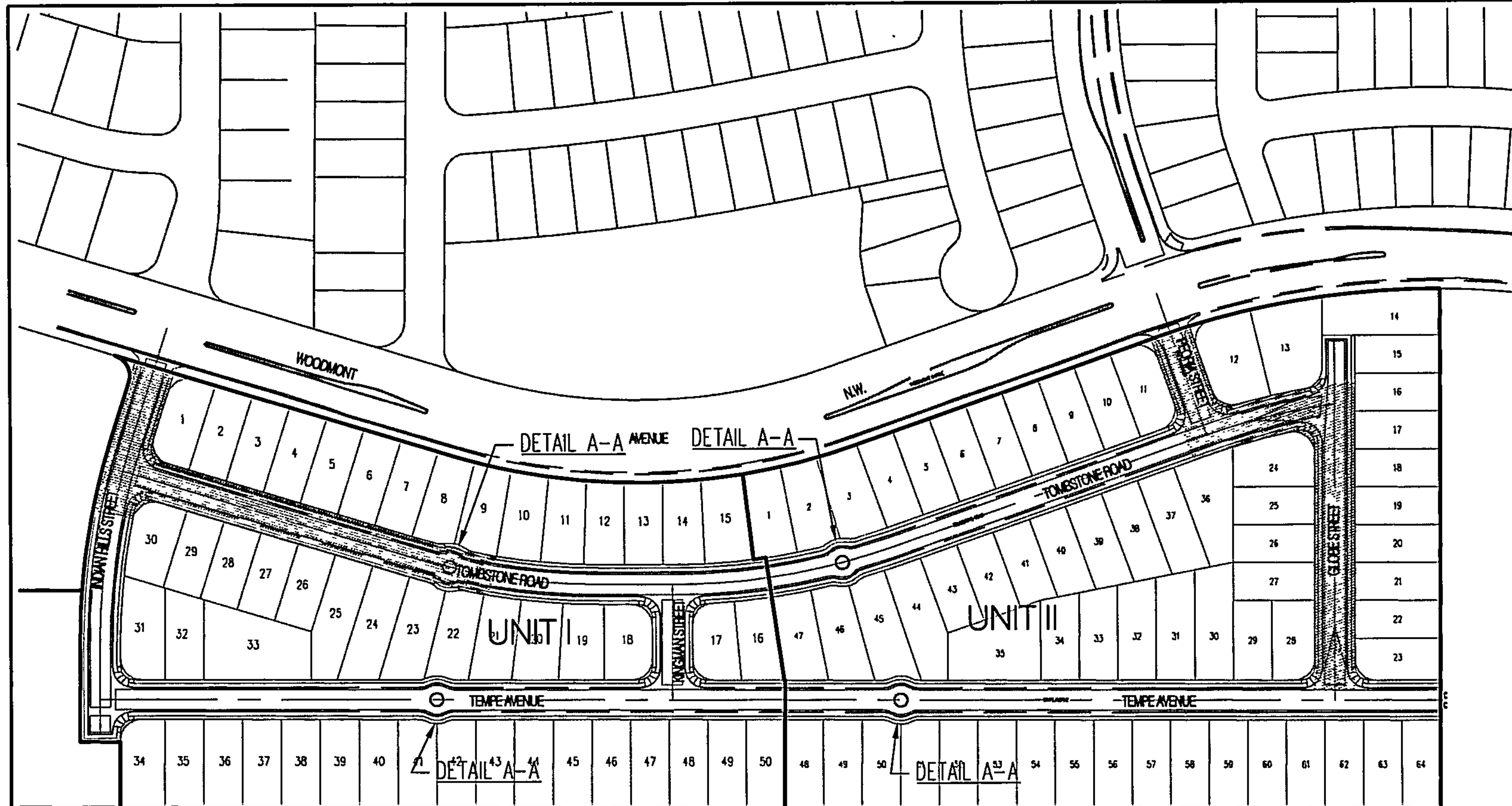
Boundary Curve Table

ID	ARC	RADIUS	BCLTA	TANGENT
C1	138.25'	500.00'	207.52'	108.95'
C2	184.07'	625.00'	312.70'	154.47'
C3	188.27'	725.00'	360.00'	180.00'
C4	140.23'	575.00'	283.57'	140.87'

Boundary Tangent Table

ID	BEARING	LENGTH
B1	N79°17'30"E	176.43'
B2	S89°07'17"W	817.40'
B3	N89°44'45"W	728.95'
B4	N89°44'45"W	1540.93'
B5	N89°44'45"W	77.77'
B6	N77°16'18"W	235.13'
B7	S82°43'02"E	368.88'
B8	S89°07'17"W	134.40'
B9	N77°16'18"W	73.16'
B10	S72°07'33"E	104.95'

P:\2010\301\301\Drawings\11_2010\3012_Prelim_PL1.dwg
July 22, 2011 - 12:13pm



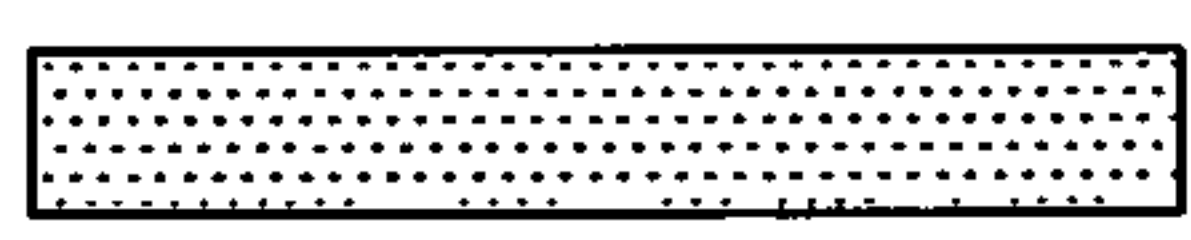
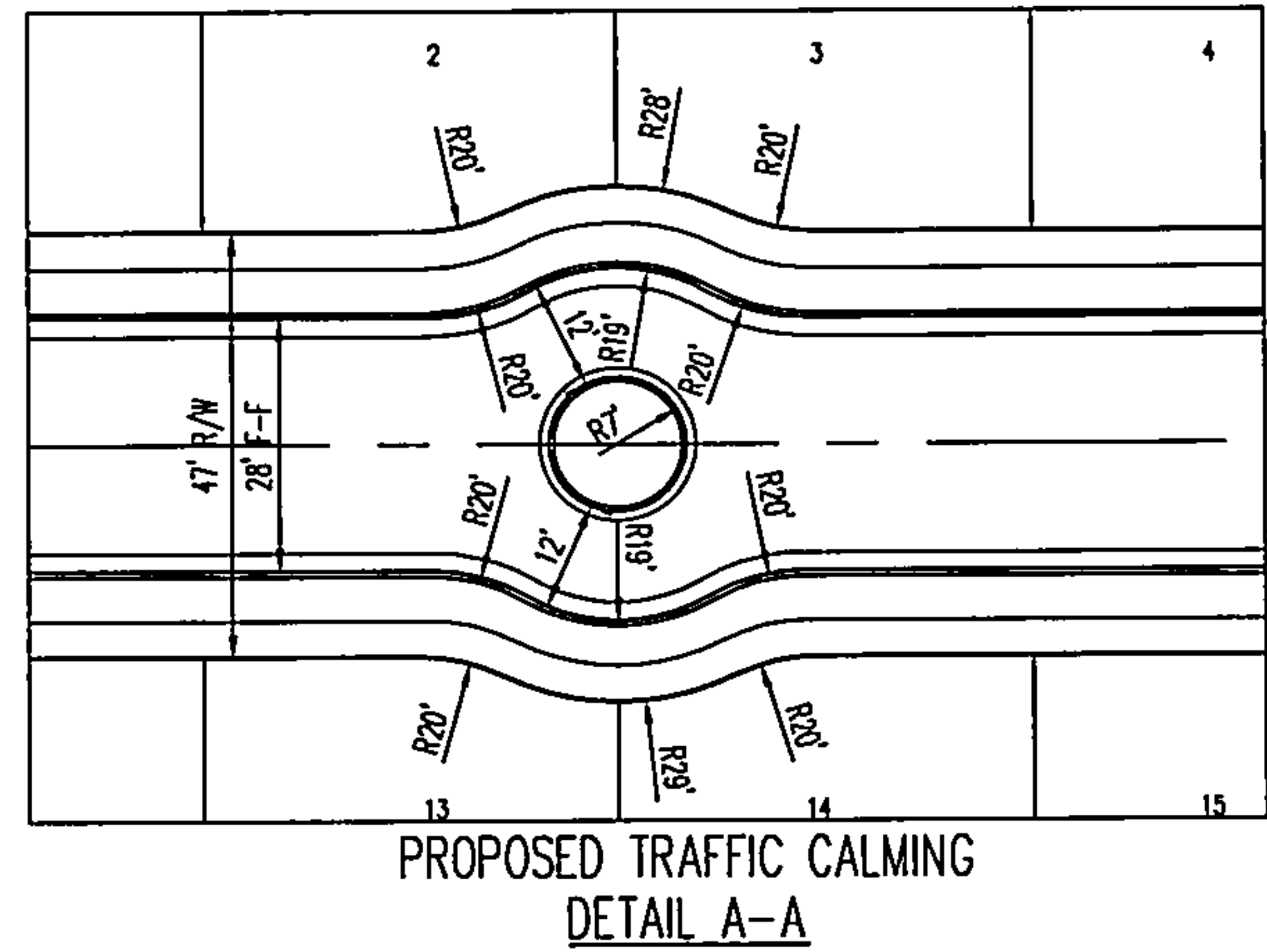
NOT TO SCALE

DESIGN VARIANCE REQUESTS

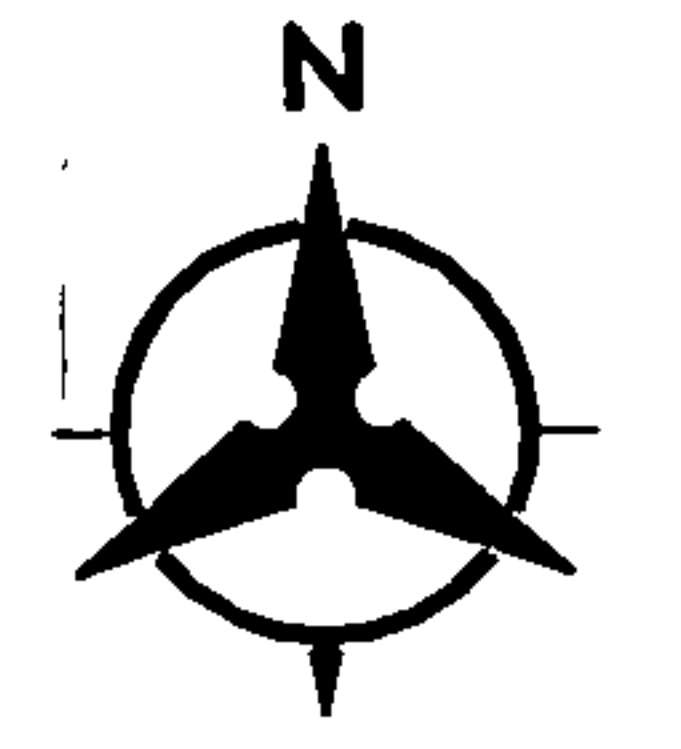
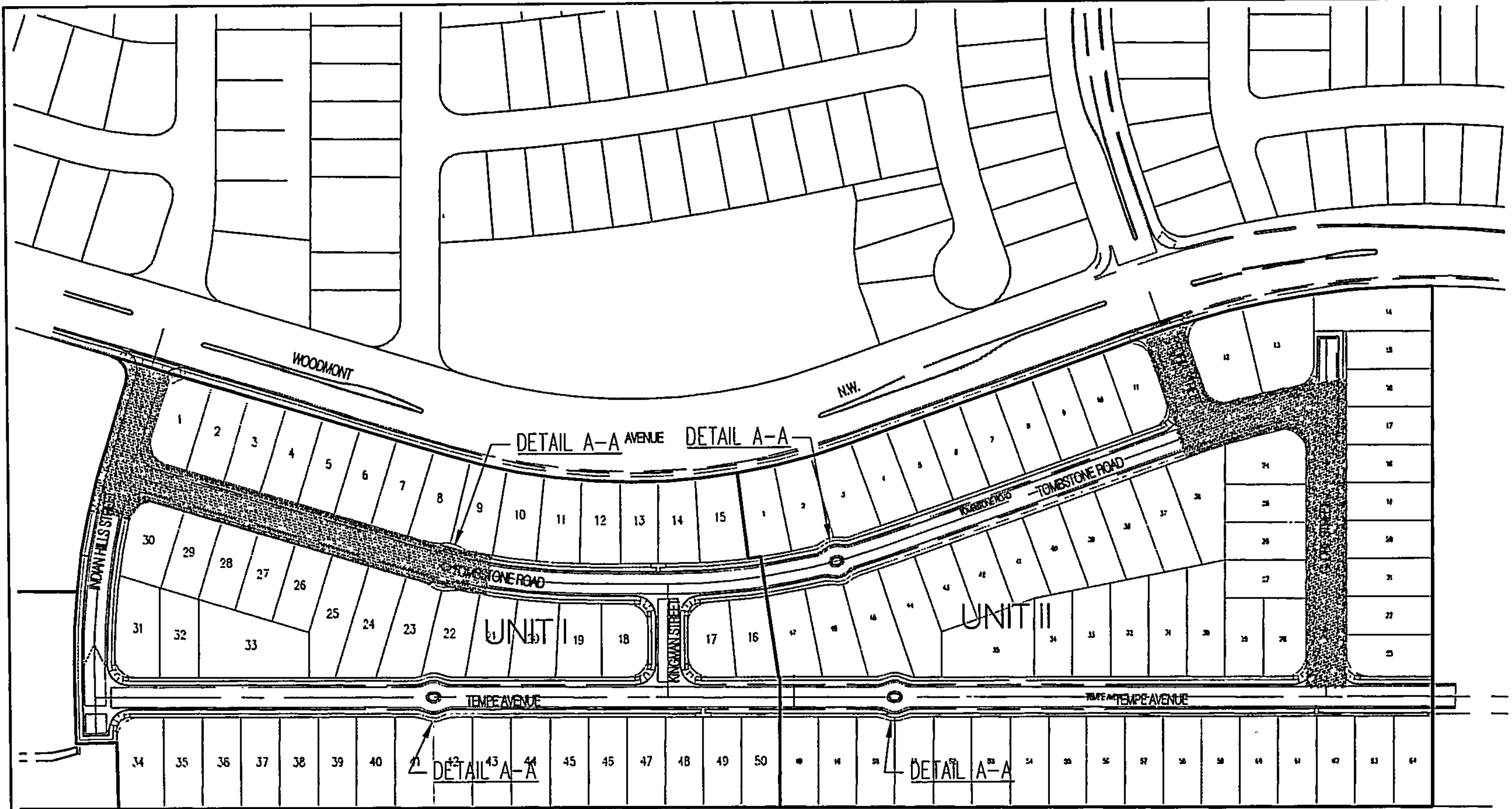
1. WE ARE REQUESTING A VARIANCE TO DPM SECTION 23.5.F LOCAL STREET CRITERIA OF MAXIMUM BLOCK LENGTH OF 600 FEET. KINGMAN STREET IS ROUGHLY EQUALLY CENTERED ALONG TOMBSTONE ROAD AND TEMPE AVENUE, CREATING BLOCK LENGTHS BETWEEN 650 AND 750 FEET. IN LIEU OF ADDING AN ADDITIONAL STREET THAT WOULD SERVE LITTLE PURPOSE EXCEPT TO MEET THE BLOCK LENGTH CRITERIA, WE PROPOSE TO USE A 15-FOOT DIAMETER CIRCULAR MEDIANS, WITH 12-FOOT DRIVE LANES AROUND THE MEDIAN AS TRAFFIC CALMING DEVICES AT THE LOCATIONS SHOWN TO CONTROL EXCESSIVE SPEEDS THROUGH THE SUBDIVISION.

2. WE ARE REQUESTING A VARIANCE TO DPM TABLE 23.2.1.C, PUBLIC RIGHT-OF-WAY WIDTH STANDARDS FOR NORMAL LOCAL STREETS IN THE SUBDIVISION. IT IS PROPOSED TO PROVIDE LANDSCAPING, INCLUDING STREET TREES, (SEE LANDSCAPE PLAN WITH THE SITE PLAN FOR SUBDIVISION) IN THE SETBACK AREA BETWEEN THE BACK OF CURB AND SIDEWALK IN LIEU OF INCREASING THE SETBACK FROM 5 FEET TO 6 FEET AS REQUIRED FOR NORMAL LOCAL STREETS. THE LANDSCAPING ALONG WITH THE PROPOSED TRAFFIC CALMING DEVICES PROVIDE FOR ADDITIONAL PEDESTRIAN SAFETY IN THE SUBDIVISION, WHICH OFFSET THE NEED FOR THE ADDITIONAL 1 FOOT BUFFER BETWEEN THE BACK OF CURB AND THE SIDEWALK. IN ADDITION THE 47' NORMAL LOCAL RIGHT-OF-WAY WIDTH IS CONSISTENT WITH OTHER APPROVED SUBDIVISIONS IN THE TRAILS DEVELOPMENT.

**EXHIBIT "D"
TIERRA VISTA
at the TRAILS
DESIGN VARIANCE
JULY, 2011**



LOCATION OF DESIGN VARIANCE REQUEST FOR NORMAL LOCAL STREETS (47' ROW)

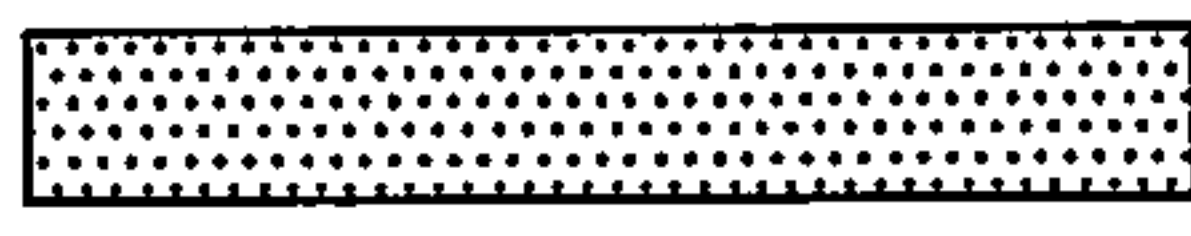


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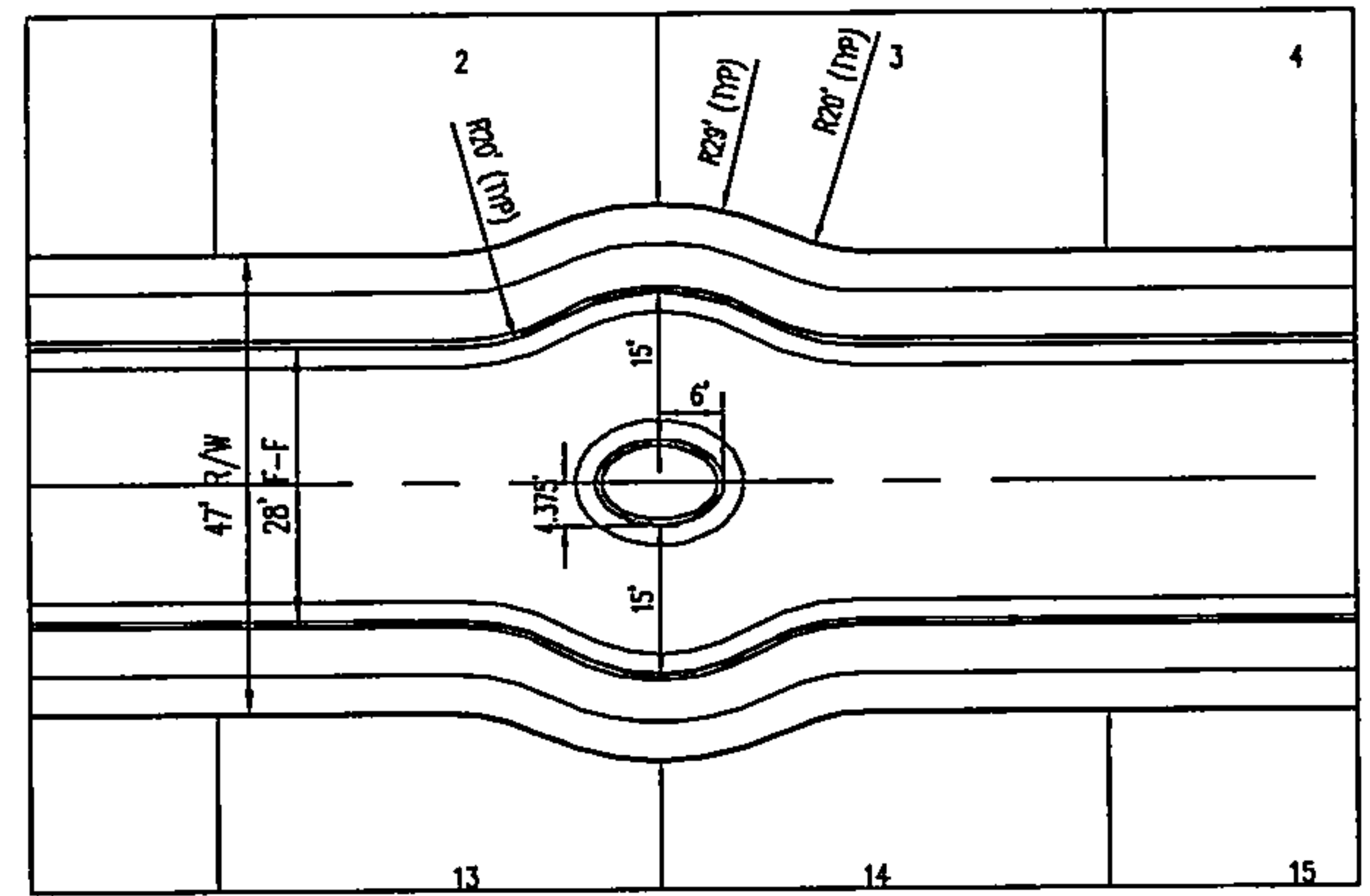
DESIGN VARIANCE REQUESTS

1. WE ARE REQUESTING A VARIANCE TO DPM SECTION 23.5.F LOCAL STREET CRITERIA OF MAXIMUM BLOCK LENGTH OF 600 FEET. KINGMAN STREET IS ROUGHLY EQUALLY CENTERED ALONG TOMBSTONE ROAD AND TEMPE AVENUE, CREATING BLOCK LENGTHS BETWEEN 650 AND 750 FEET. IN LIEU OF ADDING AN ADDITIONAL STREET THAT WOULD SERVE LITTLE PURPOSE EXCEPT TO MEET THE BLOCK LENGTH CRITERIA, WE PROPOSE TO USE RAISED CURB MEDIANS, AS SHOWN IN DETAIL A-A AS TRAFFIC CALMING DEVICES AT THE LOCATIONS SHOWN TO CONTROL EXCESSIVE SPEEDS THROUGH THE SUBDIVISION.

2. WE ARE REQUESTING A VARIANCE TO DPM TABLE 23.2.1.C, PUBLIC RIGHT-OF-WAY WIDTH STANDARDS FOR NORMAL LOCAL STREETS IN THE SUBDIVISION. IT IS PROPOSED TO PROVIDE LANDSCAPING, INCLUDING STREET TREES, (SEE LANDSCAPE PLAN WITH THE SITE PLAN FOR SUBDIVISION) IN THE SETBACK AREA BETWEEN THE BACK OF CURB AND SIDEWALK IN LIEU OF INCREASING THE SETBACK FROM 5 FEET TO 6 FEET AS REQUIRED FOR NORMAL LOCAL STREETS. THE LANDSCAPING ALONG WITH THE PROPOSED TRAFFIC CALMING DEVICES PROVIDE FOR ADDITIONAL PEDESTRIAN SAFETY IN THE SUBDIVISION, WHICH OFFSET THE NEED FOR THE ADDITIONAL 1 FOOT BUFFER BETWEEN THE BACK OF CURB AND THE SIDEWALK. IN ADDITION THE 47' NORMAL LOCAL RIGHT-OF-WAY WIDTH IS CONSISTENT WITH OTHER APPROVED SUBDIVISIONS IN THE TRAILS DEVELOPMENT.



LOCATION OF DESIGN VARIANCE REQUEST FOR NORMAL LOCAL STREETS (47' ROW)



PROPOSED TRAFFIC CALMING
DETAIL A-A

**EXHIBIT "D"
TIERRA VISTA
at the TRAILS
DESIGN VARIANCE
JULY, 2013**



Figure 12
INFRASTRUCTURE LIST
 EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

1008799
 DRB Project No. 09/09/11

TIERRA VISTA UNIT 1 AT THE TRAILS
 (REPLAT OF TRACT 9A 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									
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
750075		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
750075		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
750075		15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 8-9	LOTS 22-23	/	/	/
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
750075		15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 41-42	LOTS 22-23	/	/	/
750075		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
750075		4'	PCC SIDEWALK (WEST SIDE ONLY)	PEDESTRIAN ACCESS EASEMENT (TRACT A)	INDIAN HILLS STREET	EXISTING ASPHALT TRAIL	/	/	/

* 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 -									
750075		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
750075		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
750075		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE	/	/	/
750075		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	(COA 730084)	/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
PUBLIC WATERLINE IMPROVEMENTS									
	730084	EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
	730084	EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
750075		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
750075		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
750075		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
	730084	EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
	730084	EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
750075		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
750075		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Hugh W. Floyd
PREPARED BY: PRINT NAME

6/24/13
DATE

Easterling Consultants LLC
FIRM:

[Handwritten Signature]
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time allowed]

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
			DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TERRA VISTA UNIT 1 AT THE TRAILS UNIT 2
(REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Date Submitted: July 21, 2011
Date Site Plan for Bldg Permit Approved: _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 7-27-11
Date Preliminary Plat Expires: 7-27-12

DRB Project No. 1008799
A 09-09-11

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									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOTS 8-9 (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	LOTS 41-42 (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		4'	PCC SIDEWALK (W. Side Only) A	PEDESTRIAN ACCESS EASEMENT (TRACT A)	TEMPE AVENUE Indian Hills A St.	RAINBOW BLVD Existing Asphalt Trail	/	/	/

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

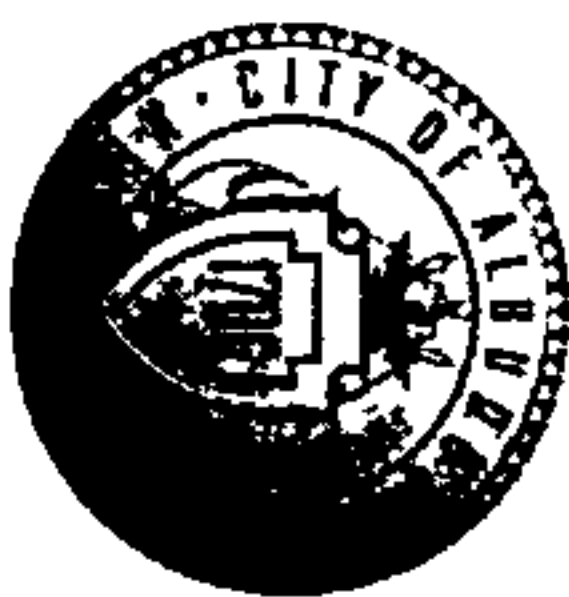
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE (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		/	/	/
		NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES							
PUBLIC WATERLINE IMPROVEMENTS									
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/

AGENT OWNER	USER DEPARTMENT	DRG CHAIR	DATE	REVISION
<i>Scott Steffen</i>	<i>7/5/11</i>	<i>[Signature]</i>	09-09-11	1

DESIGN REVIEW COMMITTEE REVISIONS

AGENT OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
SCOTT STEFFEN PREPARED BY: PRINT NAME DATE 7/21/2011 BOHANNAN HUSTON, INC. FIRM <i>Scott Steffen</i> SIGNATURE MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	7-27-9 DATE DRB CHAIR <i>[Signature]</i> TRANSPORTATION DEVELOPMENT ABCMVA DATE 07/27/11 CITY ENGINEER <i>7/5/11</i> DATE 07-27-11 AMAFCA <i>7/27/11</i> DATE PARKS & GENERAL SERVICES <i>[Signature]</i> DATE 7/27/11





DRB PUBLIC HEARING SIGN IN SHEET

#11

Project #: 1008799

Date: 8-8-12

NAME: Brad Bingham ADDRESS: 2600 Prospect ZIP: 87107

NAME: Marcus Rae ADDRESS: 500 Myrtle ZIP: Suite 700

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: ~~1008799~~ 1008799 Application #: 12DRB 70194
Project Name: TIERRA VISTA Unit 1 at the TRAILS
Agent: BHI Phone #: 823-1000

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

- TRANSPORTATION: _____

- ABCWUA: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

PLANNING (Last to sign): Agreement & Covenant across TRACT A.
(By RHO for J.C. 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.



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)
- 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-Trails 9-A, LLC

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

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. Tract 9A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906437421440102

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1008799 11DRB-70128

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 51 Total area of site (acres): 19.77

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
 Between: Rainbow Boulevard and Universe

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
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70229</u>	<u>EPP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
			Total	<u>\$ 70.00</u>

Hearing date Aug. 8, 2012

7-31-12
Planner signature / date

Project # 1008799

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- 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 - 70229

[Signature] 7-31-12
Planner signature / date
Project # 1008799

July 31, 2012

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

Re: Tierra Vista Unit 1 at the Trails – Preliminary Plat Extension (DRB 1008799)

Dear Mr. Cloud:

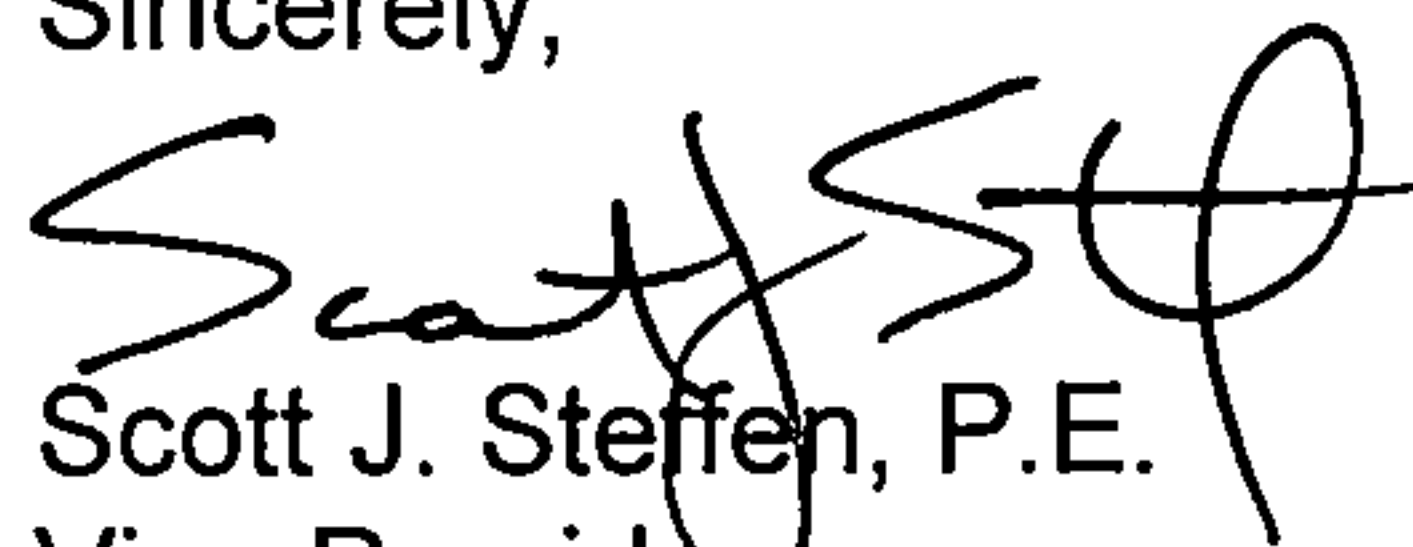
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

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

The Tierra Vista Unit 1 at the Trails preliminary plat was approved by the DRB on July 27, 2011. At this time it is not anticipated that the Tierra Vista Unit 1 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of August 11, 2012. Therefore, we are requesting review and approval of a 30-day extension of the preliminary plat.

Please place this item on the DRB Agenda to be heard on August 8th, 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

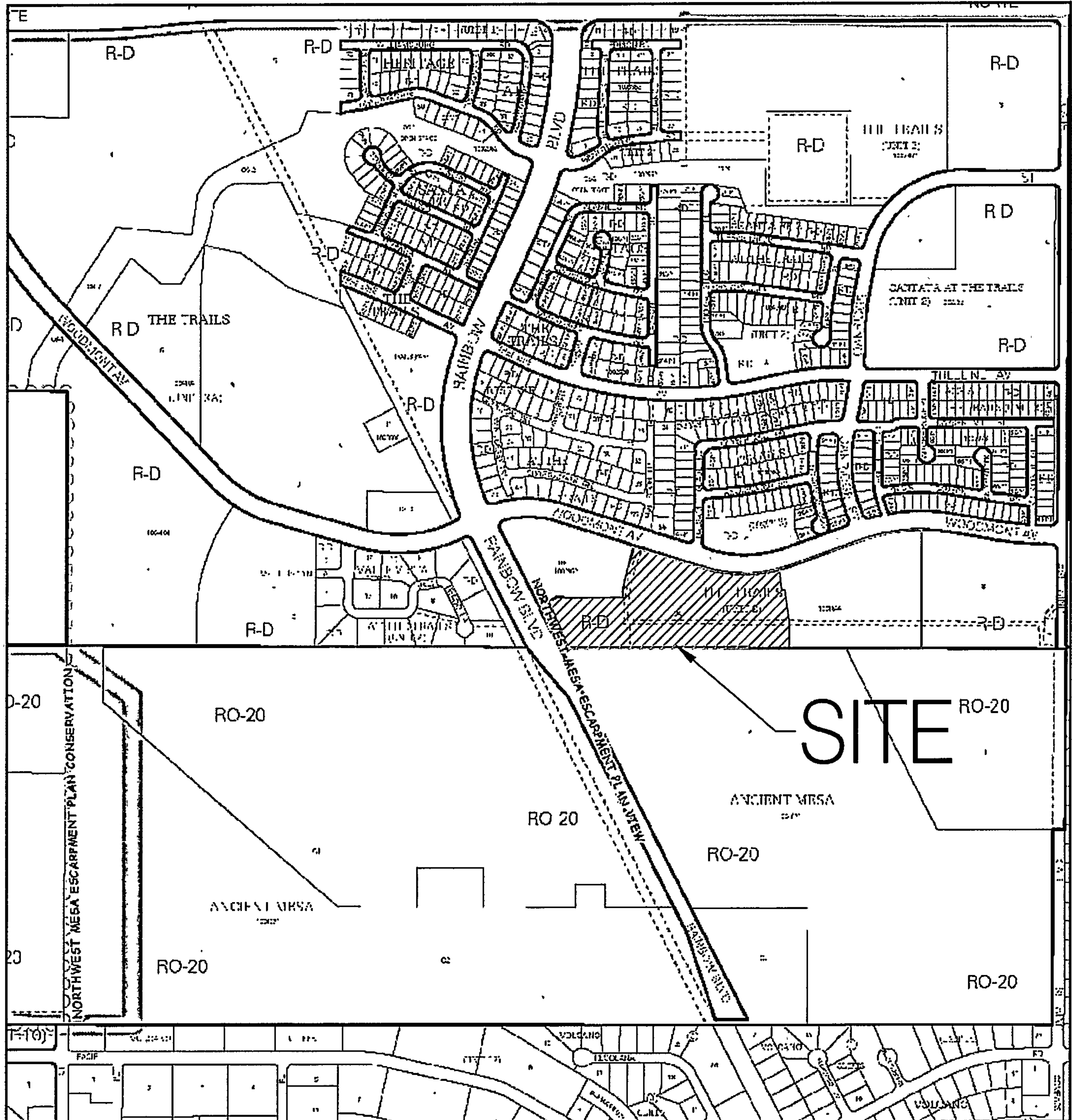
Enclosures

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

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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

Albuquerque Geographic Information System

Map amended through: 2/1/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Current DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 1 AT THE TRAILS ~~UNITS~~ **ACE**
(REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Date Submitted: July 21, 2011
Date Site Plan for Bldg Permit Approv: _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 7-27-11
Date Preliminary Plat Expires: 7-27-12

DRB Project No.

1608799
09-09-11

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 Crst Engineer
PAVING									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	INDIAN HILLS STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	INDIAN HILLS STREET	LOT 9/10	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	LOT 9/10	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 8-9	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	INDIAN HILLS STREET	APPROX. 125 LF EAST OF KINGMAN STREET	/	/	/
		12' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 15' DIA ROLL MEDIAN CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC CIRCLE FOR TRAFFIC CALMING)	LOTS 41-42	LOTS 22-23	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	KINGMAN STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		4'	PCC SIDEWALK (W. Side Only) A	PEDESTRIAN ACCESS EASEMENT (TRACT A)	TEMPE AVENUE Indian Hills St. A	RAINBOW BLVD Existing Asphalt Trail	/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	TOMBSTONE AVENUE	30' EAST OF KINGMAN STREET	KINGMAN STREET	/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (COA 730084)	/	/	/
		24" DIA	RCP W/ MH & INLETS	KINGMAN STREET	TOMBSTONE AVENUE	TEMPE AVENUE (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		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
PUBLIC WATERLINE IMPROVEMENTS									
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	INDIAN HILLS STREET	KINGMAN STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	KINGMAN STREET	EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	KINGMAN STREET	TEMPE AVENUE	TOMBSTONE ROAD	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INDIAN HILLS STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	APPROX. 40 LF EAST OF INDIAN HILLS STREET	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGMAN STREET	TOMBSTONE ROAD	TIE TO EXISTING SANITARY SEWER IN TEMPE AVENUE	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN

PREPARED BY: PRINT NAME

7/21/2011
DATE

DRB CHAIR

7-27-11
DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON, INC.

FIRM

TRANSPORTATION DEVELOPMENT
ABCWVA

DATE

AMAFCA

DATE

SIGNATURE

ABCWVA

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
A	09-09-11	[Signature]	[Signature]	Scott Steffen

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

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) for Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9)) [*Deferred from, 6/1/11, 6/15/11, 7/13/11, 7/20/11*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/11 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/21/11 THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

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

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.48 acre(s). (C-9)) [*Deferred from 6/1/11, 6/15/11, 7/13/11, 7/20/11*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/11 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/21/11 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED.**