OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2012

Project# 1008799
12DRB-70167 VACATION OF PUBLIC EASEMENTS

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)

At the July 11, 2012 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.

(A)(1) The July 11, 2012 public drainage easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public drainage easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on the 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 July 26, 2012 in the manner described below.

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

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

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

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

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.)

Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc.
Marilyn Maldonado
file

Project# 1008799
12DRB-70167 VACATION OF PUBLIC EASEMENT

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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

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.: 11*DRB-70129* Project # *1008799*

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

Agent: *Bohannan Huston Inc.* Phone No.:

Your request was approved on 7-22-11 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):** after 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.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

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]*

At the July 27, 2011Development Review Board meeting, the vacation was approved as shown on Exhibit C in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The July 27, 2011 public drainage easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public drainage easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on the 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.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. The subdivision design variance was approved as shown on Exhibit 'D' in the planning file. The site development plan for subdivision was approved with final sign-off delegated to Planning. 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.

If you wish to appeal this decision, you must do so by August 11, 2011 in the manner described below.

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

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Jack Cloud, DRB Chair

Cc: Bohannan Huston, Inc (Scott Steffen) – Courtyard I, 7500 Jefferson St NE – Albuquerque, NM 87109
Cc: The Trails. LLC – 6840 Treeline Ave.- Albuquerque, NM 87114
Marilyn Maldonado
file

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 1, 2011

Project# 1008799
11DRB-70123 VACATION OF PUBLIC EASEMENT
11DRB-70125 SIDEWALK WAIVER
11DRB-70126 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS
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AMAFCA
No comments.

COG
No comments.

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

Adjacent and nearby routes
Route #162,Ventana Ranch Commuter route passé the site on Rainbow Blvd.

Adjacent bus stops
None.

Site plan requirements
None.

Large site TDM suggestions

None.

Other information

None.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

APS

The Trails Unit 2 (tbka Tierra Vista Unit 1), Tract 9A, 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 Easement, a Sidewalk Waiver, Subdivision Design Variance, Deferral of Sidewalk Construction, and approval of a Preliminary Plan and a Site Development Plan for Building Permit. This development will consist of 50 residential lots. Any residential development in this area will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Currently, Ventana Ranch Elementary School is exceeding capacity, James Monroe Middle School and Cibola High School have excess capacity.

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

Residential Units: 50

Est. Elementary School Students: 13

Est. Middle School Students: 6

Est. High School Students: 6

Est. Total # of Students from Project: 27

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

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

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

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

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

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

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

No comments.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

No adverse comments.

OPEN SPACE DIVISION

No adverse comments.

CITY ENGINEER

Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT

Additional information is required for the design variance request. What type of traffic calming devices are proposed? Any traffic calming devices must be defined, approved and included on the infrastructure list prior to any approval.

The previous infrastructure list included roadway improvements that are no longer included on the infrastructure list. Provide as-built information for these items or include them on the infrastructure list.

Infrastructure List: add a note to the IL stating that the sidewalk will be built/deferred in accordance with the approved sidewalk exhibit.

Provide a trip distribution exhibit.

Provide additional geometric information (width of all right of way, radii, etc.).

PARKS AND RECREATION

ABCWUA

No Objection

PLANNING DEPARTMENT

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

No comment on Sidewalk Variances for waiver or temporary deferral as depicted on Exhibit "B." Please label Design Variance exhibit as "D." Refer to comments from Transportation Development

regarding proposed variance; besides reducing extraordinary block lengths, a redesigned street layout could potentially reduce the number of double frontage lots and thus further the Purpose and Intent of the Subdivison Ordinance. The variance needs to include a request for less than 49 foot right of way widths for portions of streets which are Normal Local streets and not Access Local.

Compliance with Open Space requirements must be demonstrated/ documented – Note 9 of the site plan for subdivision needs to be supplemented with calculations. Street trees on Woodmont need to be addressed on the site plan as well as pedestrian access to Woodmont and the school site. Please make the dividing line more prominent and label as Units 1 and 2 instead of Phases, and delete the previous dividing line entirely. Lot numbers, street names, rights of way and pavement widths need to be consistent with Preliminary Plats and Infrastructure Lists.

Plat needs to be specific regarding 'storm drain improvement area' (reference Tract A in General Notes and Site Data).

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Jack Cloud, DRB Chair

Cc: Bohannan Huston, Inc (Scott Steffen) – Courtyard I, 7500 Jefferson St NE – Albuquerque, NM 87109
Cc: The Trails. LLC – 6840 Treeline Ave.- Albuquerque, NM 87114
Marilyn Maldonado
file

8799

DXF Electronic Approval Form

DRB Project Case #: 1008799

Subdivision Name: TIERRA VISTA AT THE TRAILS / UNIT 1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 5058973377

DXF Received: 2/28/2012 Hard Copy Received: 2/28/2012

Coordinate System: NMSP Grid (NAD 83)

Approved 2/29/12 Date

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

AGIS Use Only

Copied fc**8799** to agiscov on **2/28/2012** Contact person notified on **2/28/2012**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/06/2011 Issued By: E08375 108629

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 129** **Category Code 910**

Application Number: **11DRB-70129**, Major - Sdp For Subdivision

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
Bohannan 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	$385.00
	TOTAL:	**$385.00**

City Of Albuquerque
Treasury Division

5/6/2011 1:42PM LOC: ANNX
WS# 008 TRANS# 0041
RECEIPT# 00131441-00131441
PERMIT# 2011070129 TRSLNP
Trans Amt $5,380.00
DRB Actions $385.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)

V

P
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)

D
- ____ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: RCS-Trails 9-A, LLC (Rick Beltramo) PHONE: (505) 761-9911

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

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

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

DESCRIPTION OF REQUEST: Final Plat – Tierra Vista Unit 1

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

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

Lot or Tract No. Tract 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? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 50 Total area of site (acres): 19.77

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 J Steffen DATE 7/9/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70194	SFP		$ Ø
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date July 18, 2012

7-10-12 **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.**

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

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

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ 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 7/9/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70194
___ - ___ - ___
___ - ___ - ___

7-10-12
Planner signature / date

Project # 1008799

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

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

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

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

DESCRIPTION OF REQUEST: Final Plat – Tierra Vista Unit 1

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

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

Lot or Tract No. Tract 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? X Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 50 Total area of site (acres): 19.77

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 J Steffen DATE 7/9/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12-DRB-70194	SFP		$ Ø
	CMF		$ 20.00
			$
			$
			$
Hearing date July 18, 2012			Total $ 20.00

7-10-12
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.**

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

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

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

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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 7/9/12
Applicant signature / date

Form revised October 2007

☑ Checklists complete
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Application case numbers
12 - DRB - 70194
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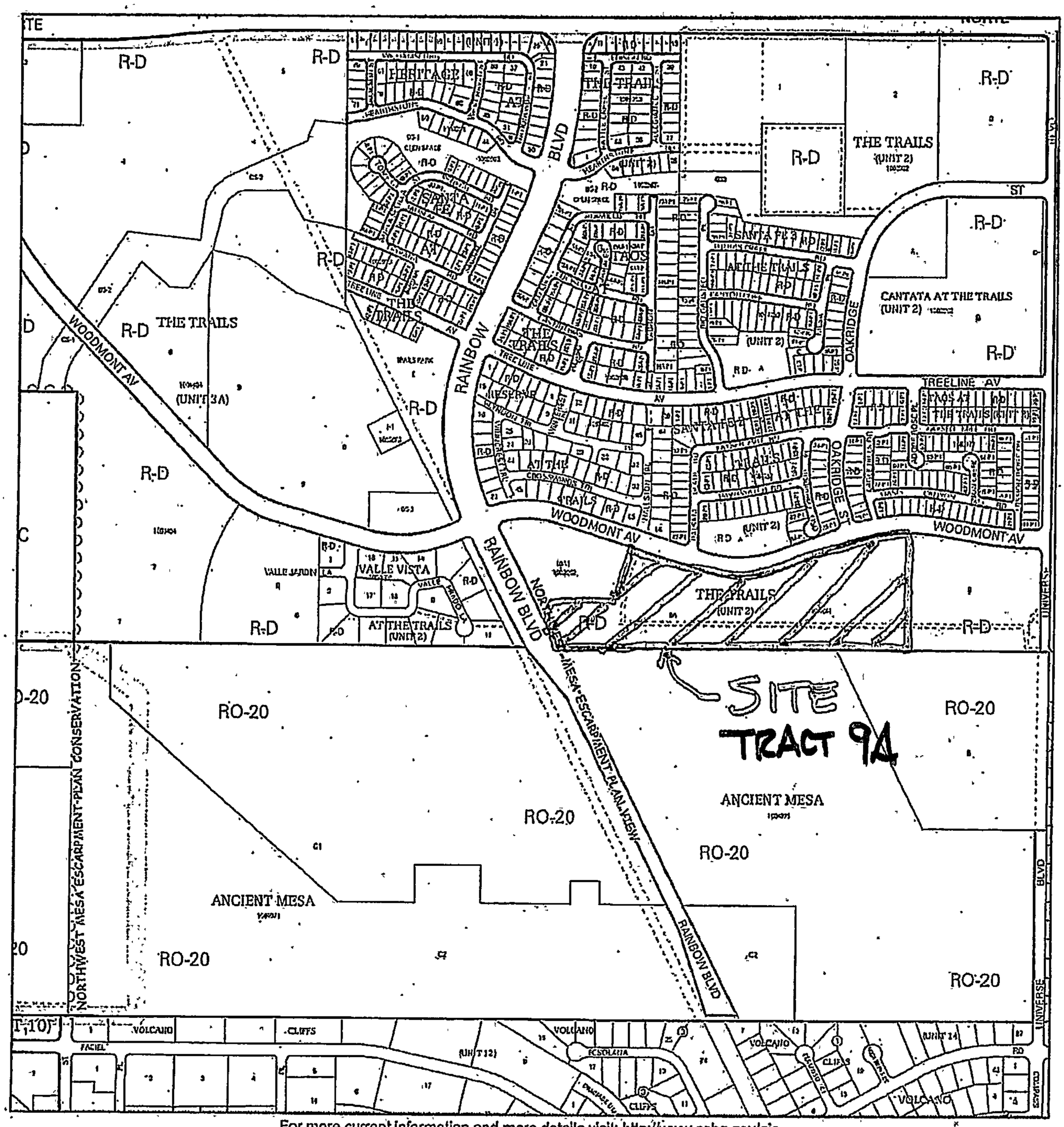
7-10-12
Planner signature / date

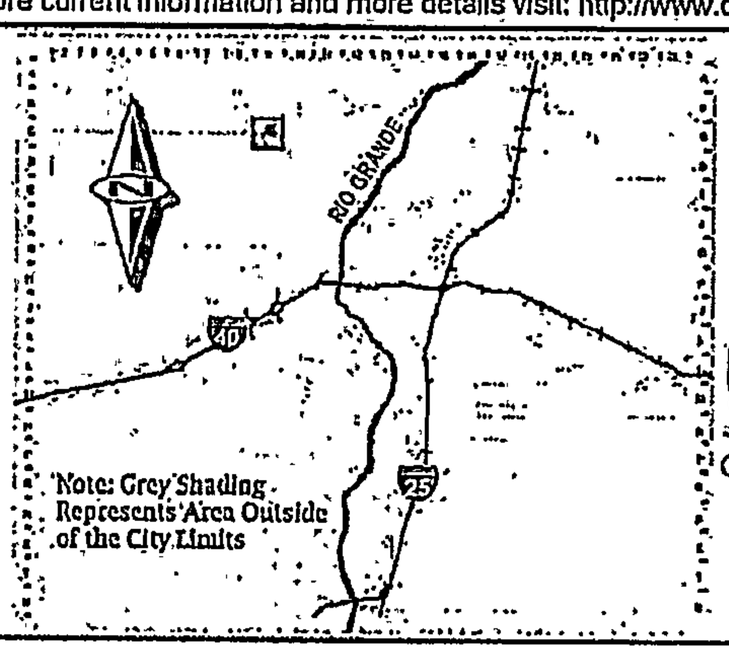
Project # 1008799



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 9, 2012

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

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

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of the final plat
- Copy of Recorded Final APS Pre-Development Facilities Fee Agreement
- Three (3) copies of the perimeter wall exhibit
- Certificate of No Effect
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Tract 9A at the Trails Unit 2 and consists of 50 lots. Access to the site will be from Woodmont Avenue.

Please place this item on the DRB Agenda to be heard on July 18, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

Enclosures

cc: Rick Beltramo, Galway Construction
Brian Mulqueen, RCS

DRB Project # 1008799

APS Cluster Volcano Vista

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and
Galway Construction, Inc. ("Developer") effective as of this 16 day of February, 2012, and pertains to the subdivision commonly known as Tierra Vista Unit 1 at The Trails, and more particularly described as Tierra Vista Unit 1 at The Trails Lots 1- 50

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

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

See Attached

DocH 2012019667
02/27/2012 04:38 PM Page: 1 of 14
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

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

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

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

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

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

DRB Project # 1008799

APS Cluster Volcano Vista

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

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

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

DRB Project # 1008799

APS Cluster Volcano Vista

2/14/12

Signature Date

Kelly Calhoun, President

Name (typed or printed) and title

Galway Construction, Inc.

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 02/16/2012, by Kelly Calhoun as President of Galway Construction, Inc, a corporation.

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

Notary Public

My commission expires: 10-1-2012

ALBUQUERQUE PUBLIC SCHOOLS

By:

Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 24, 2012, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

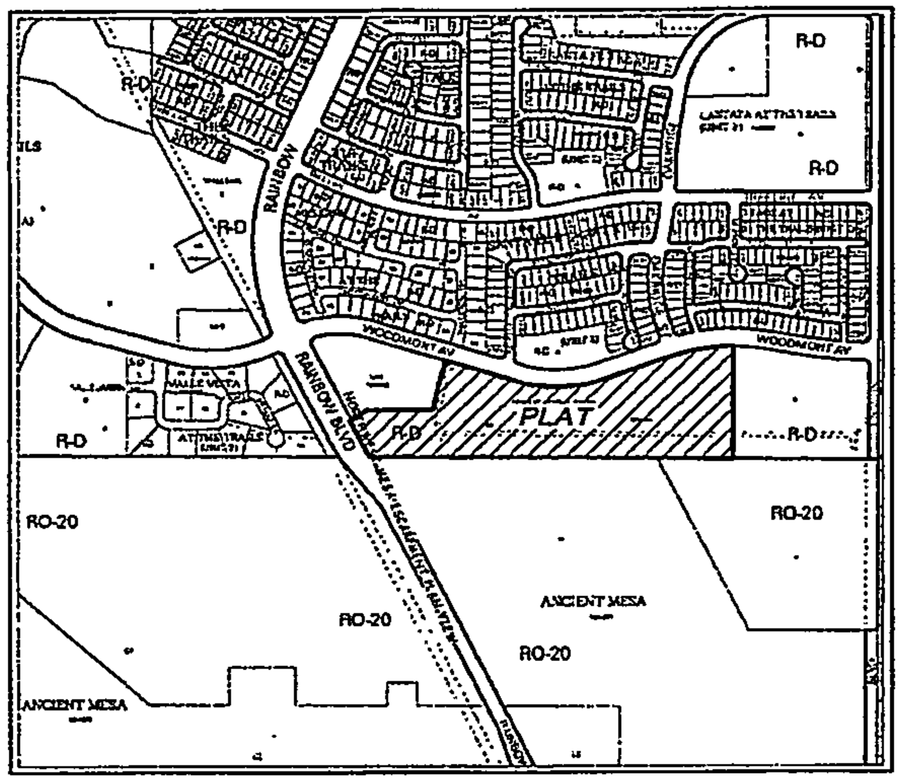
OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-31-2015

Notary Public

My commission expires: May 31, 2015

Lot	Address	Legal Description
1	7067 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 1
2	7063 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 2
3	7059 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 3
4	7055 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 4
5	7051 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 5
6	7047 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 6
7	7043 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 7
8	7039 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 8
9	7033 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 9
10	7031 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 10
11	7027 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 11
12	7023 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 12
13	7019 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 13
14	7015 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 14
15	7009 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 15
16	7008 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 16
17	7012 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 17
18	7020 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 18
19	7024 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 19
20	7028 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 20
21	7032 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 21
22	7036 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 22
23	7040 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 23
24	7044 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 24
25	7048 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 25
26	7052 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 26
27	7056 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 27
28	7060 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 28
29	7064 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 29
30	7068 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 30
31	7071 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 31
32	7067 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 32
33	7063 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 33
34	7072 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 34
35	7068 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 35
36	7064 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 36
37	7060 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 37
38	7056 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 38
39	7052 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 39
40	7048 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 40
41	7044 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 41
42	7040 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 42
43	7036 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 43
44	7032 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 44
45	7028 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 45
46	7024 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 46

Lot	Address	Legal Description
47	7020 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 47
48	7016 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 48
49	7012 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 49
50	7008 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 50



VICINITY MAP

Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus Ⓐ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
9. City of Albuquerque Zone Atlas Page C–9.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 50
3. Total number of Tracts created: 2
4. Public Street right of way dedicated by this plat 2.2669 Ac.
5. Gross Subdivision acreage: 19.7658 acres.
6. Mileage 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

TREASURERS CERTIFICATION

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

_____

_____

_____

_____

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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

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

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

A. Create 50 New Lots, 2 New Tracts and dedicate the New Public Street right of ways as shown hereon.

B. Grant the New Public Utility 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
NMPS No. 9750
December 15, 2011

110198_UNIT 1_12–6–11.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

DECEMBER , 2011

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
QWest Corporation d/b/a CenturyLink QC	Date
Comcast	Date

CITY APPROVALS:

City Surveyor Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 6

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

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

DECEMBER , 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, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032748.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "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", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

RCS-Taos, LLC, a Colorado limited liability company

By: _____

Sharon K. Eshima, Manager

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____

day of _____, 2011, by Sharon K. Eshima, Manager

of RCS-Taos, LLC.

_____ My commission expires _____

Notary Public

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

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

APS AGREEMENT

The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2011 in Book _____ Page _____

110198_UNIT 1_12-6-11.dwg

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

PLAT OF

TIERRA VISTA UNIT 1
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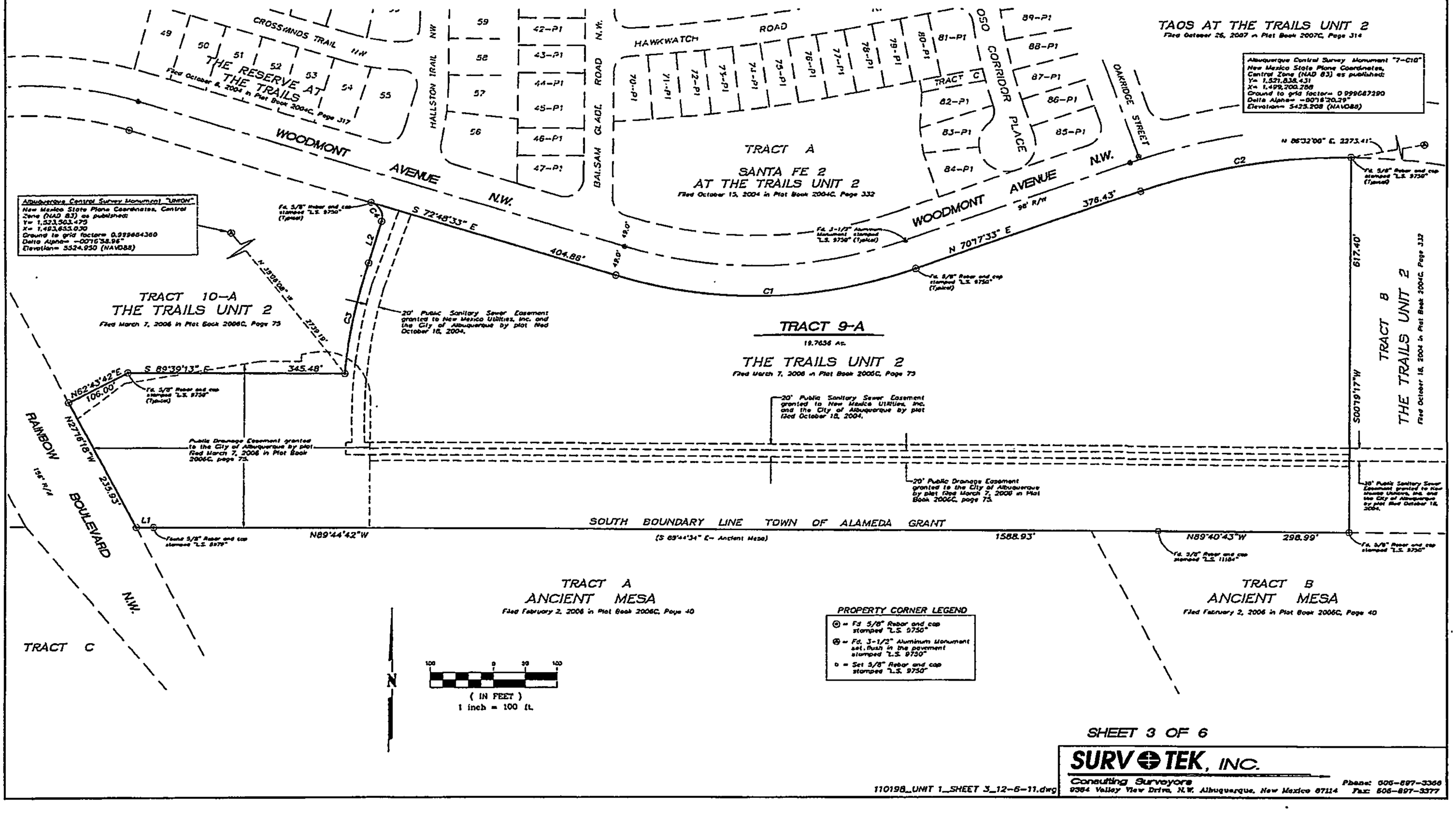
DECEMBER , 2011



SHEET 3 OF 6

110198_UNIT 1_SHEET 3_12-6-11.dwg

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

PLAT OF

TIERRA VISTA UNIT 1
AT THE TRAILS

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

WITHIN

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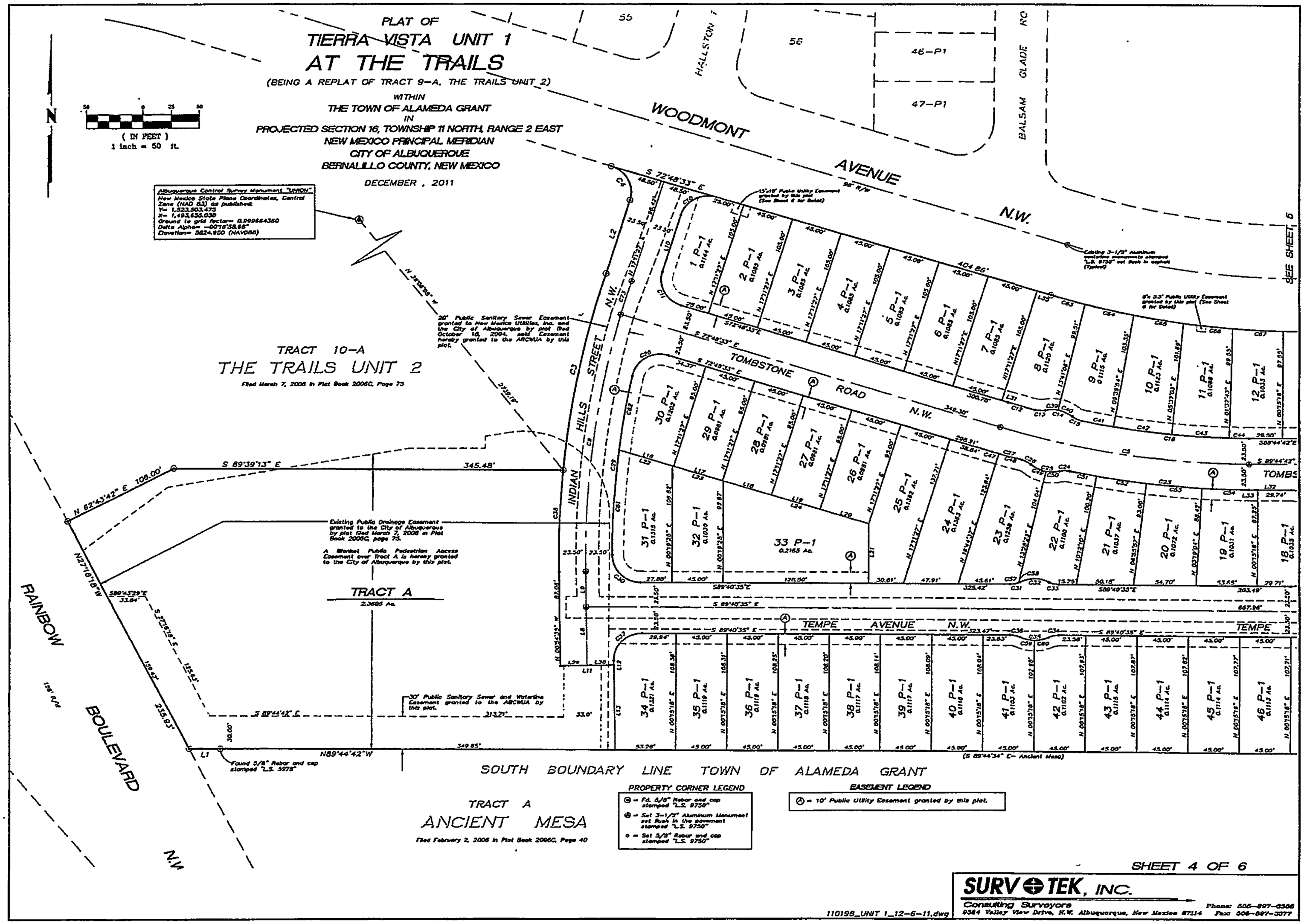
BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2011



SHEET 4 OF 6

110198_UNIT 1_12-6-11.dwg

SURVTEK, INC.
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8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
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Fax: 505-897-3377

PLAT OF

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AT THE TRAILS

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

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

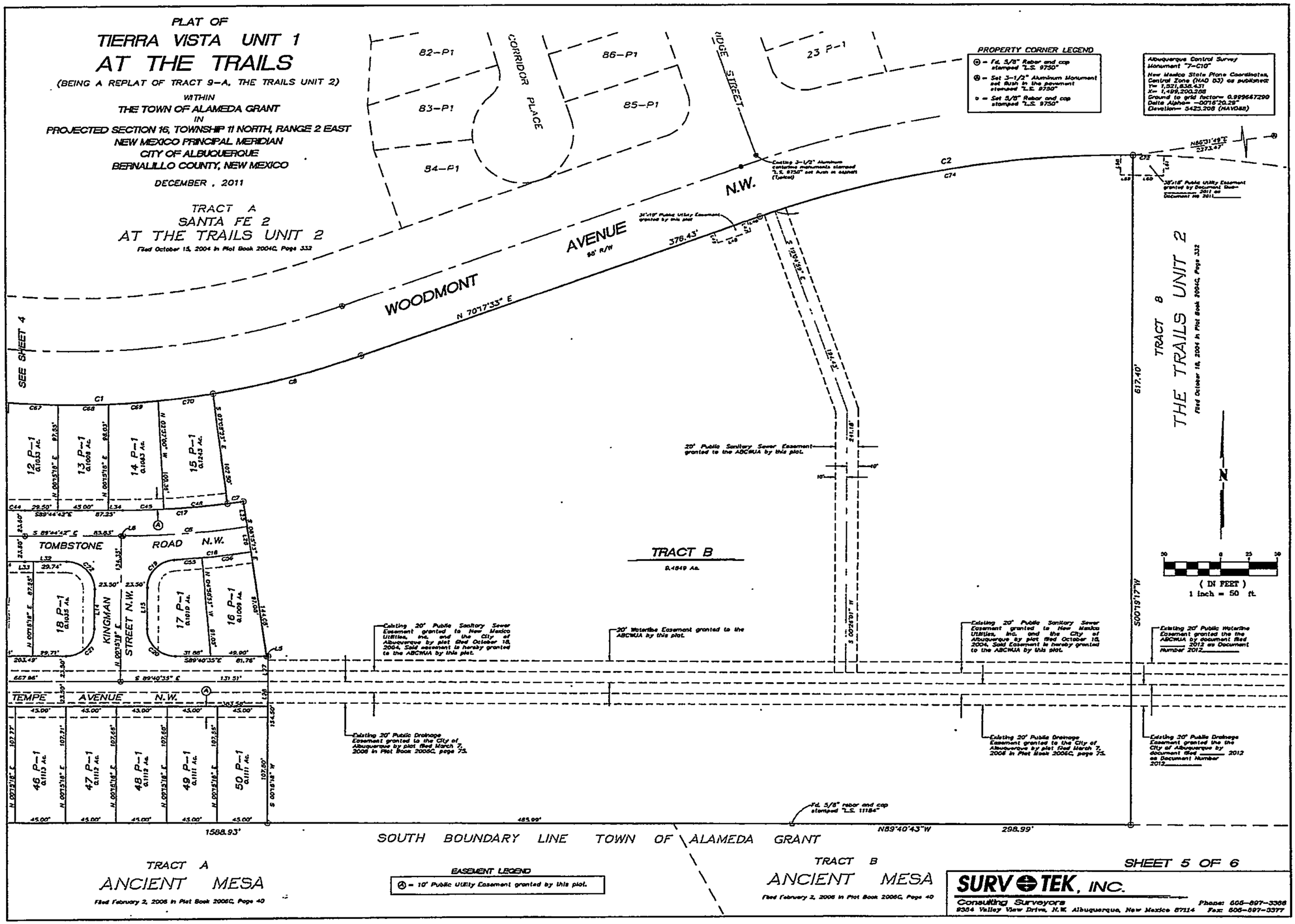
DECEMBER , 2011

TRACT A

SANTA FE 2

AT THE TRAILS UNIT 2

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



EASEMENT LEGEND

Ⓐ = 10' Public Utility Easement granted by this plat.

SHEET 5 OF 6

SURVTEK, INC.

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Phone: 505-897-3366

Fax: 505-897-3377

PLAT OF

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CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2011

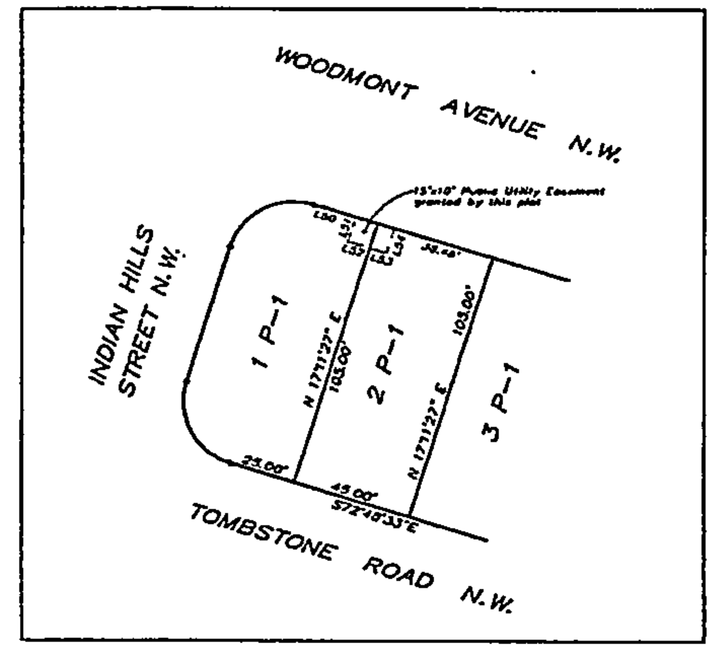
LINE TABLE

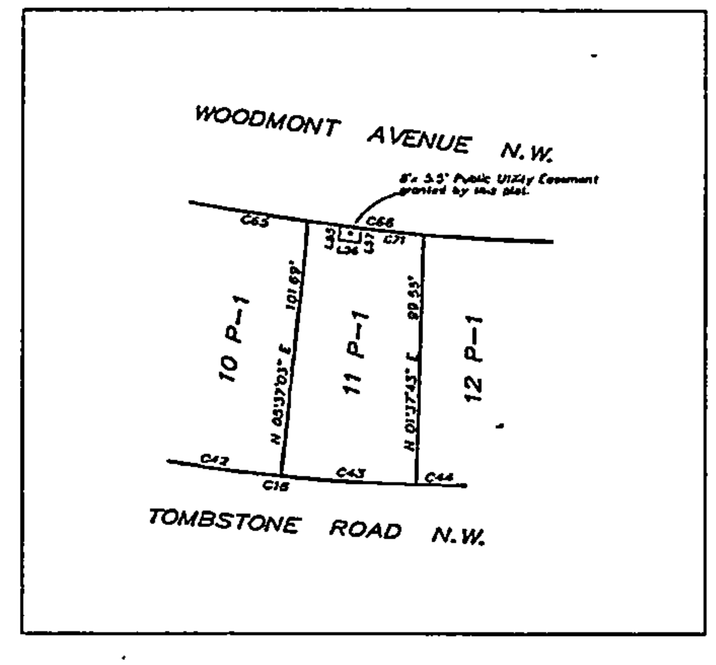
LINE	LENGTH	BEARING
L1	27.77	N89°44'33"W
L2	71.18	N17°11'27"E
L5	1.27	N89°40'35"W
L6	1.42	S89°44'42"E
L7	32.08	N17°13'06"E
L8	53.98	N00°54'35"W
L9	33.08	N00°54'35"W
L10	55.00	N17°11'27"E
L11	47.00	N89°05'25"E
L12	4.42	N00°54'35"W
L13	78.48	N00°54'35"W
L14	37.29	N00°15'18"E
L15	38.79	N00°15'18"E
L16	50.45	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	53.93	N00°15'18"E
L22	49.22	S72°48'33"E
L23	47.02	S72°48'33"E
L24	134.20	S72°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	N72°48'33"W
L32	37.33	S89°44'42"E
L33	7.59	S89°44'42"E
L34	12.75	S89°44'42"E
L35	12.86	S72°48'33"E
L46	12.11	S70°17'33"W
L47	10.00	S19°42'27"E
L48	31.00	S70°17'33"W
L49	10.00	N19°42'27"W
L50	16.54	S72°48'33"E
L51	10.00	S17°11'27"W
L52	8.46	S72°48'33"E
L53	6.54	S72°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	16.03	N01°58'09"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	482.36'	749.00'	249.87'	474.08'	N88°44'30"E	36°53'54"
C2	338.25'	951.00'	169.90'	334.51'	N80°25'18"E	20°15'31"
C3	184.07'	825.00'	92.42'	183.69'	N11°57'23"E	12°47'02"
C4	39.27'	25.00'	25.00'	35.36'	N27°48'33"W	90°00'00"
C5	221.69'	750.00'	111.66'	220.89'	S81°16'37"E	16°56'10"
C6	111.38'	750.00'	55.79'	111.27'	N86°00'02"E	8°30'31"
C7	14.12'	726.50'	7.06'	14.12'	N82°18'12"E	1°06'50"
C8	136.74'	749.00'	68.56'	136.55'	N75°31'21"E	10°27'37"
C9	237.55'	801.50'	119.65'	236.68'	S07°34'52"W	16°58'52"
C10	39.27'	25.00'	25.00'	35.36'	S62°11'27"W	90°00'00"
C11	39.27'	25.00'	25.00'	35.36'	S27°48'33"E	90°00'00"
C12	24.39'	726.50'	12.20'	24.39'	S73°46'15"E	1°55'25"
C13	9.46'	20.00'	4.82'	9.37'	S88°17'02"E	27°06'08"
C14	25.28'	28.50'	13.54'	24.46'	N75°25'15"W	50°49'41"
C15	9.46'	20.00'	4.82'	9.37'	S64°33'29"E	27°06'08"
C16	147.54'	726.50'	74.03'	147.29'	S83°55'37"E	11°38'09"
C17	93.76'	726.50'	46.95'	93.70'	N85°33'28"E	7°23'40"
C18	69.24'	773.50'	34.64'	69.21'	N84°18'39"E	5°07'43"
C19	37.80'	25.00'	23.57'	34.30'	S43°33'54"W	86°37'12"
C20	39.24'	25.00'	24.97'	35.33'	S44°42'39"E	89°55'53"
C21	39.30'	25.00'	25.03'	35.38'	N45°17'21"E	90°04'07"
C22	39.27'	25.00'	25.00'	35.36'	N44°44'42"W	90°00'00"
C23	158.37'	773.50'	79.46'	158.10'	S83°52'46"E	11°43'52"
C24	8.89'	20.00'	4.52'	8.81'	S89°15'22"W	25°27'37"
C25	26.91'	28.50'	14.55'	25.92'	S76°25'15"E	54°08'23"
C26	8.89'	20.00'	4.52'	8.81'	N62°05'52"W	25°27'37"
C27	27.25'	773.50'	13.63'	27.25'	S73°49'07"E	2°01'08"
C28	41.40'	25.00'	27.23'	36.83'	S59°44'50"W	94°53'16"
C29	164.55'	778.00'	82.59'	164.25'	S06°14'38"W	12°07'07"
C30	39.21'	25.00'	24.94'	35.31'	S44°44'45"E	89°51'40"
C31	9.16'	20.00'	4.66'	9.08'	N77°12'03"E	26°14'44"
C32	26.11'	28.50'	14.05'	25.21'	N89°40'35"W	52°29'28"
C33	9.16'	20.00'	4.66'	9.08'	S76°33'13"E	26°14'44"
C34	9.16'	20.00'	4.66'	9.08'	S77°12'03"W	26°14'44"
C35	26.11'	28.50'	14.05'	25.21'	S89°40'35"E	52°29'28"
C36	9.16'	20.00'	4.66'	9.08'	N76°33'13"W	26°14'44"
C37	39.81'	25.00'	25.54'	35.73'	S44°42'25"W	91°14'00"
C38	93.22'	825.00'	46.66'	93.17'	S02°19'39"W	6°28'27"
C39	11.31'	28.50'	5.73'	11.23'	S89°31'51"W	22°43'53"
C40	13.98'	28.50'	7.13'	13.84'	N65°03'19"W	28°05'48"
C41	28.22'	726.50'	14.11'	28.22'	S79°13'19"E	2°13'33"
C42	51.32'	726.50'	25.67'	51.31'	S82°21'31"E	4°02'51"
C43	50.58'	726.50'	25.30'	50.57'	S86°22'37"E	3°59'20"
C44	17.42'	726.50'	8.71'	17.42'	S89°03'29"E	1°22'26"
C45	36.41'	726.50'	18.21'	36.41'	N88°49'09"E	2°52'18"
C46	57.35'	726.50'	28.69'	57.34'	N85°07'19"E	4°31'23"
C47	6.04'	773.50'	3.02'	6.04'	S73°01'58"E	0°26'51"
C48	21.21'	773.50'	10.61'	21.21'	S74°02'32"E	1°34'17"
C49	14.90'	28.50'	7.62'	14.73'	S64°20'30"E	29°56'53"
C50	12.02'	28.50'	6.10'	11.93'	N88°36'18"E	24°09'30"
C51	24.07'	773.50'	12.04'	24.07'	S78°54'20"E	1°47'00"
C52	44.15'	773.50'	22.08'	44.14'	S81°25'56"E	3°16'13"
C53	48.80'	773.50'	24.41'	48.79'	S84°52'29"E	3°36'53"
C54	41.35'	773.50'	20.68'	41.34'	S88°12'49"E	3°03'46"
C55	25.06'	773.50'	12.53'	25.06'	N85°36'48"E	1°51'24"
C56	44.17'	773.50'	22.09'	44.17'	N83°22'57"E	3°16'20"
C57	7.45'	20.00'	3.77'	7.41'	N79°38'47"E	21°21'15"
C58	1.71'	20.00'	0.85'	1.71'	N66°31'25"E	4°53'29"
C59	13.09'	28.50'	6.66'	12.97'	S76°35'04"E	26°18'25"
C60	13.02'	28.50'	6.63'	12.91'	N77°10'12"E	26°11'03"
C61	96.09'	778.00'	48.11'	96.03'	S03°43'23"W	7°04'36"
C62	68.46'	778.00'	34.25'	68.44'	S09°46'56"W	5°02'31"
C63	30.97'	749.00'	15.49'	30.96'	S73°59'38"E	2°22'08"
C64	43.69'	749.00'	21.85'	43.69'	S76°50'57"E	3°20'33"
C65	44.11'	749.00'	22.06'	44.10'	S80°12'26"E	3°22'26"
C66	43.62'	749.00'	21.82'	43.62'	S83°33'46"E	3°20'13"
C67	44.59'	749.00'	22.30'	44.58'	S86°56'13"E	3°24'40"
C68	45.01'	749.00'	22.51'	45.00'	N89°38'10"E	3°26'35"
C69	44.24'	749.00'	22.13'	44.23'	N86°13'21"E	3°23'03"
C70	49.39'	749.00'	24.70'	49.38'	N82°38'30"E	3°46'40"
C71	23.39'	749.00'	11.69'	23.39'	S84°20'12"E	1°47'20"
C72	27.26'	951.00'	13.63'	27.26'	S88°37'40"E	1°38'33"
C73	32.08'	801.50'	16.04'	32.08'	S17°13'06"W	2°17'37"
C74	321.94'	951.00'	162.53'	320.41'	S80°51'11"W	19°23'47"

EASEMENT DETAILS





SHEET 6 OF 6

110198_UNIT 1_12-6-11.dwg

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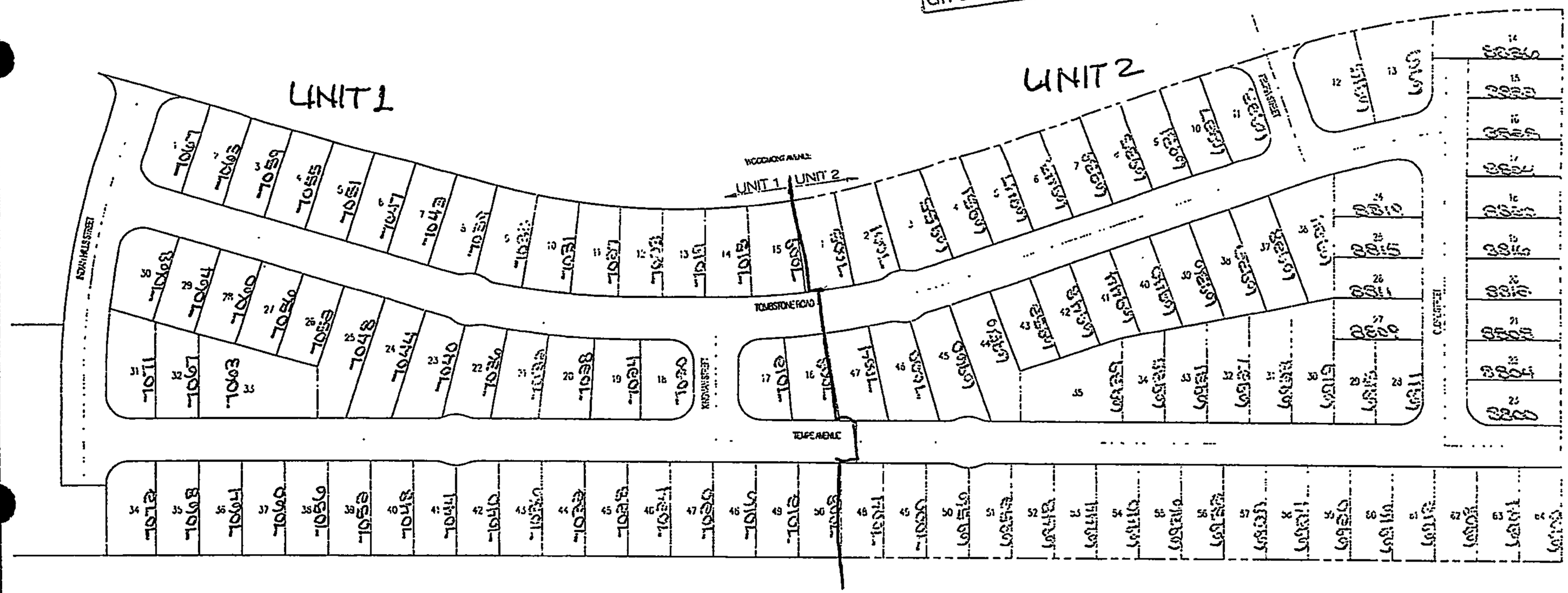
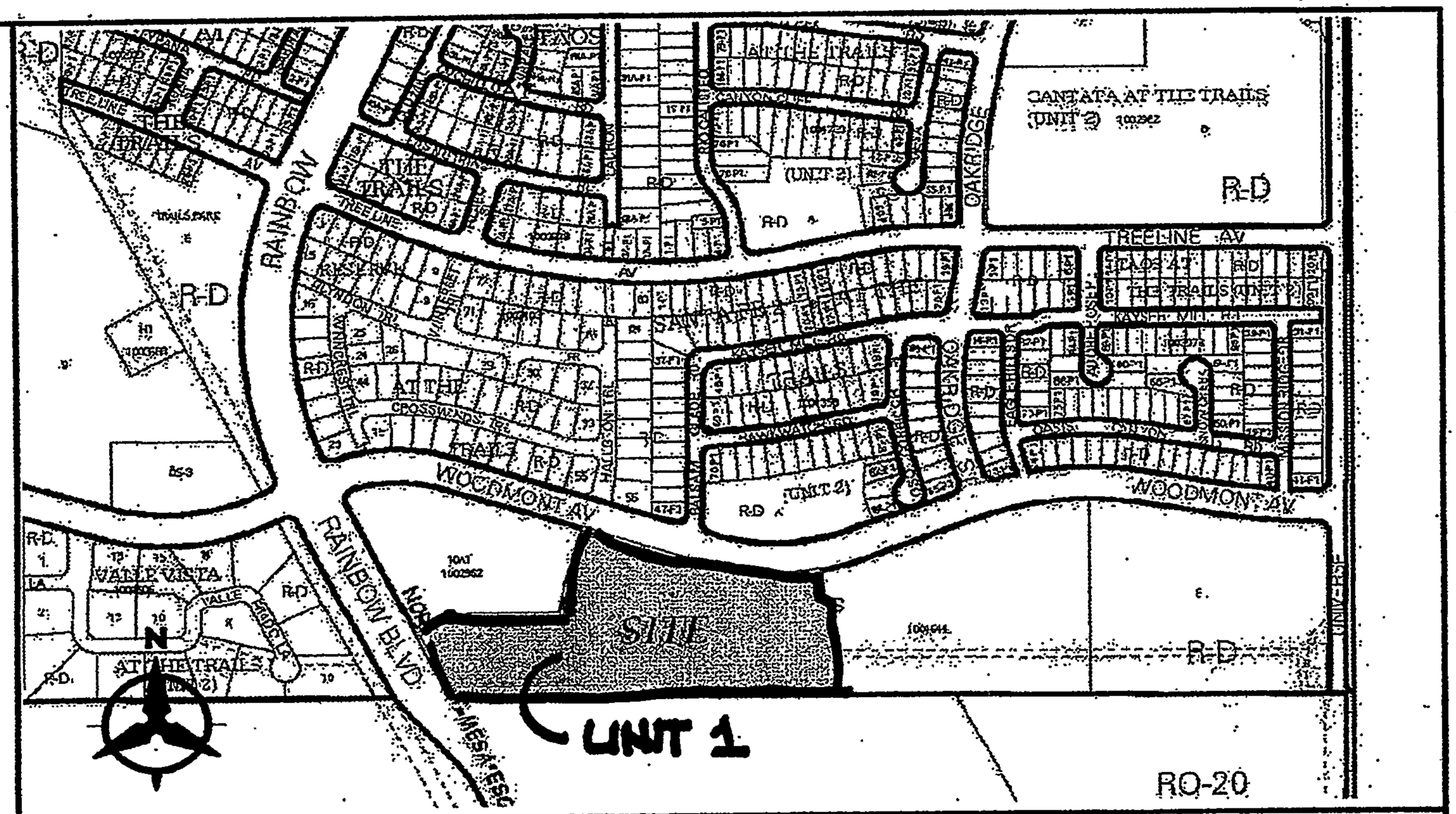
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

TIERRA VISTA UNITS 1 AND 2 AT THE TRAILS
STREET ADDRESS EXHIBIT
AUGUST 24, 2011

C-9

ZONING ENFORCEMENT
ADDRESS
VERIFICATION
CITY OF ALBUQUERQUE





VICINITY MAP
C–09–Z

ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan offices. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://apsfacilities.org/capital/map.php

Project # (if already assigned by DRB) 1008799

Please check one:

☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☒ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: Tierra Vista Unit 1
Legal Description: Tierra Vista Unit 1 at The Trails
Location of Project (address or major cross streets): Woodmont & Oakridge
Proposed Number of Units 50 Single-Family 0 Multi-Family 50 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.
Comments:

Waiver Information - N/A

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

Contact Information

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

Please include with your submittal:

☒ Zone Atlas map with the entire property (ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☒ List of new legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

May 4, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	**1005031**
Case Number(s):	
Agent:	**Bohannan Huston Inc.**
Applicant:	**The Trails, LLC.**
Legal Description:	**Tierra Vista (formerly Tract 9A, The Trails, Unit 2)**
Zoning:	**R-D**
Acreage:	**Approximately 17.44 acres**
Zone Atlas Page:	**C-9**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424. For reference only, survey did not include Tract 9A but did include tracts adjacent to Tract 9A, showing relevant information.

Project was approved for Preliminary Plat in 2007. Project was mass graded in 2007 prior to enactment of the Archaeological Ordinance, with 4' to 6' of fill material imported to the site. In 2006, approximately 2 acres of the site has been constructed as a drainage pond and park, portions of the site have been improved with a 54" storm drain, 10" water line, 12" sanitary sewer, all as public improvements, accepted by and now owned by the city.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***
- ***(ref O-07-72 Section 4B(2)—extensive previous land disturbance)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

1st AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

City Project # 730075 Tierra Vista Unit 1 (Onsite, Procedure B)

2-14-2012

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on November 1, 2011 which was recorded on November 3, 2011, in the records of the Bernalillo County Clerk in Document No. 2011100472, pages 1 to 9, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Original Agreement was amended by a NA Extension Agreement dated _____ recorded on _____, in Book Misc. _____, pages _____ through _____, as Document No. _____ _____ in the records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Original Agreement was amended by a NA Extension Agreement dated _____ recorded on _____, in Book Misc. _____, pages _____ through _____, as Document No. _____ _____ in the records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, Financial Guaranty, second paragraph, to read as follows:

   To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty":

DocN 2012014226

02/14/2012 09:25 AM Page: 1 of 3
AMND R:$25.00 M. Toulouse Oliver, Bernalillo County

Type of Financial Guaranty: Bond # 5048905

Amount: $872.564.10

Name of Financial Institution or Surety providing Guaranty:
Bond Safeguard Liability Company

Date City first able to call Guaranty (Construction Completion Deadline):
November 1, 2012

If Guaranty other than a Bond, last day City able to call Guaranty is:
N/A

Additional information:

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER: RCS-Trails 9-A, LLC

By [signature]:
Name [print]: Sharon K. Eshima
Title: Manager
Dated: December 30, 2011

CITY OF ALBUQUERQUE:

By:
Richard Dourte, City Engineer
Dated: 2-13-12

2/13/12

2-3-2012

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss
COUNTY OF Boulder)

This instrument was acknowledged before me on this 30th day of December, 2011 by [name of person] Sharon K. Eshima, [title or capacity, for instance, "President" or "Owner"] Manager of ("Subdivider") RCS-Trails 9-A, LLC, a Colorado Limited liability company.

(SEAL)
ANDREA MARQUEZ
Notary Public
State of Colorado

My Commission Expires:
12/14/2013

Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 14th day of February 2012, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires:

10-07-12

LINDA C. EVANS
NOTARY
PUBLIC
STATE OF NEW MEXICO

RECEIVED AUG 23 2011

FINANCIAL GUARANTY AMOUNT

08/23/2011

Type of Estimate: SIA Extension B [redacted] w/F.G.

Project Description:

Project ID #: 730075, Tierra Vista Unit 1 @ the Trails Unit 2, Phase/Unit #:

Requested By: **Scott Steffen, PE with BHI**

Approved estimate amount:		$546,111.12
Contingency Amount:	10.00%	$54,611.11
Subtotal:		$600,722.23
NMGRT	7.00%	$42,050.56
Subtotal:		$642,772.79
Engineering Fee	6.60%	$42,423.01
Testing Fee	2.00%	$12,855.46
Subotal:		$698,051.28
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$872,564.10**

APPROVAL: DATE:

S Woodall 8/23/11

Notes: 10% Contingency, Plans and Eng Estimate have not been approved, Cert of G&D is required prior to release of FG.

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 5048905

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of subdivider:] RCS-Trails 9-A, LLC ("Subdivider") a [state type of business entity, for instance, "New Mexico corporation", "general partnership", "joint venture", "individual", etc.] A Colorado Limited Liability Company as "Principal", and [name of surety:] Bond Safeguard Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of [written amount:] Eight Hundred Seventy Two Thousand Five hundred Sixty * Dollars, ([amount in figures:] $ 872,564.10), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of subdivision:] Tierra Vista Unit 1 (Onsite, Procedure B) ("Subdivision"), City Project No. 730075; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

Onsite Improvements

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between [name of Subdivider;] RCS-Trails 9-A, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on November 3, 2011 as Document Number 2011100472, as amended by change orders or amendments to the agreement.

*Four and 10/100ths

Bond No. [Surety's No:] 5048905

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein_above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] November 1, ,20 12. ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 29th day of December, 20 11.

SUBDIVIDER

RCS-Trails 9-A, LLC
By [signature:] Sharon K. Eshima
Name: Sharon K. Eshima
Title: Manager
Dated: December 30, 2011

SURETY

Bond Safeguard Insurance Company
By [signature:] Victoria M Campbell
Name: Victoria M Campbell
Title: Attorney-in-Fact
Dated: December 29, 2011

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

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 30th day of December, 2011, by Sharon K. Eshima as Manager of RCS – Trails 9 - A, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 12/14/2013

Notary Public

ANDREA MARQUEZ
Notary Public
State of Colorado

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On DEC 29 2011 (DATE) before me, Kim Heredia, Notary Public, (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Victoria M Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: Authorized Representative

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Bond Safeguard Insurance Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DEC 29 2011

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY AO 42555

Bond Safeguard INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Woodridge, Illinois, does hereby constitute and appoint: Lisa Clark, Victoria M. Campbell, ******** Kim Heredia, Erik Johansson, Shirley Bauman **********

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond, $ 6,500,000.00 Six million fivehundred thousand dollars **********

which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate seal to be affixed this 7th day of November, 2001.

BOND SAFEGUARD INSURANCE COMPANY

BOND SAFEGUARD INSURANCE COMPANY — AN ILLINOIS INSURANCE COMPANY

BY _____
David E. Campbell
President

ACKNOWLEDGEMENT

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"
MAUREEN K. AYE
Notary Public, State of Illinois
My Commission Expires 09/21/13

_____
Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 29th Day of December, 20 11

BOND SAFEGUARD INSURANCE COMPANY — AN ILLINOIS INSURANCE COMPANY

_____
Philip G. Lauer
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

BS2

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0338034

Product	Name	Extended
AMND	Amendment	$25.00
	# Pages	3
	Document #2012014226	
	# Of Entries	0
	In Person/Interested Person	false
AGRE	Agreement	$25.00
	# Pages	5
	Document #2012014227	
	# Of Entries	0
	In Person/Interested Person	false
Total		$50.00

Tender (Check) $50.00
Check# 1924
Paid By KELLLY L MURTAGH

Thank You!

2/14/12 9:25 AM jusanchez

No. of Lots: **50**
Nearest Major Streets
Woodmont Ave. / Oakridge St.

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. **730075 Tierra Vista Unit 1 at The Trails**

THIS AGREEMENT is made this 14th day of February, 2012, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **RCS-Trails 9-A, LLC** ("Developer"), whose address is **1450 Infinite Drive, Suite E2, Louisville, Colorado, 80027** and whose telephone number is **(303) 466-2500**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **Colorado Limited Liability Corporation**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description): **Tract 9A at The Trails Unit 2** (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat): **Tierra Vista Unit 1 at The Trails**; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by **November 1,** 20**12** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

Doc# 2012014227
02/14/2012 09:25 AM Page: 1 of 6
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Bond # 5048906

Amount: $ **56,301.40**
Name of Financial Institution or
Surety providing Guaranty: Bond Safeguard Company
Date City first able to call Guaranty (sidewalk Construction
Deadline): **November 1,** 20**12** .
If Guaranty other than a Bond, last day City able to call
Guaranty is: **N/A** , 20___.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and its heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: RCI-Trails 9-A, LLC

By (Signature): _____
Name: Shawn K. Eshima
Title: Manager
Dated: _____

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: 2-14-12

2/13/12

2-3-2012

DEVELOPER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Broomfield)

This instrument was acknowledged before me on 15th day of September, 2011 by (name of person:) Shawn K. Eshima, (title or capacity, for instance, "President" or "Owner":) Manager of (Developer:) RCI-Trails 9-A LLC.

_____
Notary Public

My Commission Expires:
_____

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires

CITY'S NOTARY

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

This instrument was acknowledged before me on 12th day of February, 2012 by Richard Dinte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
12-17-12

LINDA G. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

EXHIBIT "A" ATTACHED

8/02

EXHIBIT

A

730075

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

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]*

At the July 27, 2011Development Review Board meeting, the vacation was approved as shown on Exhibit C in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The July 27, 2011 public drainage easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public drainage easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on the 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.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. The subdivision design variance was approved as shown on Exhibit 'D' in the planning file. The site development plan for subdivision was approved with final sign-off delegated to Planning. 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.

RECEIVED AUG 23 2011

FINANCIAL GUARANTY AMOUNT

08/23/2011

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 730075, Tierra Vista Unit 1 @ the Trails Unit 2, Phase/Unit #:

Requested By: **Scott Steffen, PE with BHI**

Approved estimate amount:		$42,094.50
NMGRT	7.00%	$2,946.62
Subtotal:		$45,041.12
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$56,301.40**

APPROVAL: DATE:

SWoodall 8/23/11

Notes: SDWK Deferral

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0338034

Product	Name	Extended
AMND	Amendment	$25.00
	# Pages	3
	Document #2012014226	
	# Of Entries	0
	In Person/Interested Person	false
AGRE	Agreement	$25.00
	# Pages	5
	Document #2012014227	
	# Of Entries	0
	In Person/Interested Person	false
Total		$50.00

Tender (Check) $50.00
Check# 1924
Paid By KELLLY L MURTAGH

Thank You!

2/14/12 9:25 AM jusanchez

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 5048906

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of subdivider:] RCS-Trails 9-A, LLC ("Subdivider") a [state type of business entity, for instance, "New Mexico corporation", "general partnership", "joint venture", "individual", etc.] A Colorado Limited Liability Company as "Principal", and [name of surety:] Bond Safeguard Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of [written amount:] Fifty Six Thousand Three Hundred One And 40/100ths Dollars, ([amount in figures:] $ 56,301.40), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of subdivision:] Tierra Vista Unit 1 at the Trails ("Subdivision"), City Project No. 730075; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

Sidewalk Deferral

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between [name of Subdivider;] RCS-Trails 9-A, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on February 14, 2012 as Document Number 20120142227, as amended by change orders or amendments to the agreement.

Bond No. [Surety's No:] 5048906

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein_above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] November 1, ,20 12. ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 29th day of December, 20 11.

SUBDIVIDER

RCS-Trails 9-A, LLC

By [signature:] Sharon K Eshima

Name: Sharon K. Eshima

Title: Manager

Dated: December 30, 2011

SURETY

Bond Safeguard Insurance Company

By [signature:] Victoria M Campbell

Name: Victoria M Campbell

Title: Attorney-in-Fact

Dated: December 29, 2011

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

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 30th day of December, 2011, by Sharon K. Eshima as Manager of RCS – Trails 9 - A, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 12/14/2013

Notary Public

ANDREA MARQUEZ
Notary Public
State of Colorado

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On DEC 29 2011 before me, Kim Heredia, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Victoria M Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: Authorized Representative

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
Bond Safeguard Insurance Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DEC 29 2011
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY AO 42556

Bond Safeguard INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Woodridge, Illinois, does hereby constitute and appoint: Lisa Clark, Victoria M. Campbell, ******** Kim Heredia, Erik Johansson, Shirley Bauman **********

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond, $ 6,500,000.00 Six million fivehundred thousand dollars **********

which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate seal to be affixed this 7th day of November, 2001.

BOND SAFEGUARD INSURANCE COMPANY

BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

BY _____
David E. Campbell
President

ACKNOWLEDGEMENT

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"
MAUREEN K. AYE
Notary Public, State of Illinois
My Commission Expires 09/21/13

_____
Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 29th Day of December, 2011

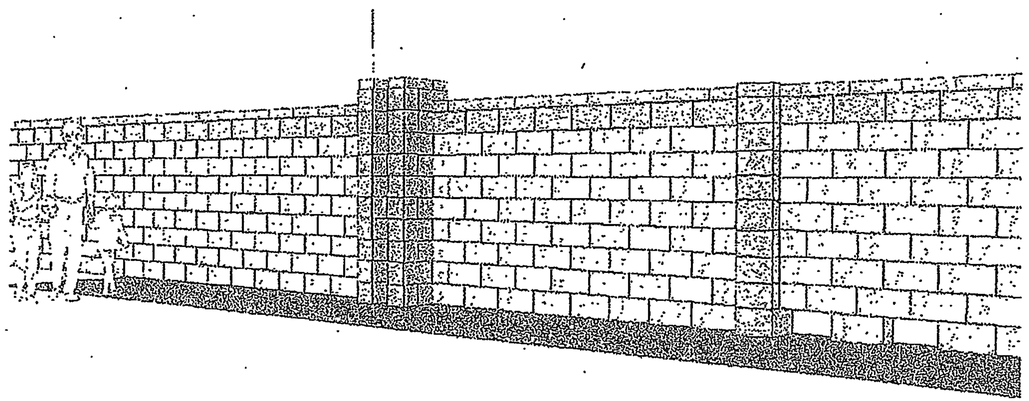
BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

AN ILLINOIS INSURANCE COMPANY

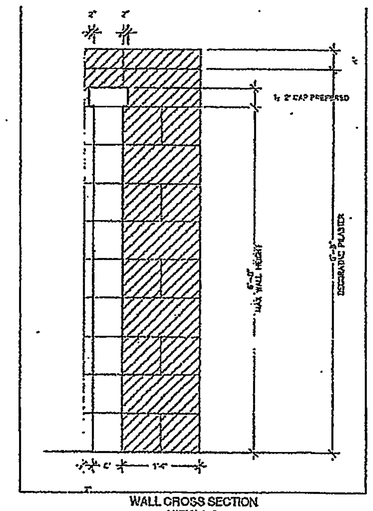
_____
Philip G. Lauer
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

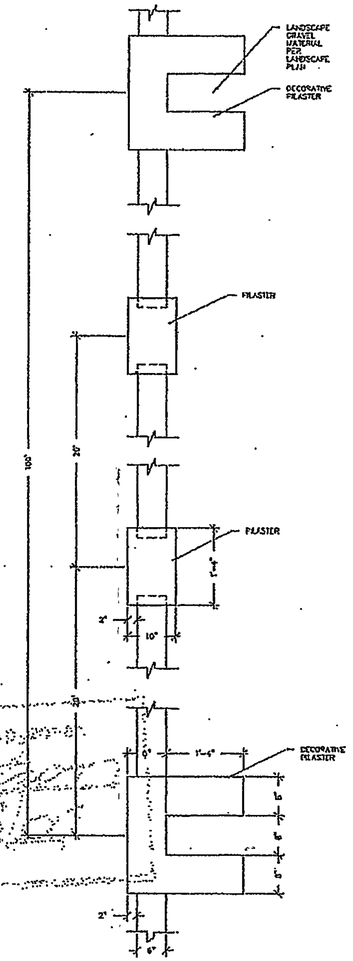
BS2



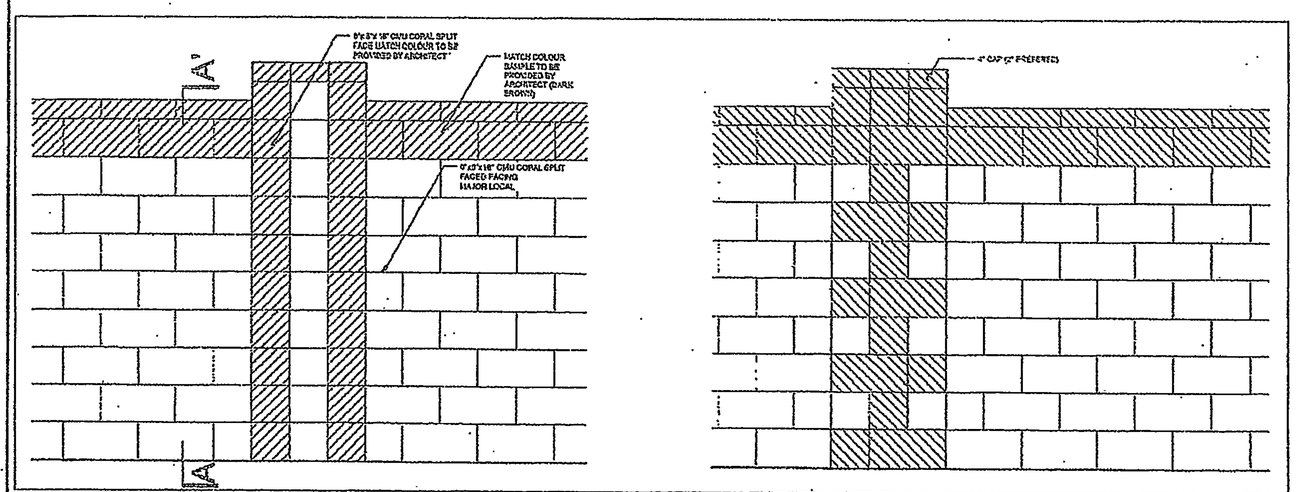
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

DRB #

NEAREST INTERSECTION:
WOODLIGHT AVE./ OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

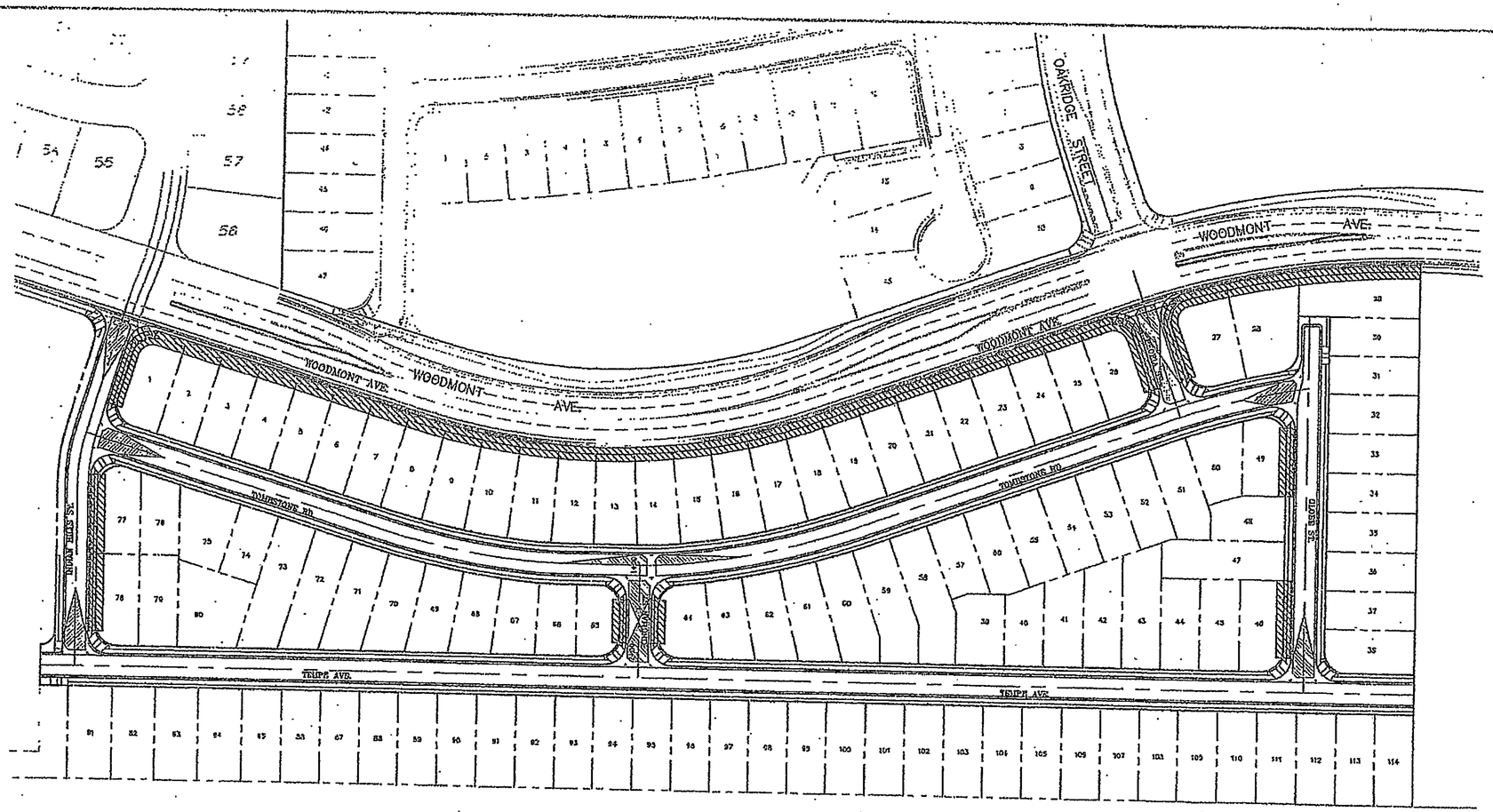
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

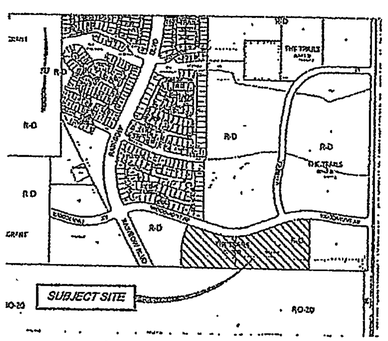
TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X5218109	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

NTS

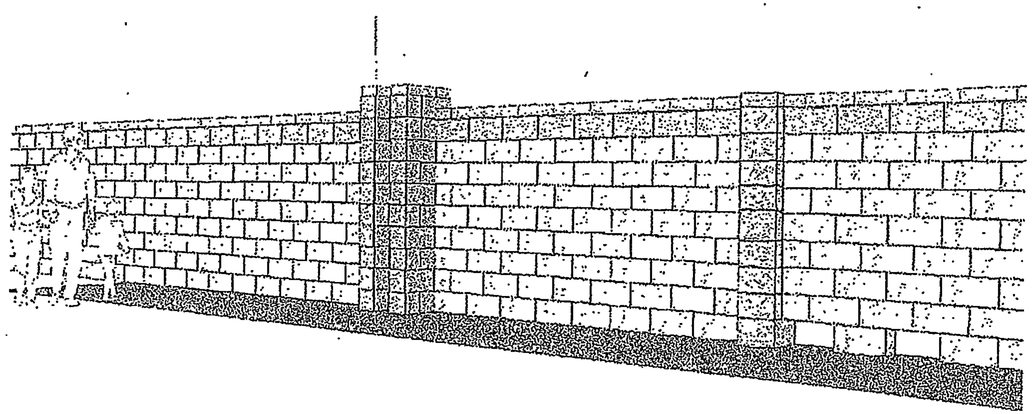
WILSON & COMPANY
2800 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 890-8021

TRACT 9A "SANTA FE 3"

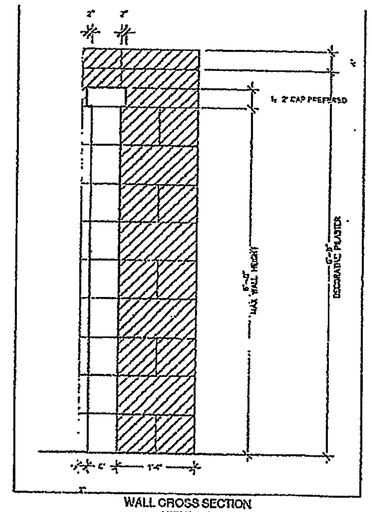
WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

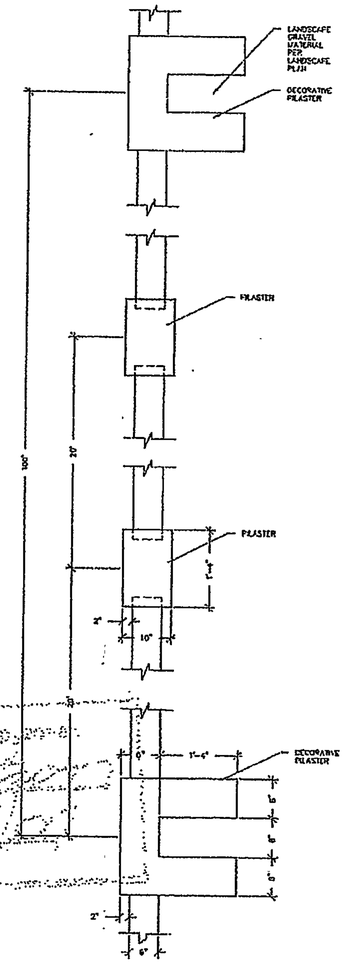
DESIGN	SJS	WCEA NO. X6218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	SJS		



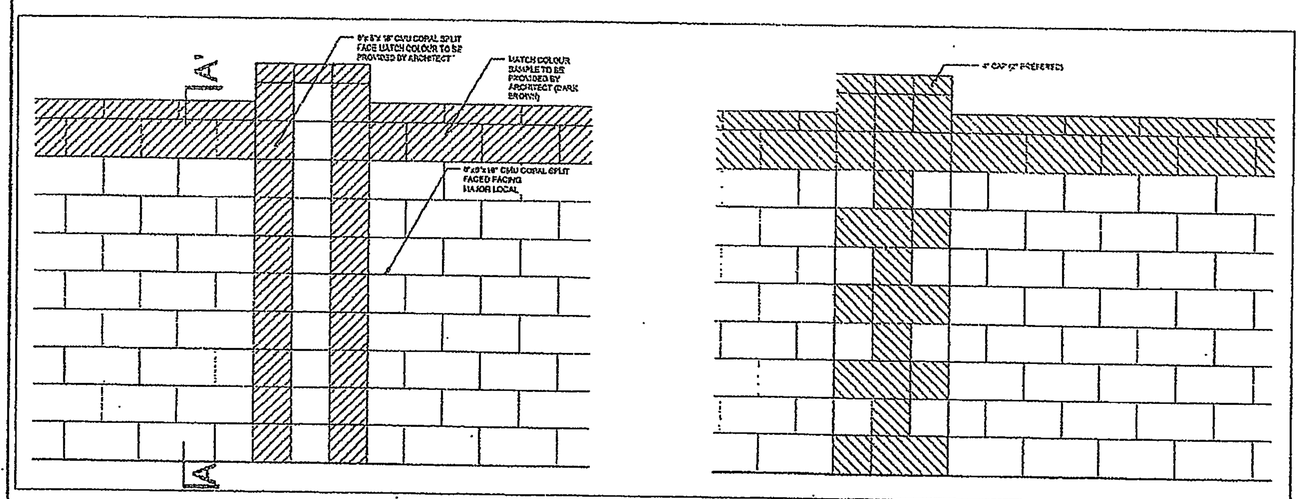
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

Preliminary Not for Construction
Not for Bidding or Recording
Date

DRB #

NEAREST INTERSECTION:
WOODWARD AVE. / OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

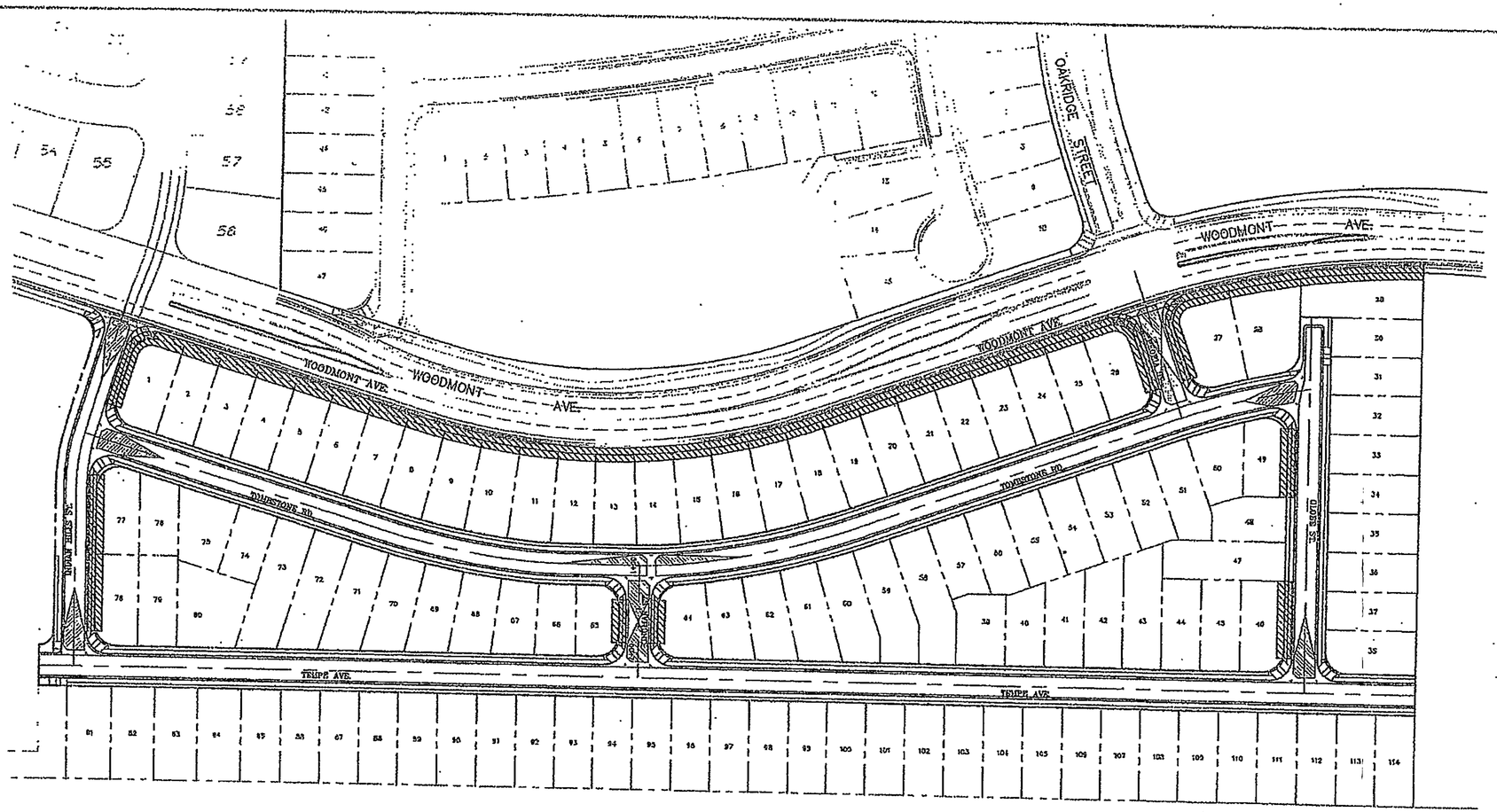
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-5021

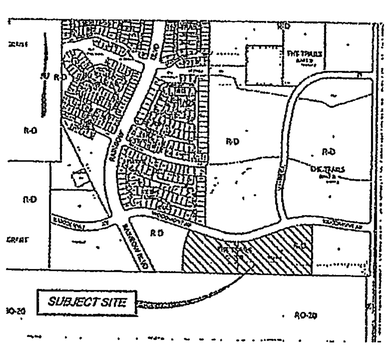
TRACT 9A-"SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X6218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DRB #

HEARREST INTERSECTION:
WOODMONT AVE / OAKRIDGE STREET

N

NTS

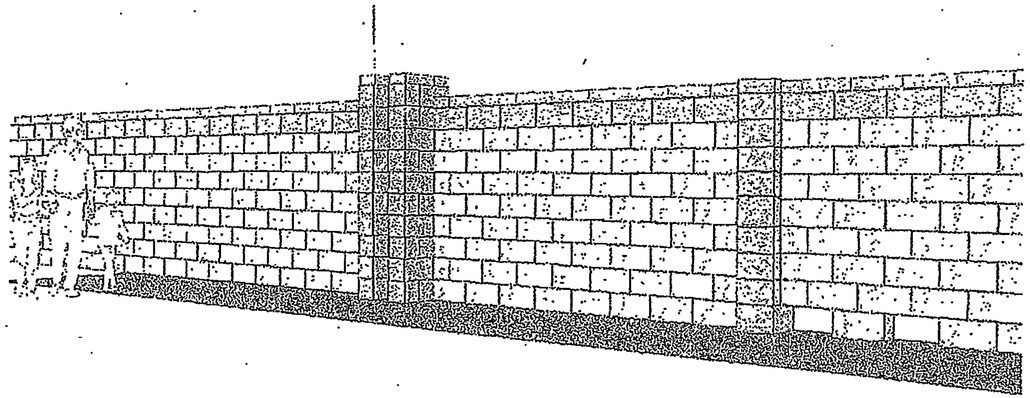
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TRACT 9A "SANTA FE 3"

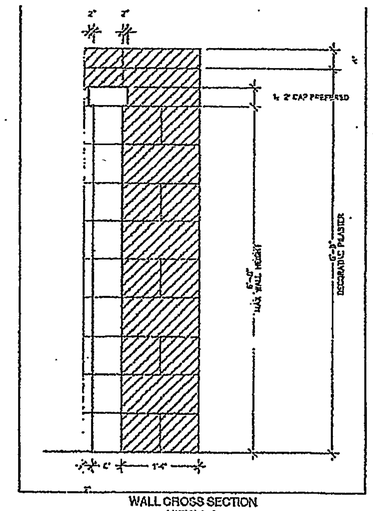
WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

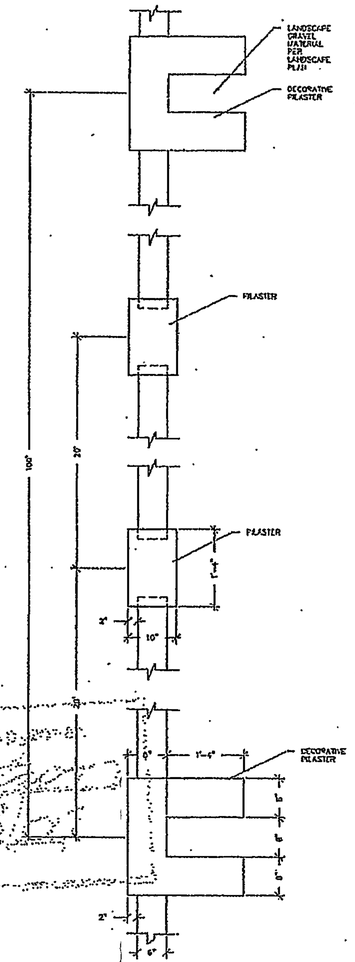
DESIGN	SJS	WOEA NO. X6218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	SJS		



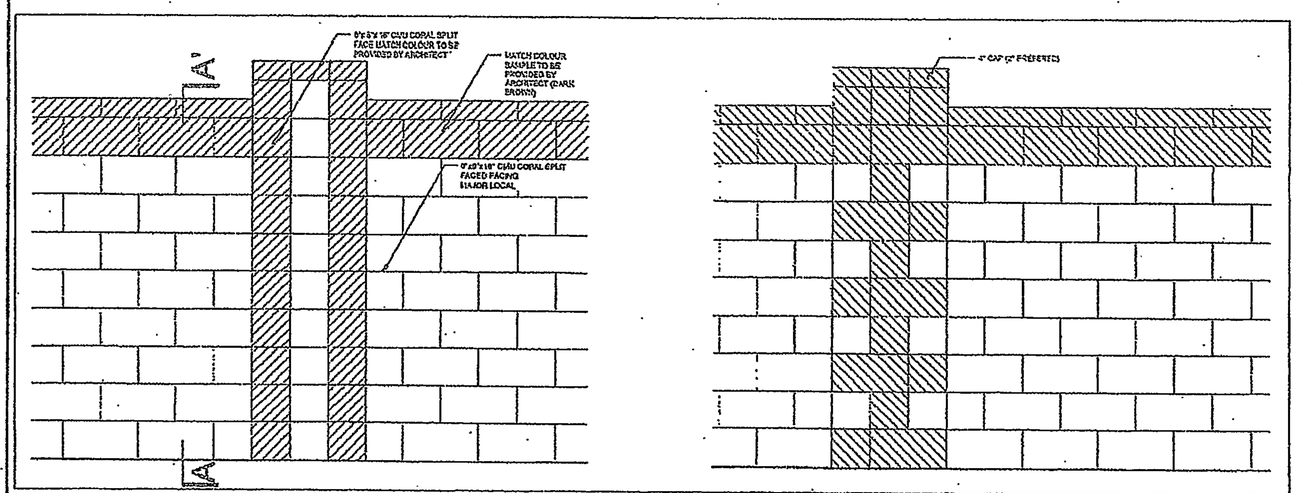
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

Preliminary Wall Approval
Zone Atlas Map C-9-Z
DRB #

NEAREST INTERSECTION:
WOODLIGHT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

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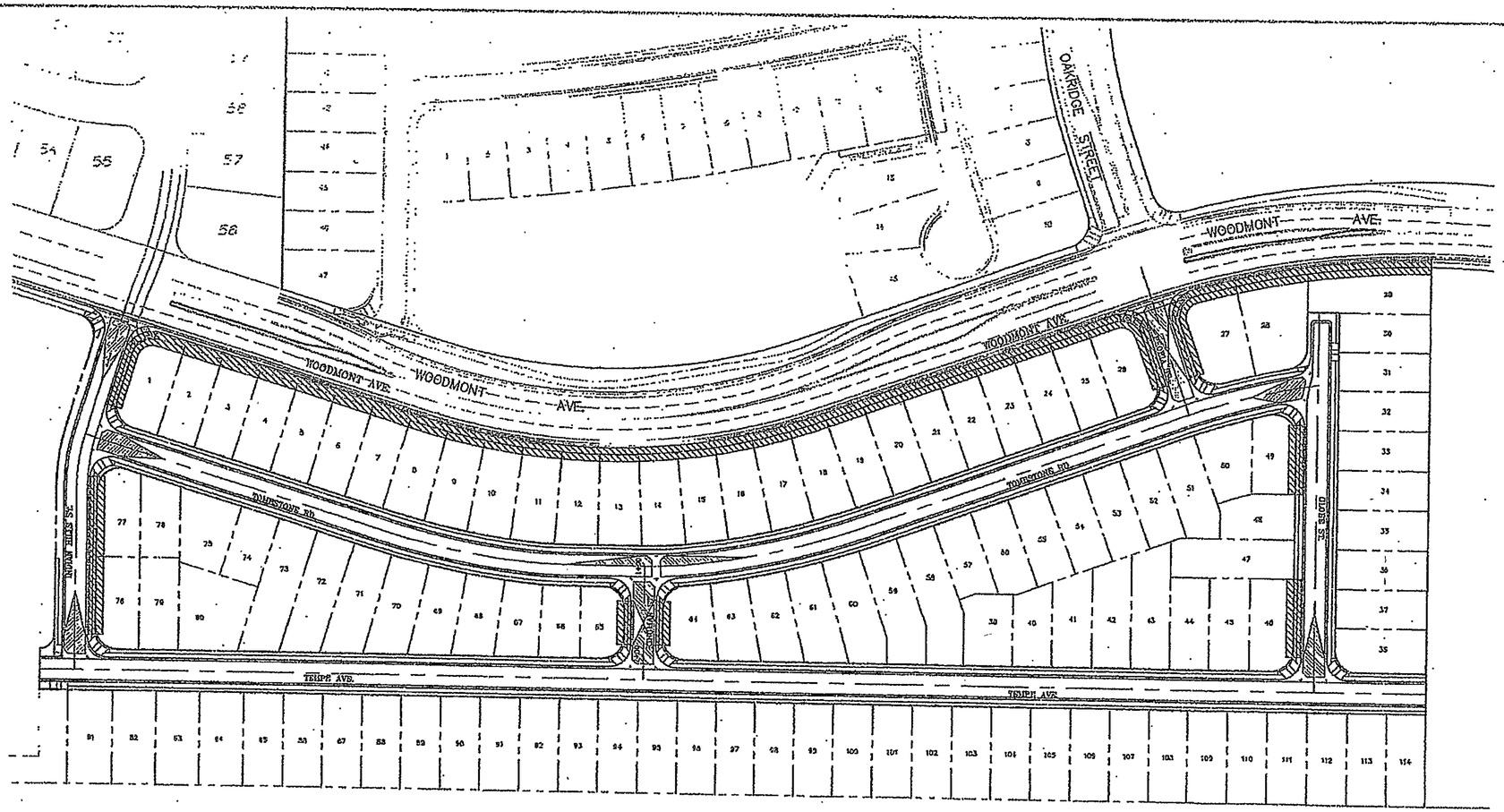
87124
(505) 896-8021

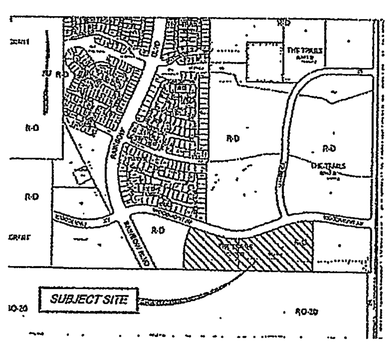
TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PERIMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

NTS

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

TRACT 9A "SANTA FE 3"

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X5218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	SJS		

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 11, 2012

Comments must be received by:

Friday, July 6, 2012

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 11, 2012** , beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **June 10, 2012** beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1001816 12DRB-70170 VACATION OF PUBLIC SIDEWALK EASEMENT	RIO GRANDE ENGINEERING agent(s) for JANE CARLTON request(s) the referenced/ above action(s) on all or a portion of Lot(s) 12A, Block(s) 54, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE** zoned SU-2/HDA, located on the east side of 10TH ST NW between TIJERAS AVE NW and KENT AVE NW containing approximately .2797 acre. (J-13)
Project# 1003372 12DRB-70173 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	RBA ARCHITECTS agent(s) for GEORGE DAVIDSON request(s) the referenced/ above action(s) for Lot(s) 30-A-3, Block(s) 11, **NORTH ALBUQUERQUE ACRES Tract A Unit B,** zoned SU-2/ C, located on the south side of OAKLAND AVE NE bertween SAN MATEO BLVD NE and I-25 containing approximately .424 acre. (C-18)
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)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 28, 2012

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

V

P

D

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: The Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911

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

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

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

DESCRIPTION OF REQUEST: Tierra Vista Unit 1 at the Trails public easement vacation request

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

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

Lot or Tract No. Tract 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, 11DRB-70123

CASE INFORMATION:

Within city limits? X 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 6/8/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70167	VPE		$ 90.00
- -	ADV		$ 75.00
- -			$
- -			$
- -			$
		Total	$ 165.00

Hearing date July 11, 2012

Planner signature / date 6-8-2012 **Project #** 1008799

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)** 2

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

X 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.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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 6/8/12
Applicant signature / date

Form revised 4/07

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

Application case number(s)
12 - DRB - 70167
- -
- -

Planner signature / date 6-8-2012

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 June 26, 2012 to July 11, 2012

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.

Becky Garner for BHF — 6/8/12
(Applicant or Agent) (Date)

I issued 2 signs for this application, 6-8-2012 (Date) — Valerie Batten (Staff Member)

DRB PROJECT NUMBER: 1008799

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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: The Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911

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

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

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

DESCRIPTION OF REQUEST: Tierra Vista Unit 1 at the Trails public easement vacation request

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

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

Lot or Tract No. Tract 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, 11DRB-70123

CASE INFORMATION:

Within city limits? X 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 6/8/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70167	VPE		$ 90.00
- -	ADV		$ 75.00
- -			$
- -			$
- -			$
		Total	$ 165.00

Hearing date July 11, 2012

Planner signature / date 6-8-2012 **Project #** 1008799

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)** 2

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application

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SCOTT J STEFFEN
Applicant name (print)

6/8/12
Applicant signature / date

Form revised 4/07

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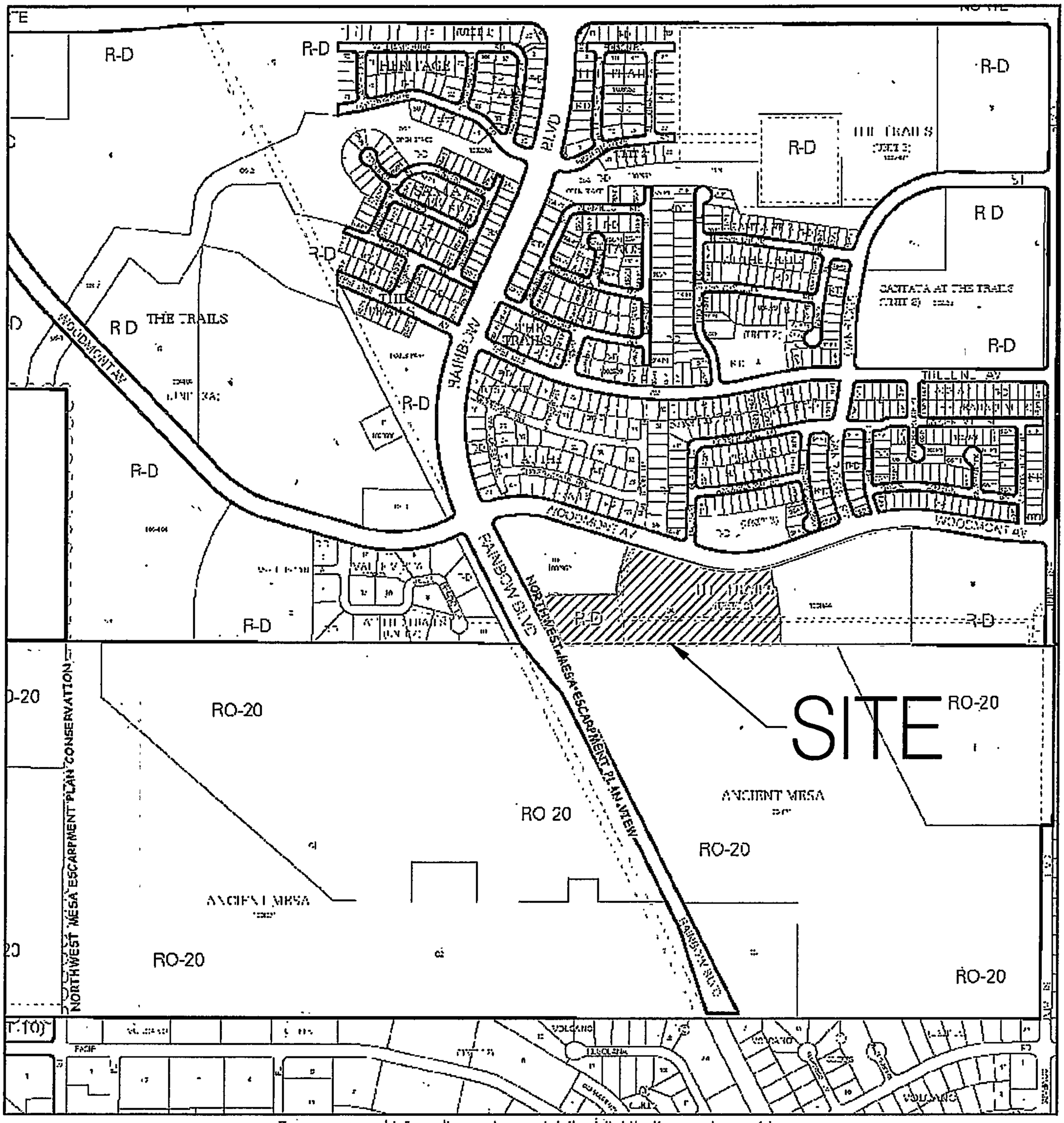
☒ Case #s assigned
☒ Related #s listed

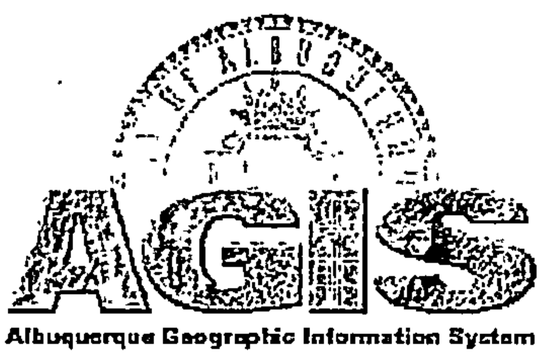
Application case numbers
12 - DRB - 70067
- -
- -

6-8-2012
Planner signature / date

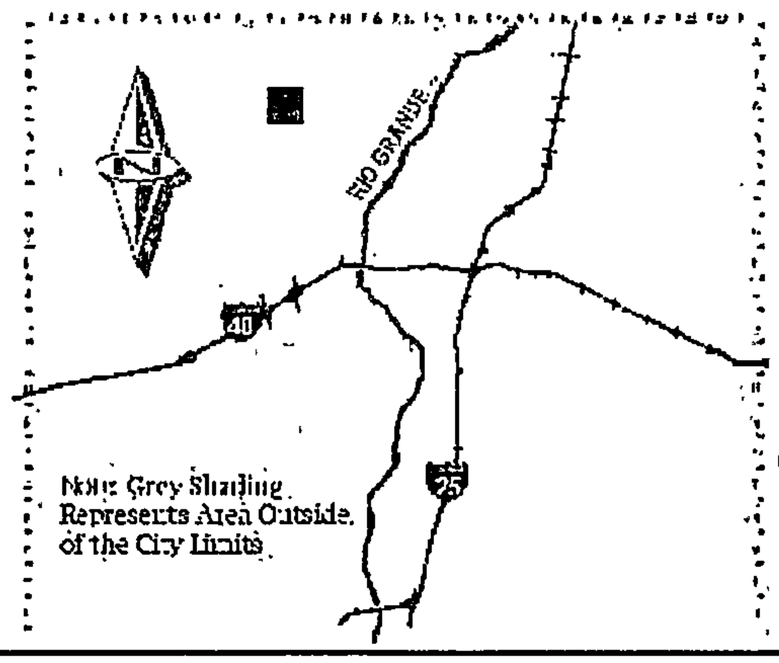
Project # 1008799



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



Map amended through: 2/4/2010



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 8, 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 – Vacation of Public Easement (DRB 1008799)

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 Vacation Action Exhibit (Exhibit C)
- Letter from the Office of Neighborhood Coordination
- Zone Atlas map
- Submittal Fees

The Tierra Vista Unit 1 at the Trails Vacation request and preliminary plat were 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 July 27, 2012. Therefore, we are requesting review and approval of the attached Vacation request.

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

Sincerely,

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

Enclosures

cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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.

May 23, 2012

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

Dear Becky:

Thank you for your inquiry of **May 23, 2012** 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, THE TRAILS, UNIT 2, LOCATED ON WOODMONT AVENUE NW BETWEEN RAINBOW BOULEVARD NW AND UNIVERSE BOULEVARD 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. "R"
***William Ek**, 8931 Winncrest Trail NW/87114 944-5525 (h)
Tim Goloversic, 7160 Tree Line Ave. NW/87114 554-5136 (h)

*** President of Association**

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

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

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

planningmaform(03/20/12)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 7, 2012

Bill Ek
8931 Winncrest Trail NW
Albuquerque, NM 87114

Re: Vacation of Public Easements, Tract 9A at the Trails Unit 2 (DRB 1008799)

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 Bohannan Huston, Inc., agent for Longford Homes, is seeking approval for a Vacation of Public Easements for Tract 9A at the Trails Unit 2. See the attached Zone Atlas Page for location.

Tract 9A is a proposed 114-lot subdivision south of Woodmont Avenue, near the intersection of Oakridge Street and Woodmont Avenue. There is existing public sewer, storm drain and water lines on the site within public easements. These lines will be within public ROWs after the platting of Tract 9A, making the easements unnecessary.

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

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 7, 2012

Tim Goloversic
7160 Tree Line NW
Albuquerque, NM 87114

Re: Vacation of Public Easements, Tract 9A at the Trails Unit 2 (DRB 1008799)

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 Bohannan Huston, Inc., agent for Longford Homes, is seeking approval for a Vacation of Public Easements for Tract 9A at the Trails Unit 2. See the attached Zone Atlas Page for location.

Tract 9A is a proposed 114-lot subdivision south of Woodmont Avenue, near the intersection of Oakridge Street and Woodmont Avenue. There is existing public sewer, storm drain and water lines on the site within public easements. These lines will be within public ROWs after the platting of Tract 9A, making the easements unnecessary.

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

7011 2970 0000 5101 1757

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(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	$ .90¢
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

JUN 07 2012
ACADAMY STA ALBUQUERQUE NM 87109

Sent To: Tim Goloversic
Street, Apt. No.; or PO Box No.: 7130 Treeline NW
City, State, ZIP+4: ABQ, NM 87114

PS Form 3800, August 2006 — See Reverse for Instructions

7011 2970 0000 5101 1740

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

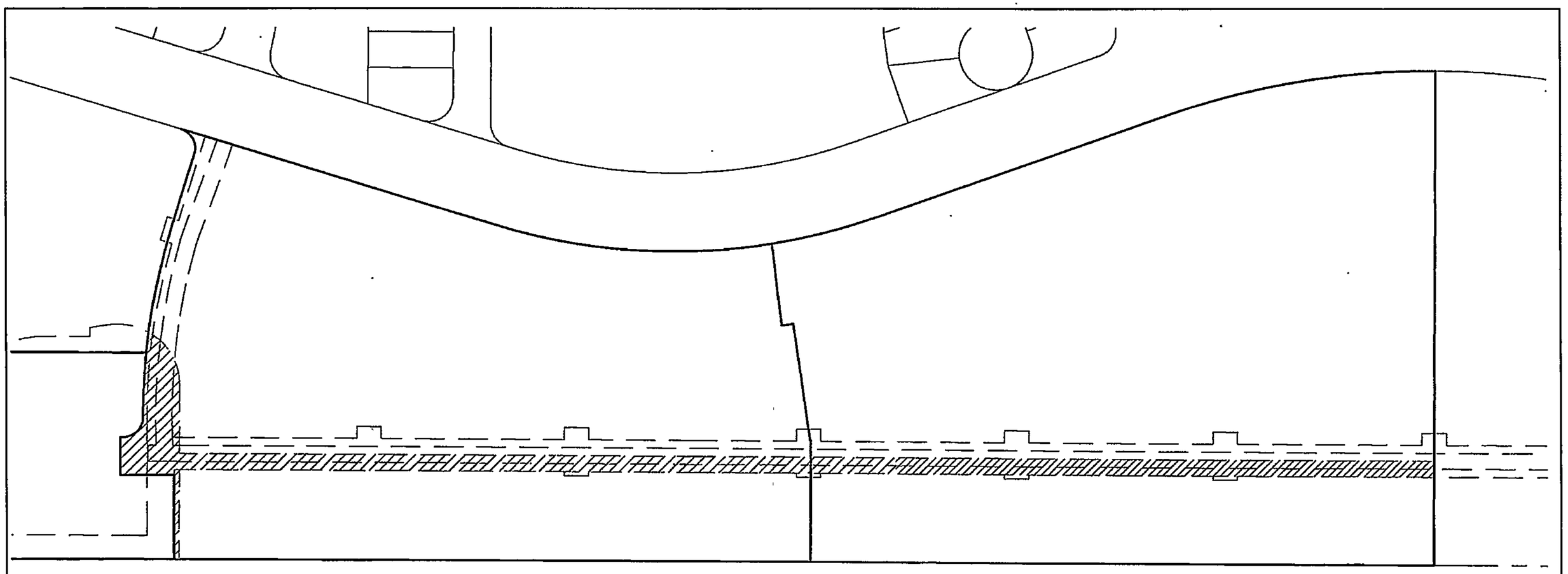
Postage	$ .90¢
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$6.20

Postmark Here

JUN 07 2012
ACADAMY STA ALBUQUERQUE NM 87109

Sent To: Bill
Street, Apt. No.; or PO Box No.: 8931 Winncrest Tr NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, August 2006 — See Reverse for Instructions



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

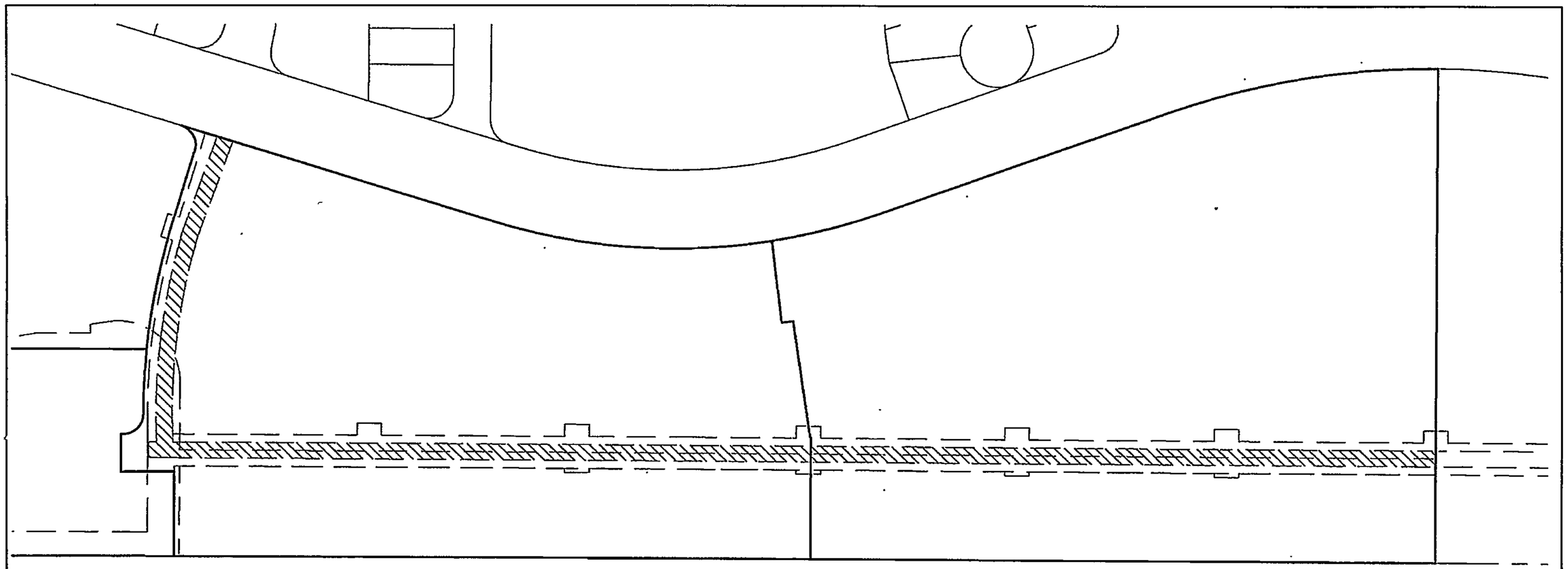
REASON FOR VACATON
EXISTING INFRASTRUCTURE WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION

N

NOT TO SCALE

EXHIBIT "C"
TIERRA VISTA UNIT 1
at the TRAILS
VACATION EXHIBIT
MAY, 2011

Bohannan Huston



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

REASON FOR VACATON
EXISTING INFRASTRUCTURE WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION

N

NOT TO SCALE

EXHIBIT "C"
TIERRA VISTA UNIT 1
at the TRAILS
VACATION EXHIBIT
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Bohannan Huston

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: The Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911

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

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

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

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

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

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

Lot or Tract No. Tract 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? X 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 6/8/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70166	EPP		$50.00
- -	CMF		$20.00
- -			$
- -			$
- -			$
			Total $70.00

Hearing date 6-20-2012

Planner signature / date 6-8-2012 **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.**

K Preliminary Plat reduced to 8.5" x 11"
K Zone Atlas map with the entire property(ies) clearly outlined
K Letter briefly describing, explaining, and justifying the request
K Copy of DRB approved infrastructure list
K 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
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__ Fee (see schedule)
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__ Infrastructure list if required **(verify with DRB Engineer)**
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☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

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

Scott Steffen
Applicant name (print)

Scott Steffen 6/8/12
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
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☑ Related #s listed

Application case numbers
12 - DRB - 70166
___ - ___ - ___
___ - ___ - ___

Valerie Bates 6-8-2012
Planner signature / date

Project # 1008799

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

Scott Steffen 6/8/12
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
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☑ Related #s listed

Application case numbers
12 - DRB - 70166
__ - __ - __
__ - __ - __

Valerie Baca 6-8-2012
Planner signature / date

Project # 1008799

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 8, 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 July 27, 2012. Therefore, we are requesting review and approval of a one-year extension of the preliminary plat.

Please place this item on the DRB Agenda to be heard on June 20, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

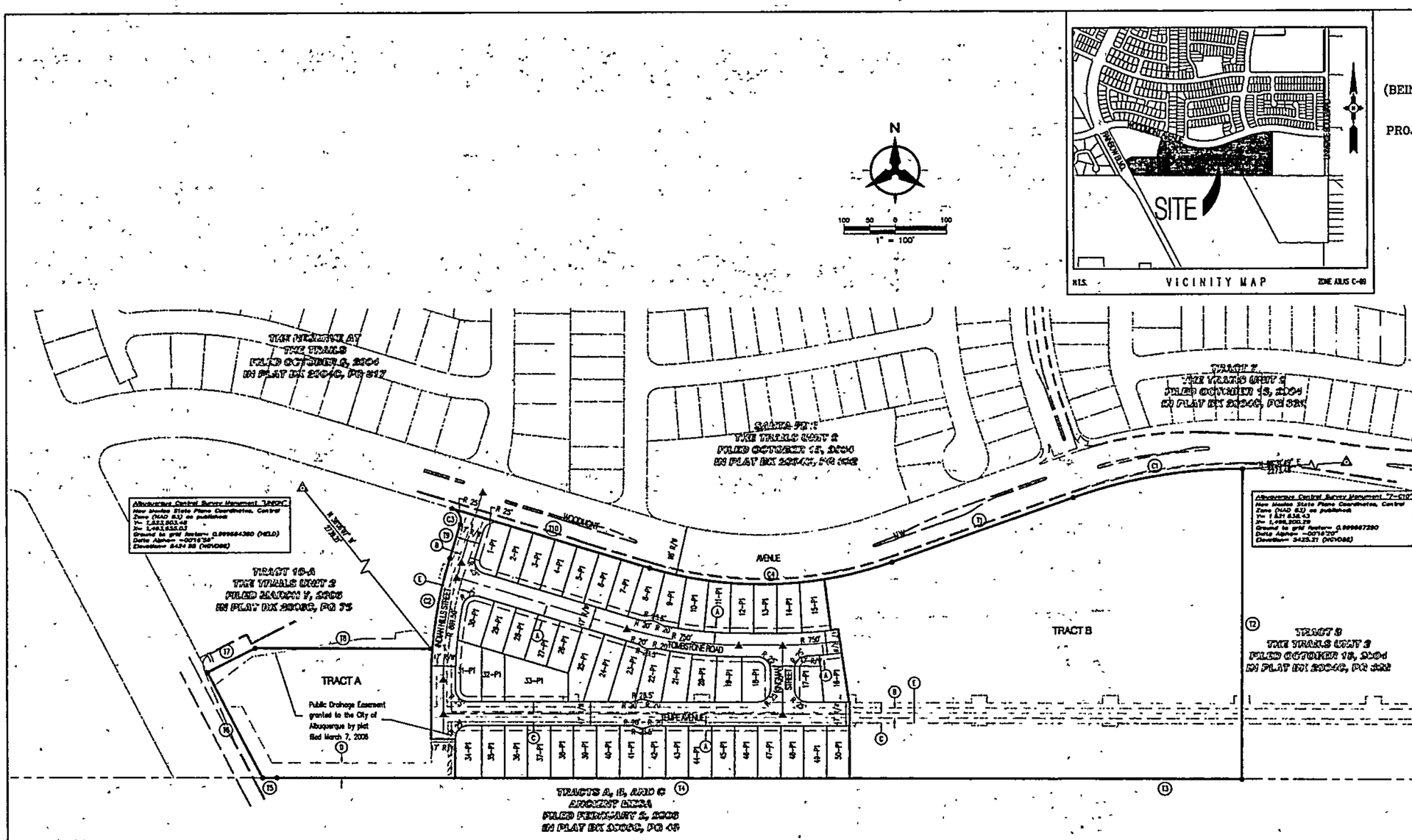
Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Rick Beltramo, Galway Construction

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, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 7.95 AC
   NUMBER OF LOTS: 50 D.U.
   PROPOSED DENSITY: 6.29 DU/AC
3. MIN. LOT DIMENSIONS: 45' X 90'
   MINIMUM LOT AREA: 4,050 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO RESIDENTIAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE.
7. THE PURPOSE OF TRACT A IS A PUBLIC PARK AND DRAINAGE POND

SITE DATA

ZONE ATLAS NO.	C-09
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.42 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	50 + 2 TRACTS
DENSITY	6.29 DU/AC

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750.
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

CITY SURVEYOR — DATE 7-25-11

KELLY CALHOUN
VICE PRESIDENT, THE TRAILS, LLC — DATE 7/22/11

Bohannan ▲ Huston

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) 10' 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. 18, 2004 (TO BE VACATED BY THIS PLAT)

(C) EXISTING 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED MARCH 7, 2006 (TO BE VACATED BY THIS PLAT)

▨ PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-98, 98C-104) TO BE VACATED BY THIS PLAT.

(D) EXISTING 30' SANITARY SEWER AND WATERLINE EASEMENT

(E) EXISTING SANITARY & SEWER AND WATERLINE EASEMENT (TO BE VACATED BY THIS PLAT)

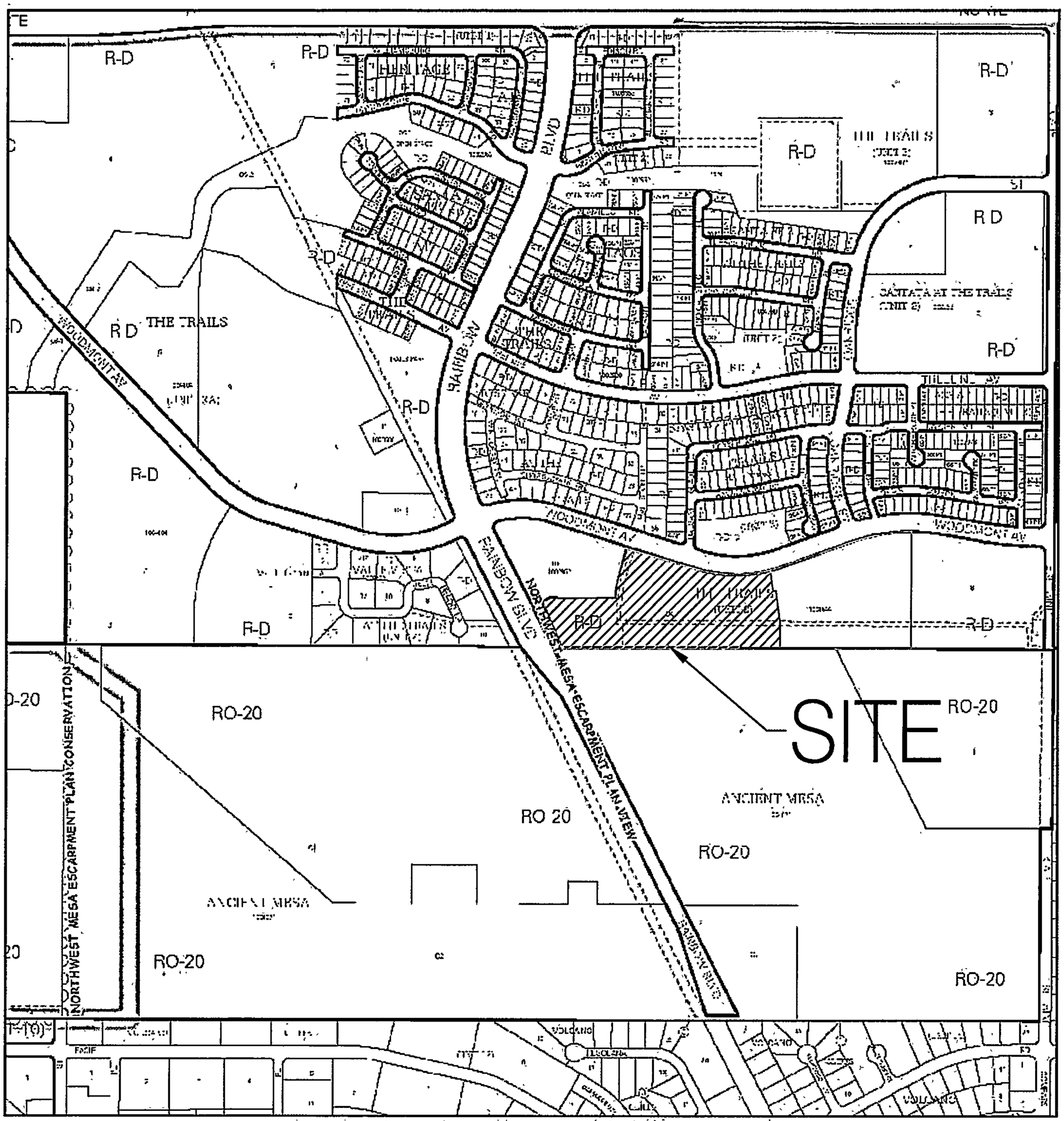
Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	334.25'	951.00'	20°15'31"	169.90'
C2	104.07'	625.00'	9°47'02"	52.47'
C3	39.27'	25.00'	90°00'00"	25.00'
C4	487.36'	749.00'	36°53'54"	249.87'

Boundary Tangent Table

ID	BEARING	LENGTH
T1	N70°17'33"E	378.43'
T2	S00°19'17"W	617.40'
T3	N89°40'43"W	298.99'
T4	N89°44'42"W	1588.93'
T5	N89°44'33"W	27.77'
T6	N27°16'18"W	235.93'
T7	N87°43'42"E	108.00'
T8	S80°39'13"E	345.46'
T9	N17°11'27"E	71.18'
T10	S72°48'33"E	404.86'

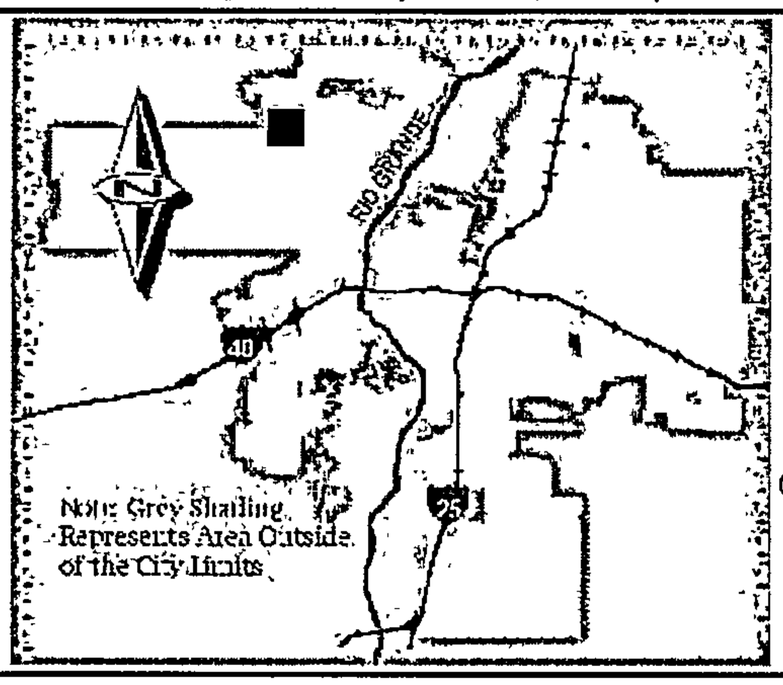
P:\2010285\CSP\Plans\General\Unit 1\2010285_PrelPlat_U1.dwg
July 22, 2011 - 12:13pm



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Current DRC
Project No. _____

ORIGINAL

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
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~~ & C
(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) Δ	PEDESTRIAN ACCESS EASEMENT (TRACT A)	~~TEMPE AVENUE~~ Indian Hills St. Δ	~~RAINBOW BLVD.~~ Existing Asphalt Trail Δ	/	/	/

* 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	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN 7/21/2011		7-27-11		7/27/11
PREPARED BY: PRINT NAME DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		07/27/11		
FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	07/27/11 DATE	CITY ENGINEER	07-27-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	09-09-11			

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.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: RCS-Trails 9-A, LLC (Rick Beltramo) PHONE: (505) 761-9911

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

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

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

DESCRIPTION OF REQUEST: Final Plat – Tierra Vista Unit 1

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

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

Lot or Tract No. Tract 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? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 50 Total area of site (acres): 19.77

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 2/28/12

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70067	FP		$ 20.00
- -			$
- -			$
- -			$
- -			$
		Total	$ 20.00

Hearing date March 7, 2012

2-28-12
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 2/28/12
Applicant signature / date

Form revised **October 2007**

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

Application case number(s)
12 - DRB - 70067
- -
- -

2-28-12
Planner signature / date

Project # 1008799

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 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 – Final Plat (DRB 1008799)

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of the final plat
- Copy of Recorded Final APS Pre-Development Facilities Fee Agreement
- Three (3) copies of the perimeter wall exhibit
- Certificate of No Effect
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Tract 9A at the Trails Unit 2 and consists of 50 lots. Access to the site will be from Woodmont Avenue.

Please place this item on the DRB Agenda to be heard on March 7, 2012. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

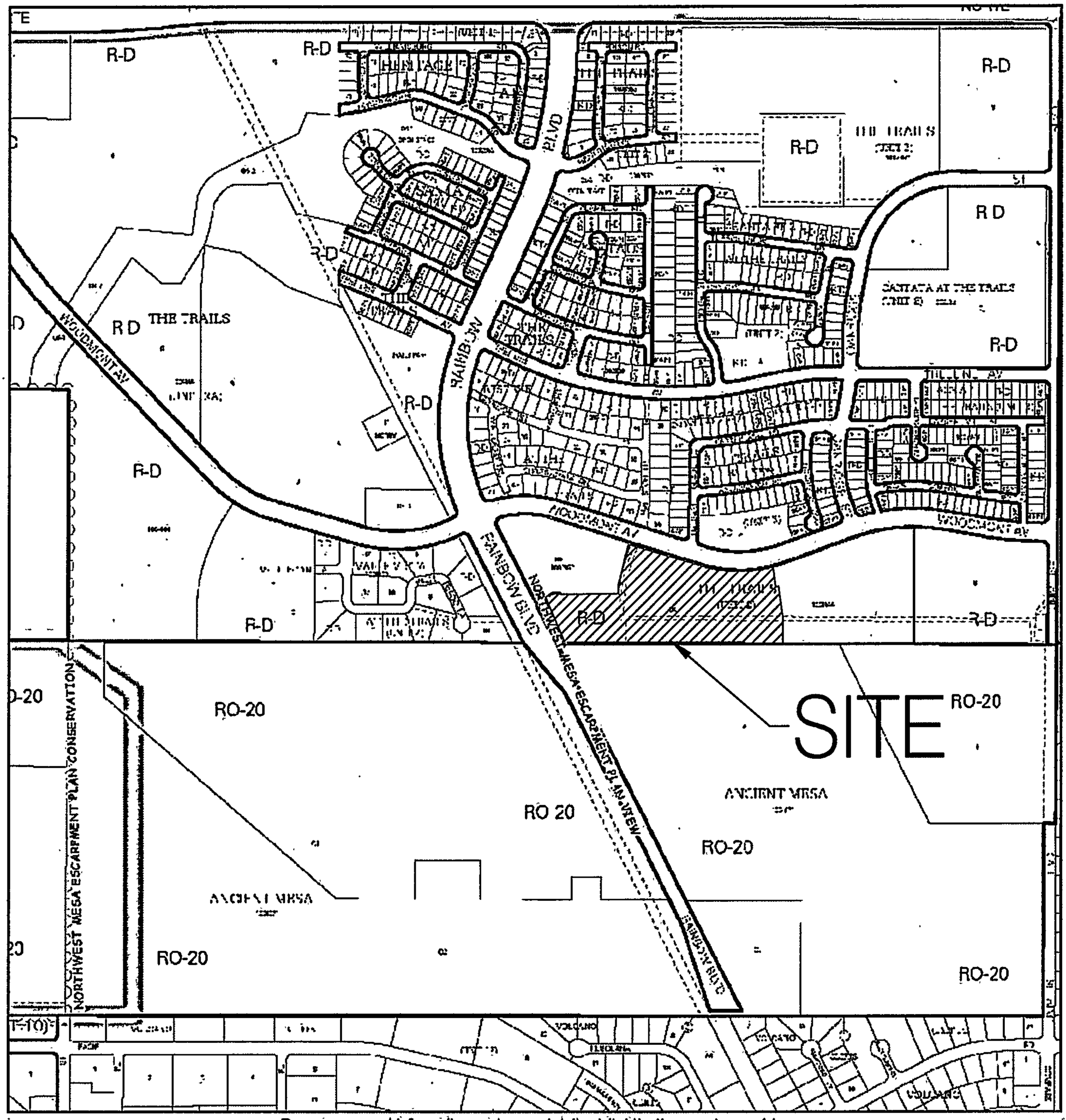
Enclosures

cc: Rick Beltramo, Galway Construction

Engineering ▲

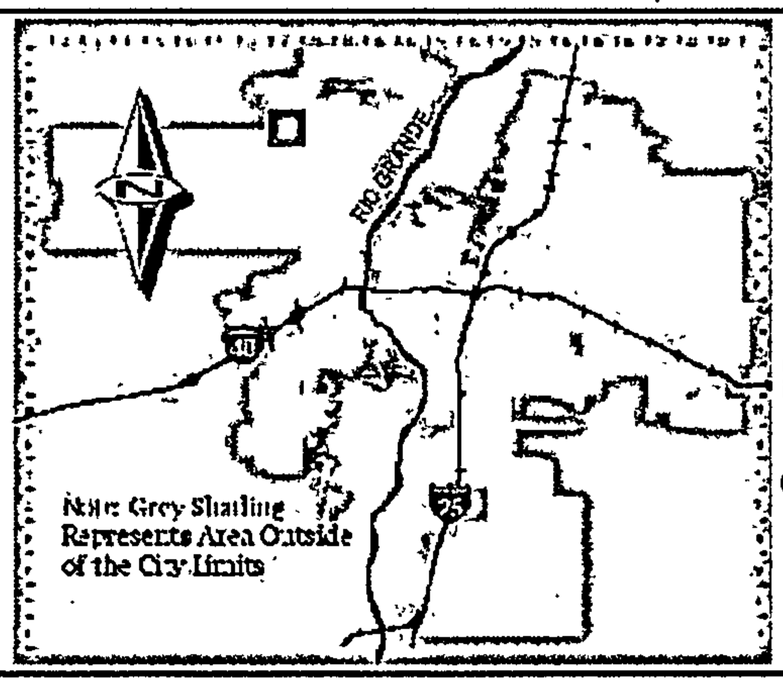
Spatial Data ▲

Advanced Technologies ▲



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

Map amended through: 2/4/2010



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

No. of Lots: **50**
Nearest Major Streets
Woodmont Ave. / Oakridge St.

FIGURE 19

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. **730075 Tierra Vista Unit 1 at The Trails**

THIS AGREEMENT is made this 14th day of February, 2012, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **RCS-Trails 9-A, LLC** ("Developer"), whose address is **1450 Infinite Drive, Suite E2, Louisville, Colorado, 80027** and whose telephone number is **(303) 466-2500**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **Colorado Limited Liability Corporation**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description): **Tract 9A at The Trails Unit 2** (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat): **Tierra Vista Unit 1 at The Trails**; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by **November 1,** 20**12** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

Doc# 2012014227
02/14/2012 09:25 AM Page: 1 of 6
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Bond # 5048906

Amount: $ **56,301.40**
Name of Financial Institution or
Surety providing Guaranty: Bond Safeguard Company
Date City first able to call Guaranty (sidewalk Construction
Deadline): **November 1,** 20**12** .
If Guaranty other than a Bond, last day City able to call
Guaranty is: **N/A**, 20___.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and its heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: RCI-Travis 9-A, LLC

By (Signature): _____
Name: Shawn K. Eshima
Title: Manager
Dated: _____

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: 2-14-12

2/13/12

2-3-2012

DEVELOPER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 15th day of September, 2011 by (name of person:) Shawn K. Eshima, (title or capacity, for instance, "President" or "Owner":) Manager of (Developer:) RCI-Travis 9-A, LLC.

_____
Notary Public

My Commission Expires:

_____

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires

CITY'S NOTARY

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

This instrument was acknowledged before me on 14th day of February, 2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
12-7-12

LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

EXHIBIT "A" ATTACHED

8/02

EXHIBIT

A

730075

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

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]*

At the July 27, 2011Development Review Board meeting, the vacation was approved as shown on Exhibit C in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The July 27, 2011 public drainage easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public drainage easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on the 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.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. The subdivision design variance was approved as shown on Exhibit 'D' in the planning file. The site development plan for subdivision was approved with final sign-off delegated to Planning. 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.

RECEIVED AUG 23 2011

FINANCIAL GUARANTY AMOUNT

08/23/2011

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 730075, Tierra Vista Unit 1 @ the Trails Unit 2, Phase/Unit #:

Requested By: **Scott Steffen, PE with BHI**

Approved estimate amount:		$42,094.50
NMGRT	7.00%	$2,946.62
Subtotal:		$45,041.12
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$56,301.40**

APPROVAL: DATE:

SWoodall 8/23/11

Notes: SDWK Deferral

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 5048906

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of subdivider:] RCS-Trails 9-A, LLC ("Subdivider") a [state type of business entity, for instance, "New Mexico corporation", "general partnership", "joint venture", "individual", etc.] A Colorado Limited Liability Company as "Principal", and [name of surety:] Bond Safeguard Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of [written amount:] Fifty Six Thousand Three Hundred One And 40/100ths Dollars, ([amount in figures:] $56,301.40), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of subdivision:] Tierra Vista Unit 1 at the Trails ("Subdivision"), City Project No. 730075; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

Sidewalk Deferral

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between [name of Subdivider;] RCS-Trails 9-A, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on February 14, 2012 as Document Number 20120142227, as amended by change orders or amendments to the agreement.

Bond No. [Surety's No:] 5048906

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein_above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] November 1, ,20 12. ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 29th day of December, 20 11.

SUBDIVIDER

RCS-Trails 9-A, LLC

By [signature:] Sharon K Eshima

Name: Sharon K. Eshima

Title: Manager

Dated: December 30, 2011

SURETY

Bond Safeguard Insurance Company

By [signature:] Victoria M Campbell

Name: Victoria M Campbell

Title: Attorney-in-Fact

Dated: December 29, 2011

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

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 30th day of December, 2011, by Sharon K. Eshima as Manager of RCS – Trails 9 - A, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 12/14/2013

Notary Public

ANDREA MARQUEZ
Notary Public
State of Colorado

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On DEC 29 2011 (DATE) before me, Kim Heredia, Notary Public, (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Victoria M Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KIM HEREDIA
Commission # 1946397
Notary Public - California
Orange County
My Comm. Expires Jul 24, 2015

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: Authorized Representative

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
Bond Safeguard Insurance Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DEC 29 2011

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY AO 42556

Bond Safeguard INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Woodridge, Illinois, does hereby constitute and appoint: Lisa Clark, Victoria M. Campbell, ******** Kim Heredia, Erik Johansson, Shirley Bauman **********

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond, $ 6,500,000.00 Six million fivehundred thousand dollars **********

which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate seal to be affixed this 7th day of November, 2001.

BOND SAFEGUARD INSURANCE COMPANY

BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

BY _____
David E. Campbell
President

ACKNOWLEDGEMENT

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"
MAUREEN K. AYE
Notary Public, State of Illinois
My Commission Expires 09/21/13

_____
Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 29th Day of December, 2011

BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

AN ILLINOIS INSURANCE COMPANY

_____
Philip G. Lauer
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

BS2

DRB Project # 1008799

APS Cluster Volcano Vista

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and
Galway Construction, Inc. ("Developer") effective as of this 16 day of February, 2012, and pertains to the subdivision commonly known as Tierra Vista Unit 1 at The Trails, and more particularly described as Tierra Vista Unit 1 at The Trails Lots 1- 50

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

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

See Attached

DocH 2012019667
02/27/2012 04:38 PM Page: 1 of 14
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

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

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

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

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

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

DRB Project # 1008799

APS Cluster Volcano Vista

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

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

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

DRB Project # 1008799

APS Cluster Volcano Vista

2/14/12

Signature Date

Kelly Calhoun, President

Name (typed or printed) and title

Galway Construction, Inc.

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 02/16/2012, by Kelly Calhoun as President of Galway Construction, Inc, a corporation.

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

Jacqueline Vargas

Notary Public

My commission expires: 10-1-2012

ALBUQUERQUE PUBLIC SCHOOLS

By:

Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 24, 2012, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

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

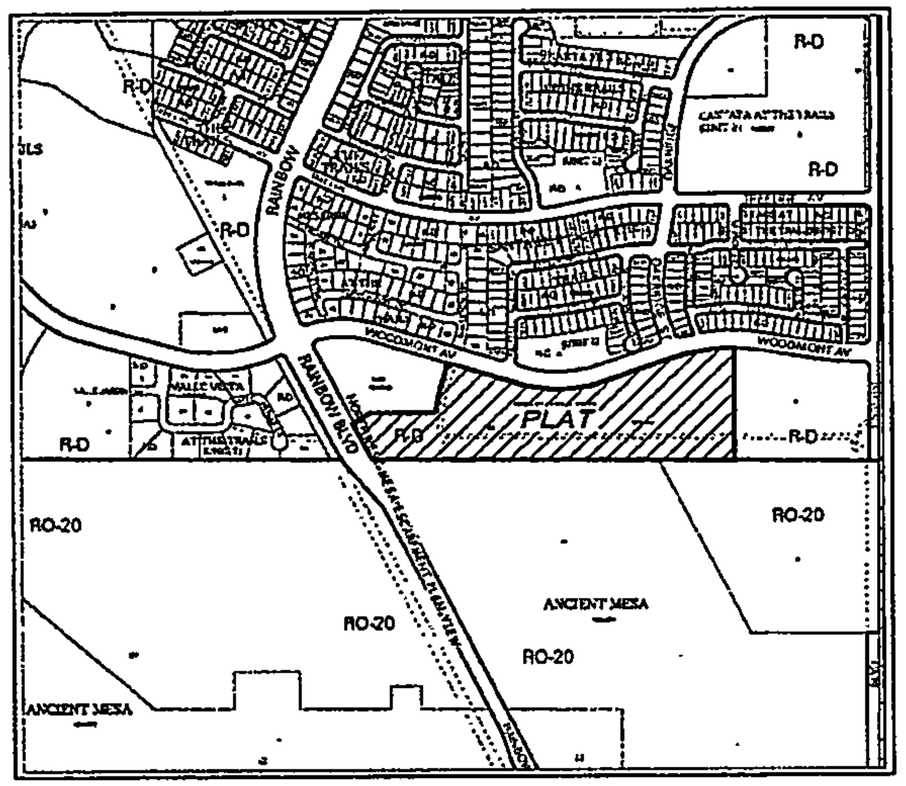
April L. Winters

Notary Public

My commission expires: May 31, 2015

Lot	Address	Legal Description
1	7067 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 1
2	7063 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 2
3	7059 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 3
4	7055 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 4
5	7051 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 5
6	7047 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 6
7	7043 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 7
8	7039 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 8
9	7033 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 9
10	7031 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 10
11	7027 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 11
12	7023 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 12
13	7019 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 13
14	7015 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 14
15	7009 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 15
16	7008 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 16
17	7012 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 17
18	7020 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 18
19	7024 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 19
20	7028 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 20
21	7032 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 21
22	7036 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 22
23	7040 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 23
24	7044 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 24
25	7048 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 25
26	7052 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 26
27	7056 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 27
28	7060 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 28
29	7064 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 29
30	7068 Tombstone Road NW	Tierra Vista Unit 1 at The Trails, Lot 30
31	7071 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 31
32	7067 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 32
33	7063 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 33
34	7072 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 34
35	7068 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 35
36	7064 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 36
37	7060 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 37
38	7056 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 38
39	7052 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 39
40	7048 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 40
41	7044 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 41
42	7040 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 42
43	7036 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 43
44	7032 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 44
45	7028 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 45
46	7024 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 46

Lot	Address	Legal Description
47	7020 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 47
48	7016 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 48
49	7012 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 49
50	7008 Tempe Avenue NW	Tierra Vista Unit 1 at The Trails, Lot 50



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus Ⓢ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
9. City of Albuquerque Zone Atlas Page C–9.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 50
3. Total number of Tracts created: 2
4. Public Street right of way dedicated by this plat 2.2669 Ac.
5. Gross Subdivision acreage: 19.7658 acres.
6. Mileage 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

TREASURERS CERTIFICATION

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

_____

_____

_____

_____
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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

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

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

DISCLAIMER
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

A. Create 50 New Lots, 2 New Tracts and dedicate the New Public Street right of ways as shown hereon.

B. Grant the New Public Utility 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
NMPS No. 9750
December 15, 2011

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

DECEMBER , 2011

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
QWest Corporation d/b/a CenturyLink QC	Date
Comcast	Date

CITY APPROVALS:

City Surveyor Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 6

110198_UNIT 1_12–6–11.dwg

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

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

DECEMBER , 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, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "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", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

RCS-Taos, LLC, a Colorado limited liability company

By: _____

Sharon K. Eshima, Manager

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF_____ SS

The foregoing instrument was acknowledged before me this _____

day of _____, 2011, by Sharon K. Eshima, Manager

of RCS-Taos, LLC.

_____ My commission expires _____

Notary Public

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

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

APS AGREEMENT

The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2011 in Book _____ Page _____.

110198_UNIT 1_12-6-11.dwg

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

PLAT OF

TIERRA VISTA UNIT 1
AT THE TRAILS

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

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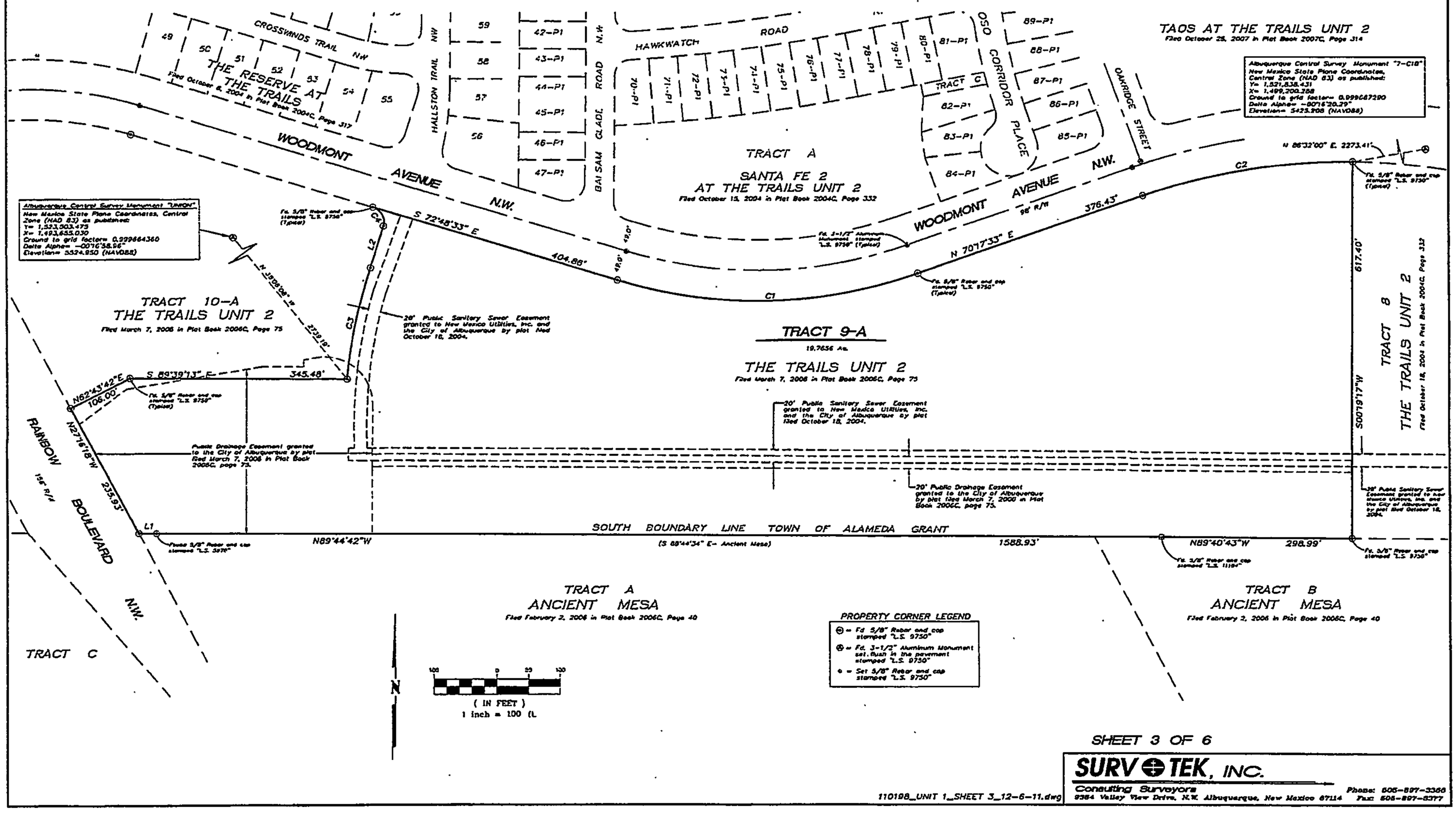
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2011



SHEET 3 OF 6

110198_UNIT 1_SHEET 3_12-6-11.dwg

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

PLAT OF

TIERRA VISTA UNIT 1 AT THE TRAILS

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

WITHIN

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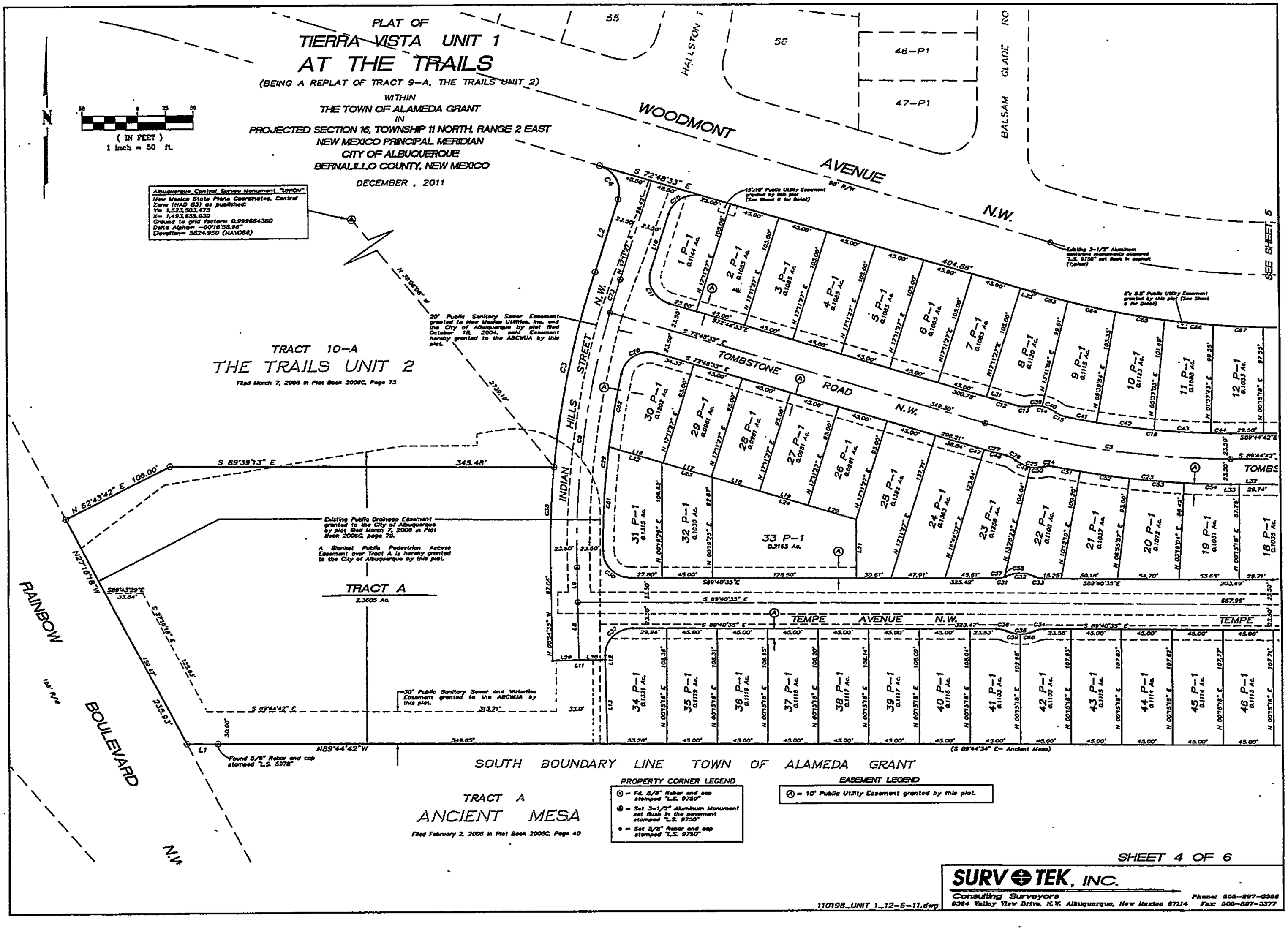
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2011



SHEET 4 OF 6

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-0388
Fax: 505-897-3377

110198_UNIT 1_12-6-11.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

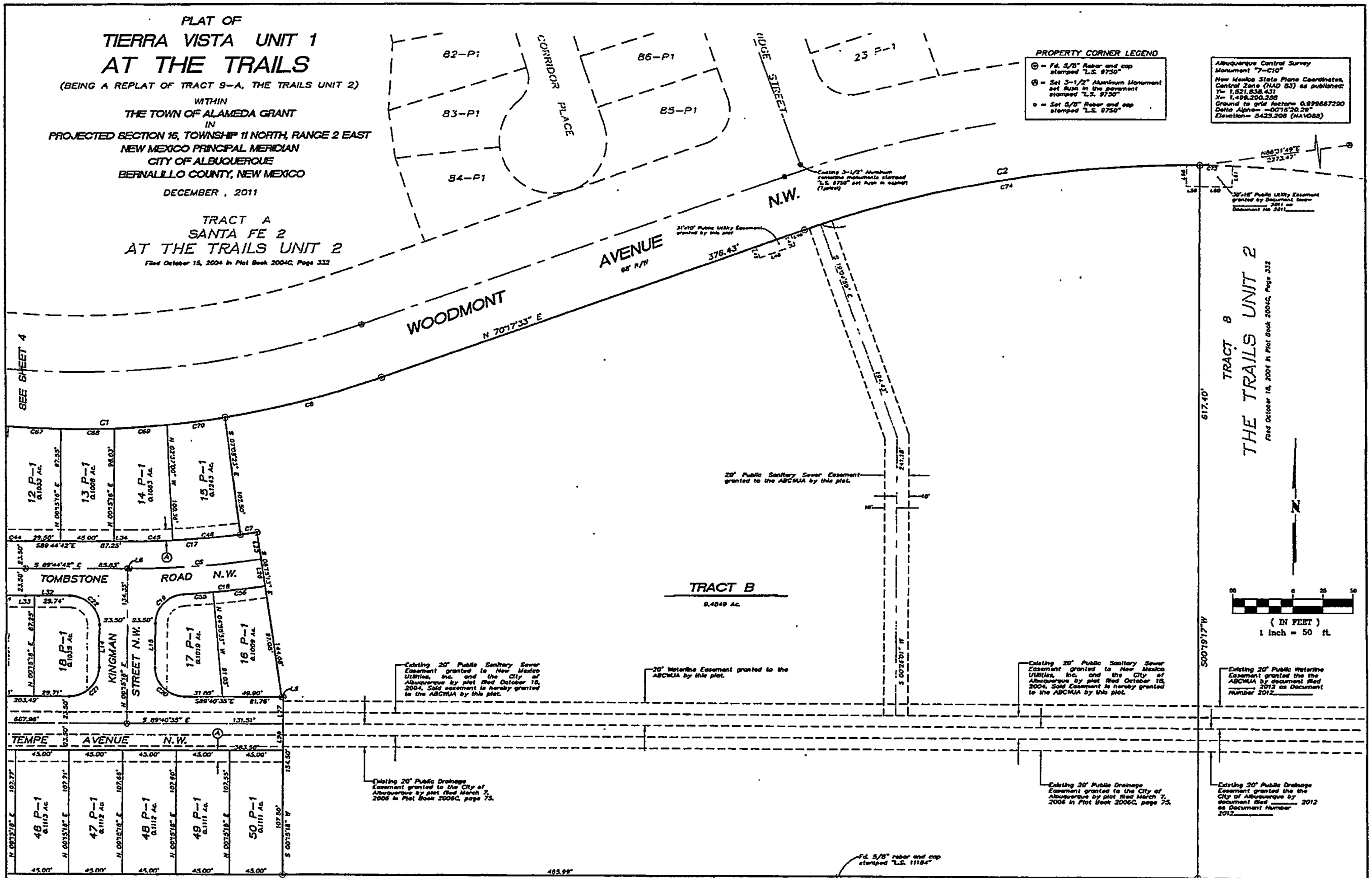
DECEMBER , 2011

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= 1,521,838.431
X= 1,498,200.288
Ground to grid factors 0.999667290
Delta Alpha= -0°16'20.29"
Elevation= 5423.208 (NAVD88)

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

SURVTEK, INC.

Consulting Surveyors

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PLAT OF

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2011

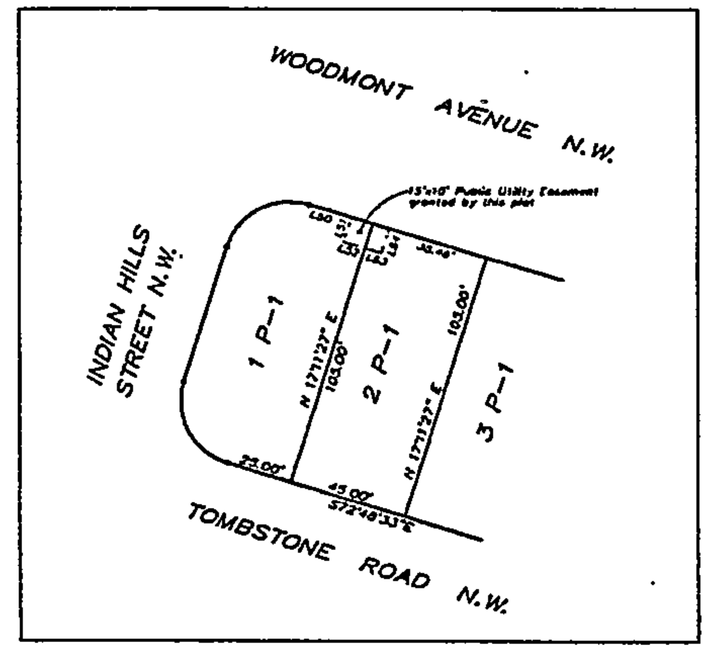
LINE TABLE

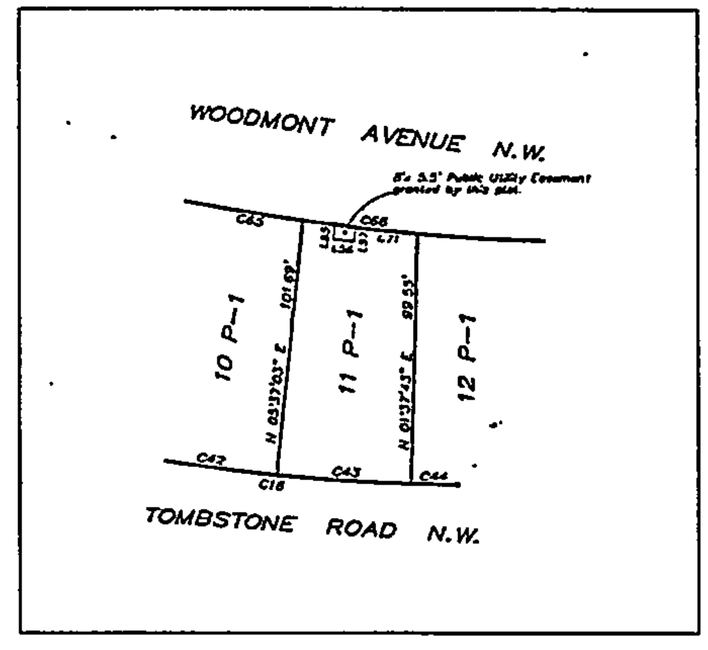
LINE	LENGTH	BEARING
L1	27.77	N89°44'33"W
L2	71.18	N17°11'27"E
L5	1.27	N89°40'35"W
L6	1.42	S89°44'42"E
L7	32.08	N17°13'06"E
L8	53.98	N00°54'35"W
L9	33.08	N00°54'35"W
L10	55.00	N17°11'27"E
L11	47.00	N89°05'25"E
L12	4.42	N00°54'35"W
L13	78.48	N00°54'35"W
L14	37.29	N00°15'18"E
L15	38.79	N00°15'18"E
L16	50.45	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	53.93	N00°15'18"E
L22	49.22	S72°48'33"E
L23	47.02	S72°48'33"E
L24	134.20	S72°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	N72°48'33"W
L32	37.33	S89°44'42"E
L33	7.59	S89°44'42"E
L34	12.75	S89°44'42"E
L35	12.86	S72°48'33"E
L46	12.11	S70°17'33"W
L47	10.00	S19°42'27"E
L48	31.00	S70°17'33"W
L49	10.00	N19°42'27"W
L50	16.54	S72°48'33"E
L51	10.00	S17°11'27"W
L52	8.46	S72°48'33"E
L53	6.54	S72°48'33"E
L54	10.00	N17°11'27"E
L55	5.50	S06°32'22"W
L56	8.00	S83°07'38"E
L57	5.50	N06°32'22"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	CHORD BEARING	DELTA
C1	482.36'	749.00'	249.87'	474.08'	N88°44'30"E	36°53'54"
C2	336.25'	951.00'	169.90'	334.51'	N80°25'16"E	20°15'31"
C3	184.07'	823.00'	92.42'	183.69'	N11°57'23"E	12°47'02"
C4	39.27'	25.00'	25.00'	35.36'	N27°48'33"W	90°00'00"
C5	221.69'	750.00'	111.66'	220.89'	S81°16'37"E	16°56'10"
C6	111.38'	750.00'	55.79'	111.27'	N86°00'02"E	8°30'31"
C7	14.12'	726.50'	7.06'	14.12'	N82°18'12"E	1°06'50"
C8	136.74'	749.00'	68.56'	136.55'	N75°31'21"E	10°27'37"
C9	237.55'	801.50'	119.65'	236.68'	S07°34'52"W	16°58'52"
C10	39.27'	25.00'	25.00'	35.36'	S62°11'27"W	90°00'00"
C11	39.27'	25.00'	25.00'	35.36'	S27°48'33"E	90°00'00"
C12	24.39'	726.50'	12.20'	24.39'	S73°46'15"E	1°55'25"
C13	9.46'	20.00'	4.82'	9.37'	S88°17'02"E	27°06'08"
C14	25.28'	28.50'	13.54'	24.46'	N78°25'15"W	50°49'41"
C15	9.46'	20.00'	4.82'	9.37'	S64°33'29"E	27°06'08"
C16	147.54'	726.50'	74.03'	147.29'	S83°55'37"E	11°38'09"
C17	93.76'	726.50'	46.95'	93.70'	N86°33'28"E	7°23'40"
C18	69.24'	773.50'	34.64'	69.21'	N84°18'39"E	5°07'43"
C19	37.80'	25.00'	23.57'	34.30'	S43°33'54"W	86°37'12"
C20	39.24'	25.00'	24.97'	35.33'	S44°42'39"E	89°55'53"
C21	39.30'	25.00'	25.03'	35.38'	N45°17'21"E	90°04'07"
C22	39.27'	25.00'	25.00'	35.36'	N44°44'42"W	90°00'00"
C23	158.37'	773.50'	79.46'	158.10'	S83°52'46"E	11°43'52"
C24	8.89'	20.00'	4.52'	8.81'	S89°15'22"W	25°27'37"
C25	26.91'	28.50'	14.55'	25.92'	S76°25'15"E	54°08'23"
C26	8.89'	20.00'	4.52'	8.81'	N62°05'52"W	25°27'37"
C27	27.25'	773.50'	13.63'	27.25'	S73°49'07"E	2°01'08"
C28	41.40'	25.00'	27.23'	36.83'	S59°44'50"W	94°53'16"
C29	164.55'	778.00'	82.59'	164.25'	S06°14'38"W	12°07'07"
C30	39.21'	25.00'	24.94'	35.31'	S44°44'45"E	89°51'40"
C31	9.16'	20.00'	4.66'	9.08'	N77°12'03"E	26°14'44"
C32	26.11'	28.50'	14.05'	25.21'	N89°40'35"W	52°29'28"
C33	9.16'	20.00'	4.66'	9.08'	S76°33'13"E	26°14'44"
C34	9.16'	20.00'	4.66'	9.08'	S77°12'03"W	26°14'44"
C35	26.11'	28.50'	14.05'	25.21'	S89°40'35"E	52°29'28"
C36	9.16'	20.00'	4.66'	9.08'	N76°33'13"W	26°14'44"
C37	39.81'	25.00'	25.54'	35.73'	S44°42'25"W	91°14'00"
C38	93.22'	825.00'	46.66'	93.17'	S02°19'39"W	6°28'27"
C39	11.31'	28.50'	5.73'	11.23'	S89°31'51"W	22°43'53"
C40	13.98'	28.50'	7.13'	13.84'	N65°03'19"W	28°05'48"
C41	28.22'	726.50'	14.11'	28.22'	S79°13'19"E	2°13'33"
C42	51.32'	726.50'	25.67'	51.31'	S82°21'31"E	4°02'51"
C43	50.58'	726.50'	25.30'	50.57'	S86°22'37"E	3°59'20"
C44	17.42'	726.50'	8.71'	17.42'	S89°03'29"E	1°22'26"
C45	36.41'	726.50'	18.21'	36.41'	N88°49'09"E	2°52'18"
C46	57.35'	726.50'	28.69'	57.34'	N85°07'19"E	4°31'23"
C47	6.04'	773.50'	3.02'	6.04'	S73°01'58"E	0°26'51"
C48	21.21'	773.50'	10.61'	21.21'	S74°02'32"E	1°34'17"
C49	14.90'	28.50'	7.62'	14.73'	S64°20'30"E	29°56'53"
C50	12.02'	28.50'	6.10'	11.93'	N86°36'18"E	24°09'30"
C51	24.07'	773.50'	12.04'	24.07'	S78°54'20"E	1°47'00"
C52	44.15'	773.50'	22.08'	44.14'	S81°25'56"E	3°16'13"
C53	48.80'	773.50'	24.41'	48.79'	S84°32'29"E	3°36'53"
C54	41.35'	773.50'	20.68'	41.34'	S88°12'49"E	3°03'46"
C55	25.06'	773.50'	12.53'	25.06'	N85°36'48"E	1°51'24"
C56	44.17'	773.50'	22.09'	44.17'	N83°22'57"E	3°16'20"
C57	7.45'	20.00'	3.77'	7.41'	N79°38'47"E	21°21'15"
C58	1.71'	20.00'	0.85'	1.71'	N66°31'25"E	4°53'29"
C59	13.09'	28.50'	6.66'	12.97'	S76°35'04"E	26°18'25"
C60	13.02'	28.50'	6.63'	12.91'	N77°10'12"E	26°11'03"
C61	96.09'	778.00'	48.11'	96.03'	S03°43'23"W	7°04'36"
C62	68.46'	778.00'	34.25'	68.44'	S09°46'56"W	5°02'31"
C63	30.97'	749.00'	15.49'	30.96'	S73°39'36"E	2°22'08"
C64	43.69'	749.00'	21.85'	43.69'	S76°30'57"E	3°20'33"
C65	44.11'	749.00'	22.06'	44.10'	S80°12'26"E	3°22'26"
C66	43.62'	749.00'	21.82'	43.62'	S83°33'46"E	3°20'13"
C67	44.59'	749.00'	22.30'	44.58'	S86°56'13"E	3°24'40"
C68	45.01'	749.00'	22.51'	45.00'	N89°38'10"E	3°26'35"
C69	44.24'	749.00'	22.13'	44.23'	N86°13'21"E	3°23'03"
C70	49.39'	749.00'	24.70'	49.38'	N82°38'30"E	3°46'40"
C71	23.39'	749.00'	11.69'	23.39'	S84°20'12"E	1°47'20"
C72	27.26'	951.00'	13.63'	27.26'	S88°37'40"E	1°38'33"
C73	32.08'	801.50'	16.04'	32.08'	S17°13'06"W	2°17'37"
C74	321.94'	951.00'	162.53'	320.41'	S80°51'11"W	19°23'47"

EASEMENT DETAILS





SHEET 6 OF 6

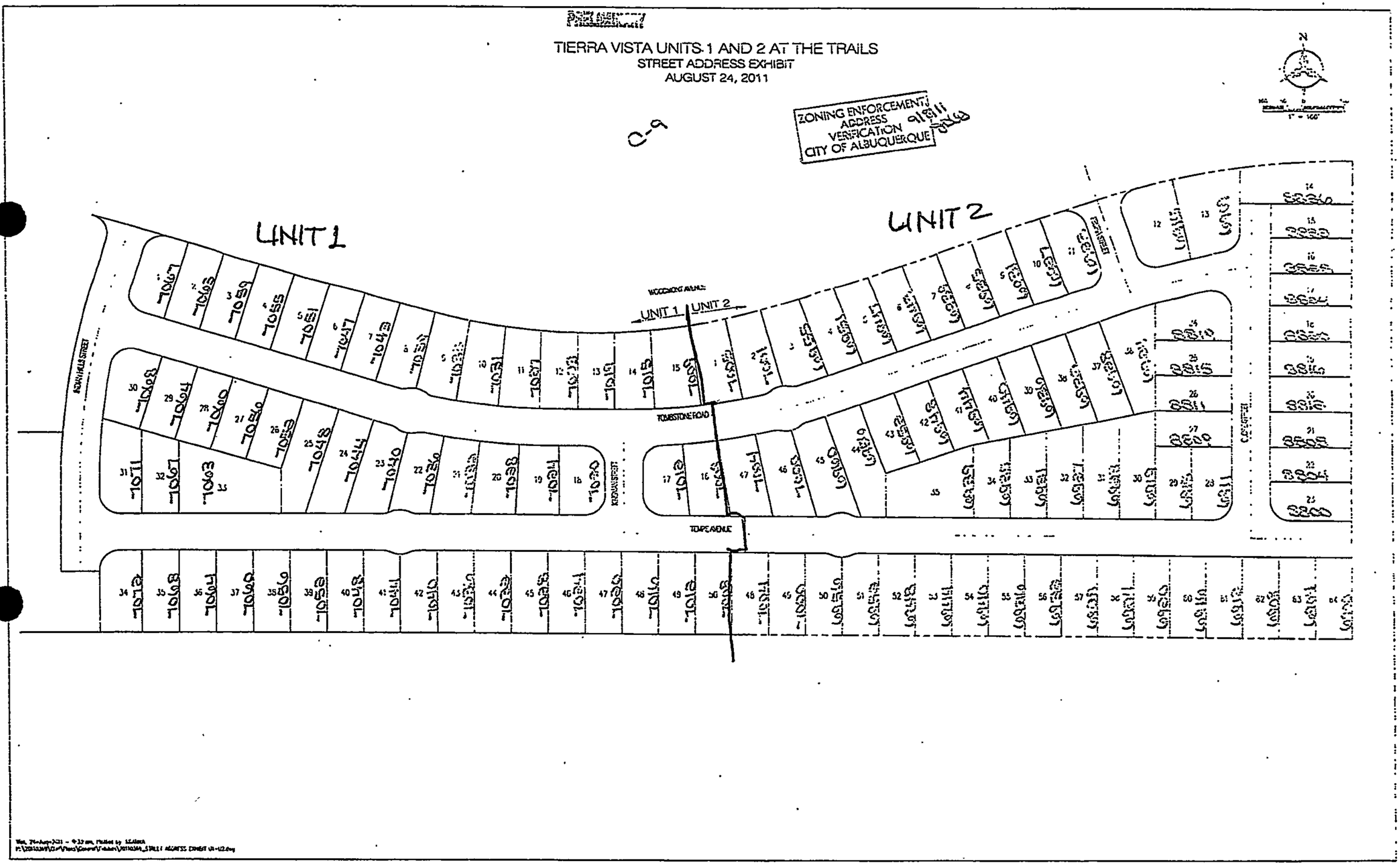
110198_UNIT 1_12-6-11.dwg

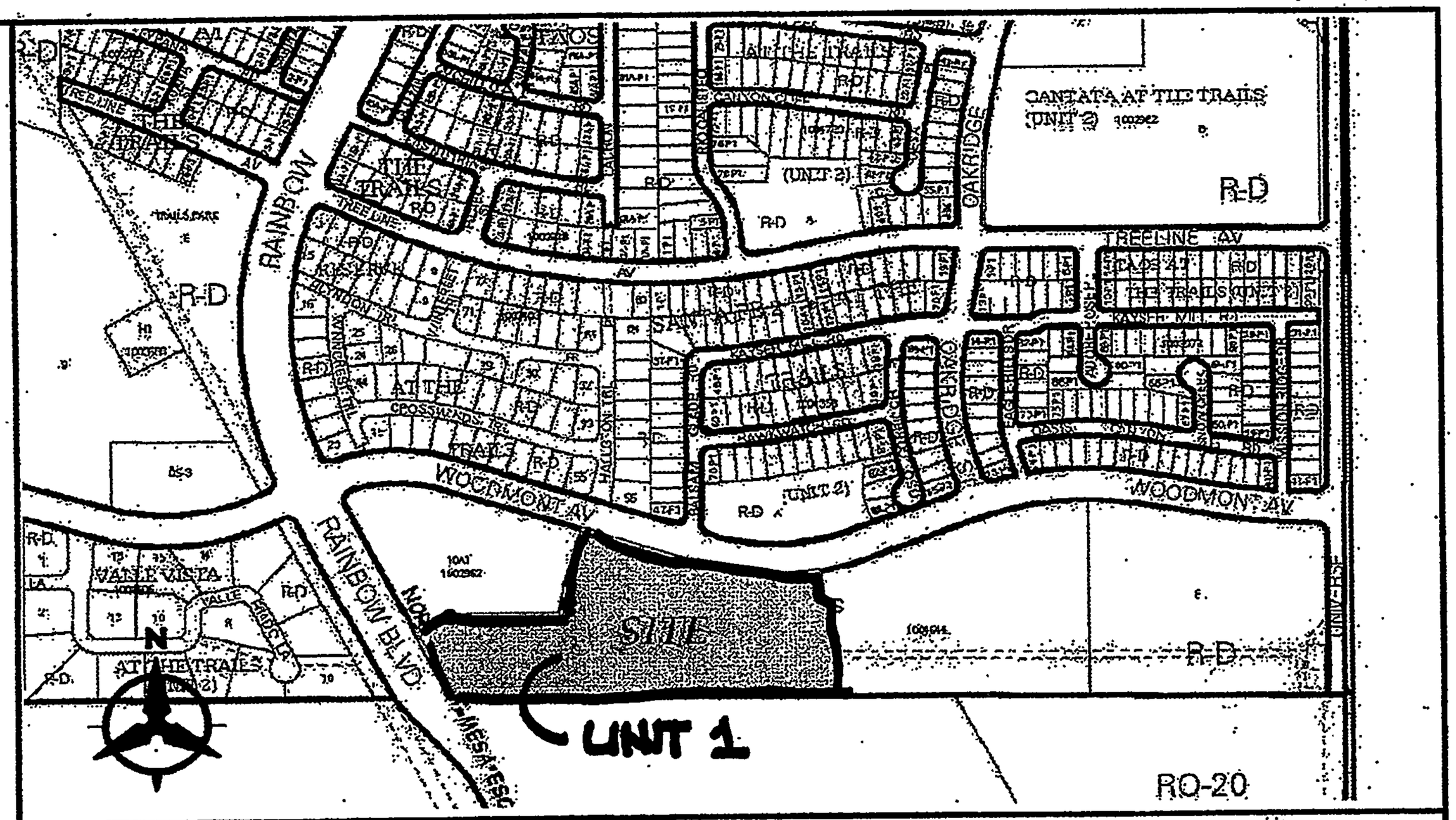
SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3677

TIERRA VISTA UNITS 1 AND 2 AT THE TRAILS
STREET ADDRESS EXHIBIT
AUGUST 24, 2011

C-9

ZONING ENFORCEMENT
ADDRESS
VERIFICATION
CITY OF ALBUQUERQUE


UNIT 1
UNIT 2
UNIT 1
UNIT 2
TOMBSTONE ROAD
TOMBSTONE ROAD
TOMBSTONE ROAD



VICINITY MAP
C-09-Z

ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan offices. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://apsfacilities.org/capital/map.php

Project # (if already assigned by DRB) 1008799

Please check one:

☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☒ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: Tierra Vista Unit 1
Legal Description: Tierra Vista Unit 1 at The Trails
Location of Project (address or major cross streets): Woodmont & Oakridge
Proposed Number of Units 50 Single-Family 0 Multi-Family 50 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.
Comments:

Waiver Information - N/A

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

Contact Information

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

Please include with your submittal:

☒ Zone Atlas map with the entire property (ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☒ List of new legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents

1st AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

City Project # 730075 Tierra Vista Unit 1 (Onsite. Procedure B)

2-14-2012

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on November 1, 2011 which was recorded on November 3, 2011, in the records of the Bernalillo County Clerk in Document No. 2011100472, pages 1 to 9, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Original Agreement was amended by a NA Extension Agreement dated _____ recorded on _____, in Book Misc. _____, pages _____ through _____, as Document No. _____ _____ in the records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Original Agreement was amended by a NA Extension Agreement dated _____ recorded on _____, in Book Misc. _____, pages _____ through _____, as Document No. _____ _____ in the records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, Financial Guaranty, second paragraph, to read as follows:

   To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty":

Doc# 2012014226

02/14/2012 09:25 AM Page: 1 of 3
AMND R:$25.00 M. Toulouse Oliver, Bernalillo County

Type of Financial Guaranty: Bond # 5048905

Amount: $872.564.10

Name of Financial Institution or Surety providing Guaranty:
Bond Safeguard Liability Company

Date City first able to call Guaranty (Construction Completion Deadline):
November 1, 2012

If Guaranty other than a Bond, last day City able to call Guaranty is:
N/A

Additional information:

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER: RCS-Trails 9-A, LLC

By [signature]: Sharon K. Eshima
Name [print]: Sharon K. Eshima
Title: Manager
Dated: December 30, 2011

CITY OF ALBUQUERQUE:

By:
Richard Dourte, City Engineer
Dated: 2-13-12

2/13/12

2-3-2012

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss
COUNTY OF Boulder)

This instrument was acknowledged before me on this 30th day of December, 2011 by [name of person] Sharon K. Eshima, [title or capacity, for instance, "President" or "Owner"] Manager of ("Subdivider") RCS-Trails 9-A, LLC, a Colorado Limited liability company.

ANDREA MARQUEZ
(SEAL)
Notary Public
State of Colorado

Notary Public

My Commission Expires:
12/14/2013

CITY'S NOTARY

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

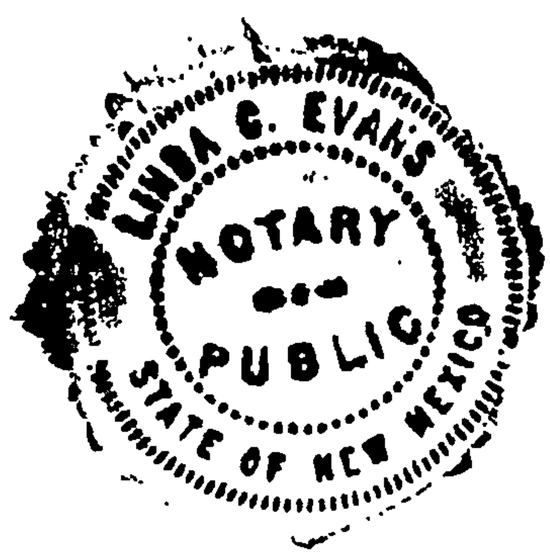
This instrument was acknowledged before me on 14th day of February 2012, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires:

10-07-12



RECEIVED AUG 23 2011

FINANCIAL GUARANTY AMOUNT

08/23/2011

Type of Estimate: SIA Extension B [redacted] w/F.G.

Project Description:

Project ID #: 730075, Tierra Vista Unit 1 @ the Trails Unit 2, Phase/Unit #:

Requested By: **Scott Steffen, PE with BHI**

Approved estimate amount:		$546,111.12
Contingency Amount:	10.00%	$54,611.11
Subtotal:		$600,722.23
NMGRT	7.00%	$42,050.56
Subtotal:		$642,772.79
Engineering Fee	6.60%	$42,423.01
Testing Fee	2.00%	$12,855.46
Subotal:		$698,051.28
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$872,564.10**

APPROVAL: DATE:

A Woodall 8/23/11

Notes: 10% Contingency, Plans and Eng Estimate have not been approved, Cert of G&D is required prior to release of FG.

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 5048905

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of subdivider:] RCS-Trails 9-A, LLC ("Subdivider") a [state type of business entity, for instance, "New Mexico corporation", "general partnership", "joint venture", "individual", etc.] A Colorado Limited Liability Company as "Principal", and [name of surety:] Bond Safeguard Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of [written amount:] Eight Hundred Seventy Two Thousand Five hundred Sixty * Dollars, ([amount in figures:] $ 872,564.10), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of subdivision:] Tierra Vista Unit 1 (Onsite, Procedure B) ("Subdivision"), City Project No. 730075; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

Onsite Improvements

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between [name of Subdivider;] RCS-Trails 9-A, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on November 3, 2011 as Document Number 2011100472, as amended by change orders or amendments to the agreement.

*Four and 10/100ths

Bond No. [Surety's No:] 5048905

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein_above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] November 1, 20 12. ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 29th day of December, 20 11.

SUBDIVIDER

RCS-Trails 9-A, LLC

By [signature:] Sharon K. Eshima

Name: Sharon K. Eshima

Title: Manager

Dated: December 30, 2011

SURETY

Bond Safeguard Insurance Company

By [signature:] Victoria M Campbell

Name: Victoria M Campbell

Title: Attorney-in-Fact

Dated: December 29, 2011

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

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 30th day of December, 2011, by Sharon K. Eshima as Manager of RCS – Trails 9 - A, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 12/14/2013

Notary Public

ANDREA MARQUEZ
Notary Public
State of Colorado

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On DEC 29 2011 before me, Kim Heredia, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Victoria M Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: Authorized Representative

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Bond Safeguard Insurance Company

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DEC 29 2011

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY AO 42555

Bond Safeguard INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Woodridge, Illinois, does hereby constitute and appoint: Lisa Clark, Victoria M. Campbell, ******** Kim Heredia, Erik Johansson, Shirley Bauman **********

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond, $ 6,500,000.00 Six million fivehundred thousand dollars **********

which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate seal to be affixed this 7th day of November, 2001.

BOND SAFEGUARD INSURANCE COMPANY

BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

BY _____
David E. Campbell
President

ACKNOWLEDGEMENT

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"
MAUREEN K. AYE
Notary Public, State of Illinois
My Commission Expires 09/21/13

_____
Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 29th Day of December, 2011

BOND SAFEGUARD INSURANCE COMPANY AN ILLINOIS INSURANCE COMPANY

_____
Philip G. Lauer
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

BS2

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

May 4, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1005031
Case Number(s):
Agent: Bohannan Huston Inc.
Applicant: The Trails, LLC.
Legal Description: Tierra Vista (formerly Tract 9A, The Trails, Unit 2)
Zoning: R-D
Acreage: Approximately 17.44 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424. For reference only, survey did not include Tract 9A but did include tracts adjacent to Tract 9A, showing relevant information.

Project was approved for Preliminary Plat in 2007. Project was mass graded in 2007 prior to enactment of the Archaeological Ordinance, with 4' to 6' of fill material imported to the site. In 2006, approximately 2 acres of the site has been constructed as a drainage pond and park, portions of the site have been improved with a 54" storm drain, 10" water line, 12" sanitary sewer, all as public improvements, accepted by and now owned by the city.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***
- ***(ref O-07-72 Section 4B(2)—extensive previous land disturbance)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Bohannan Huston INC.

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

CLIENT/COURIER/TRANSMITTAL

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

Phone: 924-3880

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

Date:	February 28, 2012	**Requested By:**	Scott Steffen
Job No.:	20110369.004.01.cdp	**Project:**	Tierra Vista Unit 1 at the Trails DRB #1008799

DELIVER VIA

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

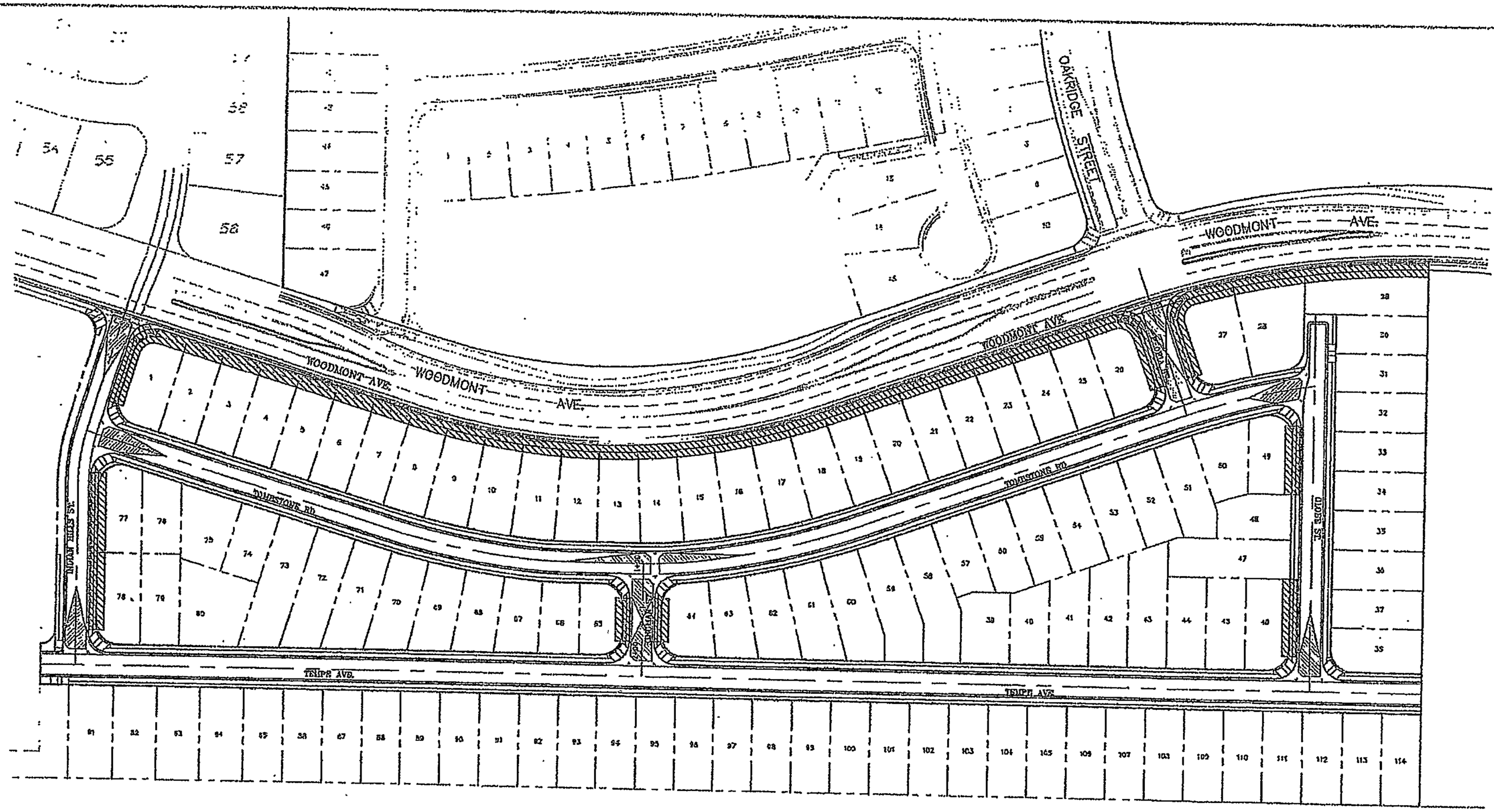
TIME DUE:

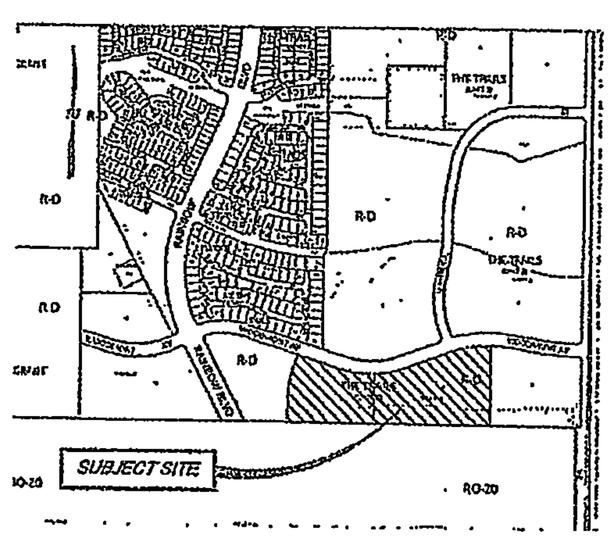
☒ This AM	☐ By Tomorrow
☐ This PM	☐ Rush

ITEM NO	QUANTITY	DESCRIPTION
1	1	Tierra Vista Unit 1 Final Plat Submittal Package

COMMENTS / INSTRUCTIONS

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





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

*LOCATION OF PEREMETER WALL

ORB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

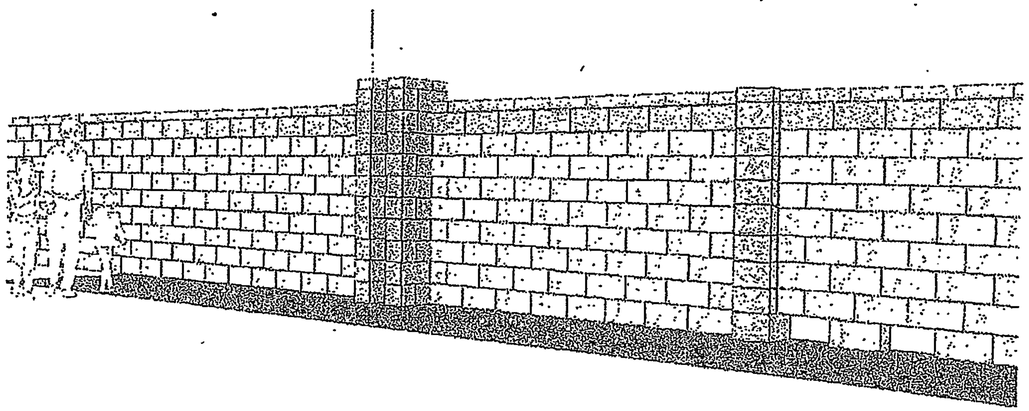
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TRACT 9A "SANTA FE 3"

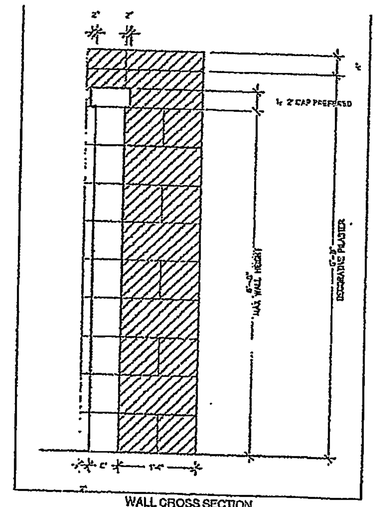
WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

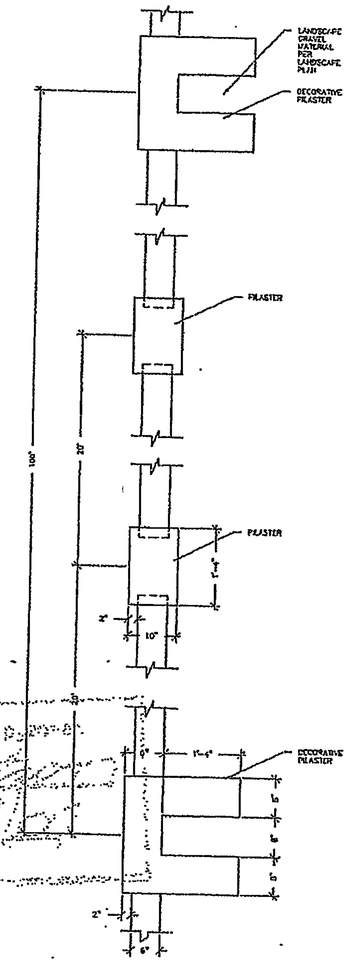
DESIGN SJS	WCEA NO. X6218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 2 OF 2	
CHECK SJS			



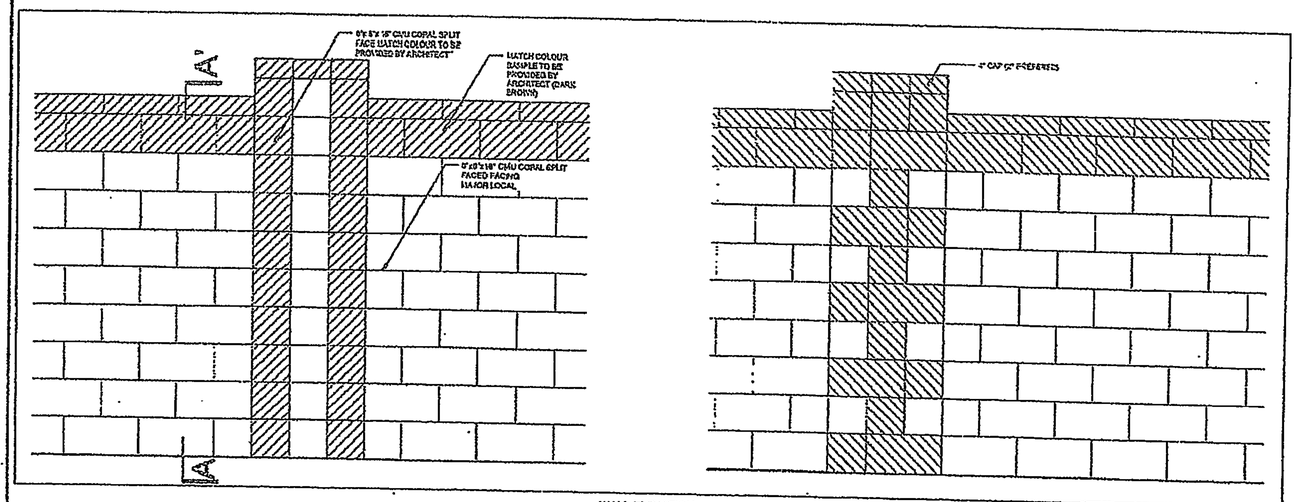
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

Preliminary Not For Construction
DRB #

NEAREST INTERSECTION:
WOODWRIGHT AVE. / OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 893-5021

TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

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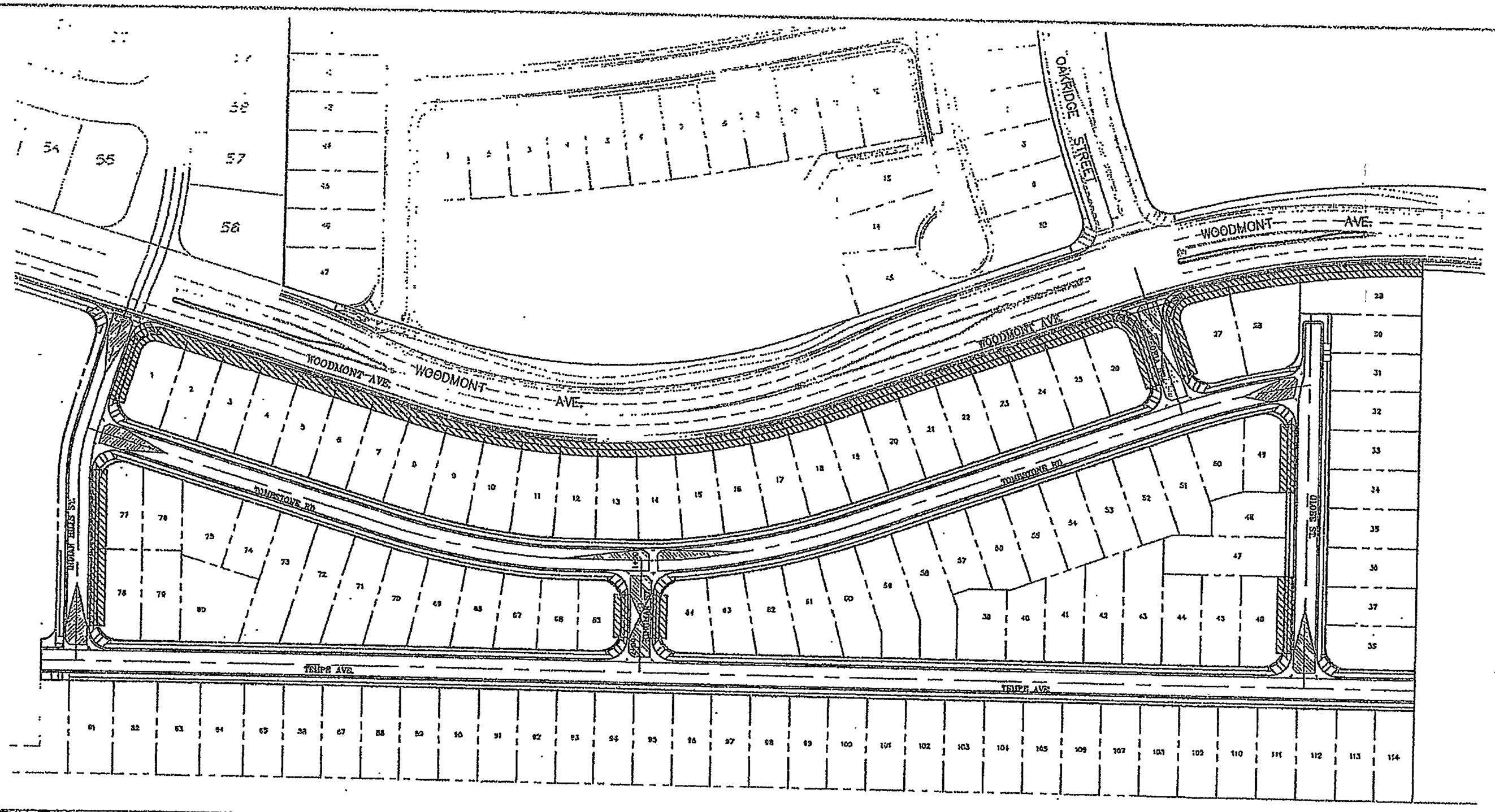
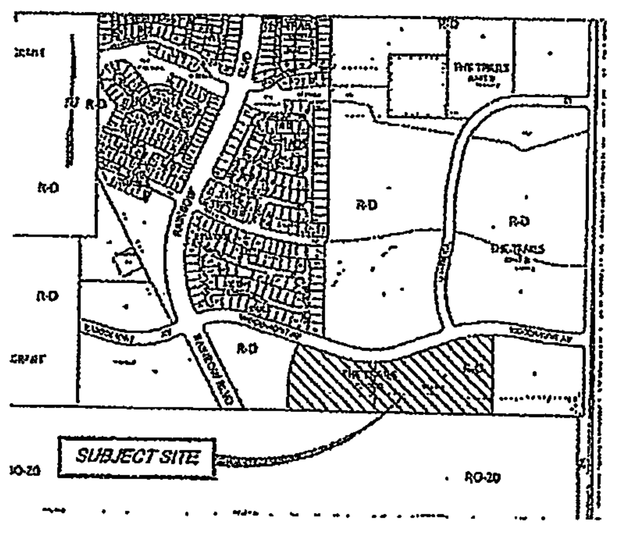
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

'LOCATION OF PEREMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

NTS

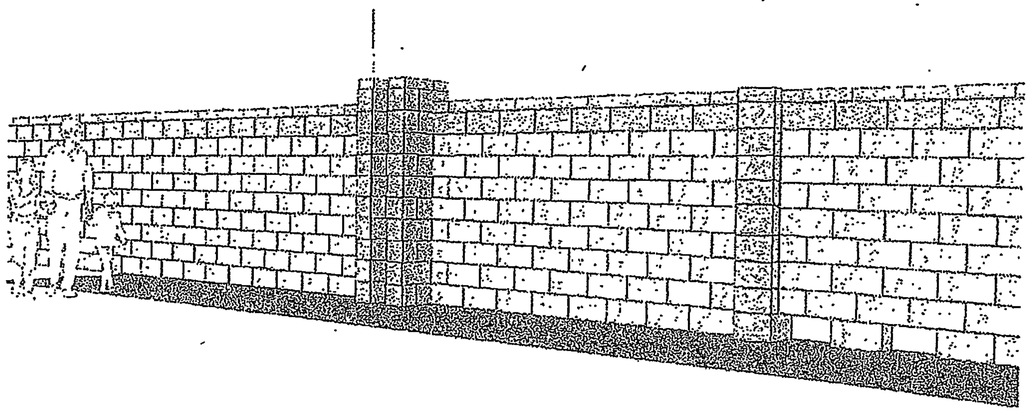
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TRACT 9A "SANTA FE 3"

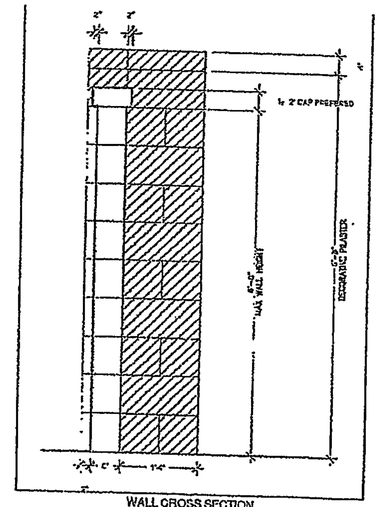
WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

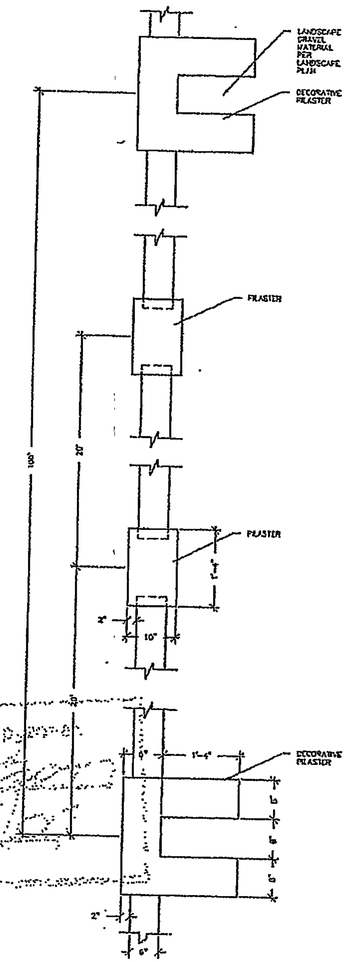
DESIGN SJS	WCEA NO. X5218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 2 OF 2	
CHECK SJS			



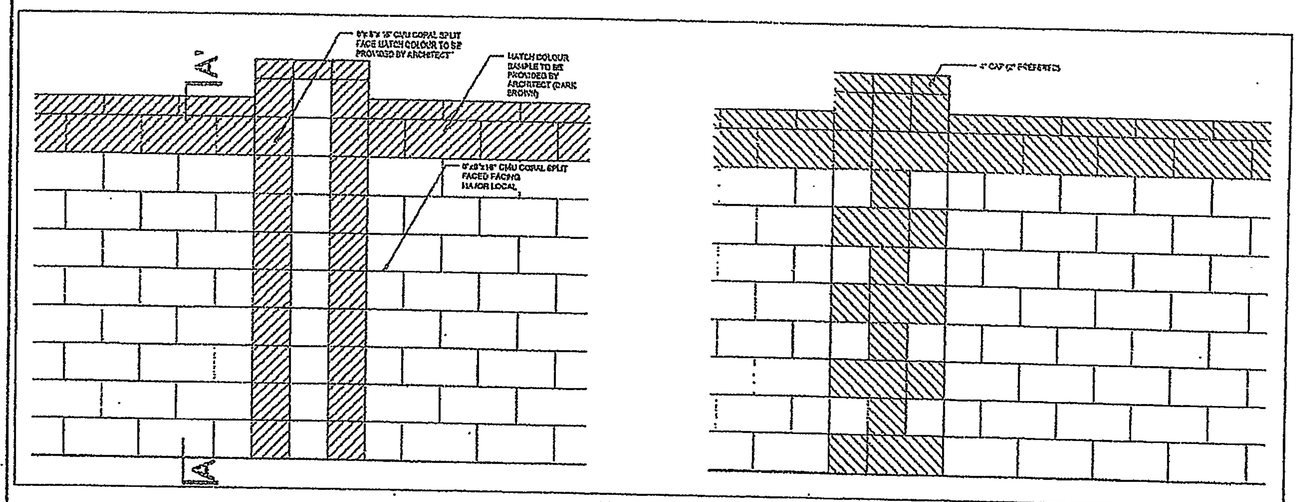
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

Perimeter Wall Approval
Preliminary Plat
Date

DRB #_____

NEAREST INTERSECTION:
WOODWARD AVE. / OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

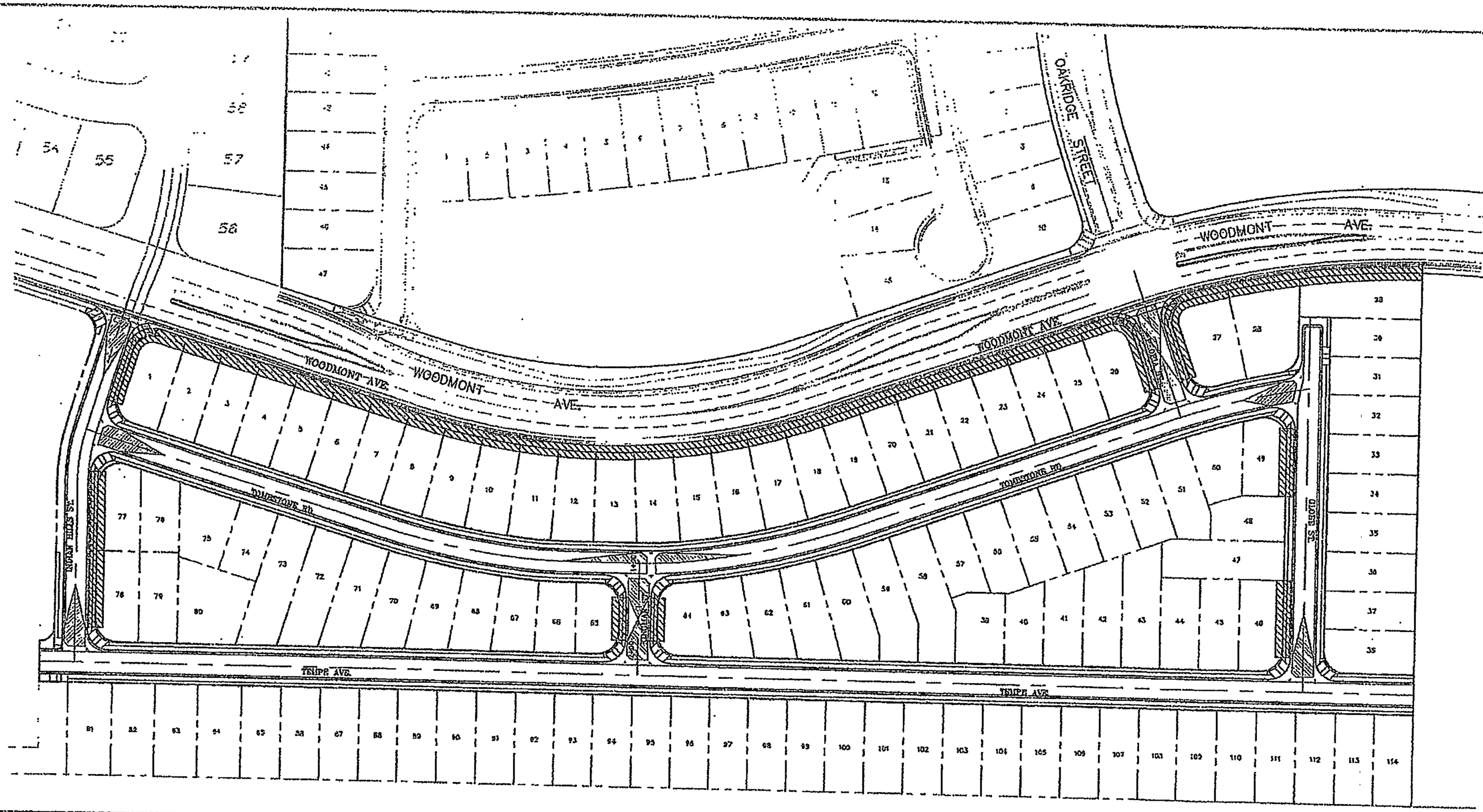
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 103
RIO RANCHO, NEW MEXICO
87124
(505) 898-5021

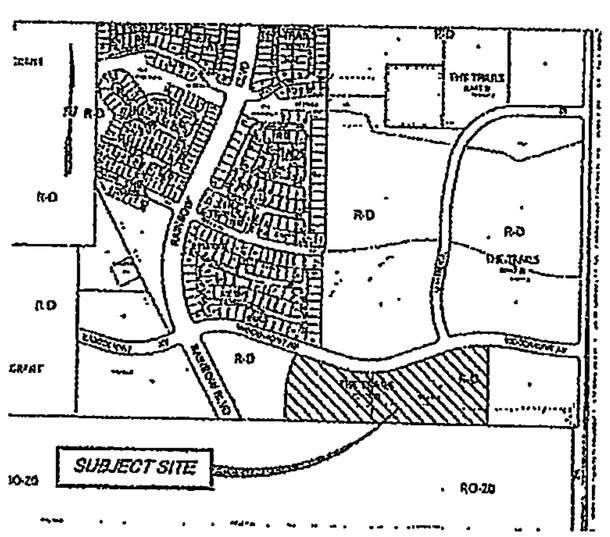
TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X6218109	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE. / OAKRIDGE STREET

N

NTS

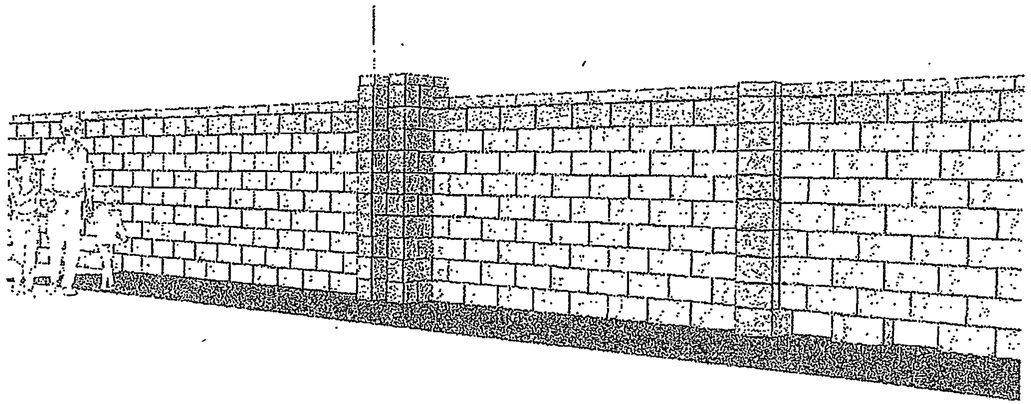
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-8021

TRACT 9A "SANTA FE 3"

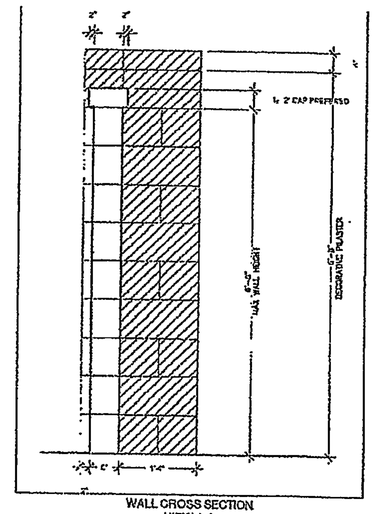
WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

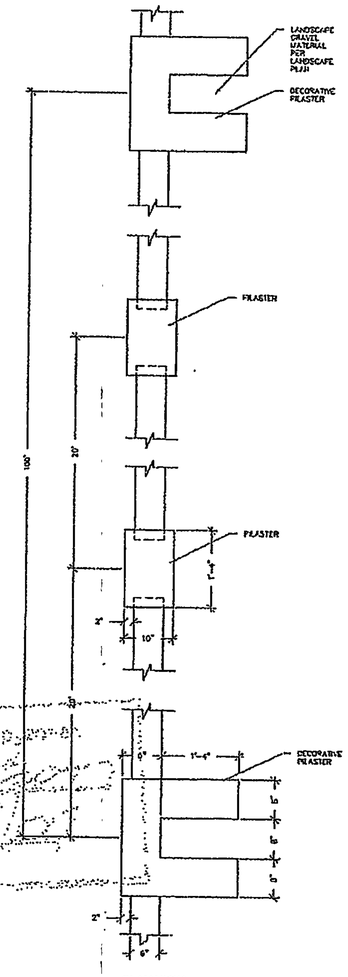
DESIGN SJS	WOEA NO. X6218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 2 OF 2	
CHECK SJS			



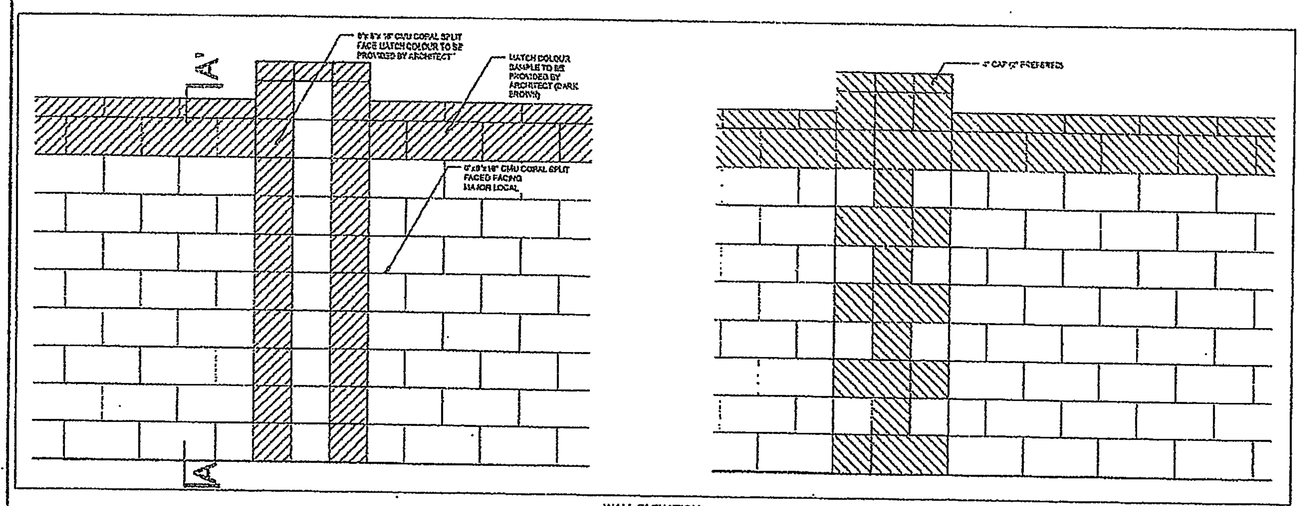
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

Perimeter Wall Approval
DRB #

NEAREST INTERSECTION:
WOODMONT AVE./ OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 896-5021

TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X6218103	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 2
CHECK	SJS		

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008799 **AGENDA ITEM NO: 5**

SUBJECT:

Vacation of Public Easement
Sidewalk Waiver
Subd Design Variance
Temp Defr Sidewalk Constr
Site Plan for Subdivision

Preliminary Plat Approval

ENGINEERING COMMENTS:

Hydrology has no objection to these actions.

The applicant has submitted an updated Grading Plan and Drainage report based on Hydrology's comments, but they have not been reviewed yet.

RESOLUTION/COMMENTS:

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

SIGNED:
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 6-29-11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

TIERRA VISTA UNIT 1 AT THE TRAILS

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008799 AGENDA ITEM NO: 5

SUBJECT:

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

ENGINEERING COMMENTS:

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.
No objection to design variance request.
Please clarify how the temporary turnarounds will be provided. Will roadway easements be required?

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:

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 29, 2011

CONSENSUS PLANNING

Memorandum

To: Jack Cloud, DRB Chairman

From: Jim Strozier

Date: June 17, 2011

Re: Tierra Vista at the Trails Project #1008799; 11DRB – 70129

The purpose of this memo is to provide a summary of the open space calculations as required by the RD Zone.

I have attached a detailed table that provides the basis for the open space calculations by lot type and includes assumptions as to 2 story vs. 1 story.

Usable open space required is 2,400 square feet per dwelling unit.
Total usable open space required is 273,600 square feet
Open space provided is 262,269 square feet
This results in a shortfall of 11,331 square feet or .26 acres

The Trails Master Plan includes an extensive network of private open space areas and pocket parks. These private open space tracts total 35.15 acres.

Private Open Space Provided:	33.15 Acres
Balance after Taos at the Trails	31.75 Acres
RD Open Space Shortfall – Tierra Vista	.26 Acres
Remaining Private Open Space	31.49 Acres

Please do not hesitate to contact me at 764-9801 if you have any questions or require any additional information.

c: Rick Beltramo, Longford Homes

Exhibit 1: Open Space Calculations for Tierra Vista at the Trails

TIERRA VISTA UNITS 1 & 2 AT THE TRAILS UNIT 2

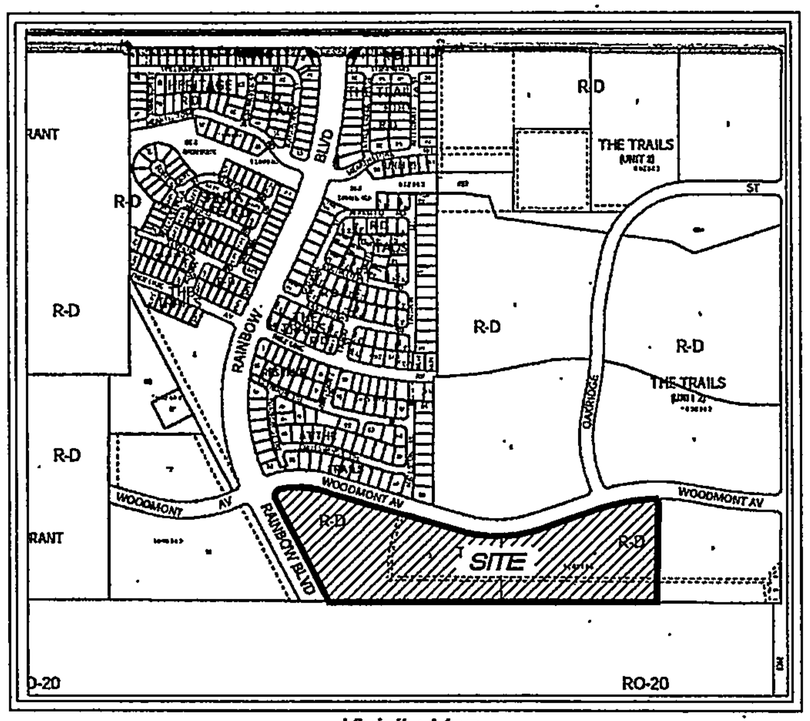
OPEN SPACE COMPUTATIONS

PRODUCT LINE		AVERAGE LOT SIZE (s.f.)	(-) AVERAGE BLDG SIZE (s.f.)	(-) DRIVEPAD (s.f.)	(+) RECESSED PORCHES BALCONIES (s.f.)	AVAILABLE O.S TOTAL	REQUIRED O.S (s.f.)	OVER-RUN/ UNDER-RUN (-) (s.f.)	NUMBER OF LOTS	TOTAL SHORTFALL (s.f.)	TOTAL SHORTFALL (acres)
95' x 45'	(2)	4275	1738	360	50	2227	2400	-173	6	-1038	-0.0238
95' x 45'	(1)	4275	1800	360	50	2165	2400	-235	3	-705	-0.0162
100' x 45'	(2)	4500	1738	360	50	2452	2400	52	13	676	0.0155
100' x 45'	(1)	4500	2002	360	50	2188	2400	-212	8	-1696	-0.0389
105' x 45'	(1)	4725	2117	360	50	2298	2400	-102	84	-8568	-0.1967
									114	**(11,331)**	**-0.2601 ACRES**

NOTES

(1) 1-story units, includes garage.

(2) 2-story units, foot print area includes garage.



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 parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
5. U.C.L.S. Log Number 2005492003

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, Free 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:

1009064303226401 01
1009064414226401 02
INDUS DEVELOPMENT LTD CO

Bernalillo County Treasurer — Date 3/7/06

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 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.

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 drainge 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
NMPS No. 9750
December 16, 2005

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

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

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Page: 1 of 4
03/07/2006 12:35P
Maru Herrera Bern. Co. PLAT R 22.00 Bk-2006C Pg-75

PROJECT NUMBER: 1004644

Application Number: 06DRB-00063

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	1-06-06 Date
PNM Gas Services	1-06-06 Date
QWest Corporation	3-3-06 Date
Comcast	1-6-06 Date
New Mexico Utilities	1-12-06 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:

City Surveyor	1-9-06 Date
Real Property Division	N/A Date
Environmental Health Department	N/A Date
Traffic Engineering, Transportation Division	2-08-06 Date
Utilities Development	2/8/06 Date
Parks and Recreation Department	2/8/06 Date
AMAFCA	2/8/06 Date
City Engineer	2/8/06 Date
DRB Chairperson, Planning Department	3/7/06 Date

SHEET 1 OF 4

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

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

DECEMBER , 2005

Maru Herrera Bern. Co. PLAT R 22.00 2006032746 Page: 2 of 4 03/07/2006 12:35P Bk-2006C Pg-75

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 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", 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

OFFICIAL SEAL DONNA KRAPCHA NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires 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

OFFICIAL SEAL DONNA KRAPCHA NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires 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 7633

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

SHEET 2 OF 3

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

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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)
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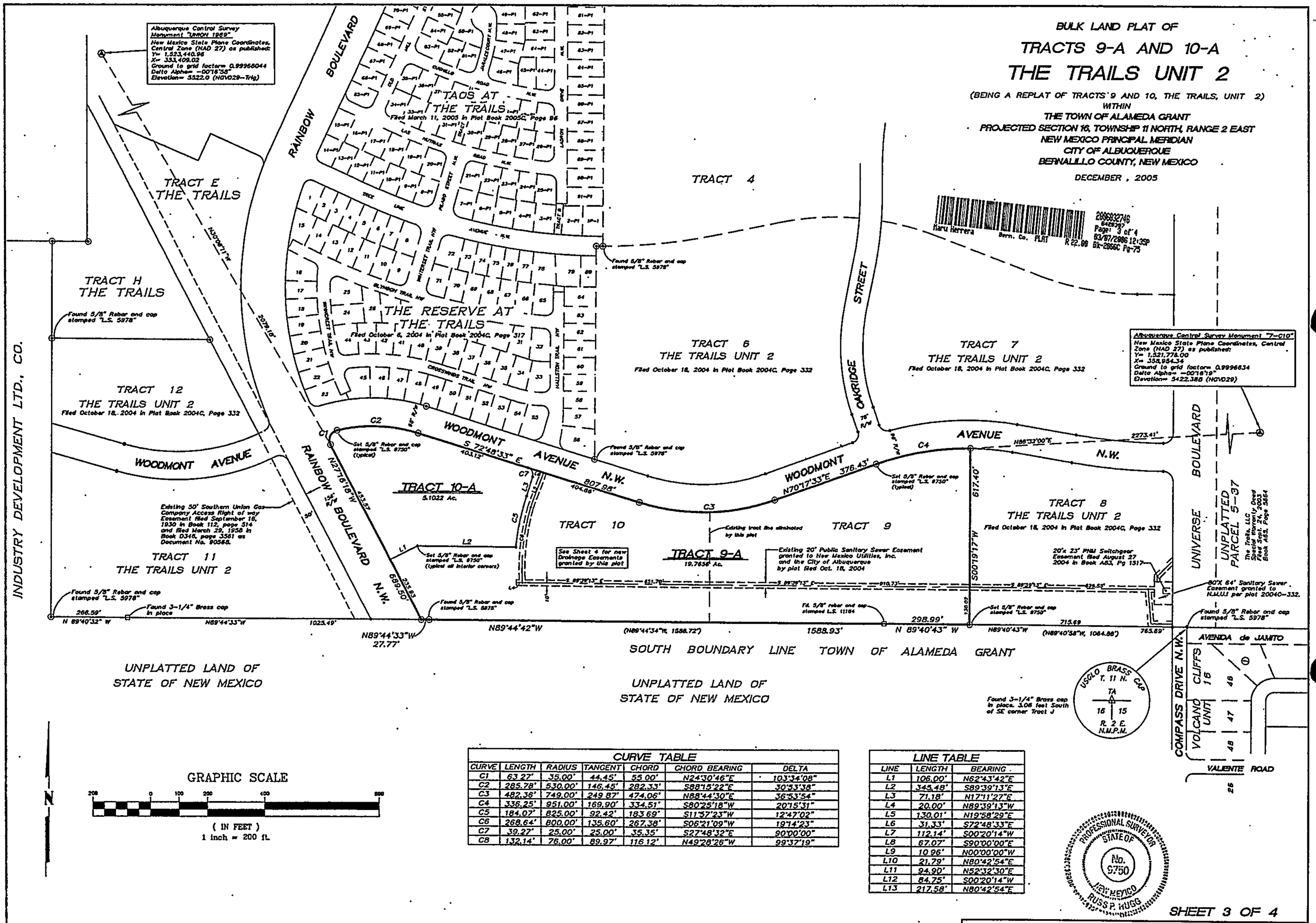
BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2005



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.27'	35.00'	44.45'	55.00'	N24°30'46"E	103°34'08"
C2	285.78'	530.00'	146.45'	282.33'	S88°15'22"E	30°53'38"
C3	482.36'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C4	336.25'	951.00'	169.90'	334.51'	S80°25'18"W	20°15'31"
C5	184.07'	825.00'	92.42'	183.69'	S11°57'23"W	12°47'02"
C6	268.64'	800.00'	135.60'	267.38'	S06°21'09"W	19°14'23"
C7	39.27'	25.00'	25.00'	35.35'	S27°48'32"E	90°00'00"
C8	132.14'	76.00'	89.97'	116.12'	N49°28'26"W	99°37'19"

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.00'	N62°43'42"E
L2	345.48'	S89°39'13"E
L3	71.18'	N17°11'27"E
L4	20.00'	N89°39'13"W
L5	130.01'	N19°58'29"E
L6	31.33'	S72°48'33"E
L7	112.14'	S00°20'14"W
L8	67.07'	S90°00'00"E
L9	10.96'	N00°00'00"W
L10	21.79'	N80°42'54"E
L11	94.90'	N52°32'30"E
L12	84.75'	S00°20'14"W
L13	217.58'	N80°42'54"E

SHEET 3 OF 4

051362 .DWG

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 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
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DECEMBER , 2005

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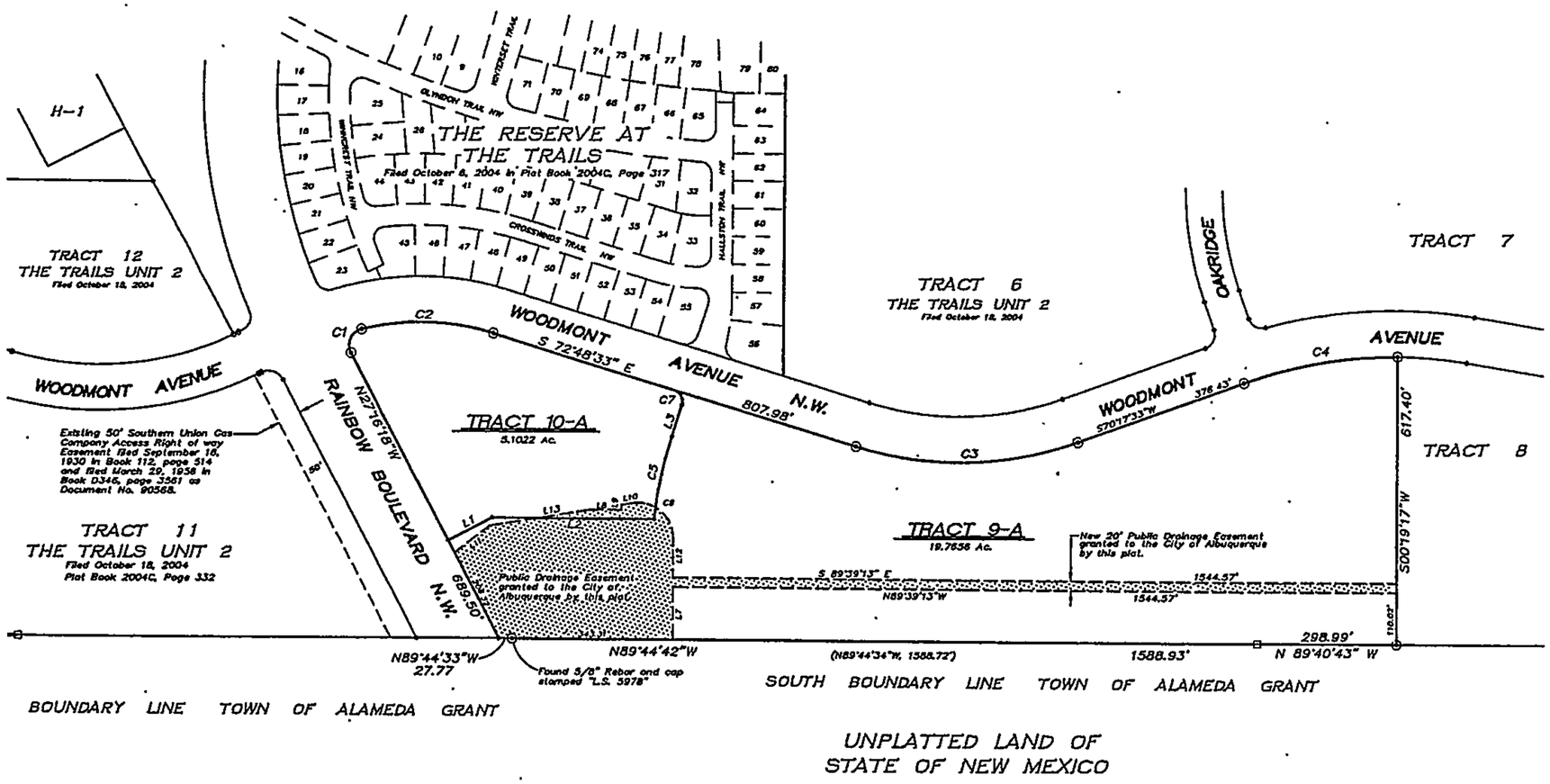


NEW PUBLIC DRAINAGE EASEMENTS

N

GRAPHIC SCALE

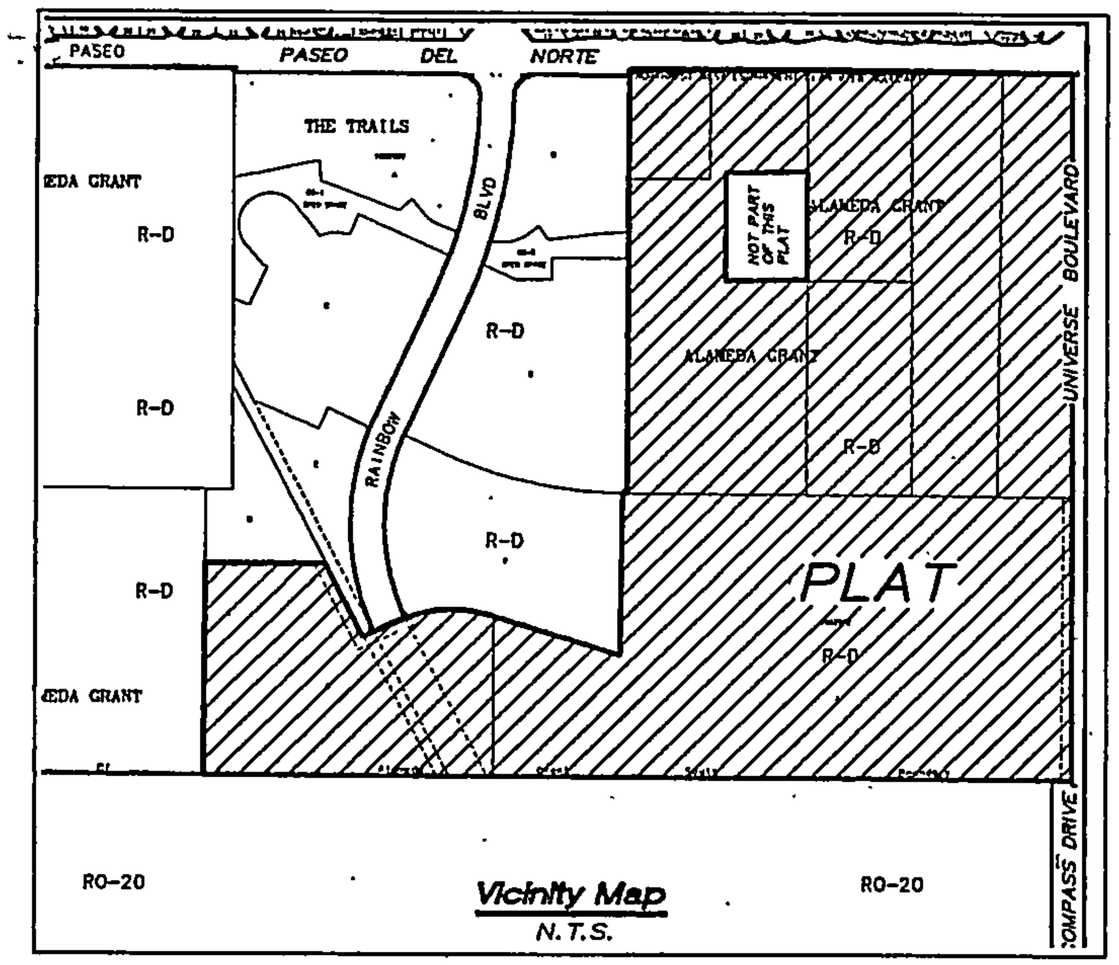
200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

SHEET 4 OF 4

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



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 parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
5. U.C.L.S. Log Number 2004340101.
6. No direct access to Paseo Del Norte or Universe Boulevard will be allowed.
7. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus Ⓐ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

1. Total number of existing Tracts: 11
2. Total number of Tracts created: 14
3. Total mileage of full width streets created: 1.40 miles.
4. Gross Subdivision acreage: 189.65 acres.
5. 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:

1. Show the various Public Roadway and Utility Easements which were vacated by DRB-04 1321
2. Create the Fourteen (14) Bulk Parcels shown hereon to facilitate platting of future Trails Units.
3. 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.
4. 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 PROPERTY DESCRIBED HEREIN, FOR WHICH WE HAVE ACCEPTED ENTRY OWNER OF RECORD

18 Oct 04
Date COUNTY TREASURER'S OFFICE

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 reasonably necessary to provide electrical service.

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

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

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

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

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

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

DISCLAIMER

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

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.

Russ P. Hugg
NMPS No. 9750
August 16, 2004

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

040806_BULKPLAT.DWG

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
AUGUST , 2004

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Page: 1 of 6
10/18/2004 03:52P
Mary Herrera Bern. Co. PLAT R 32.00 Bk-2004C Pg-332

PROJECT NUMBER: 1002962
Application Number: 04DRB-01322

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	10-15-04 Date
PNM Gas Services	10-15-04 Date
QWest Corporation	10-11-04 Date
Comcast	9-2-04 Date
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:

City Surveyor	8-25-04 Date
Real Property Division	9/22/04 Date
Environmental Health Department	9/22/04 Date
Traffic Engineering, Transportation Division	9.22.04 Date
Utilities Development	9.22.04 Date
Parks and Recreation Department	9/22/04 Date
AMAFCA	9/22/04 Date
City Engineer	9/22/04 Date
DRB Chairperson, Planning Department	10/18/04 Date

SHEET 1 OF 6

SURVTEK, INC.
Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5366
Fax: 505-897-5377

Mary Herrera Bern. Co. PLAT R 32.00 2004146566 616993 Page: 2 of 6 10/18/2004 03:52P Bk-2004C Pg-332

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 Trails as the same are shown and designated on the plat entitled "BULK LAND PLAT 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 P.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 Control 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 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); said point also being the Northeast corner of said Tract F and a point on curve on the Southerly 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° 39' 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 to the Northeast 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 southerly line of Paseo Del Norte and a point on the South 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 J, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) said point being a point on the Southerly Boundary of the Town of Alameda Grant; Thence Northwesterly along said Southerly 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 Southerly 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 G and J, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

N 89° 44' 33" W , 1053.27 feet to the 7 mile marker on said Southerly 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 G, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

N 00 15' 20" E , 978.73 feet to the Northwest corner said Tract G, 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.

Said 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 P.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 "L.S. 5978" found in place)as the same is shown and designated on the plat entitled "BULK LAND PLAT 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 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.

Said parcel contains 5.0520 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising,"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", 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 forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional and new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

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

By _____ 10-6-04
James R. Baker, Division President Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By Tracy Murphy 10-7-04
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

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

Gloria Jean Sanchez My commission expires 3-19-07
Notary Public

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
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 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 1 thru 12 and OS-3 and OS-4, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Book A85 page 6182

BLANKET EASEMENT NOTES

1. Tracts OS-3 and OS-4 are subject to a blanket access, public open space and public storm drain 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 and public sanitary sewer to be granted to the City of Albuquerque and New Mexico Utilities, Inc. with the filing of this plat.
2. Existing Tracts G and J, The Trails are subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer granted to the City of Albuquerque by plat filed December 15, 2003 in Plat Book 2003C, page 375.
3. 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
COUNTY OF Clark SS

The foregoing instrument was acknowledged before me this 7th day of October 2004, by Tracy Murphy, President of The Trails Community Association, Inc.

Crystal House My commission expires 5/5/07
Notary Public

STATE OF NEW MEXICO PROFESSIONAL SURVEYOR No. 9750

SHEET 2 OF 6

SURVTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505.897-5366
Fax: 505.897-3377

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

IN

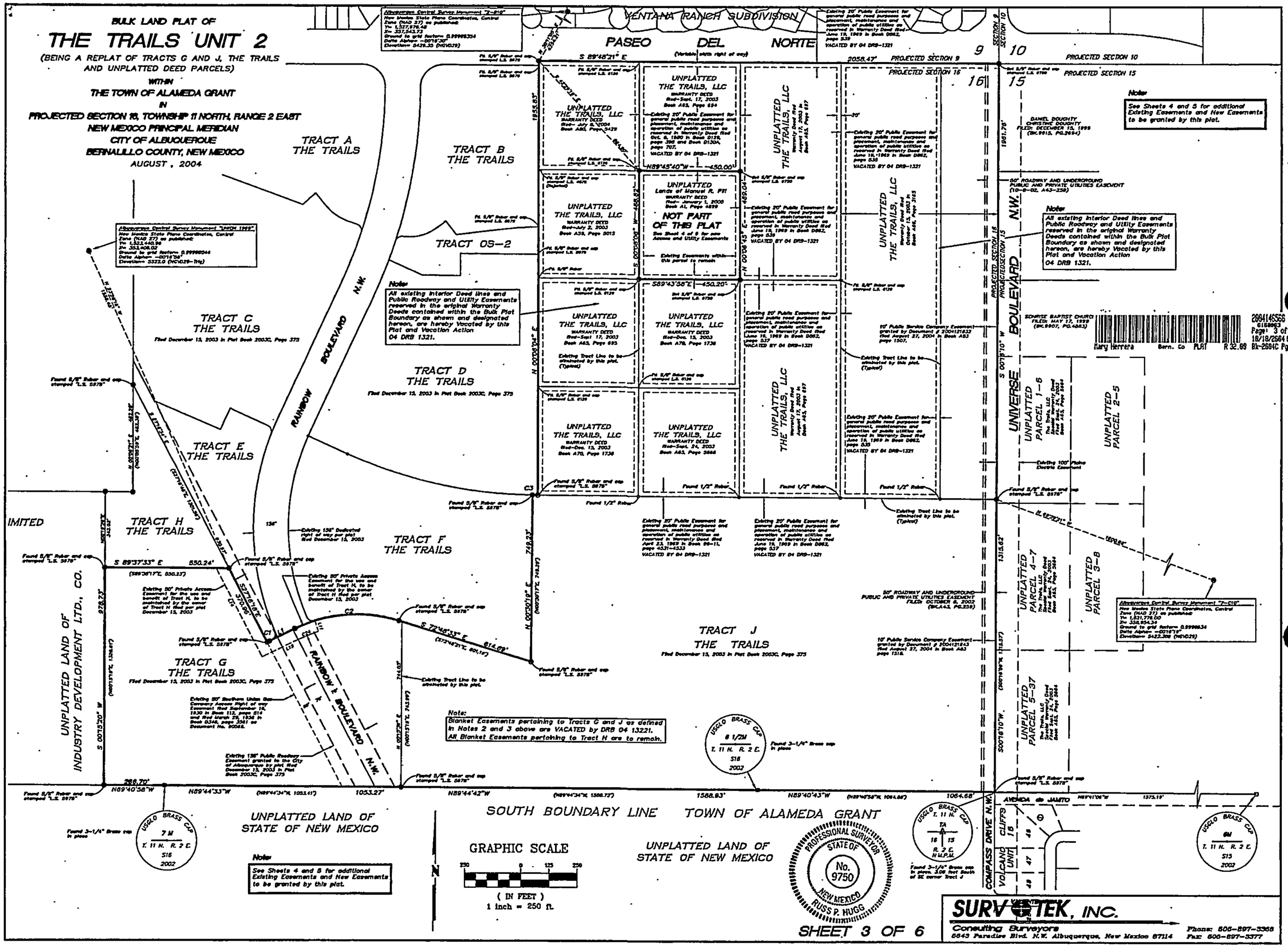
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

AUGUST , 2004



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Mary Herrera Bern. Co PLAT R 32.00 Bk-2004C Pg-332

BULK LAND PLAT OF

THE TRAILS UNIT 2

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

WITHIN

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IN

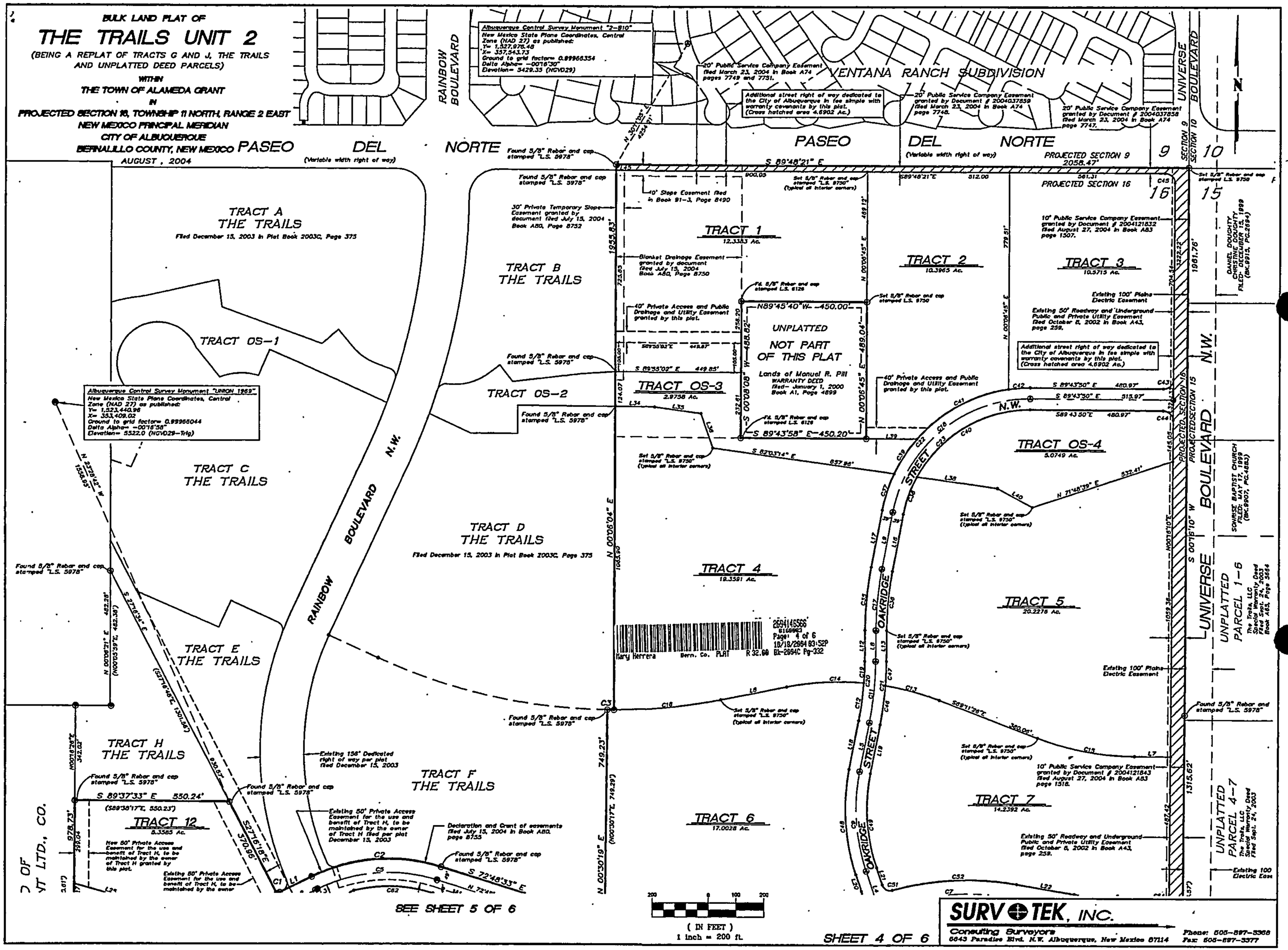
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

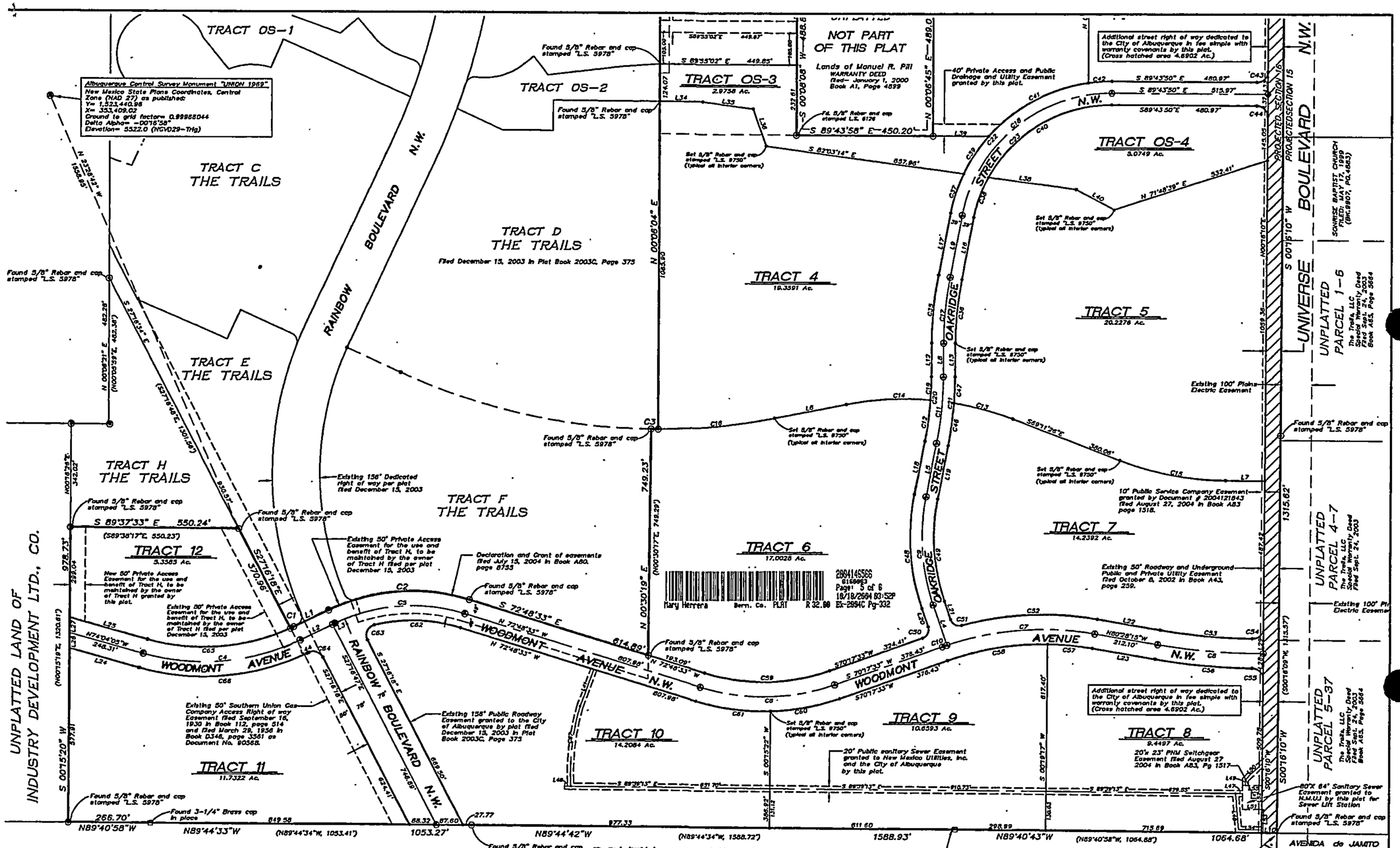
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

AUGUST , 2004



SHEET 4 OF 6



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

AUGUST , 2004

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

SHEET 5 OF 6

SURVTEK, INC.
Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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

IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

AUGUST , 2004

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Mary Herrera Bern. Co. PLAT R 32.00 BK-2004C Pg-332

CURVE TABLE

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°16'06"
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	350.97'	2000.00'	175.94'	350.52'	S85°29'53"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°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'	277.77'	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	219.10'	1200.00'	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°13'00"W	03°51'06"
C20	214.59'	1061.00'	107.60'	214.28'	N05°35'09"E	10°35'24"
C21	229.00'	1239.00'	114.83'	228.68'	S05°35'09"W	10°35'24"
C22	748.05'	539.00'	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°27'41"
C36	211.98'	1161.00'	106.29'	211.69'	S05°31'17"W	10°27'41"
C37	137.94'	539.00'	69.35'	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'	75.31'	149.16'	S33°22'07"W	15°54'25"
C40	497.05'	461.00'	275.77'	473.32'	N59°22'53"E	61°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	141.74'	1239.00'	70.95'	141.66'	N07°36'12"E	6°33'16"
C47	87.27'	1239.00'	43.65'	87.25'	N02°18'30"E	4°02'08"
C48	382.89'	739.00'	195.85'	378.62'	S03°57'45"E	29°41'11"
C49	342.48'	661.00'	175.18'	338.66'	S03°57'45"E	29°41'11"
C50	46.65'	30.00'	29.53'	42.09'	N25°44'36"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'	34.88'	49.41'	N44°37'51"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'	169.90'	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'	232.19'	N79°12'33"E	17°50'00"
C61	249.23'	749.00'	125.78'	248.08'	S82°20'30"E	19°03'54"
C62	285.78'	530.00'	146.45'	282.33'	N88°15'22"W	30°53'38"
C63	63.27'	35.00'	44.45'	55.00'	S24°30'46"W	103°34'08"
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'	N85°24'55"E	41°02'00"
C66	564.57'	770.00'	295.65'	552.01'	N84°55'38"E	42°00'34"
C67	268.64'	800.00'	135.60'	267.38'	S06°21'09"W	19°14'23"

LINE TABLE

LINE	LENGTH	BEARING
L1	126.54'	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°52'50"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	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	179.63'	S10°52'50"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'	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	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	140.39'	S89°54'08"E
L35	167.26'	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°09'00"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	75.36'	S89°40'43"E
L55	54.00'	S89°40'50"E

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

SHEET 6 OF 6

SURVTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: The Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911

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

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

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

DESCRIPTION OF REQUEST: Sketch Plat Review

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

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

Lot or Tract No. 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.): ____

1005031, 06DRB-01077, 06DRB-01017, 06DRB-01018, 06DRB-01282

CASE INFORMATION:

Within city limits? X 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 Boulevard

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

SIGNATURE Scott J. Steffen DATE 5/6/11

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - ____ - 70123	VPE	___	$ 135.00
11DRB - ____ - 70125	SW	___	$ 0
11DRB - ____ - 70126	SDV	___	$ 0
11DRB - ____ - 70127	TDS	___	$ 0
11DRB - ____ - 70128	PP	___	$ 2270.00
11DRB 70129	SPS		Total 385.00
	ADV + CMF		75.00 + 20.00
			$ 2885.00

Hearing date June 1, 2011

5-6-11
Planner signature / date

Project # 1008799

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 STEFFEN
Applicant name (print)

Scott Steffen 5/6/11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB - - 70123
11DRB - - 70125
11DRB - - 70126
11DRB 70127

5-6-11
Planner signature / date

Project # 1008799

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)** Int. 4

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
Applicant name (print)

5/6/11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB - ____ - 70128
____ - ____ - ____
____ - ____ - ____

5-6-11
Planner signature / date

Project # 1008799

FORM P(2): SITE DEVELOPMENT PLAN REVIEW - D.R.B. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ Traffic Impact Study (TIS) form with required signature
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D.R.B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMEND SITE DEV PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

SCOTT J. STEFFEN
Applicant name (print)

5/6/11
Applicant signature / date

Form revised **November 2010**

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

Application case numbers
11DRB - - 70129
- -
- -

5-6-11
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 May 17, 2011 To June 1, 2011

5. REMOVAL

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

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

Bridgy Adams for BHI — 5-6-11
(Applicant or Agent) (Date)

I issued 1 signs for this application, 5-6-11 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1008799

Rev. 1/11/05

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 6, 2011

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, Vacation of Public Easement, Sidewalk Deferral/Waiver, and Design Variance (DRB 1005031)

Dear Mr. Cloud:

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

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

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Tract 9A at the Trails Unit 2 and consists of 50 lots, with a minimum dimension of 45 feet wide by 90 feet deep. Access to the site will be from Woodmont Avenue.

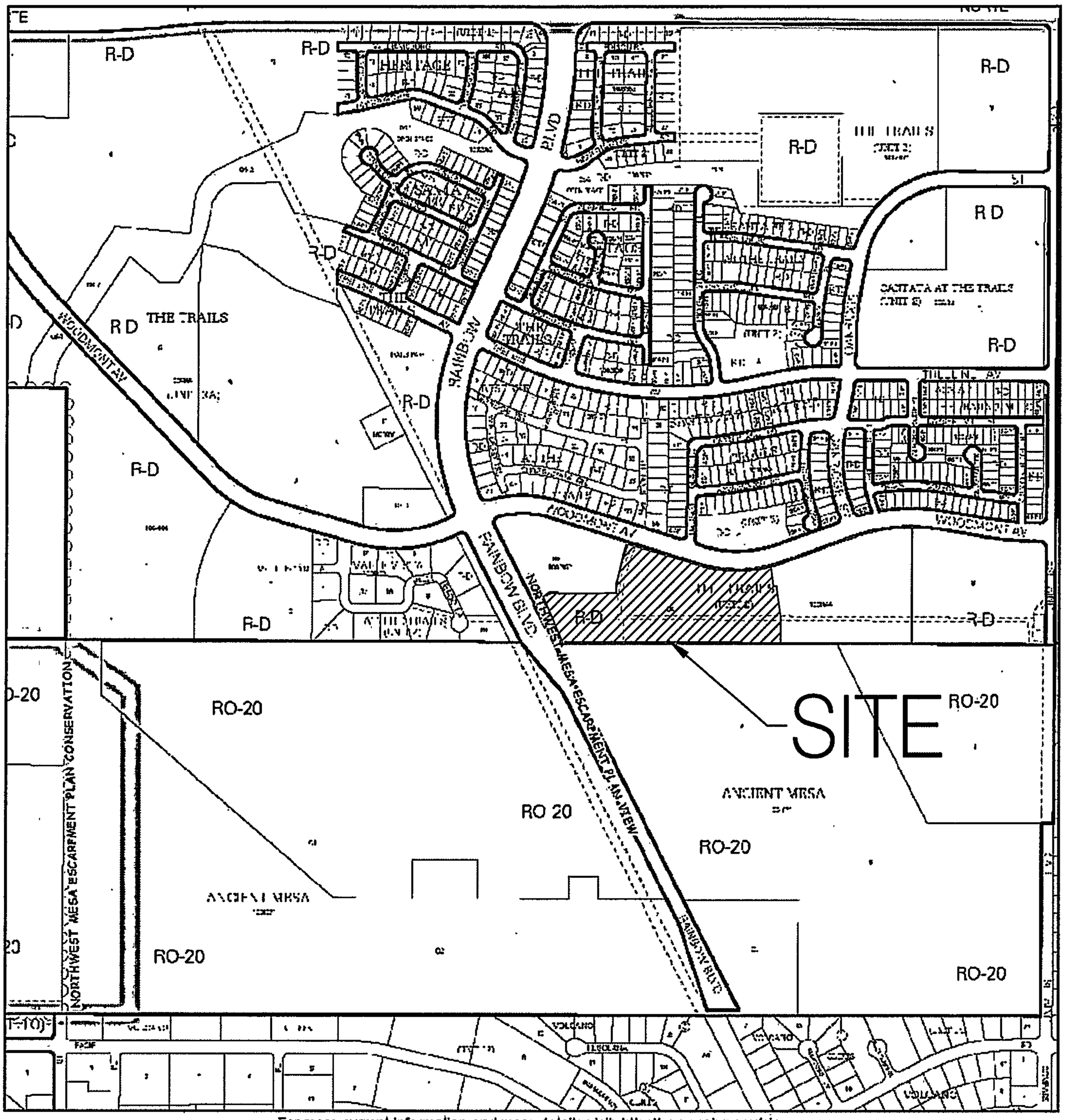
Please place this item on the DRB Agenda to be heard on June 1, 2011. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

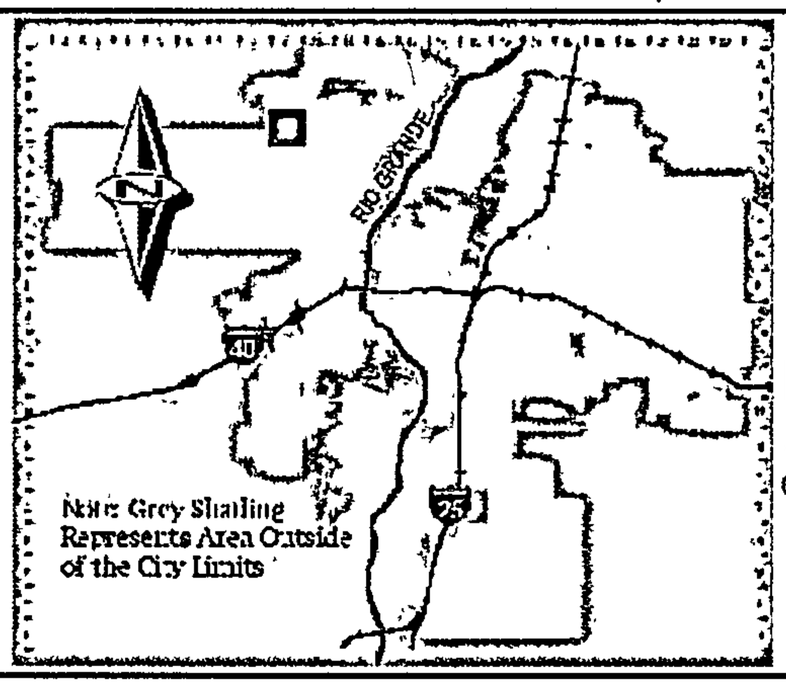
Enclosures

cc: Rick Beltramo, Longford Homes



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

Map amended through: 2/4/2010



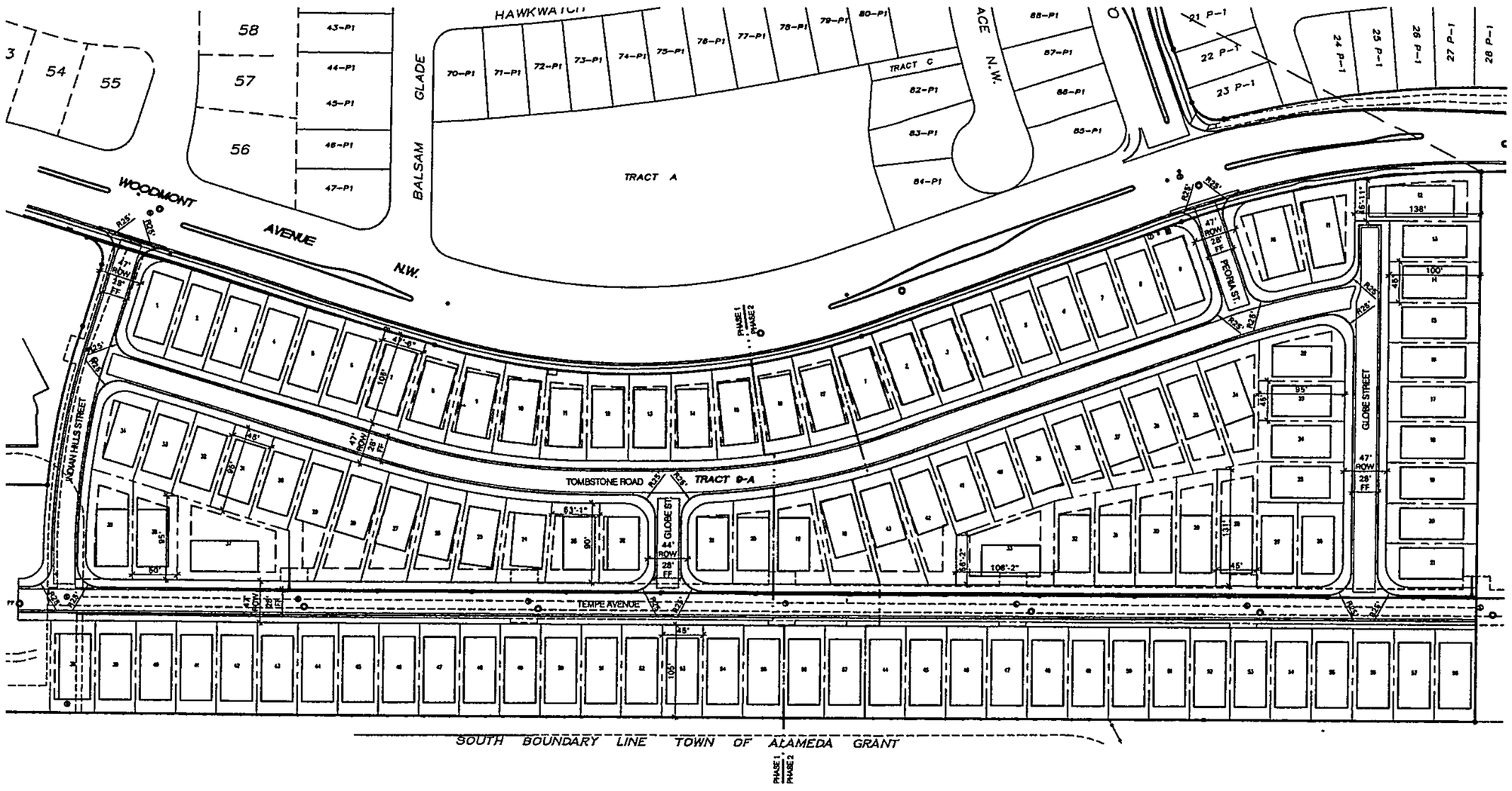
Zone Atlas Page:

C-09-Z

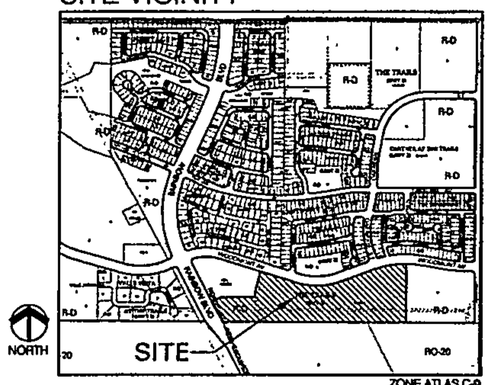
Selected Symbols

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

0 750 1,500 Feet



SITE VICINITY



PROJECT NUMBER: XXXXXX	
APPLICATION NUMBER: XXXXXX	
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

GENERAL NOTES:

1. THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE 'TRAILS PHASE 1' SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-22-03. PROJECT NUMBER 1002962, 03DRB-01530
2. EXISTING ZONING: RD - PROPOSED ZONING. NO CHANGE.
3. LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION
4. AS DESCRIBED AND PERMITTED IN CHAPTER 23 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE P-1 INTERMITTENT PARKING DESIGN STANDARDS THIS IS APPLICABLE WHERE THE ROADWAY RIGHT-OF-WAY AND PAVEMENT WIDTHS WITHIN INDIVIDUAL SUBDIVISIONS EQUAL 47' AND 28' RESPECTIVELY.
5. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
6. VEHICULAR ACCESS SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE.
7. ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION.
8. SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
9. THE MAXIMUM ON-LOT USEABLE OPEN SPACE REQUIREMENT WILL BE MET, PER THE R-D ZONE IN THE CITY COMPREHENSIVE ZONING CODE. THE REMAINING REQUIREMENTS HAVE BEEN MET PREVIOUSLY PER SECTION 14-16-3-8 DETACHED OPEN SPACE REGULATIONS. OFF-SITE OPEN SPACE AREAS HAVE BEEN ESTABLISHED CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION
11. WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
12. PERIMETER WALLS. THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT, AND SHALL BE CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION SOME OF THE PERIMETER WALLS ARE EXISTING
13. MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
14. THERE ARE CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT
15. BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVE, AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.

SITE DATA:

TOTAL DEVELOPED AREA. 19 3582 AC
ZONING. R-D
PROPOSED DWELLING UNITS.

PHASE	57
PHASE 2	58
TOTAL	115

LEGAL DESCRIPTION:

TRACT 9A OF 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.

Site Plan for Subdivision

Tierra Vista Unit 1/ Tierra Vista Unit 2

Prepared for:
The Trails, LLC
6840 Treeline Avenue NW
Albuquerque, NM 87114

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Scale: 1" = 60'

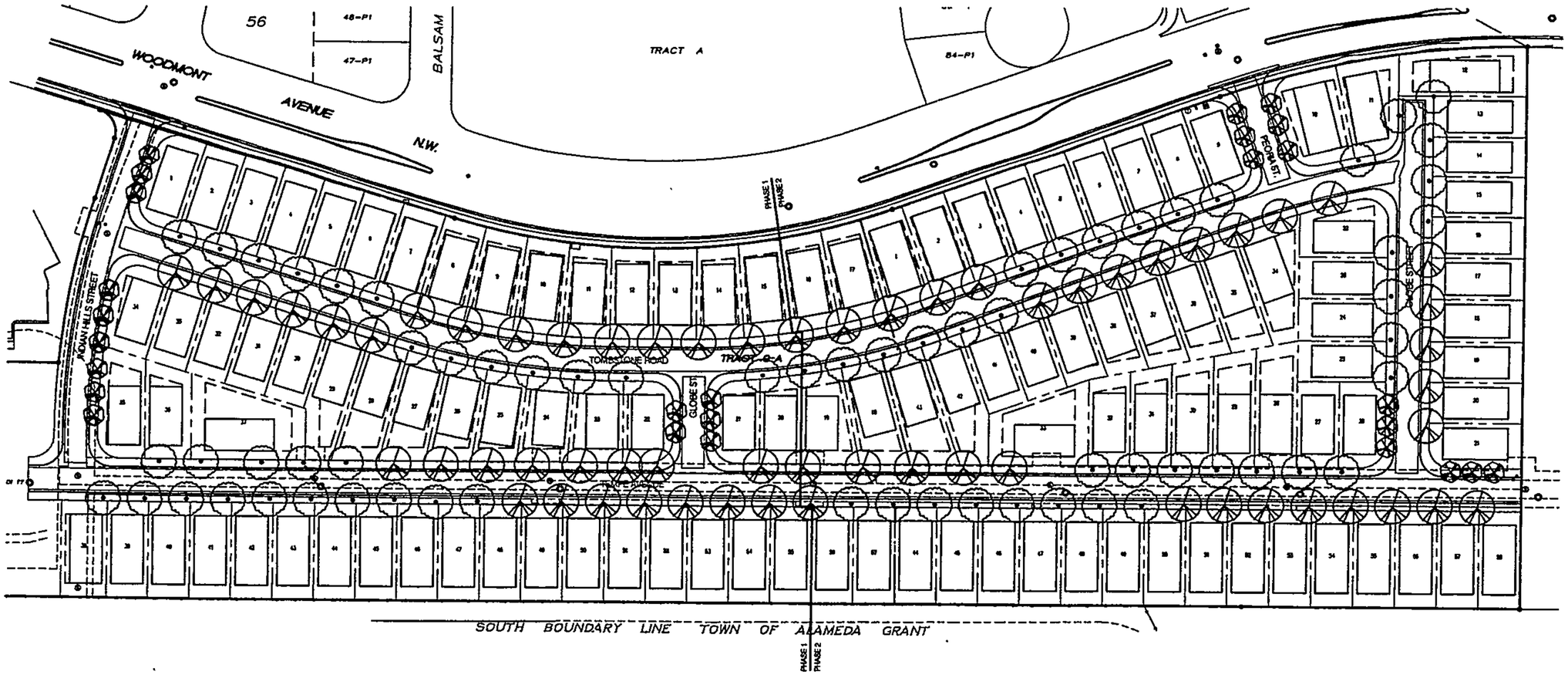
north

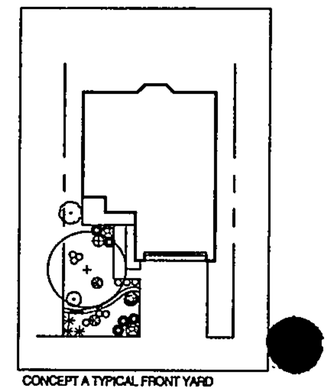
30 0 60 120

CONSENSUS PLANNING

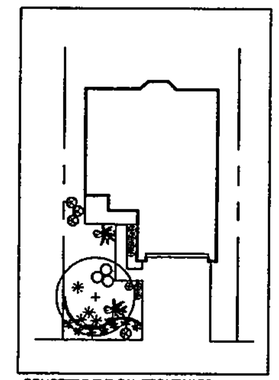
May, 2011

SHEET 1





CONCEPT A TYPICAL FRONT YARD



CONCEPT B TYPICAL FRONT YARD

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
STREET TREES			
PURPLE ROBE LOCUST	ROBINIA AMBIGUA 'PURPLE ROBE'	2 0" CAL.	MEDIUM
CHINESE PISTACHE	PISTACIA CHINENSIS	2 0" CAL.	MEDIUM
HACKBERRY	CELTIS OCCIDENTALIS	2 0" CAL.	MEDIUM
FRONT YARD PLANT LIST TYPICAL			
EVERGREEN TREES			
AUSTRIAN PINE	PINUS NIGRA	6 FT HT.	MEDIUM
TREES			
DESERT WILLOW	CHILOPSIS LINEARIS	2.0" CAL.	LOW+
HOPA CRABAPPLE	MALUS 'HOPA'	2.0" CAL.	HIGH
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15 GAL.	LOW
NEWPORT FLOWERING PLUM	PRUNUS C. 'NEWPORT'	2.0" CAL.	MEDIUM
RED BARRON CRABAPPLE	MALUS 'RED BARRON'	2.0" CAL.	HIGH
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2.0" CAL.	MEDIUM+
CACTI / AGAVES / ALOES / YUCCAS			
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL	LOW
CHOLLA	OPUNTIA SPP	5 GAL	LOW
PARRY AGAVE	AGAVE PARRYII	5 GAL	LOW
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL	LOW+
SHRUBS			
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL	MEDIUM
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW
FRINGE SAGE	ARTEMISIA FRIGIDA	5 GAL	LOW
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	LOW
TRIDENT SAGE	SALVIA X 'TRIDENT'	5 GAL	LOW
PROSTRATE ROSEMARY	ROSMARINUS O. 'PROSTRATUS'	5 GAL	LOW+
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL	LOW+

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
GRASSES			
BEARGRASS	NOLINA MICROCARPA	5 GAL	LOW+
KARL FOERSTER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	5 GAL	MEDIUM
REGAL MIST DEERGRASS	MUHLENBERGIA C 'REGAL MIST'	5 GAL	MEDIUM
SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL	MEDIUM+
THREADGRASS	NASSELLA TENUISSIMA	1 GAL	LOW+
YAKUSHIMA MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL	MEDIUM+
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	5 GAL	MEDIUM

NOTES:
1. ALL PLANTS WITHIN 6' OF CURB MUST BE MAINTAINED AT A MAX. HEIGHT OF 3'
2. TREES IN SIGHTLINES AND WITHIN 6' OF A CURB MUST HAVE LOWER BRANCHES PRUNED UP TO 7'.
3. BOULDERS WITHIN 6' OF CURB MAY NOT EXCEED 8" IN HEIGHT, THOSE WITHIN 12' MAY NOT EXCEED 16".

GENERAL NOTES:
1. THIS PLAN IS INTENDED TO COMPLY WITH THE NORTH-WEST MESA ESCARPMENT PLAN
2. LANDSCAPE DESIGN IS CONCEPTUAL. LANDSCAPE WITHIN R.O.W SHALL BE ACCOMPLISHED WITH A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE HOMEOWNER'S ASSOCIATION AND THE CITY OF ALBUQUERQUE.
3. ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE SEED MIX.

ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH 3/4" SANTA FE BROWN ROCK MULCH AND 2" - 4" SANTA ANA TAN COBBLE (3 1 RATIO) MINIMUM DEPTH OF MULCH SHALL BE 3"

IRRIGATION SYSTEM
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1 0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.

IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION

STATEMENT OF WATER WASTE
THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA.

Landscape Plan

Tierra Vista Unit 1/ Tierra Vista Unit 2

Prepared for:
The Trails, LLC
6840 Treeline Avenue NW
Albuquerque, NM 87114

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Scale: 1" = 60'

north

30 0 60 120

CONSENSUS PLANNING

May, 2011

SHEET 2

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

May 2, 2011

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

Dear Becky:

Thank you for your inquiry of May 2, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 9-A BULKLAND PLAT OF TRACTS 9-A & 10-A, THE TRAILS, UNIT 2 (A REPLAT OF TRACTS 9 & 10, THE TRAILS, UNIT 2), LOCATED ON WOODMONT AVENUE NW BETWEEN RAINBOW BOULEVARD NW AND UNIVERSE BOULEVARD NW** zone map **C-9.**

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

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

*** denotes president of association.**

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

Sincerely,

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

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

planningrnaform(12/06/07)

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 6, 2011

Bill Elk
8931 Winncrest Trail NW
Albuquerque, NM 87114

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

Dear Mr. Elk:

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

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

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

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

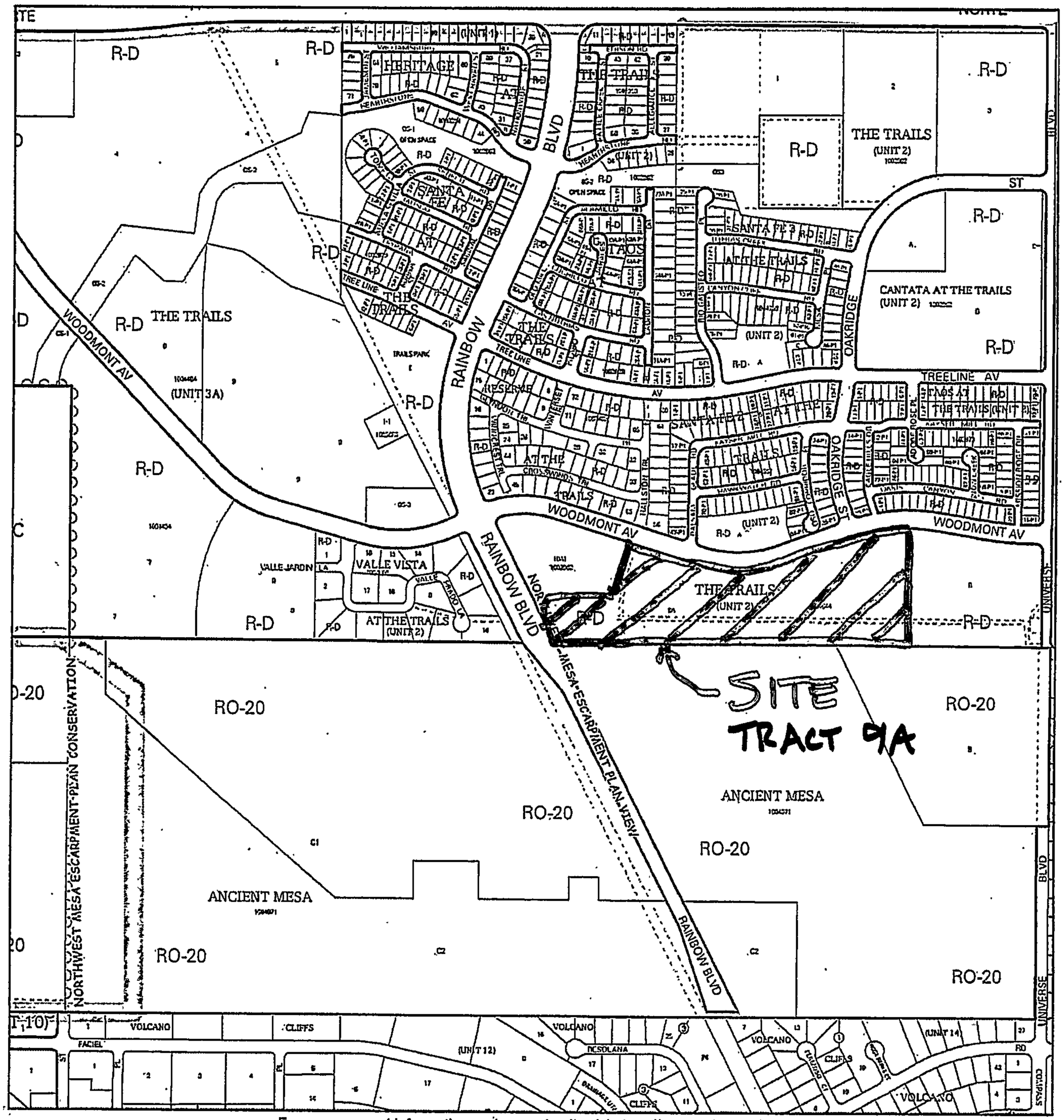
Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure

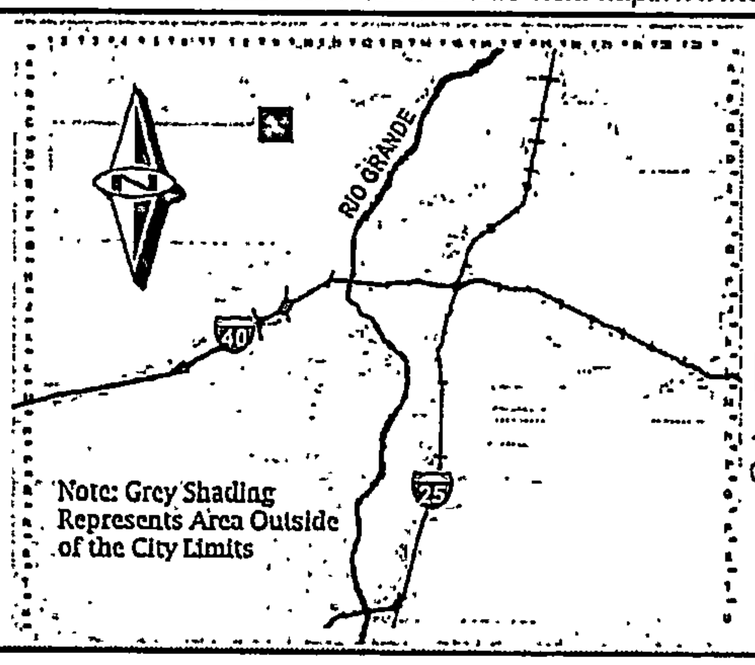
ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



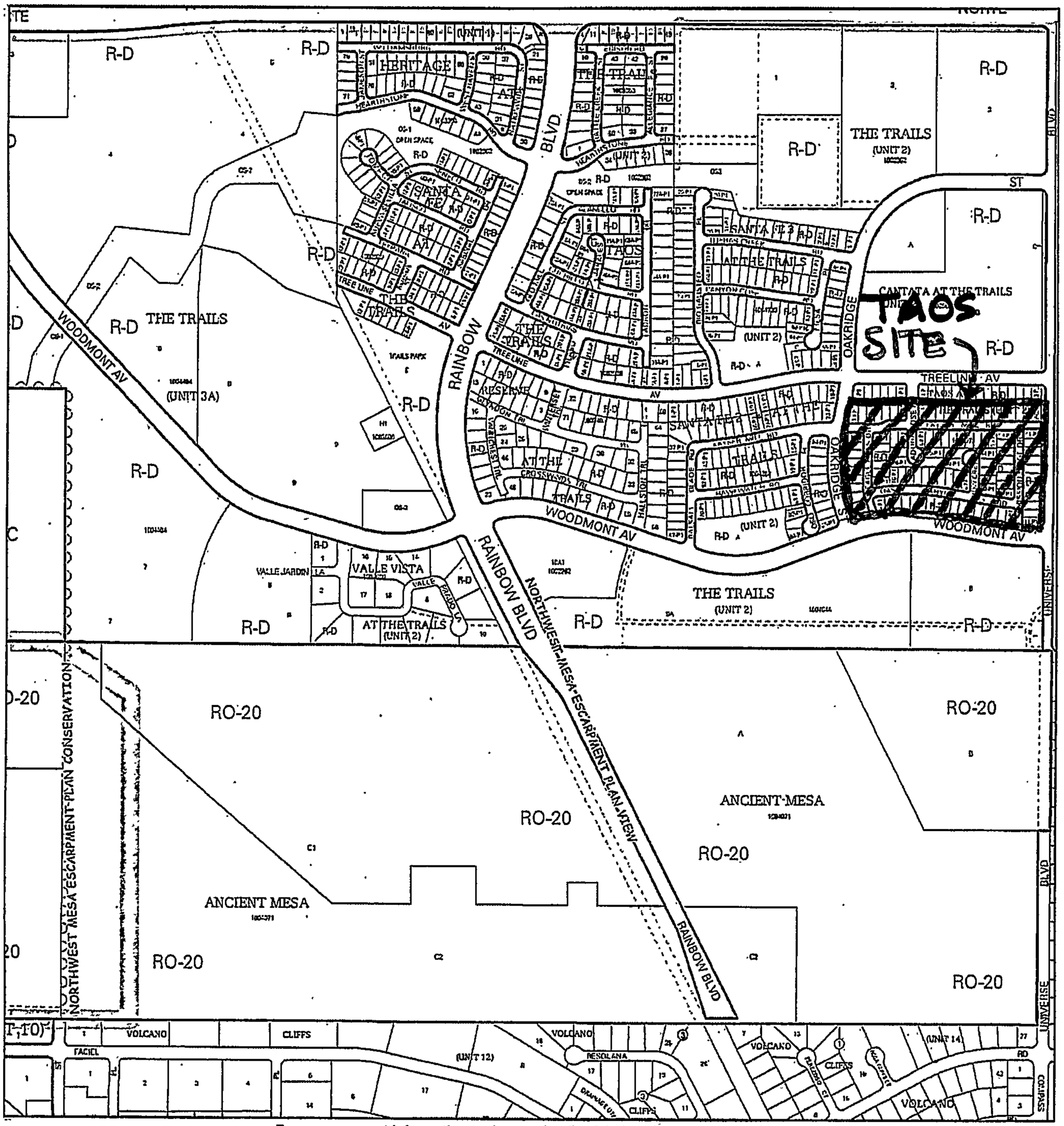
Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet



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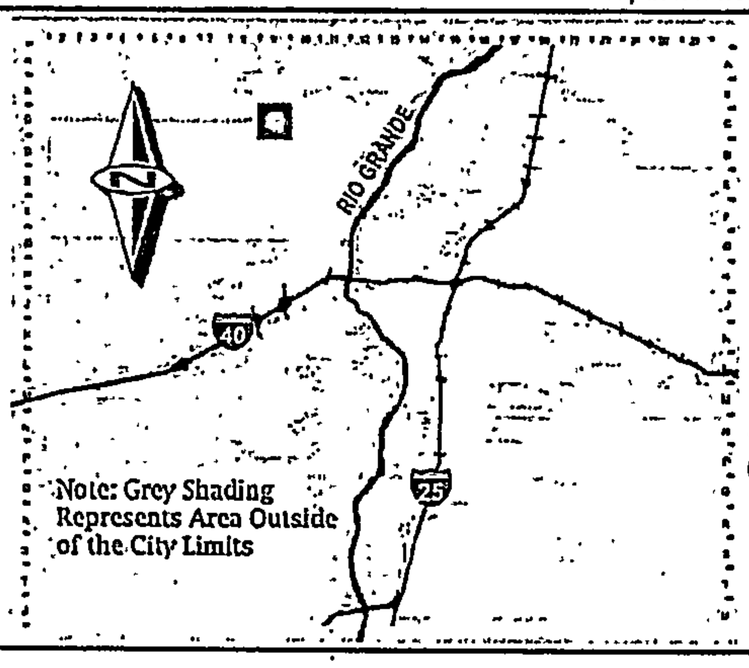

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

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- Escarpment
- 2 Mile Airport Zone
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- Wall Overlay Zone

0 750 1,500 Feet

CERTIFIED MAIL

91 7108 2133 3935 6712 7550

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

Bohannan ▲ Huston INC.

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

BILL ELK
8931 WINNCREST TRAIL NW
ALBUQ, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

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

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

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 6, 2011

Esther Torrez
6909 Tree Line NW
Albuquerque, NM 87114

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

Dear Mr. Torrez:

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

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

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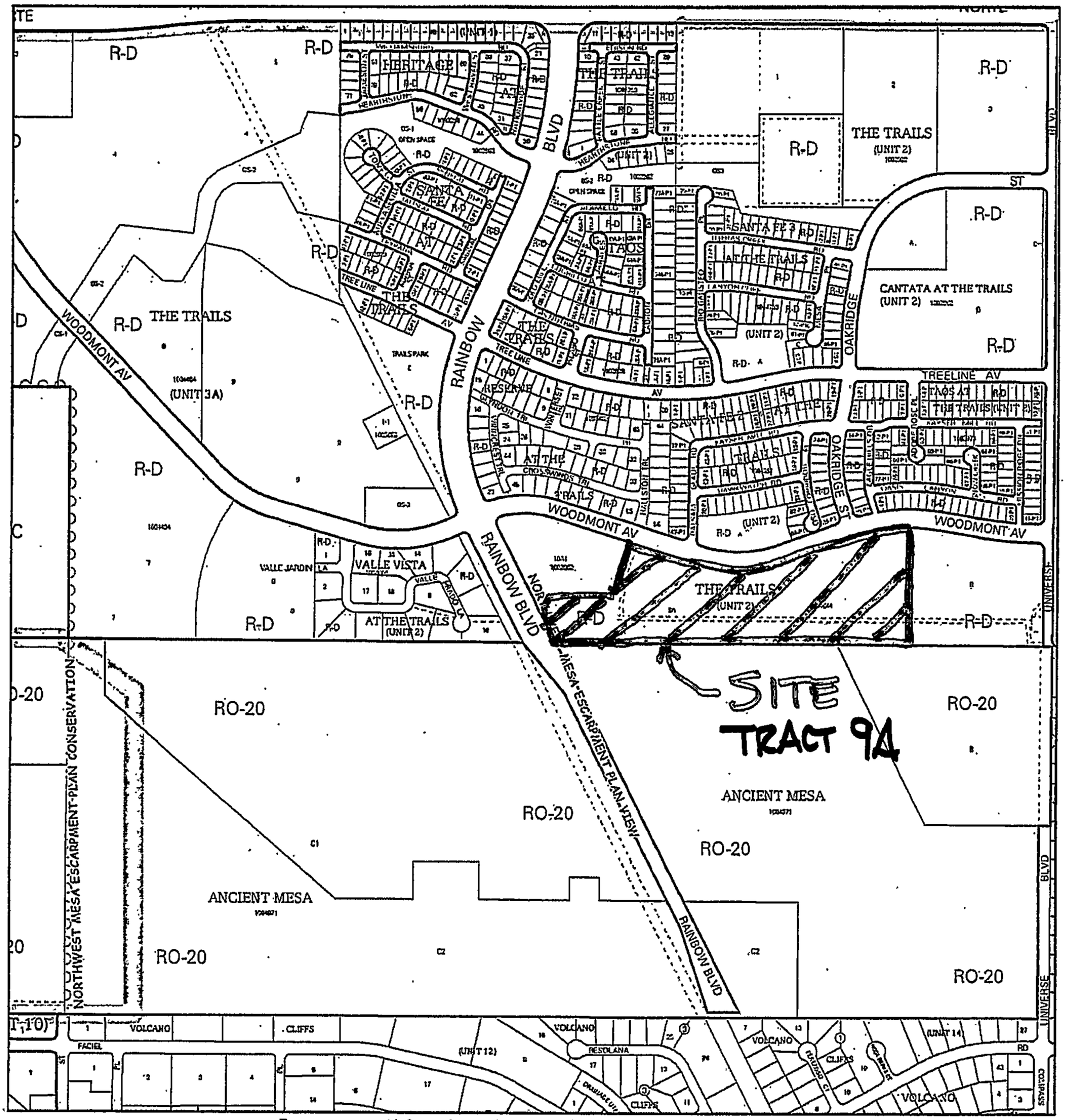
Tract 9A is a proposed 114-lot subdivision south of Woodmont Avenue, near the intersection of Oakridge Street and Woodmont Avenue. There is existing public sewer, storm drain and water lines on the site within public easements. These lines will be within public ROWs after the platting of Tract 9A, making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

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

Sincerely,

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

Enclosure



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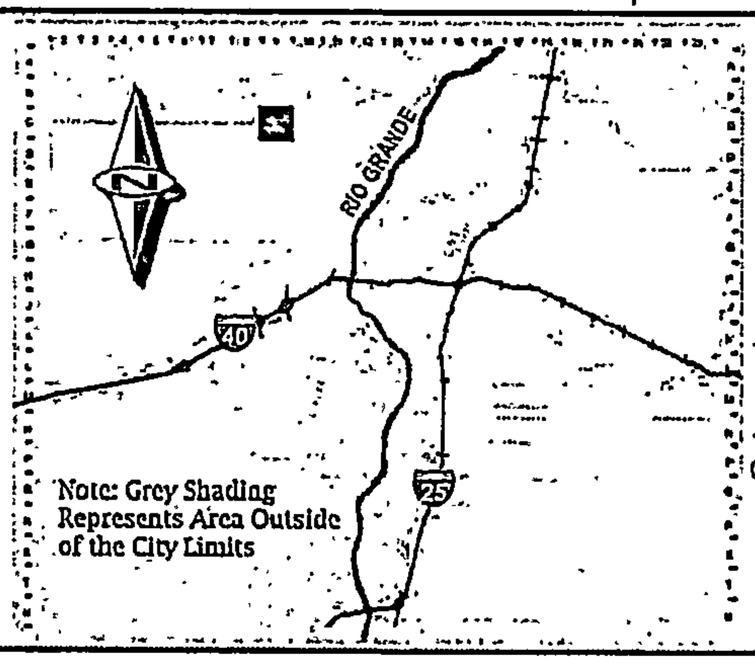

Zone Atlas Page:

C-09-Z

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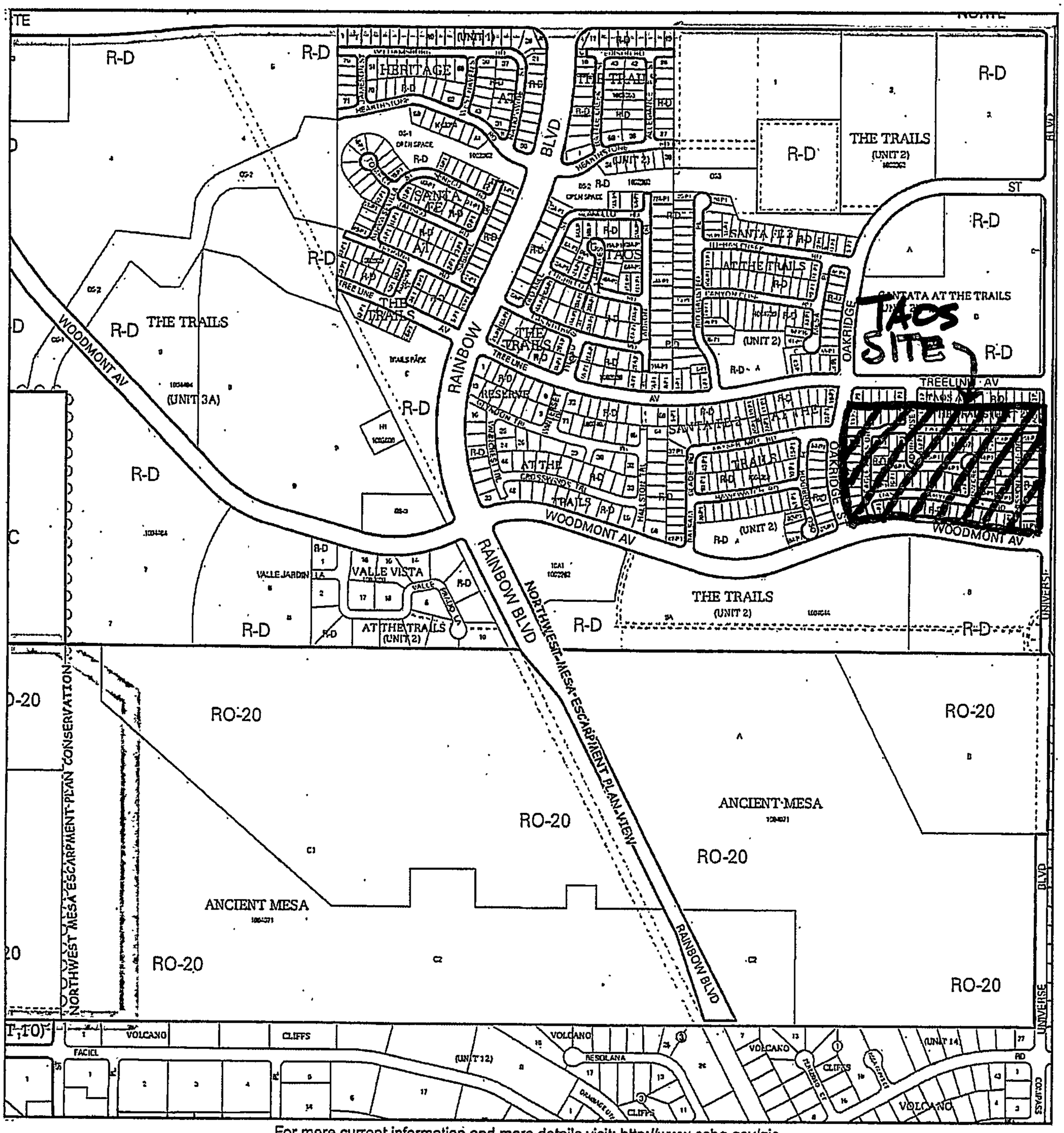
0 750 1,500 Feet



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Albuquerque Geographic Information System

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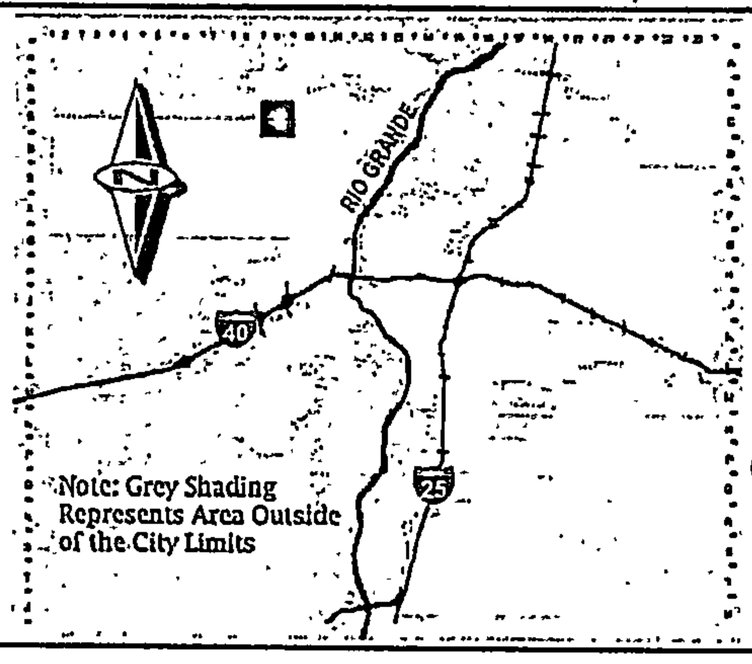

Zone Atlas Page:

C-09-Z

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0 750 1,500 Feet

CERTIFIED MAIL

91 7108 2133 3935 6712 7826

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

Bohannan ▲ Huston INC.

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ESTER TORREZ
6909 TREELINE NW
ALBUQ, NM
87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

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

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

TIERRA VISTA 1

ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan offices. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://apsfacilities.org/capital/map.php

Project # (if already assigned by DRB) _____

Please check one:

☒ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF (Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: TIERRA VISTA, UNIT 1

Legal Description: Tract 9A, Tierra Trade, Unit 2

Location of Project (address or major cross streets): WOODWARD NW & OAKRIDGE NW

Proposed Number of Units 50 Single-Family Ø Multi-Family 50 Total Units

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

Comments:

Waiver Information

Property Owner: _____ Legal Description: _____ Zoning:

Reason for Waiver/Deferral: _____

Contact Information

Name: RICK BELTRAMO

Company: LONGFORD HOMES

Phone: 761-9911 OFFICE, 761-9922 FAX, 620-5322 CELL

E-Mail: rbeltramo@longfordgroup.com

Please include with your submittal:

☒ Zone Atlas map with the entire property (ies) precisely and clearly outlined

☒ Copy of a plat or plan for the proposed project

☐ List of new legal description (e.g. lot, block) and street address for each lot (for final plat only)

☐ Please include project number on the top right corner of all documents

☒ - PROPOSED LAYOUT

TIERRA VISTA UNIT 1

DRB Project #_____

APS Cluster_____

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and The Trails, LLC ("Developer") effective as of this ___ day of _____, 20__, and pertains to the subdivision commonly known as Land of Joseph Trujillo and Reynaun Addn, and more particularly described as ____ *[use current legal description]* Tract 9A, The Trails Unit 2 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

DRB Project #_____

APS Cluster_____

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

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

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

DRB Project #_____

APS Cluster_____

_____
Signature

KELLY CALHOUN, VICE PRESIDENT, Longford Group, Inc., Manager of the Trails LLC
Name (typed or printed) and title

THE TRAILS, LLC
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 4, 2011, by Kelly Calhoun as Vice President of Longford Group, Inc., a corporation.

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

Jacqueline Vargas
Notary Public

My commission expires: 10-1-2012

ALBUQUERQUE PUBLIC SCHOOLS

By:_____
Signature

_____
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

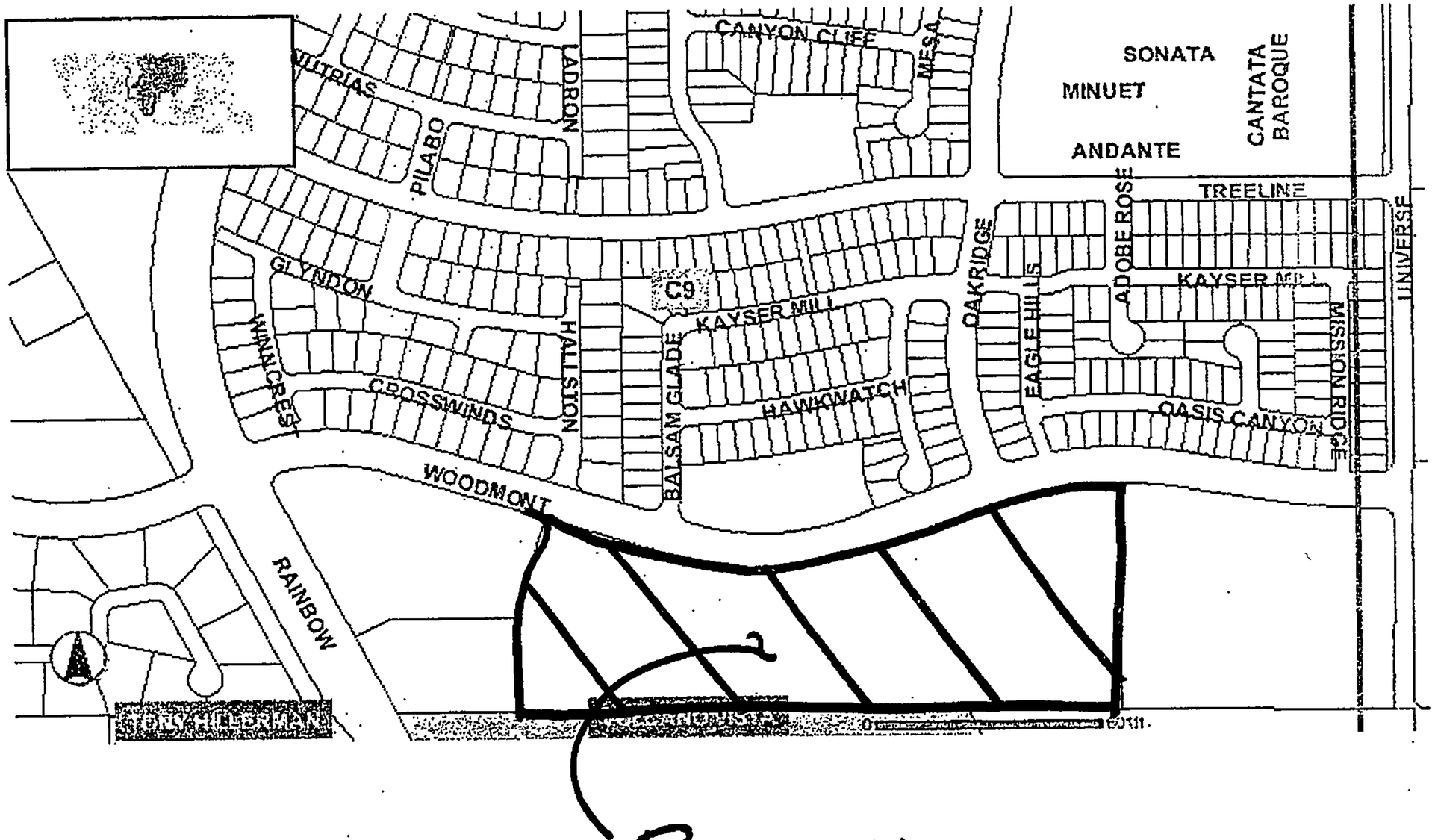
This instrument was acknowledged before me on _____, by _____ as _____of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

_____
Notary Public

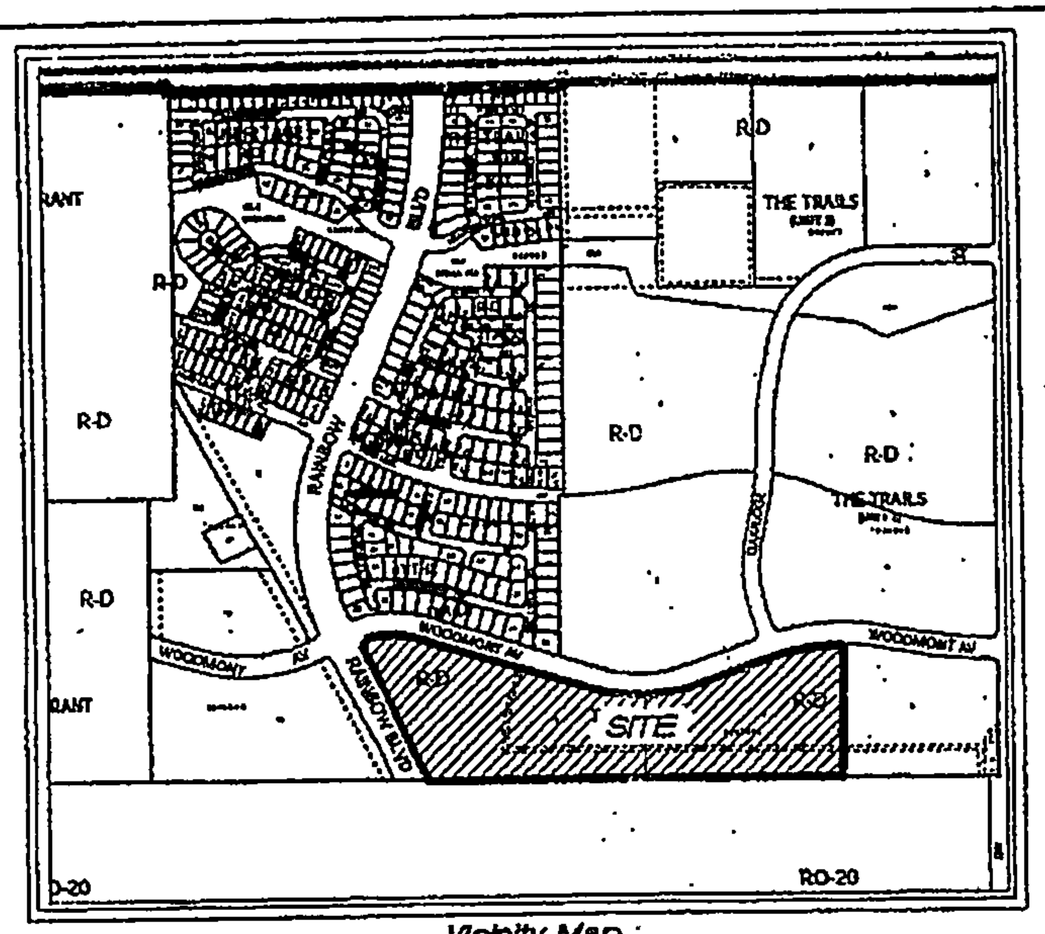
My commission expires:_____

Rev 11/13/06



PROJECT

ZONE MAP C9



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 parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
6. U.C.L.S. Log Number 2005492003

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 24.6677 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, Free 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:

1009064303226401 01
1009064414226401 02
INDEX DEVELOPMENT LTD CO

Bernalillo County Treasurer — Date 3/2/06

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 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.

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 drainge 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
NMPS No. 9750
December 18, 2005

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

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

2006032746
Page: 1 of 4
03/07/2006 12:35P
Marv Herrera — Doc# L: PLAT — R 22.00 — SL-2005C Pg-75

PROJECT NUMBER: 1004644

Application Number: 06DRB-00063

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	1-06-06 Date
PNM Gas Services	1-06-06 Date
QWest Corporation	3-3-06 Date
Comcast	1-6-06 Date
New Mexico Utilities	1-12-06 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:

City Surveyor	1-9-06 Date
Real Property Division	N/A Date
Environmental Health Department	N/A Date
Traffic Engineering, Transportation Division	2-08-06 Date
Utilities Development	2/8/06 Date
Parks and Recreation Department	2/8/06 Date
AMAFCA	2/8/06 Date
City Engineer	2/8/06 Date
DRB Chairperson, Planning Department	3/7/06 Date

SHEET 1 OF 4

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-8346
Fax: 505-897-3377

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

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Page: 2 of 4
03/07/2006 12:35P
R 22.00 B3-206SC Pg-75
Mary Herrera Bern. Co. PLAT

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 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", 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

OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires 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

OFFICIAL SEAL
DONNA KRAPCHA
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires 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 7633.

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

SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
8504 Valley View Drive N.E. Albuquerque, New Mexico 87114 Phone: 505-007-3368 Fax: 505-847-3577

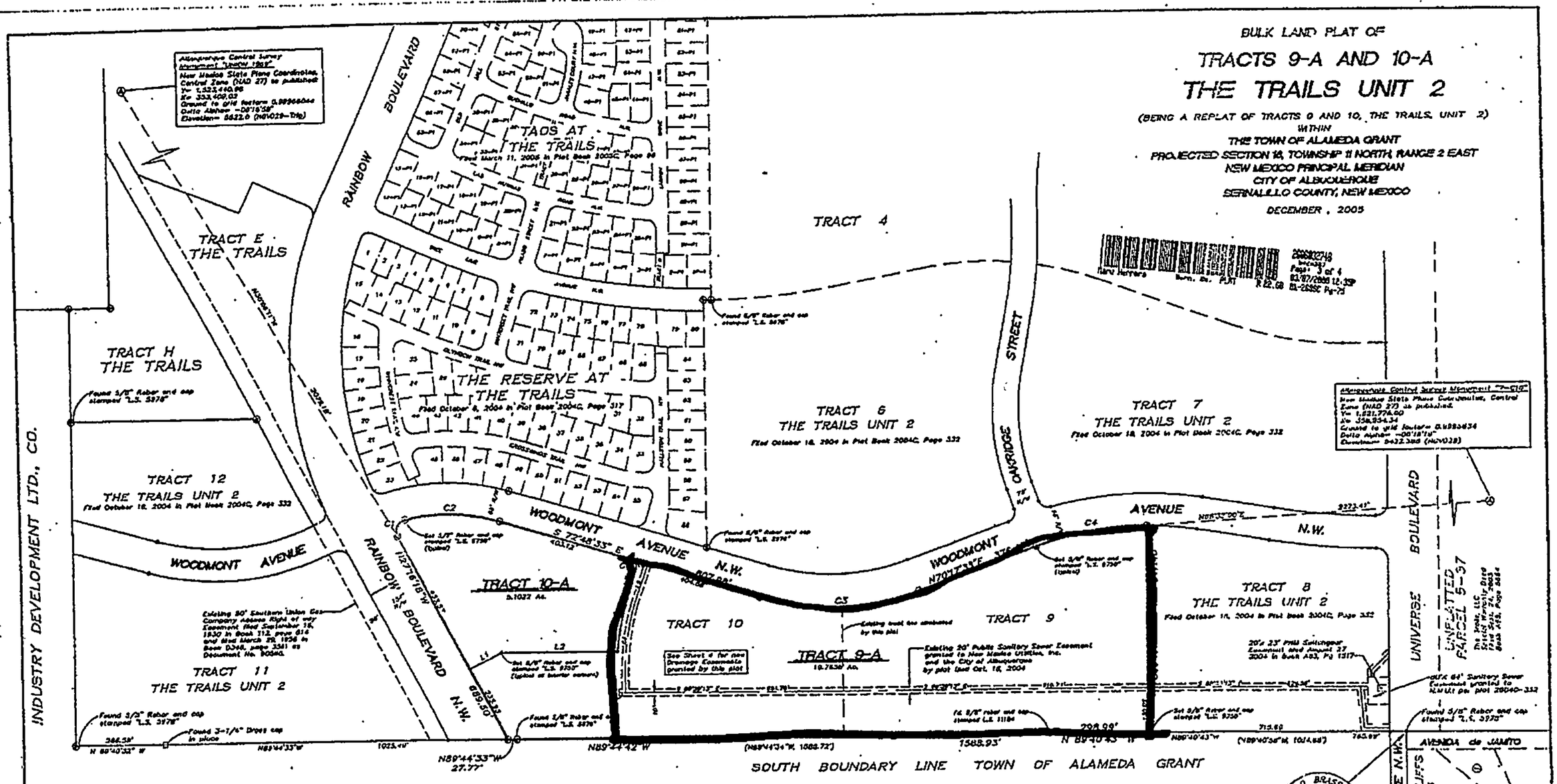
051362 .DWG

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
BERNALILLO COUNTY, NEW MEXICO

DECEMBER , 2005



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.27'	35.00'	44.45'	55.00'	N24°30'46"E	103°34'08"
C2	285.78'	530.00'	146.45'	282.33'	S88°15'22"E	30°53'38"
C3	482.38'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C4	336.25'	951.00'	169.90'	334.51'	S80°25'18"W	20°15'31"
C5	184.07'	825.00'	92.42'	183.69'	S11°57'23"W	12°47'02"
C6	288.64'	800.00'	135.60'	287.38'	S06°21'09"W	19°14'23"
C7	39.27'	25.00'	25.00'	35.35'	S27°48'32"E	90°00'00"
C8	132.14'	76.00'	88.97'	116.12'	N49°28'26"W	99°37'19"

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.00'	N82°43'43"E
L2	345.48'	S89°39'13"E
L3	71.18'	N17°11'27"E
L4	20.00'	N89°39'13"W
L5	130.01'	N10°54'29"E
L6	31.33'	S72°48'33"E
L7	112.14'	S00°20'14"W
L8	67.07'	S20°00'00"E
L9	10.96'	N00°00'00"W
L10	21.79'	N80°42'54"E
L11	94.90'	N02°32'30"E
L12	84.75'	S00°20'14"W
L13	217.58'	N80°42'54"E

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS F. HUBG

SHEET 3 OF 4

SURV TEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone 505-897-8366
Fax 505-897-8377

051362 .DWG

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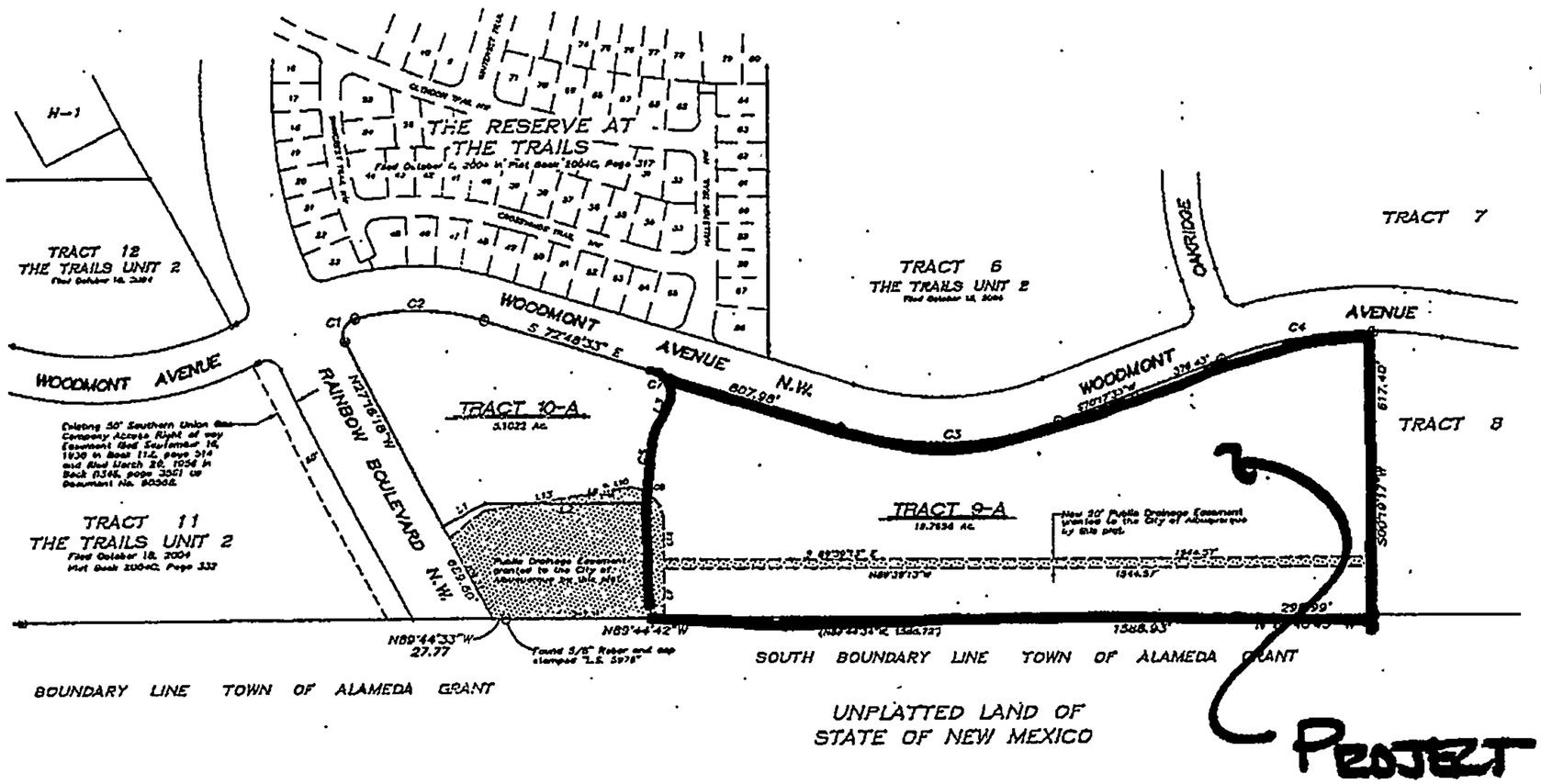
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE

DECEMBER , 2005



PROJECT

NEW PUBLIC DRAINAGE EASEMENTS

N

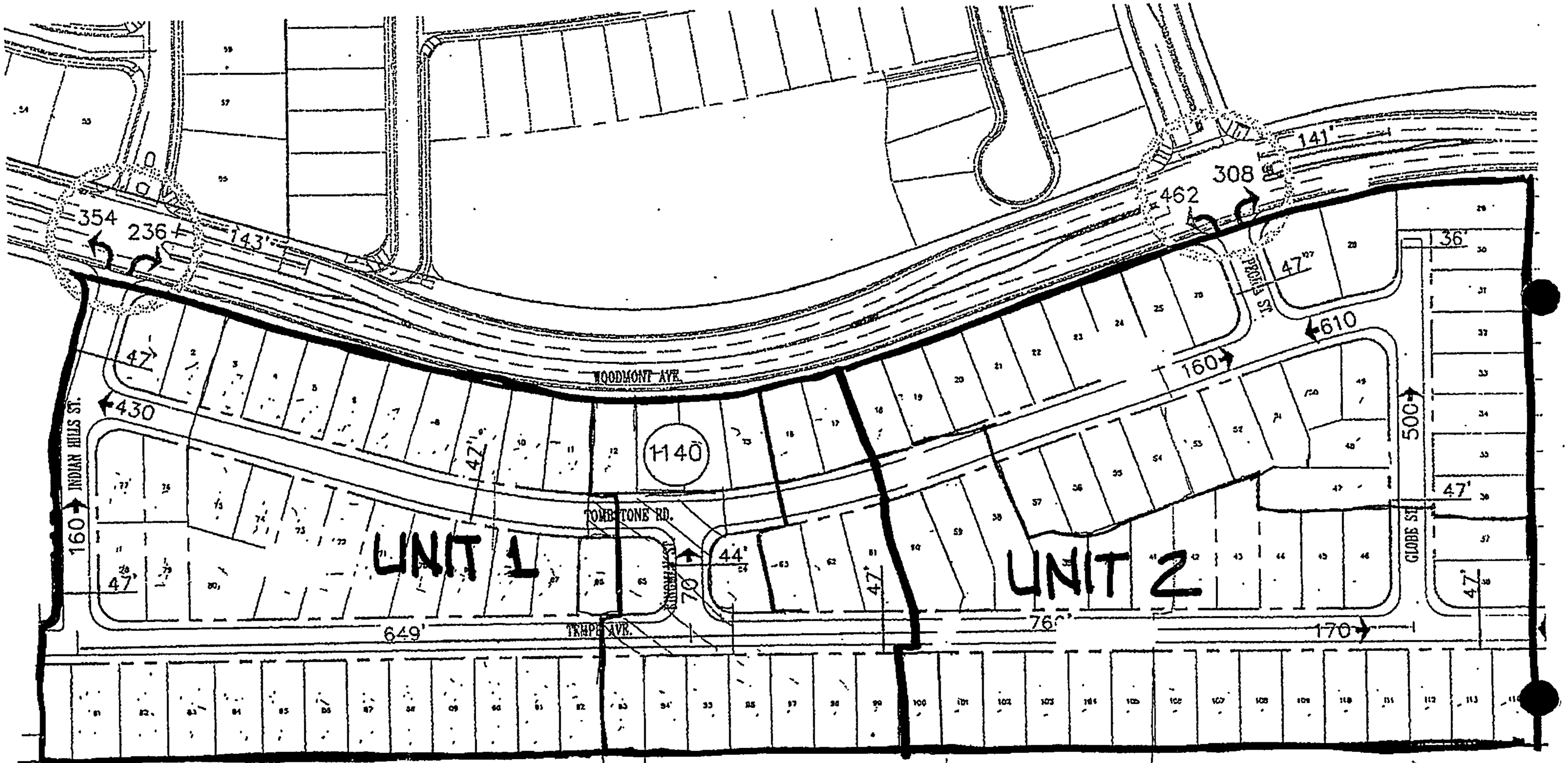
GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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

SHEET 4 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3368
Fax 505-897-3371



114 LOTS
17 AC.

PH1 38
PH2 38
PH3 38
114

62 105' x 45'
10 100' x 45'
26 95' x 45'
16 90' x 45'
114

TRACT 9A, UNIT 2
DEC 17, 2010

TIERRA VISTA

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

May 4, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): **1005031**
Case Number(s):
Agent: **Bohannan Huston Inc.**
Applicant: **The Trails, LLC.**
Legal Description: **Tierra Vista (formerly Tract 9A, The Trails, Unit 2)**
Zoning: **R-D**
Acreage: **Approximately 17.44 acres**
Zone Atlas Page: **C-9**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
"Cultural Resource Survey for The Trails Unit 2 Housing Development," by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424. For reference only, survey did not include Tract 9A but did include tracts adjacent to Tract 9A, showing relevant information.

Project was approved for Preliminary Plat in 2007. Project was mass graded in 2007 prior to enactment of the Archaeological Ordinance, with 4' to 6' of fill material imported to the site. In 2006, approximately 2 acres of the site has been constructed as a drainage pond and park, portions of the site have been improved with a 54" storm drain, 10" water line, 12" sanitary sewer, all as public improvements, accepted by and now owned by the city.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***
- ***(ref O-07-72 Section 4B(2)—extensive previous land disturbance)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

May 6, 2011

Re: Tierra Vista Unit 1 at the Trails

To whom it may concern,

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

Sincerely,

Kelly Calhoun
Vice President
Longford Homes

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

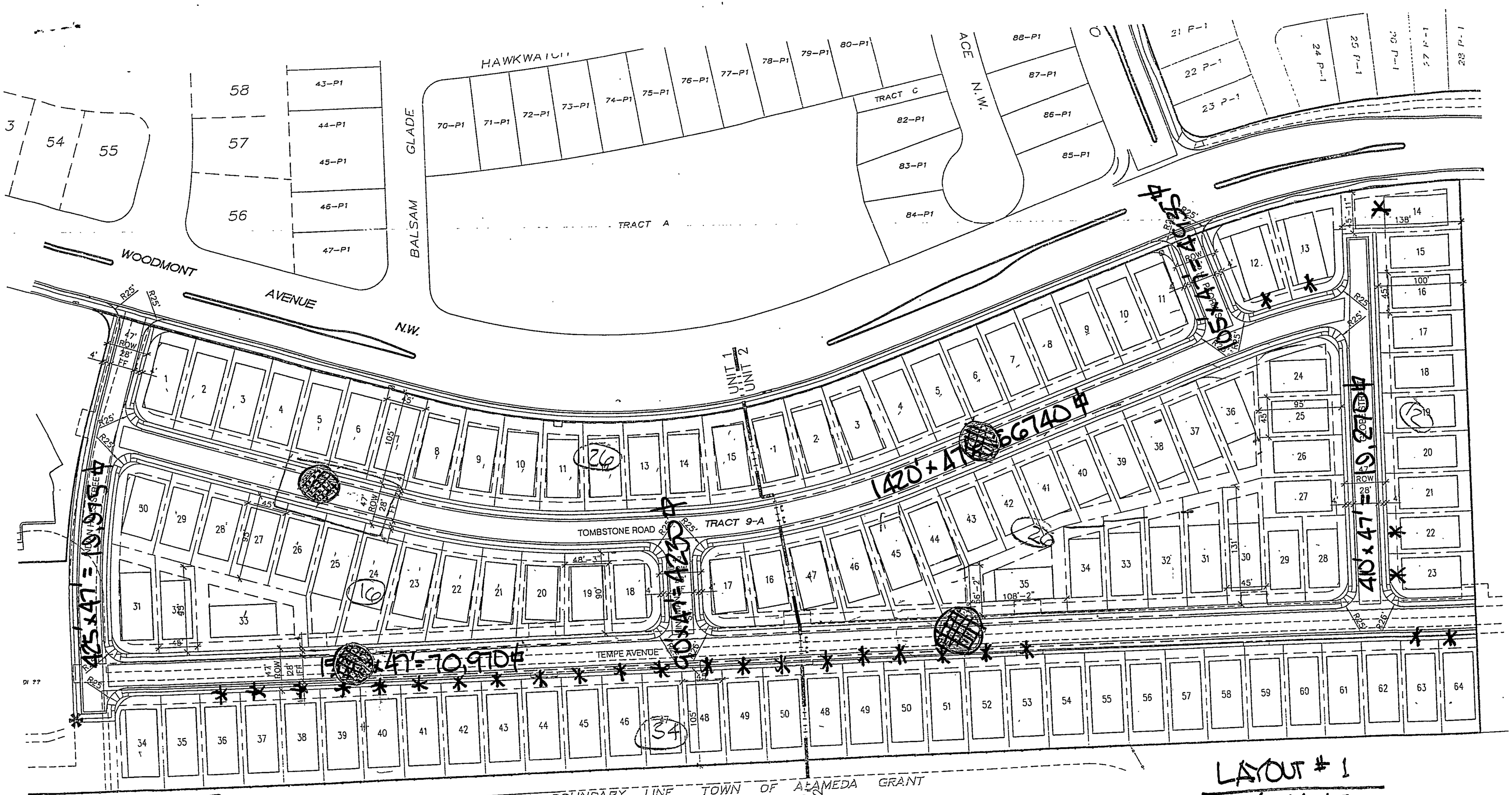
NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s) and List of Applicable Plans
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
✓ 9. Any Internal Circulation Requirements
✓ 10. For each lot:
   - ✓ a. Maximum Building Height
   - ✓ b. Minimum Building Setback
   - ✓ c. Maximum Total Dwelling Units and / or
   - NA d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per *§14-16-3-11(B)* of the Comprehensive Zoning Code.
✓ D. 8-1/2" x 11" reductions



19975
70970
4230
66740
4935
19270

*28

LAYOUT # 1
114 LOTS

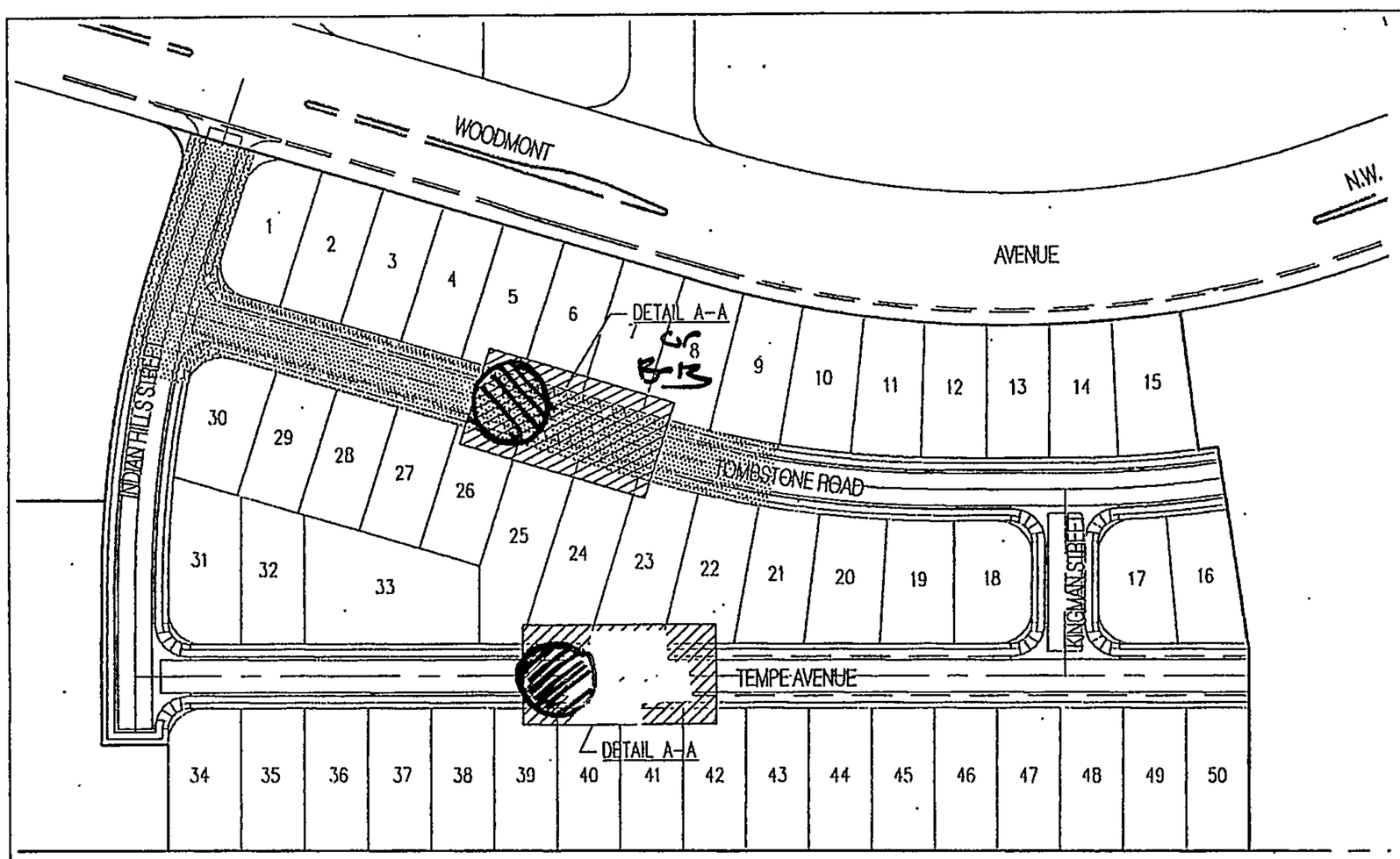
SITE DATA:
TOTAL DEVELOPED AREA: 19.3562 AC.
ZONING: R-D
PROPOSED DWELLING UNITS: PHASE 1 50

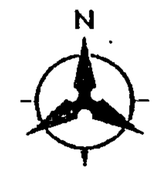
1. THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE "TRAILS PHASE 1" SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10.22.03, PROJECT NUMBER

11. WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.

12. PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND

Σ 86,120 SF STREET ROW





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 REDUCE THE FACE-TO-FACE ROADWAY WIDTH TO 22 FEET AS TRAFFIC CALMING DEVICES AT ROUGHLY MID BLOCK OF ANY BLOCK IN EXCESS OF 600 FEET 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 SUBDIVSION, 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 SUBDIVSIONS IN THE TRAILS DEVELOPMENT.

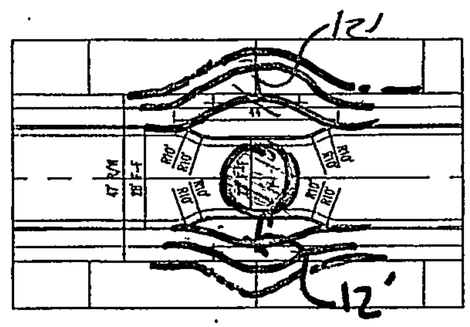
EXHIBIT "D"
TIERRA VISTA UNIT 1
at the TRAILS
DESIGN VARIANCE
JUNE, 2011

Bohannan Huston

PROPOSED TRAFFIC CALMING LOCATION

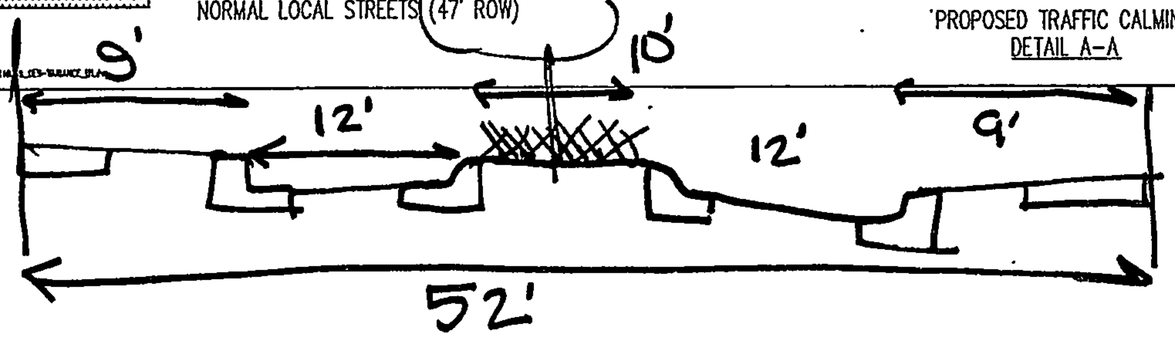
NOTE: TRAFFIC CALMING DEVICE SHALL BE PLACED MID-SPAN OF BLOCKS GREATER THAN 600 LF

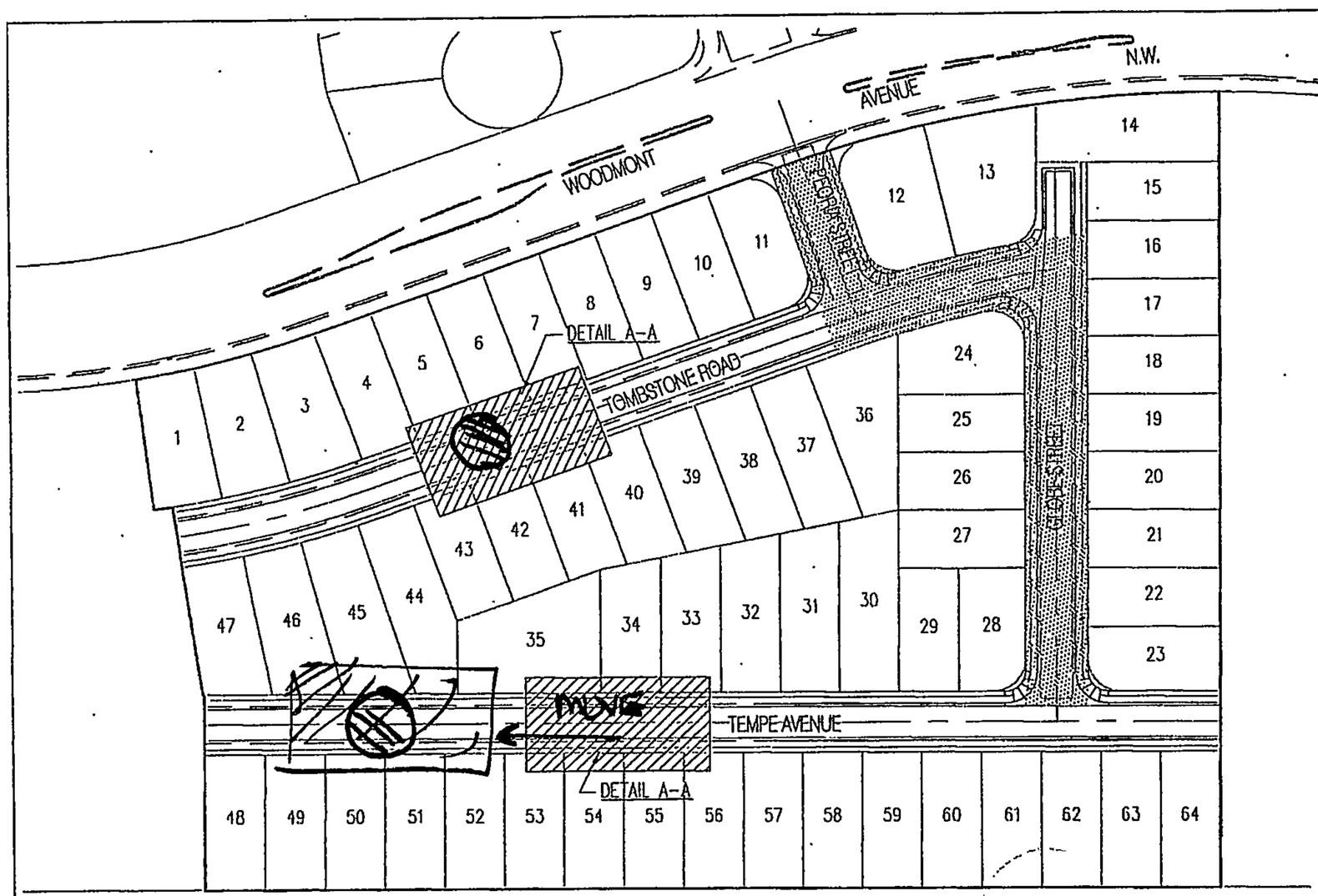
LOCATION OF DESIGN VARIANCE REQUEST FOR NORMAL LOCAL STREETS (47' ROW)



PROPOSED TRAFFIC CALMING
DETAIL A-A

B-13





N

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 REDUCE THE FACE-TO-FACE ROADWAY WIDTH TO 22 FEET AS TRAFFIC CALMING DEVICES AT ROUGHLY MID BLOCK OF ANY BLOCK IN EXCESS OF 600 FEET TO CONTROL EXCESSIVE SPEEDS THROUGH THE SUBDIVISION.

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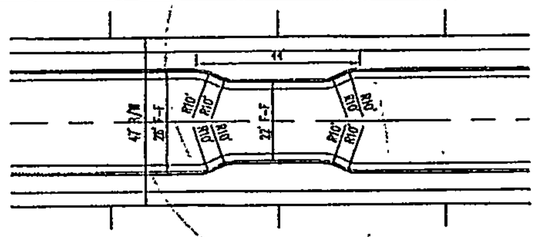
PROPOSED TRAFFIC CALMING LOCATION

NOTE: TRAFFIC CALMING DEVICE SHALL BE PLACED MID-SPAN OF BLOCKS GREATER THAN 600 L.F.

LOCATION OF DESIGN VARIANCE REQUEST FOR NORMAL LOCAL STREETS (47' ROW)



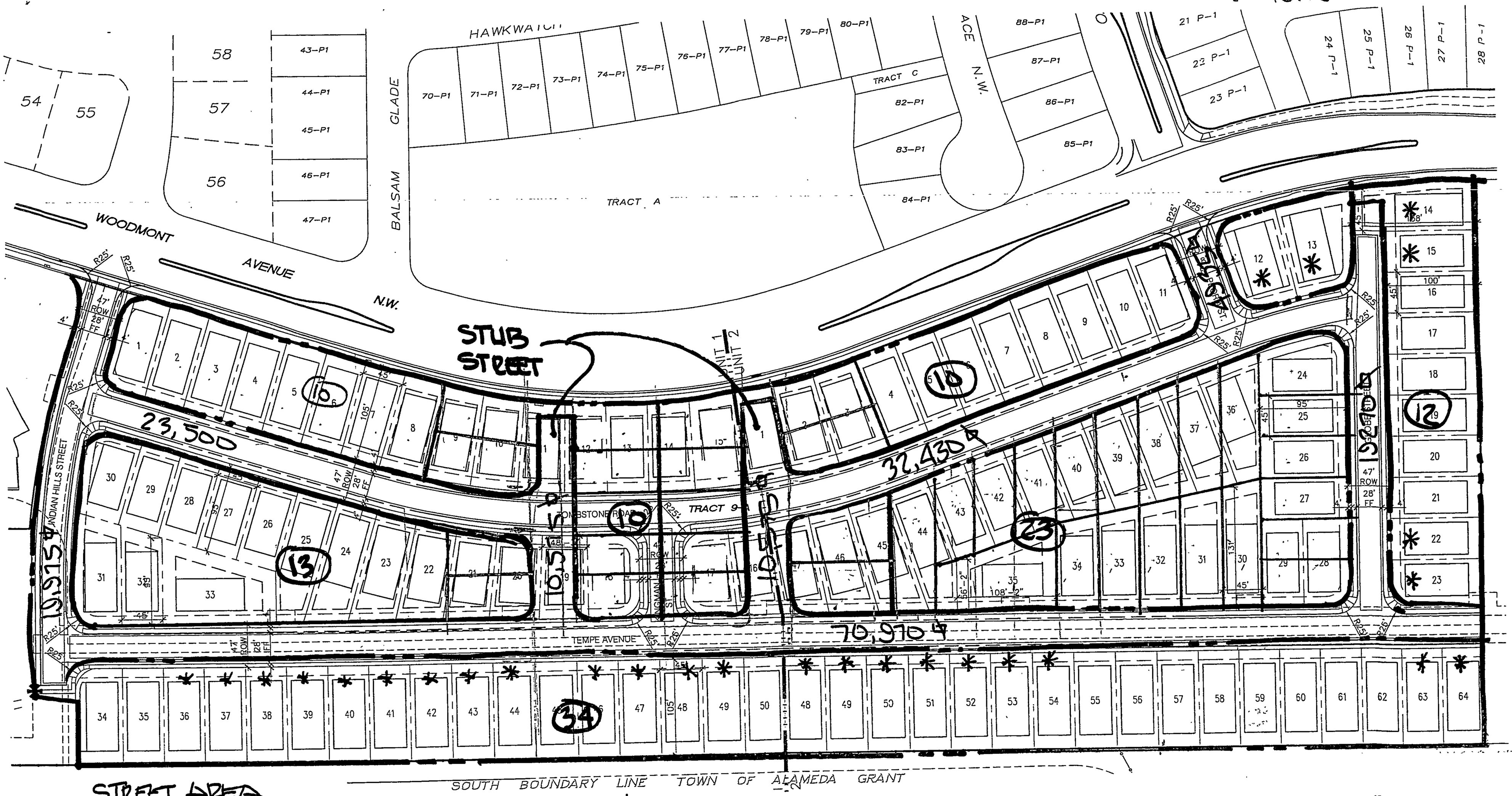
PROPOSED TRAFFIC CALMING
DETAIL A-A

EXHIBIT "D"
TIERRA VISTA UNIT 2
at the TRAILS
DESIGN VARIANCE
JUNE, 2011

Bohannan Huston

DETAIL B-B

1" = 96.73'



STREET AREA

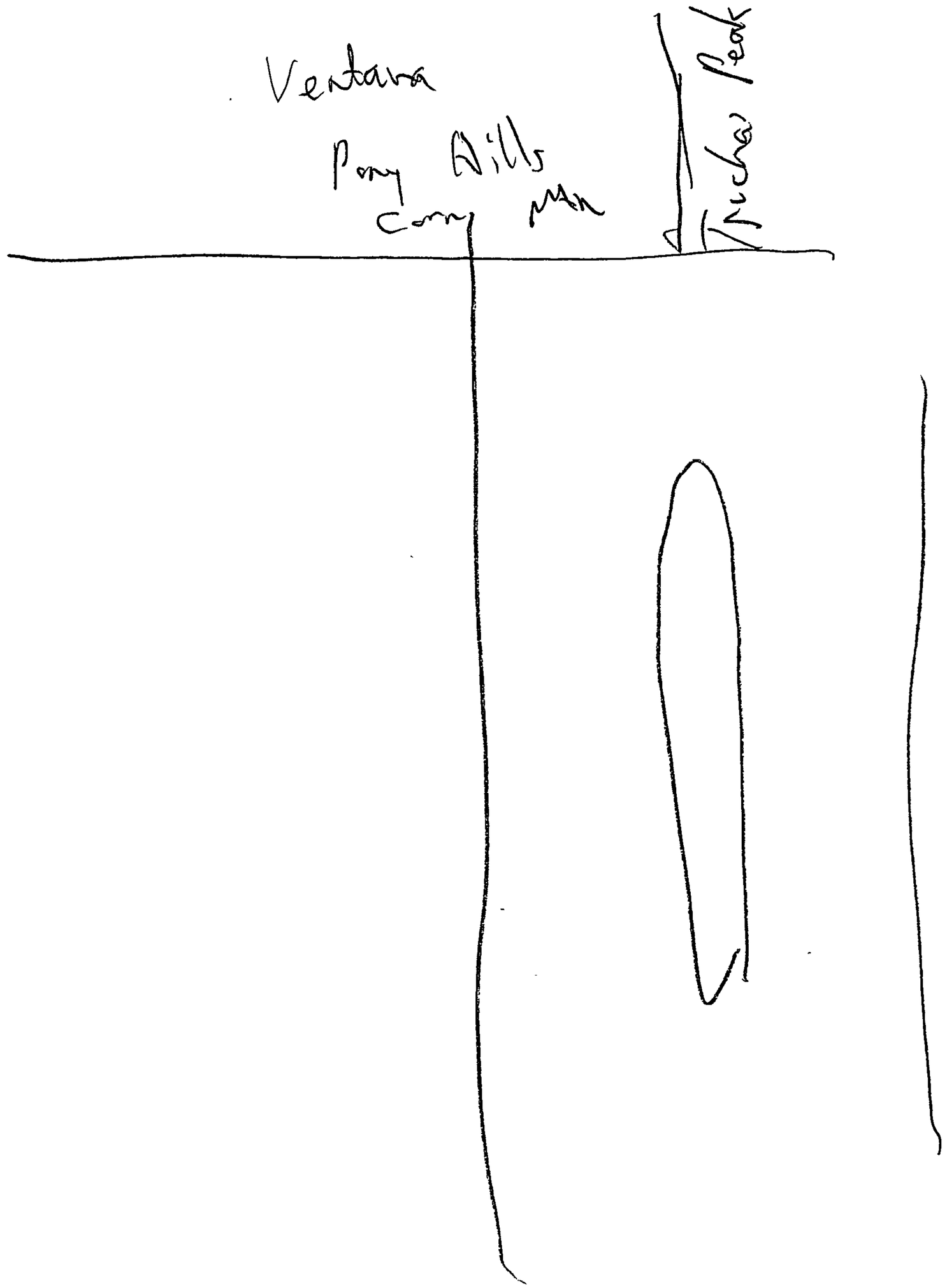
192,230

186,120

LOTS	* LOT ORIENTATION
112	28
114	28

LAYOUT #3

SITE DATA:


Ventana
Pony Hills
Corny Man
Tucker Peak

CONSENSUS PLANNING

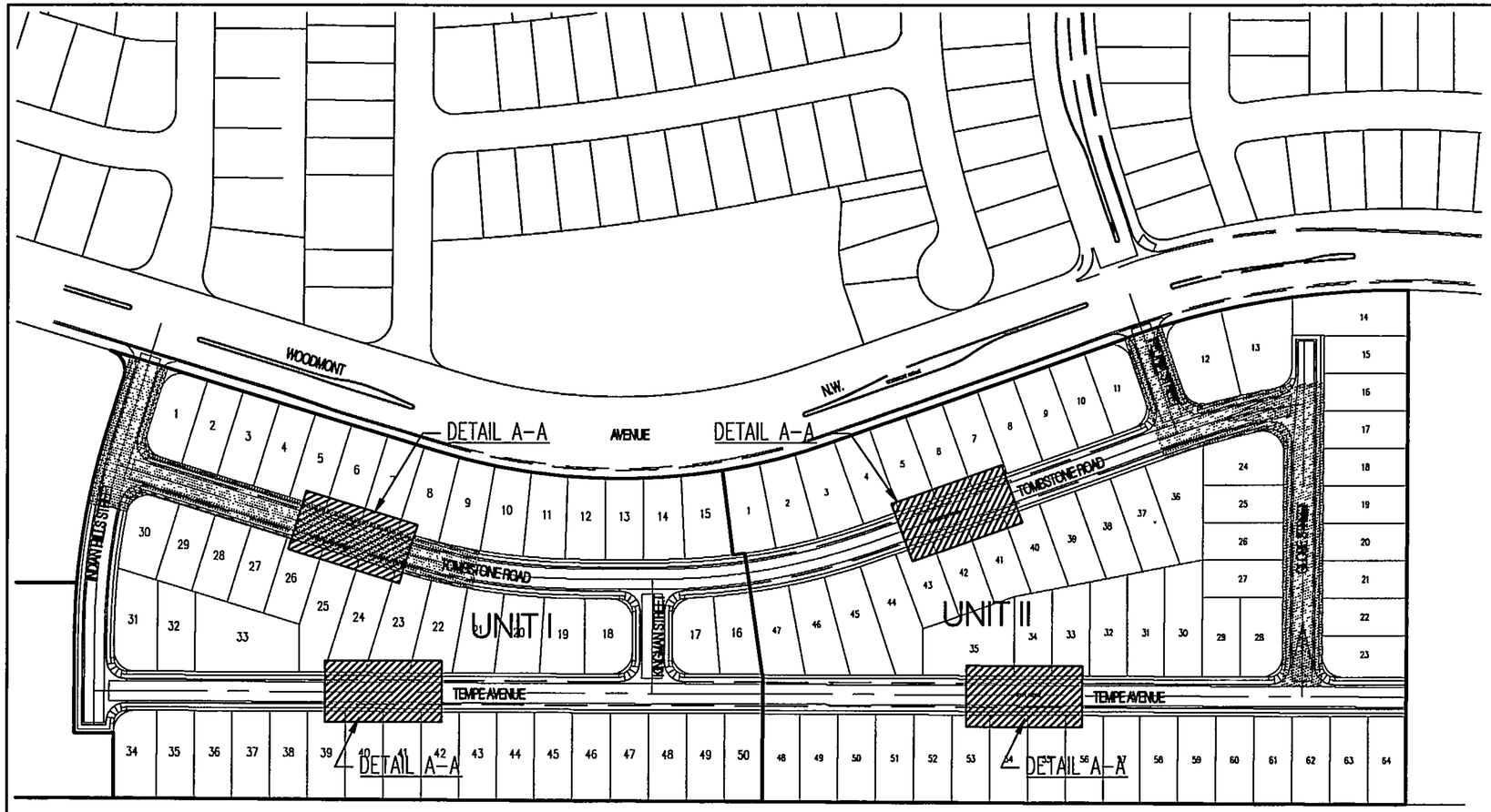
transmittal memo

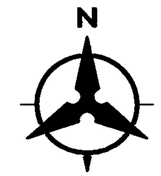
Date:	June 22, 2011	**Via:**	Hand Delivered
To:	Jack Cloud, DRB Chair Plaza Del Sol 600 Second Street NW	**From:**	Chris Green
Re:	Tierra Vista at the Trails	**Job #:**	

Jack -

Attached are three copies of the design variance for Tierra Vista (project #1008799/11DRB-70126). Please let me know if you need anything else.

302 Eighth Street NW • Albuquerque, NM • 87102
Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail cp@consensusplanning.com





NOT TO SCALE

DESIGN VARIANCE REQUESTS

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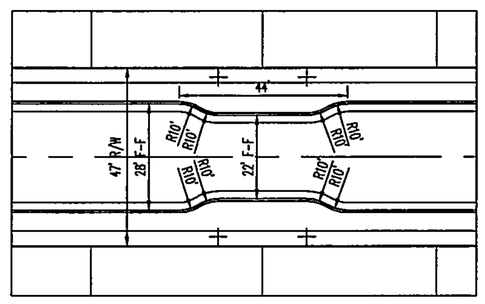
LOCATION OF DESIGN VARIANCE REQUEST FOR NORMAL LOCAL STREETS (47' ROW)



PROPOSED TRAFFIC CALMING
DETAIL A-A

EXHIBIT "D"
TIERRA VISTA at the TRAILS
DESIGN VARIANCE
JUNE, 2011

Bohannan ▲ Huston

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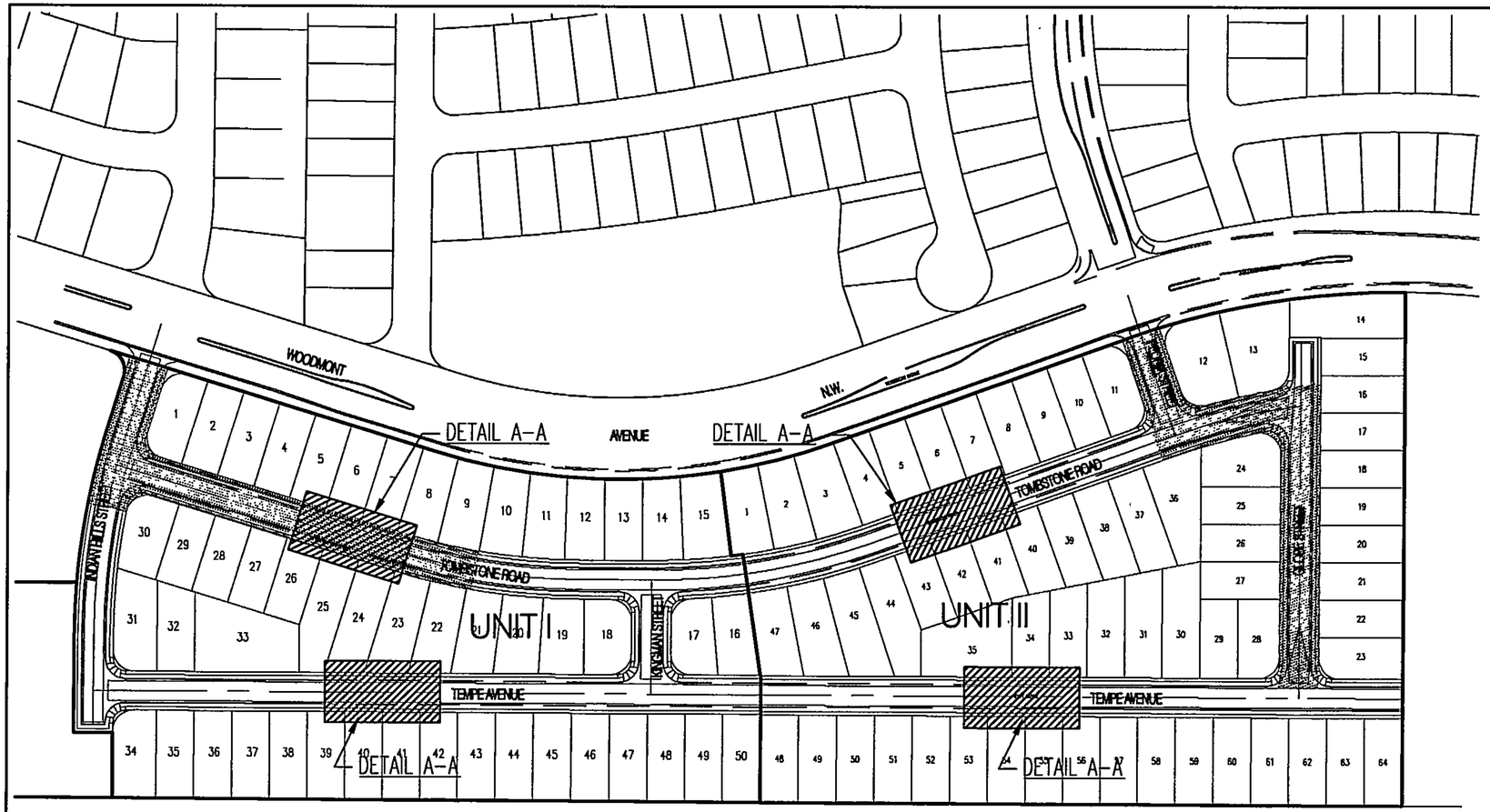

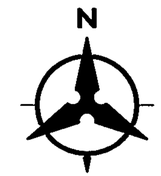

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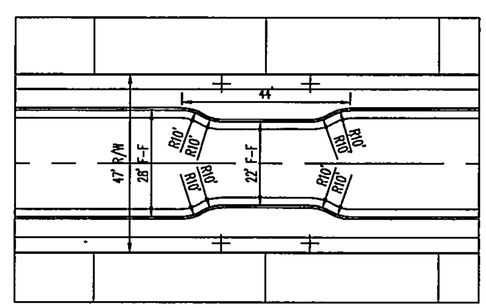

PROPOSED TRAFFIC CALMING
DETAIL A-A

EXHIBIT "D"
TIERRA VISTA
at the TRAILS
DESIGN VARIANCE
JUNE, 2011

Bohannan ▲ Huston

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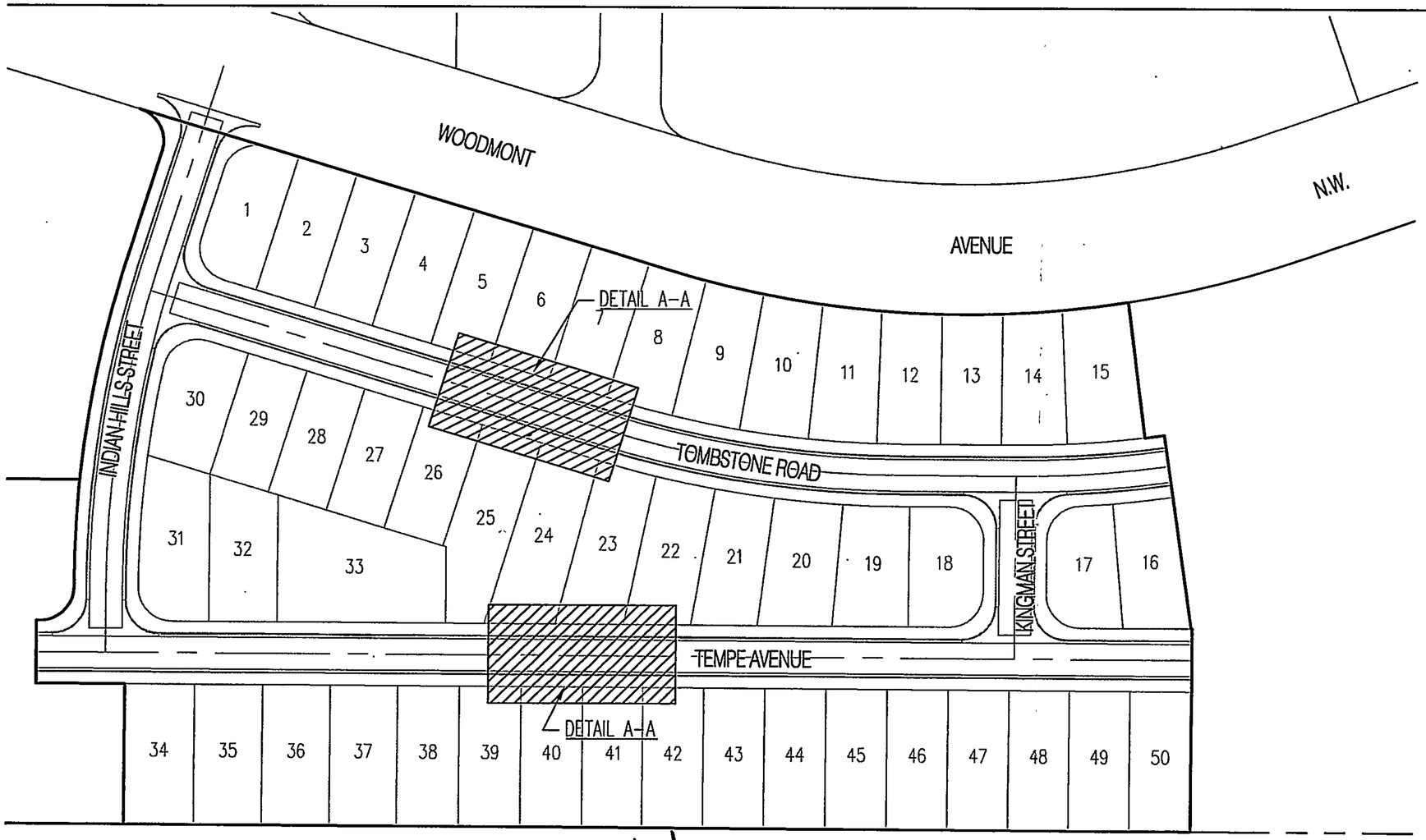

N

NOT TO SCALE

DESIGN VARIANCE

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Not initially accepted

TRAFFIC CALMING ALTERNATIVES

NOTE: TRAFFIC CALMING DEVICE SHALL BE PLACED MID-SPAN OF BLOCKS GREATER THAN 600 L.F.

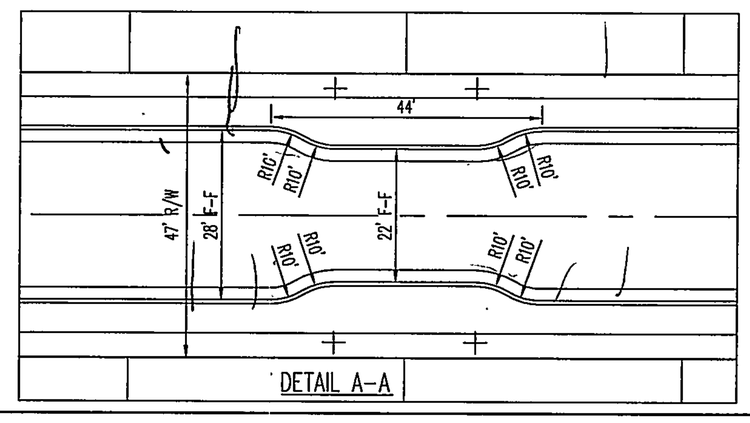

EXHIBIT "B"
TIERRA VISTA UNIT 1
at the TRAILS
DESIGN VARIANCE
MAY, 2011

Bohannan Huston

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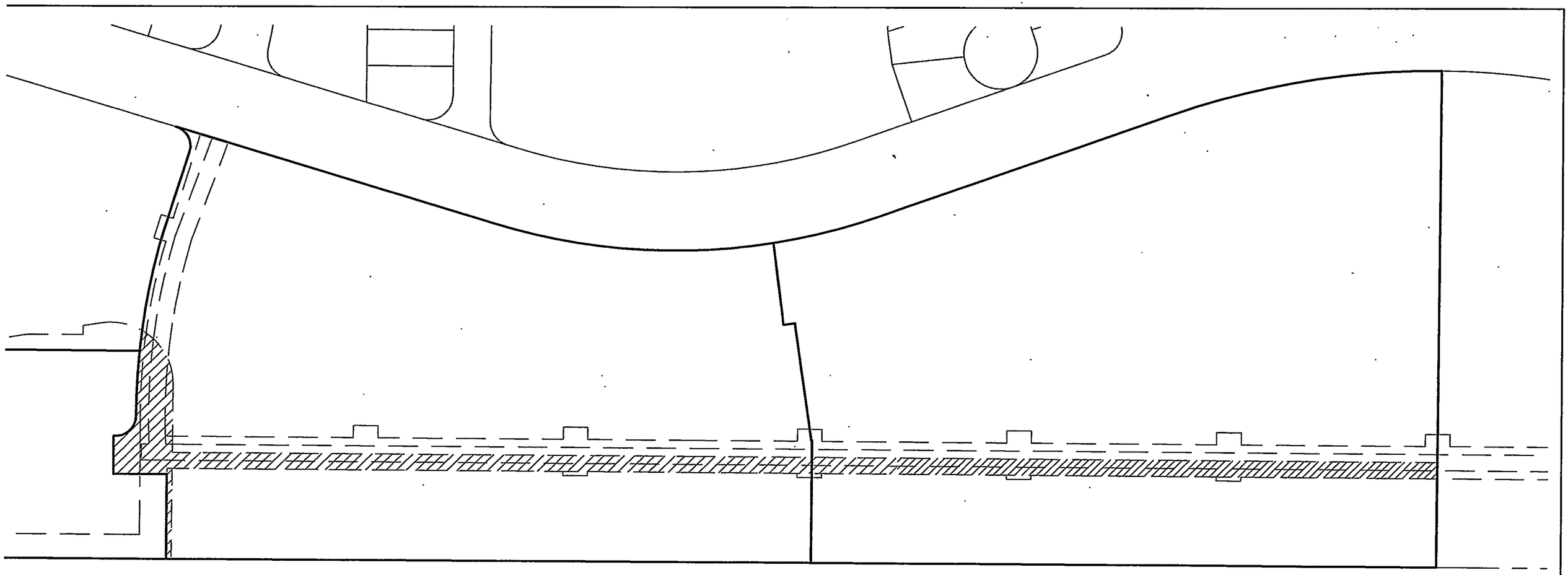

PORTION OF EXISTING PUBLIC DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.

REASON FOR VACATON
EXISTING INFRASTRUCTURE WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION

N

NOT TO SCALE

EXHIBIT "C"
TIERRA VISTA UNIT 1
at the TRAILS
VACATION EXHIBIT
MAY, 2011

Bohannan Huston

20110369\CDP\Plans\General\Unit 1\Exhibits\20110369_VACATION_Lft.dwg
y 05, 2011 – 6:50am

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

REASON FOR VACATON
EXISTING INFRASTRUCTURE WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION

N

NOT TO SCALE

EXHIBIT "C"
TIERRA VISTA UNIT 1
at the TRAILS
VACATION EXHIBIT
MAY, 2011

Bohannan Huston

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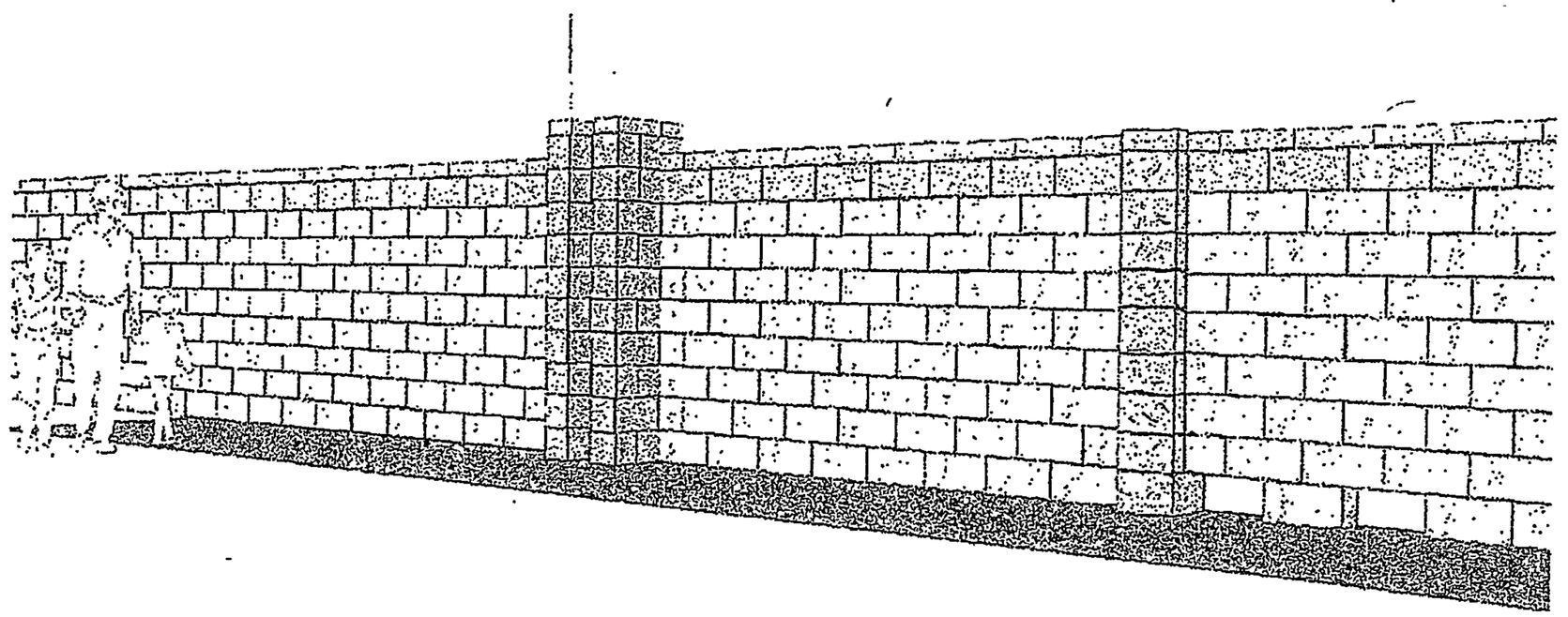
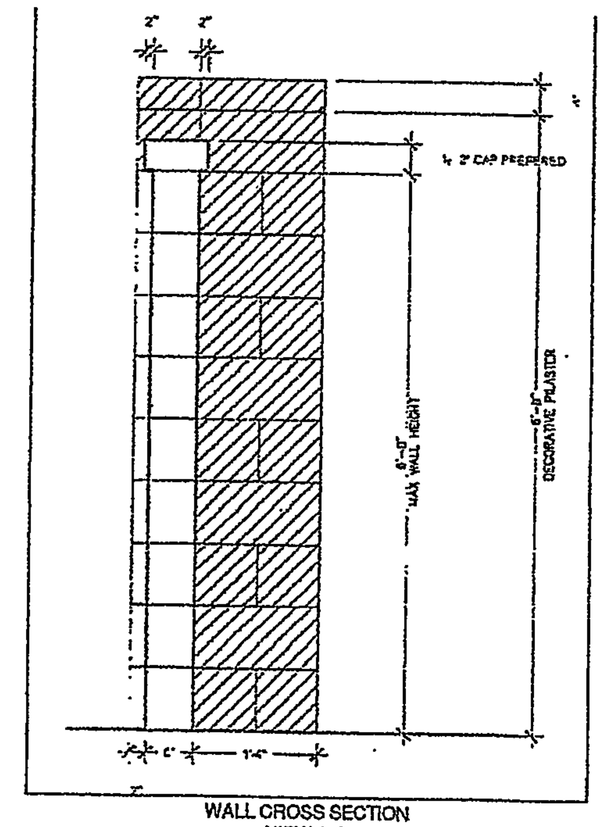
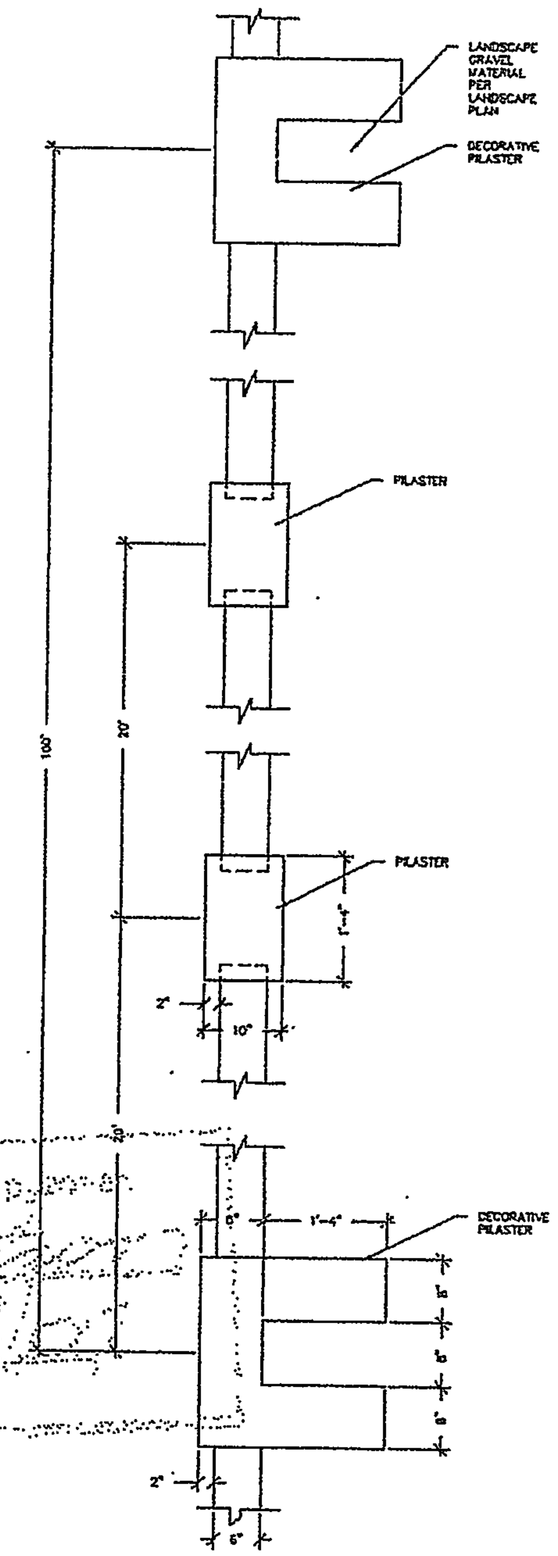


PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS

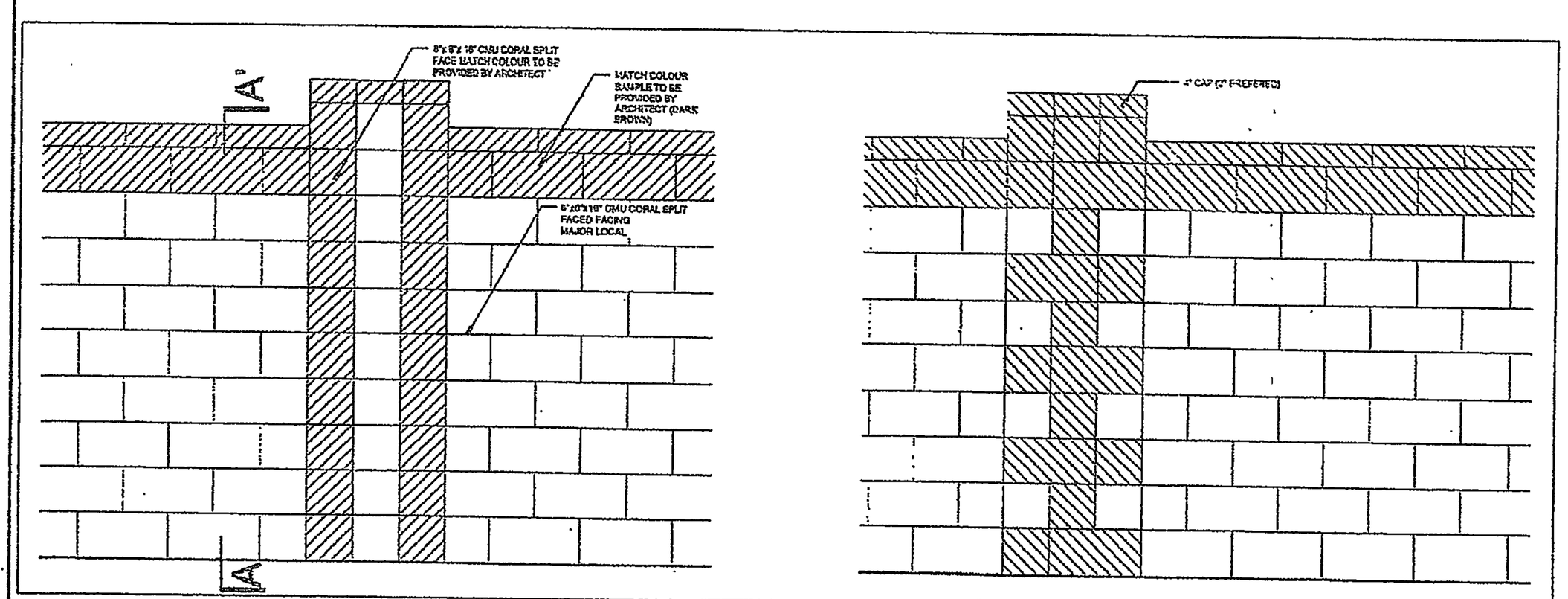


DRB #_____

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

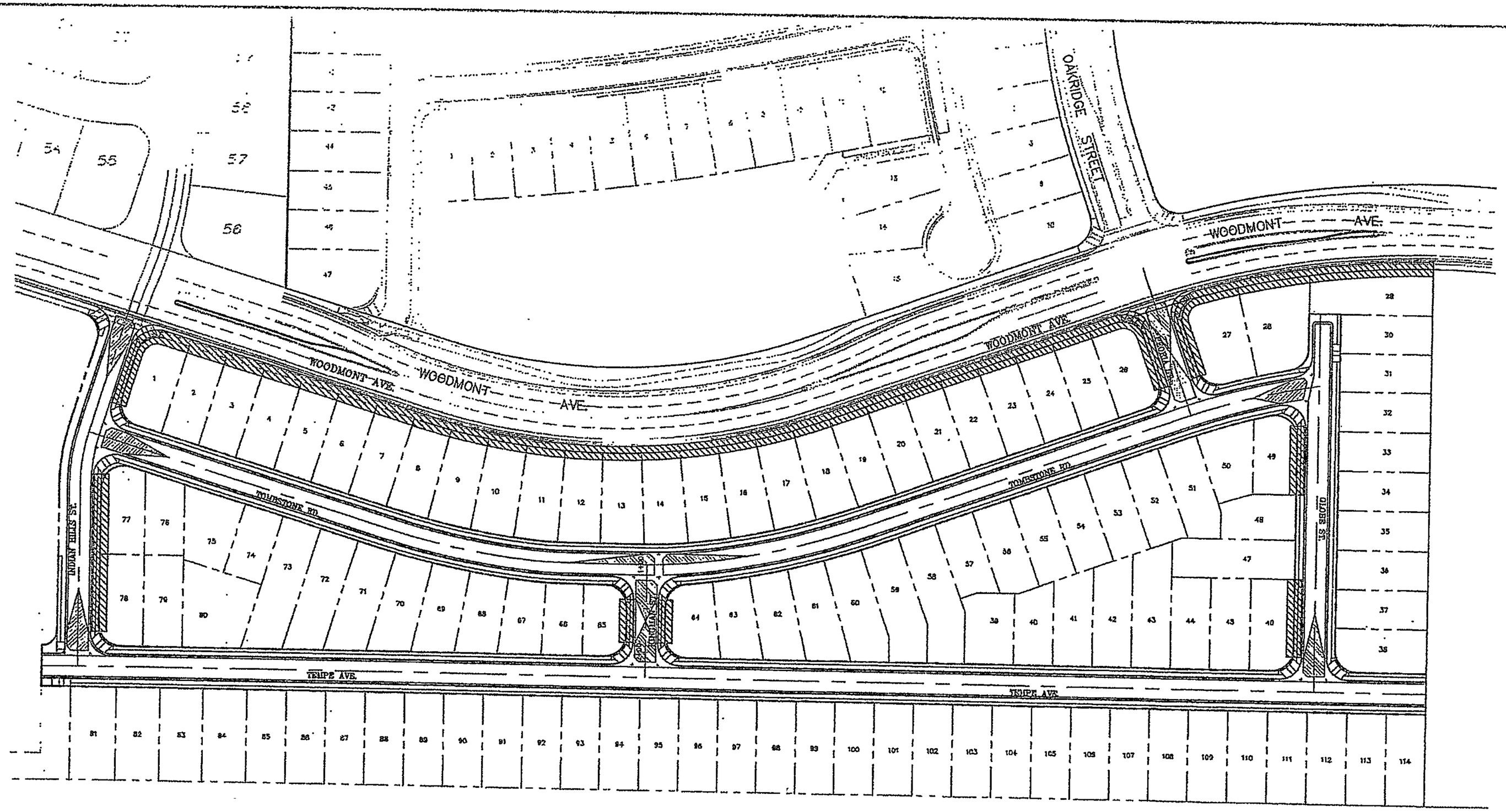
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

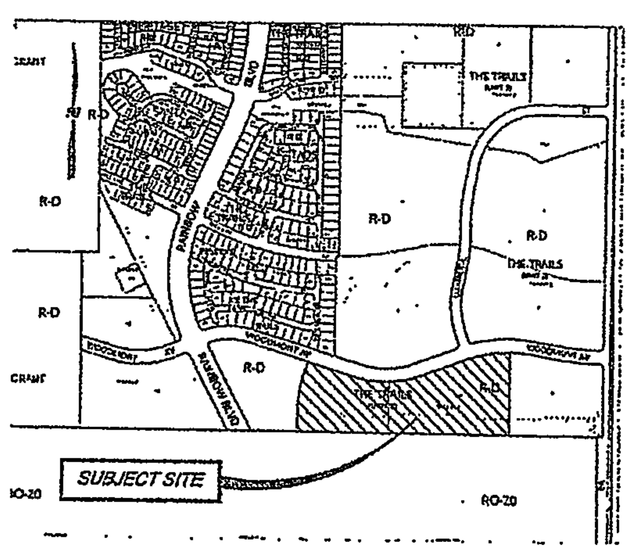
TRACT 9A-"SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

'LOCATION OF PEREMETER WALL

DRB #_____

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N
NTS

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

TRACT 9A "SANTA FE 3"

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 2 OF 2	
CHECK SJS			

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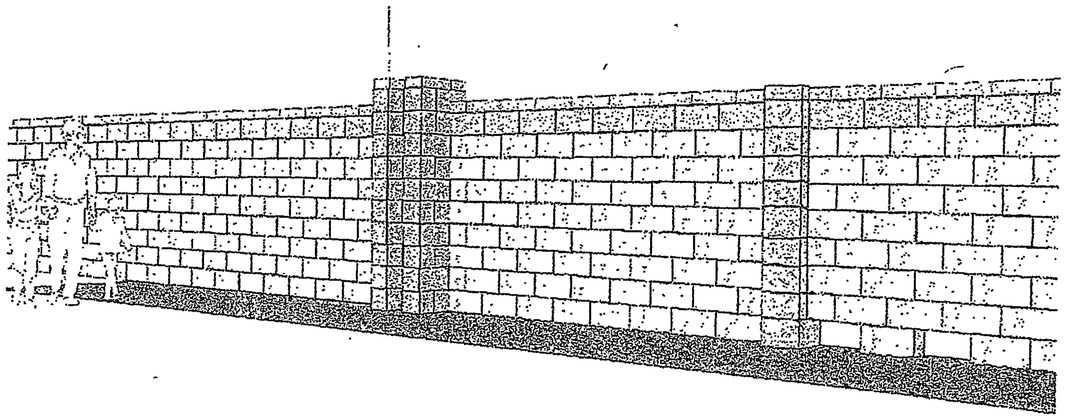
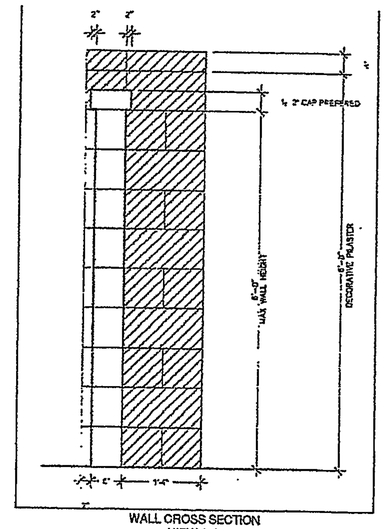
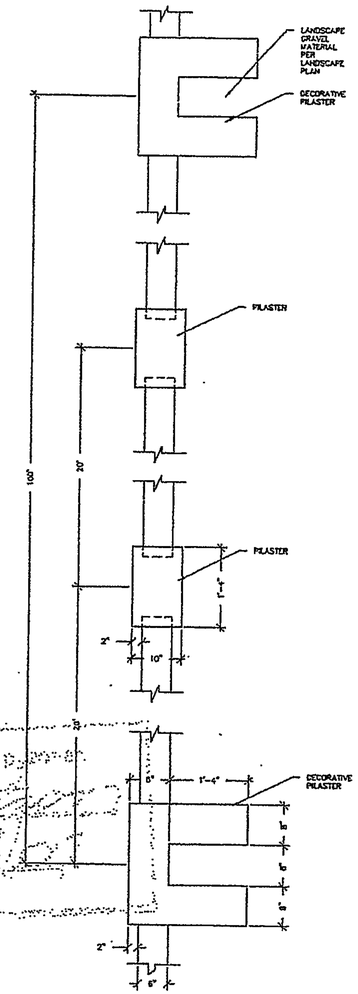


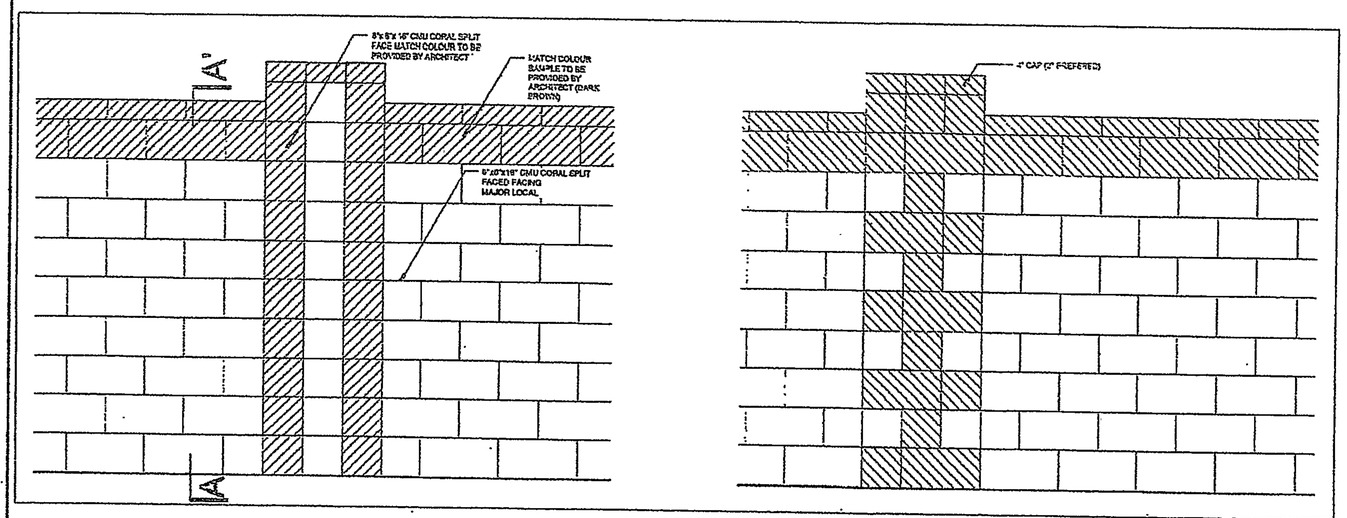
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

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

TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

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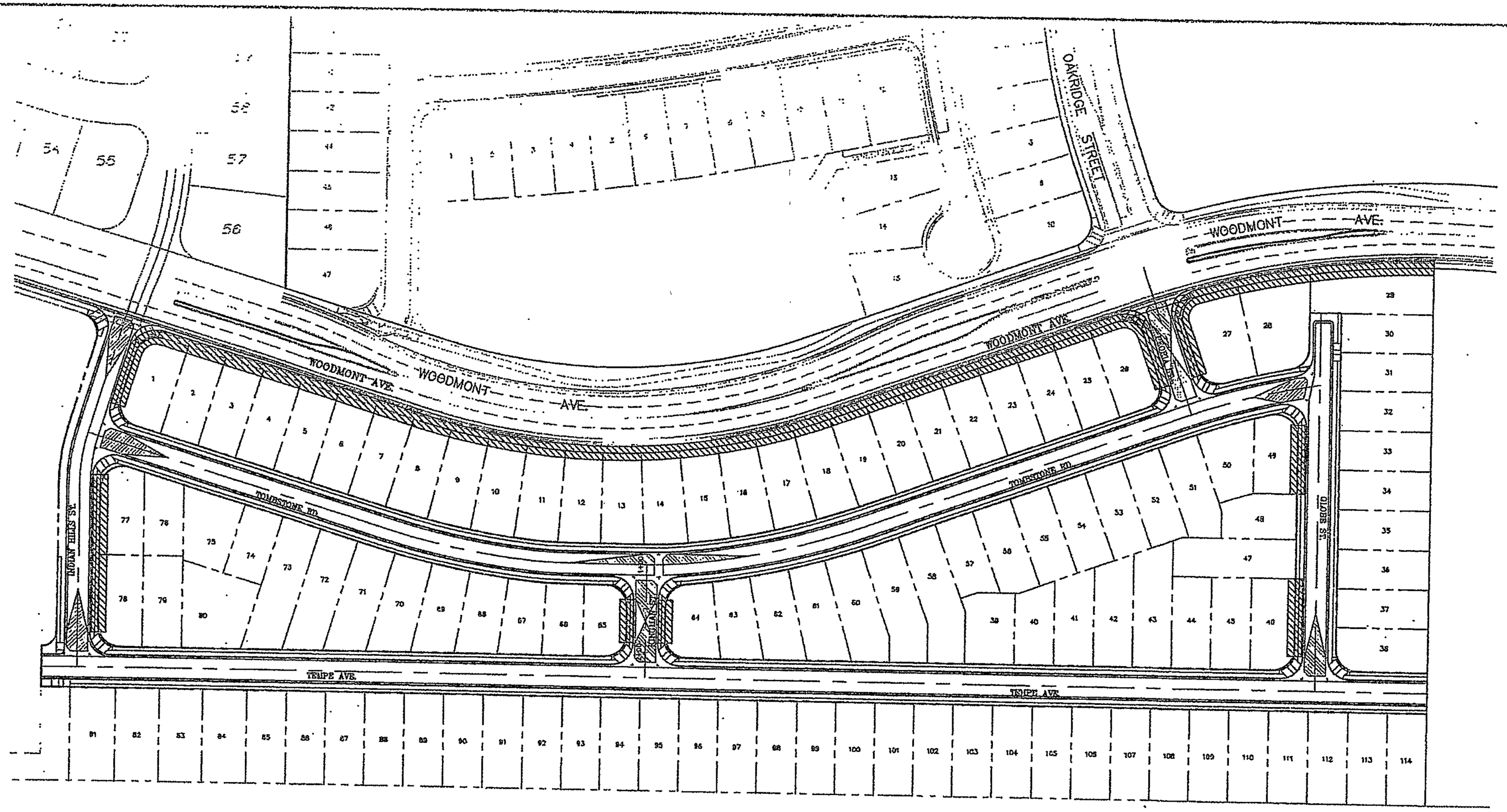
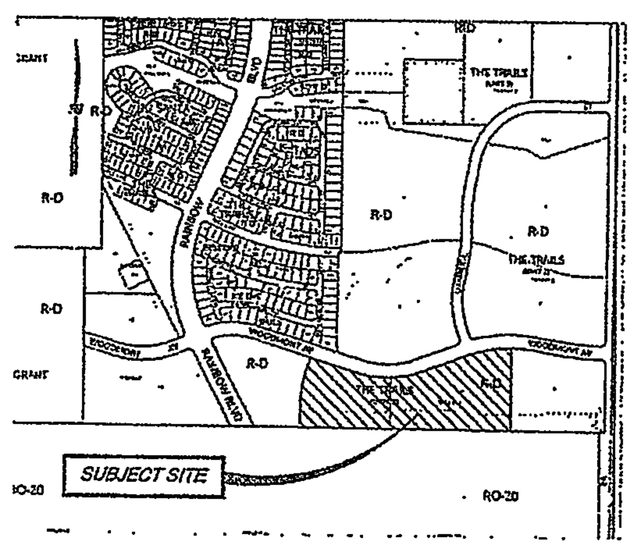
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

'LOCATION OF PEREMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

N

NTS

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

TRACT 9A "SANTA FE 3"

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X5218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	SJS		

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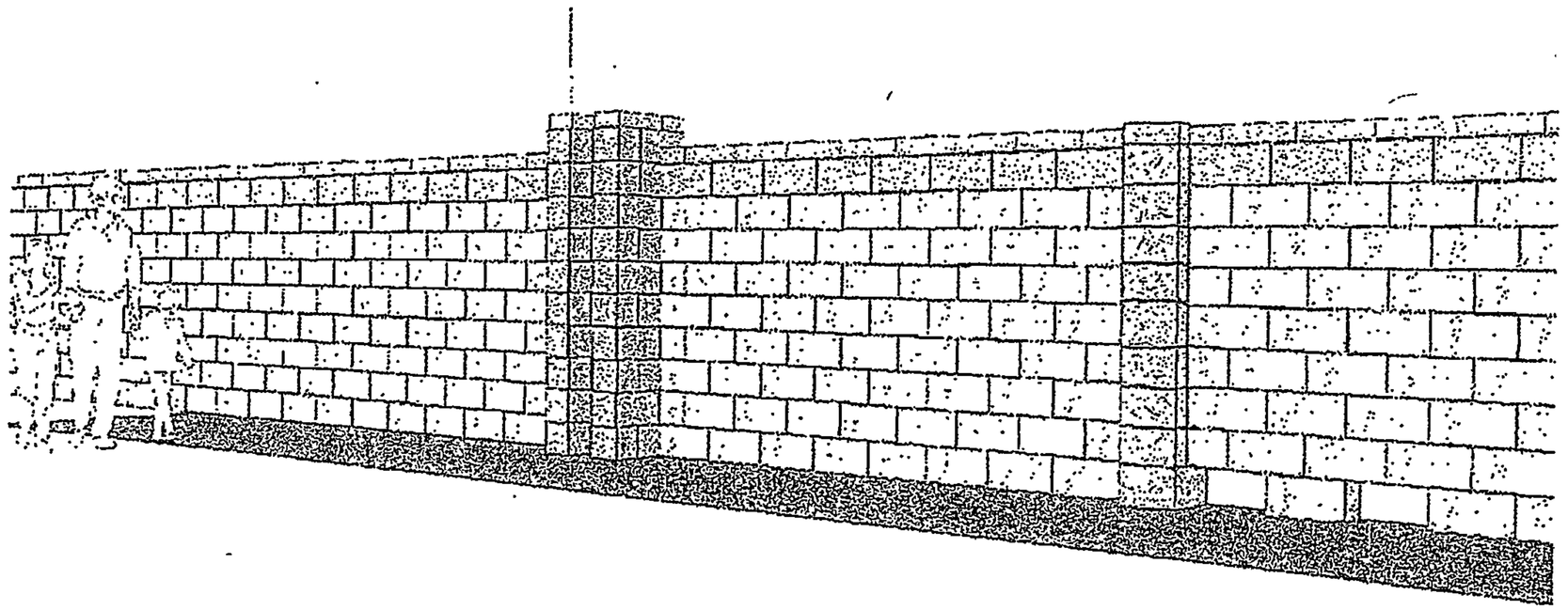
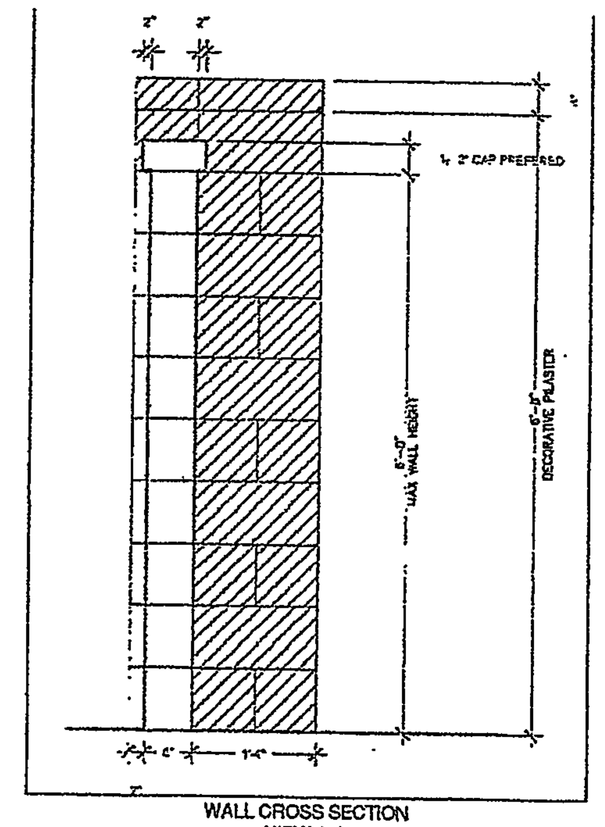
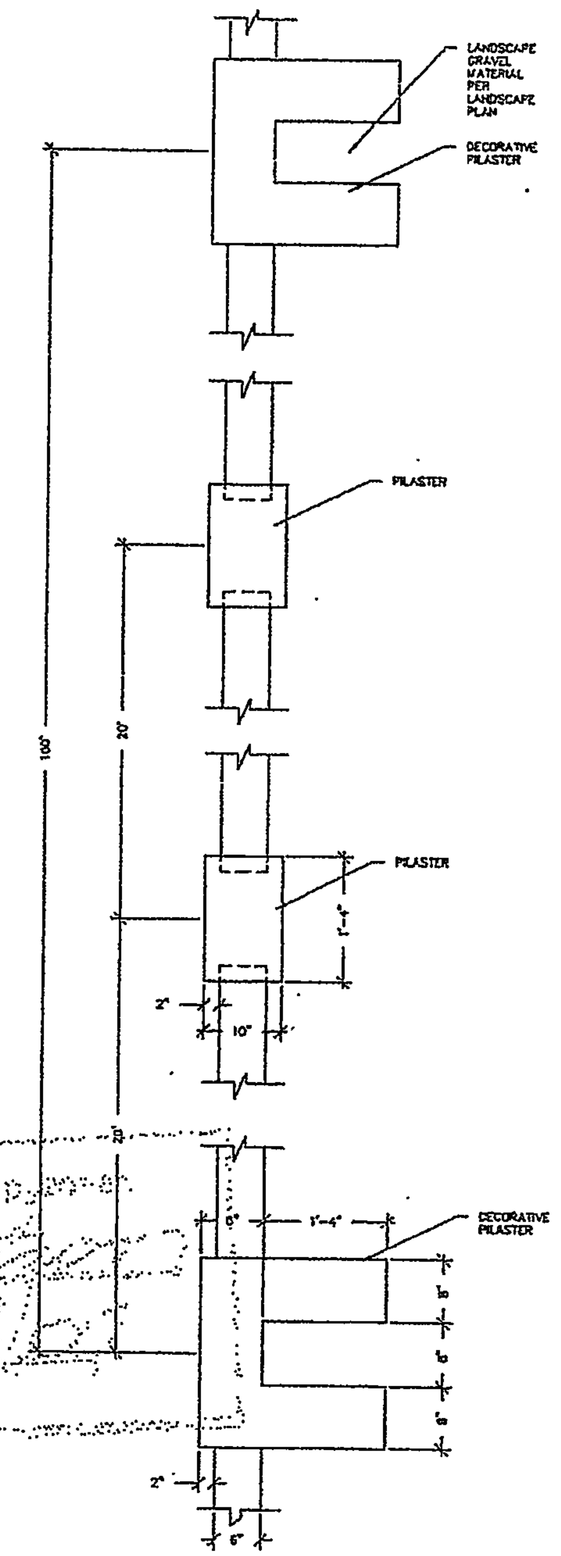


PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS

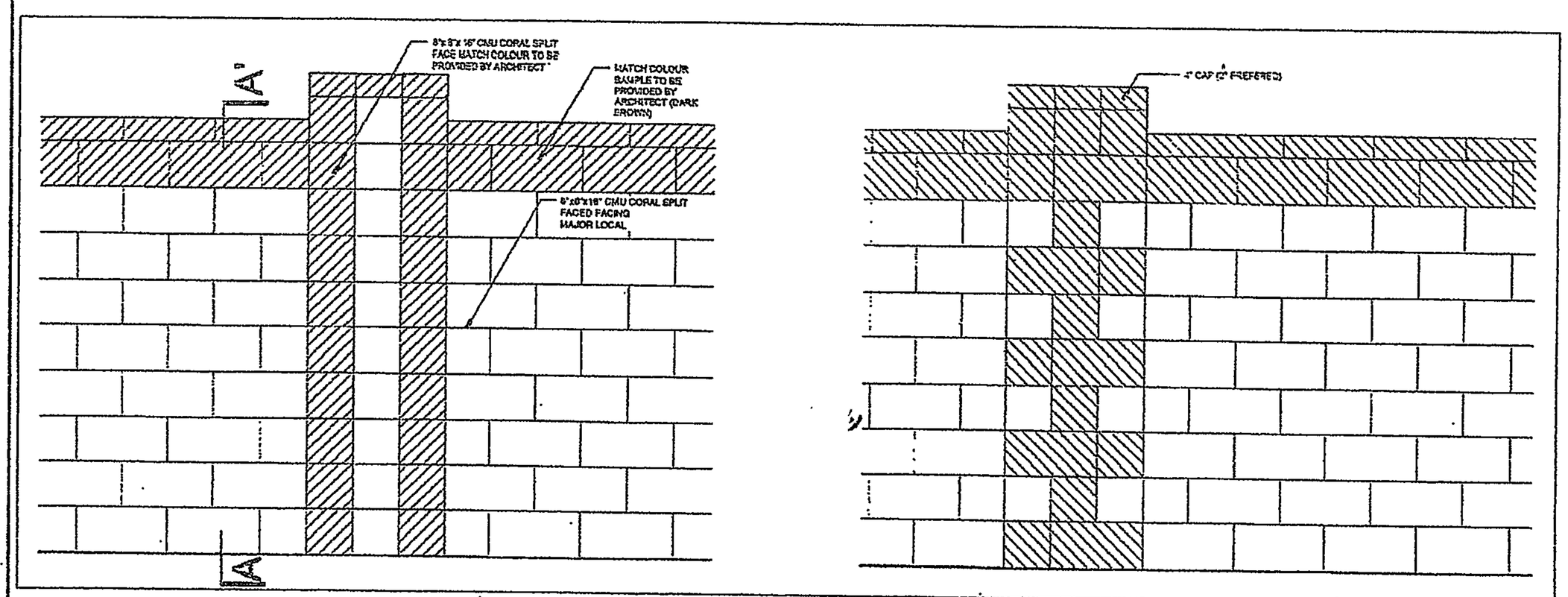


PLAN VIEW
SCALE: NTS

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z



WALL ELEVATION
SCALE: NTS

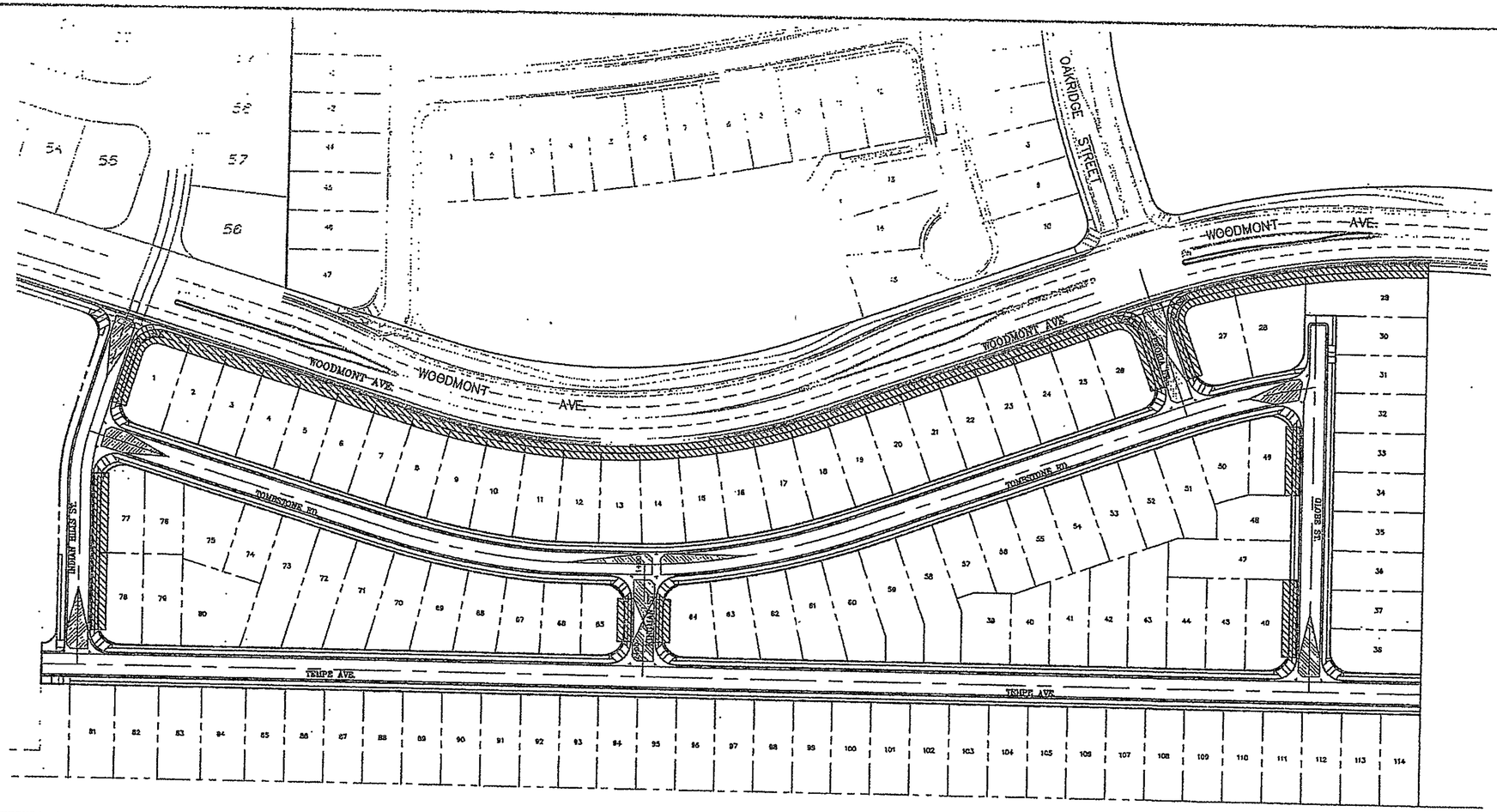
WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

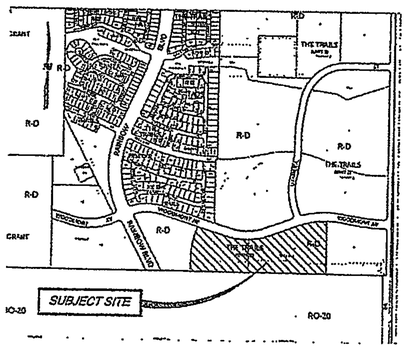
TRACT 9A "SANTA FE"

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN SJS	WCEA NO. X5218108	DATE JULY 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 2	
CHECK SJS			





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PEREMETER WALL

DRB #

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

NTS

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TRACT 9A "SANTA FE 3"

WALL PLAN EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X5218108	DATE JULY 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	SJS		

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