



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 17, 2013

Project# 1008800

13DRB-70622 EXT OF MAJOR PRELIMINARY PLAT
13DRB-70601 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT
13DRB-70620 AMENDMENT TO DESIGN VAR/ PRELIMINARY PLAT

EASTERLING CONSULTANTS LLC agent(s) for RCS-TRAILS 9-A, LLC request(s) *the above action(s) for all or a portion of Lot(s)* REPLAT OF TRACT 9A UNIT 2 AT THE TRAILS, TIERRA VISTA UNIT 2 AT THE TRAILS zoned VTRD, located on WOODMONT AND UNIVERSE containing approximately 9.48 acre(s). (C-9)

At the July 17, 2013 Development Review Board meeting, a one-year extension of the preliminary plat was approved. The amendment to the infrastructure list was approved. The amendment to the design variance/preliminary plat was approved.

The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by August 1, 2013 in the manner described below.

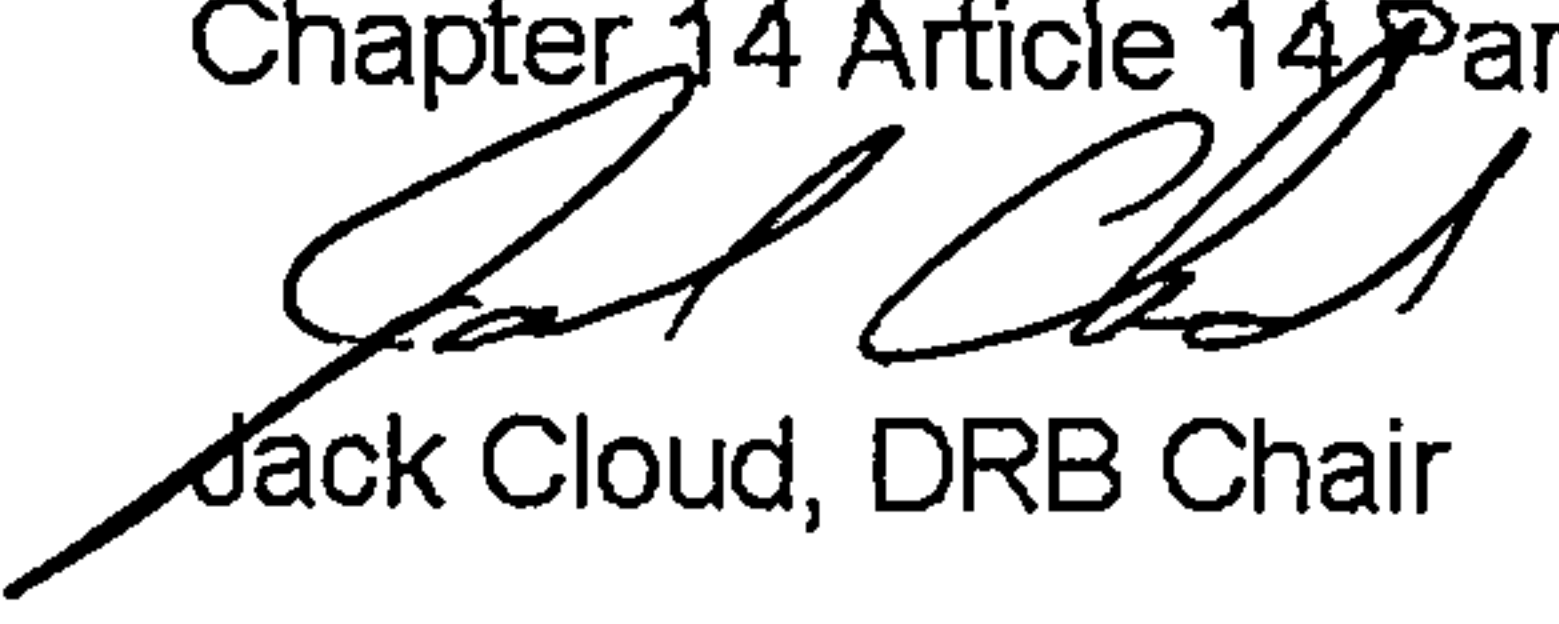
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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


Jack Cloud, DRB Chair

Cc: EASTERLING CONSULTANTS LLC
Marilyn Maldonado

8. **Project# 1008800**
14DRB-70187 MAJOR - FINAL PLAT
APPROVAL

EASTERLING CONSULTANTS LLC agent(s) for RCS-TRAILS 9-A, LLC request(s) the above action(s) for all or a portion of Lot(s) REPLAT OF TRACT 9A UNIT 2 AT THE TRAILS, **TIERRA VISTA UNIT 2 AT THE TRAILS** zoned VTRD, located on WOODMONT AND UNIVERSE containing approximately 9.48 acre(s). (C-9) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project# 1002962**
14DRB-70171 AMENDMENT TO
INFRASTRUCTURE LIST

BOHANNAN HUSTON INC agent(s) for RCS - CANTATA RESIDENCES I, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CANTATA AT THE TRAILS UNIT 2 Unit(s) 2**, zoned RD, located on TREE LINE AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 17.05 acre(s). (C-9) *)[Deferred from 5/28/14]* **THE AMENDMENT TO INFRASTRUCTURE LIST WAS APPROVED.**

10. **Project# 1009363**
13DRB-70657 MINOR – FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 41, 42, 43, 44, AND 45, Block(s) 5, **SUNSHINE ADDITION** zoned SU-2/MR, located on HIGHT ST BETWEEN SMITH AND ANDERSON containing approximately .4072 acre(s). (L-14) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1002962**
14DRB-70186 SKETCH PLAT REVIEW
AND COMMENT

BOHANNAN HUSTON INC agent(s) for RCS TRAILS TRACT 1, LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE TRAILS UNIT 2** zoned SU-1 VOLCANO TRAILS RESIDENTIAL DEVELOPING (VTRD), located on PASEO DEL NORTE BETWEEN OAKRIDGE AND RAINBOW containing approximately 12.34 acre(s). (C-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1008265**
14DRB-70183 SKETCH PLAT REVIEW
AND COMMENT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-2-A, A-3-A, **JOURNAL CENTER PHASE 2** zoned IP, located on SNAPROL AND RURLEDGE RD containing approximately 10.133 acre(s). (D-16 & 17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

DRB CASE ACTION LOG - BLUE SHEET

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

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1008800

Application #: 13DRB-70187

Project Name: TIERRA VISTA UNIT 2 AT THE TRAILS

Agent: EASTERLING CONSULTANTS INC.

Phone #:

Your request was approved on 5/11/14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): to record

PLATS:

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

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

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

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1008800
12DRB-70230 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9A (TRACT B TIERRA VISTA AT THE TRAILS UNIT 1), **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 7.95 acre(s). (C9)

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

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

The conditions of final plat still apply.

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

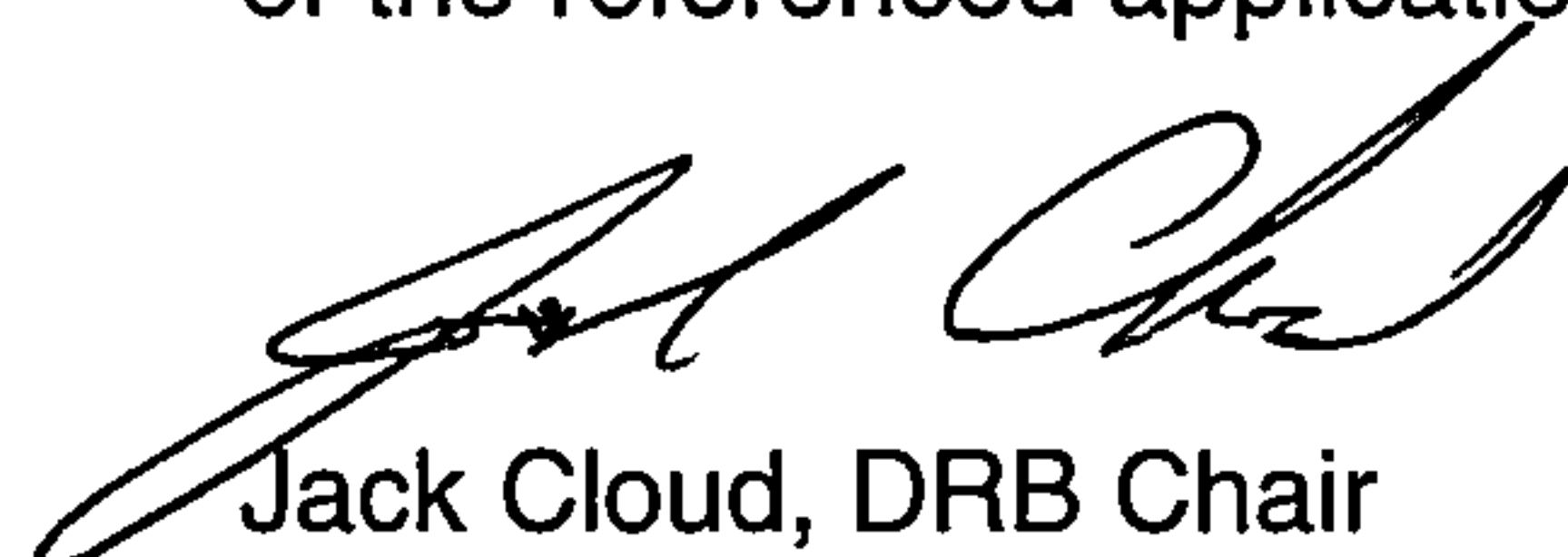
If you wish to appeal this decision, you must do so by August 23, 2012, in the manner described below.

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

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

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

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



Jack Cloud, DRB Chair



DRB PUBLIC HEARING SIGN IN SHEET

#12

Project #: 1008200

Date: 8-8-12

NAME: Brad Bingham ADDRESS: 2600 Prospect ZIP: 87107

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____


9. **Project# 1008799**
12DRB-70067 MAJOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for RCS-TRAILS 9-A, LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 acre(s). (C-9) [*Indefinitely Deferred at the Applicant's request on 4/11/12*] **DENIED.**

10. **Project# 1008800**
12DRB-70165 EXT OF MAJOR
PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 9A (TRACT B TIERRA VISTA AT THE TRAILS UNIT 1), **THE TRAILS UNIT 2** zoned R-D, located on WOODMONT AVE, BETWEEN RAINBOW BLVD AND UNIVERSE BLVD containing approximately 7.95 acre(s). (C-9)**DENIED.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

11. **Project# 1007488**
12DRB-70172 AMENDED SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

DEKKER PERICH SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) D-1E-1, **SISTERS OF THE ORDER OF ST. DOMINIC** zoned SU-2/IP-EP, located on 9521 SAN MATEO BLVD NE containing approximately 31.72 acre(s). (B-17)**DEFERRED TO 7/11/12 AT THE AGENT'S REQUEST.**

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

12. **Project# 1003483**
12DRB-70171 AMENDMENT TO
INFRASTRUCTURE LIST

SANTOSH MODY agent(s) for BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17A, Block(s) 12, Tract(s) A, **NORTH ABQ ACRES Unit(s) B**, zoned SU-2(IP), located on SAN PEDRO BETWEEN ALAMEDA AND SIGNAL containing approximately 2.74 acre(s). (C-18)**THE AMENDMENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**

13. **Project# 1004360**
12DRB-70169 EXT OF SIA FOR TEMP
DEFR SDWK CONST 

RIO GRANDE ENGINEERING agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) I-18, **VENTANA DEL BOSQUE** zoned R A-2, located on MOUNTAIN NW, BETWEEN GABALDON AND RIO GRANDE (J-12) **DEFERRED TO 6/27/12 AT THE AGENT'S REQUEST.**

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

TIERRA VISTA
UNIT 2 AT THE
TRAILS

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008800

AGENDA ITEM NO: 7

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

No adverse comments.

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)

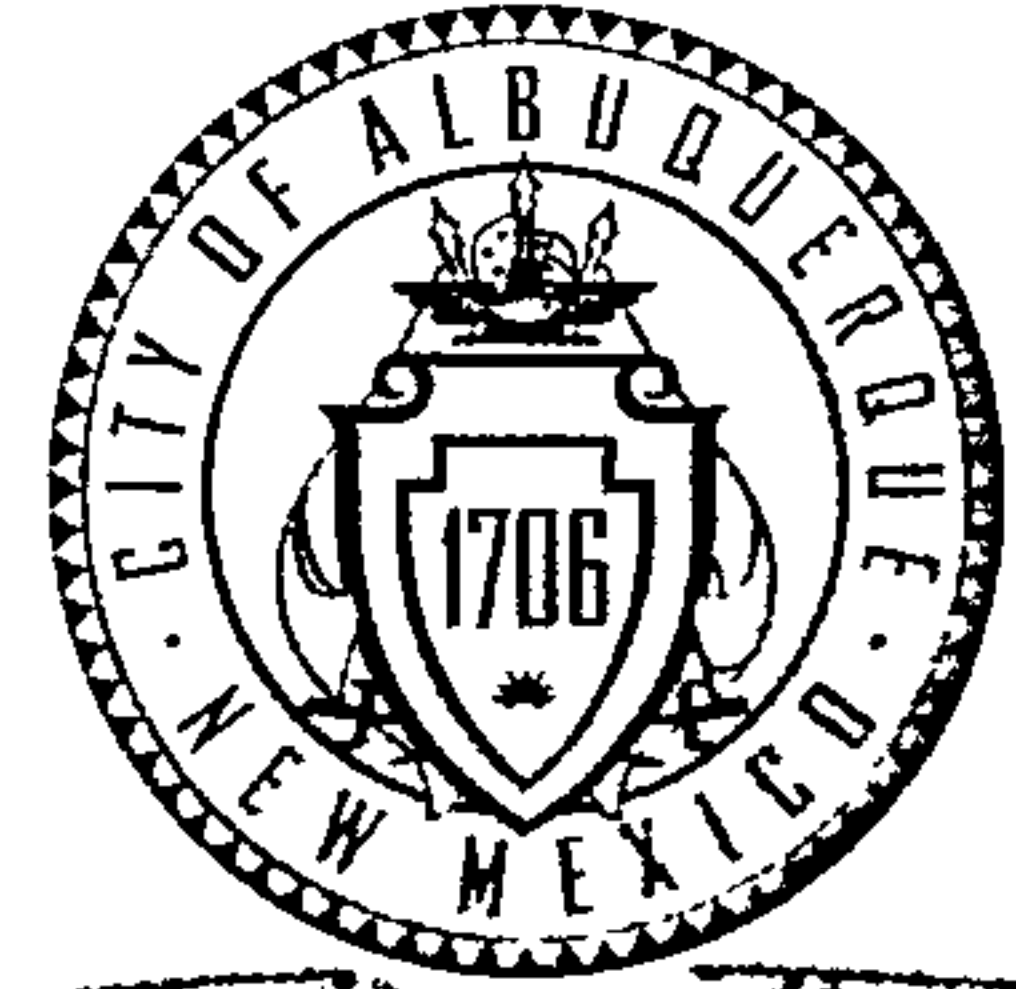
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JULY 27, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008800

AGENDA ITEM NO: 7

SUBJECT:

Subd Design Variance
Sidewalk Waiver
Temp Defer Sidewalk Constr

ENGINEERING COMMENTS:

Hydrology has no objection to these actions.

Preliminary Plat Approval

Hydrology has an approved Grading plan dated 7-21-11 Sheet 1 of 3 and 6-22-11 Sheet 3 of 3 and can sign the Infrastructure List.

PO Box 1293

Albuquerque

NM 87103

A Public Drainage Easement may be required at the east end of Tempe Ave on Tract 8. An Agreement and Covenant will be required for Work Order approval.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 7-27-11

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008800

AGENDA ITEM NO: 4

SUBJECT:

Subd Design Variance
Sidewalk Waiver
Temp Defr Sidewalk Constr

ENGINEERING COMMENTS:

Hydrology has no objection to these actions.

Preliminary Plat Approval

Hydrology has comments on the Grading Plan and Infrastructure List.
A Public Drainage Easement may be required at the east end of Tempe Ave on Tract 8. An Agreement and Covenant will be required for Work Order approval.

PO Box 1293

Albuquerque

NM 87103

RESOLUTION/COMMENTS:

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 7-13-11

1706

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

TIERRA VISTA
UNIT 2 AT THE
TRAILS

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008800

AGENDA ITEM NO: 4

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

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

No objection to sidewalk deferral and sidewalk waiver request.

Additional information is required regarding the design variance options.

Temporary Turnarounds

Tombstone Road and Tempe Avenue do not meet stub street criteria. Please comply with one of the following options:

1. Add a note to the infrastructure list for Unit 2 stating that Unit 2 will not come in for construction until Unit 1 is completed and accepted by the City of Albuquerque.
2. Add a paved connection connecting Tombstone Road and Tempe Avenue to Kingman Street. This connection must have a minimum of 24 feet of pavement (temporary pavement is acceptable).

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: JULY 13, 2011

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008800

AGENDA ITEM NO: 8

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

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

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

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

The vicinity map provided on the plat should call out Universe, not University, Boulevard.
No objection to sidewalk deferral and sidewalk waiver request.

Infrastructure List (IL):

- The following roadways are normal local roadways and must be indicated as such: Peoria Street from Tombstone Road to Woodmont Avenue, Globe Street from Tempe Avenue to Tombstone Road, and Tombstone Road from Globe Street to Peoria Street.

RESOLUTION:

06-29-11

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JUNE 15, 2011

DEVELOPMENT REVIEW BOARD MEETING – July 17, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

**Project #1008800 – Tierra Vista Unit 2 at the Trails
Amendment to Infrastructure List/Preliminary Plat**

Please identify how the existing or proposed landscaping will be affected by this proposed design variance. The letter of request states that the Unit 1 traffic calming circle is already built and may or may not have already been damaged by the larger truck traffic but does not state whether there is an existing traffic circle in Unit 2 that is also affected. Please describe the current status of any landscaping and associated irrigation in Unit 2.

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

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

10. **Project# 1002202**
11DRB-70177 MINOR - PRELIMINARY/ FINAL
PLAT APPROVAL

HUITT- ZOLLARS, INC agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION**, zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)**DEFERRED TO 7/20/11 AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:APPLICANT - AGENT REQUIRED TO BE AT THE MEETING

11. **Project# 1008878**
11DRB-70172 SKETCH PLAT REVIEW AND
COMMENT

DNCA agent(s) for RMA CLINIC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER PHASE 2 - UNIT 2 Unit(s) 2**, zoned IP, located on MASTHEAD ST NE BETWEEN BARTLETT ST NE AND WASHINGTON ST NE containing approximately 1.8 acre(s). (D-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1008880**
11DRB-70178 SKETCH PLAT REVIEW AND
COMMENT

DONNA ILLERBRUN request(s) the above action(s) for all or a portion of Lot(s) 84B, 14, 15, & 16, **DAVIDSON ADD, MAP 33 TRACK 84B** zoned SU-1 CHURCH AND RELATED FAC OR SU-2 NFMX & RC, located on SHROPSHIRE NW BETWEEN 4TH NW AND ALAMEDA DRAIN (G-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. **Project# 1004540**
11DRB-70175 SKETCH PLAT REVIEW AND
COMMENT

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY request(s) the above action(s) for all or a portion of zoned R-1, located on 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 28.1764 acre(s). (D-9 & D-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. **Project# 1007490**
11DRB-70174 SKETCH PLAT REVIEW AND
COMMENT

MARK HALEY agent(s) for C&S EQUIHES request(s) the above action(s) for all or a portion of Lot(s) 3B2.A, Tract(s) 3B, zoned SU-2 HOSPITAL / MED, located on HORIZON BLVD NORTH OF ALAMEDA containing approximately 4.6876 acre(s). (C-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 13, 2011
DRB Comments**

ITEM # 12

PROJECT # 1008880

APPLICATION # 11-70178

**RE: Lots 14 - 16, Davidson Addition No. 2 and Tract 84B,
MRGCD Map # 33**

The zoning for the site is allowed to be SU-2/ NFMX subject to the Design Guidelines of the North 4th Street Corridor Plan. A new site plan would need to be approved prior to replatting; Tract 91A2 would also need to be included based on the existing building crossing the lot line.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

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 July 27, 2011, and with an approved grading plan engineer stamp dated 7/21/11 the preliminary plat was approved subject to compliance with the Site Development Plan for Subdivision which includes the subdivision design variance. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets 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.

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, DRB Chair

Cc: Bohannan Huston, Inc (Scott Steffen) – Courtyard I, 7500 Jefferson St NE – Albuquerque, NM 87109

Cc: The Trails. LLC – 6840 Treeline Ave.- Albuquerque, NM 87114

Marilyn Maldonado

file

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
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

June 1, 2011

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)

<p>AMAFCA No comments.</p>
<p>COG No comments.</p>
<p>TRANSIT Project # 1008800 11DRB-70124 PRELIMINARY PLAT. 11DRB-70130 SIDEWALK WAIVER. 11DRB-70131 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS. 11DRB-70132 TEMPORARY DEFFERAL OF SIDEWALK CONSTRUCTION.</p> <p>Adjacent and nearby routes Route #162, Ventana Ranch Commuter route passé the site on Rainbow Blvd.</p> <p>Adjacent bus stops None.</p> <p>Site plan requirements None.</p> <p>Large site TDM suggestions</p>



None.

Other information

None.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

APS

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

The Trails Unit 2, (tbka Tierra Vista Unit 1, Tract B), 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 approval of a Preliminary Plat, Sidewalk Waiver, Subdivision Design Variance, and a Temporary Deferral of Sidewalk Construction. For a development that will consist of 64 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



	<p>All planned additions to existing educational facilities are contingent upon taxpayer approval.</p> <p>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.</p>	
<p>POLICE DEPARTMENT No comments.</p>		
<p>FIRE DEPARTMENT No comments.</p>		
<p>PNM ELECTRIC & GAS No comments.</p>		
<p>COMCAST No comments.</p>		
<p>QWEST No comments.</p>		
<p>ENVIRONMENTAL HEALTH No comments.</p>		
<p>M.R.G.C.D No adverse comments.</p>		
<p>OPEN SPACE DIVISION No adverse comments.</p>		
<p>CITY ENGINEER Comments, if any, will be provided at the meeting</p>		
<p>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.</p> <p>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.</p> <p>Infrastructure List: add a note to the IL stating that the sidewalk will be built/deferred in accordance with the approved sidewalk exhibit.</p> <p>Provide a trip distribution exhibit.</p> <p>Provide additional geometric information (width of all right of way, radii, etc.).</p>		
<p>PARKS AND RECREATION No comments.</p>		
<p>ABCWUA No Objection</p>		
<p>PLANNING DEPARTMENT No comment on Sidewalk Variances for waiver or temporary deferral as depicted on Exhibit "B."</p>		



Please label Design Variance exhibit as "D."

Approval of this plat is contingent upon approval of the Site Development Plan for Subdivision Project #1008799/ 11DRB-70129 and associated Subdivision Design Variances.

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

DRB CASE ACTION LOG - BLUE SHEET

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

~~6/14~~
6/14
Done

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1008800

Application #: 13DRB-70187

Project Name: TIERRA VISTA UNIT 2 AT THE TRAILS

Agent: EASTERLING CONSULTANTS INC.

Phone #:

Your request was approved on 6-4-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): to record

PLATS:

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

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

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

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/27/2014 Issued By: E08375 239584

Category Code **910**
2014 070 187

Application Number: 14DRB-70187, Major - Final Plat Approval

Address:

Location Description: WOODMONT AND UNIVERSE

Project Number: 1008800

Applicant

RCS-TRAILS 9-A, LLC

371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE CO 80027

Agent / Contact

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

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 5/27/2014 Office: ANNEX
Stat ID: W50000009 Cashier: TRSMAR
Batch: 3712 Trans #: 19
Permit: 2014070187
Receipt Num 00201288
Payment Total: \$20.00
0901 Conflict Mgmt. Fee
VISA Tendered : \$20.00

Current DRC Project No. _____

Date Submitted: July 26, 2011
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2
 (REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

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

DRB Project No. 1008800

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
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

TIERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TIERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE 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 2-3	LOTS 45-46	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		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 50-51	LOT 45	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/

* 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 (COA 730084)	/	/	/
			TEMPORARY TYPE D INLET	DRAINAGE EASEMENT TRAILS UNIT 2 TRACT 8	18' EAST OF TIERRA VISTA UNIT 2 BOUNDARY		/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (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									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 36	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

SCOTT STEFFEN 7/26/2011
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
FIRM: *Scott J Self*
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7-27-11
DRB CHAIR DATE

[Signature] 07/27/11
TRANSPORTATION DEVELOPMENT DATE

[Signature] 07/27/11
ABCWUA DATE

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Hugh Floyd

From: Rusty Hugg [russhugg@survtek.com]
Sent: Wednesday, May 21, 2014 9:10 AM
To: Hugh Floyd; Scott Steffen
Subject: FW: Tierra Vista Unit 2- DRB 1008800

FYI- DXF approval

Surv-Tek, Inc.

9384 Valley View Drive, Albuquerque, NM 87114

Phone (505) 897-3366 Fax (505) 897-3377

russhugg@survtek.com

Russ P. Hugg

NMPS No. 9750

From: Gaulden, Tim H. [mailto:tgaulden@cabq.gov]
Sent: Wednesday, May 21, 2014 9:08 AM
To: Rusty Hugg
Subject: RE: Tierra Vista Unit 2- DRB 1008800

Russ:

The dxf for project 1008800 has been approved

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov

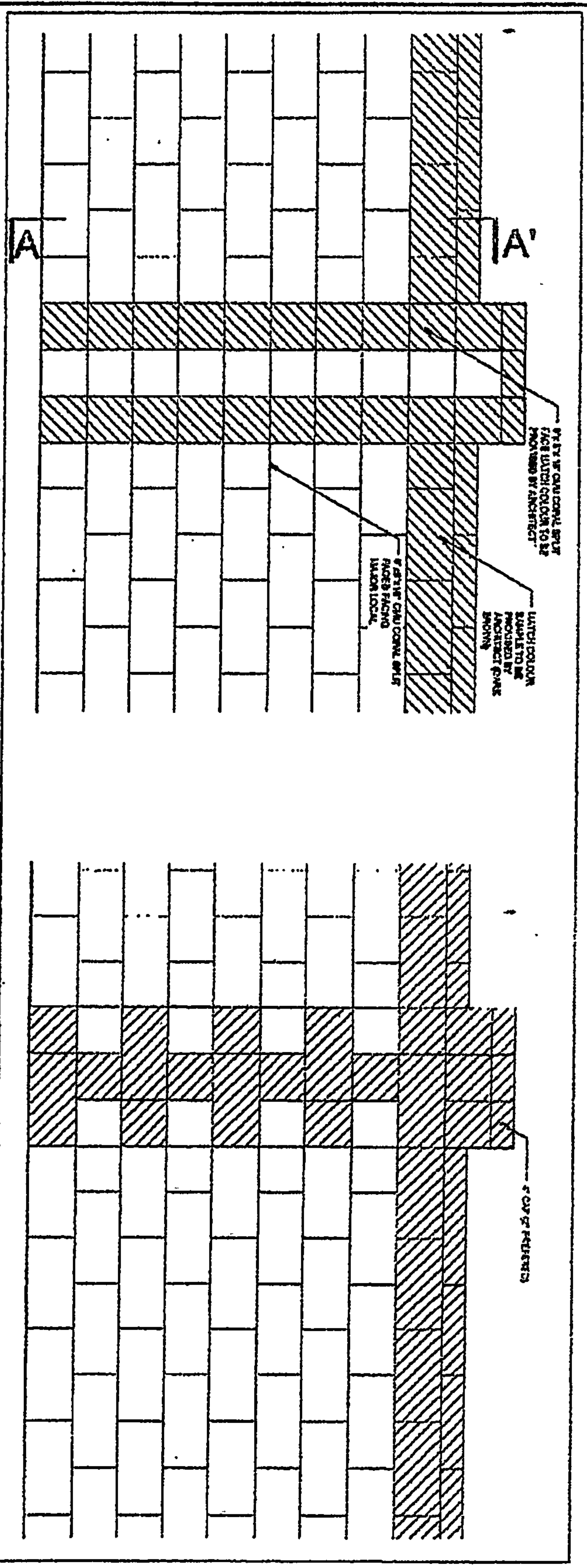
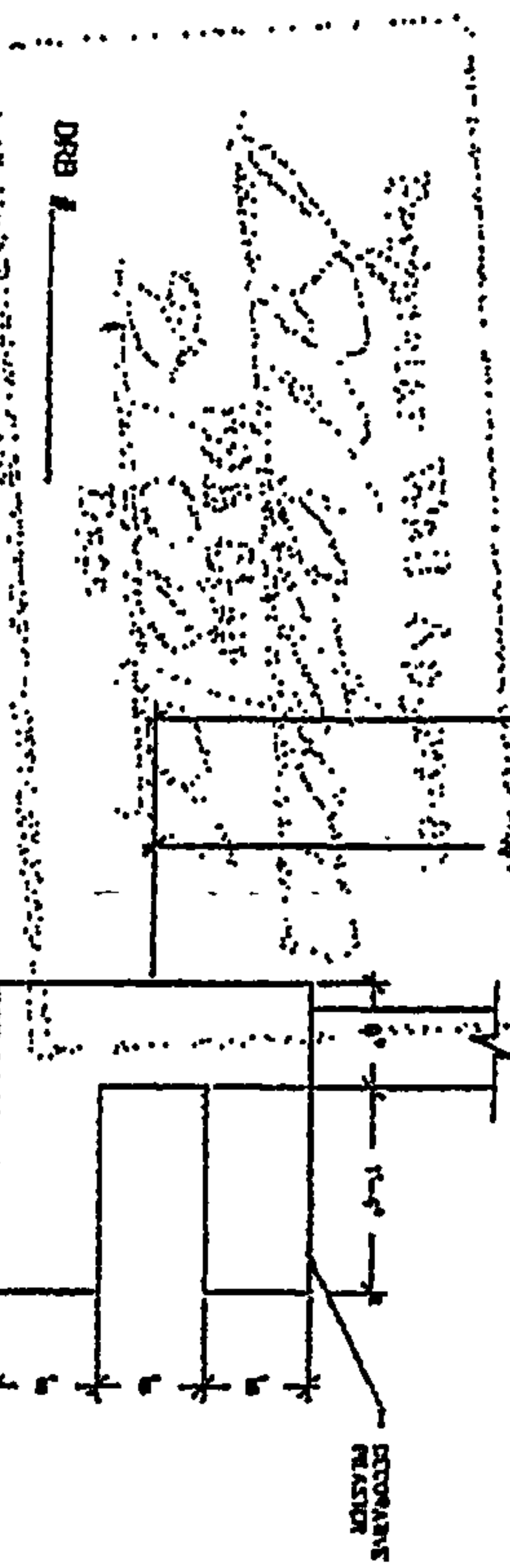
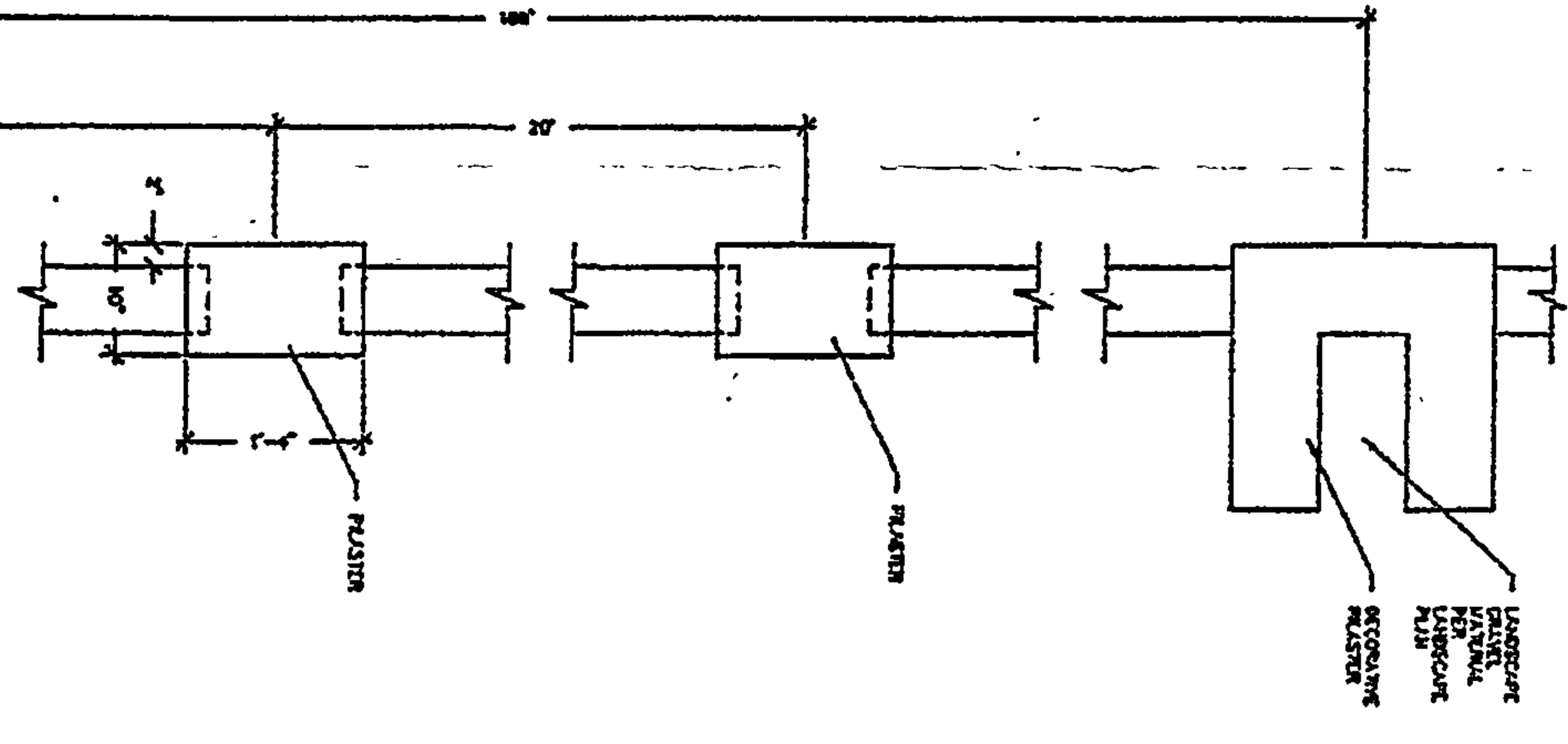
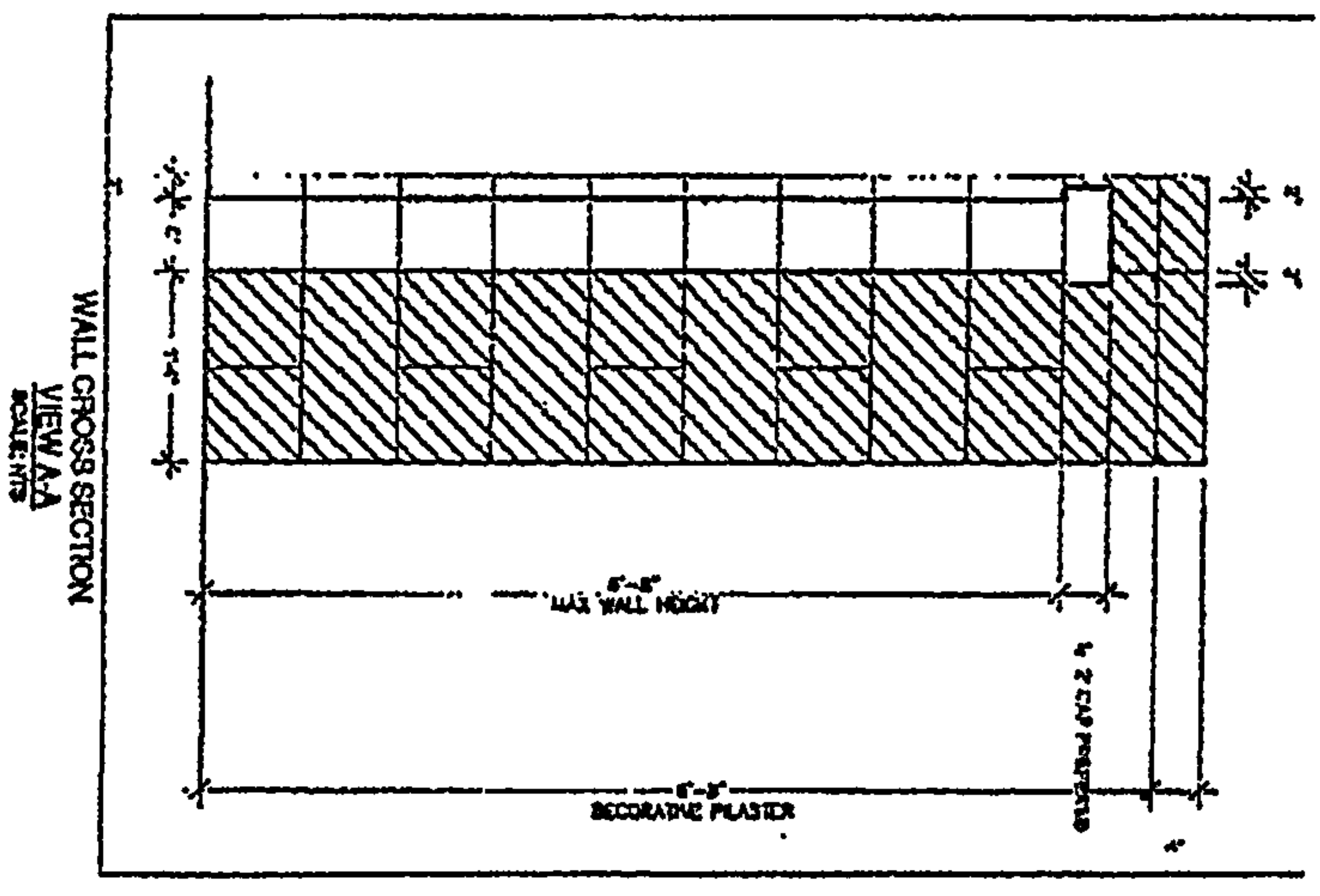
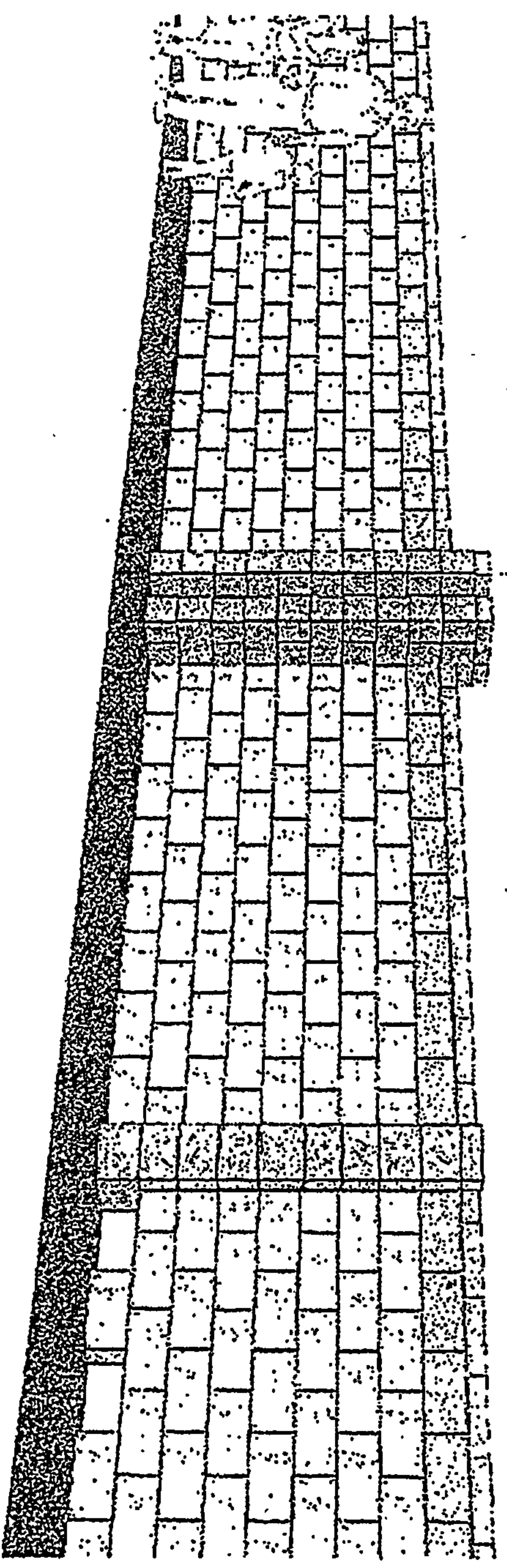


From: Rusty Hugg [mailto:russhugg@survtek.com]
Sent: Monday, May 19, 2014 10:34 AM
To: Gaulden, Tim H.; Gricius, Michelle A.; Bradley, Catherine P.
Subject: Tierra Vista Unit 2- DRB 1008800

Morning Tim

Have another plat for you. Tierra Vista Unit 2- DRB 1008800
Bearings are grid and distances are ground
Please let me know if you have any questions

PROJECT #: 1008800
 DATE: 6-4-14
 APP#: 14-70187 (FD)
 ~ WALL EXHIBITS ~

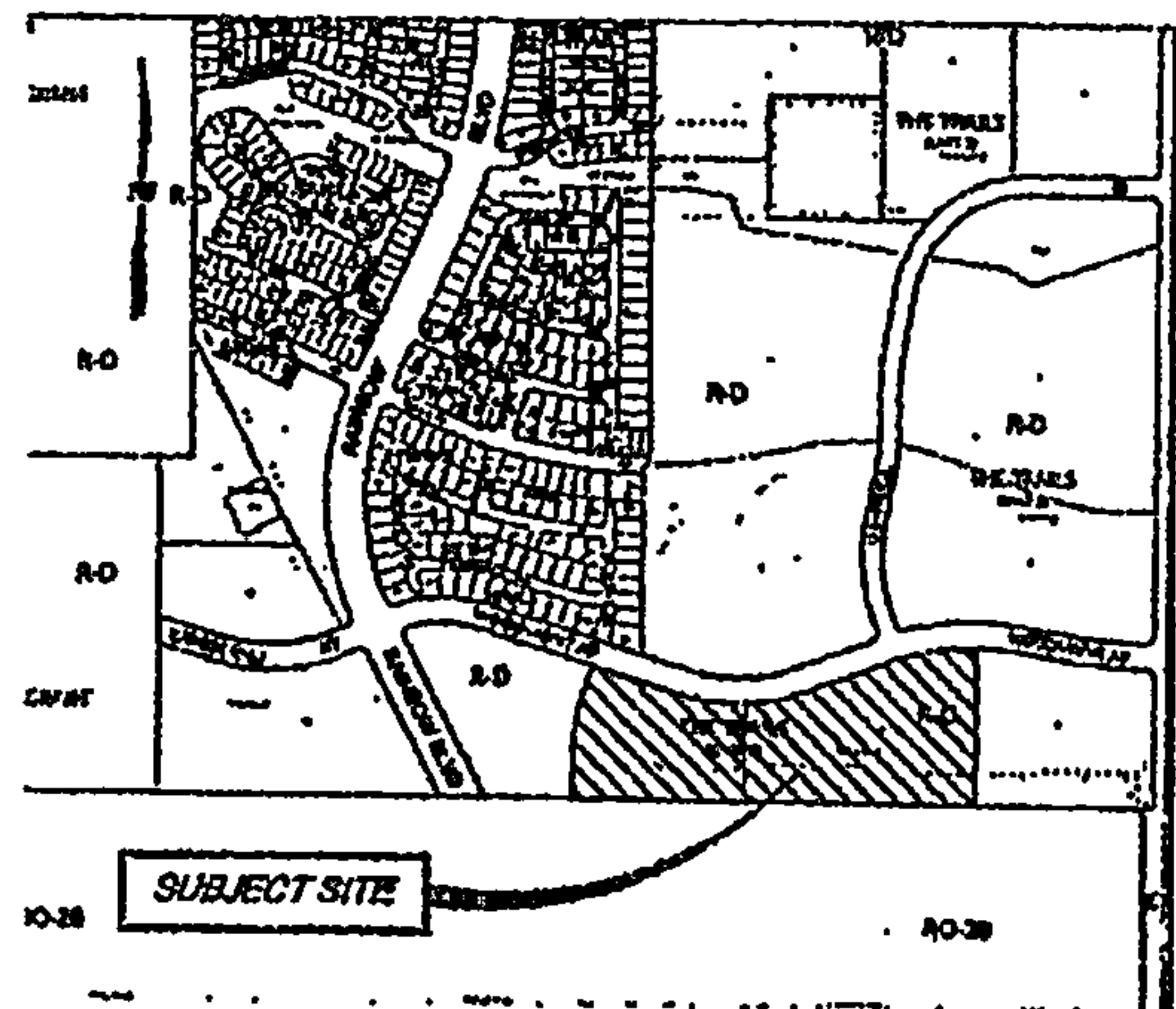
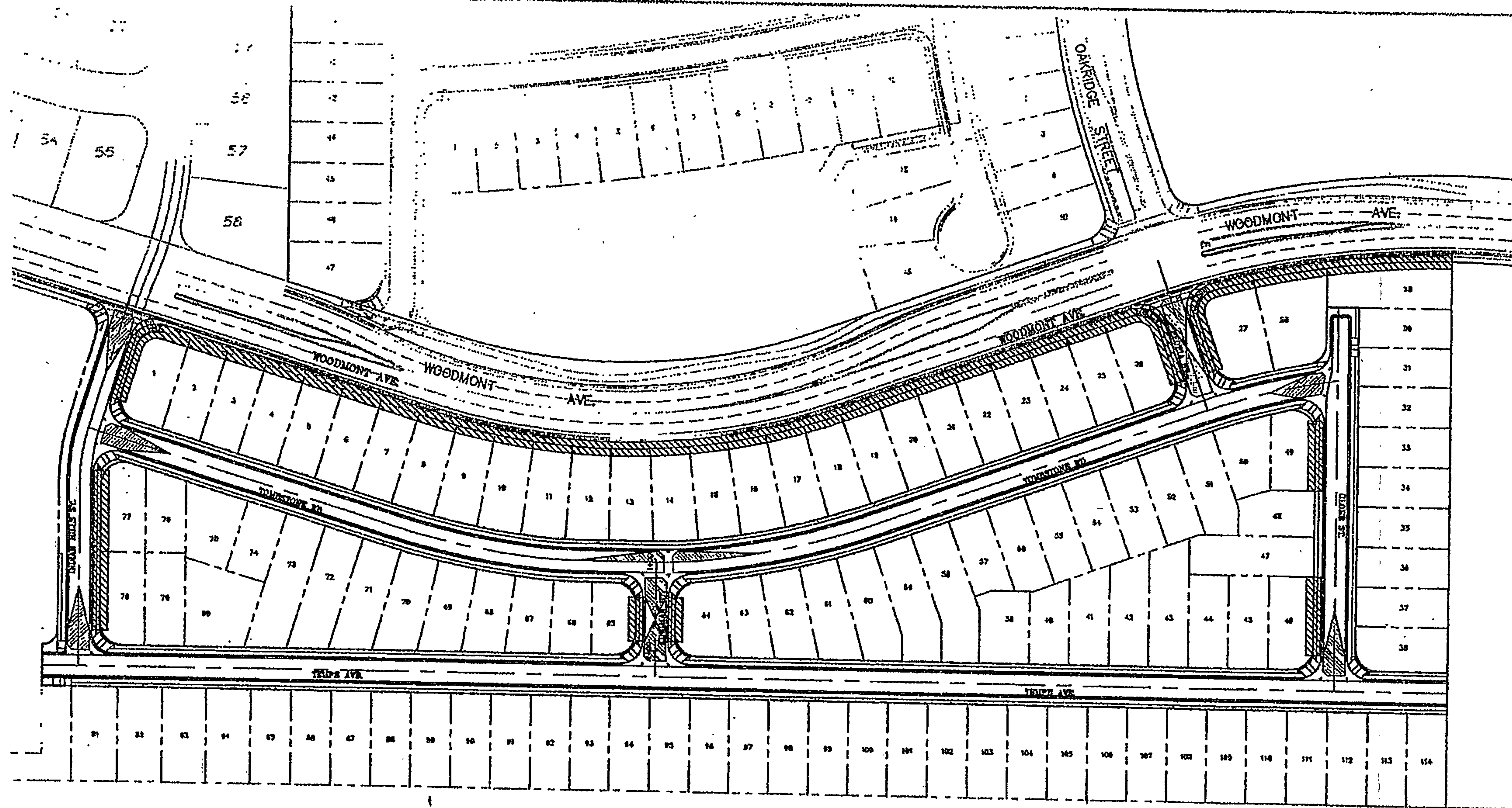


WILSON & COMPANY
 2800 THE AMERICAN ROAD SE
 SUITE 100
 FPO BARCHO, NEW MEXICO
 87124
 (505) 346-0001

TRACT 9A SANTA FE
 14-70187

TYPICAL WALL EXHIBIT

REVISIONS		REMARKS	BY
NO.	DATE		
DESIGN	SJS	WCEA NO. XE218106	DATE JULY 2008
DRAWN	RM	PROJECT NO.	SHEET NO.
CHECK	SJS	N/A	1 OF 2



VICINITY MAP
 ZONE ATLAS PAGE
 C-9-Z

LOCATION OF PERIMETER WALL

DRB # _____
 NEAREST INTERSECTION:
 WOODMONT AVE /
 OAKRIDGE STREET

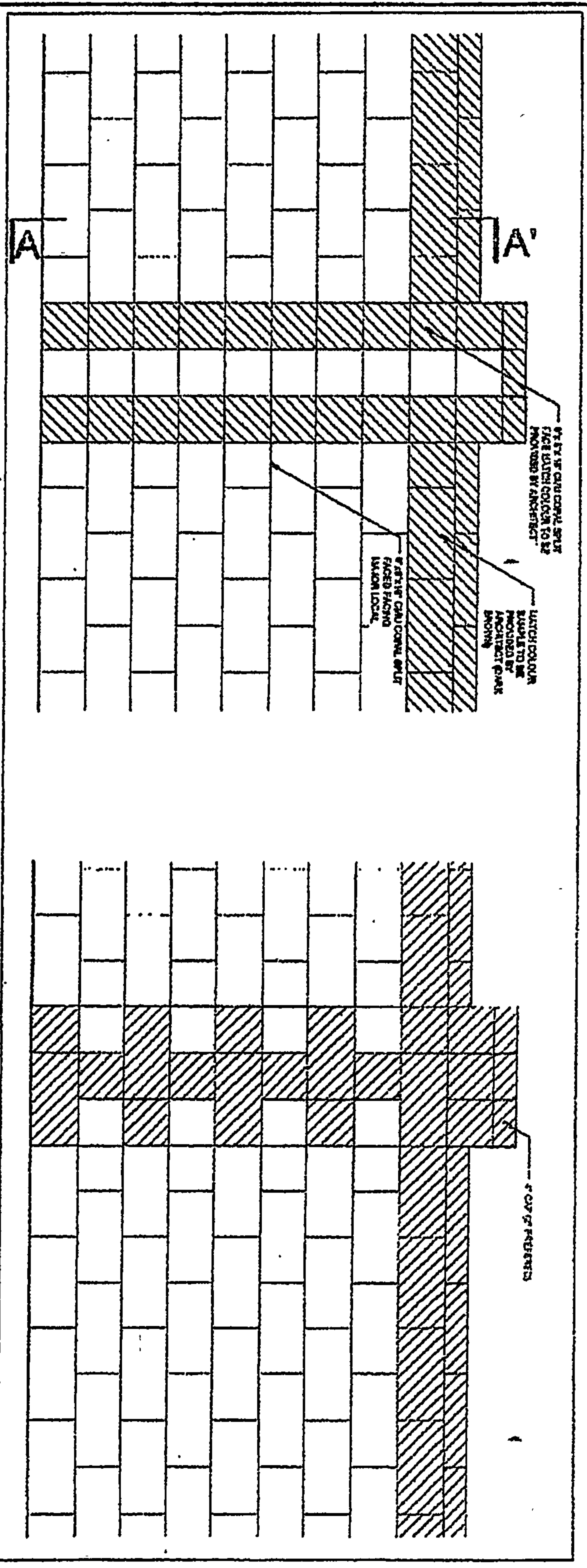
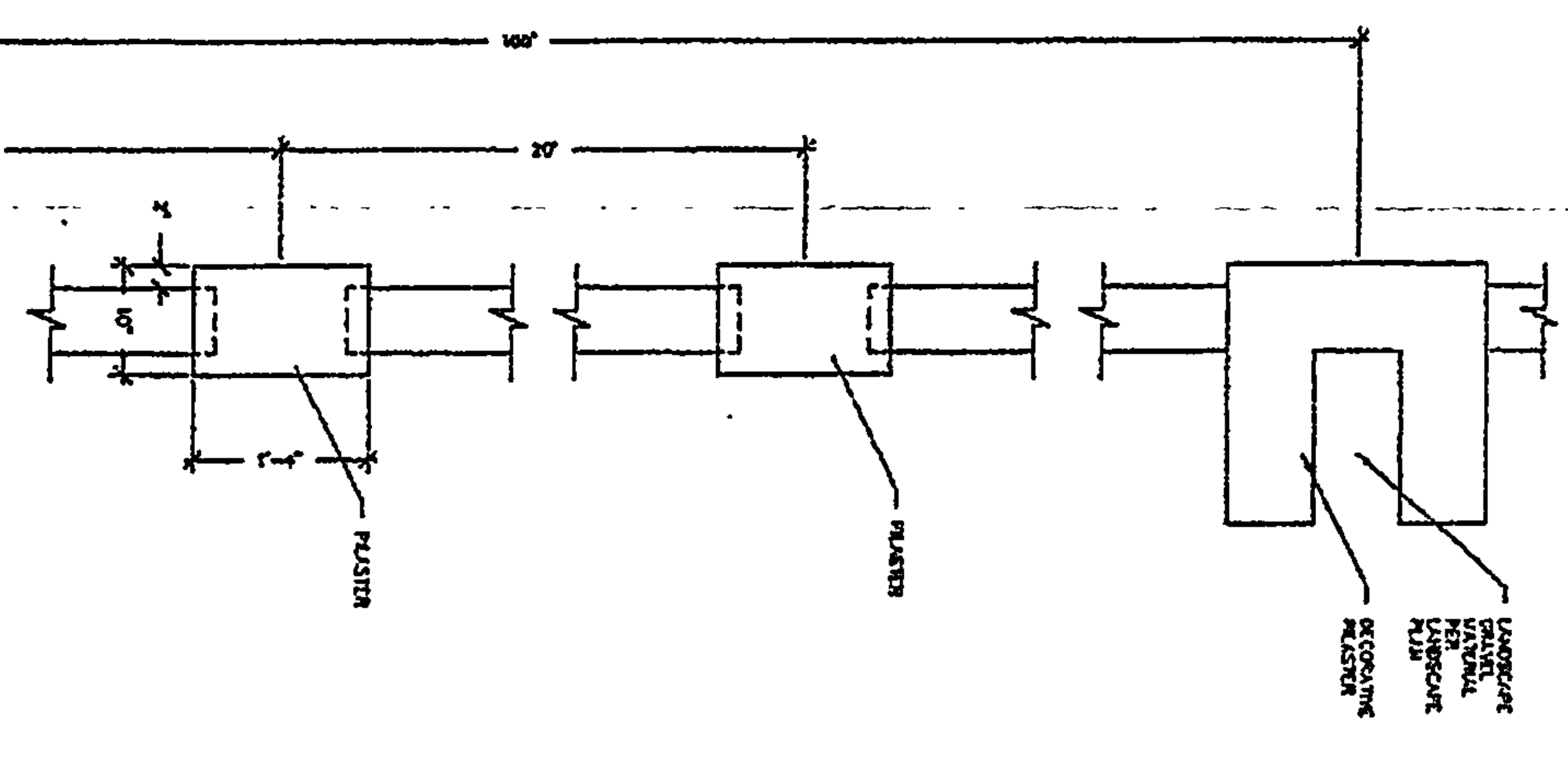
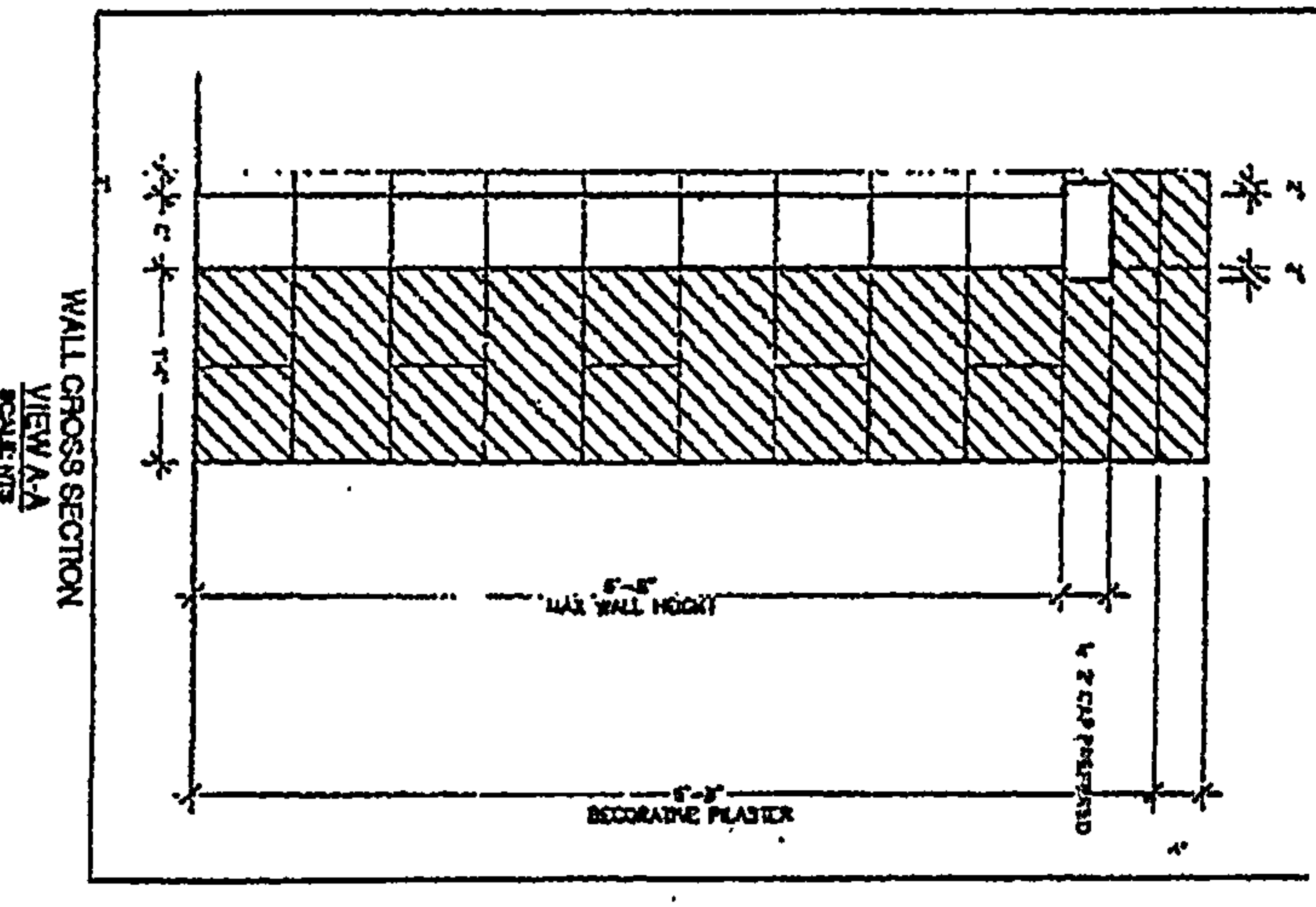
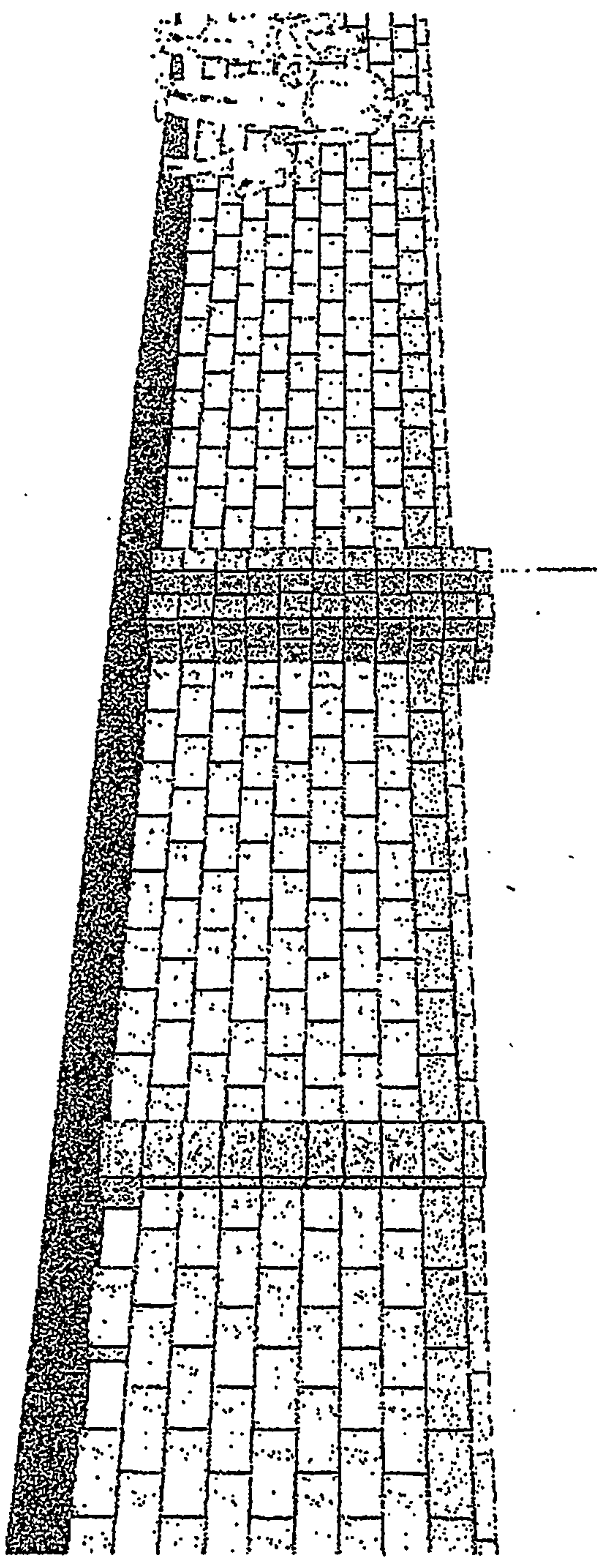


WILSON & COMPANY
 2800 THE AMERICAN ROAD SE
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 998-8021

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.	SHEET NO.	
CHECK	RIS	N/A	2 OF 2	



DBS # [Handwritten]
NEAREST INTERSECTION:
WOODPORT AVE /
OAKBROOK STREET
ZONE: A1A2
C-3-2

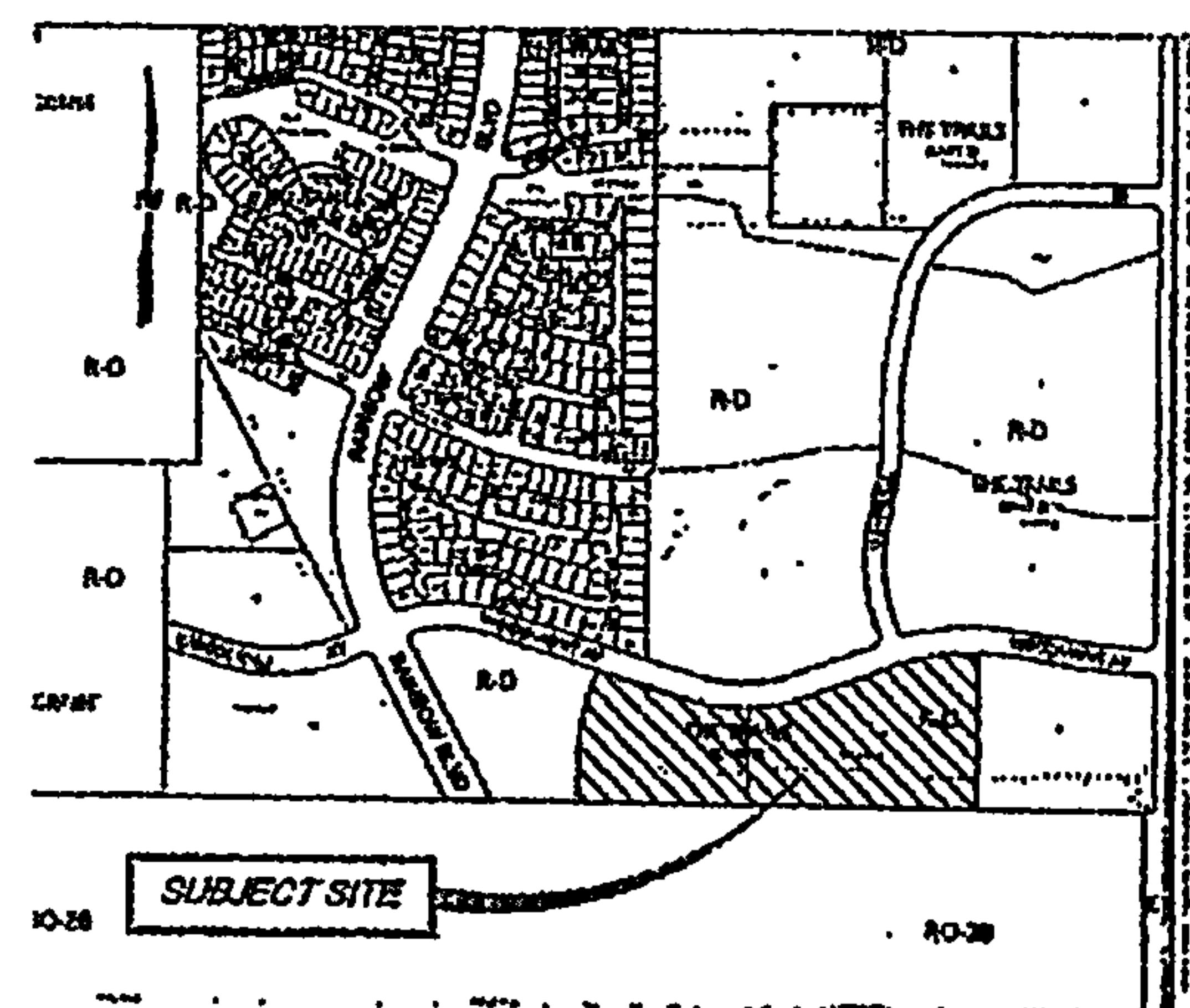
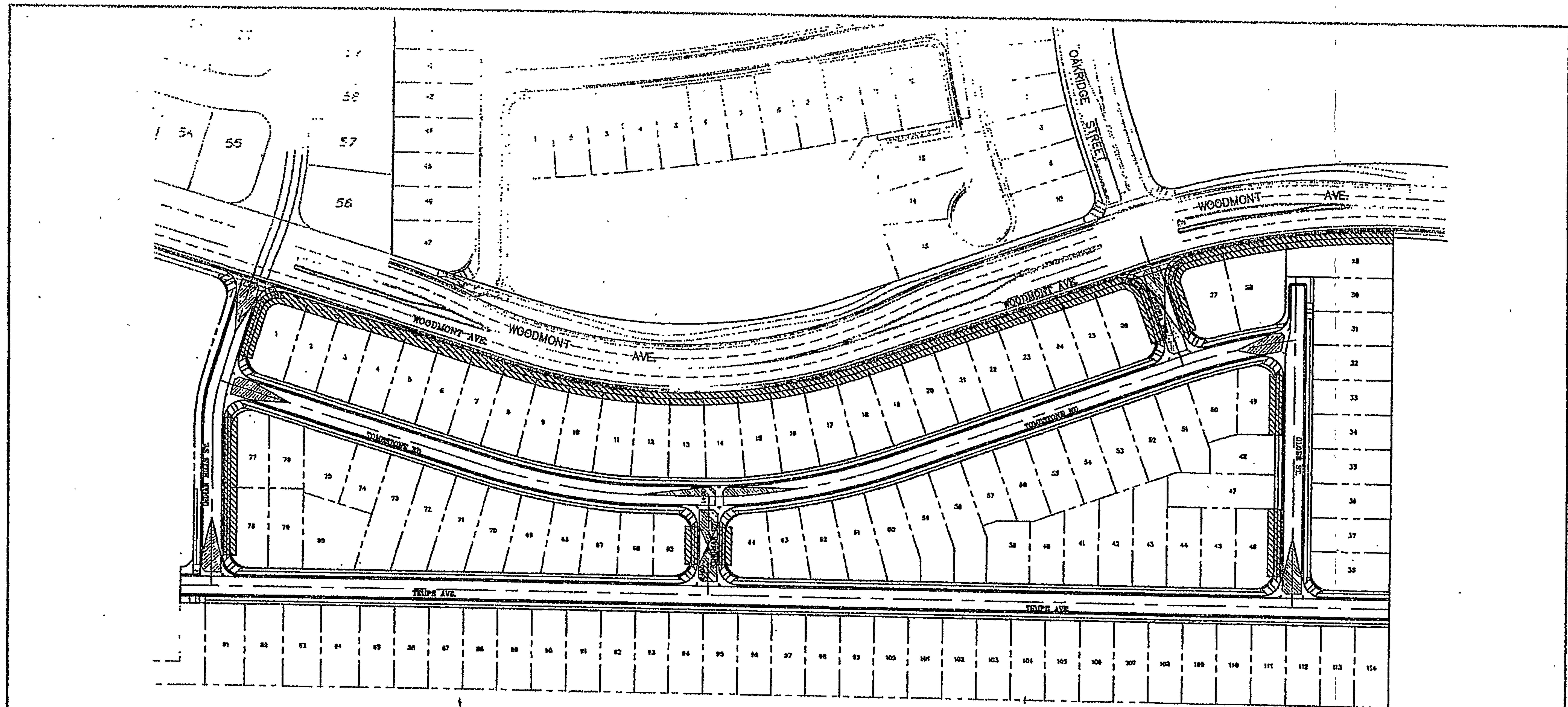
WILSON & COMPANY
2800 THE AMERICAN ROAD SE
SUITE 100
FEDERAL CENTER, NEW MEXICO
87128
(505) 266-5021

TRACT 9A "SANTA ELENA"
2800 THE AMERICAN ROAD SE
SUITE 100
FEDERAL CENTER, NEW MEXICO
87128
(505) 266-5021

TYPICAL WALL EXHIBIT

REVISIONS		NO.	DATE	REMARKS	BY
DESIGN	SJS				
DRAWN	RM				
CHECK	SJS				

WCEA NO.	XE28109	DATE	JULY 2008
PROJECT NO.	N/A	SHEET NO.	1 OF 2



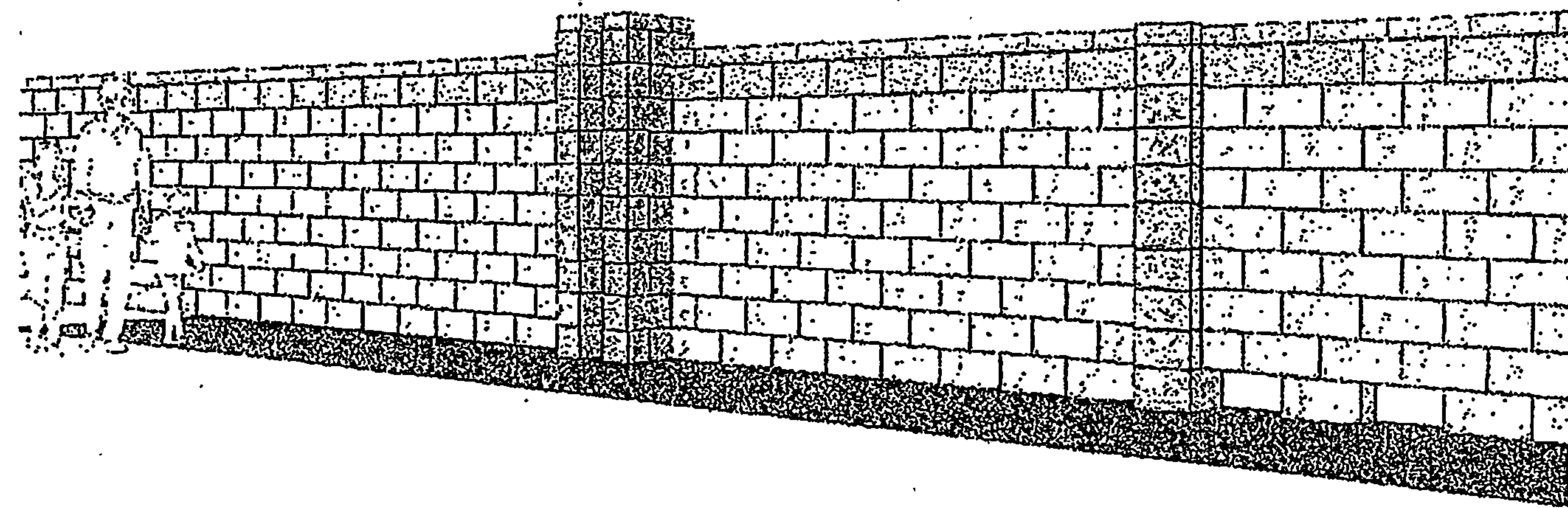
VICINITY MAP
 ZONE ATLAS PAGE
 C-9-Z

LOCATION OF PERIMETER WALL

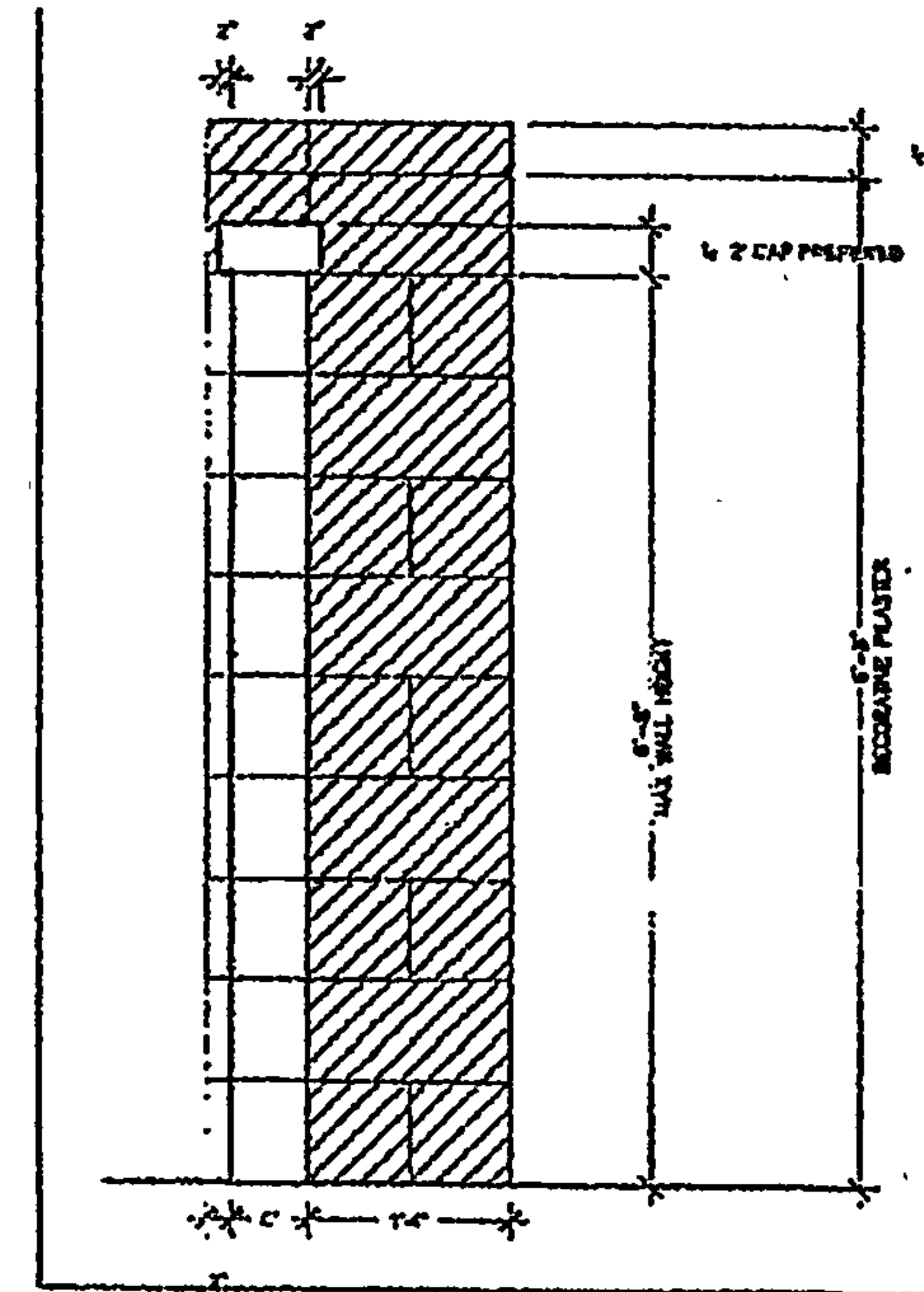
DRB # _____
 NEAREST INTERSECTION:
 WOODMONT AVE /
 OAKRIDGE STREET



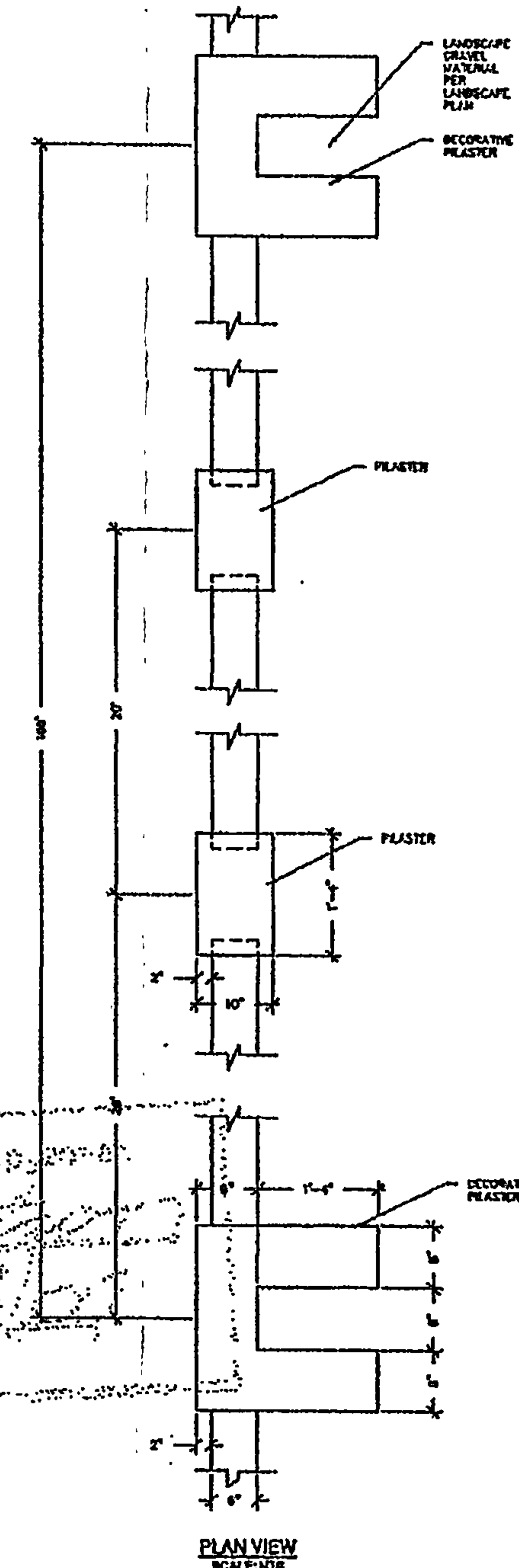
WILSON & COMPANY 2800 THE AMERICAN ROAD SE SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 856-9021	TRACT 9A "SANTA FE 3"			
	WALL PLAN EXHIBIT			
REVISIONS DESIGN SJS DRAWN RM CHECK RLR	NO.	DATE	REMARKS	BY
	SJS	WCEA NO. X6218108	DATE JULY 2006	
	RM	PROJECT NO.	SHEET NO.	
	RLR	N/A	2 OF 2	



PERSPECTIVE WALL RENDERING
SCALE: NTS

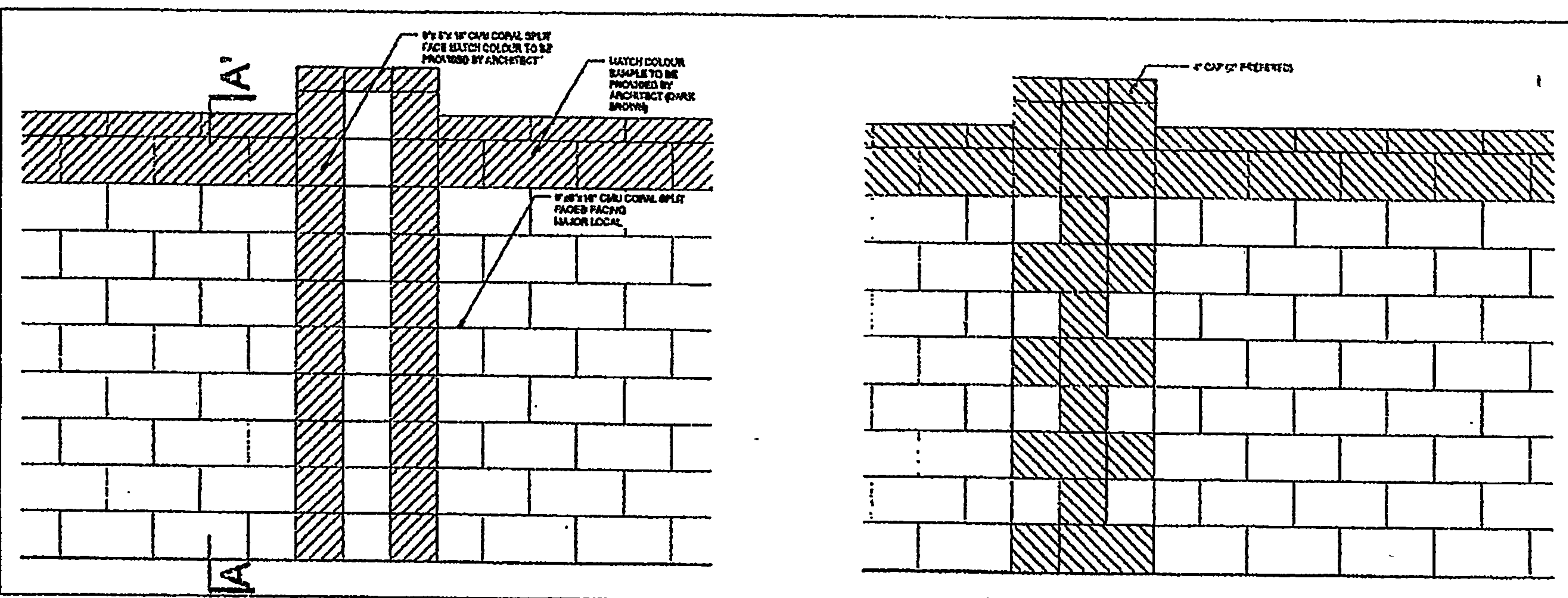


WALL CROSS SECTION
VIEW A-A
SCALE: NTS



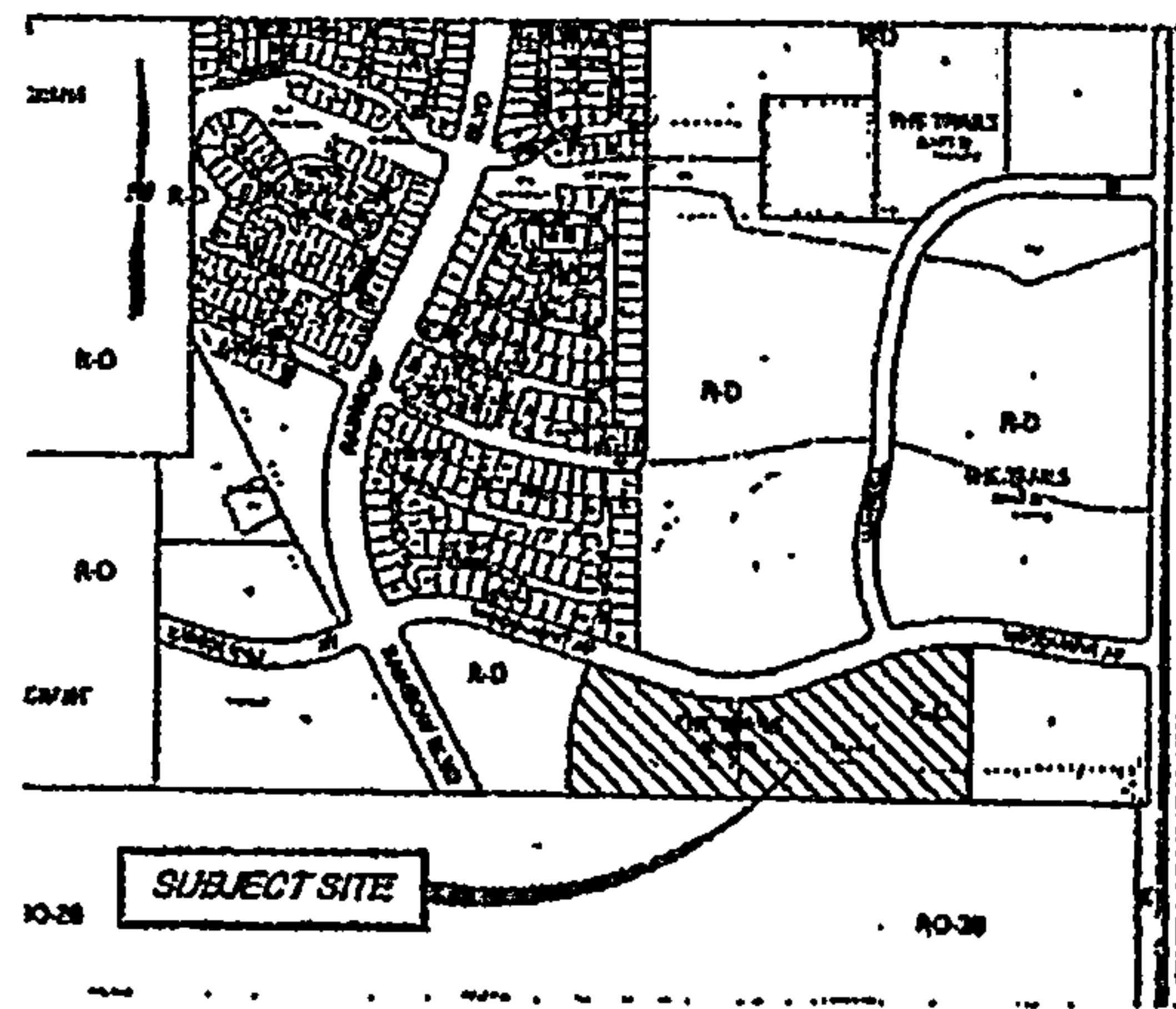
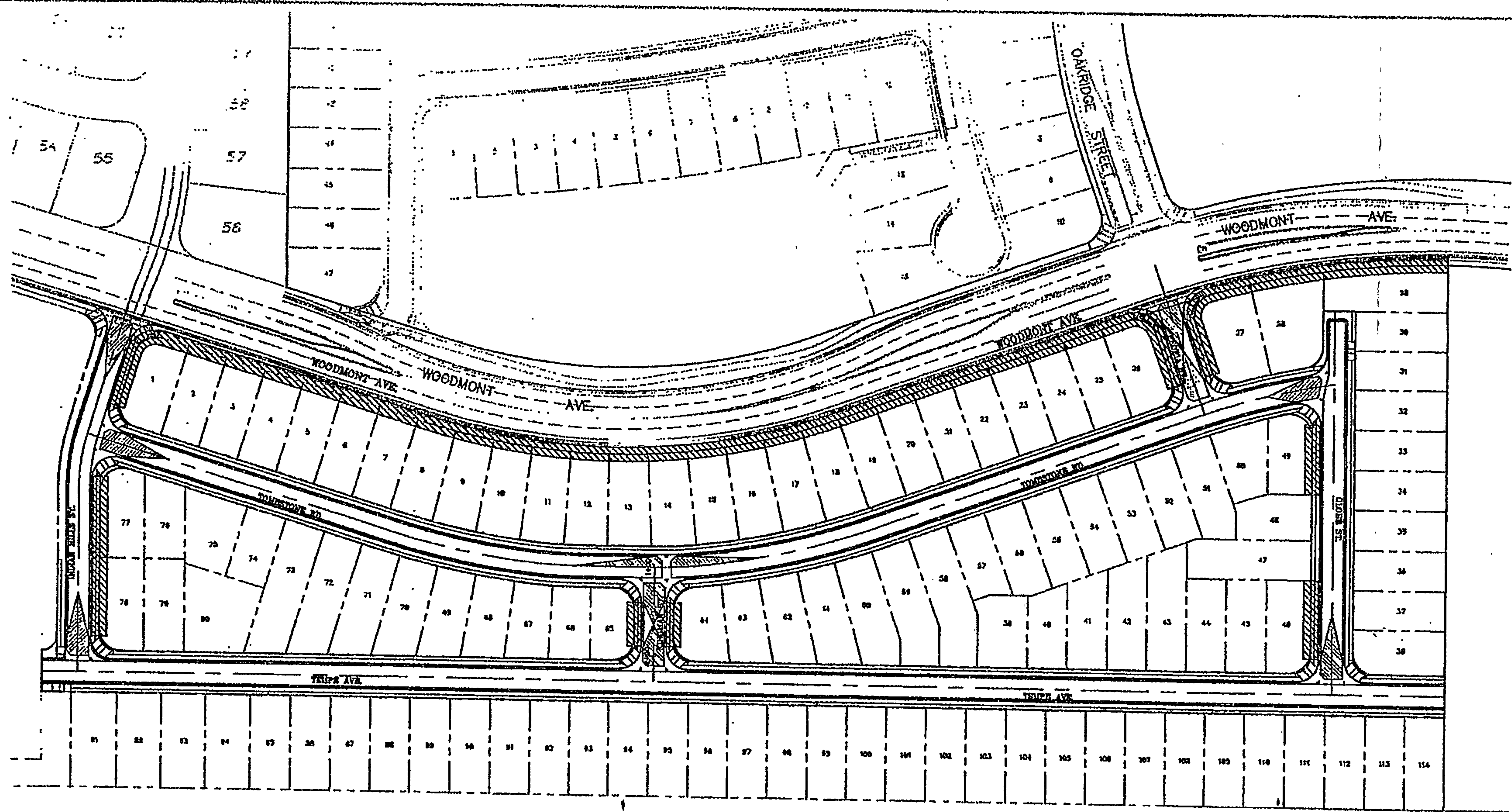
PLAN VIEW
SCALE: NTS

Regular Wall Approval
[Signature]
DRB
NEAREST INTERSECTION:
WOODMONT AVE /
OAKROCK STREET
ZONE ATLAS:
C-8-Z



WALL ELEVATION
SCALE: NTS

WILSON & COMPANY 2800 THE AMERICAN ROAD SE SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 998-0021		TRACT 9A "SANTA FE"			
		TYPICAL WALL EXHIBIT			
REVISIONS	NO.	DATE	REMARKS	BY	
DESIGN	SJS	WCEA NO.	X5218108	DATE	JULY 2008
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



WILSON & COMPANY
2800 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.	SHEET NO.	
CHECK	RLR	N/A	2 OF 2	



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): EASTERLING CONSULTANTS PHONE: 821-6646
 ADDRESS: 3613 NM 528 NW, SUITE E-2 FAX: _____
 CITY: ABQ STATE NM ZIP 87114 E-MAIL: hfloyd@ecengr.com

APPLICANT: REAL CAPITAL SOLUTIONS - RCS - TRAILS 9A PHONE: 303-466-2500
 ADDRESS: 371 CENTENNIAL PARKWAY, SUITE 200 FAX: _____
 CITY: LOUISVILLE STATE CO ZIP 80127 E-MAIL: banderson@realcapital.com

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

Lot or Tract No. REPEAT OF 9A UNIT 2 AT THE TRAILS Block: NA Unit: NA
 Subdiv/Addn/TBKA: TIGRA VISTA UNIT 2 AT THE TRAILS
 Existing Zoning: VTRD Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): C09Z UPC Code: NA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
DRB # 1008800

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 64 No. of proposed lots: 64 Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: WOODMONT and UNIVERSE

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

SIGNATURE [Signature] DATE 5-27-14
 (Print Name) CHEER DUNKLEBELGER FOR HUGH FLOYD Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70187</u>	<u>FP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>June 4, 2014</u>			Total \$ <u>20.00</u>

[Signature] 5-27-14 Staff signature & Date Project # 1008800

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
 - n/a 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. Submitted to AGIS by Russ Hugg/Surv-Tek 05/19/14

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
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 - Fee (see schedule)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Hugh Flovel
 Applicant name (print)

[Signature]
 Applicant signature / date



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

Application case numbers
14DRB - 7287

Form revised October 2007

[Signature] 5-27-14
 Planner signature / date

Project # 1008800



Supplemental Form (SF)

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

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DRB # 1008800

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Between: WOODMONT and UNIVERSE

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

SIGNATURE [Signature] DATE 5-27-14
 (Print Name) CHELI DUNKLEBELGER FOR HUGH FLOYD Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70187</u>	<u>EP</u>		\$ <u>0</u>
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- Amended preliminary plat approval expires after one year

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

Hugh Floyd
Applicant name (print)

[Signature]
Applicant signature / date



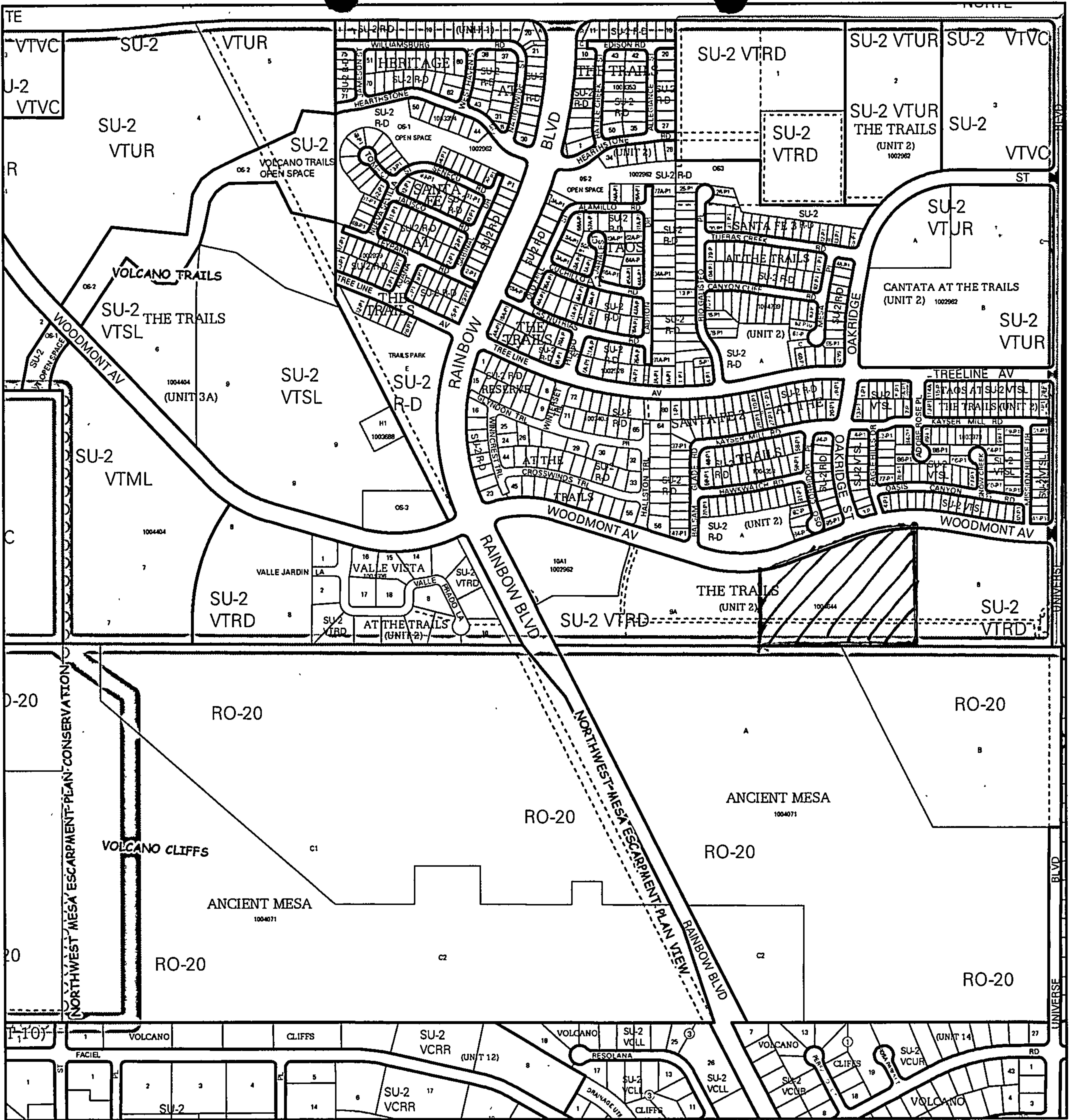
Form revised October 2007

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

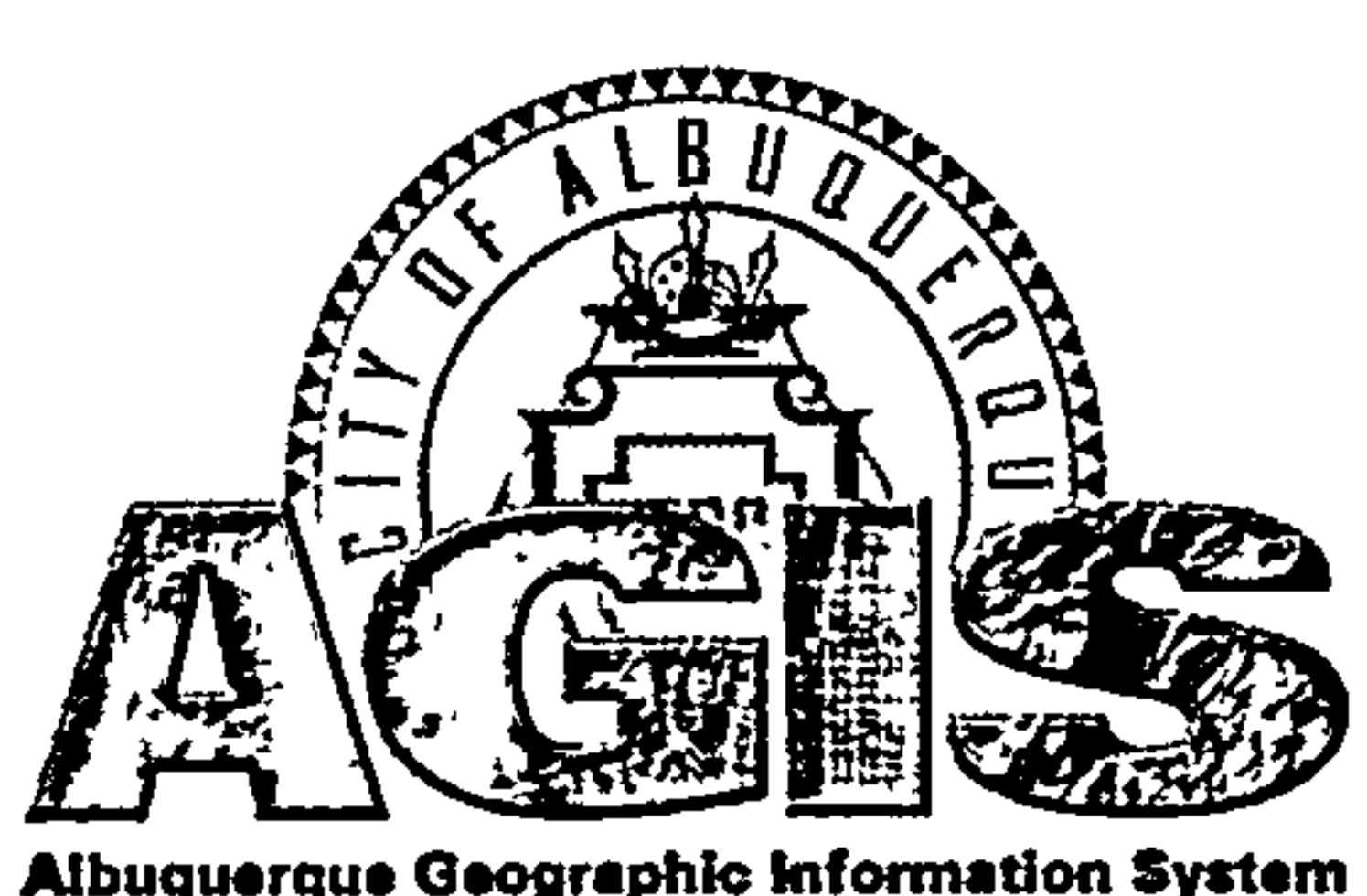
Application case numbers
 14DRB - 7287

[Signature] 5-27-14
 Planner signature / date

Project # 1008800

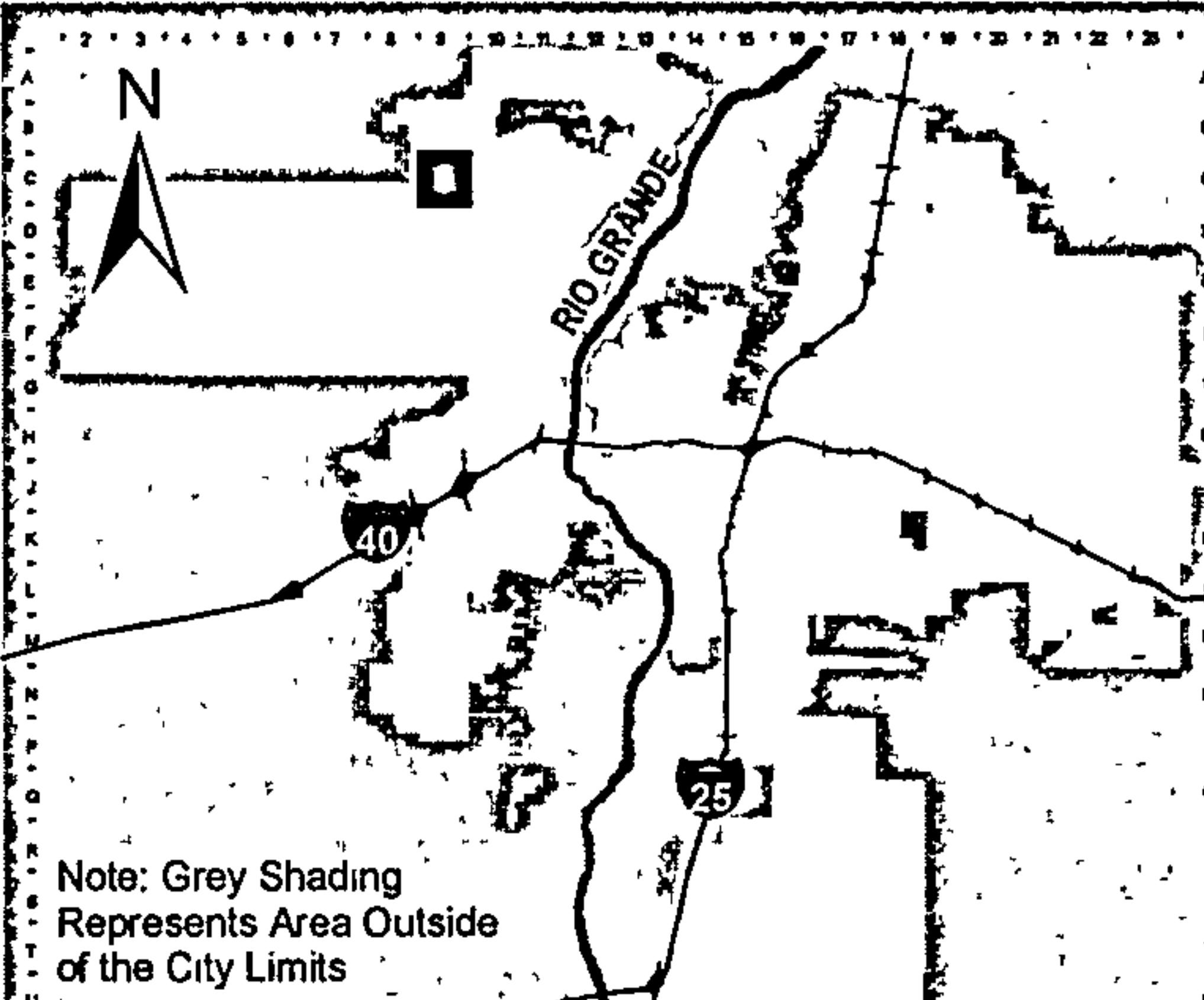


For more current information and details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System










Map amended through: 1/10/2013



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Easterling Consultants LLC

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

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

May 19, 2014

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

Re: RCS-Trails 9-A, LLC
City of Albuquerque Project # 730074
DRB Project # 1008800
Major Subdivision Final Plat Approval

Easterling Consultants, agent for RCS – Taos, LLC (RCS) is requesting that the Development Review Board approve the Major Subdivision Final Plat for RCS-Trails 9-A, LLC

A Subdivision Improvement Agreement with corresponding bonding is in place for this subdivision and the related infrastructure is currently under construction under an approved work order plan set. I thank you for your attention to this matter.

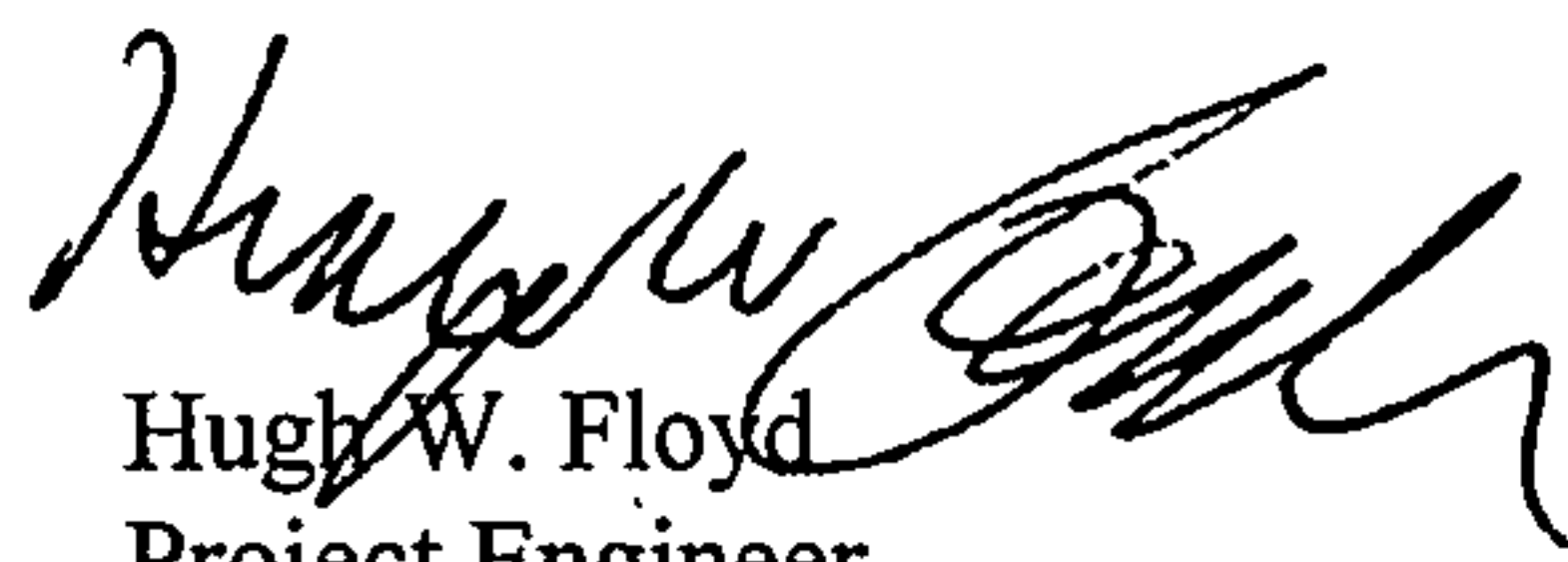
Included with this submittal:

- Letter dated April 24, 2013 from Sharon K. Eshima, Manager with RCS-Trails, LLC appointing Easterling Consultants as agent of record
- Proposed Final Plat (6 copies)
- Signed and recorded Final Pre-Development Facilities Fee Agreement
- Design elevations & cross sections of perimeter walls (3 copies)
- Zone Atlas Map with entire properties clearly outlined
- Copy of Recorded SIA
- DXF File submitted to AGIS by Russ Hugg, Surv-Tek 05/19/2014

Related filings:

- Subdivision Improvements Agreement (Procedure B) dated 19th day of August, 2013 recorded in the office of the Clerk of Bernalillo County, New Mexico on August 20, 2013, pages 1 through 12, as Document No. 2013093122.
- Sidewalk Deferral Agreement dated August 19, 2013 recorded on August 20, 2013, in Book n/a, pages 1 through 7, as Document No. 20013093121 in the records of Bernalillo County Clerk, State of New Mexico

Sincerely,


Hugh W. Floyd
Project Engineer

Enclosures

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

April 24, 2013

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

Re: Taos at the Trails and Tierra Vista Subdivisions

Dear Mr. Lopez:

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

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

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

Sincerely,

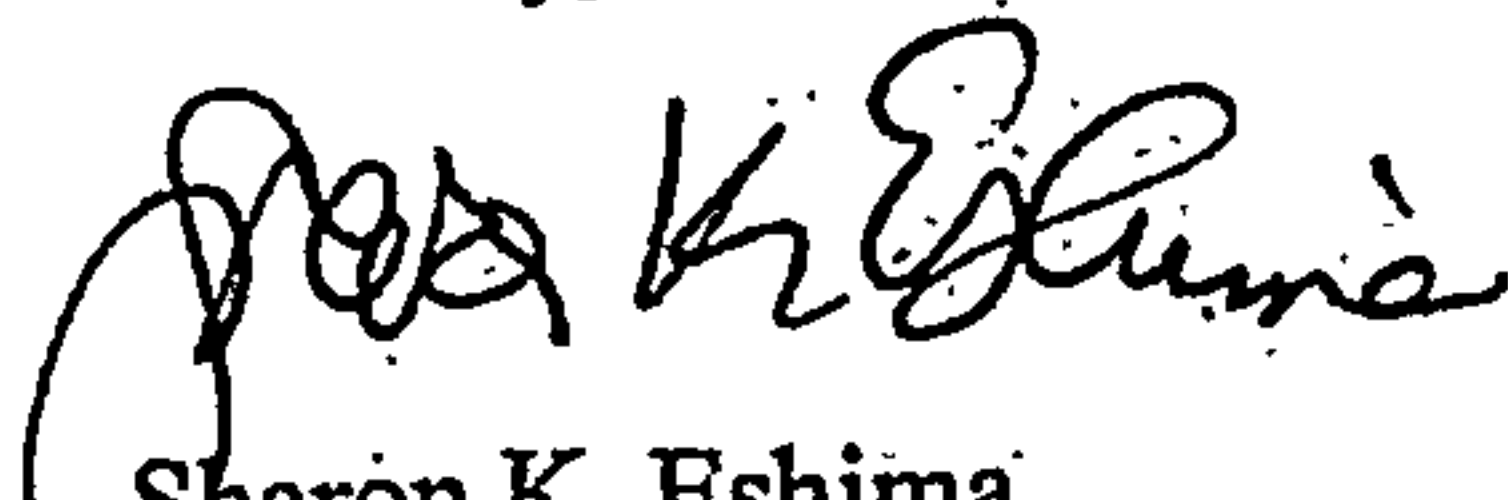

Sharon K. Eshima
Manager

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
RCS-Trails 9-A, LLC ("Developer") effective as of this 3rd day of October, 2013, and pertains to the subdivision commonly known as Tierra Vista Unit 2 at the Trails, and more particularly described as Tierra Vista Unit 2 at the Trails, Lots 1-64

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

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

See Attached

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

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

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

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

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



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.

Brian Paul

Signature

BRIAN PAUL Manager

Name (typed or printed) and title

RCS - Trails 9-A, LLC

Developer

STATE OF ~~NEW MEXICO~~ Colorado ^{and}
COUNTY OF ~~BERNALILLO~~ Boulder ^{and}

This instrument was acknowledged before me on 10/3/2013, by Brian Paul as Manager of RCS-Trails 9-A, LLC a corporation.



(Seal)

[Signature]
Notary Public

My commission expires: 5/29/2016

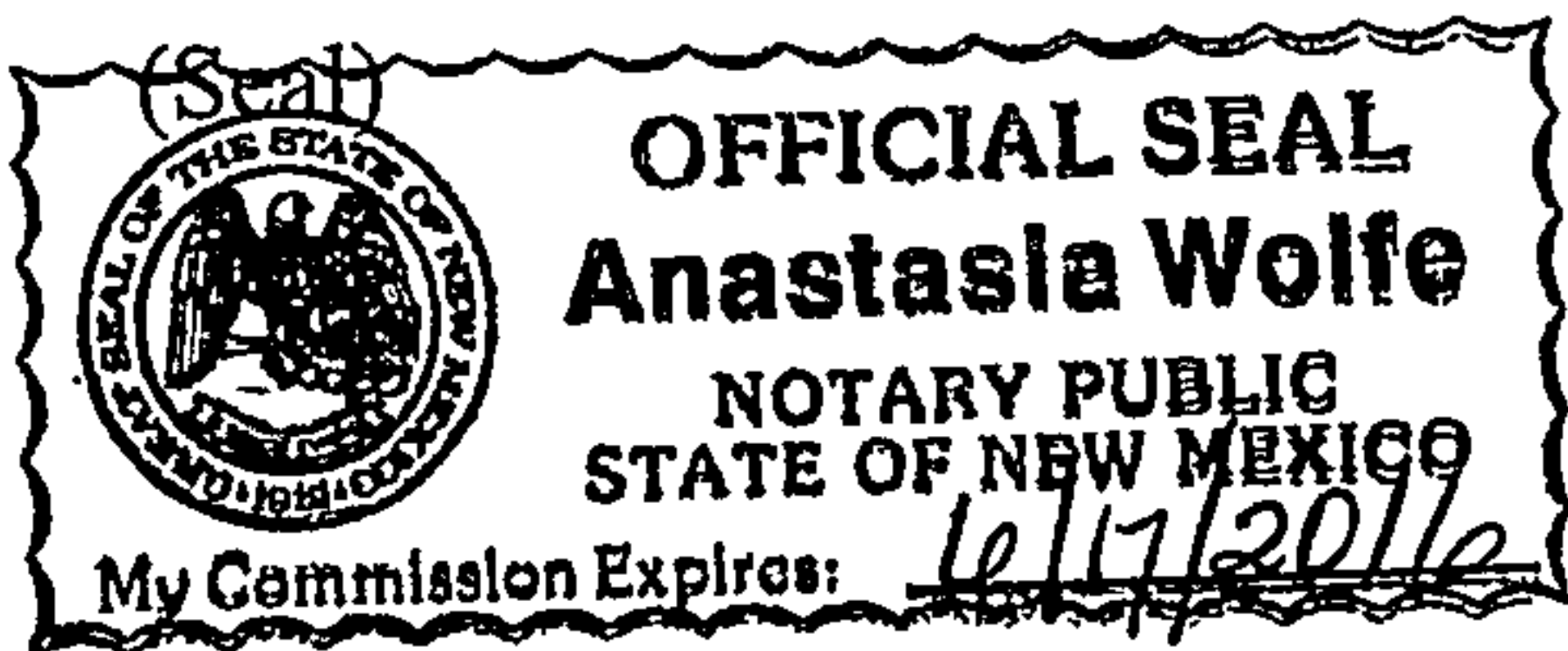
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

Elvira Lopez Planner & Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10/8/2013, by Elvira Lopez as Demographer & Planner 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.



[Signature]
Notary Public

My commission expires: 6/17/2016



**Pre-Development Facilities Fee (PDFF)
Cover Sheet**

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

Project # (if already assigned by DRB) 1008800

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 2

Legal Description Tierra Vista Unit 2 at the Trails

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

Proposed Number of Units 64 Single-Family 0 Multi-Family 64 Total Units

Waiver Information - N/A

Property Owner: _____ Legal Description: _____ Zoning: _____

Reason for Waiver/Deferral: _____

Contact Information

Name: Hugh Floyd

Company: Easterling Consultants

Phone: Office (505) 821-6646, Cell (505) 366-4187

E-Mail: hfloyd@ecengr.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

Lot	Address	Legal Description
1	7005 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 1
2	7001 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 2
3	6955 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 3
4	6951 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 4
5	6947 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 5
6	6943 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 6
7	6939 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 7
8	6935 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 8
9	6931 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 9
10	6927 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 10
11	6923 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 11
12	6915 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 12
13	6909 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 13
14	8836 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 14
15	8832 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 15
16	8828 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 16
17	8824 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 17
18	8820 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 18
19	8816 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 19
20	8812 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 20
21	8808 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 21
22	8804 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 22
23	8800 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 23
24	8819 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 24
25	8815 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 25
26	8811 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 26
27	8809 Globe Street NW	Tierra Vista Unit 2 at The Trails, Lot 27
28	6911 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 28
29	6915 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 29
30	6919 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 30
31	6923 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 31
32	6927 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 32
33	6931 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 33
34	6935 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 34
35	6939 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 35
36	6924 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 36
37	6928 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 37
38	6932 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 38
39	6936 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 39
40	6940 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 40
41	6944 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 41
42	6948 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 42
43	6952 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 43
44	6956 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 44
45	6960 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 45
46	7000 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 46

Lot	Address	Legal Description
47	7004 Tombstone Road NW	Tierra Vista Unit 2 at The Trails, Lot 47
48	7004 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 48
49	7000 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 49
50	6956 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 50
51	6952 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 51
52	6948 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 52
53	6944 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 53
54	6940 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 54
55	6936 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 55
56	6932 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 56
57	6928 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 57
58	6924 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 58
59	6920 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 59
60	6916 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 60
61	6812 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 61
62	6908 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 62
63	6904 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 63
64	6900 Tempe Avenue NW	Tierra Vista Unit 2 at The Trails, Lot 64

**FLAT OF
TIERRA VISTA UNIT 2
AT THE TRAILS**

(BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

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:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, and related facilities reasonably necessary to provide electrical services.
 - New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - Grant for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - 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 in 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 sold easements, with the right of grant for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to electric transformers with the right and privilege to remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pole, (aboveground or subsurface), well, tub, structure, or other structure, or other structure shall be erected or constructed on sold easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.
- Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

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

PURPOSE OF PLAT

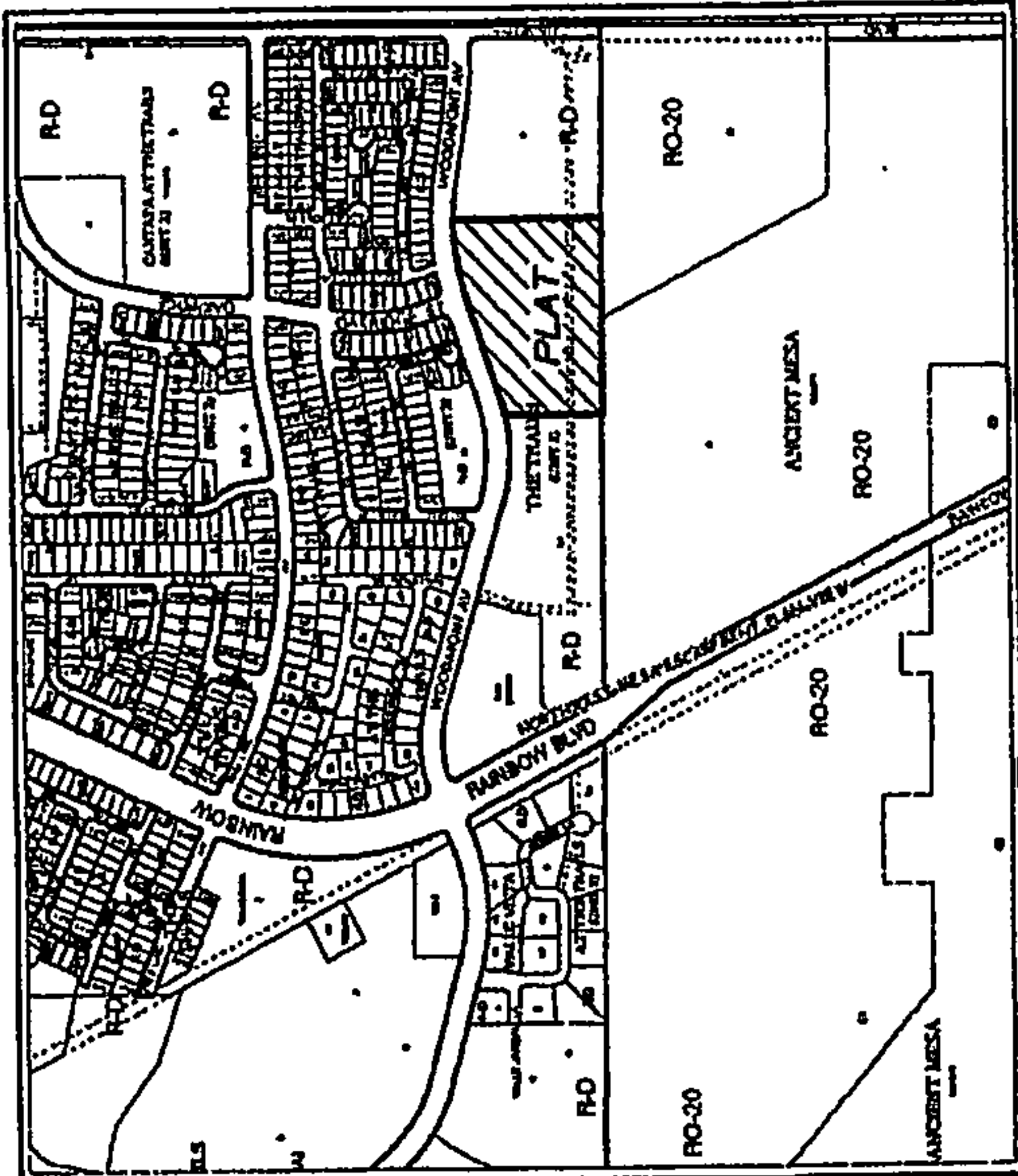
The purpose of this plat is to:

- Create 64 New Lots and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Show the Public Sanitary Sewer Easement VACATED by 12DRB-

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 of the State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
N.M.P.S. No. 9750
December 15, 2011



VICINITY MAP
Not to Scale

GENERAL NOTES

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

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 64
- Public Street right of way dedicated by this plat: 2,127.2 Ac.
- Grass Subdivision acreage: 9,4830 acres.
- Mileage of streets created: 0.363 mile

SHEET INDEX

- SHEET 1 Approvals, General Notes, Purpose of plat
- SHEET 2 Legal Description, Fee consent and dedication
- SHEET 3 Tract B boundary, Existing and Vacated Easements
- SHEET 4 New Lots, Streets and easements created
- SHEET 5 Curve and Line Tables

PROJECT NUMBER		Date
Application Number		Date
FLAT APPROVAL		Date
UTILITY APPROVALS		Date
Public Service Company of New Mexico		Date
New Mexico Gas Company		Date
City Surveyor		Date
Department of Municipal Development		Date
Real Property Division		Date
Environmental Health Department		Date
Traffic Engineering, Transportation Division		Date
ABRWUA		Date
Parks and Recreation Department		Date
AMAFCA		Date
City Engineer		Date
DRB Chairperson, Planning Department		Date

PLAT OF
**TIERRA VISTA UNIT 2
AT THE TRAILS**
(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

LEGAL DESCRIPTION

All of Tract B, Tierra Vista Unit 1 at the Trails, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT B-A, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on 2011, in Plat Book 2011C, Page _____, as Document No. 2011_____.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TIERRA VISTA UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and 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-Toos, 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-Toos, LLC.

Notary Public My commission expires _____

**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 _____

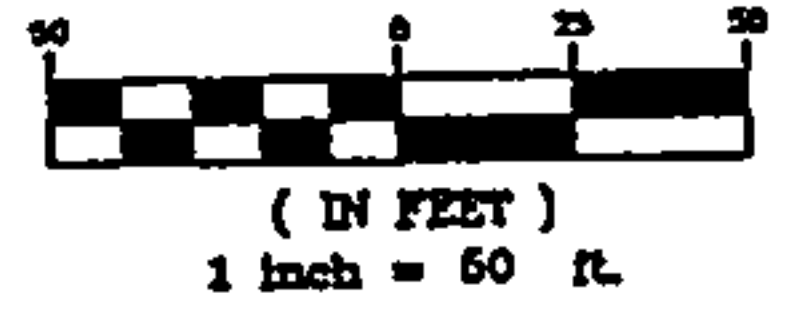
SHEET 2 OF 5

SURV  TEK, INC.

Consulting Surveyors Phone: 505-897-3344
2534 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Fax: 505-897-3377

110198_UNIT 2_12-13-11.dwg

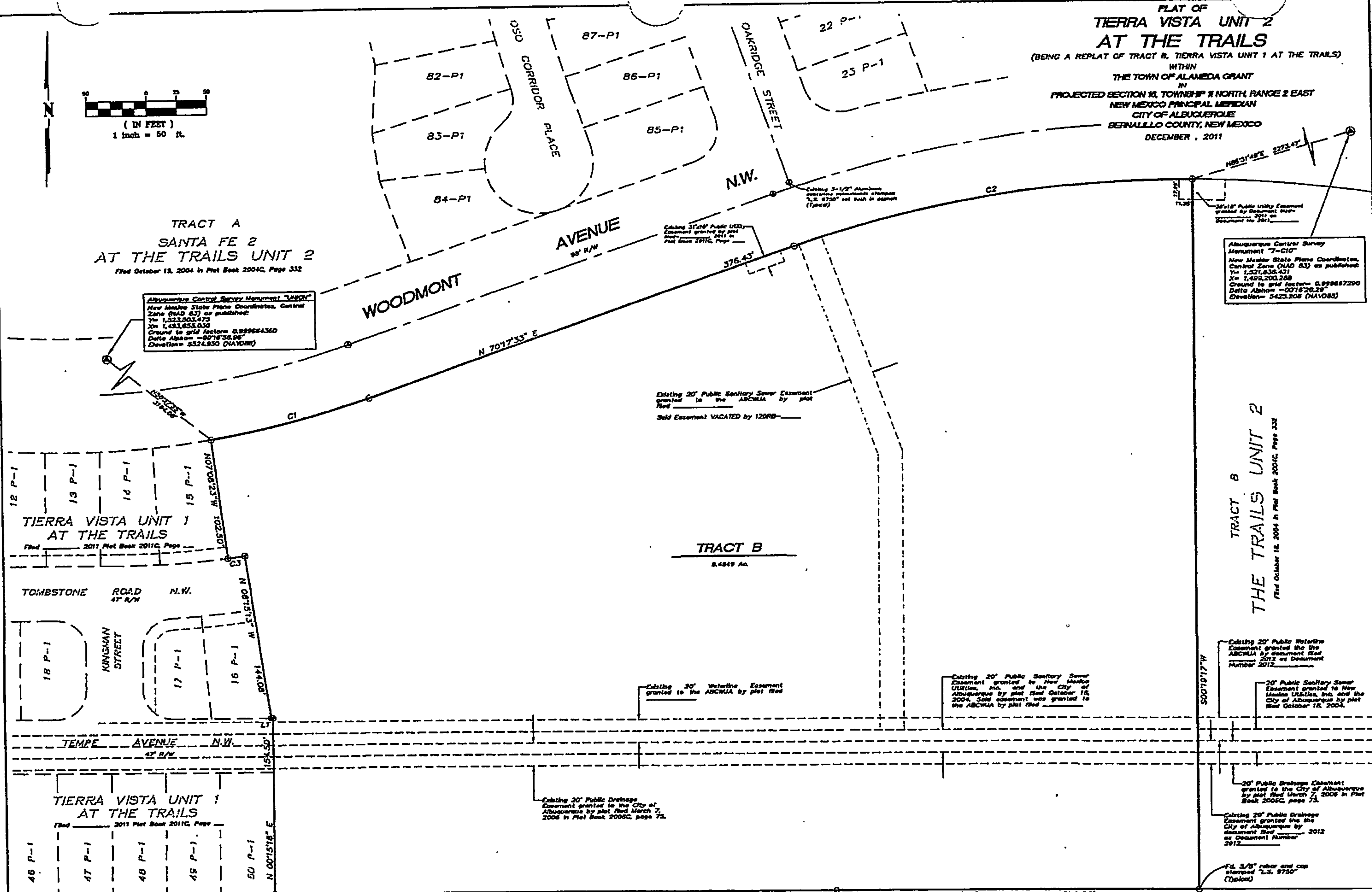
PLAT OF
TIERRA VISTA UNIT 2
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 IN
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2011



TRACT A
 SANTA FE 2
 AT THE TRAILS UNIT 2
 Filed October 13, 2004 in Plat Book 2004C, Page 332

Albuquerque Central Survey Monument "LAWSON"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y= 1,431,933.773
 X= 1,431,655.030
 Ground to grid factors 0.999664360
 Delta Alpha = -0018'56.96"
 Deviation = 5524.850 (NAVD83)

Albuquerque Central Survey
 Monument "7-C10"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 Y= 1,431,638.431
 X= 1,431,202.188
 Ground to grid factors 0.999667200
 Delta Alpha = -0018'20.29"
 Deviation = 5423.808 (NAVD83)



TRACT B
 8,4649 AA

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

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

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

PROPERTY CORNER LEGEND
 ● = Pt. 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"

Pt. 5/8" rebar and cap stamped "L.S. 9750" (Typical)

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT
 N 89°44'42" W 465.99'
 N 89°40'43" W 298.93'
 TRACT A ANCIENT MESA
 TRACT B ANCIENT MESA
 Filed February 2, 2008 in Plat Book 2008C, Page 40

SHEET 3 OF 4

SURVOTEK, INC.
 Consulting Surveyors
 8504 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3588 Fax: 505-897-3377

PLAT OF TIERRA VISTA UNIT 2 AT THE TRAILS

(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN

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

DECEMBER, 2011

LINE	LENGTH	BEARING
L1	1.27	N89°40'35"W
L2	45.01	S16°43'20"E
L3	55.08	S16°44'20"E
L4	45.68	S00°18'17"W
L5	41.37	N00°18'17"E
L6	36.00	S89°39'09"E
L7	14.50	S89°39'09"E
L8	21.50	S89°39'09"E
L9	75.00	S89°40'35"E
L10	9.58	S89°40'35"E
L11	1.61	S89°40'35"E
L12	53.46	N00°15'16"E
L13	115.02	N70°17'33"E
L14	45.99	N78°58'24"E
L15	45.68	N78°58'24"E
L16	45.68	N78°58'24"E
L17	45.68	N78°58'24"E
L18	46.04	N78°58'24"E
L19	45.18	N70°17'33"W
L20	45.00	N70°17'33"E
L21	24.88	N70°17'33"E
L22	20.37	N78°58'24"E
L23	45.52	N78°58'24"E
L24	45.52	N78°58'24"E
L25	45.52	N78°58'24"E
L26	45.52	N78°58'24"E
L27	27.22	N78°58'24"E
L28	33.83	N70°17'33"E
L29	1.00	N70°17'33"E
L30	0.48	N00°15'18"E
L32	53.94	S00°15'18"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CURVE TABLE		DELTA
					BEARING	BEARING	
C1	136.74	749.00	68.58	136.55	N28°31'21"E	N28°31'21"E	102°17'
C2	336.23	951.00	189.50	334.51	N80°25'18"E	N80°25'18"E	20°19'31"
C3	14.12	278.60	7.06	14.12	S89°18'12"W	S89°18'12"W	1°08'30"
C4	149.93	750.00	75.22	149.68	N78°01'10"E	N78°01'10"E	112°17'
C5	12.85	622.50	6.47	12.85	S70°44'36"W	S70°44'36"W	0°54'07"
C6	124.46	622.50	77.46	124.23	S78°34'28"W	S78°34'28"W	1°24'35"
C7	63.94	726.50	31.79	63.93	N79°14'27"E	N79°14'27"E	5°00'40"
C8	8.48	20.00	4.83	8.37	N63°11'03"E	N63°11'03"E	27°08'08"
C9	25.78	26.50	13.54	24.46	S75°02'50"W	S75°02'50"W	50°49'41"
C10	9.46	26.50	4.62	9.37	N88°54'36"E	N88°54'36"E	27°08'08"
C11	36.68	226.50	18.45	36.68	N71°40'33"E	N71°40'33"E	3°03'59"
C12	68.94	223.50	34.49	68.81	N79°11'36"E	N79°11'36"E	5°06'23"
C13	8.89	20.00	4.72	8.81	S89°22'13"W	S89°22'13"W	25°27'37"
C14	26.81	26.50	14.53	26.82	N73°02'50"E	N73°02'50"E	54°06'23"
C15	8.89	20.00	4.82	8.81	S80°13'27"W	S80°13'27"W	25°27'37"
C16	42.68	773.50	21.35	42.68	N71°32'24"E	N71°32'24"E	3°09'42"
C17	39.68	25.00	24.81	39.68	N25°44'58"E	N25°44'58"E	69°05'53"
C18	39.68	25.00	25.40	39.63	N81°15'24"W	N81°15'24"W	90°34'07"
C19	14.97	951.00	7.49	14.97	S70°44'36"W	S70°44'36"W	0°54'07"
C20	49.83	951.00	24.92	49.83	S77°41'44"W	S77°41'44"W	3°00'08"
C21	40.68	25.00	26.35	40.67	S27°41'44"W	S27°41'44"W	83°00'08"
C22	37.88	25.00	23.64	37.88	S62°12'34"E	S62°12'34"E	66°48'29"
C23	79.79	846.00	39.83	79.77	S77°05'19"W	S77°05'19"W	57°24'15"
C24	34.68	25.00	20.78	34.68	N40°03'22"E	N40°03'22"E	79°28'09"
C25	44.23	25.00	31.18	44.21	N50°57'13"W	N50°57'13"W	1°22'33.01"
C26	104.92	798.00	62.22	104.77	S74°01'55"W	S74°01'55"W	7°28'43"
C27	38.72	25.00	25.00	38.55	S44°40'39"E	S44°40'39"E	69°39'25"
C28	39.72	25.00	25.00	39.56	N45°19'21"E	N45°19'21"E	90°30'08"
C29	9.16	20.00	4.68	9.08	S78°33'13"E	S78°33'13"E	26°14'44"
C30	26.11	28.50	14.03	26.21	N89°40'35"W	N89°40'35"W	34°29'28"
C31	9.16	20.00	4.68	9.08	N77°12'03"E	N77°12'03"E	26°14'44"
C32	9.16	20.00	4.68	9.08	N78°33'13"W	N78°33'13"W	26°14'44"
C33	26.11	28.50	14.03	26.21	S89°40'35"E	S89°40'35"E	52°29'28"
C34	9.16	20.00	4.68	9.08	S77°12'03"W	S77°12'03"W	26°14'44"
C35	37.88	226.50	18.78	37.88	N80°15'55"E	N80°15'55"E	2°37'44"
C36	25.98	226.50	12.99	25.98	N77°45'35"E	N77°45'35"E	2°02'50"
C37	16.83	28.50	8.72	16.88	S66°39'00"W	S66°39'00"W	34°02'01"
C38	8.35	28.50	4.21	8.32	N87°36'10"W	N87°36'10"W	16°47'40"
C39	48.19	273.50	23.10	48.18	N80°02'09"E	N80°02'09"E	3°23'17"
C40	22.74	273.50	11.37	22.74	N77°28'57"E	N77°28'57"E	14°10'5"
C41	13.46	26.80	6.86	13.33	N46°14'26"E	N46°14'26"E	27°03'12"
C42	13.46	26.80	6.86	13.33	N41°51'44"E	N41°51'44"E	27°03'12"
C43	22.82	273.50	11.65	22.82	N72°38'15"E	N72°38'15"E	14°24'01"
C44	19.73	773.55	9.87	19.73	N71°01'24"E	N71°01'24"E	12°27'41"
C45	37.44	798.00	18.73	37.44	S71°58'08"W	S71°58'08"W	24°10'8"
C46	66.65	798.00	33.44	66.63	S75°22'28"W	S75°22'28"W	44°27'37"
C47	39.07	846.00	19.54	39.07	S78°42'34"W	S78°42'34"W	2°38'46"
C48	40.78	846.00	20.37	40.77	S79°03'21"E	S79°03'21"E	2°45'28"
C49	44.38	749.00	22.19	44.38	N79°03'21"E	N79°03'21"E	3°23'37"
C50	44.27	749.00	22.14	44.28	N75°39'57"E	N75°39'57"E	3°23'12"
C51	48.11	749.00	24.08	48.10	N72°07'37"E	N72°07'37"E	3°40'48"
C52	47.07	951.00	23.54	47.08	S75°26'53"W	S75°26'53"W	2°30'09"
C53	63.93	951.00	33.00	63.90	S79°37'16"W	S79°37'16"W	6°10'48"
C54	138.45	951.00	69.35	138.33	S86°22'50"W	S86°22'50"W	6°20'29"
C55	13.09	28.50	6.68	12.97	S76°35'07"E	S76°35'07"E	26°16'31"
C56	13.02	28.50	6.63	12.91	N77°10'10"E	N77°10'10"E	26°10'57"

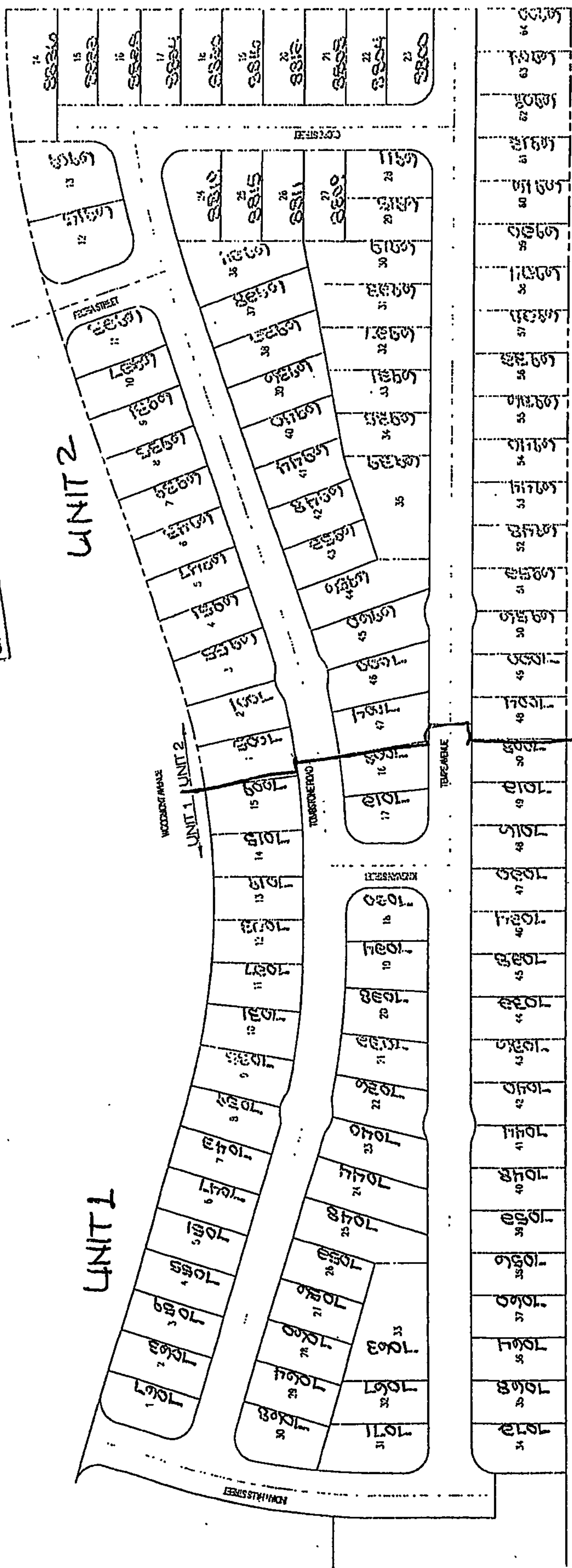


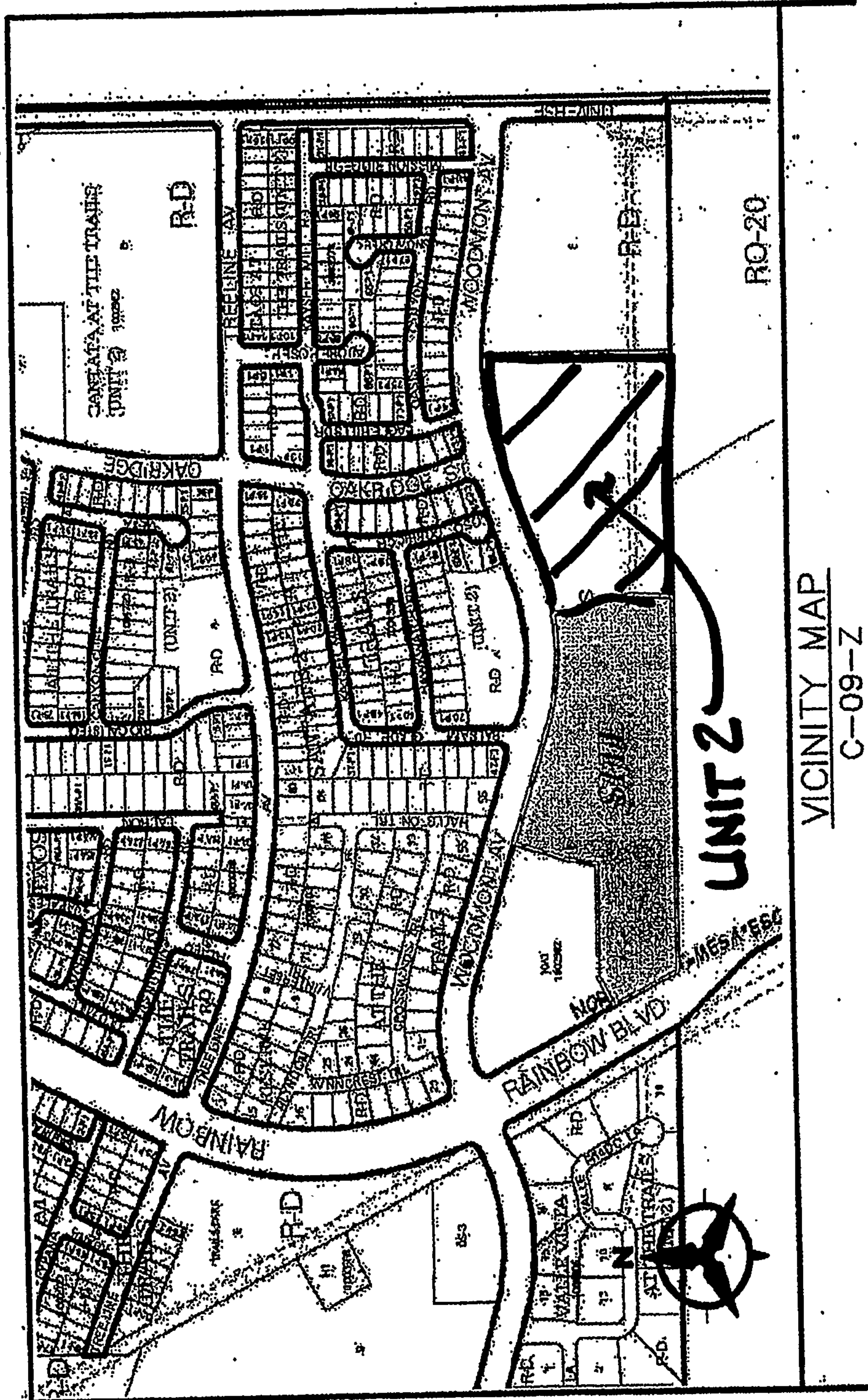
PLANNING DEPARTMENT

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

ZONING ENFORCEMENT
ADDRESS VERIFICATION
CITY OF ALBUQUERQUE

C-2





VICINITY MAP
C-09-Z

SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE
(Procedure B)
Project No. 730074 – Tierra Vista Unit 2 at the Trails
AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of August, 2013, 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 ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.], A Colorado Limited Liability Corporation whose address is 371 Centennial Parkway, Suite 200, Louisville, Colorado, 80027 and whose telephone number is 303-466-2500, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B, Tierra Vista Unit 1 at the Trails, recorded on December 19, 2012 in Plat Book 2012C, page 144 through n/a, as Document No. n/a in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] RCS-TRAILS 9-A, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tierra Vista Unit 2 at the Trails describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the August 15, 2015, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 730074.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can

Doc# 2013093122

08/20/2013 10:03 AM Page: 1 of 12
 AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County



be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Surv-Tek, and construction surveying of the private Improvements shall be performed by Surv-Tek. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannon Huston, Inc. and inspection of the private Improvements shall be performed by Bohannon Huston, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo-Test, Inc., and field testing of the private Improvements shall be performed by Geo-Test, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Subdivision Bond # 0611187.

Amount: \$ 822,105.09

Name of Financial Institution or Surety providing Guaranty:

International Fidelity Insurance Company

Date City first able to call Guaranty (Construction Completion Deadline):

August 15, 2015

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: n/a

Additional information: n/a

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the

Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. 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.

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

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

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

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

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. 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.

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

19. 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.

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

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER: RCS-TRAILS 9-A, LLC

CITY OF ALBUQUERQUE

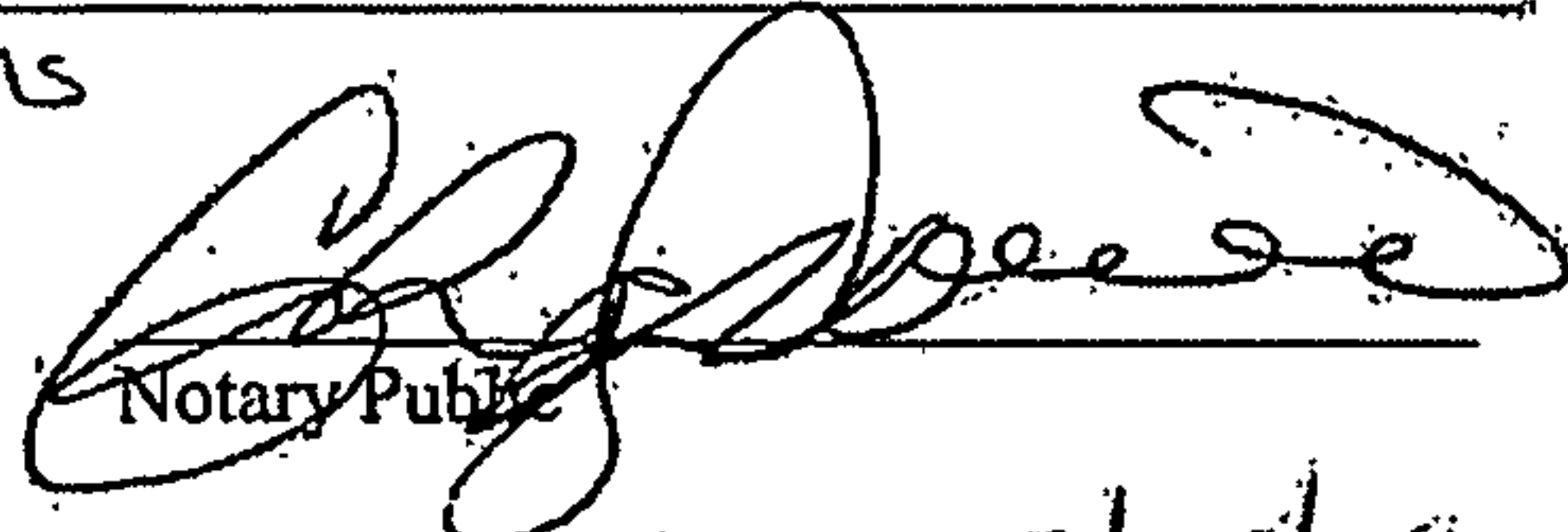
By [Signature]: Brian Paul
Name [Print]: BRIAN PAUL
Title: Vice President of Homebuilding
Dated: Aug 6, 2013

By: [Signature]
Bryan Wolfe, City Engineer
Dated: 8/19/2013
8-16-13 8-14-13

SUBDIVIDER'S NOTARY

STATE OF Colorado)
COUNTY OF Boulder) ss.

This instrument was acknowledged before me on this 6th day of August, 2013,
by [name of person:] Brian Paul, [title or capacity, for instance,
"President" or "Owner":] Vice President of Homebuilding of
[Subdivider:] RCS-Trails 9-A, LLC
By: Real Capital Solutions
its: Manager


Notary Public

My Commission Expires: 5/29/2016

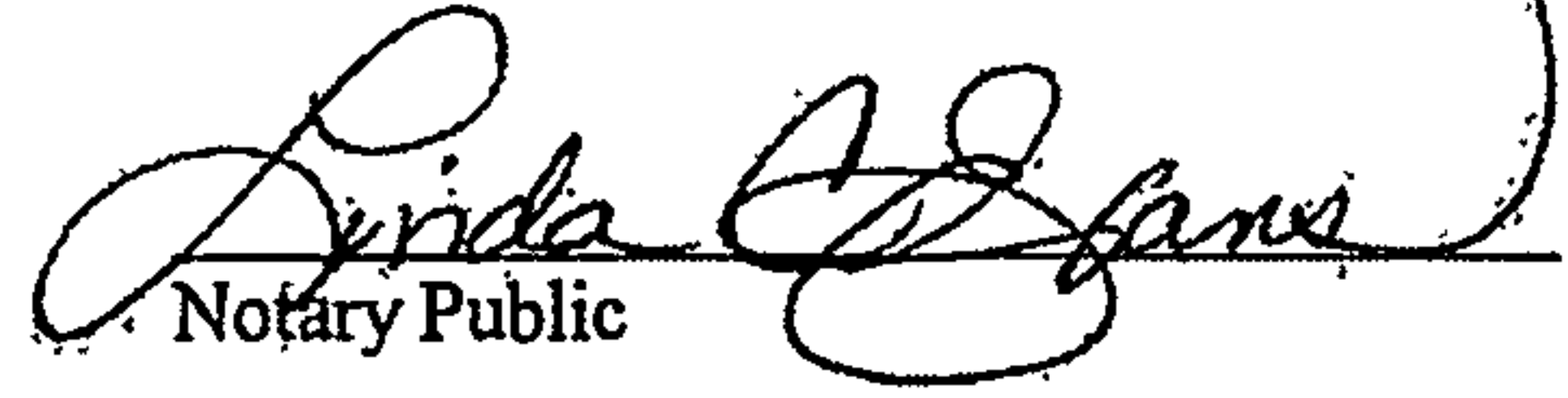
(SEAL)



CITY'S NOTARY

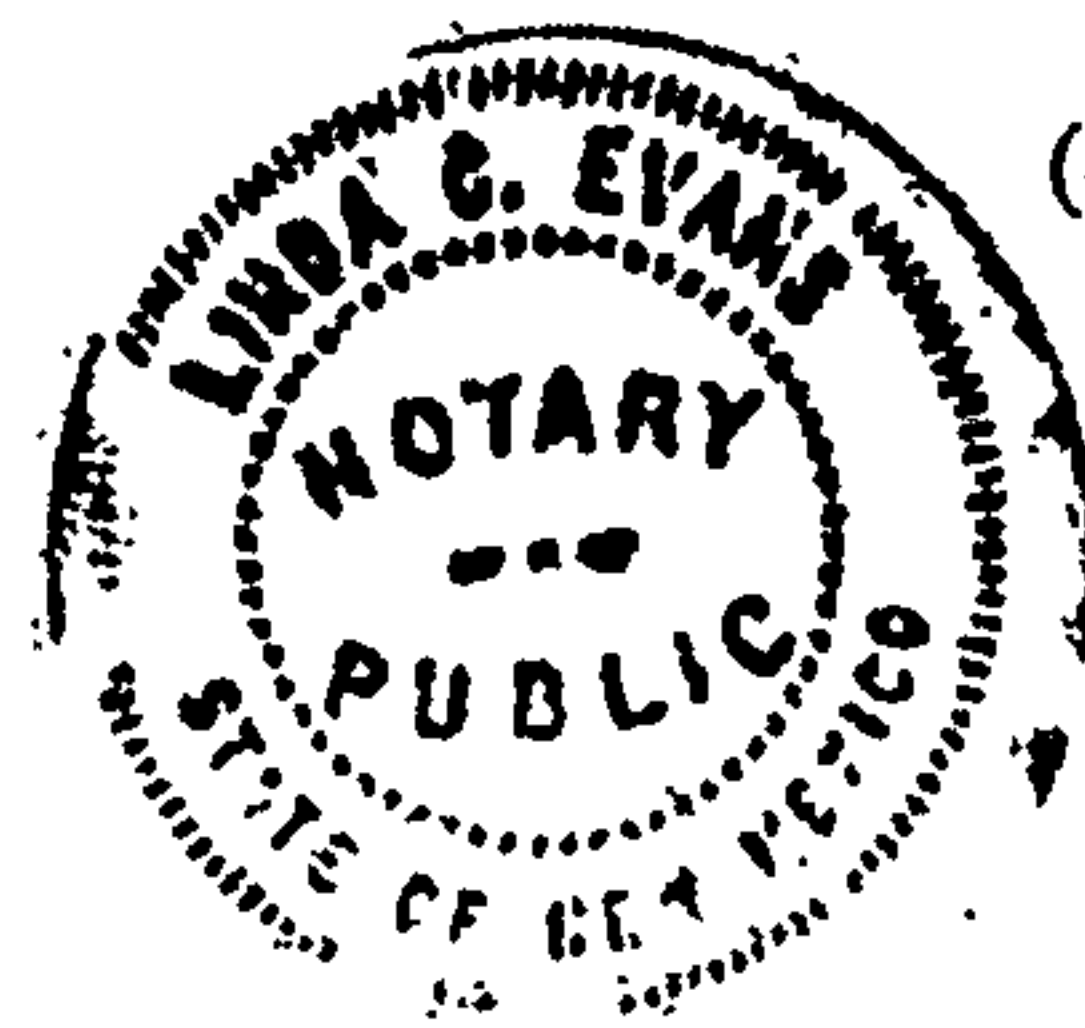
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on this 19th day of August,
2013, by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation,
on behalf of said corporation.


Notary Public

My Commission Expires: 10-17-16

(SEAL)



[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER
IS NOT THE OWNER OF THE SUBDIVISION]

Current DRC Project No. _____

September 19, 2011

Date Submitted: September 19, 2011
 Date Site Plan for Bldg Permits Approved: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expired: _____

DRB Project No. 1006900

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT A
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 TERRA VISTA UNIT 2 AT THE TRAILS
 (REPLAT OF TRACT #A 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 applicant items and/or unconsented items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that applicant or non-applicant 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 applicant. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unconsented items which arise during construction which which are necessary to complete the project and which normally are the Subdivisor's responsibility will be required as a condition of project acceptance and done out by the City.

SIA Sequence # COA DRC Project # Size Type of Improvement Location From To Private Inspector City Inspector City Cost Engineer

TERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

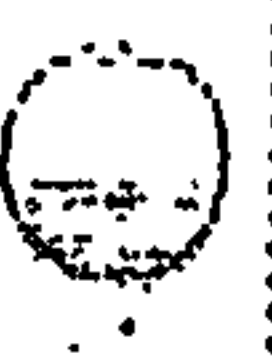
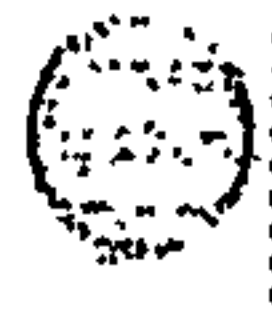
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE STREET	/	/	/
		16' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 2-3	LOTS 45-48	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 60-61	LOT 45	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/

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

ORIGINAL



COA DRC Project #	SUA Sequence #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crest Engineer
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 64" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/
			TEMPORARY TYPE D INLET	DRAINAGE EASEMENT TRAILS UNIT 2 TRACT 8	16' EAST OF TERRA VISTA UNIT 2 BOUNDARY		/	/	/
		9.9 ac-ft	PERMANENT DETENTION POND W/ AGREEMENT AND COVENANT (POND K)	DRAINAGE EASEMENT NO. 2005127289 (BK-A-102 PF-7016)	EAST SIDE OF UNIVERSE BLVD		/	/	/
			NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						
			<u>PUBLIC WATERLINE IMPROVEMENTS</u>						
		6" DIA	WATERLINE W/ NEC. VALVES PHS, MJS & RJS	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES PHS, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES PHS, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
			<u>PUBLIC SANITARY SEWER IMPROVEMENTS</u>						
		EX 8" DIA	SANITARY SEWER W/ NEC. MTS & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 38	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MTS & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MTS & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/



AGENTOWNER _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Hugh W. Floyd
 PREPARED BY: PRINT NAME
 DATE 6/24/13

Carl S. Dumont
 PARKS & RECREATION
 DATE 7-17-13

DRB CHAIR
 DATE 7-17-13

TRANSPORTATION DEVELOPMENT
 DATE 07/17/13

AMAFCA
 CITY ENGINEER
 DATE 7-17-13

_____ DATE _____

_____ DATE _____

_____ DATE _____

ESSEX ENGINEERS
 SIGNATURE
 MAXIMUM TIME ALLOWED TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENTOWNER

Current DRC Project No. _____

Date Submitted: July 28, 2011
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

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

DRB Project No. 1008800

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2 *JRC*
 (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
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TIERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TIERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE 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 2-3	LOTS 45-46	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		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 50-51	LOT 45	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/

*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 (COA 730084)	/	/	/
			TEMPORARY TYPE D INLET	DRAINAGE EASEMENT TRAILS UNIT 2 TRACT 8	18' EAST OF TIERRA VISTA UNIT 2 BOUNDARY		/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (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									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 35	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	7/28/2011	<i>[Signature]</i>	7-27-11	<i>[Signature]</i>	7/27/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		<i>[Signature]</i>	07/27/11		
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
<i>[Signature]</i>		<i>[Signature]</i>	07/27/11	<i>[Signature]</i>	07-27-11
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FINANCIAL GUARANTY AMOUNT

07/17/2013

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

Project Description:

Project ID #: 730074, Tierra Vista Unit 2 @ the Trails Unit 2, Phase/Unit #:

Requested By: Scott Steffen

Approved estimate amount:		\$514,530.36
Contingency Amount:	10.00%	\$51,453.04
Subtotal:		\$565,983.40
NMGRT	7.00%	\$39,618.84
Subtotal:		\$605,602.24
Engineering Fee	6.60%	\$39,969.75
Testing Fee	2.00%	\$12,112.04
Subtotal:		\$657,684.07
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$822,105.09</u>

APPROVAL:

DATE:

S Woodall

7/17/13

Notes: 10% contingency, estimate based on IL dated July 26, 2011, Requires G&D cert prior to release of FG

FIGURE 16

**SUBDIVISION BOND
(PROCEDURE B)**

Bond No. [Surety's No:] 0611187

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:] International Fidelity Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of New Jersey 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 Twenty Two Thousand One Hundred Five Dollars & 09 cents, ([amount in figures:] \$822,105.09, 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 2 at the Trails ("Subdivision"), City Project No. 730074; 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 _____, 20____ as Document Number _____, as amended by change orders or amendments to the agreement.

Bond No. [Surety's No:] 0611187

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:] August 15, 2015 ("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 July, 2013.

SUBDIVIDER

RCS-Trails 9-A, LLC

By [signature:] [Signature]

Name: Ryan Atkin

Title: Assistant Vice President

Dated: July 31, 2013

SURETY

International Fidelity Insurance Company

By [signature:] [Signature]

Name: Victoria M Campbell

Title: Attorney-in-Fact

Dated: 7-29-13

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

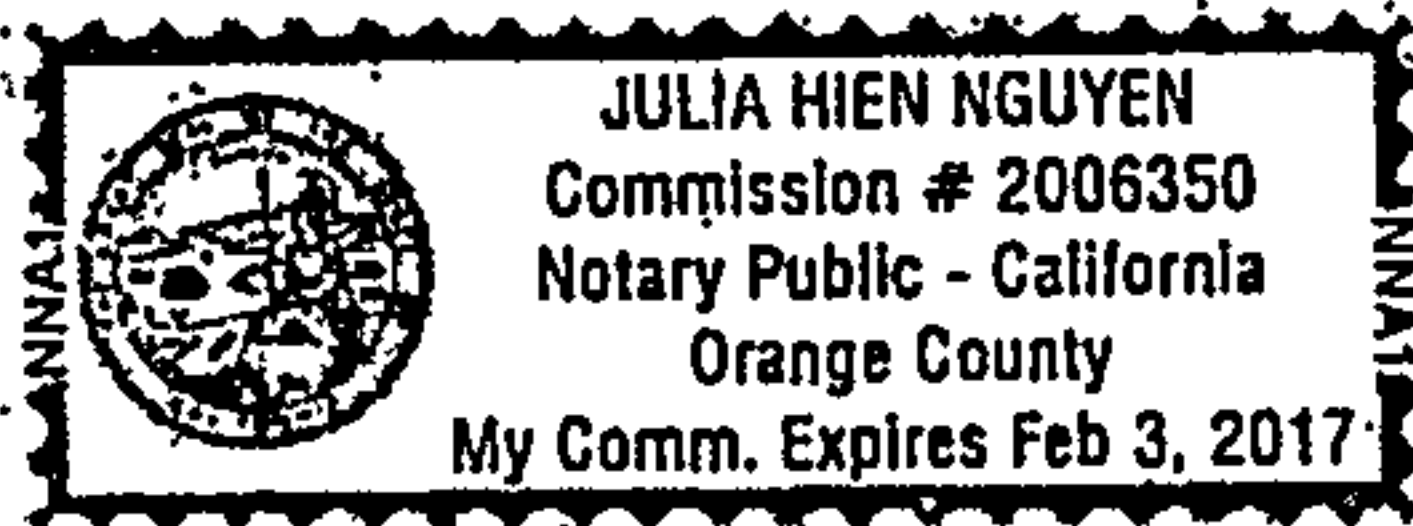
State of California

County of Orange

On JUL 29 2013 before me, Julia Hien Nguyen, 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.



WITNESS my hand and official seal.

Julia Hien Nguyen
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
 - TRUSTEE(S) GENERAL

- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR

- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

JUL 29 2013

DATE OF DOCUMENT

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

International Fidelity Insurance Company

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY

INTERNATIONAL FIDELITY INSURANCE COMPANY ALLEGHENY CASUALTY COMPANY

ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY, a corporation organized and existing under the laws of the State of Pennsylvania, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

MELISSA NICOLE TETZLAFF, CHRISTINA JOHNSON, LINDE L. HOTCHKISS, ERIK JOHANSSON,
LISA CLARK, KIM E. HEREDIA, VICTORIA M. CAMPBELL

Los Angeles, CA.

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

"RESOLVED, that (1) the President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals, when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed and attested these presents on this 12th day of March, 2012.



STATE OF NEW JERSEY
County of Essex

ROBERT W. MINSTER
Executive Vice President/Chief Operating Officer
(International Fidelity Insurance Company)
and President (Allegheny Casualty Company)

On this 12th day of March 2012, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 27, 2014

CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this day of **JUL 29 2013**

MARIA BRANCO, Assistant Secretary

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

Receipt: 0491315

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	13
	Document #2013093122	
	# Of Entries	0
	In Person/Interested Person	false

Total \$25.00

Tender (Check) \$25.00
Check#12985
Paid Easterling Consultants
By LLC

SIDEWALK DEFERRAL AGREEMENT**Project #730074 – Tierra Vista Unit 2 at the Trails**

THIS AGREEMENT is made this 19th day of August, 20 13, 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 ("Subdivider"), whose address is 371 Centennial Parkway, Suite 200, 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.): A 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 Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract B, Tierra Vista Unit 1 at the Trails, recorded on December 19, 2012 in Plat Book 2012C, page 144 through n/a, as Document No. n/a in the records of Bernalillo County Clerk, State of New Mexico ("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) Preliminary Plat, to be identified as (state name of plat:) Tierra Vista Unit 2 at the Trails; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider 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 Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

Doc# 2013093121

08/20/2013 10:02 AM Page: 1 of 7
AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider 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. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by August 15, 2015 ("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 Subdivider may request an extension from the Design 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 Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less than 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 Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond # 0611188.

Amount: \$ 69,599.25

Name of Financial Institution or Surety providing Guaranty:

International Fidelity Insurance Company

Date City first able to call Guaranty (Construction Completion Deadline):

August 15, 2015

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: n/a

Additional information: n/a

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider 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 this Sidewalk Deferral Agreement.

5. 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 Subdivider 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 Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. 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.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider 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.

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

9. Payment for Incomplete Improvements. If the Subdivider 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 Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

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

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

12. 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.

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

14. 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.

15. 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.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider 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.

SUBDIVIDER:
By [signature]: [Signature]
Name [print]: BRIAN PAUL
Title: Vice President of Homebuilding
Dated: Aug 6, 2013

CITY OF ALBUQUERQUE:
By: [Signature]
Bryan Wolfe, City Engineer
Dated: 8/19/2013

8-16-13

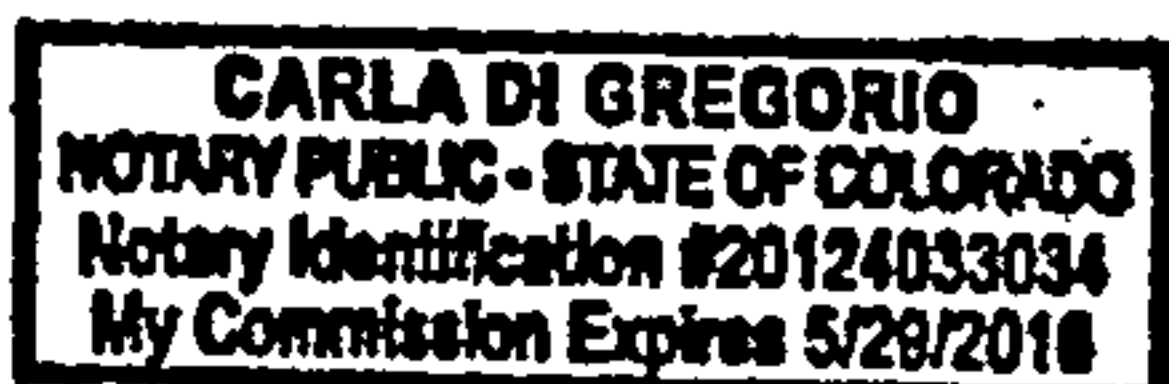
8-14-13

SUBDIVIDER'S NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 10th day of August, 2013
by (name of person:) Brian Paul, (title or capacity, for instance, "President" or
"Owner":) Vice President of Homebuilding of
(Subdivider:) PCS-Trails 9-A LLC
By: Real Capital Solutions Inc
As: Manager

(SEAL)



[Signature]
Notary Public

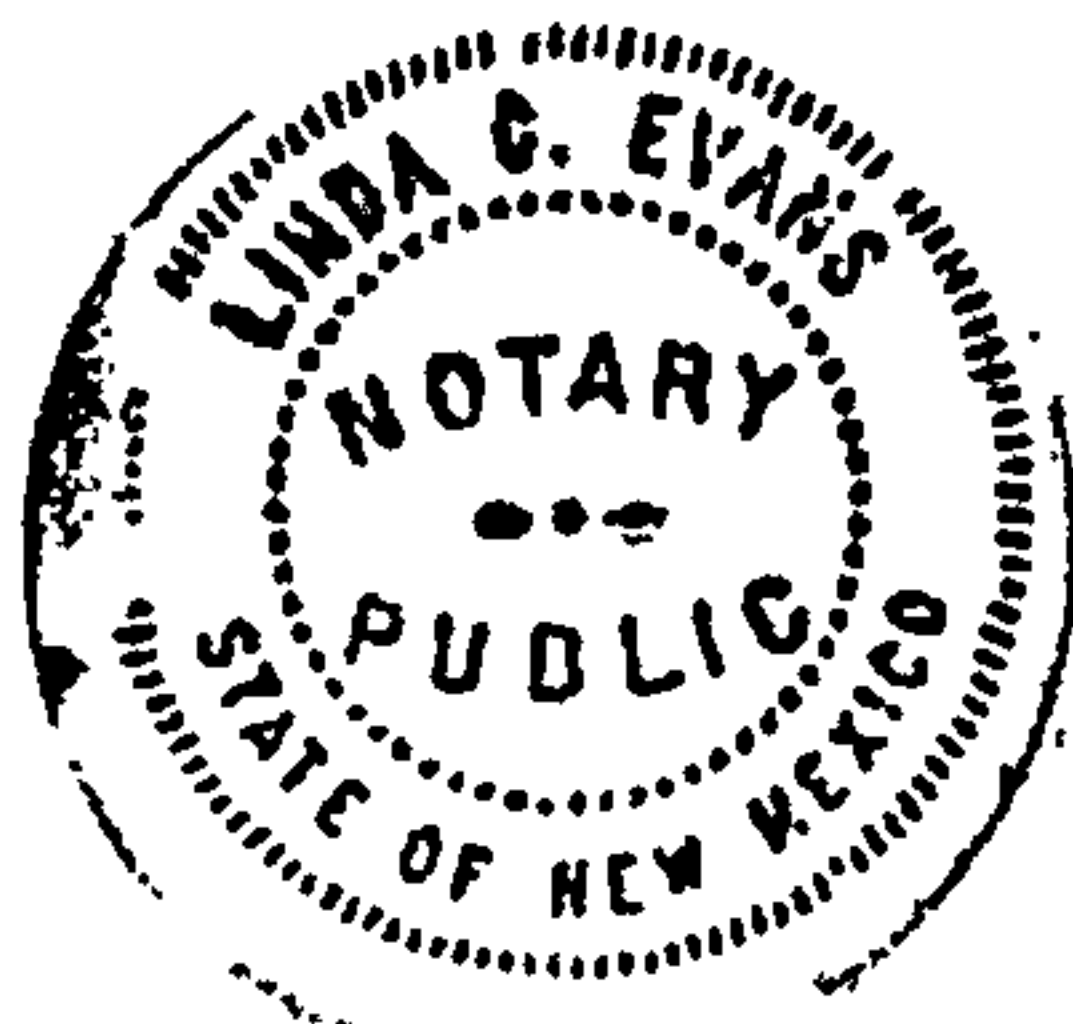
My Commission Expires: 5/29/2016

CITY'S NOTARY

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

This instrument was acknowledged before me on 19th day of August, 2013
by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.

(SEAL)



[Signature]
Notary Public

My Commission Expires: 10-17-16

**EXHIBIT A ATTACHED
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER
IS NOT THE OWNER OF THE SUBDIVISION]**

FINANCIAL GUARANTY AMOUNT

07/17/2013

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 730074, Tierra Vista Unit 2 @ the Trails Unit 2, Phase/Unit #:

Requested By: Scott Steffen

Approved estimate amount:		\$52,036.82
NMGRT	7.00%	\$3,642.58
Subtotal:		\$55,679.40
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$69,599.25</u>

APPROVAL:

DATE:

Woodall

7/17/13

Notes: Sidewalk Deferral



••••• DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

----- WAIVED sidewalks are requested

EXHIBIT "B"
TIERRA VISTA UNIT 2
at the TRAILS
SIDEWALK DEFERRAL/WAIVER
MAY, 2011



FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. [Surety's No:] 0611188

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:] International Fidelity Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of New Jersey 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:] Sixty Nine Thousand Five Hundred Ninety Nine Dollars & 25 cents, ([amount in figures:] \$69,599.25, 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 2 at the Trails ("Subdivision"), City Project No. 730074; 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 9A, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on _____, 20____ as Document Number _____, as amended by change orders or amendments to the agreement.

Bond No. [Surety's No:] 0611188

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:] August 15, 2015. ("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 July, 2013

SUBDIVIDER

RCS-Trails 9-A, LLC

By [signature:] [Signature]
Name: Ryan Atkin
Title: Assistant Vice President
Dated: July 31, 2013

SURETY

International Fidelity Insurance Company

By [signature:] [Signature]
Name: Victoria M. Campbell
Title: Attorney-in-Fact
Dated: 7-29-13

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

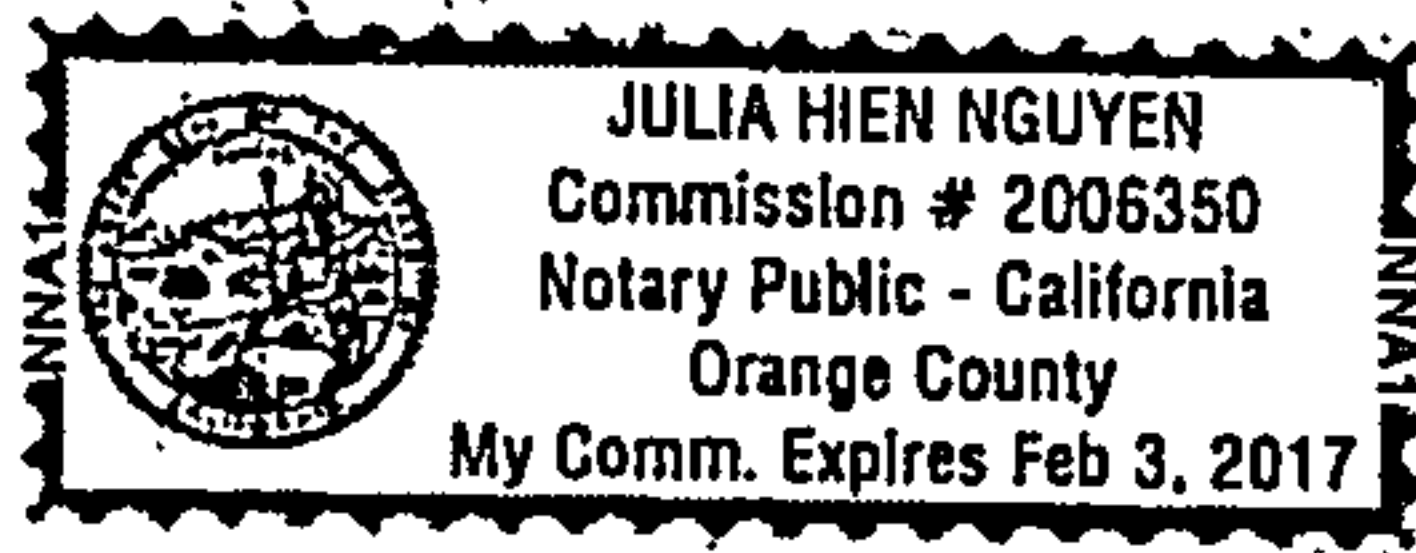
State of California

County of Orange

On JUL 29 2013 before me, Julia Hien Nguyen, 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.



WITNESS my hand and official seal.

Julia
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
- TRUSTEE(S) GENERAL
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

JUL 29 2013

DATE OF DOCUMENT

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

International Fidelity Insurance Company

SIGNER(S) OTHER THAN NAMED ABOVE

POWER OF ATTORNEY

INTERNATIONAL FIDELITY INSURANCE COMPANY ALLEGHENY CASUALTY COMPANY

ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY, 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY a corporation organized and existing under the laws of the State of Pennsylvania, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint:

MELISSA NICOLE TETZLAFF, CHRISTINA JOHNSON, LINDE L. HOTCHKISS, ERIK JOHANSSON,
LISA CLARK, KIM E. HEREDIA, VICTORIA M. CAMPBELL

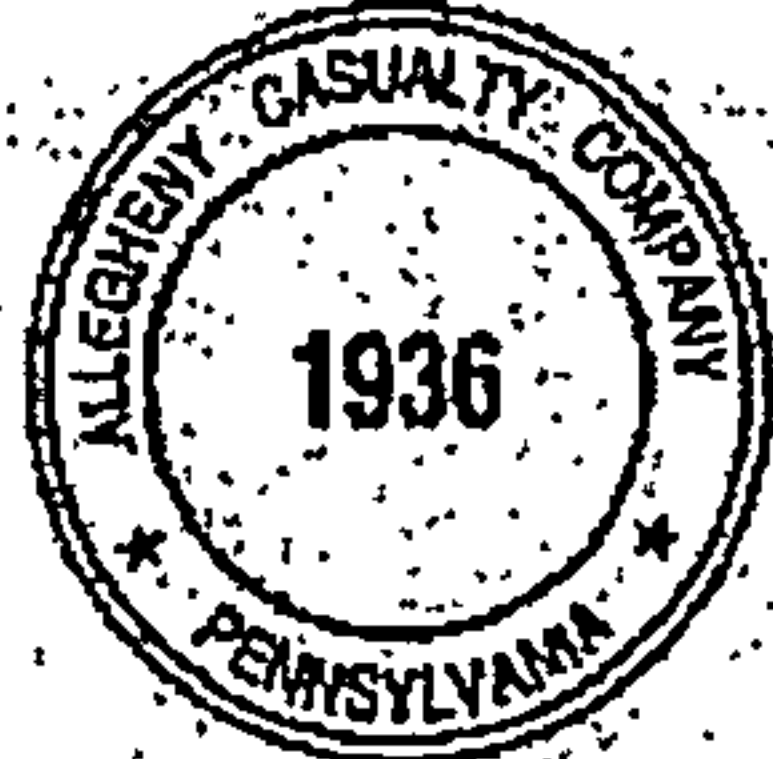
Los Angeles, CA.

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

"RESOLVED, that (1) the President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed and attested these presents on this 12th day of March, 2012.



STATE OF NEW JERSEY
County of Essex

ROBERT W. MINSTER
Executive Vice President/Chief Operating Officer
(International Fidelity Insurance Company)
and President (Allegheny Casualty Company)

On this 12th day of March 2012, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 27, 2014

CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this day of **JUL 29 2013**

MARIA BRANCO, Assistant Secretary

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

Receipt: 0491313

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	7
	Document #2013093121	
	# Of Entries	0
	In Person/Interested Person	false
<hr/>		
Total		\$25.00
Tender (Check)		\$25.00
Check#12984		
Paid	Easterling Consultants	
By	LLC	

Thank You!

8/20/13 10:02 AM dolnarcia

June 1, 2014

FF

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/09/2013 Issued By: BLDAVM 197548

Category Code **910**
2013 070 620

Application Number: 13DRB-70620, Amendment To Preliminary Plat

Address:

Location Description: WOODMONT AND UNIVERSE

Project Number: 1008800

Applicant

RCS-TRAILS 9-A, LLC

371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE CO 80027

Agent / Contact

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

Application Fees

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

City of Albuquerque Treasury
Date: 7/10/2013 Office: ANNEX
Stat ID: W3000007 Cashier: TRSDLF
Batch: 2242 Trans #: 1
Permit: 2013070620
Receipt Num 00141349
Payment Total: \$70.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$50.00
VISA Tendered : \$190.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/09/2013 Issued By: BLDAVM 197572

Category Code **910**
2013 070 622

Application Number: 13DRB-70622, Ext Of Major Preliminary Plat

Address:

Location Description: WOODMONT AND UNIVERSE

Project Number: 1008800

Applicant

RCS-TRAILS 9-A, LLC

371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE CO 80027

Agent / Contact

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

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

\$50.00

TOTAL: \$50.00

City of Albuquerque Treasury
Date: 7/10/2013 Office: ANNEX
Stat ID: WS000007 Cashier: TRSDF
Batch: 2242 Trans #: 1
Permit: 2013070622
Receipt Num 00141348
Payment Total: \$50.00
0903 DRB Actions
VISA Tendered :
\$50.00
\$190.00



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

ZONING & PLANNING

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

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

APPLICATION INFORMATION:

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

APPLICANT: RCS-Trails 9-A, LLC PHONE: 303-466-2500
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: n/a
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: eroshon@RealCapitalSolutions.com
 Proprietary interest in site: Developer List all owners: RCS-Trails 9A, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Revised Design Variance

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

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

Lot or Tract No. Replat of Tract 9A Unit 2 at the Trails Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tierra Vista Unit 2 at the Trails
 Existing Zoning: VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
DRB Project # 1008800

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 64 No. of proposed lots: 64 Total site area (acres): 9.48

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

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

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

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70620</u>	<u>APP</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>- 70622</u>	<u>EPP</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>July 17, 2013</u>				Total \$ <u>120.00</u>

[Signature] 7-9-13 Staff signature & Date

Project # 1008800

Tierra Vista Unit 2 - DRB Project # 1008800
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.
- 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**
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 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Amended preliminary plat approval expires after one year**

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

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



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70620

[Signature] 7-9-13
 Planner signature / date
 Project # 1008800

Tierra Vista Unit 2 - DRB Project # 1008800
FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70622

[Signature] 7-9-13
 Planner signature / date
 Project # 1008800

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/24/2013 Issued By: BLDAVM 195885

Category Code **910**
2013 070 601

Application Number: 13DRB-70601, Amendment To Preliminary Plat

Address:

Location Description: WOODMONT AND UNIVERSE

Project Number: 1008800

Applicant

RCS-TRALS 9-A, LLC

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

Agent / Contact

EASTERLING CONSULTANTS LLC

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

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

City of Albuquerque Treasury
Date: 6/24/2013 Office: ANNEX
Stat ID: W50000008 Cashier: TRSCXG
Batch: 2161 Trans #: 12
Permit: 2013070601
Receipt Num 00138332
Payment Total: \$70.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$50.00
VISA Tendered : \$140.00



Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

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

APPLICANT: RCS-Trails 9-A, LLC PHONE: 303-466-2500
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: n/a
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: eroshon@RealCapitalSolutions.com
 Proprietary interest in site: Developer List all owners: RCS-Trails 9A, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Revised Design Variance

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

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

Lot or Tract No. Replat of Tract 9A Unit 2 at the Trails Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tierra Vista Unit 2 at the Trails
 Existing Zoning: VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
DRB Project # 1008800

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 64 No. of proposed lots: 64 Total site area (acres): 9.48

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: Woodmont and Universe

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

SIGNATURE [Signature] DATE July 9, 2013

(Print Name) Hugh W. Floyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>130RB - 70620</u>	<u>APP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>- 70622</u>	<u>EPP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>July 17, 2013</u>			Total <u>\$ 120.00</u>

[Signature]
 Staff signature & Date 7-9-13

Project # 1008800

Tierra Vista Unit 2 - DRB Project # 1008800
 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
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 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
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 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year


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

HUGH W. FLOYD
 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 13 - DRB - 70620

 7-9-13
 Planner signature / date
 Project # 1008800

Tierra Vista Unit 2 DRB Project # 1008800
 FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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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.

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

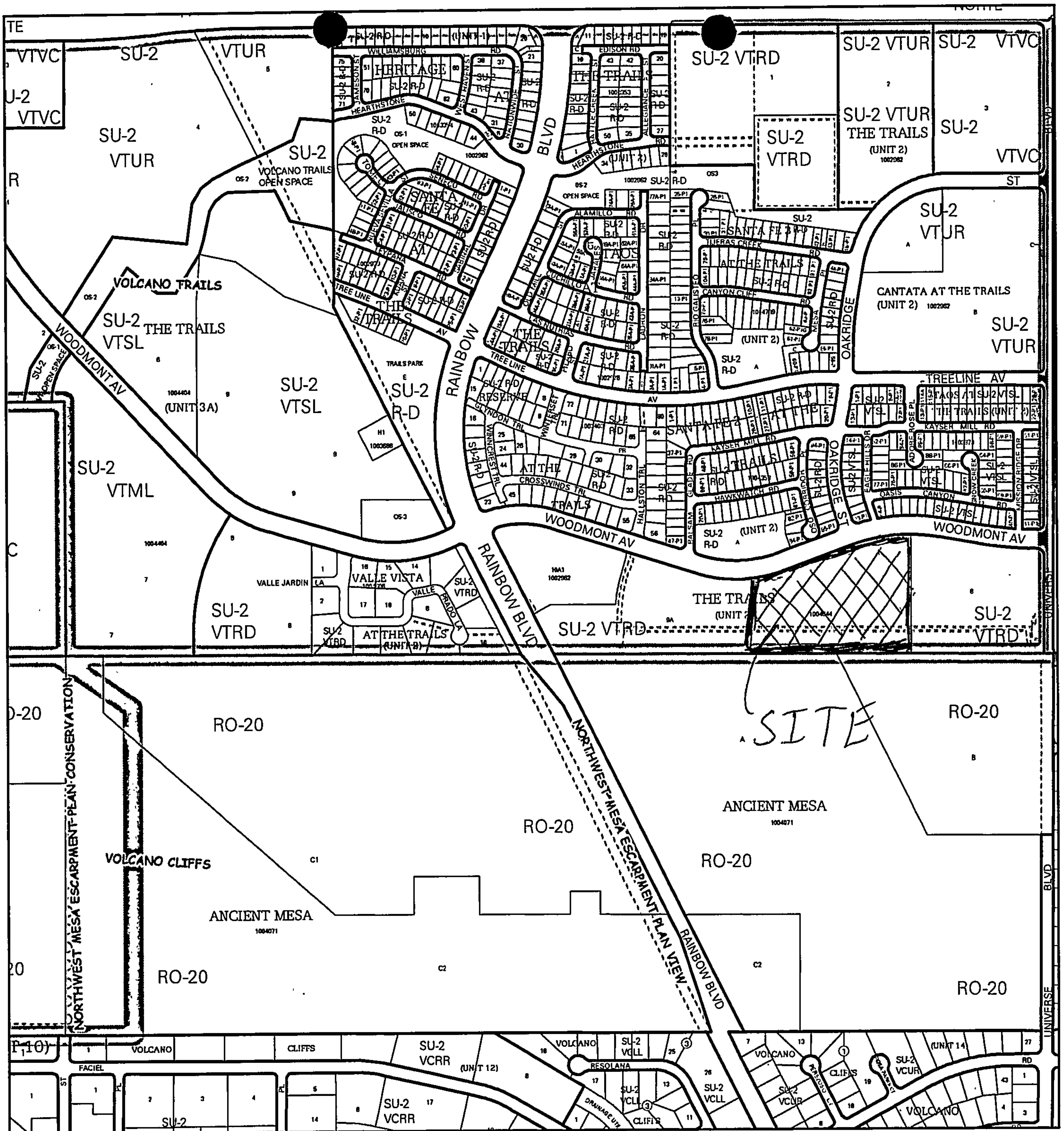


Form revised October 2007

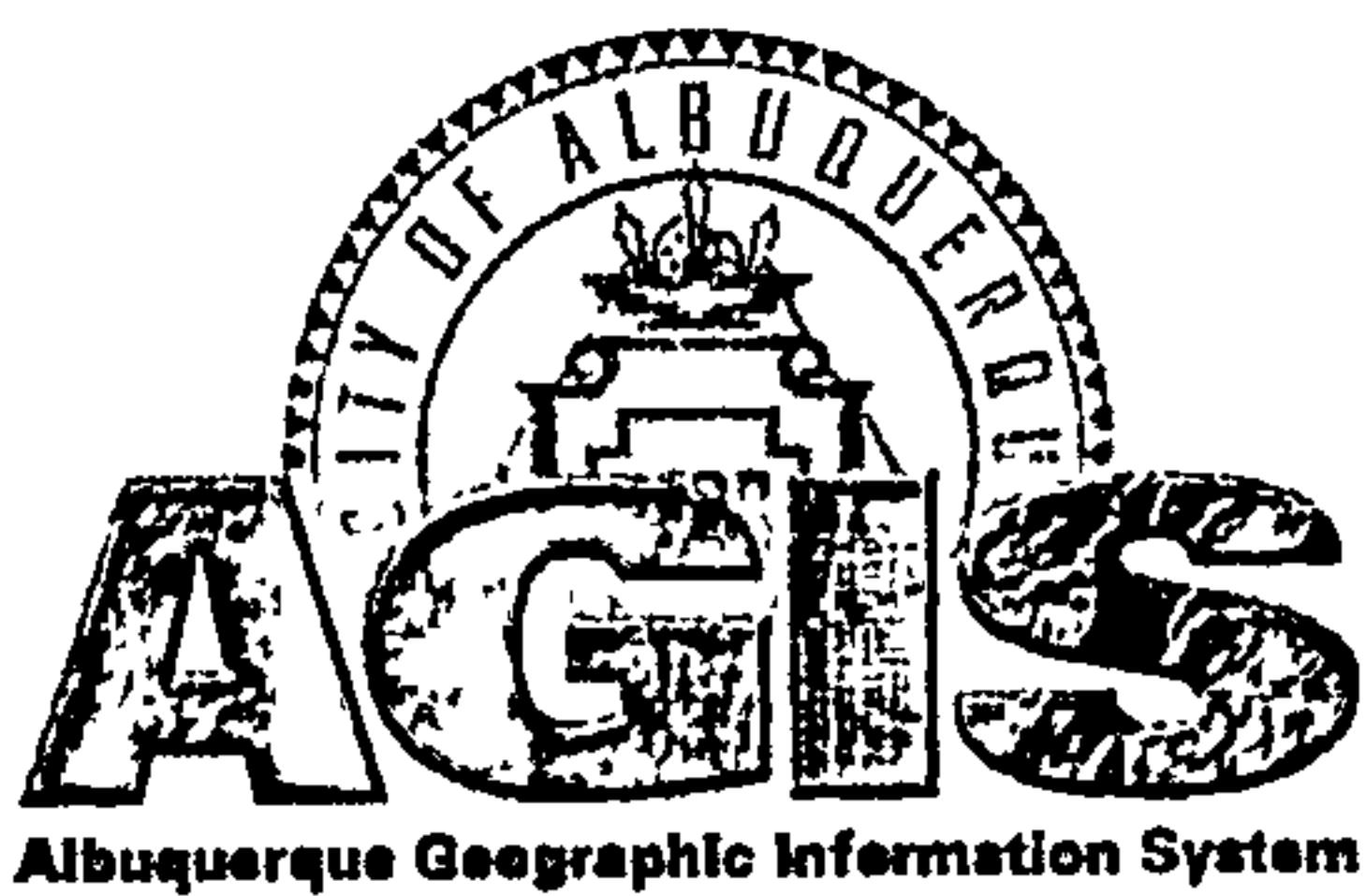
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
13 - DRB - 70622

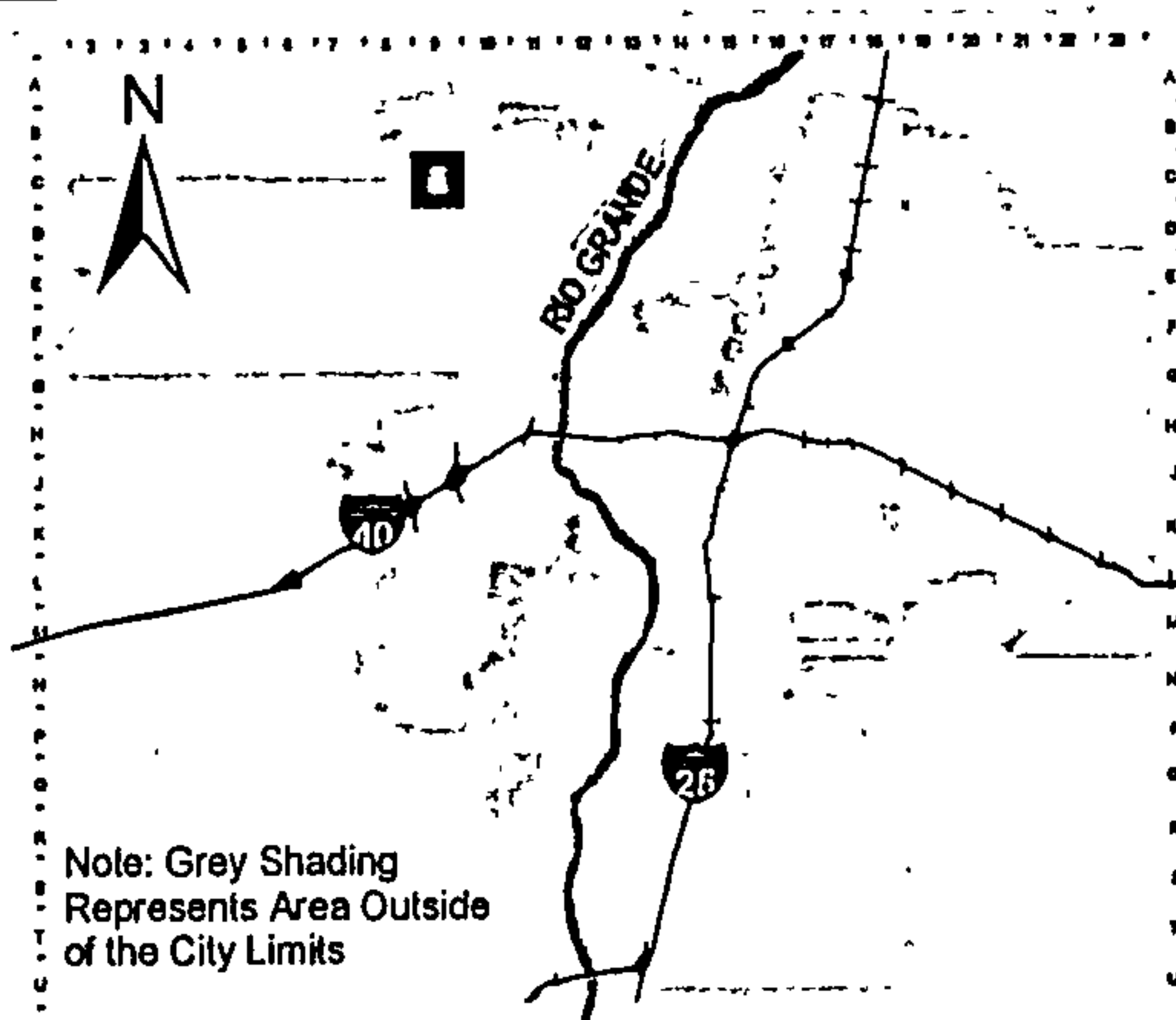
[Signature] 7-9-13
 Planner signature / date
 Project # 1008800



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



Map amended through: 1/10/2013



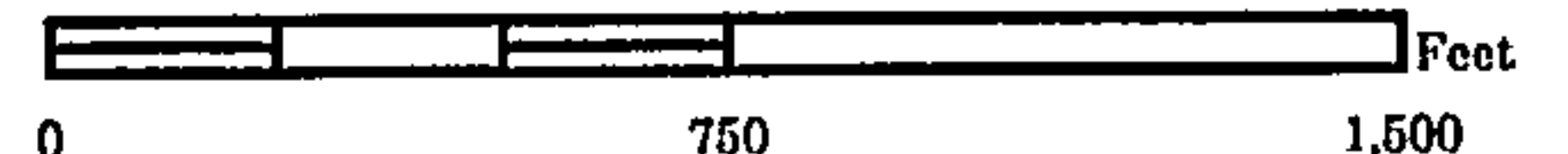
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

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



Easterling Consultants LLC

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

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

July 9, 2013

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

Re: DRB Project # 10088800
Amendment to Preliminary Plat - Amendment to Design Variance

Easterling Consultants, agent for RCS – Trails 9-A, LLC is requesting an amendment to the Infrastructure List for Tierra Vista Unit 2- DRB Project # 1088800.

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

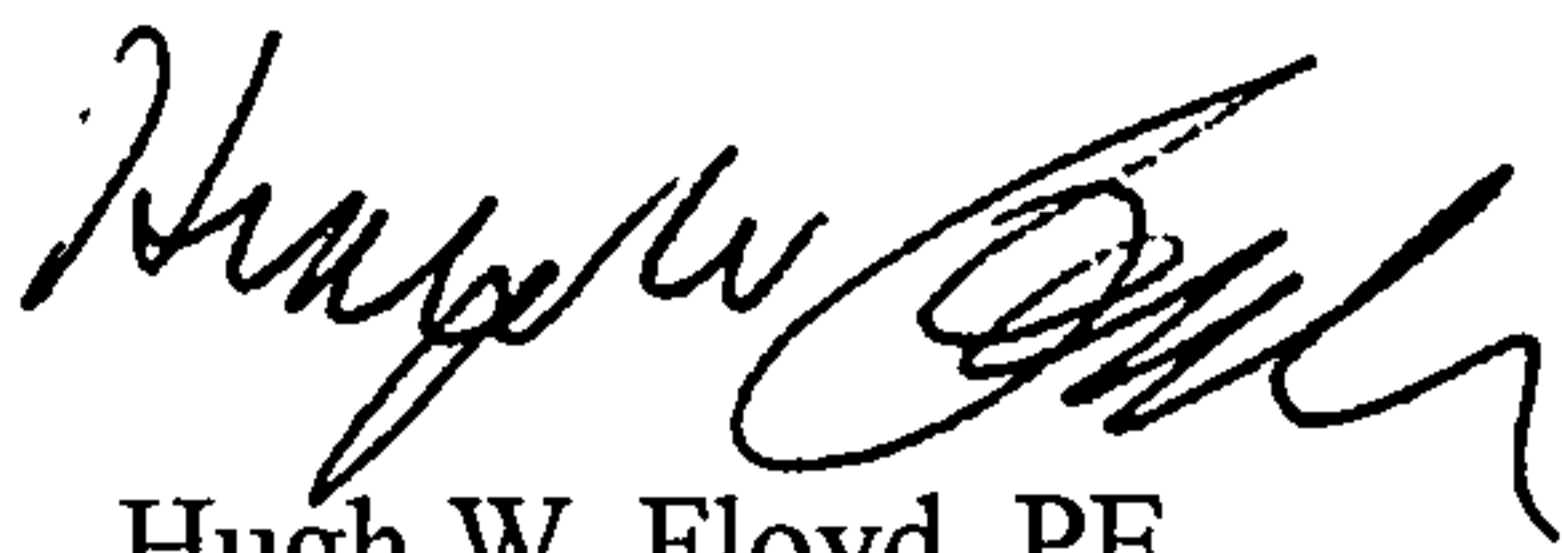
Included with this submittal:

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

Related filings:

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

Sincerely,



Hugh W. Floyd, PE
Project Engineer

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

April 24, 2013

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

Re: Taos at the Trails and Tierra Vista Subdivisions

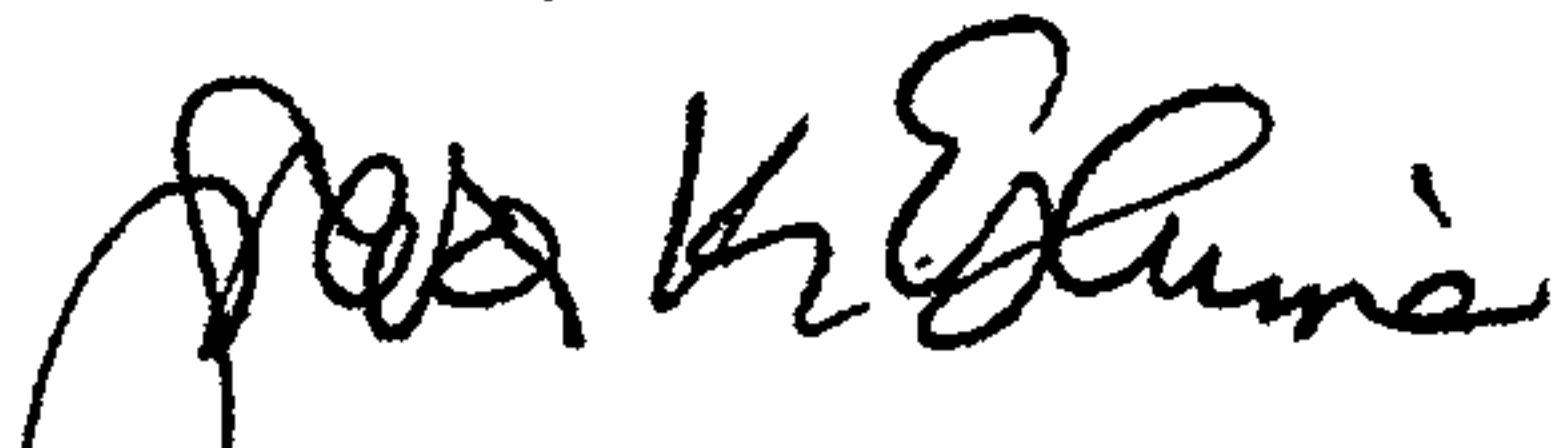
Dear Mr. Lopez:

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

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

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

Sincerely,


Sharon K. Eshima
Manager

Easterling Consultants LLC

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

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

July 9, 2013

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

Re: DRB Project # 10088800
Extension of Major Subdivision Preliminary Plat (Pre-plat)

Easterling Consultants, agent for RCS – Trails 9-A, LLC is requesting an extension of the plat for Tierra Vista Unit 2- DRB Project # 1088800.

We are working toward an SIA agreement and plat filing, but the current approval expires in early August. This extension allows a buffer to ensure that we get agreements and submittals in before the expiration.

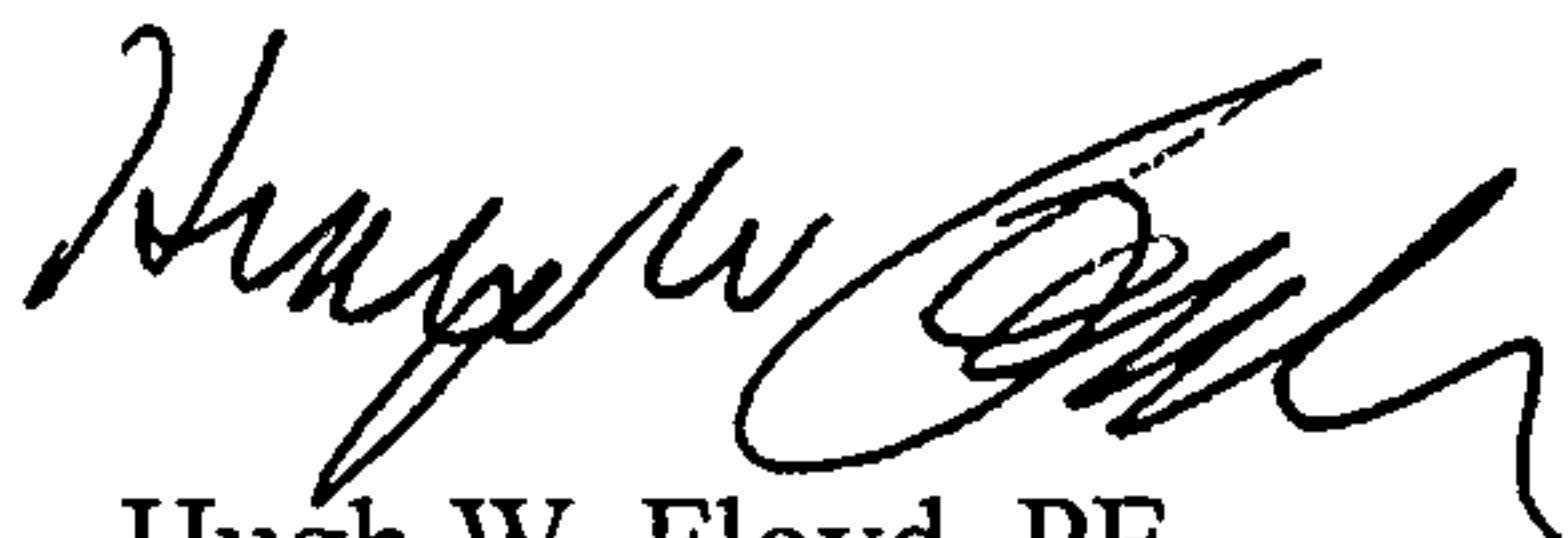
Included with this submittal:

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

Related filings:

- Concurrent submittal for Tierra Vista Unit 2 dealing with Traffic Calming Circle
- July 10th hearing on Infrastructure List Revision for Traffic Calming Circle

Sincerely,



Hugh W. Floyd, PE
Project Engineer



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1008800
12DRB-70230 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9A (TRACT B TIERRA VISTA AT THE TRAILS UNIT 1), **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 7.95 acre(s). (C9)

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

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

The conditions of final plat still apply.

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

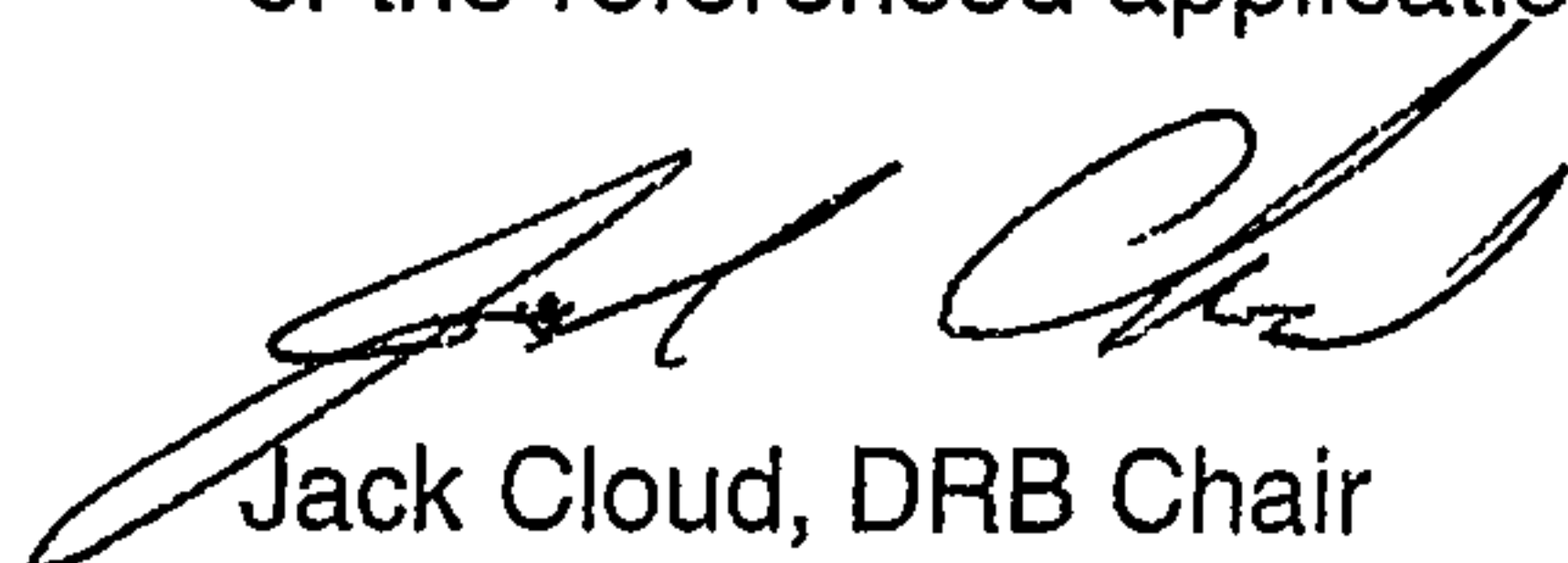
If you wish to appeal this decision, you must do so by August 23, 2012, in the manner described below.

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

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

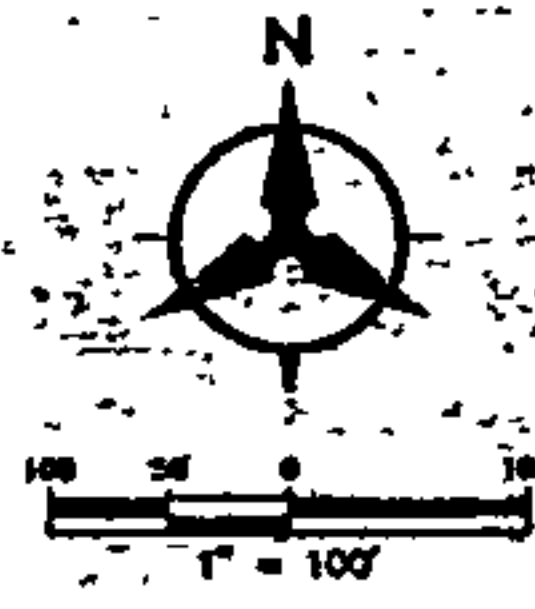
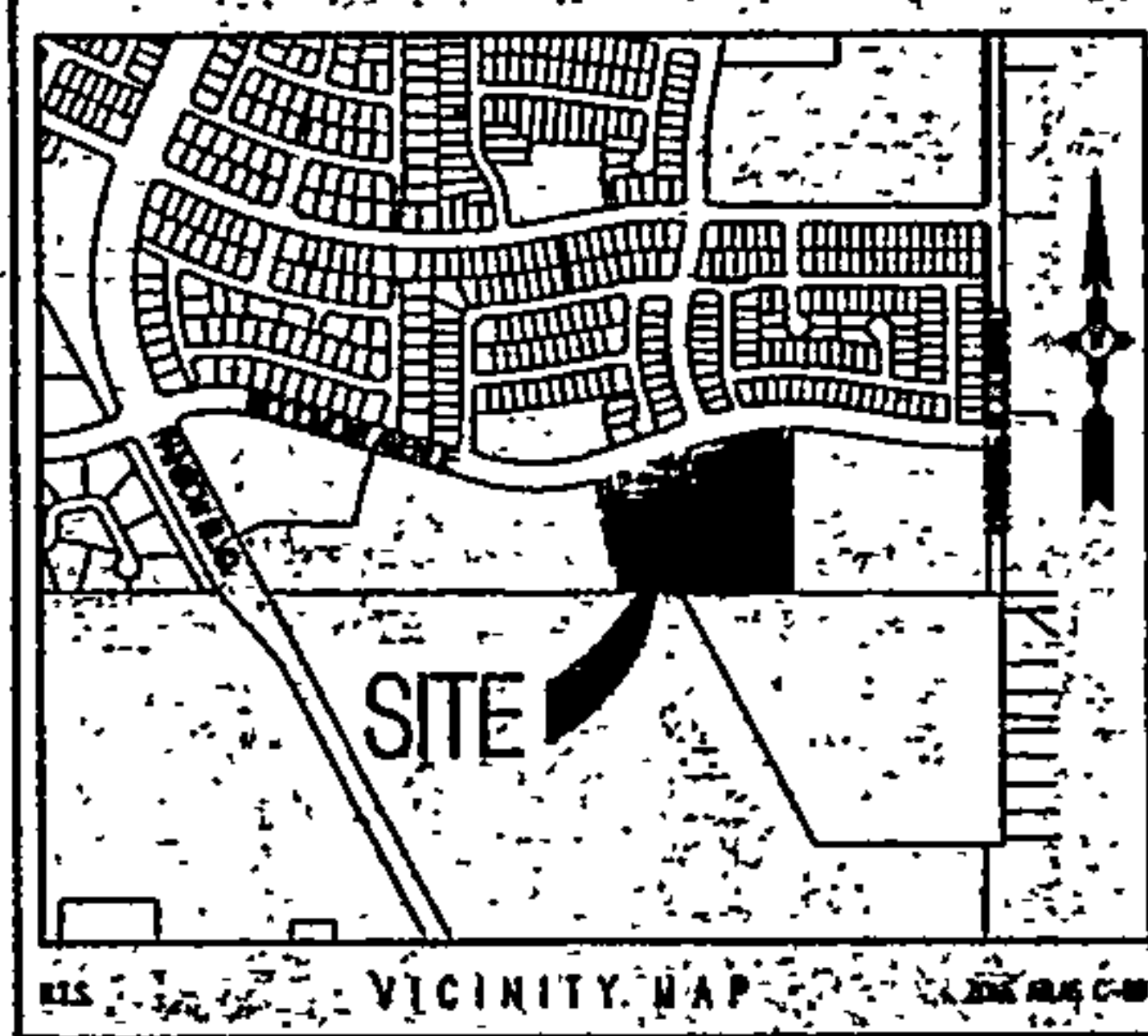
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 2
at the TRAILS**
(BEING A REPLAT OF TRACT B, TIERRA VISTA
UNIT 1 at the TRAILS) 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
Tract B of Town, Made Unit 1 of the Town Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the official "SUBDIVISION PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS BEING A REPLAT OF TRACT A AT THE TRAILS; MAY 22 2008" OF THE 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 05/22/08, in Plat Book 2008-01, Page 28 (Document No. 2008-01-028).

- GENERAL NOTES**
1. EXISTING ZONING: R-9
PROPOSED DEVELOPMENT: R-9
 2. PROPOSED ACREAGE: 8.48 AC.
NUMBER OF LOTS: 14
PROPOSED DENSITY: 1.53 DENSITY
 3. MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 47 X 100 FT
 4. ALL STREET, WALKWAY, AND SIGN MOUNT APPROXIMATIONS ARE TO BE PUBLIC, AND TO BE REFERRED TO THE CITY OF ALBUQUERQUE FOR APPROVAL.
 5. LOT SERVICES SHALL CONFORM TO R-9 ZONING REQUIREMENTS.
 6. NO MINIMUM LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODCHUCK ARCADE.

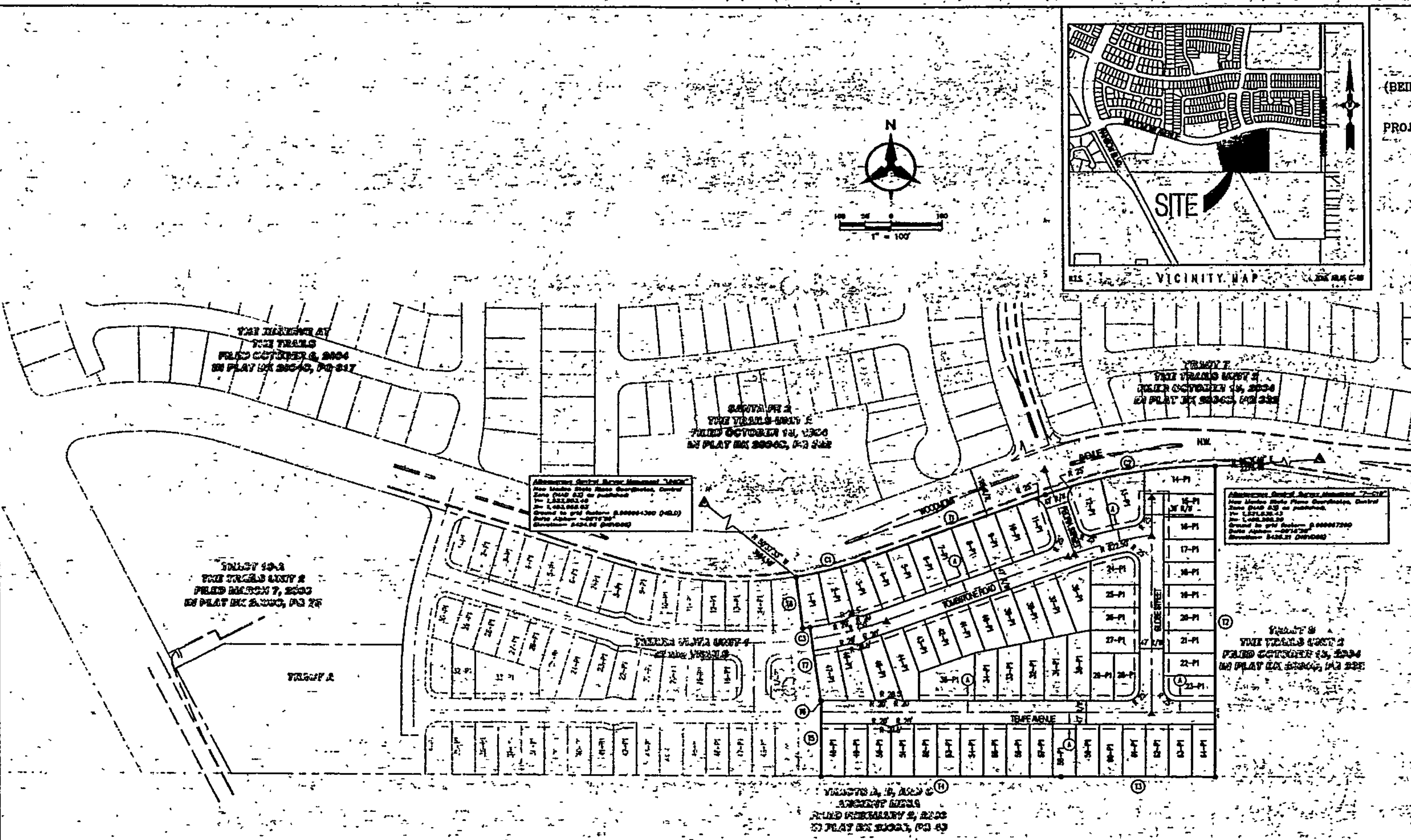
SITE DATA

ZONE AREA NO.	C-98
ZONING	R-9
SALES OF FULL BORN SHEETS CREATED	0.00 ACRE
NO. OF EXISTING LOTS	14
NO. OF NEW EXISTING LOTS	14
DENSITY	1.53 DENSITY

- SURVEY NOTES**
1. ALL BOUNDARY CORNERS SHOWN (+) ARE FOUND BEHIND WALLS.
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.V. ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (A) AND SHALL BE MARKED BY (+) ALUMINUM CAP STAMPED CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, 50 MM ROUND P.I.S.
 3. THE SUBDIVISION BOUNDARY WILL BE SET TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 4. BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 5. DISTANCES SHALL BE GROUND DISTANCES.
 6. MARKERS WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENT STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

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

Bohannon & 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

(+) IF PUBLIC UTILITY LANDMARK

Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
(1)	136.74	748.00'	107°27'30"	386.56'
(2)	1338.22'	850.00'	101°15'30"	148.99'
(3)	141.17'	1728.50'	101°04'50"	17.00'

Boundary Tangent Table

ID	BEARING	LENGTH
(1)	N07°13'30"E	578.54'
(2)	S00°01'17"W	817.40'
(3)	N00°07'45"E	1028.99'
(4)	S00°05'17"W	1028.99'
(5)	N00°05'17"E	1028.99'
(6)	N07°13'30"W	578.54'

\\VH\337\2011\Plat\Coord\104 7\337\338\Plat\104.dwg
July 22, 2011 - 12:14pm

July 17, 2013

Current DRC Project No. _____

Date Submitted: September 19, 2011
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. 1008800

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
TIERRA VISTA UNIT 2 AT THE TRAILS
 (REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

TIERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TIERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE STREET	/	/	/
		15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 2-3	LOTS 45-46	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 50-51	LOT 45	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/

* 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
(COA 730084)

TEMPORARY TYPE D INLET

DRAINAGE EASEMENT
TRAILS UNIT 2 TRACT 8

18' EAST OF TIERRA VISTA
UNIT 2 BOUNDARY

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

6" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

TOMBSTONE ROAD

WEST BOUNDARY

GLOBE STREET

6" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

GLOBE STREET

TOMBSTONE ROAD

TIE TO EXISTING WATER
LINE IN TEMPE AVENUE
(COA 730084)

4" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

GLOBE STREET

TOMBSTONE ROAD

NORTH END OF GLOBE
STREET

PUBLIC SANITARY SEWER IMPROVEMENTS

EX 8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

TEMPE AVENUE

BUILT UNDER COA 730084

EX 8" DIA REMOVE SANITARY SEWER & MH
BUILT UNDER COA 730084

LOTS 30 & 36

TOMBSTONE ROAD

TEMPE AVENUE

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

TOMBSTONE ROAD

LOT 1

GLOBE STREET

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

GLOBE STREET

LOT 13

TIE TO EXISTING
SANITARY SEWER MH
IN TEMPE AVENUE
(COA 730084)



AGENT/OWNER

Hugh W. Floyd
PREPARED BY: PRINT NAME

6/24/13
DATE

Easterling Consultants LLC
FIRM:

[Signature]
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time allowed]

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7-17-13
DRB CHAIR DATE

[Signature] 7-17-13
TRANSPORTATION DEVELOPMENT DATE

[Signature] 07/17/13
ABCWUA DATE

[Signature] 7-17-13
PARKS & GENERAL SERVICES DATE
Recreation

[Signature] 7-17-13
AMAFCA DATE
CITY ENGINEER

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
TIERRA VISTA UNIT 2 AT THE TRAILS
 (REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

TIERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TIERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET			/	/	/
28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE STREET			/	/	/
15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 2-3	LOTS 45-46			/	/	/
28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD			/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE			/	/	/
15' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, ROLL CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (TRAFFIC MEDIAN FOR TRAFFIC CALMING)	LOTS 50-51	LOT 45			/	/	/
28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE			/	/	/
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)			/	/	/

* 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 Crst 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 (COA 730084)	/	/	/
			TEMPORARY TYPE D INLET	DRAINAGE EASEMENT TRAILS UNIT 2 TRACT 8	18' EAST OF TIERRA VISTA UNIT 2 BOUNDARY		/	/	/
		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									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 36	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Hugh W. Floyd
PREPARED BY: PRINT NAME

6/24/13
DATE

Easterling Consultants LLC
FIRM:

[Handwritten Signature]
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR DATE

TRANSPORTATION DEVELOPMENT DATE

ABCWUA DATE

PARKS & GENERAL SERVICES DATE

AMAFCA DATE

CITY ENGINEER DATE

DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: July 26, 2011
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

TERRA VISTA UNIT 2 AT THE TRAILS UNIT 2 *JAC*
 (REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

Date Preliminary Plat Approved: 7-27-11

Date Preliminary Plat Expires: 7-27-12

DRB Project No. 1008800

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
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TERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE 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 2-3	LOTS 45-46	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		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 50-51	LOT 45	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/

* 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 (COA 730084)	/	/	/
			TEMPORARY TYPE D INLET	DRAINAGE EASEMENT TRAILS UNIT 2 TRACT 8	18' EAST OF TIERRA VISTA UNIT 2 BOUNDARY		/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (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									
		6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 35	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENTOWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN
PREPARED BY: PRINT NAME

7/28/2011
DATE

DRB CHAIR

7-27-11
DATE

PARKS & GENERAL SERVICES

7/27/11
DATE

BOHANNAN HUSTON, INC.

TRANSPORTATION DEVELOPMENT
ABQWUA

SIGNATURE

Alan Pesta

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	DRG CHAIR	USER DEPARTMENT	AGENTOWNER



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

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

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

APPLICATION INFORMATION:

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

APPLICANT: RCS-Trails 9-A, LLC PHONE: 303-466-2500
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: n/a
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: eroshon@RealCapitalSolutions.com
 Proprietary interest in site: Developer List all owners: RCS-Trails 9A, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Infrastructure List Revision

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

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

Lot or Tract No. Replat of Tract 9A at the Trails Unit 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tierra Vista Unit 2 at the Trails
 Existing Zoning: VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
DRB Project # 1008800

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 64 No. of proposed lots: 64 Total site area (acres): _____

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

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

SIGNATURE [Signature] DATE June 24, 2013
 (Print Name) Hugh W. Floyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70601</u>	<u>APP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>July 19, 2013</u>			Total <u>\$ 70.00</u>

[Signature] 6-24-13 Project # 1008800
 Staff signature & Date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
 DRB Project # 1008800-Tierra Vista Unit 2 at the Trails

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Hugh Floyd
 Applicant name (print)
Hugh Floyd
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13 DRB - _____ - 20601
 _____ - _____ - _____
 _____ - _____ - _____

V. [Signature] 6-24-13
 Planner signature / date
 Project # 1008800



Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

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

APPLICANT: RCS-Trails 9-A, LLC PHONE: 303-466-2500
 ADDRESS: 371 Centennial Parkway, Suite 200 FAX: n/a
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: eroshon@RealCapitalSolutions.com
 Proprietary interest in site: Developer List all owners: RCS-Trails 9A, LLC - Developer, DR Horton - Owner

DESCRIPTION OF REQUEST: Infrastructure List Revision

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

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

Lot or Tract No. Replat of Tract 9A at the Trails Unit 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tierra Vista Unit 2 at the Trails
 Existing Zoning: VTRD Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): C-09-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____
DRB Project # 1008800

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 64 No. of proposed lots: 64 Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: Woodmont and Universe

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

SIGNATURE [Signature] DATE June 24, 2013
 (Print Name) Hugh W. Floyd Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB -70601</u>	<u>APP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 19, 2013</u>			<u>\$ 70.00</u>

[Signature] 6-24-13 Project # 1008800
 Staff signature & Date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
DRB Project # 1008800-Tierra Vista Unit 2 at the Trails

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

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

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

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

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

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

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

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

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

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

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

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

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

Hugh Floyd
 Applicant name (print)
Hugh Floyd
 Applicant signature / date



Form revised October 2007

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

Application case numbers
13DRB-201601

V. [Signature] 6-24-13
 Planner signature / date
 Project # 1008800

Easterling Consultants LLC

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

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

June 24, 2013

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

Re: DRB Project # 10088800
Infrastructure List Revision

Easterling Consultants, agent for RCS – Trails 9-A, LLC is requesting a change to the Infrastructure List for Tierra Vista Unit 2- DRB Project # 1088800.

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

Included with this submittal:

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

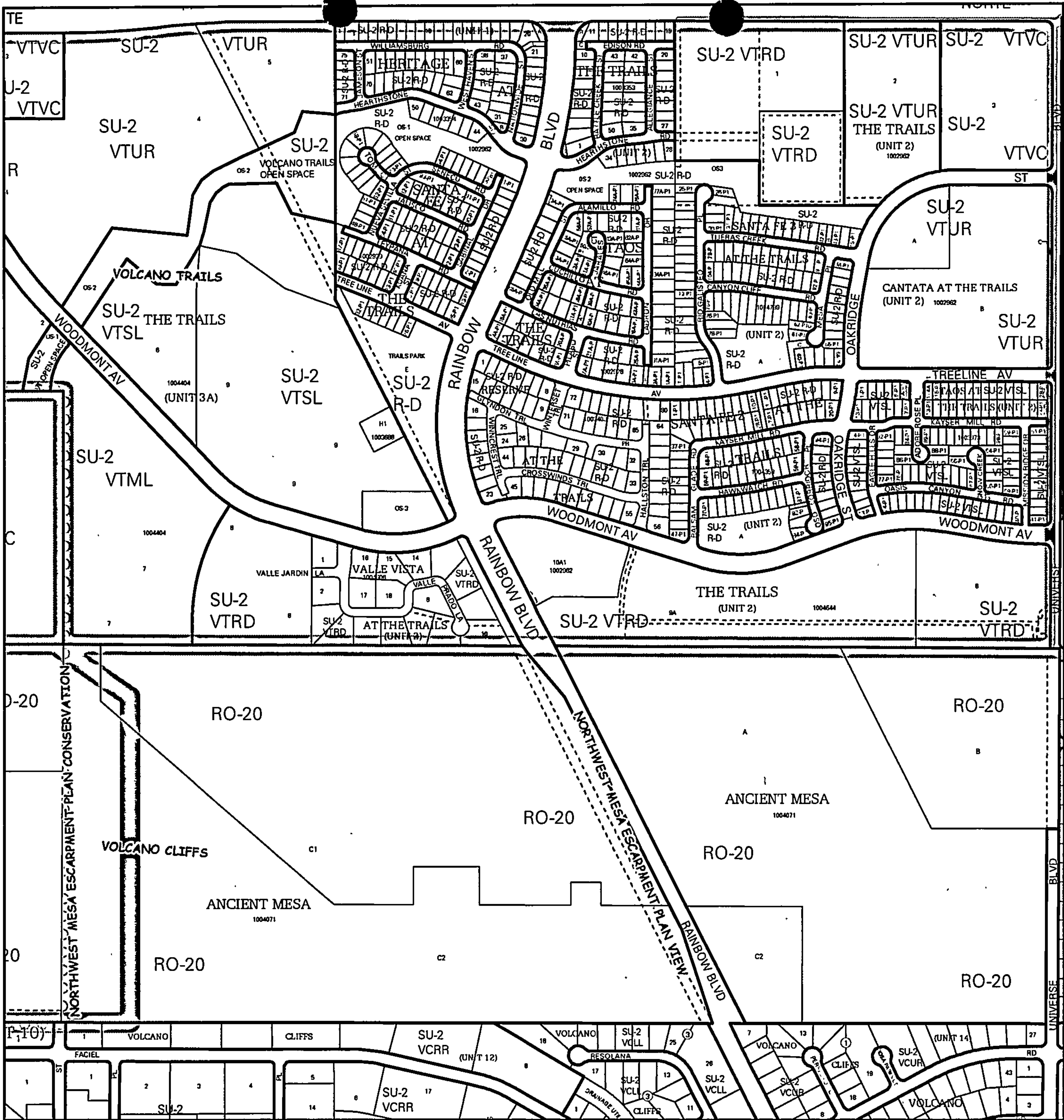
Related filings:

n/a

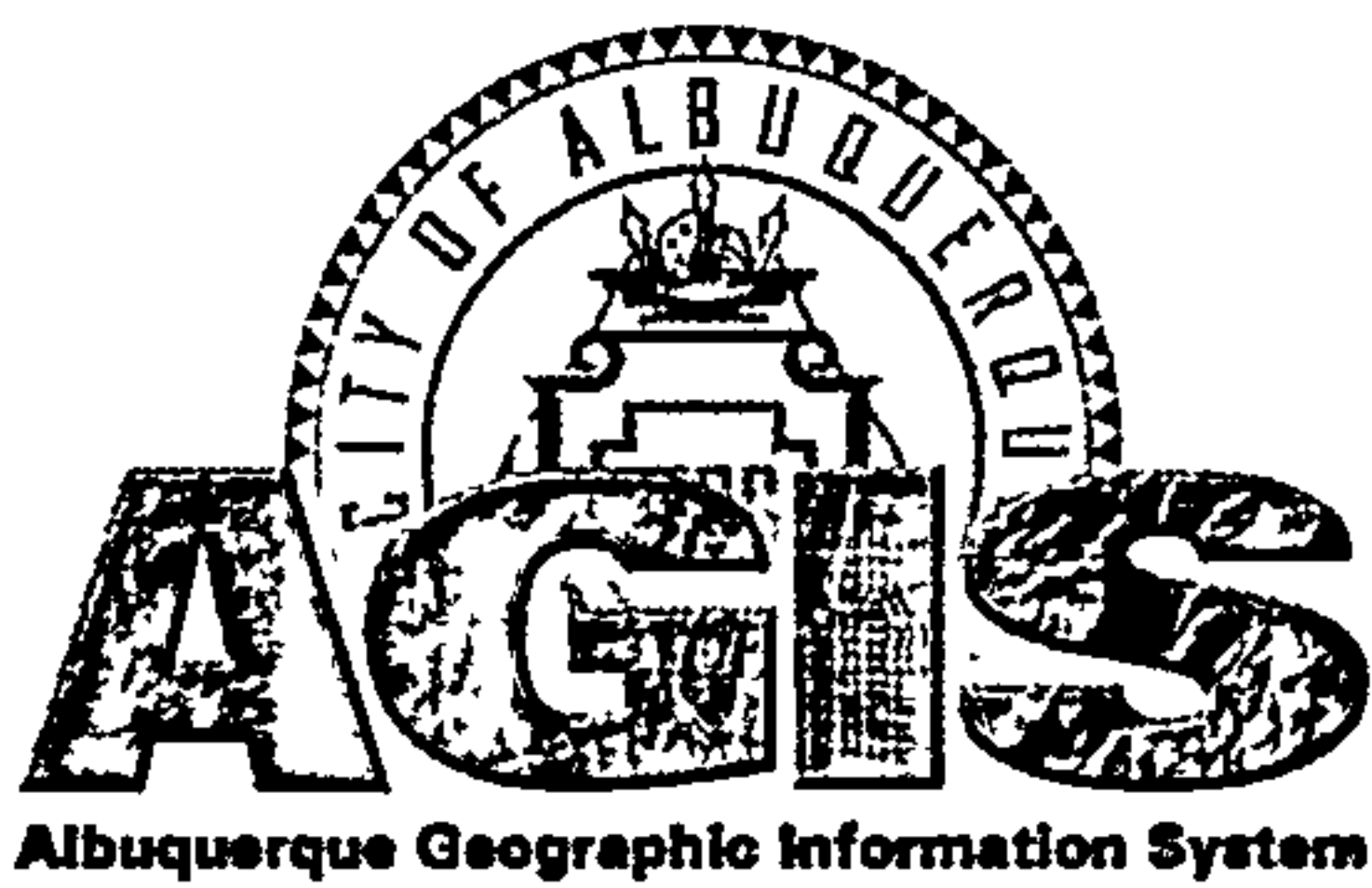
Sincerely,



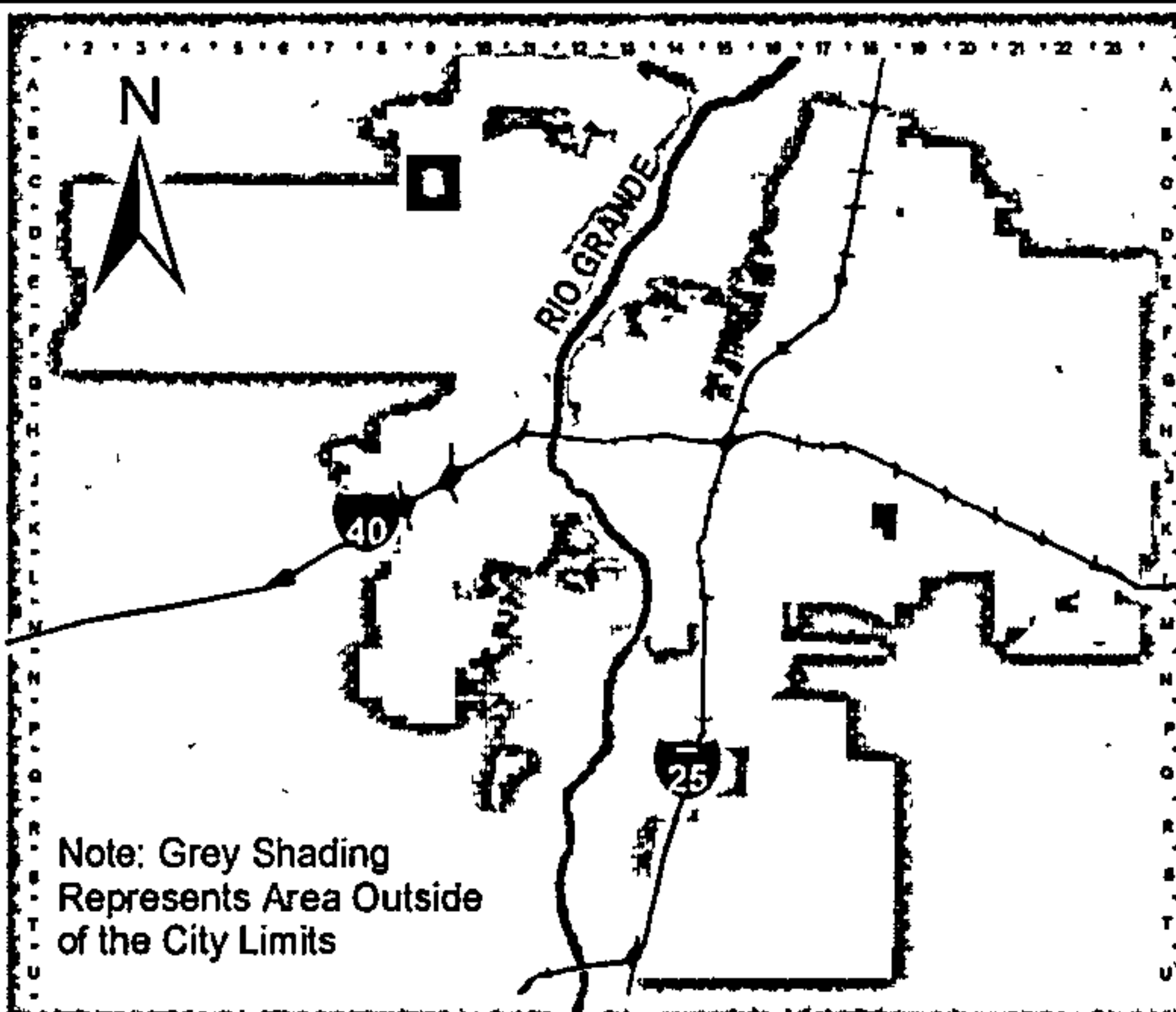
Hugh W. Floyd, PE
Project Engineer



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



Map amended through: 1/10/2013



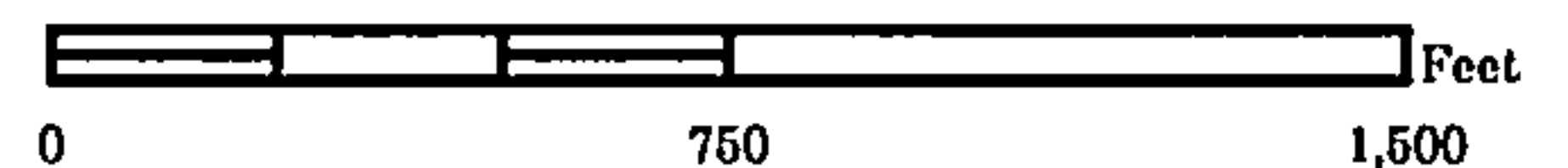
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

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



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

April 24, 2013

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

Re: Taos at the Trails and Tierra Vista Subdivisions

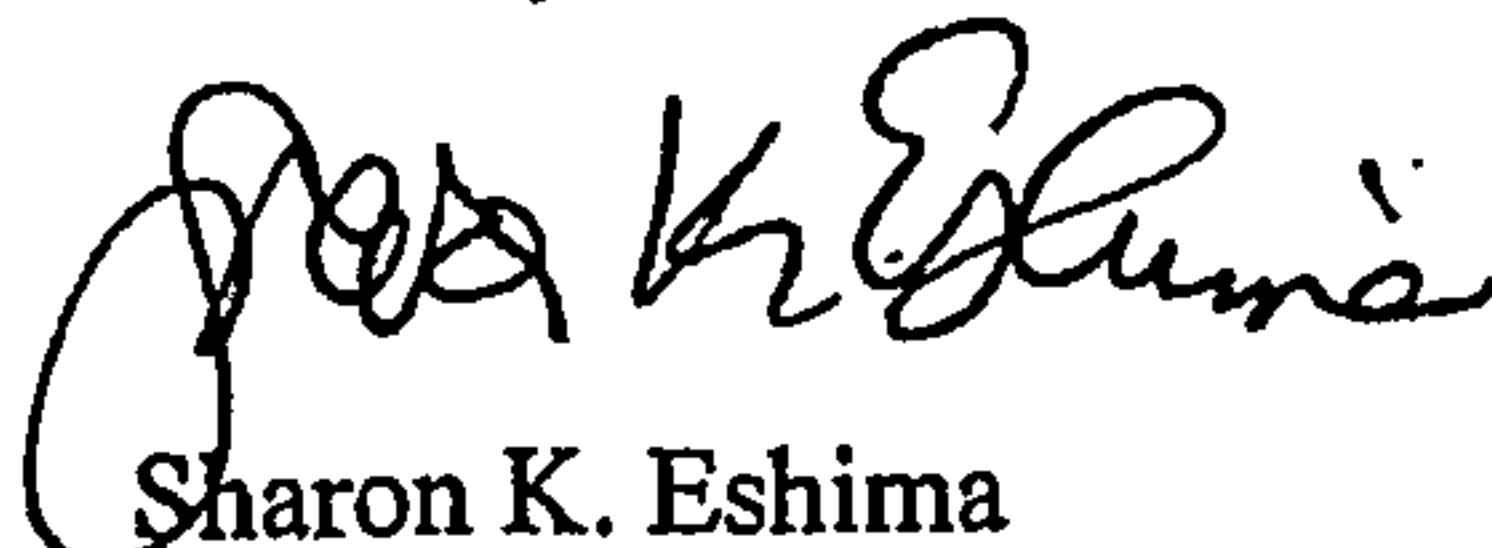
Dear Mr. Lopez:

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

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

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

Sincerely,



Sharon K. Eshima
Manager

July 10. 2013



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

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

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

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

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

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

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

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

DESCRIPTION OF REQUEST: Tierra Vista Unit 2 at the Trails preliminary plat extension

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

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

Lot or Tract No. Tract 9A (Tract B Tierra Vista at the Trails Unit 1) Block: Unit:

Subdiv/Addn/TBKA: The Trails Unit 2

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

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

CASE HISTORY:

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

1008800, 11DRB-70124

CASE INFORMATION:

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

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

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

Between: Rainbow Boulevard and Universe Boulevard

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

SIGNATURE Scott Steffen DATE 7/31/12

(Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70230</u>	<u>EPP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #'s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				<u>\$ 70.00</u>

Hearing date Aug. 8, 2012

[Signature]

7-31-12
Planner signature / date

Project # 1008800

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

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

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

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
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 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
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 - 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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 - 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.

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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 7/31/12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 10230

[Signature] 7-31-12
Planner signature / date
Project # 1008800

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/31/2012 Issued By: BLDAVM 156716

Category Code **910**
2012 070 230

Application Number: 12DRB-70230, Ext Of Major Preliminary Plat

Address:

Location Description: WOODMONT BETWEEN RAINBOW AND UNIVERSE

Project Number: 1008800

Applicant

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

Agent / Contact

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

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

City of Albuquerque Treasury
Date: 7/31/2012 Office: ANNEX
Stat ID: W50000007 Cashier: TRSCXG
Batch: 551 Trams #: 6
Permit: 2012070230
Receipt Num 00039034
Payment Total: \$70.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$50.00
Cash Tendered : \$280.00



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
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- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

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

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

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

DESCRIPTION OF REQUEST: Tierra Vista Unit 2 at the Trails preliminary plat extension

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

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Lot or Tract No. Tract 9A (Tract B Tierra Vista at the Trails Unit 1) Block: _____ Unit: _____

Subdiv/Addn/TBKA: The Trails Unit 2

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

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

CASE HISTORY:

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

1008800, 11DRB-70124

CASE INFORMATION:

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

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

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

Between: Rainbow Boulevard and Universe Boulevard

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

SIGNATURE Scott Steffen DATE 7/31/12

(Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70230</u>	<u>EPP</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$70.00</u>

Hearing date Aug. 8, 2012

7-31-12
Planner signature / date

Project # 1008800

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
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 - 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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- 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.

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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 7/31/12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 10230

[Signature] 7-31-12
Planner signature / date
Project # 1008800

July 31, 2012

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

Re: Tierra Vista Unit 2 at the Trails – Preliminary Plat Extension (DRB 1008800)

Dear Mr. Cloud:

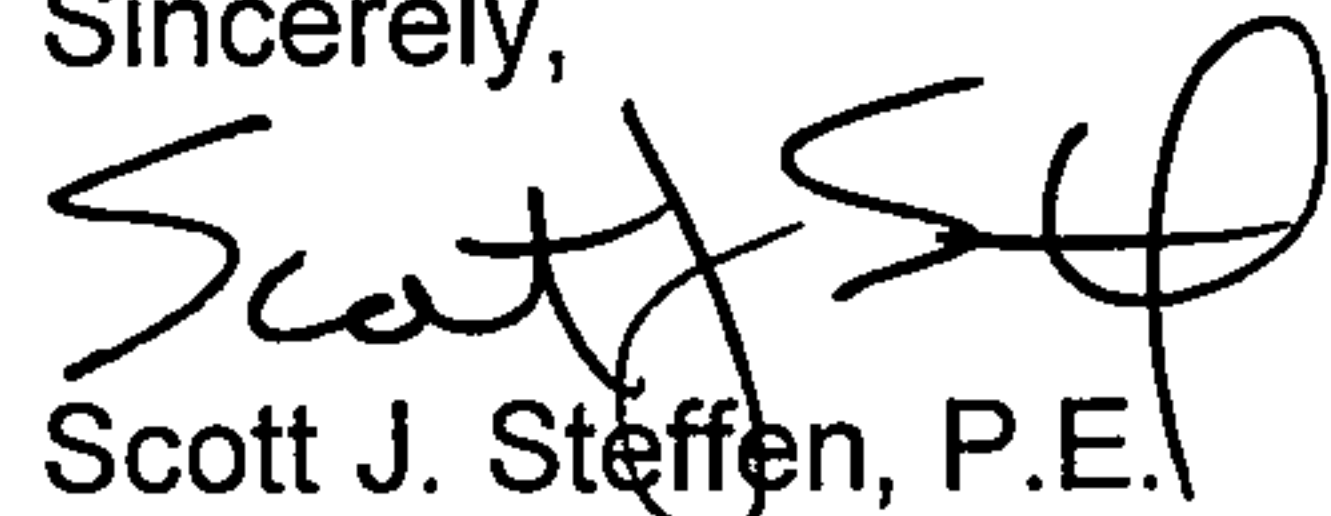
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

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

The Tierra Vista Unit 2 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 2 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of August 11, 2012. Therefore, we are requesting review and approval of a 30-day extension of the preliminary plat.

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

Sincerely,



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

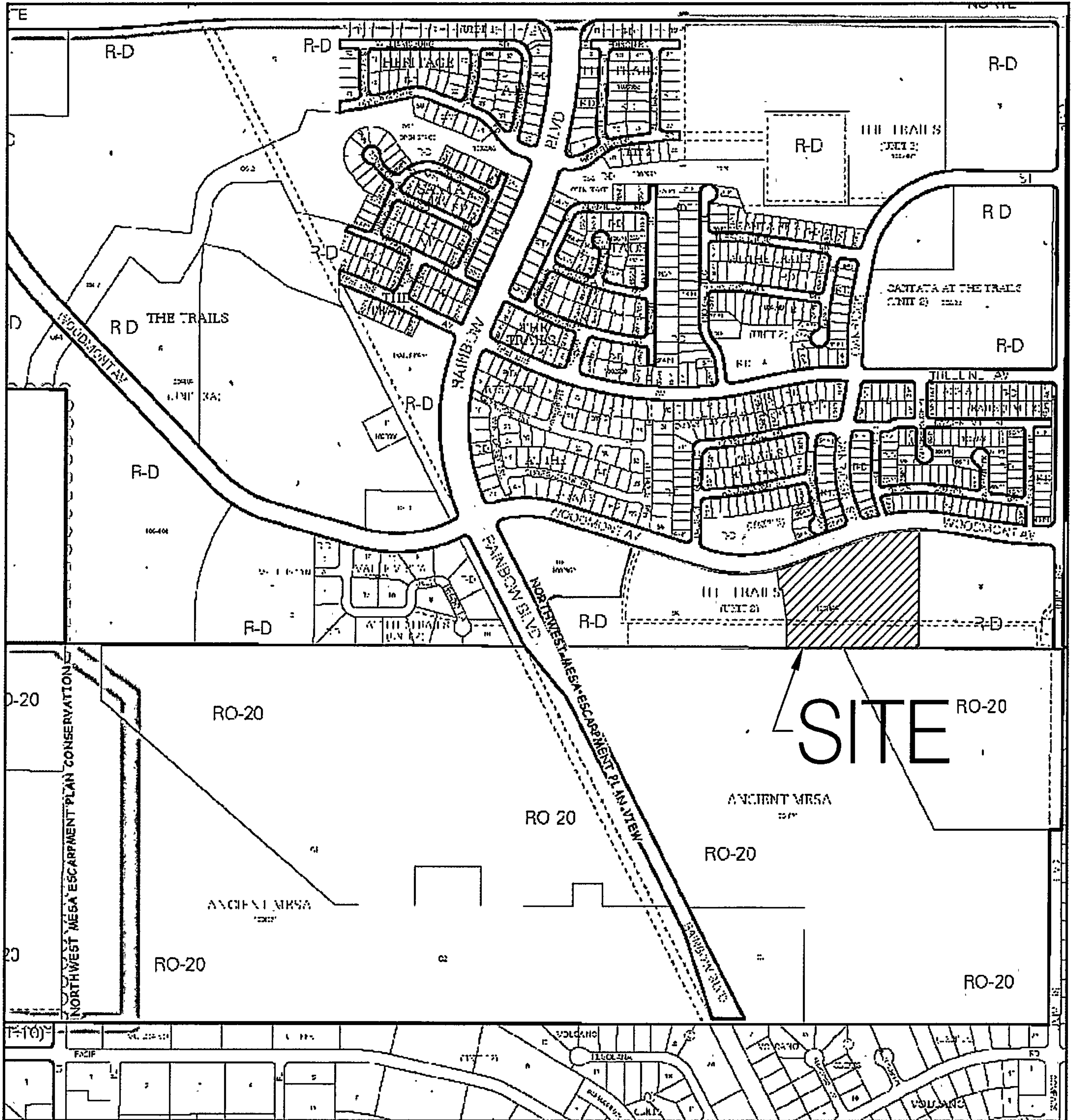
Enclosures

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

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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

AGIS
Albuquerque Geographic Information System

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,000 Feet

Map amended through: 2/1/2010

Current DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

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

Date Submitted: July 26, 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. 1008800

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
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

TIERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TIERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE 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 2-3	LOTS 45-46	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		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 50-51	LOT 45	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/

* 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 (COA 730084)	/	/	/
			TEMPORARY TYPE D INLET	DRAINAGE EASEMENT TRAILS UNIT 2 TRACT 8	18' EAST OF TIERRA VISTA UNIT 2 BOUNDARY		/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (COA 730084)	/	/	/
		0.9 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									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 36	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	7/28/2011	<i>[Signature]</i>	7-27-11	<i>[Signature]</i>	7/27/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		<i>[Signature]</i>	07/27/11		
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
<i>[Signature]</i>		<i>[Signature]</i>	07/27/11	<i>[Signature]</i>	07-27-11
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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 Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/08/2012 Issued By: BLDAVM 150090

Category Code **910**
2012 070 165

Application Number: 12DRB-70165, Ext Of Major Preliminary Plat

Address:

Location Description: WOODMONT AVE, BETWEEN RAINBOW BLVD AND UNIVERSE BLVD

Project Number: 1008800

Applicant

THE TRAILS, LLC
RICK BELTRAMO
6330 RIVERSIDE PLAZA LANE #160
ALBUQUERQUE NM 87120
5057619911

Agent / Contact

BOHANNAN HUSTON INC
SCOTT STEFFEN
7500 JEFFERSON NE, COURTYARD 1
ALBUQUERQUE NM 87109
5058231000
KPATTON@BHINC.COM

Application Fees

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

City of Albuquerque Treasury
Date: 6/8/2012 Office: ANNEX
Stat ID: W5000007 Cashier: TRSCXG
Batch: 327 Trans #: 28
Permit: 2012070165
Receipt Num 00023337
Payment Total: \$70.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$50.00
Check Tendered : \$70.00



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: 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 2 at the Trails preliminary plat extension

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

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

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

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1008800, 11DRB-70124

CASE INFORMATION:

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

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

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

SIGNATURE Scott Steffen DATE 6/8/12
 (Print) SCOTT W. STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12-DRB-70165</u>	<u>EPP</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>08-20-12</u>			Total <u>\$70.00</u>

6-8-12
 Planner signature / date

Project # 1008800

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

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

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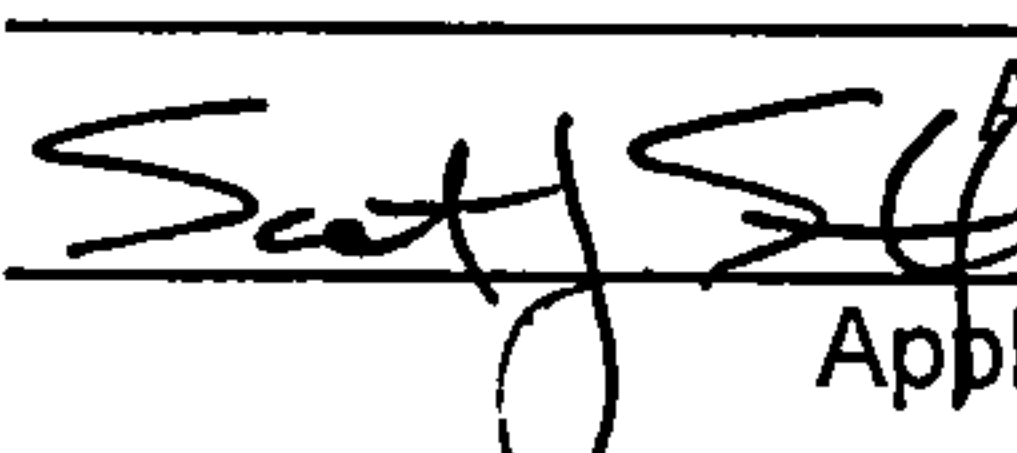
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott Steffen
 Applicant name (print)

 Applicant signature / date
 6/8/12



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 12 - DRB - 70165


 Planner signature / date
 6-8-12

Project # 1008800



Supplemental form

SUBDIVISION

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: 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 2 at the Trails preliminary plat extension

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

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

Lot or Tract No. Tract 9A (Tract B Tierra Vista at the Trails Unit 1) Block: _____ Unit: _____

Subdiv/Addn/TBKA: The Trails Unit 2

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

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

CASE HISTORY:

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

1008800, 11DRB-70124

CASE INFORMATION:

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

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

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

Between: Rainbow Boulevard and Universe Boulevard

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

SIGNATURE Scott Steffen DATE 6/8/12

(Print) SCOTT W. STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12-DRB-70165</u>	<u>EPP</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>08-20-12</u>	_____	_____	<u>\$70.00</u>

6-8-12
Planner signature / date

Project # 1008800

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 Steffen
 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 12 - DRB - 70165


 Planner signature / date
 Project # 1008800

6-8-12

June 8, 2012

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

Re: Tierra Vista Unit 2 at the Trails – Preliminary Plat Extension (DRB 1008800)

Dear Mr. Cloud:

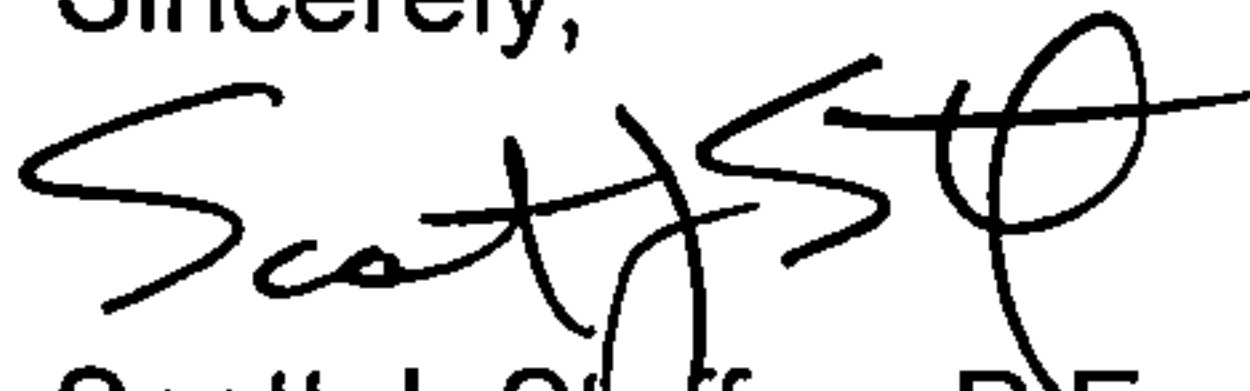
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

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

The Tierra Vista Unit 2 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 2 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. We request that the Unit 2 preliminary plat extension be heard at the same DRB hearing as the Tierra Vista Unit 1 preliminary plat extension.

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

Sincerely,



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

Enclosures

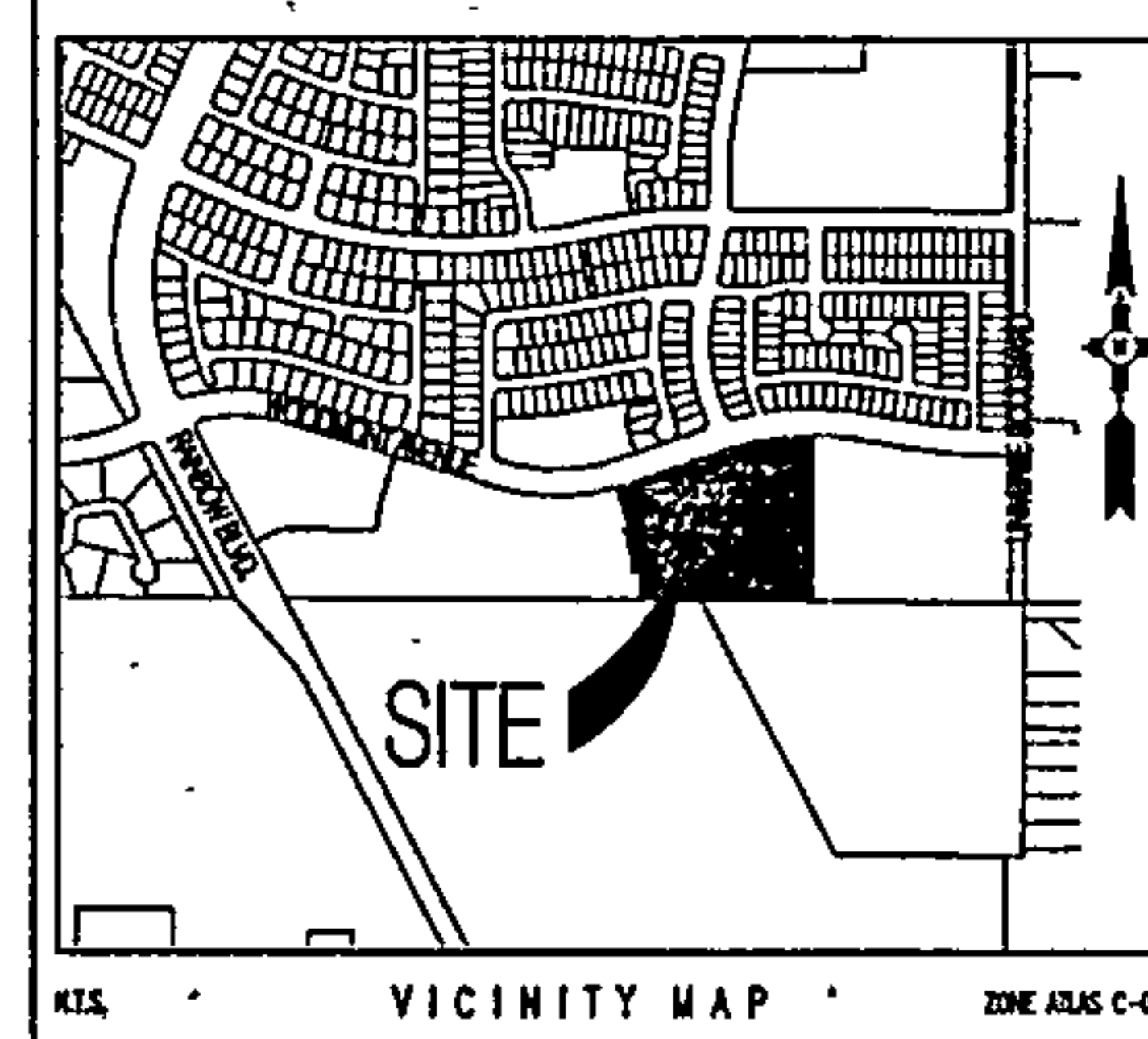
cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 2
at the TRAILS**
(BEING A REPLAT OF TRACT B, TIERRA VISTA
UNIT 1 at the TRAILS) 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

Tract B of Tierra Vista Unit 1 at the Trails Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same as shown and designated on the plat entitled "SUBDIVISION PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT B-A AT THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____ Page _____ as Document No. _____.

GENERAL NOTES

- EXISTING ZONING: R-8
PROPOSED DEVELOPMENT: R-8
- PROPOSED ACREAGE: 9.48 AC
NUMBER OF LOTS: 61
PROPOSED DENSITY: 6.75 DU/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 45' x 90'
1,050 SQ FT
- ALL STREETS, UTILITIES, AND SHOW DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT BACKS SHALL CONFORM TO R-8 ZONING REGULATIONS.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODCROFT AVENUE.

SITE DATA

ZONE ALIAS NO.	C-09
ZONING	R-8
MILES OF FULL WIDTH STREETS CROSSED	0.30 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CROSSED	61
DENSITY	6.75 DU/AC

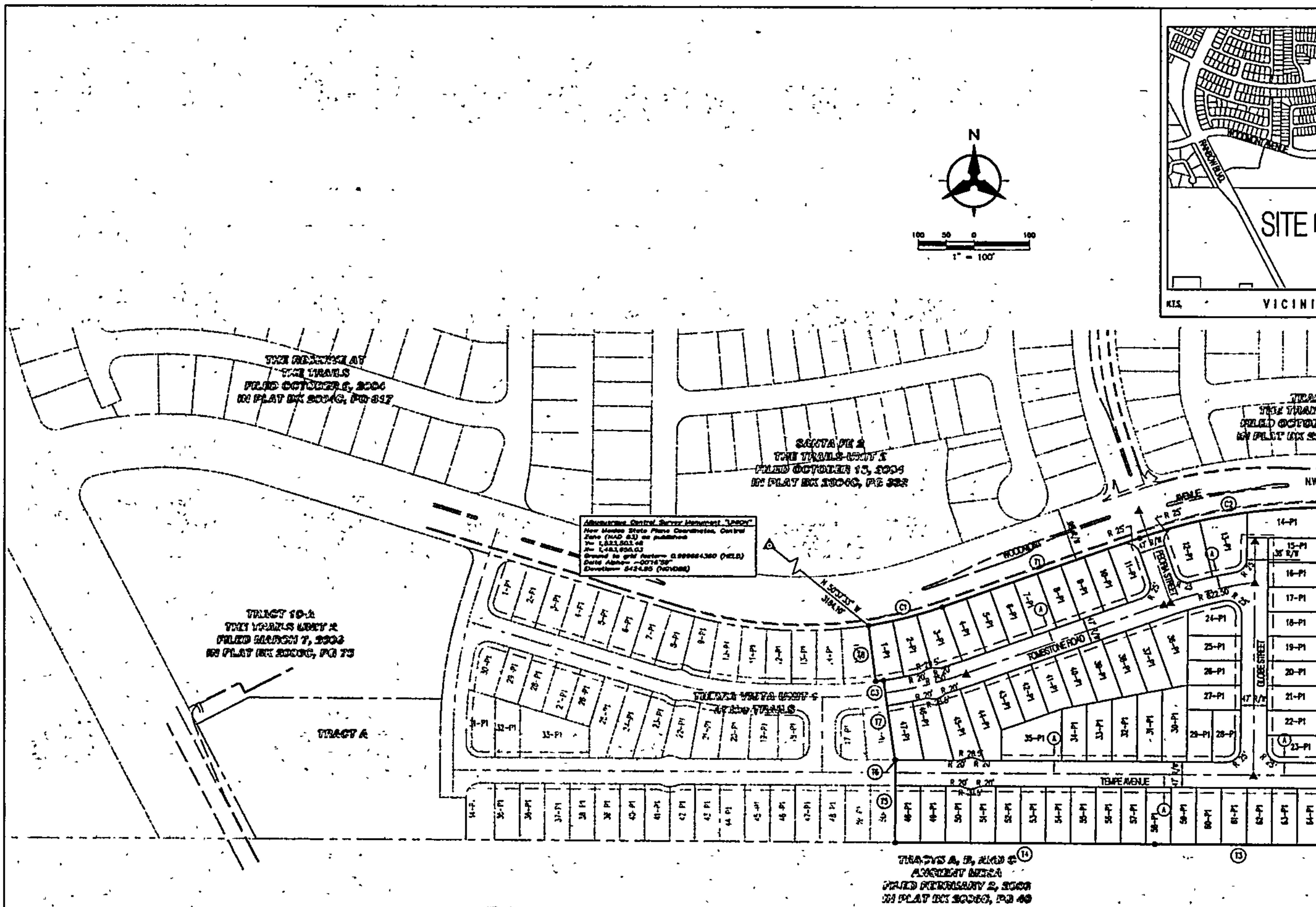
SURVEY NOTES

- ALL BOUNDARY CORNERS SHOWN (e) ARE FOUND NEAR W/CM.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS, FIN. ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN BASE (L.A.) AND WILL BE MARKED BY (1) ALUMINUM CAP STAKED TO CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKS, DO NOT DISTURB PLS.
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MARKERS WILL BE OFFSET AT ALL PORTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER PIVOT POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

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

Bohannon & Huston



LEGEND

—	SUBDIVISION BOUNDARY LINE
- - -	EXISTING SUBDIVISION BOUNDARY
---	NEW LOT LINE
---	ADJACENT PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
▲	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

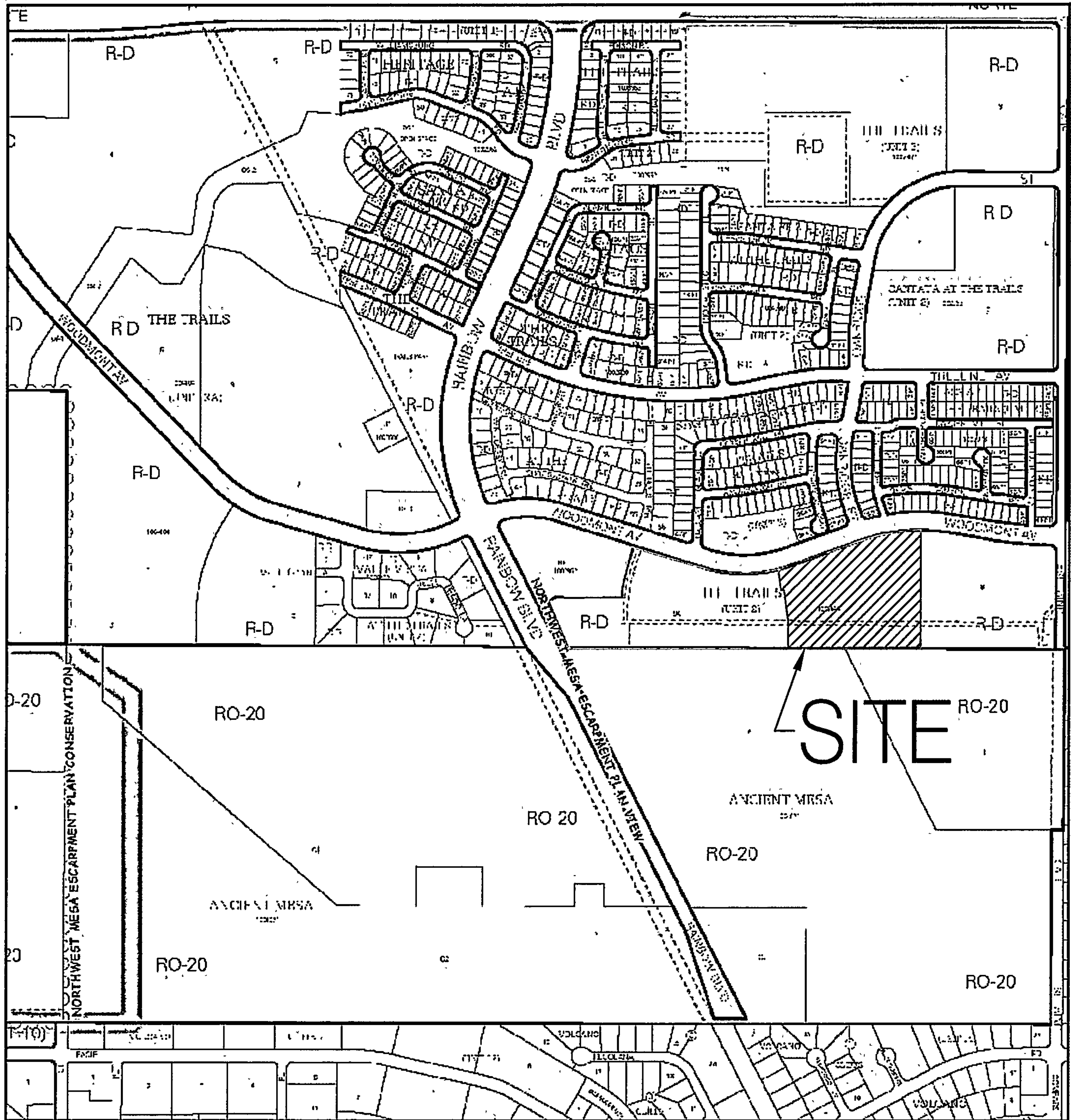
KEYED NOTES
① IF PUBLIC UTILITY EXISTENT

Boundary Curve Table

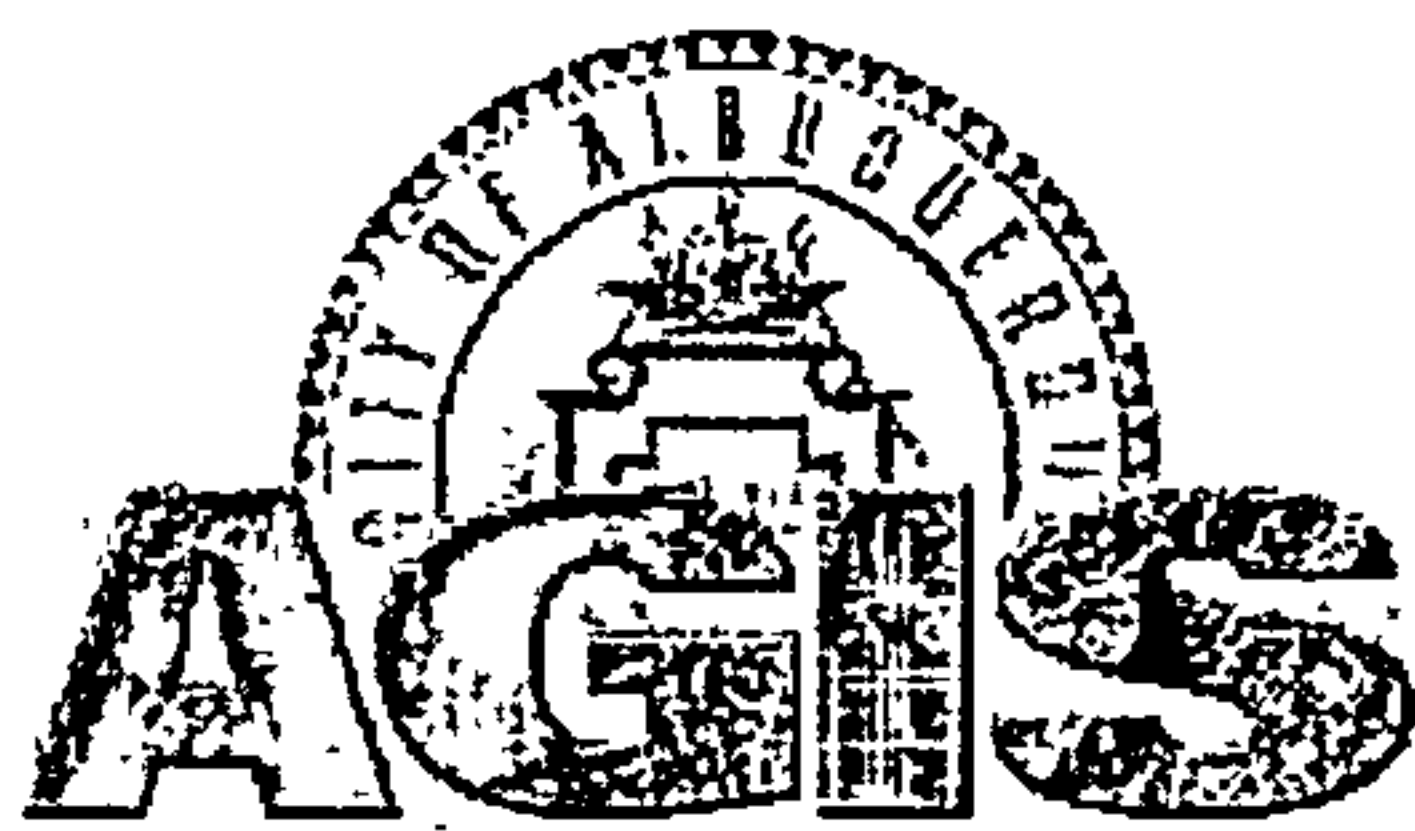
ID	ARC	RADIUS	DELTA	TANGENT
C1	136.74'	749.00'	1027.37'	68.56'
C2	136.25'	651.00'	2015.34'	169.90'
C3	114.12'	728.50'	81106.50'	7.06'

Boundary Tangent Table

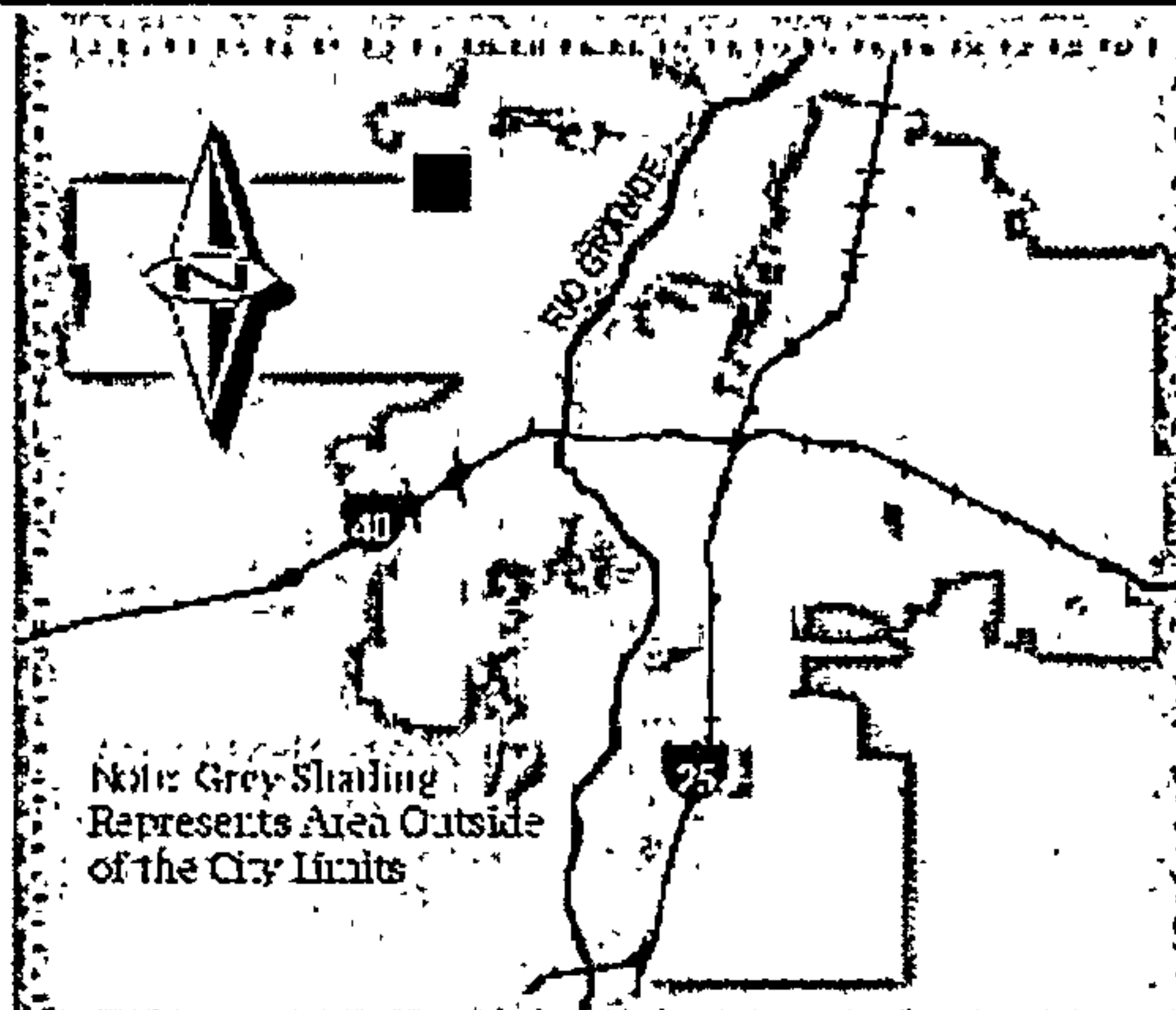
ID	BEARING	LENGTH
T1	N70°17'33"E	178.43'
T2	S00°19'17"W	617.40'
T3	N89°40'43"W	298.99'
T4	N89°44'42"W	465.99'
T5	N00°15'16"E	1152.00'
T6	N89°44'42"W	0.00'
T7	N08°15'13"W	1148.61'
T8	N07°08'23"W	1102.50'



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-Z

Selected Symbols

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



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.**

Current DRC Project No. _____

Date Submitted: July 26, 2011
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

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

Date Preliminary Plat Approved: 7-27-11

Date Preliminary Plat Expires: 7-27-12

DRB Project No. 1008800

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
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

TIERRA VISTA UNIT 2 WILL NOT COME IN FOR CONSTRUCTION UNTIL TIERRA VISTA UNIT 1 IS COMPLETED AND ACCEPTED BY THE CITY OF ALBUQUERQUE

PAVING

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD	PEORIA STREET	GLOBE 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 2-3	LOTS 45-46	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		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 50-51	LOT 45	/	/	/
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/

* 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 (COA 730084)	/	/	/
			TEMPORARY TYPE D INLET	DRAINAGE EASEMENT TRAILS UNIT 2 TRACT 8	18' EAST OF TIERRA VISTA UNIT 2 BOUNDARY		/	/	/
		54" DIA	8' RCP w/MH	UNIVERSE BLVD	EXISTING 54" STORM DRAIN (COA 730084)	EXISTING SD IN UNIVERSE (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									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 36	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN PREPARED BY: PRINT NAME	7/26/2011 DATE	<i>[Signature]</i> DRB CHAIR	7-27-11 DATE	<i>[Signature]</i> PARKS & GENERAL SERVICES	7/27/11 DATE
BOHANNAN HUSTON, INC. FIRM		<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	07/27/11 DATE	<i>[Signature]</i> AMAFCA	
<i>[Signature]</i> SIGNATURE		<i>[Signature]</i> ABCWUA	07/27/11 DATE	<i>[Signature]</i> 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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Donna Illerbrun (St. Therese School) PHONE: 220-9778
 ADDRESS: 311 Shropshire Pl NW FAX: _____
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: donnaillerbrunst@yahoo.com

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Looking to purchase 206, 210, 214 Candelaria NW to incorporate into St. Therese School property. Water Right of Way?
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. 84B, 91A, 14, 15, 16 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Davidson ADD, Map 33 Track 84B
 Existing Zoning: SU-1 School/Church + related FAC or SU-2 NFMX + FRC MRGCD Map No _____
 Zone Atlas page(s): 614 UPC Code: 101406041107340811

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
2-84-147, 2-99-87

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Shropshire
 Between: 4th and Alameda Drain

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

SIGNATURE Donna Illerbrun DATE June 28, 2011
 (Print) Donna Illerbrun Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	UDRB - <u>70178</u>	<u>sk</u>		\$ <u>2</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____		\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____		\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____		\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____		\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____		\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>2</u>

Hearing date July 13, 2011

VM 6-29-11
 Planner signature / date

Project # 1008880

Form revised 4/07

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **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) **6 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
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **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) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon 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.

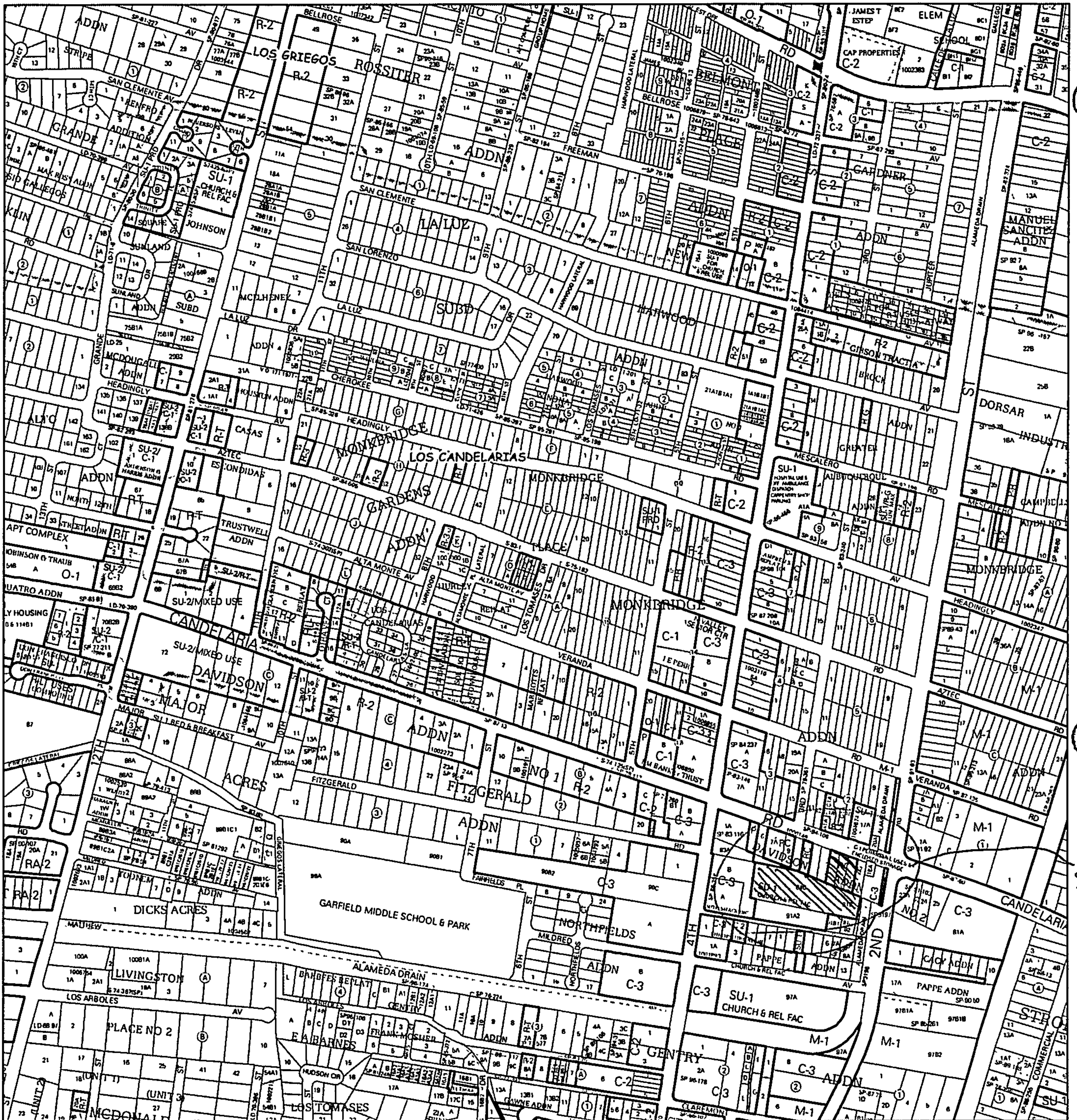
Donna Illerbrun
 Applicant name (print)
Donna Illerbrun 6/28/11
 Applicant signature / date



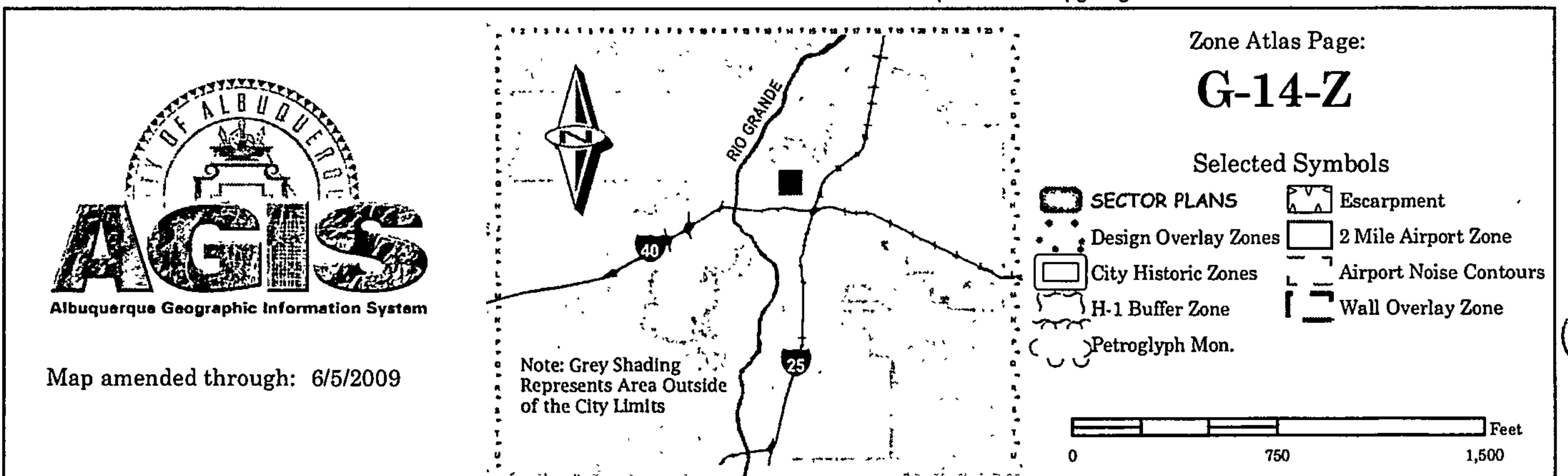
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 DRB - 70178

Ym 6-29-11
 Planner signature / date
 Project # 1008880



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





Archdiocese of Santa Fe
St. Therese Catholic School
311 Shropshire Pl. NW
Albuquerque, NM 87107
<http://stthereseschool.net/>

Donna Illerbrun
Principal

Phone 505-344-4479
Fax 505-345-6210

Re: City of Albuquerque
Development Plan/ Review Application

Development Review Board,

June 28, 2011

St. Therese Catholic School was approached by the owner of lots 14, 15, and 16 located on Candelaria NW to purchase said property (street address; 206, 210, and 214 Candelaria NW). I would like to include these lots into the plat plan with St. Therese School. The school is located on a very narrow street (Shropshire) which backs up to the property discussed. The addition of the three lots will provide frontage on Candelaria, clean up the neighborhood, and provide a possible alternative entrance for the future.

Because there are zoning issues and the belief that water right of way may be an issue with the Alameda Drain, I am approaching the City of Albuquerque to assist with this platting. I do understand that any development of this property would follow the 4th Street Corridor Development Plan.

The attached sketch shows the school (zoned as church) which backs up to Candelaria. The three lots are marked. The site information is as follows; Tract 84B (school) and 14, 15, 16 of Davidson Add, Map 33. Existing zoning: SU-1 and related FAC or SU-2NFMX (school) and RC for lots 14, 15, and 16. The Zone Atlas page is G14, UPC Code 101406041107340811. The Case History: Z-84-147, Z-99-87. The property is listed within city limits. The location of property by streets is on or near Shropshire between 4th Street and the Alameda Drain.

If you have any questions please call me at 344-4479.

Respectfully submitted,

Donna Illerbrun
Principal
St. Therese School
505-344-4479

Faculty Parking

Elementary School / Main Bldg.

Playground

Walk/Entrance

Shropshire Pl.

Exit

Shed

84-B

Parking lot

Entrance

LOTS 14, 15, 16 Davidson ADD

Middle School

Candelaria 200-300

Alameda drain

2nd Street

L: 130-132

L: 360

Faculty Parking

Elementary School / Main Bldg.

Playground

Walk/Entrance

Shropshire Pl.

Exit

Shed

84-B

Parking lot

Entrance

LOTS 14, 15, 16 Davidson ADD

Middle School

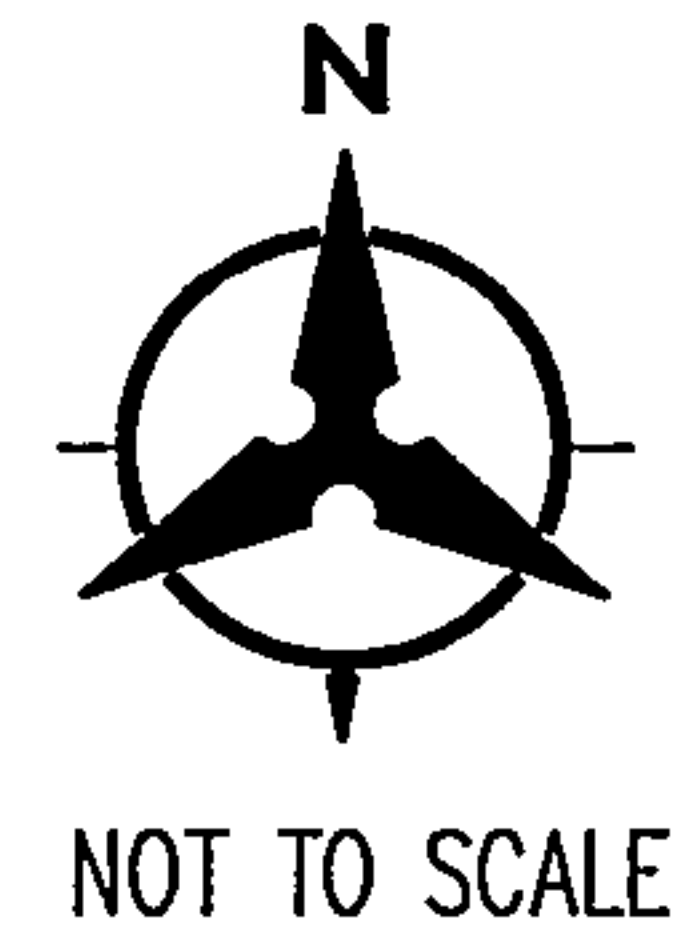
Candelaria 200-300

Alameda Drain

2nd Street

L: 130-132

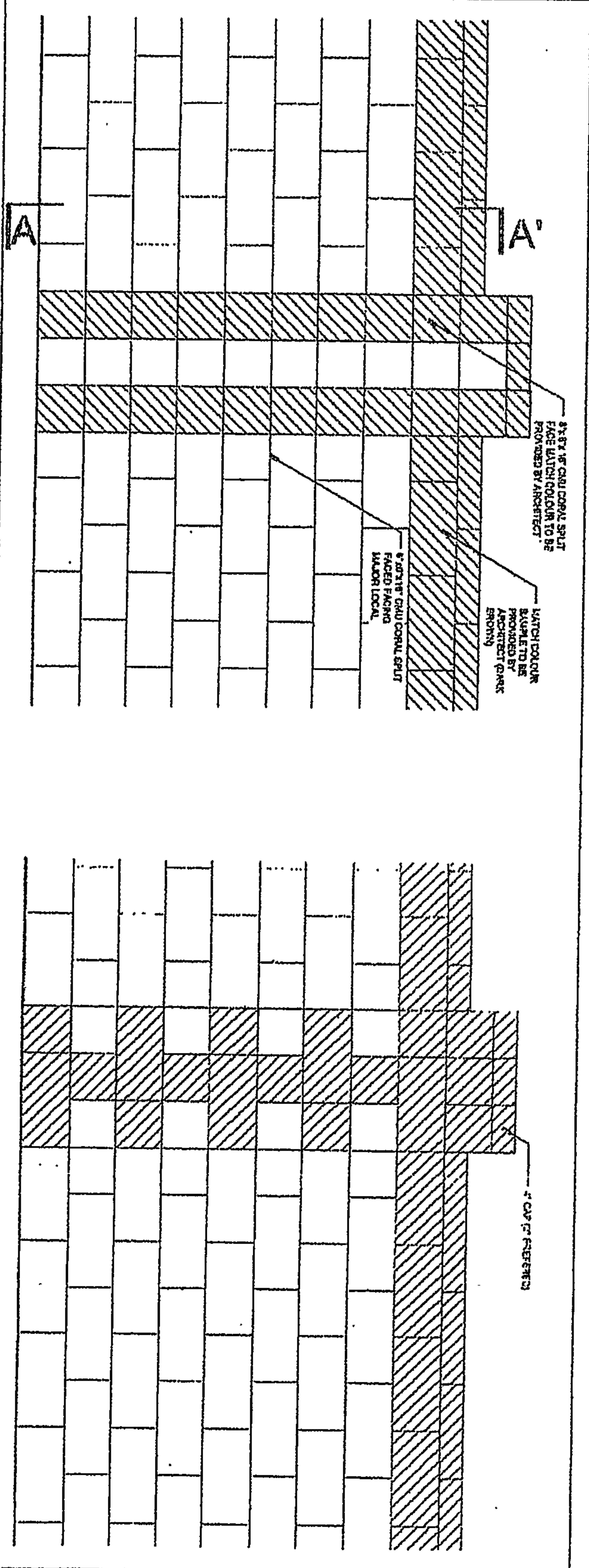
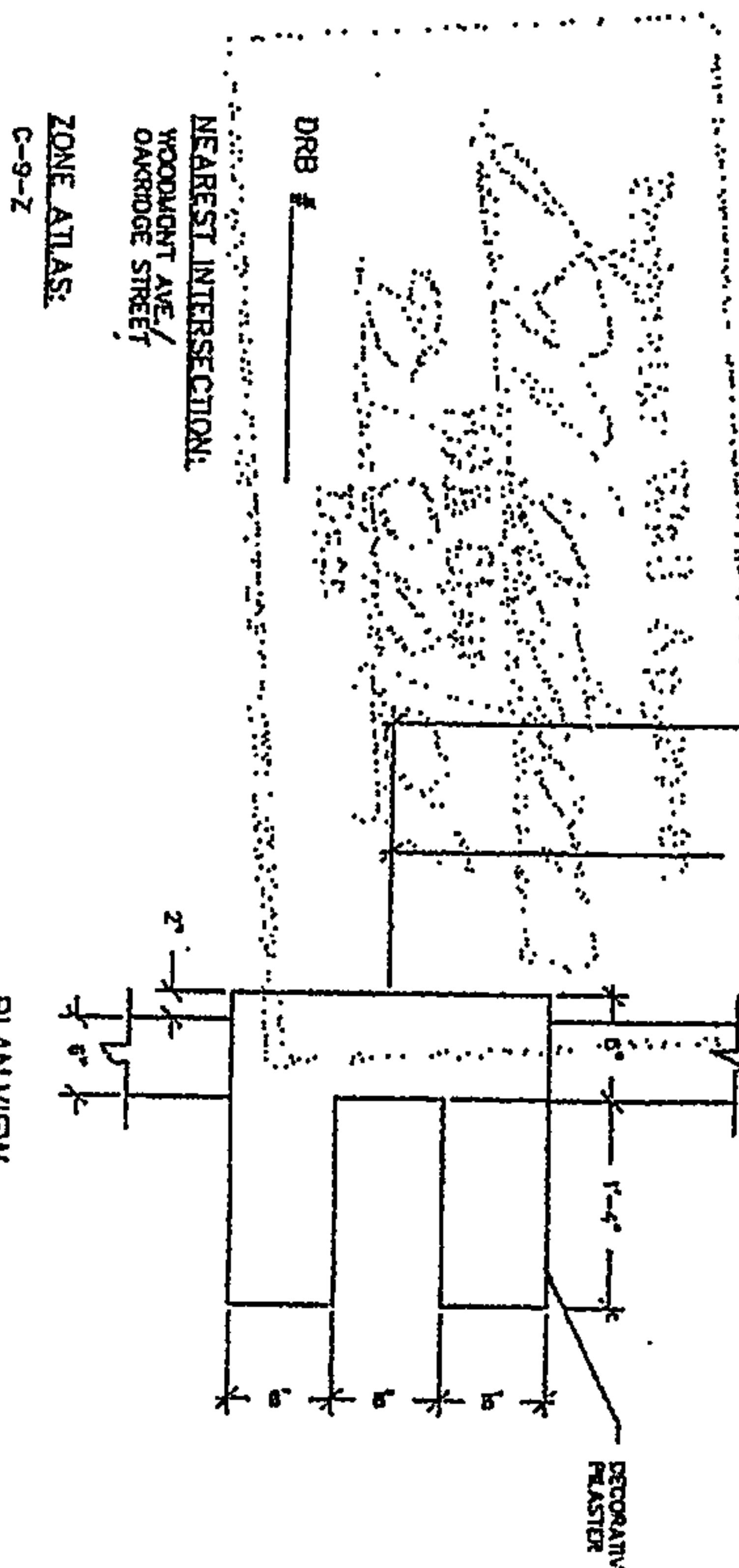
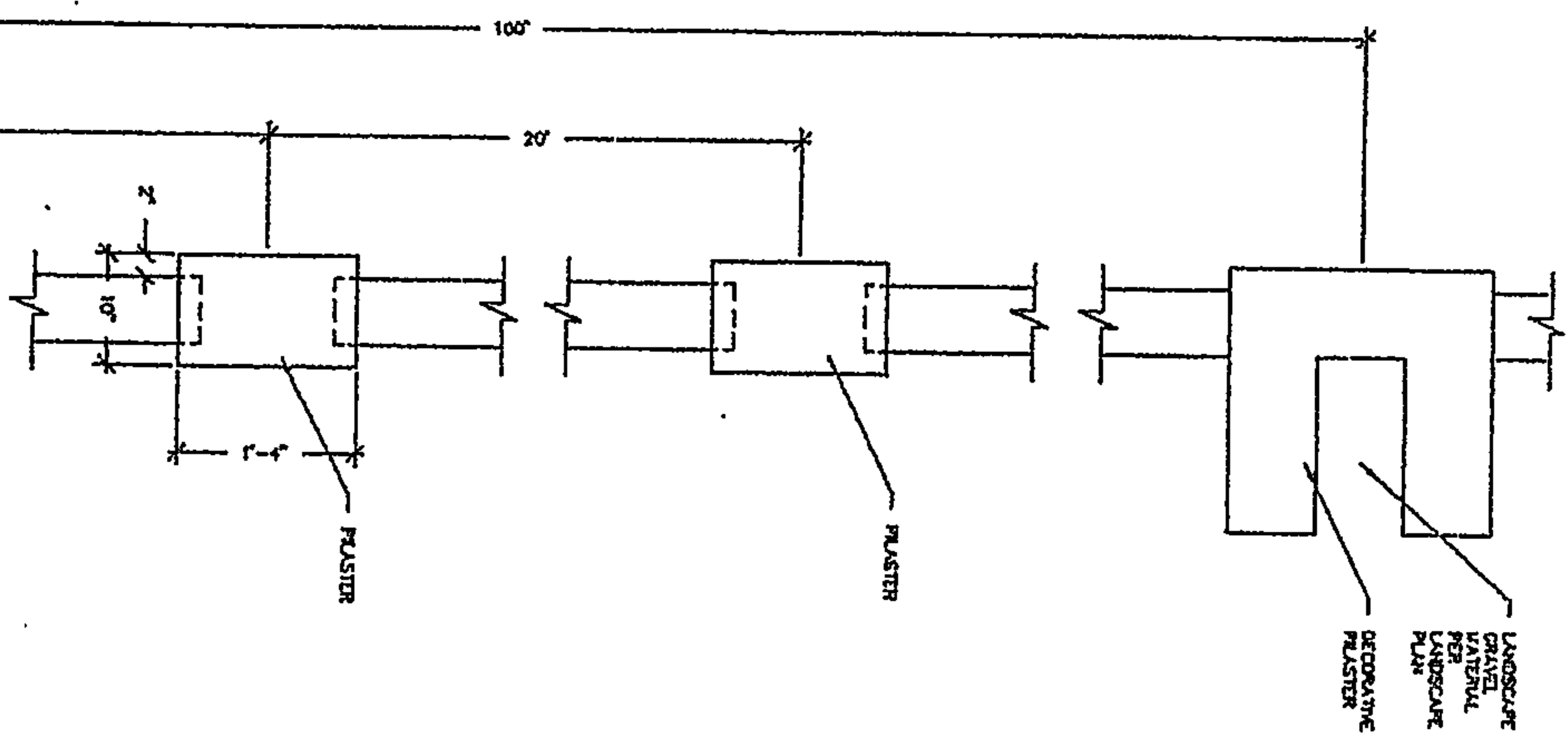
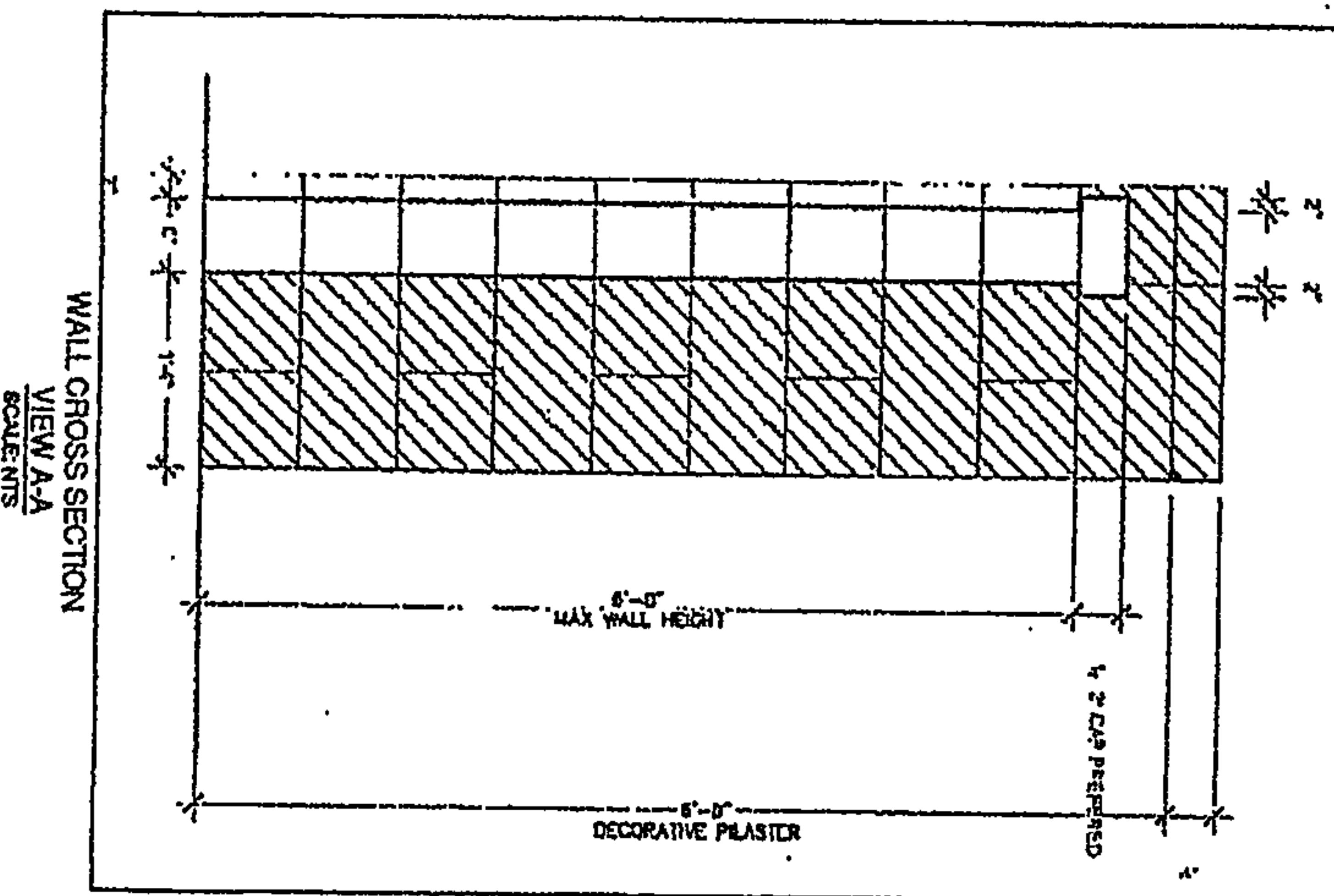
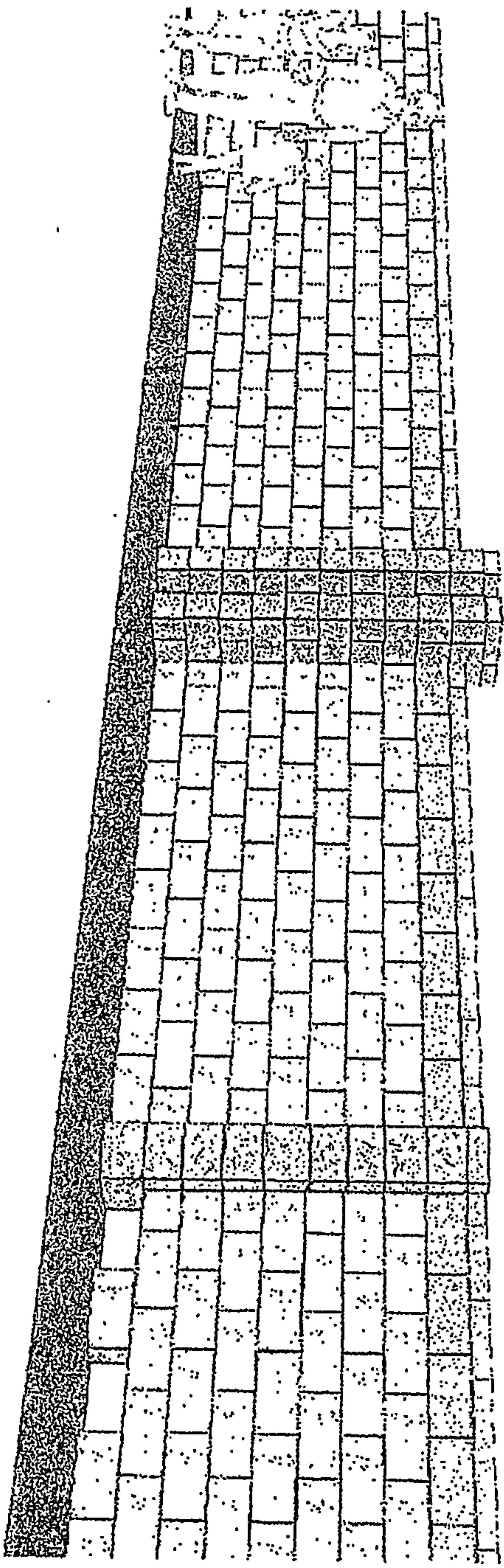
L: 360



- DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.
- WAIVED sidewalks are requested

EXHIBIT "B"
TIERRA VISTA UNIT 2
at the TRAILS
SIDEWALK DEFERRAL/WAIVER
MAY, 2011





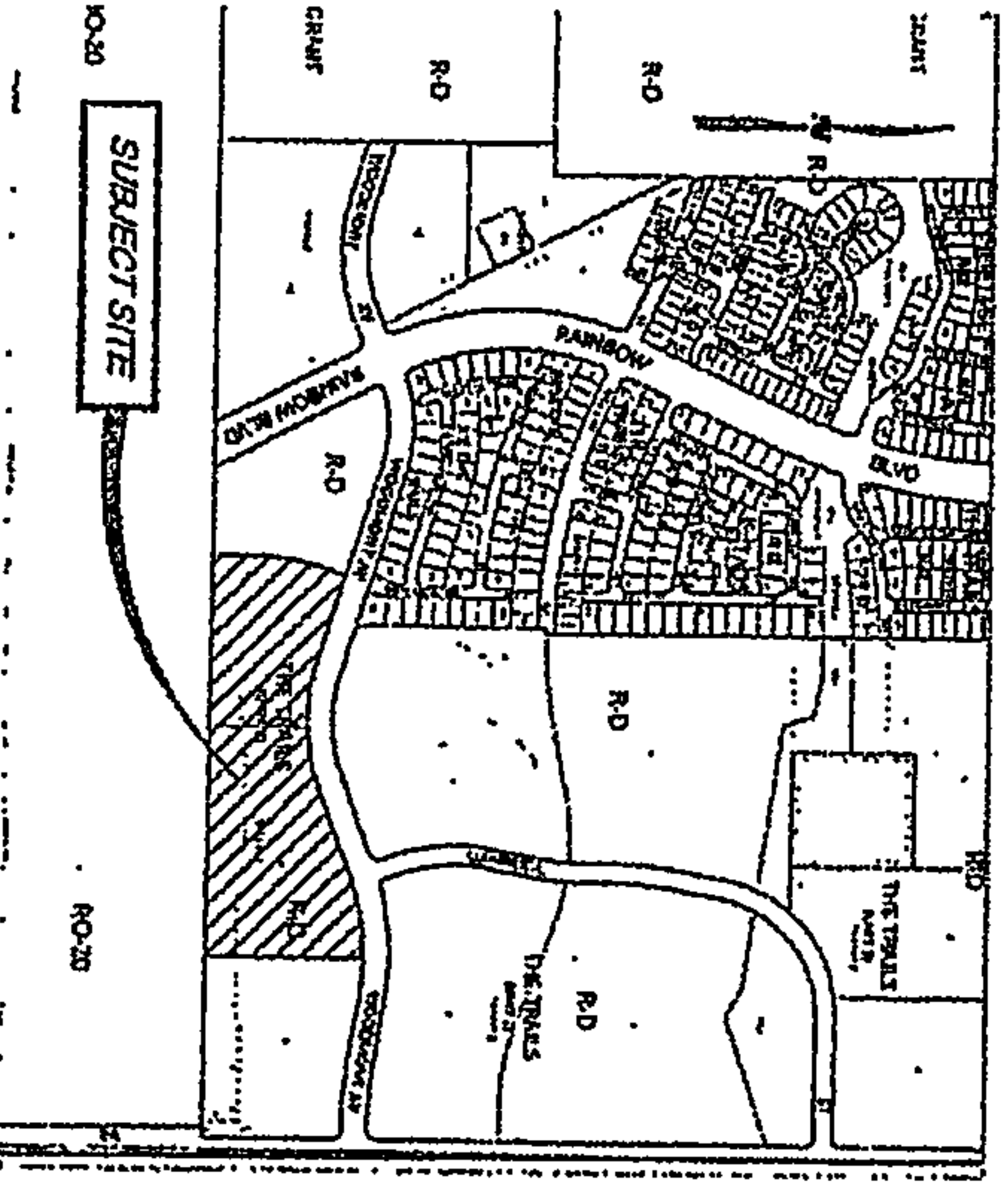
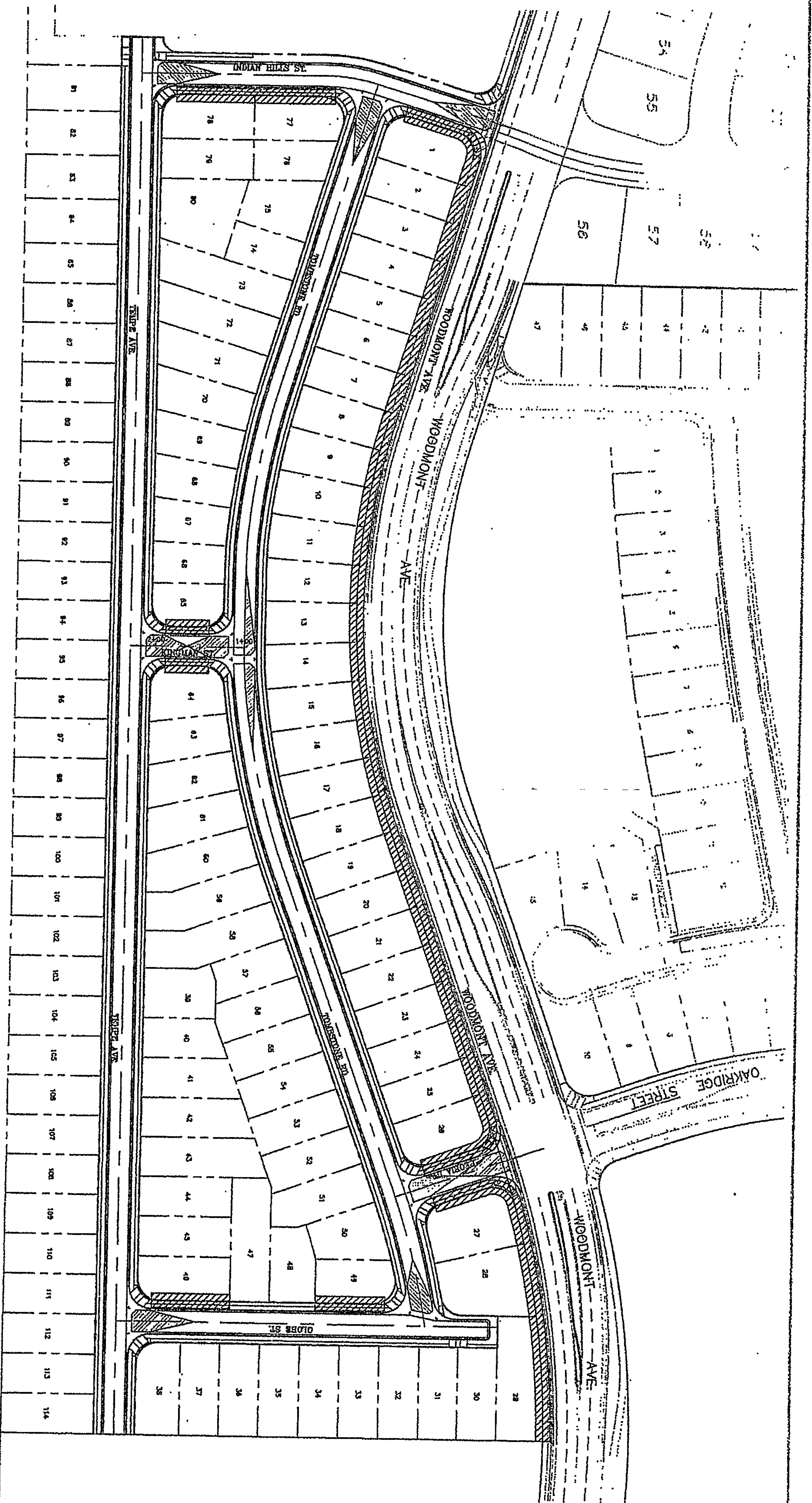
**WILSON
& COMPANY**
2800 THE AMERICAN ROAD SE
SUITE 100
RD RANCHO, NEW MEXICO
87124
(505) 885-9201

TRACT 9A "SANTA FE"
7-20-06

TYPICAL WALL EXHIBIT

REVISIONS		NO.	DATE	REMARKS	BY
DESIGN	SJS				
DRAWN	RM				
CHECK	SJS				

WCEA NO.	X3218108	DATE	JULY 2006
PROJECT NO.	N/A	SHEET NO.	1 OF 2



VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

LOCATION OF PERIMETER WALL

ORR &
NEAREST INTERSECTION:
WOODMONT AVE/
OAKRIDGE STREET

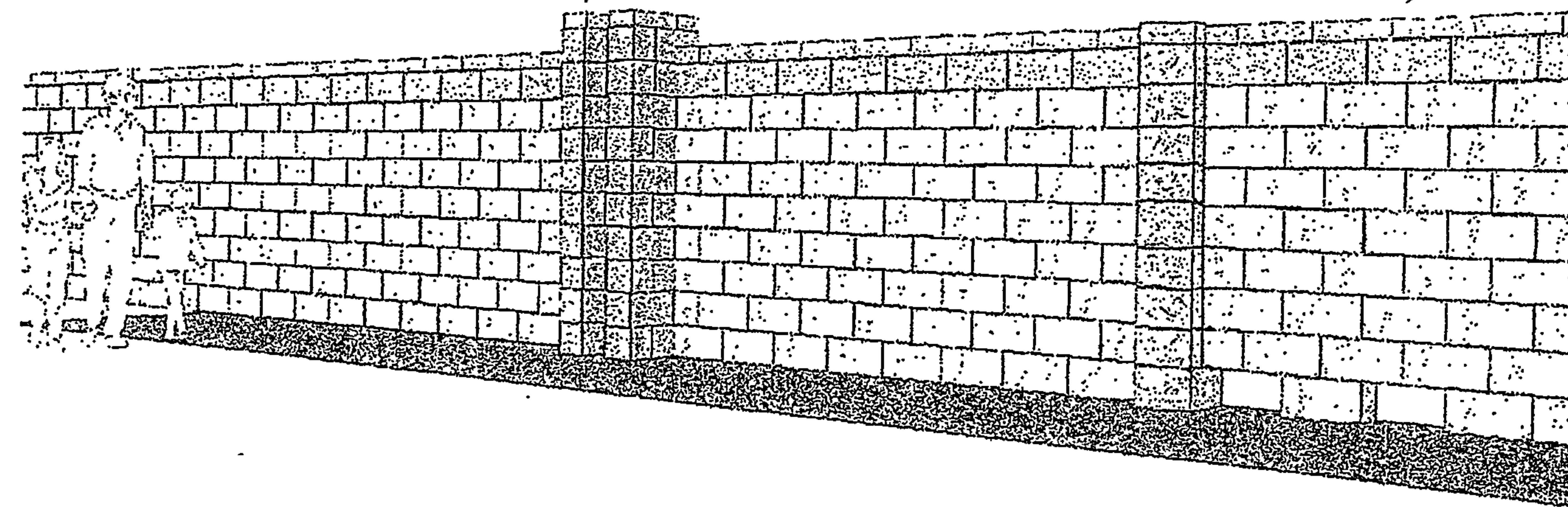


WILSON & COMPANY
8900 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-9021

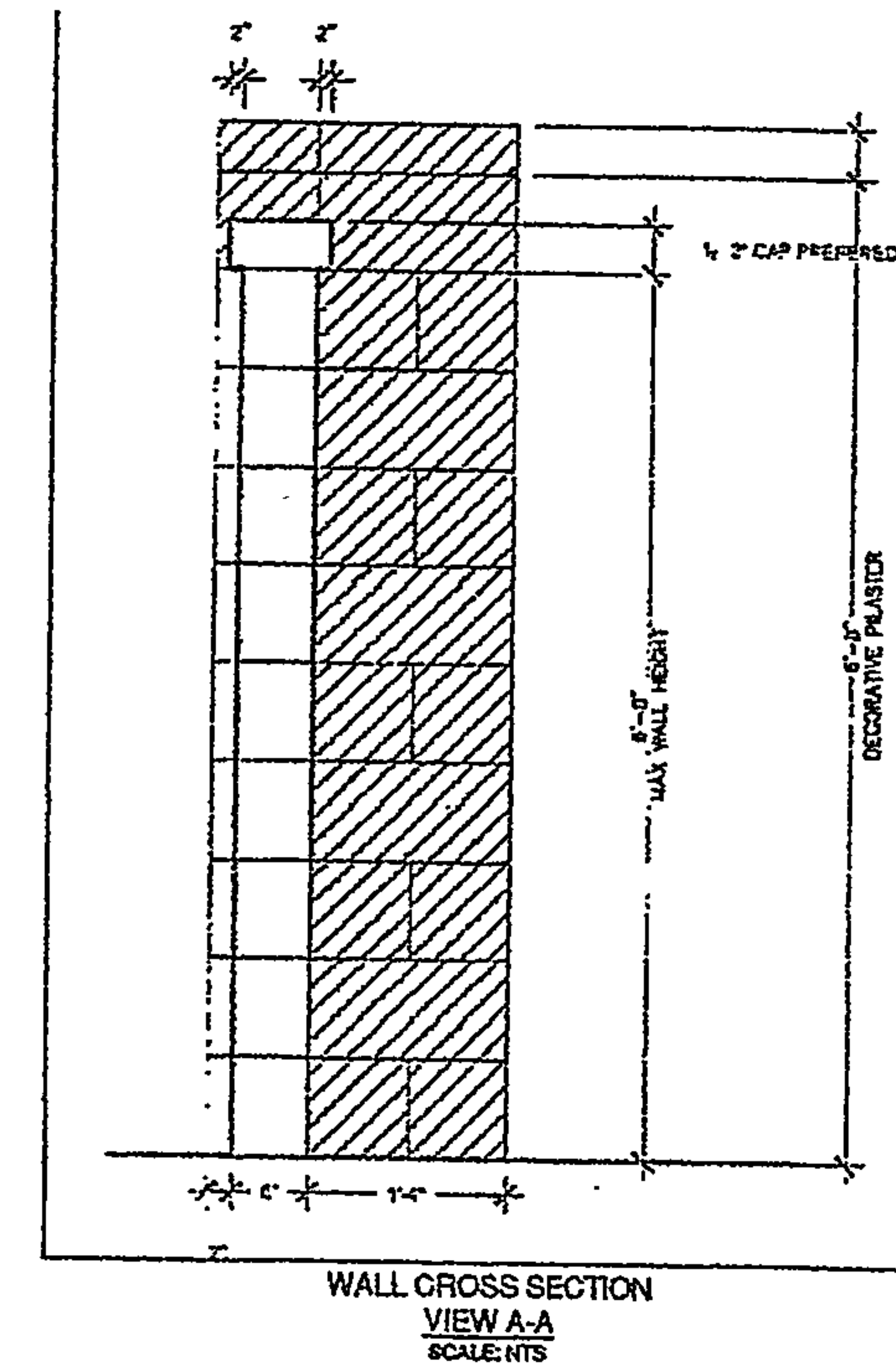
TRACT 9A "SANTA FE 3"

WALL PLAN EXHIBIT

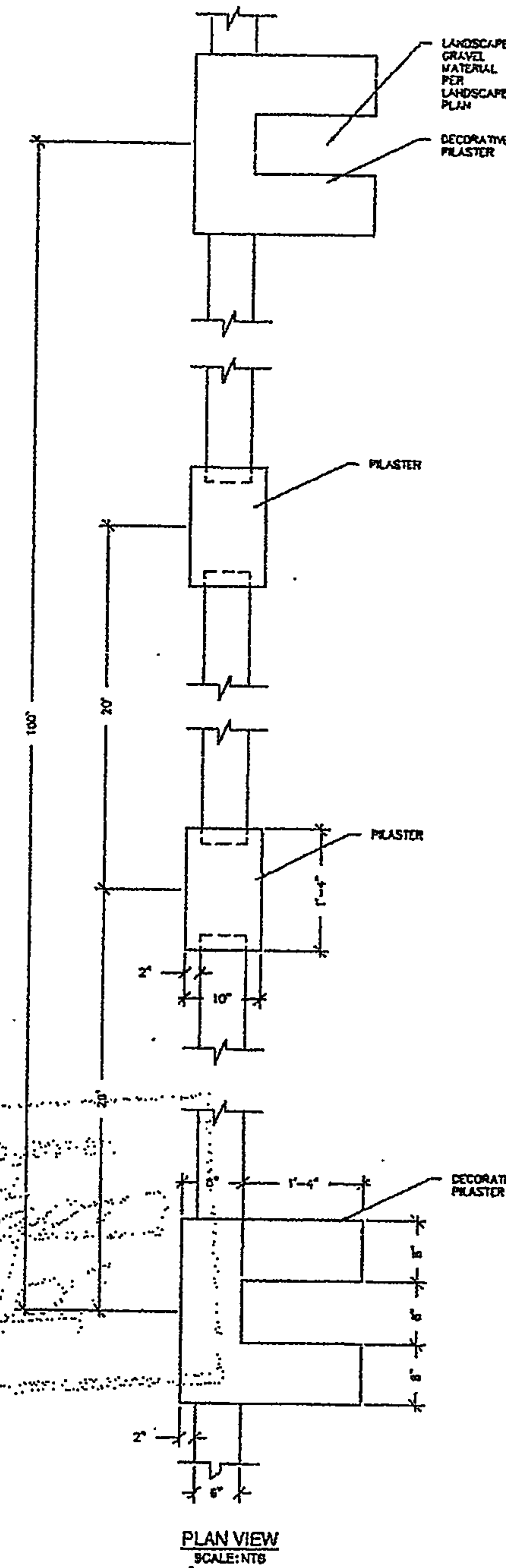
REVISIONS		REMARKS	BY
NO.	DATE		
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DRAWN	RM	PROJECT NO. N/A	SHEET NO. 2 OF 2
CHECK	S/R		



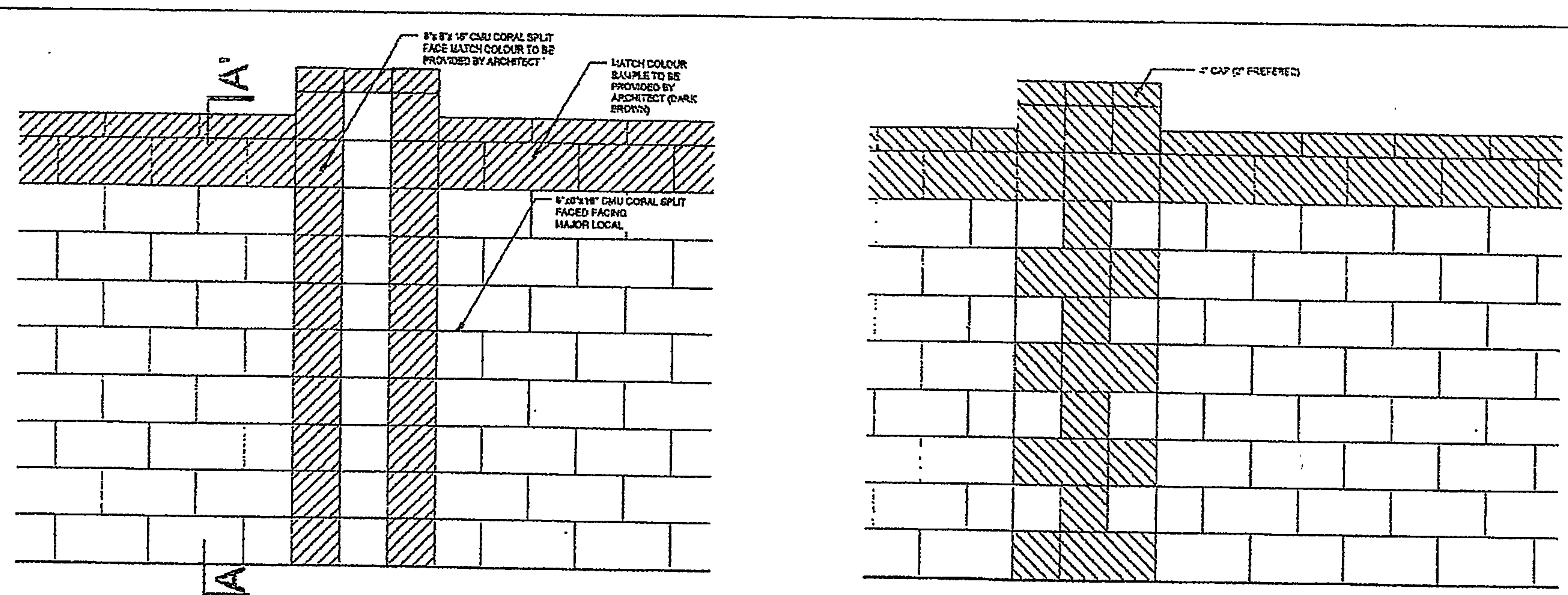
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

Regular Wall Approval
[Signature]
DRB # _____

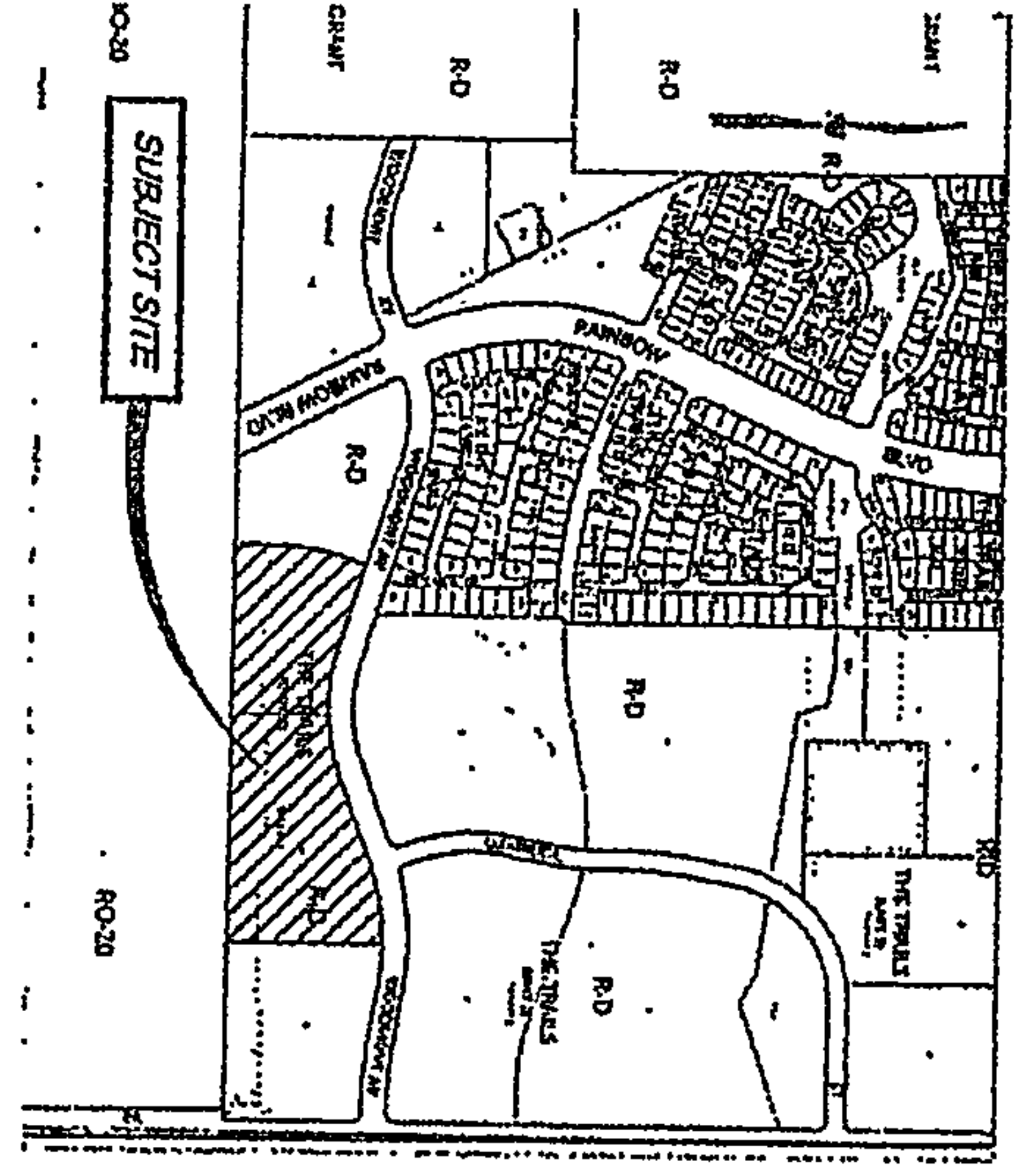
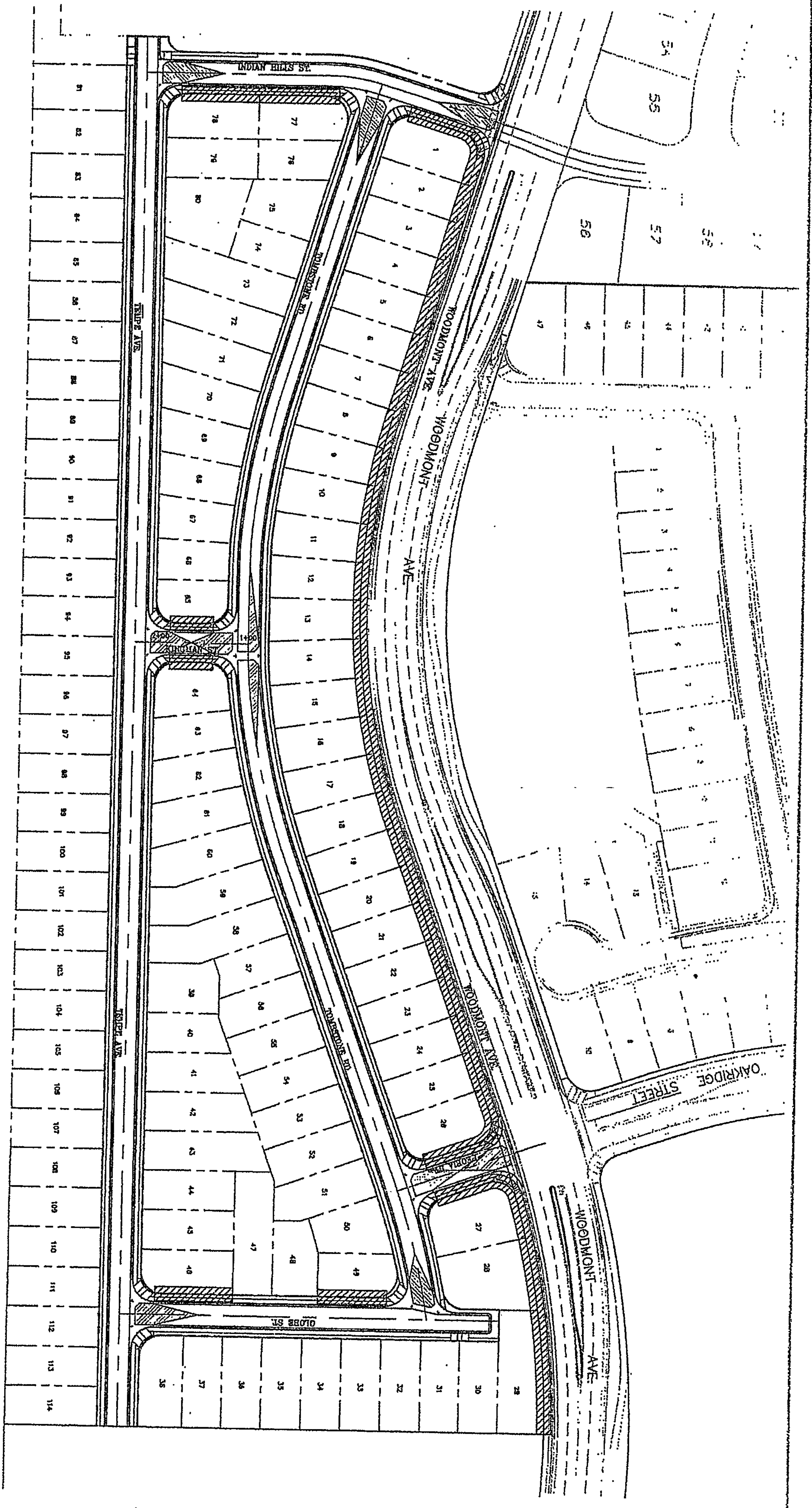
NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

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"
LOT 10 - TRACT 9A
TYPICAL WALL EXHIBIT

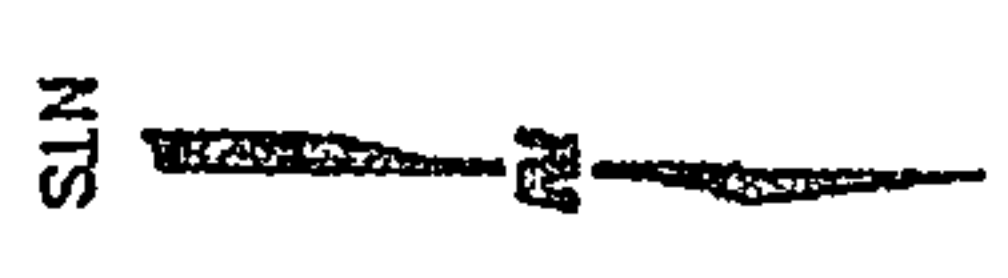
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DRAWN	RM	PROJECT NO.	N/A	SHEET NO.	1 OF 2
CHECK	SJS				



VICINITY MAP
 ZONE ATLAS PAGE
 C-9-Z

LOCATION OF PERIMETER WALL

ORR # _____
 NEAREST INTERSECTION:
 WOODMONT AVE /
 OAKRIDGE STREET

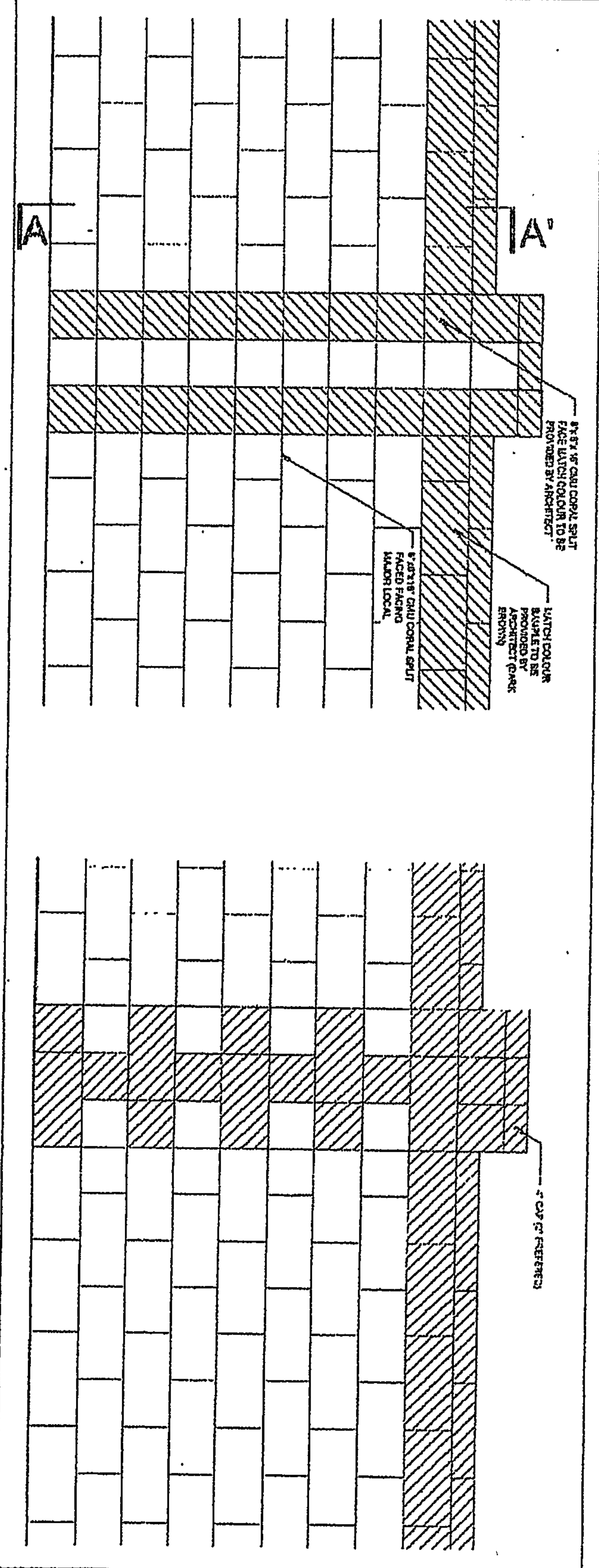
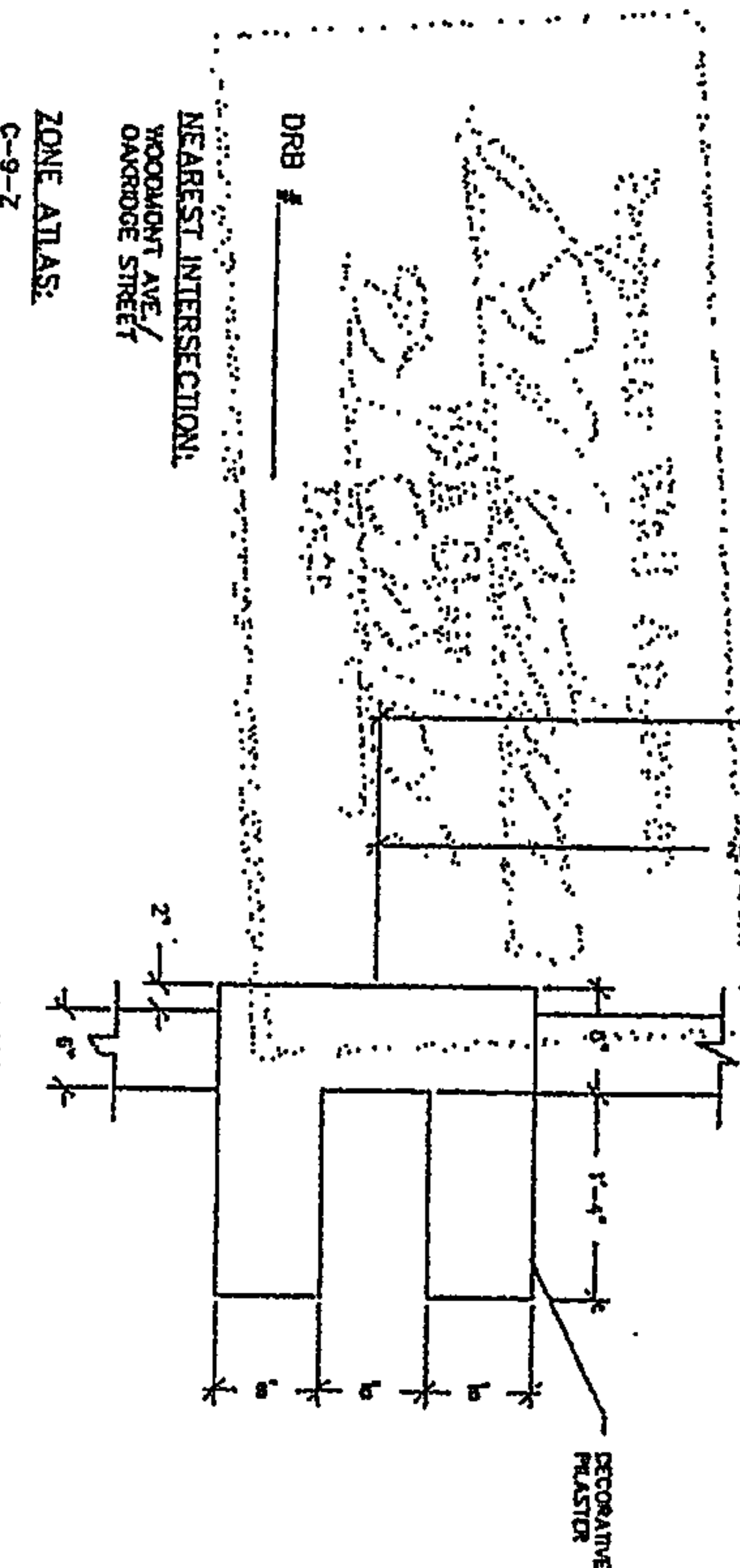
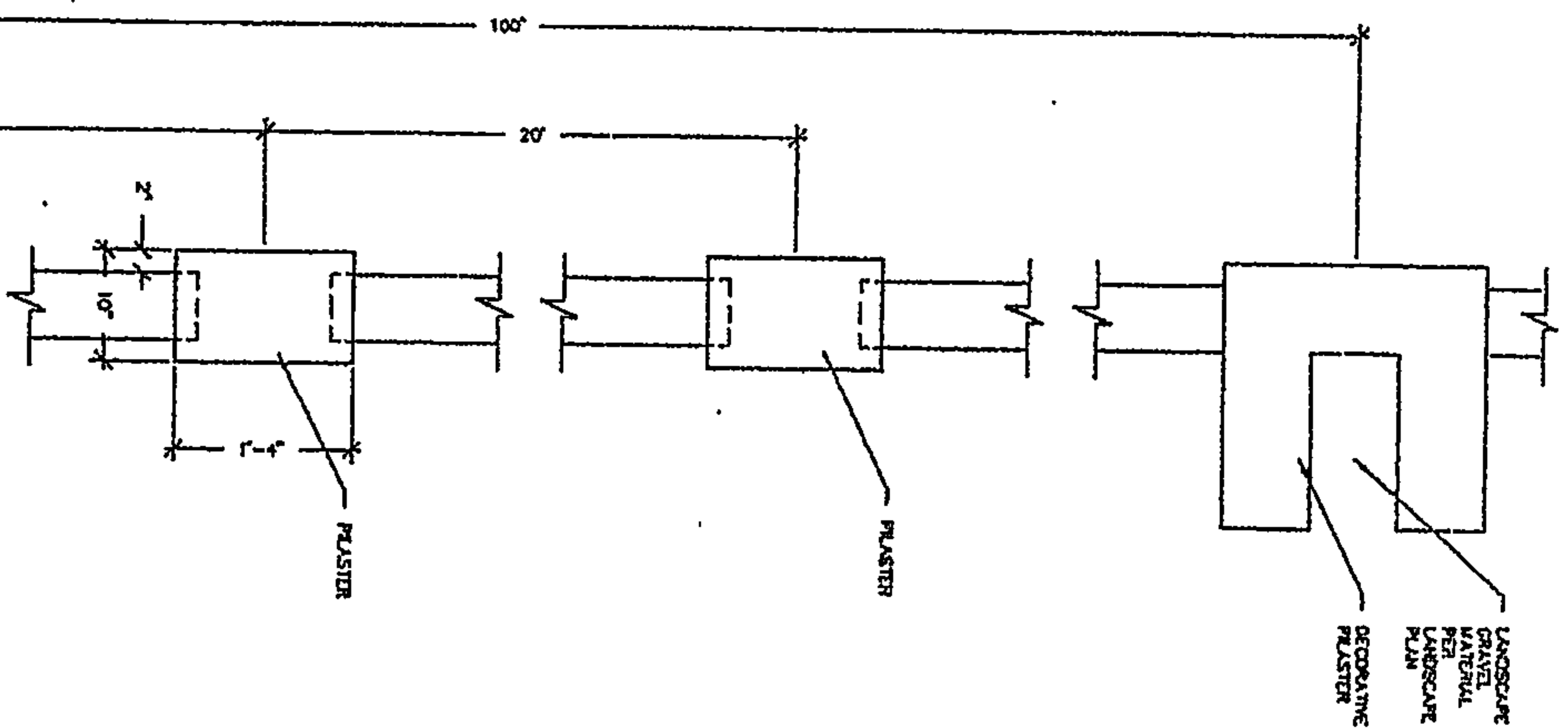
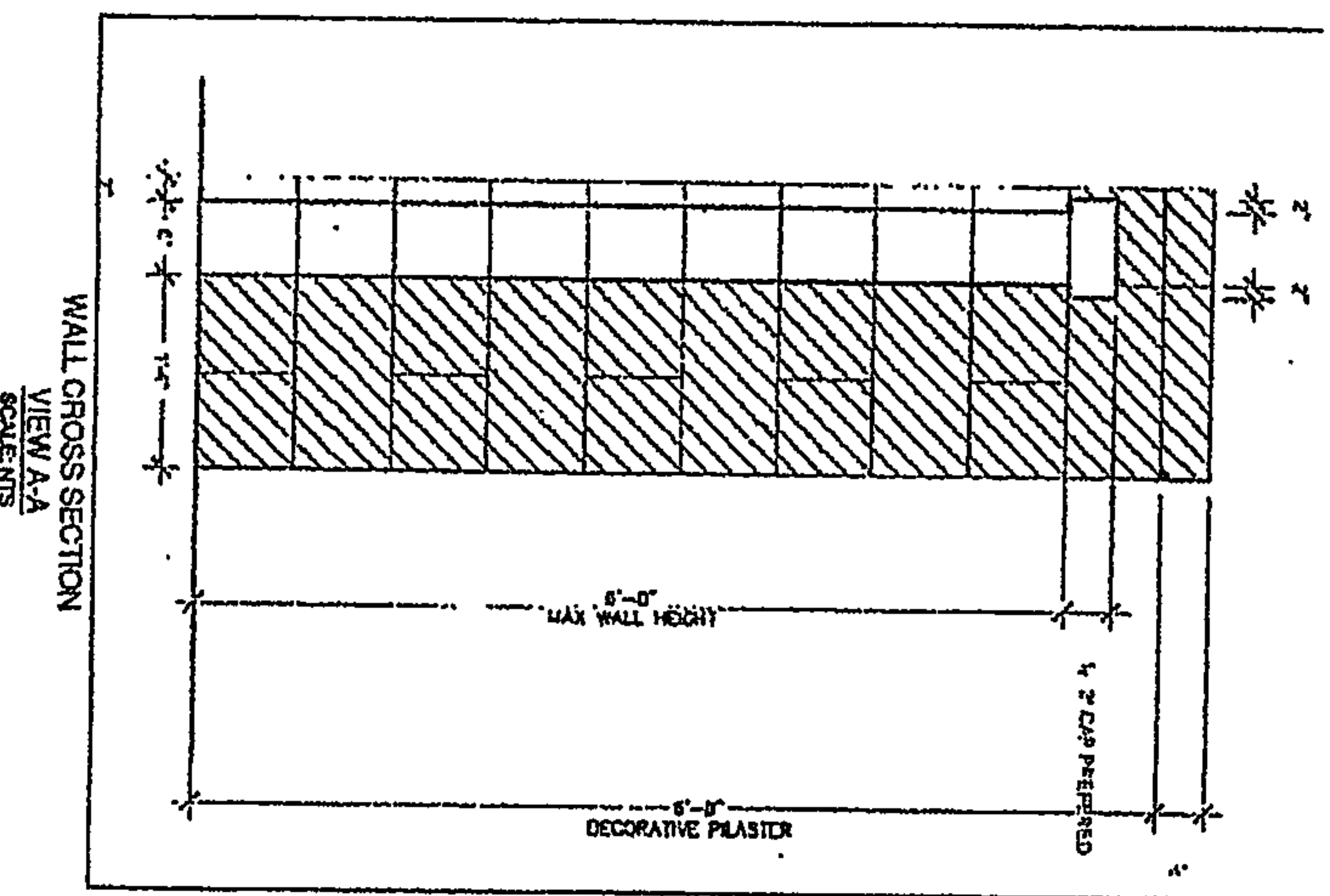
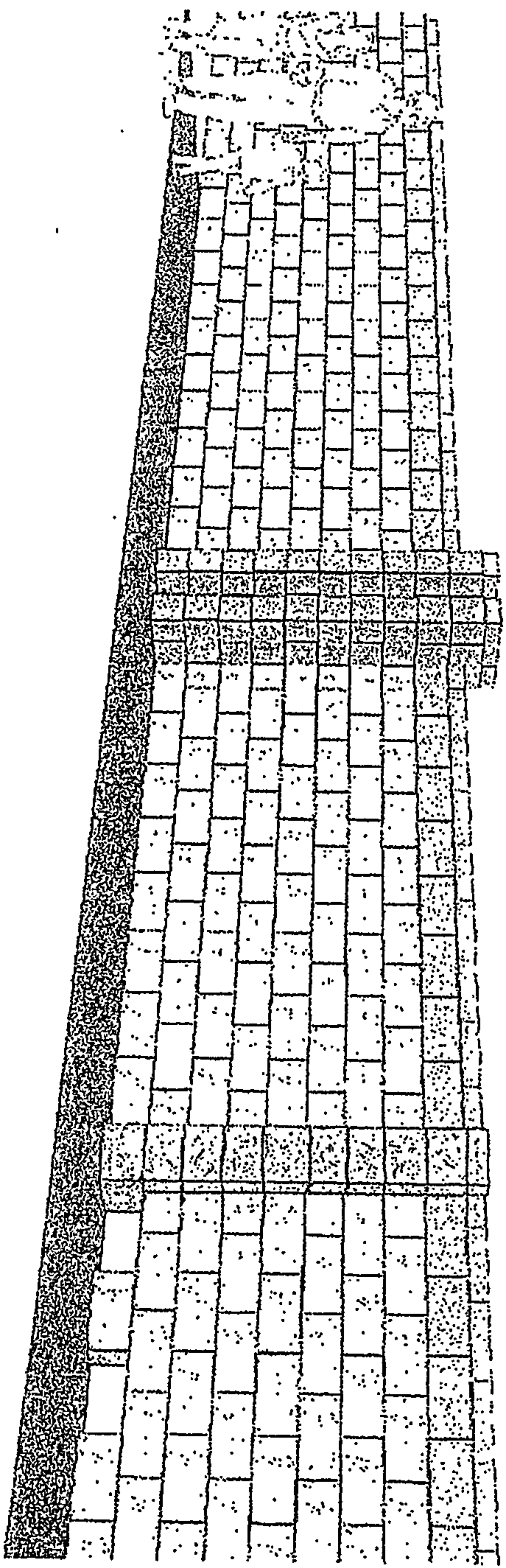


WILSON & COMPANY
 2800 THE AMERICAN ROAD SE
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 898-9021

TRACT 9A "SANTA FE 3"
 WALL PLAN EXHIBIT

REVISIONS		NO.	DATE	REMARKS	BY
DESIGN	S/S				
DRAWN	RM				
CHECK	S/LS				

WCEA NO.	X6218108	DATE	JULY 2008
PROJECT NO.	N/A	SHEET NO.	2 OF 2



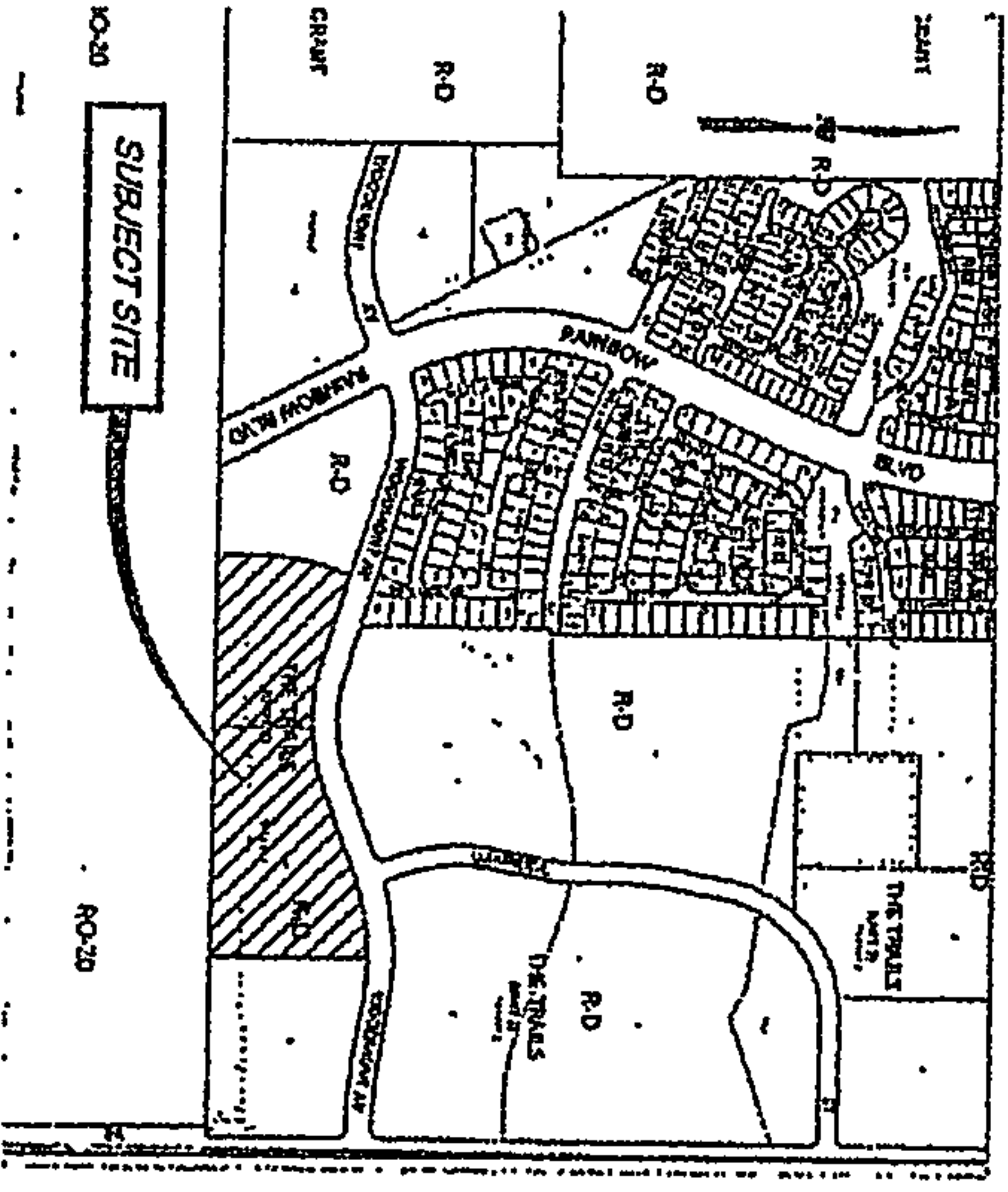
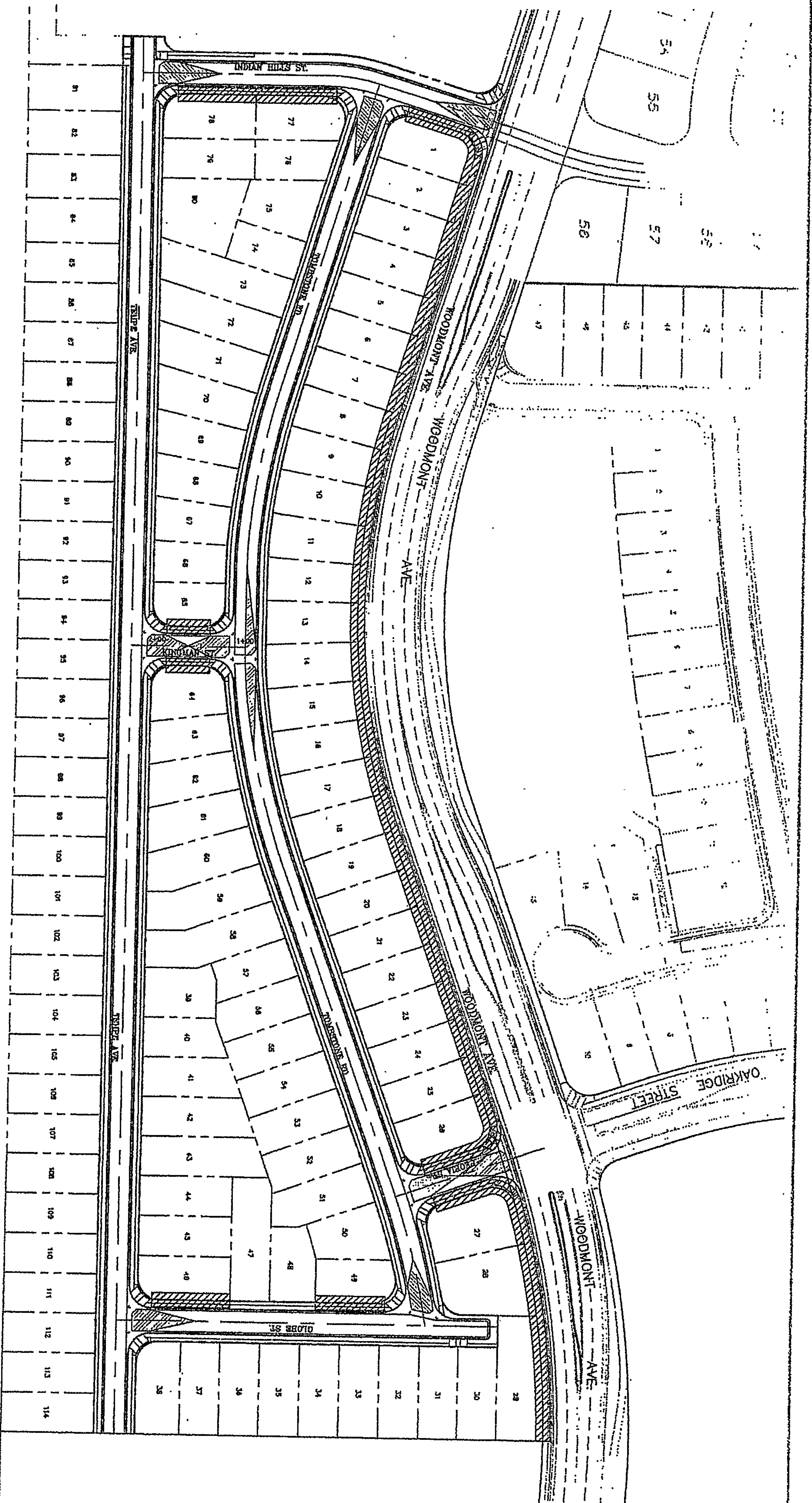
WILSON COMPANY
2800 THE AMERICAN ROAD SE
SUITE 100
FID RANCH, ALBUQUERQUE, NEW MEXICO
(505) 899-9261

TRACT 9A SANTA FE
2800 THE AMERICAN ROAD SE
SUITE 100
FID RANCH, ALBUQUERQUE, NEW MEXICO
(505) 899-9261

TYPICAL WALL EXHIBIT

REVISIONS		NO.	DATE	REMARKS	BY
DESIGN	SJS				
DRAWN	RM				
CHECK	SJS				

WCEA NO.	X8218108	DATE	JULY 2008
PROJECT NO.	N/A	SHEET NO.	1 OF 2



VICINITY MAP
 ZONE ATLAS PAGE
 C-9-Z

LOCATION OF PERIMETER WALL

DRG # _____
 NEAREST INTERSECTION:
 WOODMONT AVE /
 OAKRIDGE STREET

NTS

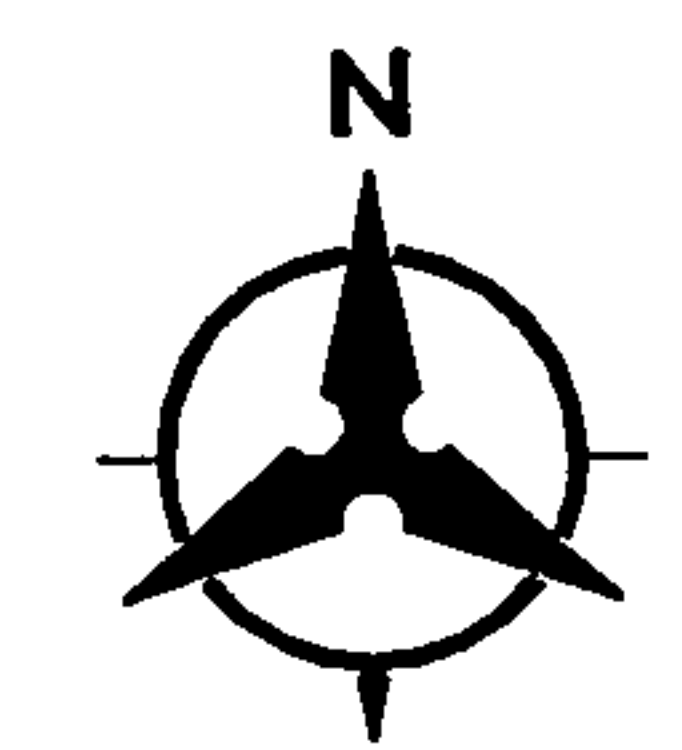
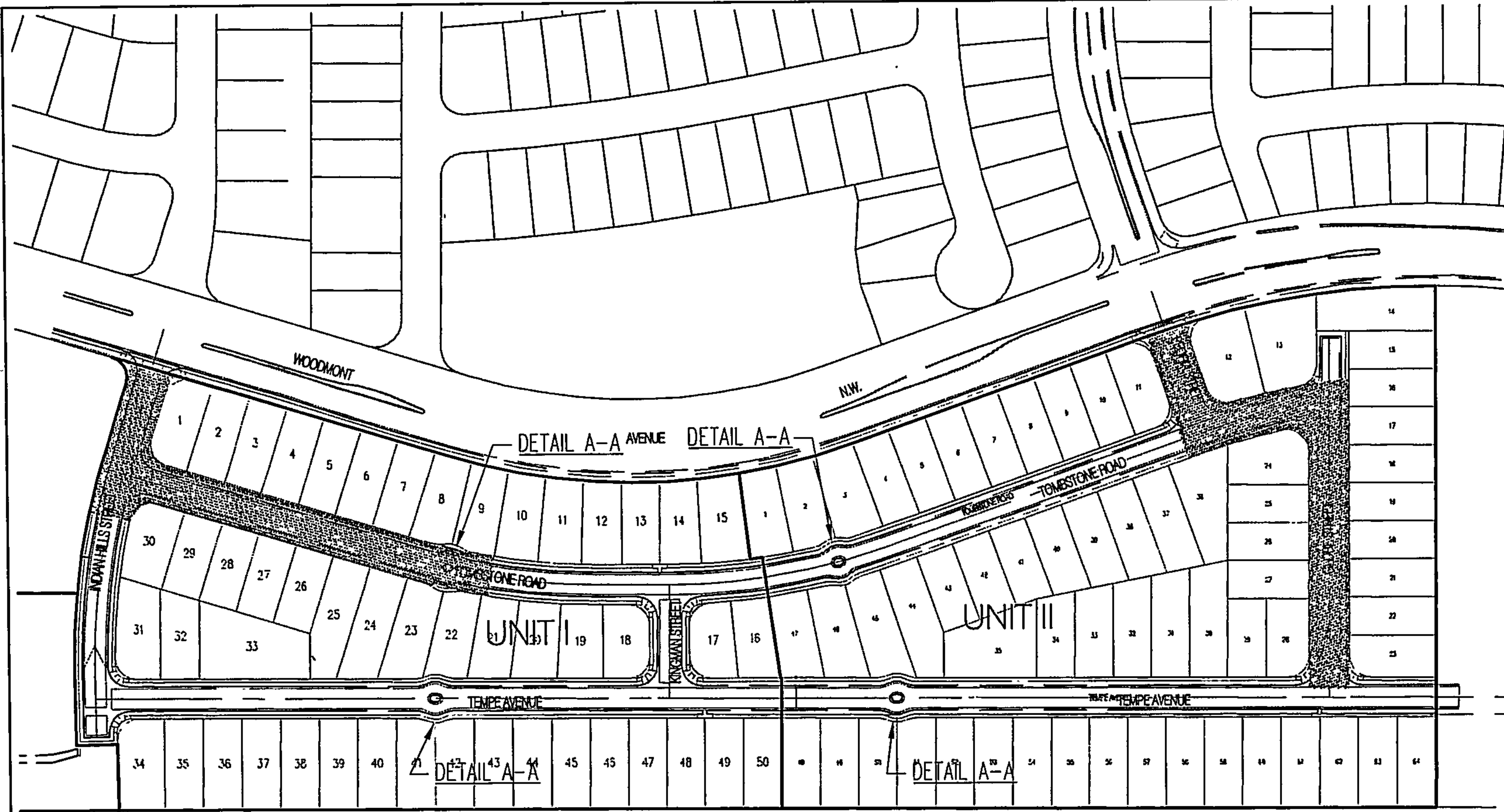
WILSON & COMPANY
 2800 THE AMERICAN ROAD SE
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 898-9121

TRACT 9A "SANTA FE 3"

WALL PLAN EXHIBIT

REVISIONS		REMARKS	BY
NO.	DATE		

DESIGN	S/S	WCEA NO.	X8218108	DATE	JULY 2008
DRAWN	RM	PROJECT NO.	N/A	SHEET NO.	2 OF 2
CHECK	S/S				

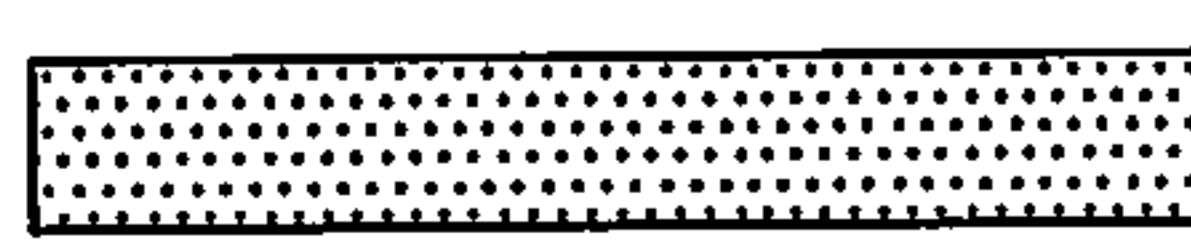


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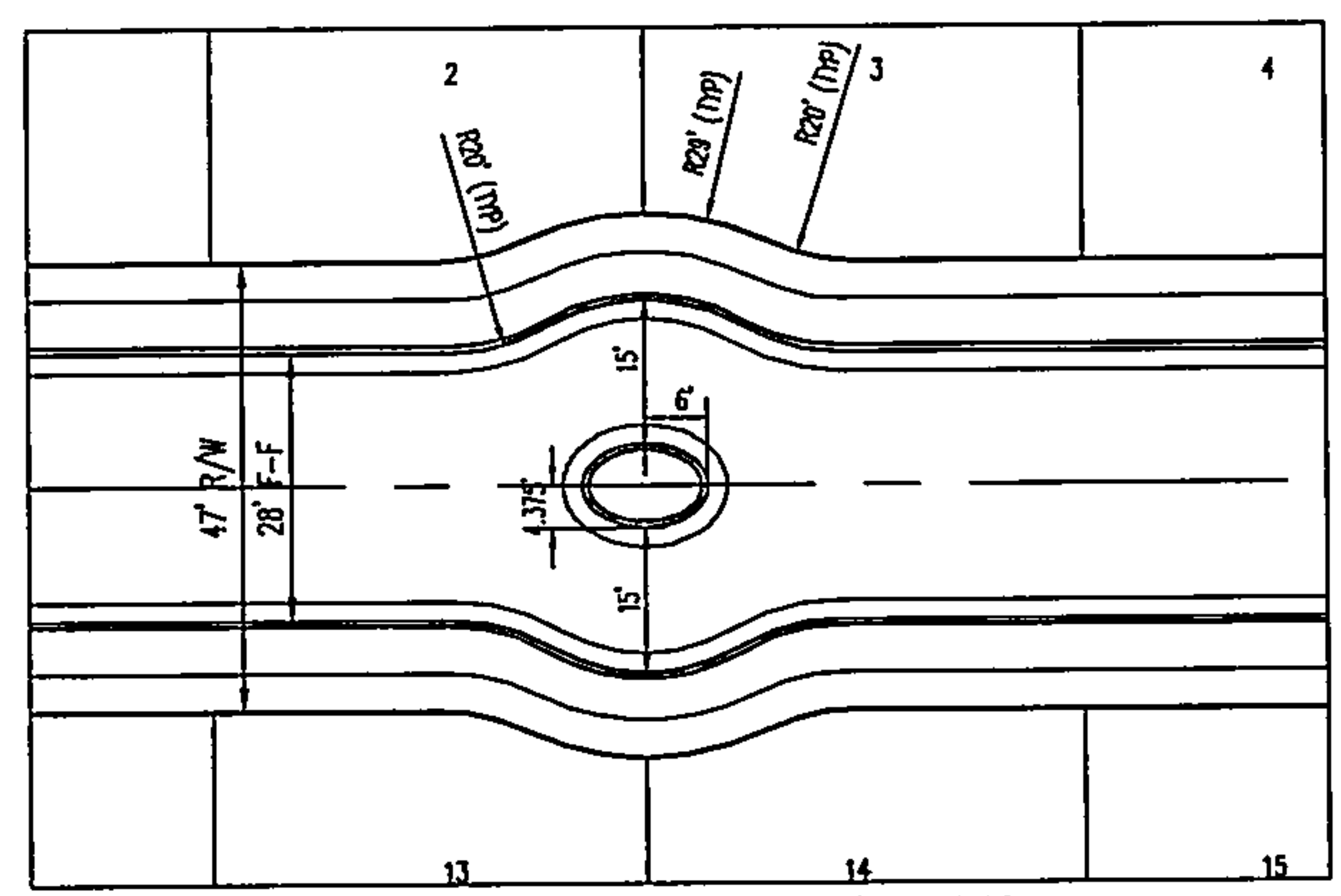
DESIGN VARIANCE REQUESTS

1. WE ARE REQUESTING A VARIANCE TO DPM SECTION 23.5.F LOCAL STREET CRITERIA OF MAXIMUM BLOCK LENGTH OF 600 FEET. KINGMAN STREET IS ROUGHLY EQUALLY CENTERED ALONG TOMBSTONE ROAD AND TEMPE AVENUE, CREATING BLOCK LENGTHS BETWEEN 650 AND 750 FEET. IN LIEU OF ADDING AN ADDITIONAL STREET THAT WOULD SERVE LITTLE PURPOSE EXCEPT TO MEET THE BLOCK LENGTH CRITERIA, WE PROPOSE TO USE RAISED CURB MEDIANS, AS SHOWN IN DETAIL A-A AS TRAFFIC CALMING DEVICES AT THE LOCATIONS SHOWN TO CONTROL EXCESSIVE SPEEDS THROUGH THE SUBDIVISION.

2. WE ARE REQUESTING A VARIANCE TO DPM TABLE 23.2.1.C, PUBLIC RIGHT-OF-WAY WIDTH STANDARDS FOR NORMAL LOCAL STREETS IN THE SUBDIVISION. IT IS PROPOSED TO PROVIDE LANDSCAPING, INCLUDING STREET TREES, (SEE LANDSCAPE PLAN WITH THE SITE PLAN FOR SUBDIVISION) IN THE SETBACK AREA BETWEEN THE BACK OF CURB AND SIDEWALK IN LIEU OF INCREASING THE SETBACK FROM 5 FEET TO 6 FEET AS REQUIRED FOR NORMAL LOCAL STREETS. THE LANDSCAPING ALONG WITH THE PROPOSED TRAFFIC CALMING DEVICES PROVIDE FOR ADDITIONAL PEDESTRIAN SAFETY IN THE SUBDIVISION, WHICH OFFSET THE NEED FOR THE ADDITIONAL 1 FOOT BUFFER BETWEEN THE BACK OF CURB AND THE SIDEWALK. IN ADDITION THE 47' NORMAL LOCAL RIGHT-OF-WAY WIDTH IS CONSISTENT WITH OTHER APPROVED SUBDIVISIONS IN THE TRAILS DEVELOPMENT.



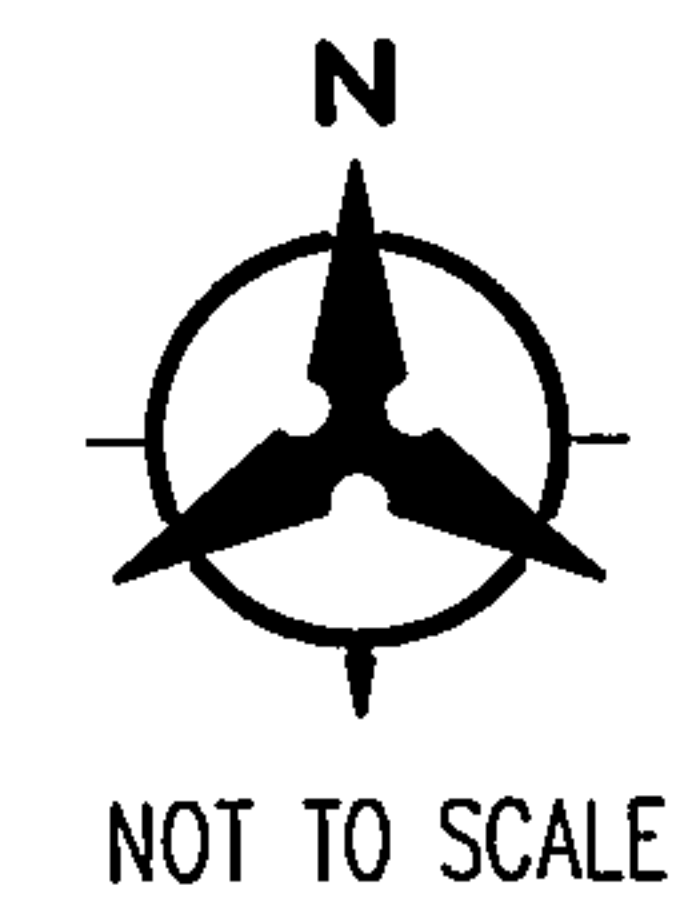
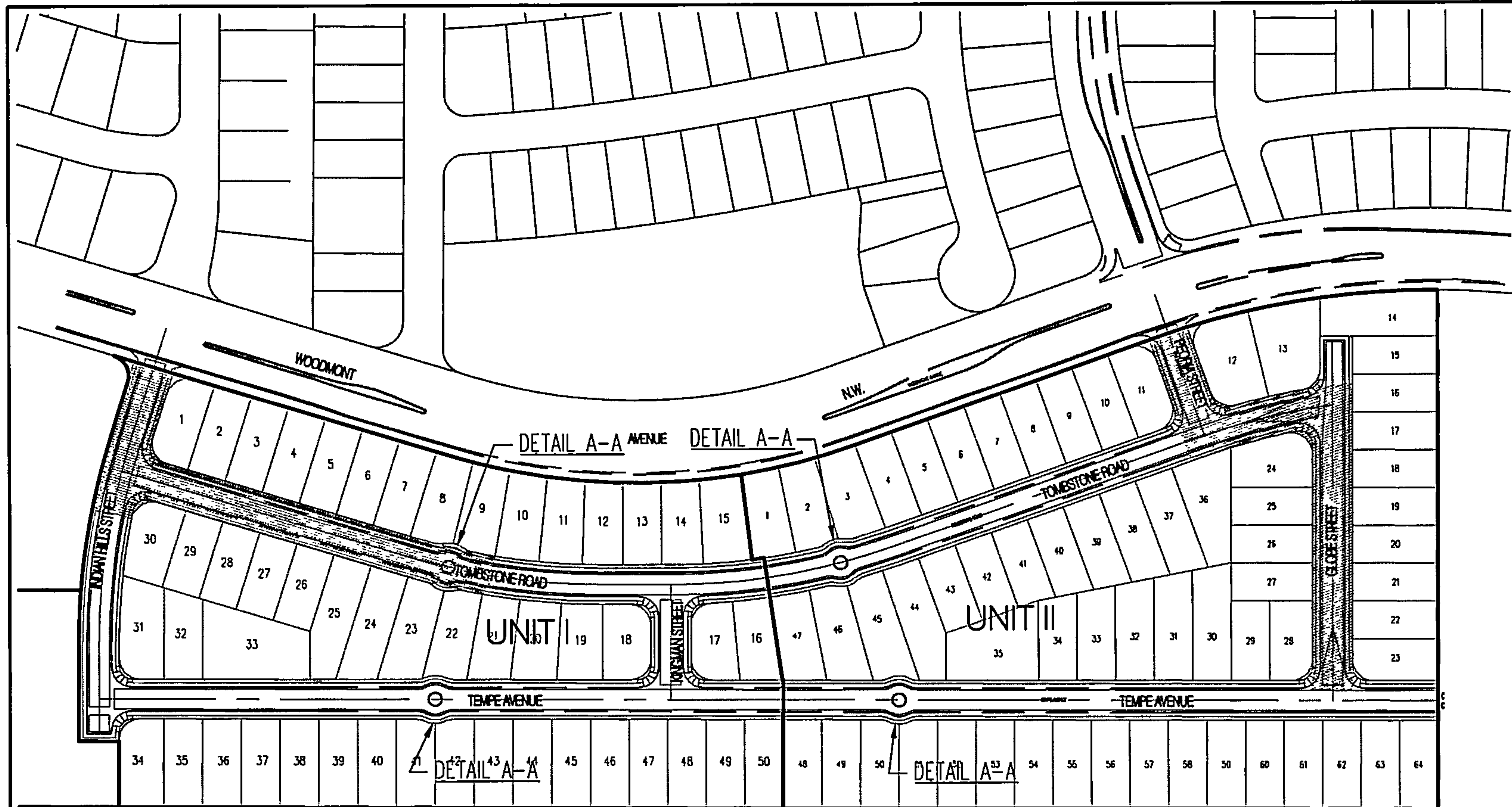
LOCATION OF DESIGN VARIANCE REQUEST FOR NORMAL LOCAL STREETS (47' ROW)



PROPOSED TRAFFIC CALMING
DETAIL A-A

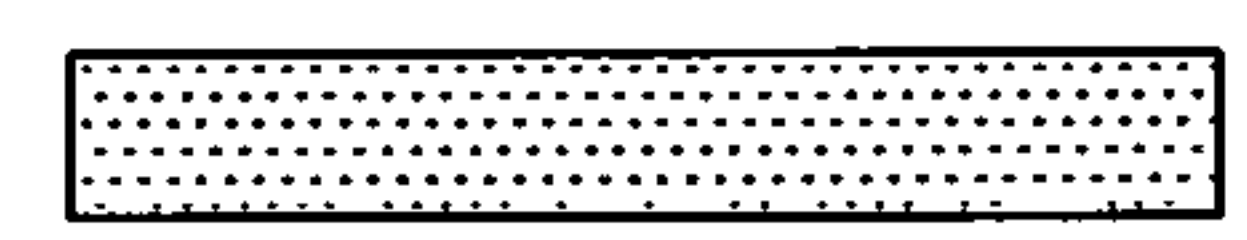
**EXHIBIT "D"
TIERRA VISTA
at the TRAILS
DESIGN VARIANCE
JULY, 2013**



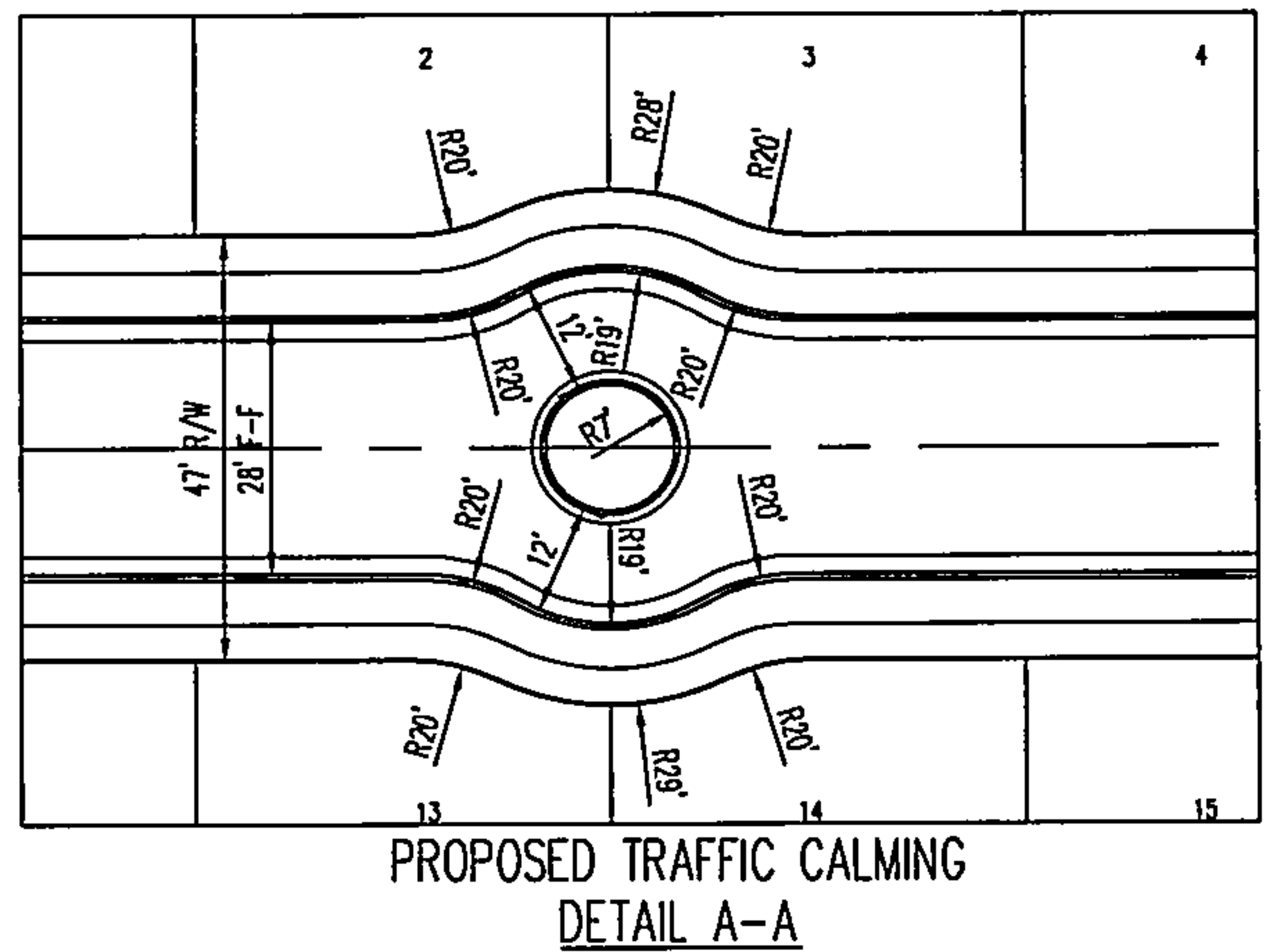


DESIGN VARIANCE REQUESTS

1. WE ARE REQUESTING A VARIANCE TO DPM SECTION 23.5.F LOCAL STREET CRITERIA OF MAXIMUM BLOCK LENGTH OF 600 FEET. KINGMAN STREET IS ROUGHLY EQUALLY CENTERED ALONG TOMBSTONE ROAD AND TEMPE AVENUE, CREATING BLOCK LENGTHS BETWEEN 650 AND 750 FEET. IN LIEU OF ADDING AN ADDITIONAL STREET THAT WOULD SERVE LITTLE PURPOSE EXCEPT TO MEET THE BLOCK LENGTH CRITERIA, WE PROPOSE TO USE A 15-FOOT DIAMETER CIRCULAR MEDIANS, WITH 12-FOOT DRIVE LANES AROUND THE MEDIAN AS TRAFFIC CALMING DEVICES AT THE LOCATIONS SHOWN TO CONTROL EXCESSIVE SPEEDS THROUGH THE SUBDIVISION.
2. WE ARE REQUESTING A VARIANCE TO DPM TABLE 23.2.1.C, PUBLIC RIGHT-OF-WAY WIDTH STANDARDS FOR NORMAL LOCAL STREETS IN THE SUBDIVISION. IT IS PROPOSED TO PROVIDE LANDSCAPING, INCLUDING STREET TREES, (SEE LANDSCAPE PLAN WITH THE SITE PLAN FOR SUBDIVISION) IN THE SETBACK AREA BETWEEN THE BACK OF CURB AND SIDEWALK IN LIEU OF INCREASING THE SETBACK FROM 5 FEET TO 6 FEET AS REQUIRED FOR NORMAL LOCAL STREETS. THE LANDSCAPING ALONG WITH THE PROPOSED TRAFFIC CALMING DEVICES PROVIDE FOR ADDITIONAL PEDESTRIAN SAFETY IN THE SUBDIVISION, WHICH OFFSET THE NEED FOR THE ADDITIONAL 1 FOOT BUFFER BETWEEN THE BACK OF CURB AND THE SIDEWALK. IN ADDITION THE 47' NORMAL LOCAL RIGHT-OF-WAY WIDTH IS CONSISTENT WITH OTHER APPROVED SUBDIVISIONS IN THE TRAILS DEVELOPMENT.



LOCATION OF DESIGN VARIANCE REQUEST FOR NORMAL LOCAL STREETS (47' ROW)



PROPOSED TRAFFIC CALMING
DETAIL A-A

**EXHIBIT "D"
TIERRA VISTA
at the TRAILS
DESIGN VARIANCE
JULY, 2011**



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

05/06/2011 Issued By: BLDAVM 108617

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 124 **Category Code 910**
Application Number: 11DRB-70124, Major - Preliminary Plat Approval
Address:
Location Description: WOODMONT AVE BETWEEN RAINBOW BLVD AND UNIVERSE BLVD
Project Number: 1008800

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

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

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$2,400.00
TOTAL:		\$2,495.00

City Of Albuquerque
Treasury Division

5/6/2011 1:43PM LOC: ANNX
WS# 008 TRANS# 004J
RECEIPT# 00131441-00131444
PERMIT# 2011070124 TRSLNP
Trans Amt \$5,380.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$2,400.00
CK \$1,190.00
CA \$2,000.00
CA



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: 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. No.

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

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

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1005031, 06DRB-01077, 06DRB-01017, 06DRB-01018, 06DRB-01282

CASE INFORMATION:

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

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

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

SIGNATURE Scott Steffen DATE 5/6/11
 (Print) SCOTT STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>11DRB - 70124</u>	<u>DP</u>	_____	<u>\$2400.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>SW</u>	_____	<u>\$ 0</u>
<input type="checkbox"/> Case history #s are listed	_____	<u>SDR</u>	_____	<u>\$ 0</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>TDS</u>	_____	<u>\$ 0</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____			Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>June 1, 2011</u>			<u>\$ 2495.00</u>

[Signature]
 Planner signature / date 5-6-11

Project # 1008800

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- 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

Scott Steffen Applicant name (print)
5/6/11 Applicant signature / date



Form revised 4/07

[Signature] Planner signature / date
5-6-11

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

Application case numbers
11DRB - 70130
11DRB - 70131
11DRB - 70132

Project # 1008800

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)

- 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
- JA 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)
Scott J. Steffen 5/6/11
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 _____ - _____ - **70124**
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 5-6-11
 Planner signature / date
 Project # 1008800

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.

Bucky Larimer
(Applicant or Agent)

5-6-11
(Date)

I issued 1 signs for this application,

5-6-11
(Date)

[Signature]

(Staff Member)

DRB PROJECT NUMBER: 1008800

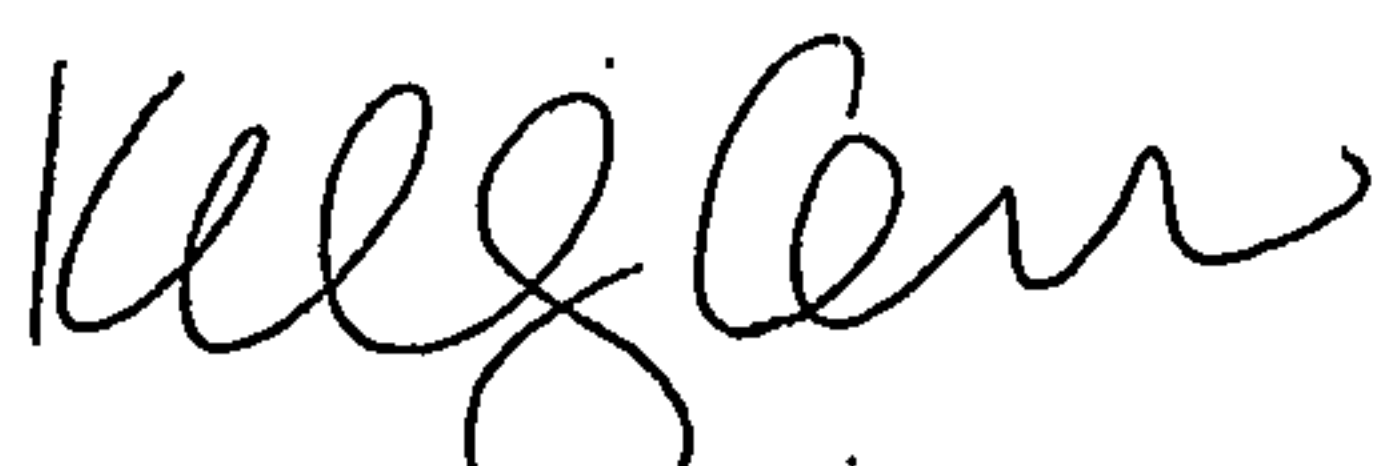
May 6, 2011

Re: Tierra Vista Unit 2 at the Trails

To whom it may concern,

I hereby authorize Bohannon 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,

A handwritten signature in cursive script, appearing to read "Kelly Calhoun".

Kelly Calhoun
Vice President
Longford Homes

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 2 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 B of Tierra Vista Unit 1 at the Trails and consists of 64 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

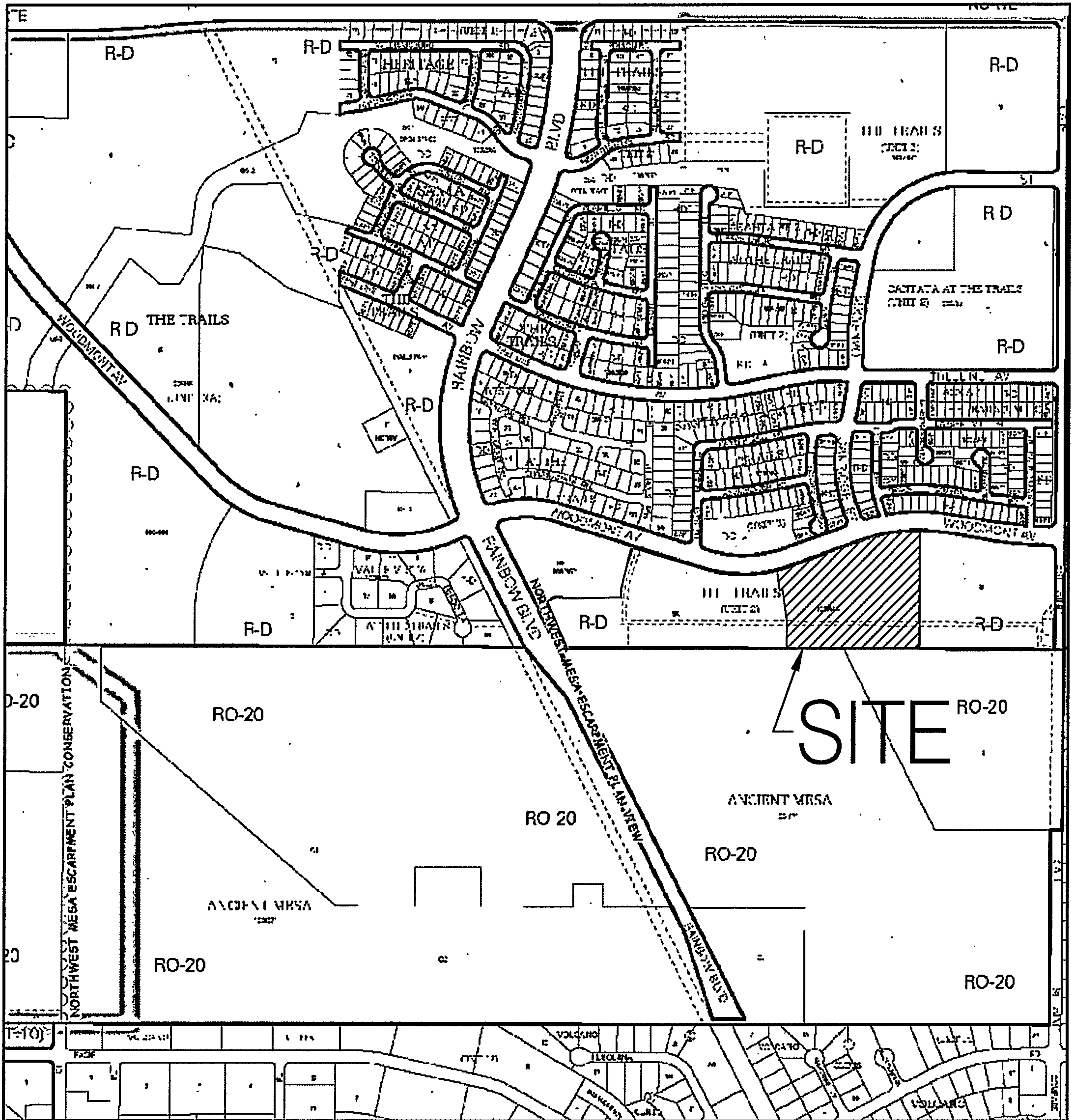
Enclosures

cc: Rick Beltramo, Longford Homes

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

Map amended through: 2/1/2010

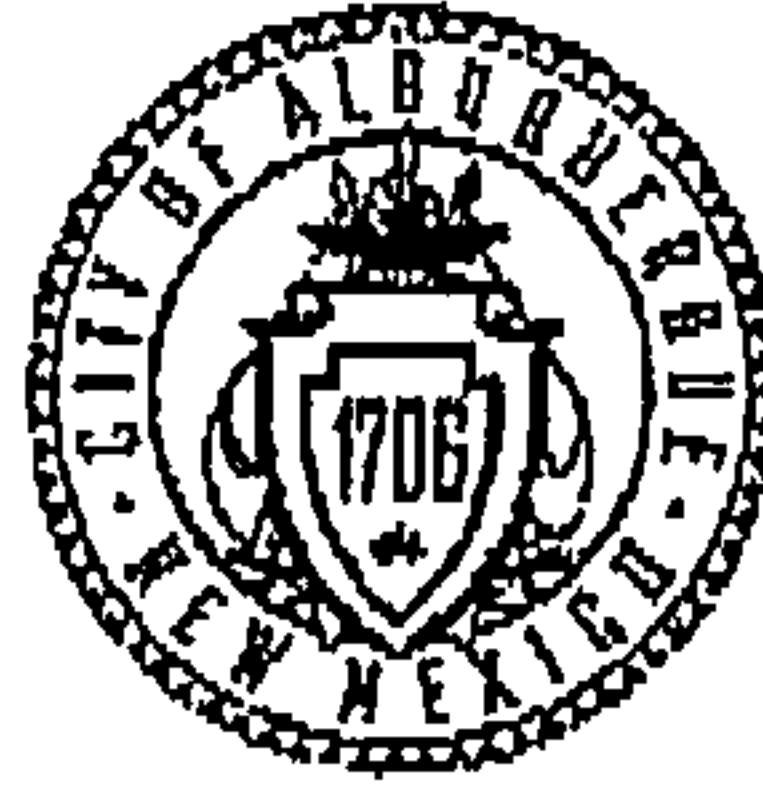
North Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 2, 2011

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

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.

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)

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,



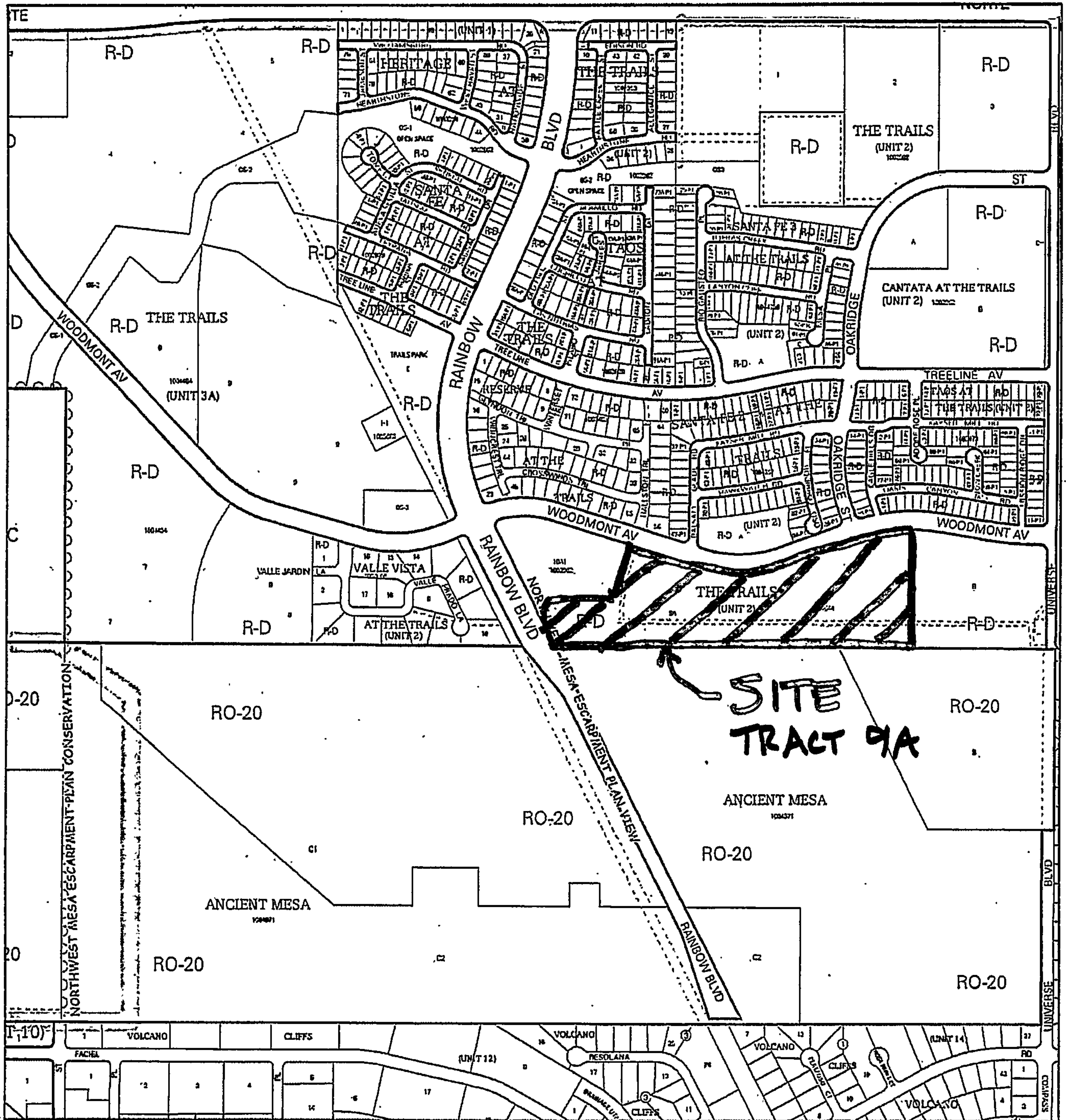
Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

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



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

City of ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

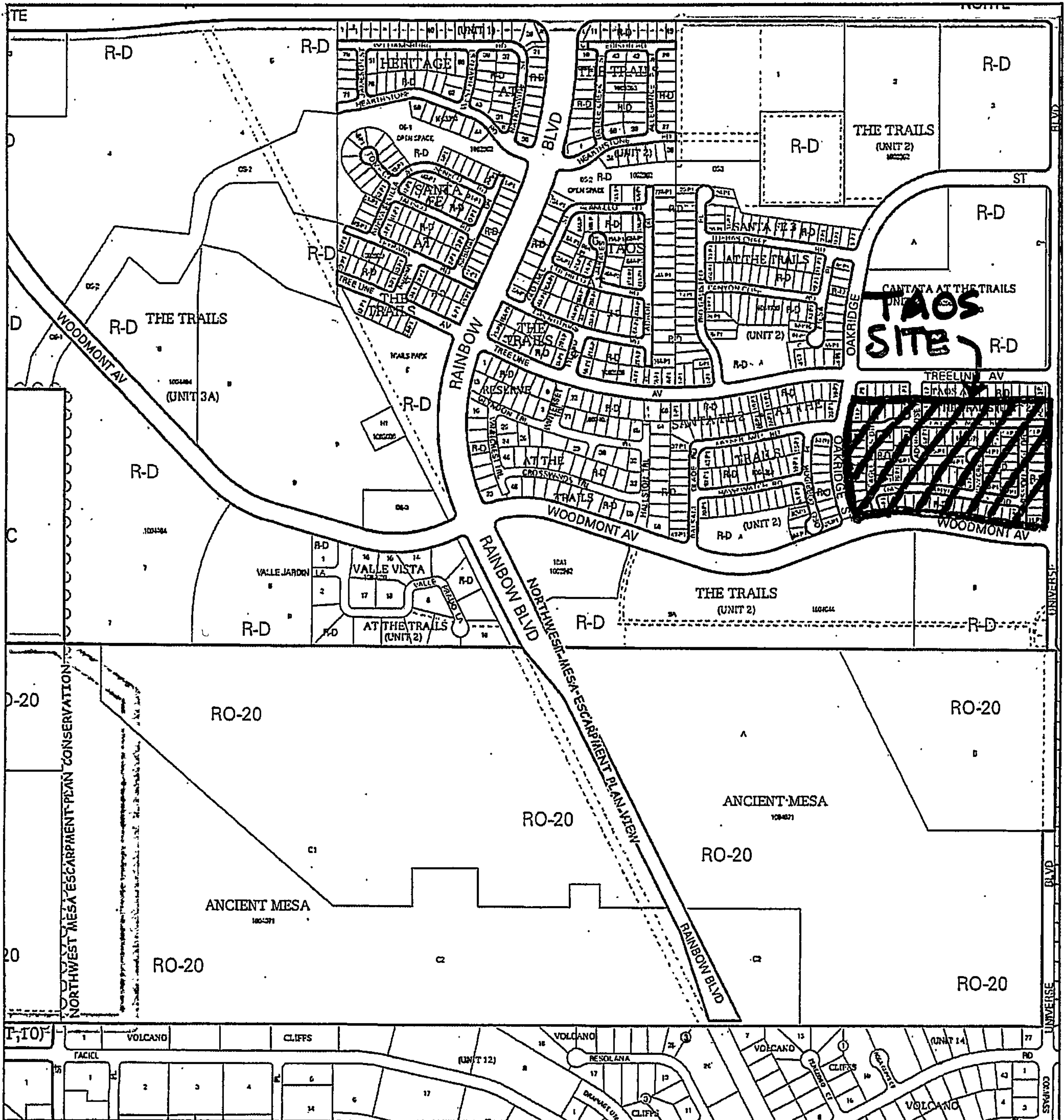
Zone Atlas Page:
C-09-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/24/2011



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

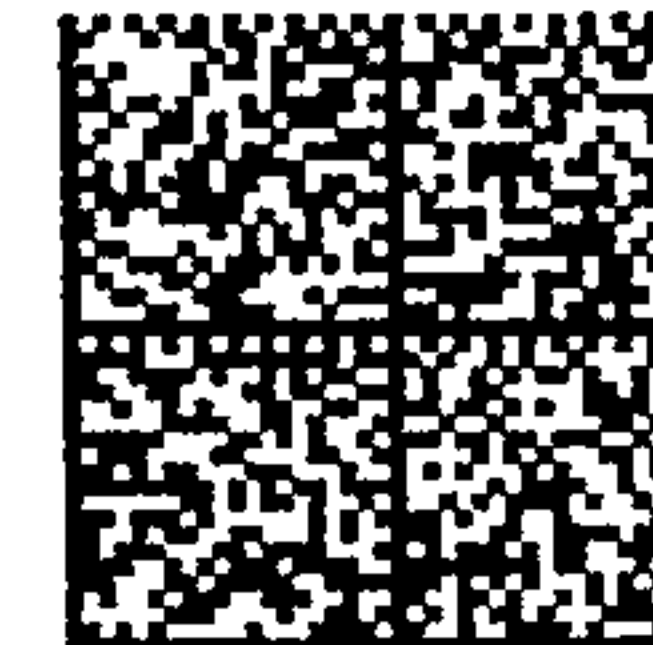
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Map amended through: 1/24/2011

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

Bohannon Δ 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 WINNECZEST TRAIL RD
ALBUQ, NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3935 6712 7550

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 6, 2011

Esther Torrez
6909 Tree Line NW
Albuquerque, NM 87114

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

Dear Mr. Torrez:

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

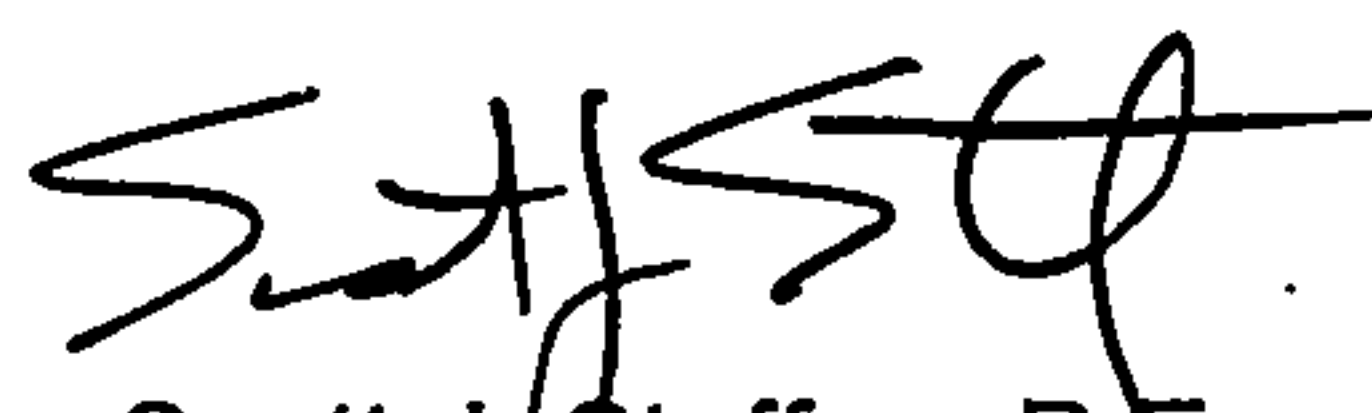
This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval for a Preliminary Plat, Vacation of Public Easements and Vacation of Public Rights-of-Way (ROWs) for Taos at the Trails Unit 2; and for a Preliminary Plat, Vacation of Public Easements and Design Variance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

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

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

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

Sincerely,



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

Enclosure

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

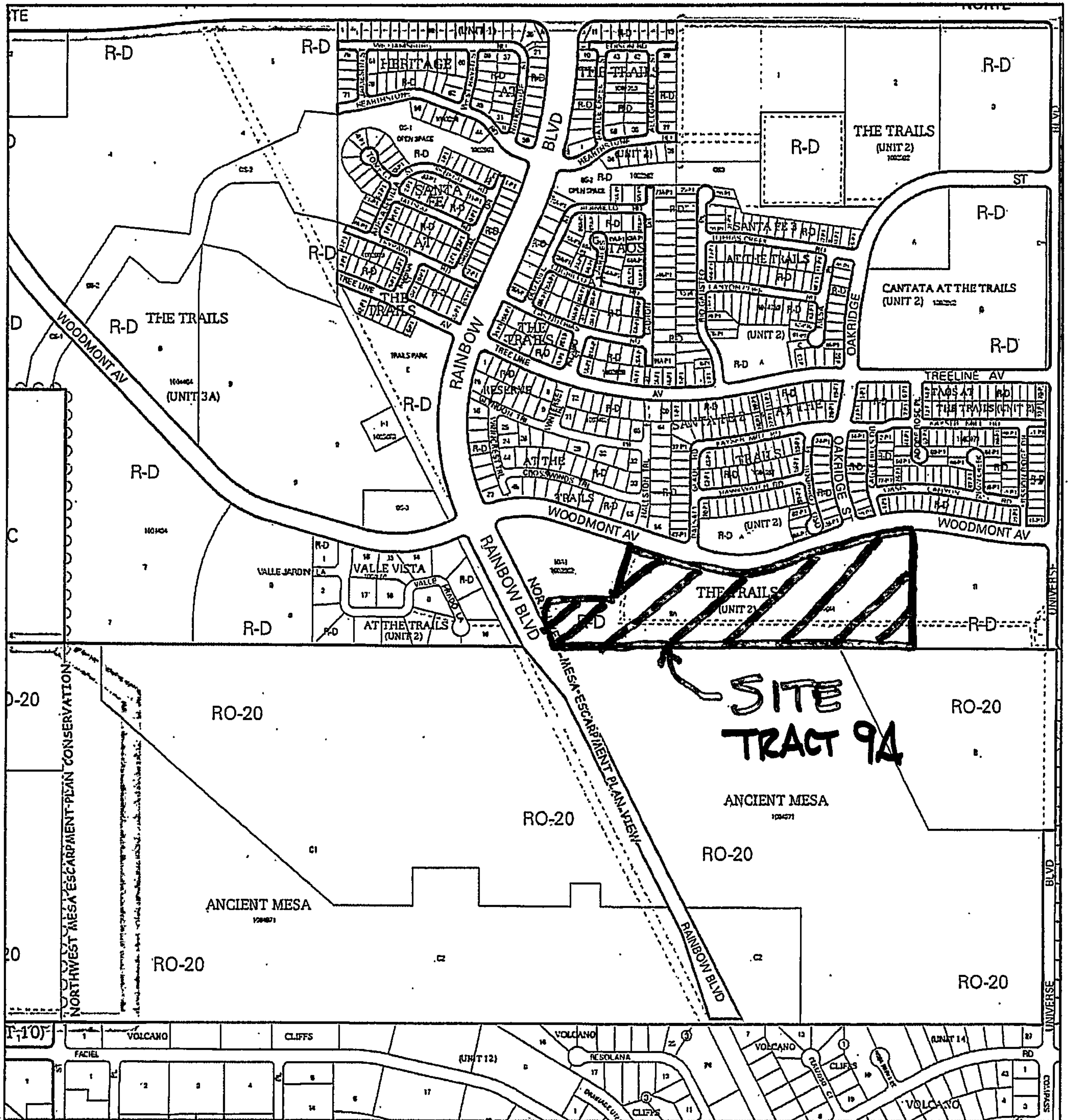
www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

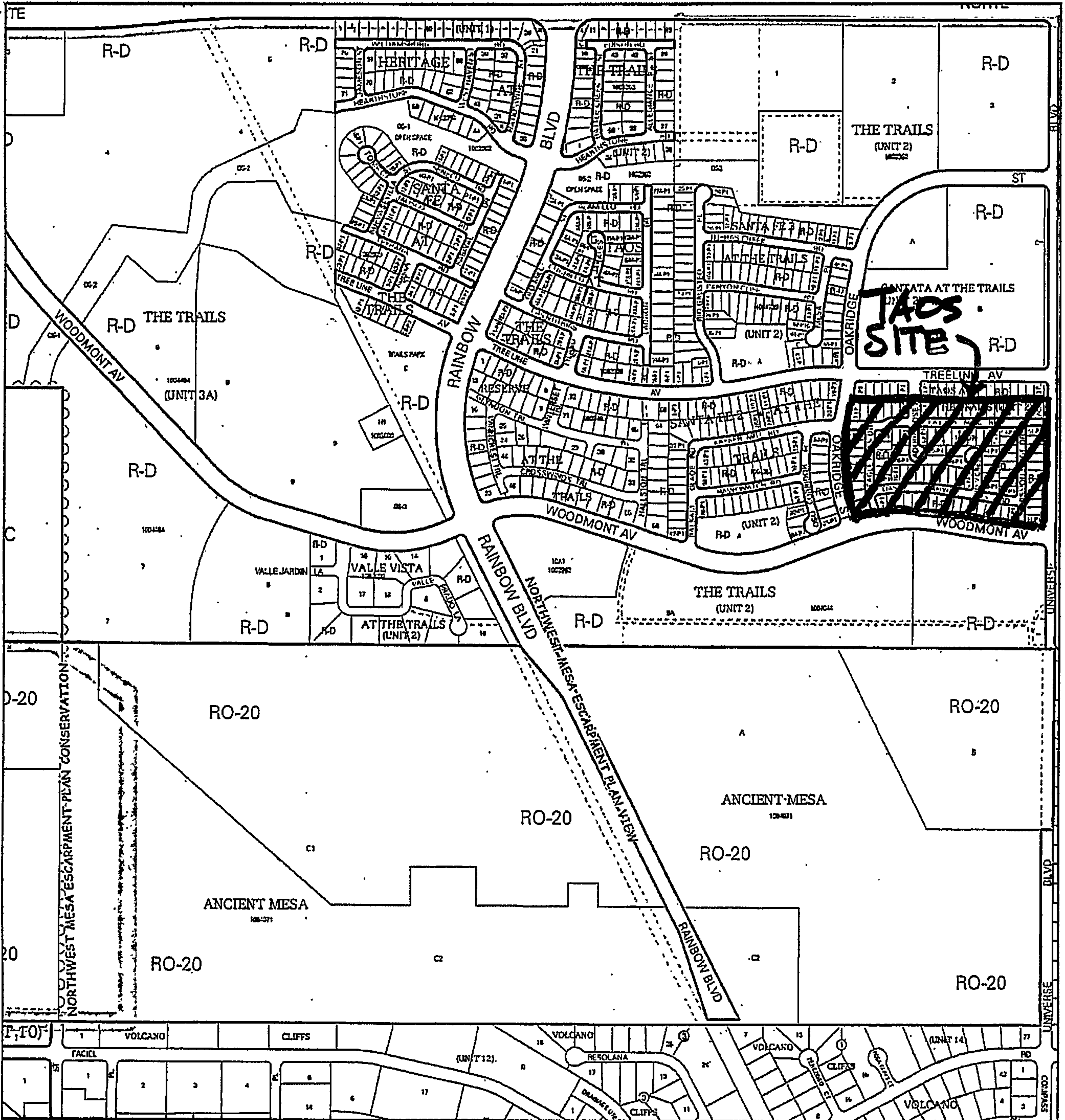
Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

0 750 1,500 Feet



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

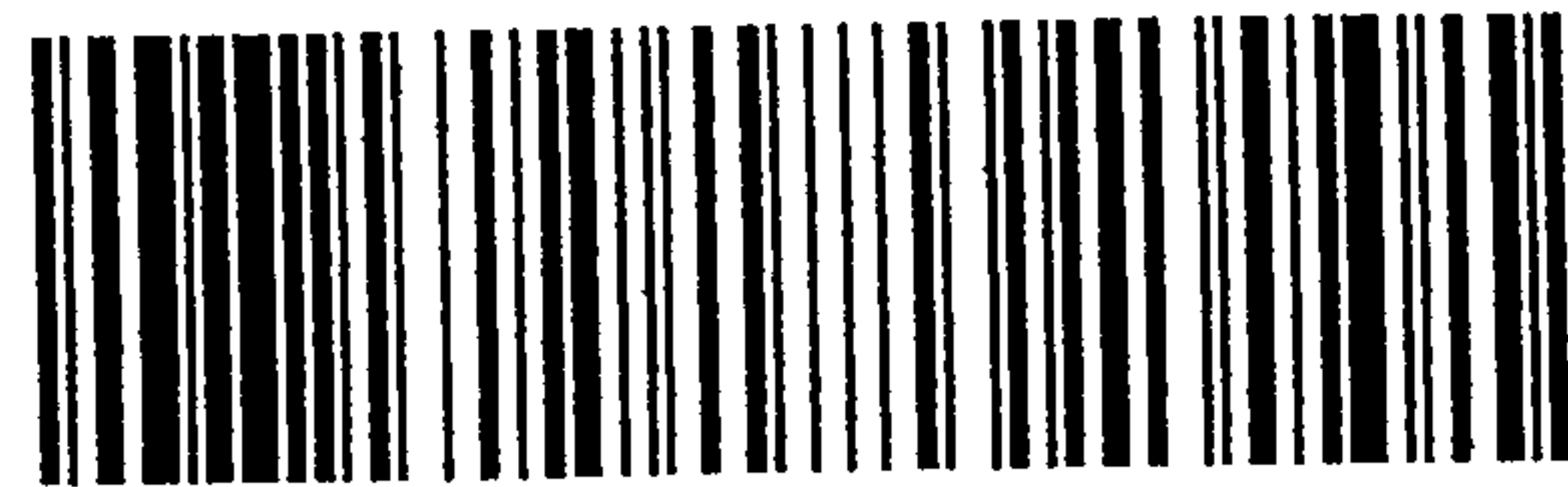
Selected Symbols

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

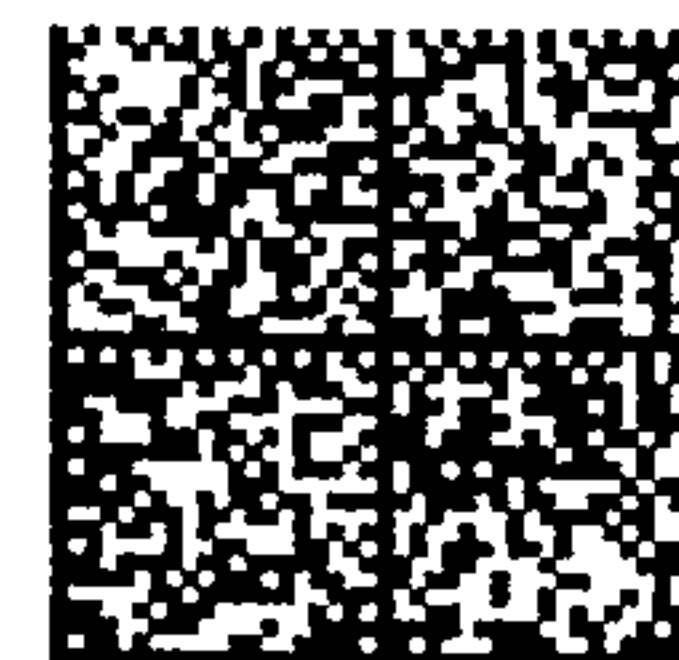
Map amended through: 1/24/2011

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

Bohannon Δ 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 TREE LINE NW
ALBUQ, NM
87114

2. Article Number
(Transfer from service label)

91 7108 2133 3935 6712 7826

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

4. Restricted Delivery? (Extra Fee)

Yes



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: TIERZA VISTA UNIT 2
Legal Description: TRACT 9A, THE TRAILS, UNIT 2
Location of Project (address or major cross streets): WOODMOUNT NW & OAKRIDGE NW
Proposed Number of Units: 57 Single-Family 0 Multi-Family 57 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.
Comments:

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
- EXHIBIT A - PROPOSED LAYOUT

TIER 2 VISIT UNIT 2

DRB Project # _____

APS Cluster _____

EXHIBIT A

PRELIMINARY PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and The Trails, LLC ("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 _____

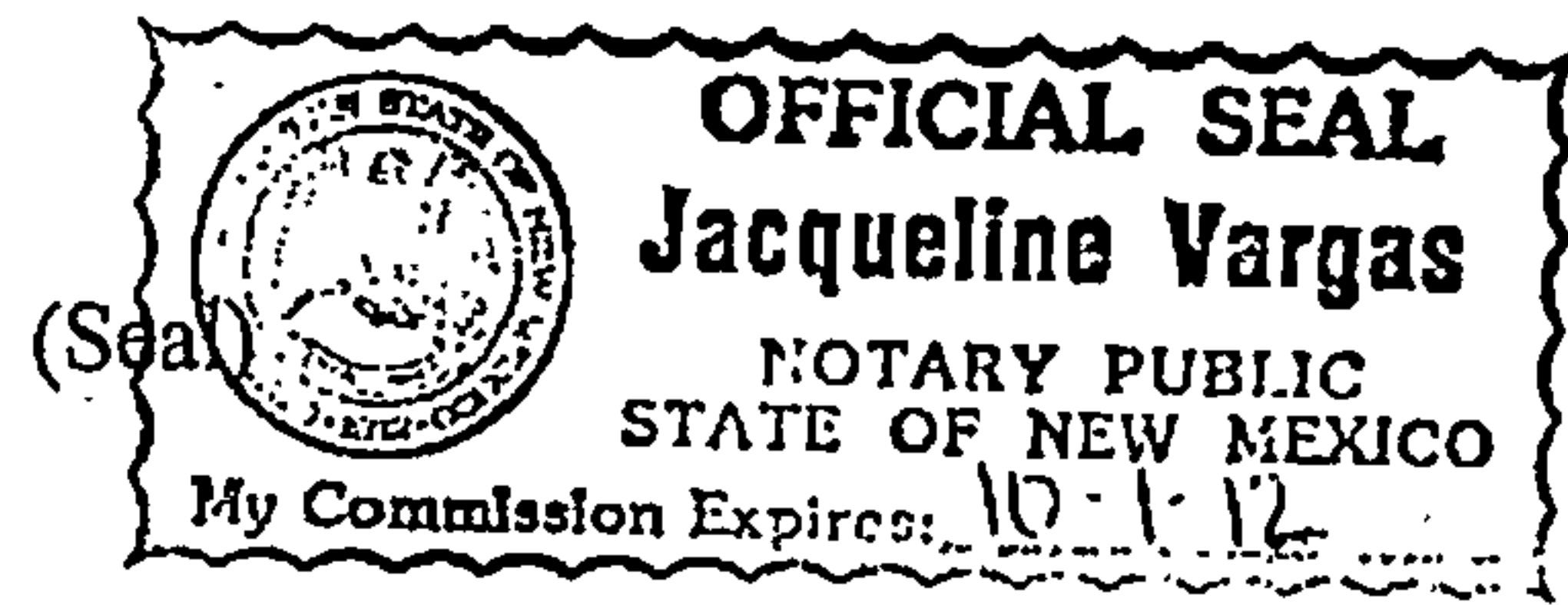
Kelly Calhoun
Signature

KELLY CALHOUN, VICE PRESIDENT of Longford Group, Inc.,
Name (typed or printed) and title *Manager of the Trails, LLC*

THE TRAILS, LLC
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5-4-2011, by Kelly Calhoun
as Vice President of Longford Group, Inc., a corporation.



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: _____



PROJECT

ZONE MAP C9

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

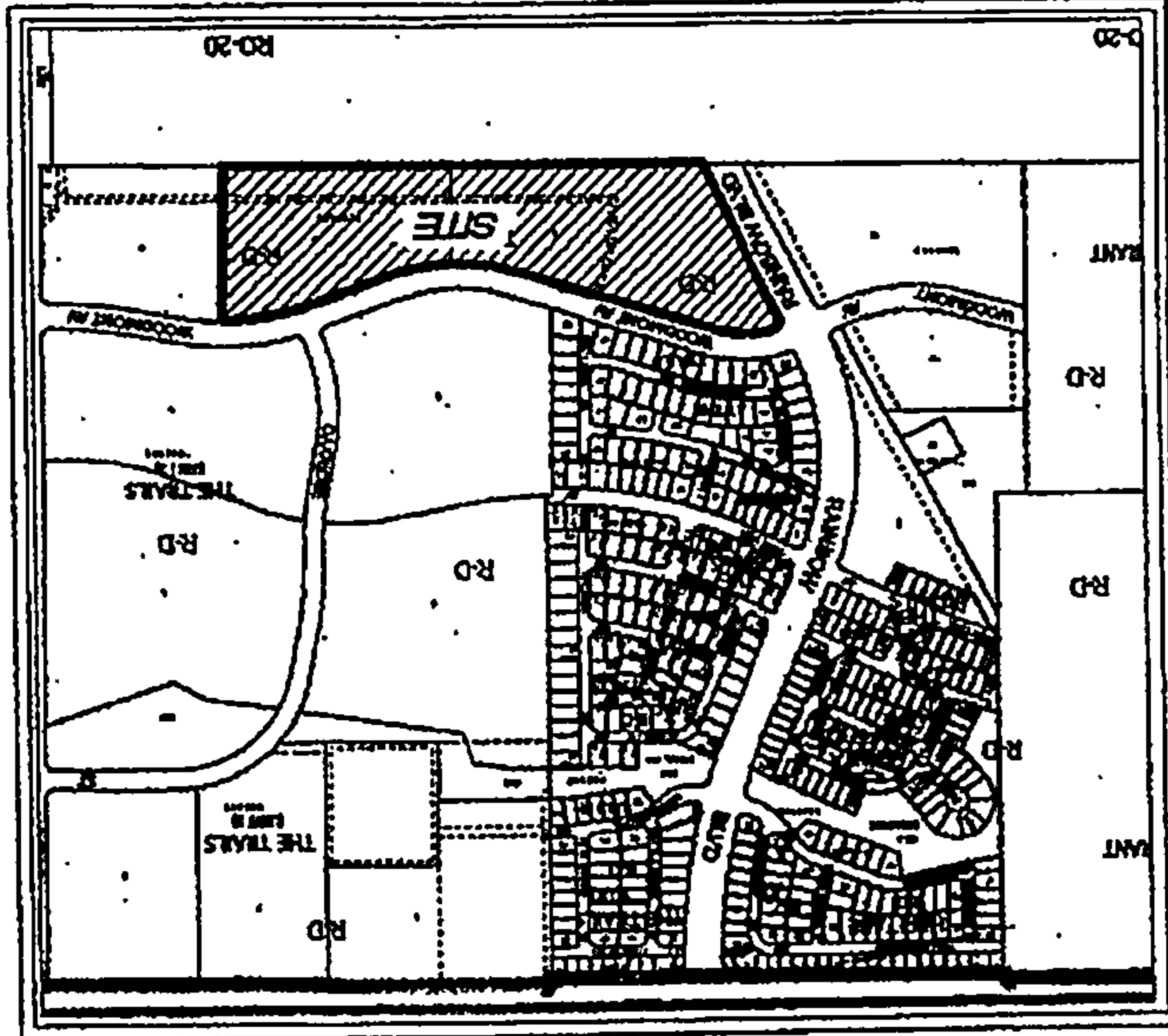
1. Total number of existing Tracts: 2
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 24.6577 acres.
4. This property is currently zoned "R-0" per the City of Albuquerque. Zone Atlas Page C-9, Dated April 22, 2005.

SUBMISSION DATA

1. Bearings are given upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parentheses ().
4. All corners are a 5/8" rebar and cap stamped "HUGO L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
6. U.C.L.S. Log Number 2005492003

GENERAL NOTES

Neighborhood Map



TREASURERS CERTIFICATION

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

1009064-11922640102
1009064-11922640102
INTELS DEVELOPMENT LTD CO
3/2/05
Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services** for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities 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.
- D. Concept Cable** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities Inc.** for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

DISCLAIMER

In preparing this plat, PNM Electric Services and Gas Services (PNM) did not conduct a title search of the properties shown hereon. Consequently, PNM does not make or release any easement or assessment rights to which it may be entitled.

PURPOSE OF PLAT

The purpose of this plat is to:

- a. Delineate the existing interior Tract line between Tracts 9 and 10 and divide the new Tracts 9-A and 10-A as shown hereon.
- b. Grant the public drainage easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugo, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual survey performed by me and 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 Abutments Subdivision Ordinance; that it shows all assessments of record; and that it is true and correct to the best of my knowledge and belief.



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

BULK LAND PLAT OF

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

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

WITHIN
THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 16, TOWNSHIP 18 NORTH, RANGE 2 EAST

NEW MEXICO MUNICIPAL LANDMAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2005



PLAT APPROVAL

USNY APPROVAL

1-05-06
Date
PNM Electric Services
For: J. M. Muck

1-05-06
Date
PNM Gas Services
For: J. M. Muck

3-3-06
Date
Qwest Corporation
For: J. M. Muck

1-10-06
Date
Concept
For: J. M. Muck

1-05-06
Date
New Mexico Utilities
For: J. M. Muck

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

City Approver: *[Signature]*
Date: 1-9-06

City Surveyor: N/A
Date: N/A

Head Property Division: N/A
Date: N/A

Environment Health Department: N/A
Date: N/A

Public Engineering, Transportation Division: N/A
Date: N/A

Urban Development: N/A
Date: N/A

Planning and Recreation Department: N/A
Date: N/A

City Engineer: Bradley D. Dwyler
Date: 2/8/05

City Engineer: Bradley D. Dwyler
Date: 2/8/05

City Engineer: Bradley D. Dwyler
Date: 2/7/05

SURV TEK, INC.

SHEET 1 OF 4

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

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

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005



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 S1K, Development Plan approval, and development permits may be conditioned upon observance of right-of-way, easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and access in accordance with current residential ordinances, and setbacks in effect at the time for any specific proposal.

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

By its approval of this subdivision, the City makes no representation or warranty as to availability of utilities, or that 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 them 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 11/5/06 Book 4113, page 2433.

LEGAL DESCRIPTION
That certain parcel of land situated within the Town of Alameda Grant in Projected Section 16, Township 2 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 shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9 AND 10, 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 2 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 herein to the City of Albuquerque by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indisputable 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.

Sold parcel contains 24,677 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED 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 2 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 herein to the City of Albuquerque by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indisputable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNERS

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

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
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.

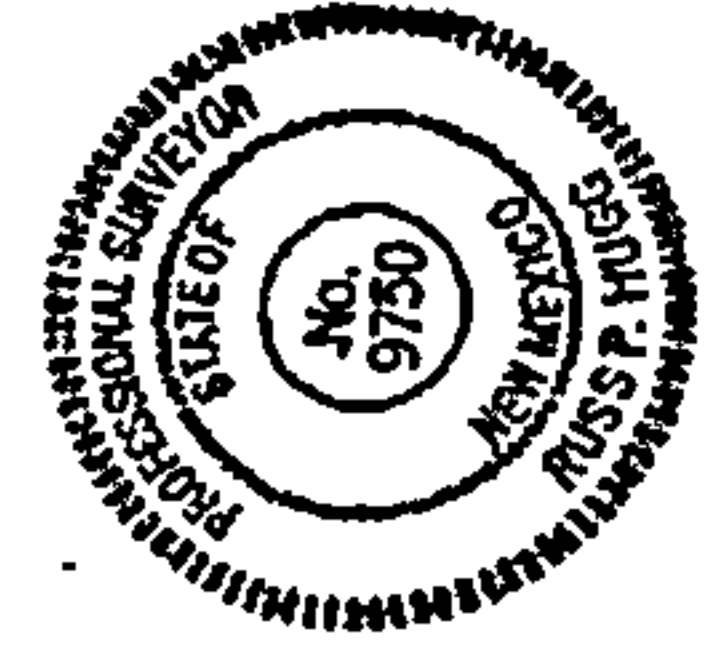
Donna Kapscha 12-1-08
Notary Public My commission expires



ACKNOWLEDGEMENT

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

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



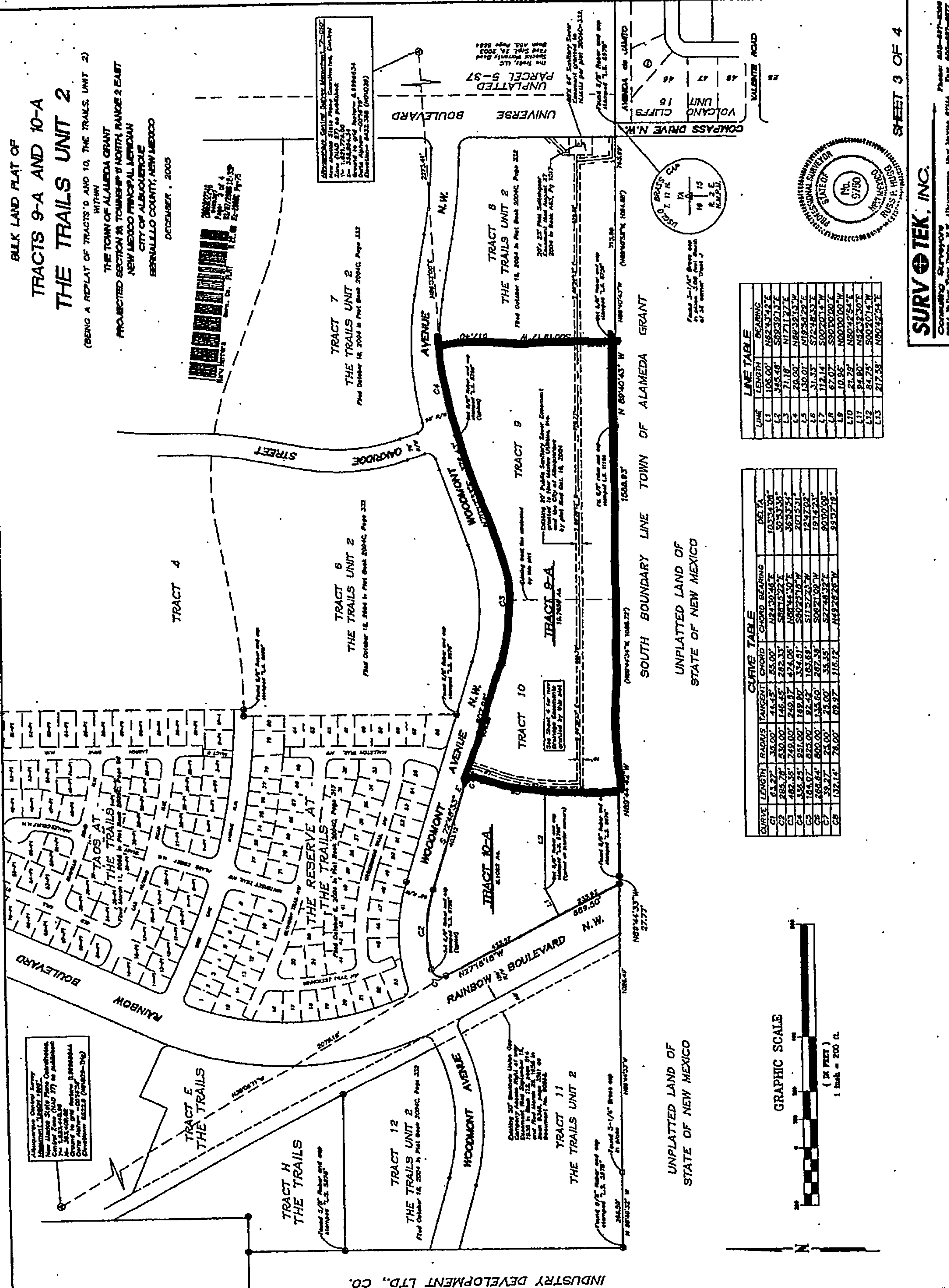
SHEET 2 OF 3

SURVOTEK, INC.

Consulting Surveyors
1000 Valley View Drive, N.E. Albuquerque, New Mexico 87111
Phone 505-987-3888
Fax 505-987-3877

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

(BEING A REPLAY OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005

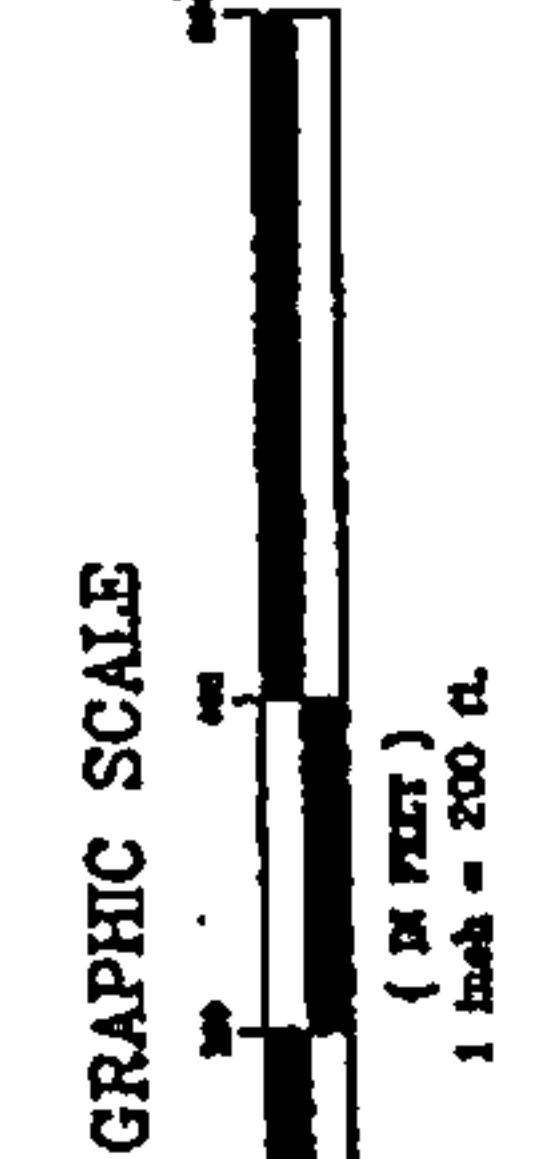


LINE TABLE

LINE	LENGTH	BEARING
L1	106.00'	N82°33'42"E
L2	345.48'	S89°37'37"E
L3	71.18'	N77°11'27"E
L4	20.00'	N88°33'13"W
L5	130.01'	N18°50'29"E
L6	31.53'	S72°48'33"E
L7	112.14'	S00°20'14"W
L8	87.07'	S82°00'00"E
L9	10.88'	N00°00'00"W
L10	21.29'	N80°32'30"E
L11	94.90'	N52°32'30"E
L12	84.25'	S00°20'14"W
L13	217.55'	N80°42'54"E

CURVE TABLE

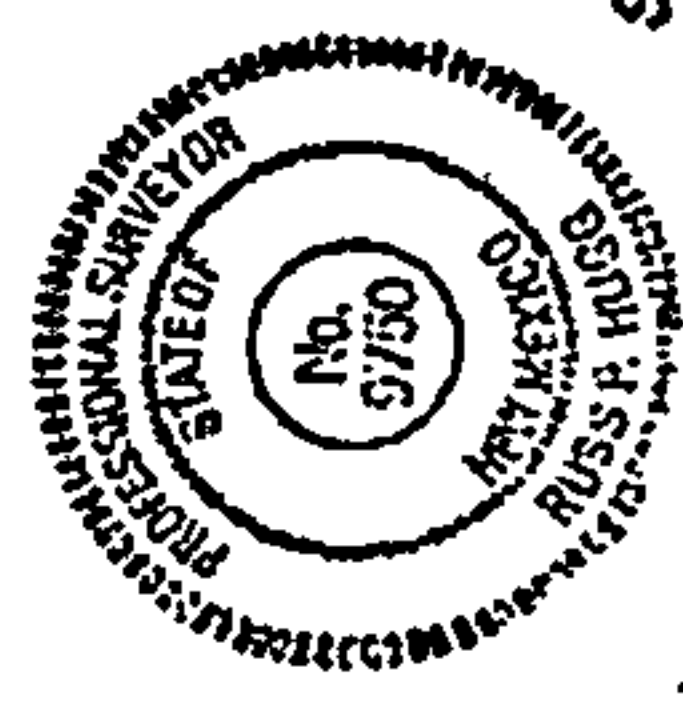
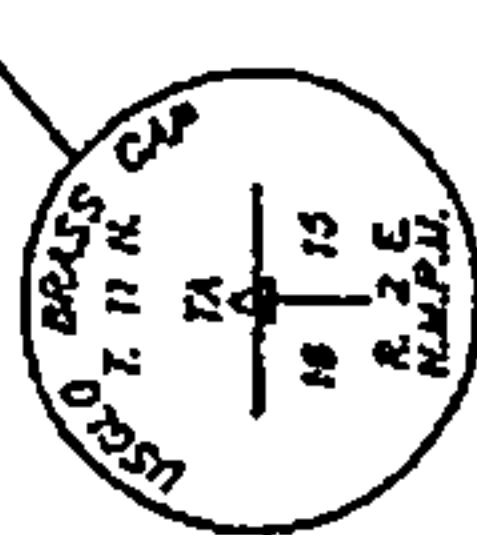
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.27'	35.00'	44.43'	53.00'	N24°30'46"E	103°34'08"
C2	283.28'	530.00'	146.45'	242.33'	S88°15'22"E	30°53'36"
C3	482.38'	245.00'	258.87'	424.05'	S88°44'40"E	36°33'54"
C4	596.25'	295.00'	354.91'	550.23' (107°)	S87°23'10"W	20°15'51"
C5	184.97'	825.00'	92.42'	183.69'	S71°57'23"W	74°47'09"
C6	289.64'	600.00'	138.60'	287.39'	S68°21'09"W	19°14'24"
C7	39.27'	24.00'	23.00'	35.35'	S27°49'32"E	90°00'00"
C8	132.14'	78.00'	89.97'	116.13'	N49°28'23"W	93°37'19"



UNPLATTED LAND OF
STATE OF NEW MEXICO

UNPLATTED LAND OF
STATE OF NEW MEXICO

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

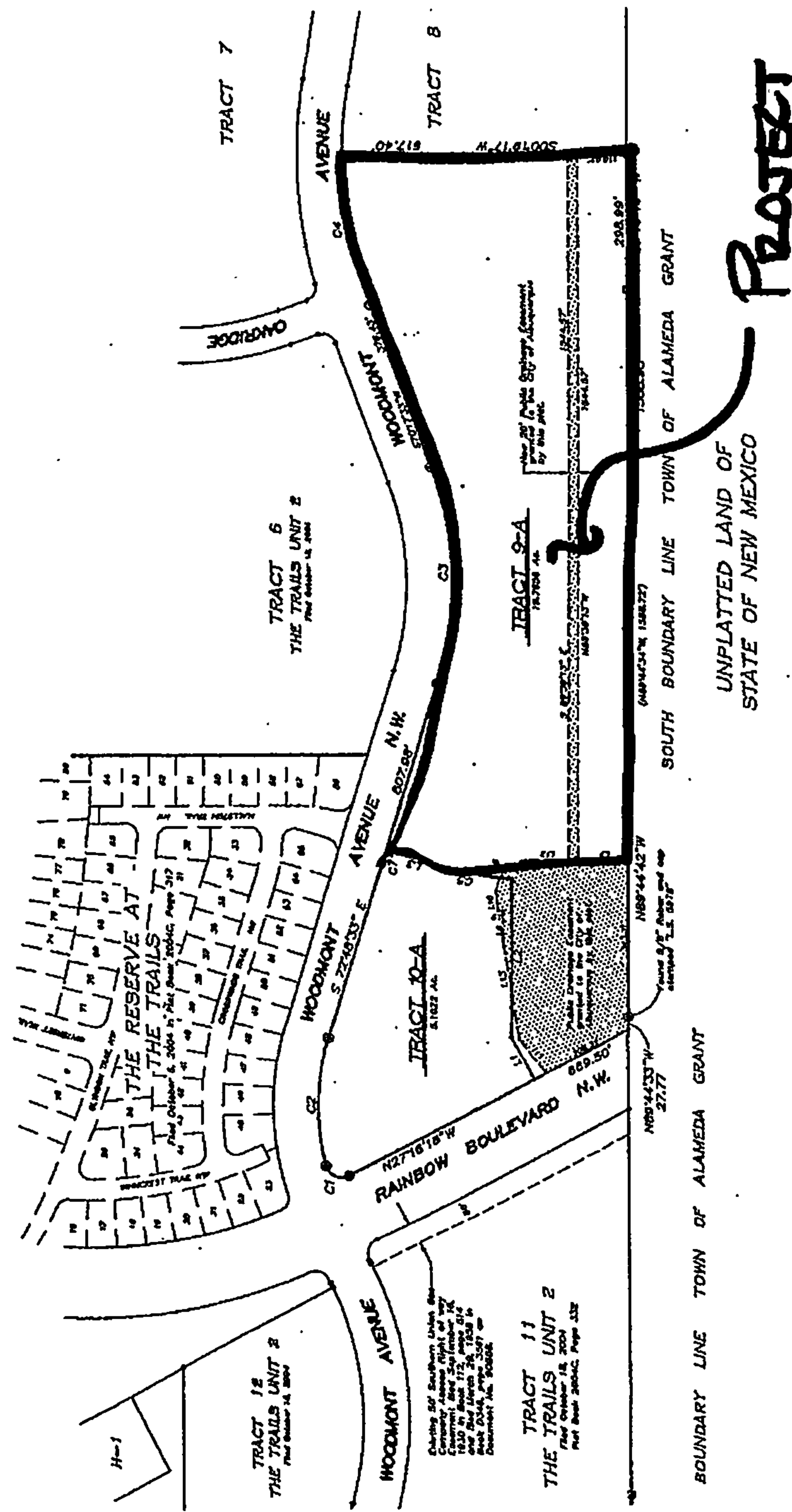


SURVOTEK, INC.
CONCRETE SURVEYING
10000 Valley View Drive, S.E. Albuquerque, New Mexico 87114. Phone 800-897-8008

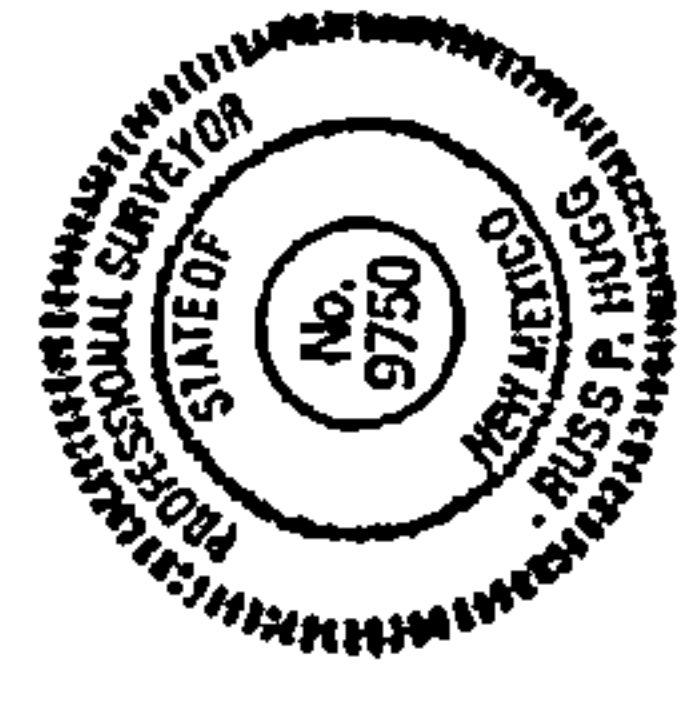
BULK LAND FLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2

(BEING A REPLAY OF TRACTS 9 AND 10, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP 38 NORTH, RANGE 2 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE

DECEMBER, 2005



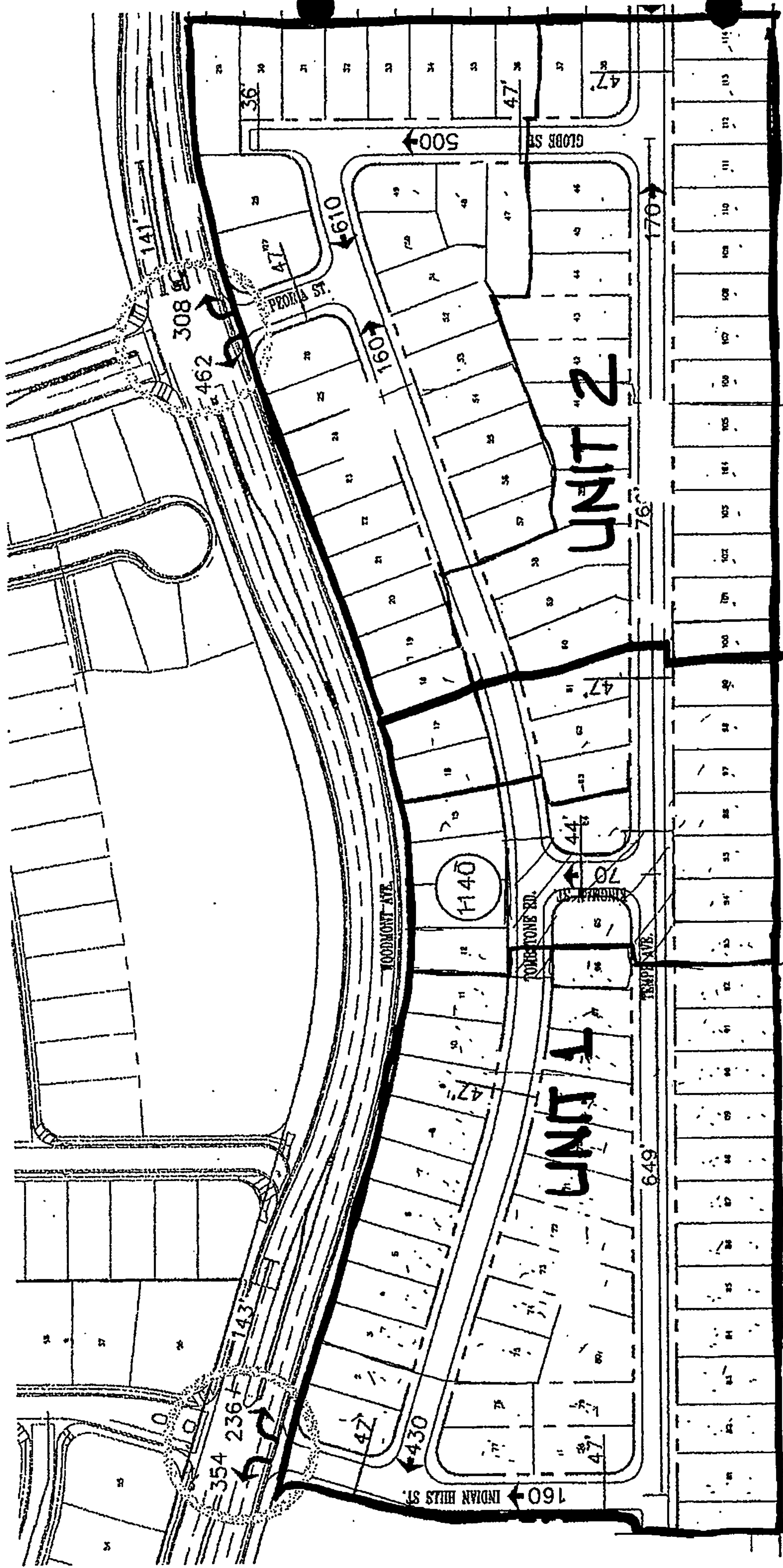
NEW PUBLIC DRAINAGE EASEMENTS



SHEET 4 OF 4

SURVOTEK, INC.

CONSULTING SURVEYORS
3000 Highway 140, Suite 100, Albuquerque, New Mexico 87114 Phone 505-887-3888 Fax 505-887-8777



114 LOTS
17 AC.
PH1 38
PH2 38
PH3 38

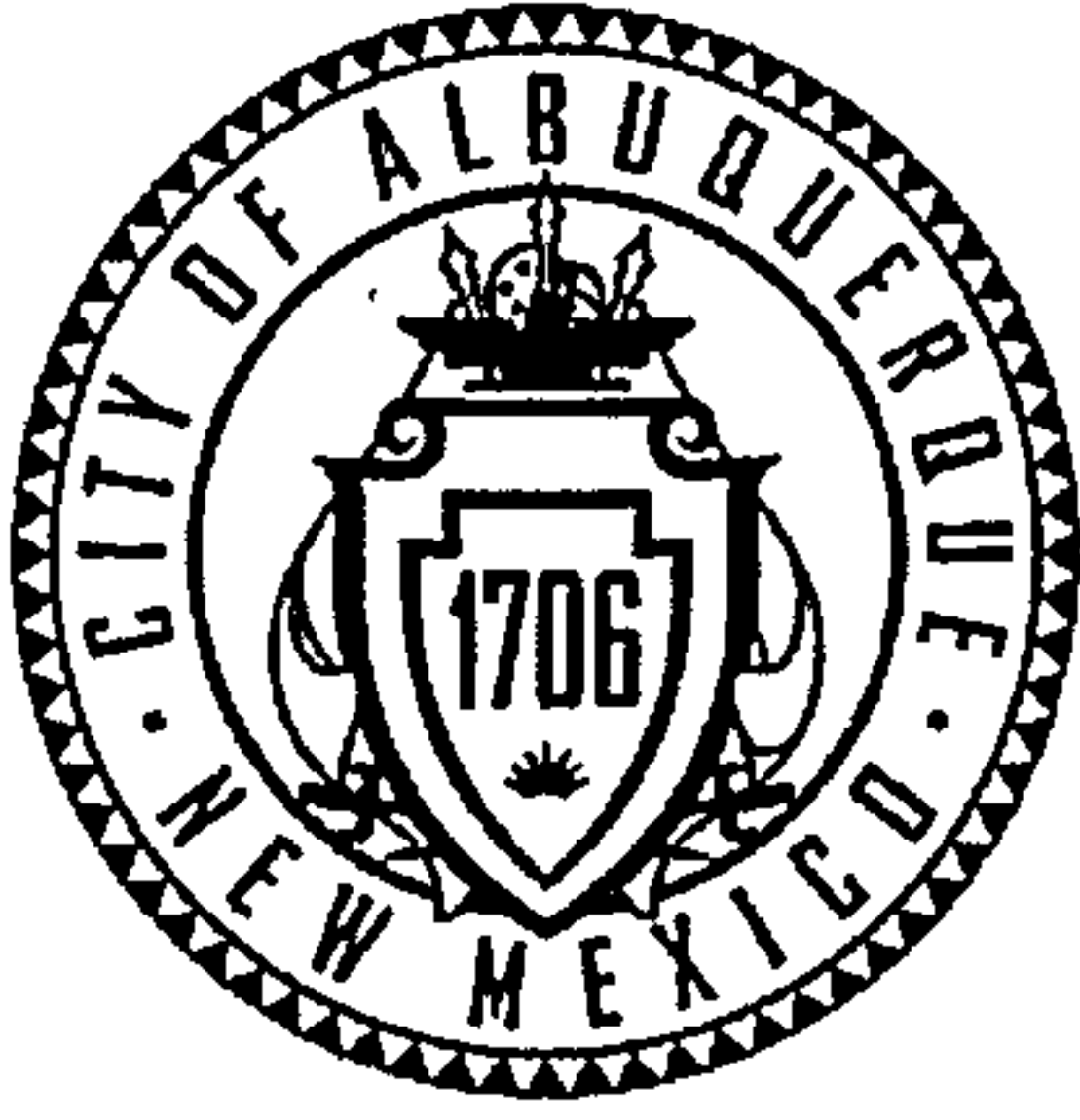
114

62 105' x 45'
10 100' x 45'
20 95' x 45'
19 90' x 45'

114

TRACT 9A, UNIT 2
DEC 17, 2010

TERRA VISTA



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
May 4, 2011

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1003973
Case Number(s):
Agent: Bohannan Huston Inc.
Applicant: Taos at The Trails, Inc.
Legal Description: Lots 7-113, Taos at The Trails, Unit 2
Zoning: R-D
Acreage: Approximately 14.63 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

“Cultural Resource Survey for The Trails Unit 2 Housing Development” by Amador Minjares of TRC (Howard Higgins, P.I.) dated December 2006, NMCRIS #102424. Project was approved for Preliminary Plat in 2007. Project was mass graded in 2007 prior to enactment of the Archaeological Ordinance, with 4’ to 6’ of fill material imported to the site. Project was platted in October of 2007. Construction of a portion of the project was started in 2007. Tree Line Ave. was completed, and has been accepted by the city.

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008800

AGENDA ITEM NO: 6

SUBJECT:

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.

PO Box 1293

RESOLUTION/COMMENTS:

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 2 AT THE
TRAILS

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008800

AGENDA ITEM NO: 6

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

The vicinity map provided on the plat should call out Universe, not University, Boulevard.
No objection to sidewalk deferral and sidewalk waiver request.
No objection to design variance request.

Infrastructure List (IL):

- The following roadways are normal local roadways and must be indicated as such: Peoria Street from Tombstone Road to Woodmont Avenue, Globe Street from Tempe Avenue to Tombstone Road, and Tombstone Road from Globe Street to Peoria Street.

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

Current DRC Project No. _____

Date Submitted: June 8, 2011
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

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

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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*	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TOMBSTONE ROAD (NARROW STREET FOR TRAFFIC CALMING)	MIDBLOCK BETWEEN KINGMAN STREET	PEORIA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE (NARROW STREET FOR TRAFFIC CALMING)	MIDBLOCK BETWEEN KINGMAN STREET	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON ONE SIDE*	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
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 (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		/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	WEST BOUNDARY	GLOBE STREET
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET

PUBLIC SANITARY SEWER IMPROVEMENTS

EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084	
EX 8" DIA	REMOVE SANITARY SEWER & MH BUILT UNDER COA 730084	LOTS 30 & 36	TOMBSTONE ROAD	TEMPE AVENUE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)

/	/	/
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/	/	/
/	/	/
/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE 6/8/2011
PREPARED BY: PRINT NAME DATE

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON, INC.

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

FIRM:
Scott Steffen
SIGNATURE

ABCWUA DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

[Empty box for maximum time allowed to construct improvements]



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011

Date Site Plan for Bldg Permit Approv _____

Date Site Plan for Sub. Approved: _____

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Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

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

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PAVING									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
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4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
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PUBLIC SANITARY SEWER IMPROVEMENTS

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EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084	/	/	/
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/
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AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME

5/5/2011
DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON, INC.

FIRM:

TRANSPORTATION DEVELOPMENT

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: May 6, 2011

Date Site Plan for Bldg Permit Approv _____

Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

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Figure 12

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<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE

5/5/2011

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Date Submitted: May 6, 2011
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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

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SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME

5/5/2011
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TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2
(REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME 5/5/2011
DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON, INC.

FIRM:

TRANSPORTATION DEVELOPMENT

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AMAFCA

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ABCWUA

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MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011

Date Site Plan for Bldg Permit Approv _____

Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

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

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<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE; UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

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Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
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DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

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

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<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

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DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON, INC.
FIRM:
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 (REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)

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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

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Figure 12

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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME 5/5/2011
DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON, INC.

FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

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SIGNATURE

ABCWUA

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CITY ENGINEER

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MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011

Date Site Plan for Bldg Permit Approv _____

Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

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

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
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4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
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PUBLIC SANITARY SEWER IMPROVEMENTS

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EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/
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AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME

5/5/2011
DATE

DRB CHAIR

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FIRM:

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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011
 Date Site Plan for Bldg Permit Approv _____
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Figure 12

INFRASTRUCTURE LIST

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

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 (REPLAT OF TRACT 9A AT THE TRAILS UNIT 2)**

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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	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

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SCOTT STEFFEN, PE
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Figure 12

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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PUBLIC WATERLINE IMPROVEMENTS

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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET
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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)
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4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET
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PUBLIC SANITARY SEWER IMPROVEMENTS

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EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)
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--	--	--

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE 5/5/2011
PREPARED BY: PRINT NAME DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

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Figure 12

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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PUBLIC WATERLINE IMPROVEMENTS

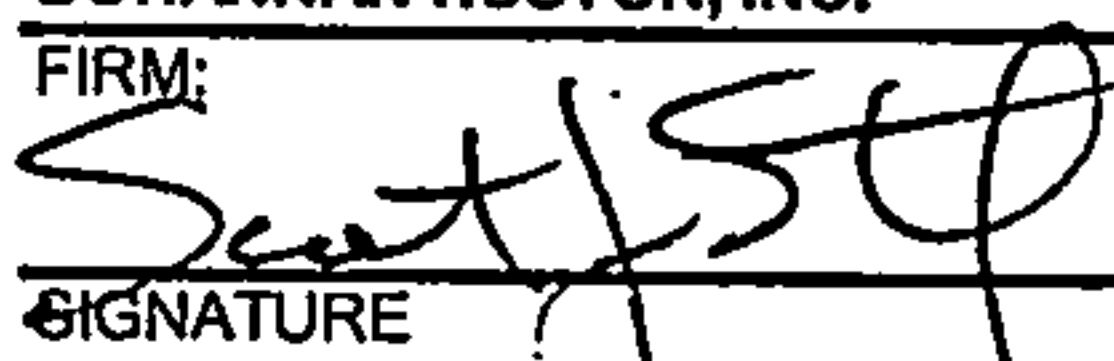
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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SCOTT STEFFEN, PE
 PREPARED BY: PRINT NAME 5/5/2011
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BOHANNAN HUSTON, INC.
 FIRM:

 SIGNATURE

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
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EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2
(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 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	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
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8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
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4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/
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PUBLIC SANITARY SEWER IMPROVEMENTS

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EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084	/	/	/
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOMBSTONE ROAD	LOT 1	GLOBE STREET	/	/	/
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8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/
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AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE 5/5/2011
PREPARED BY: PRINT NAME DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON, INC.

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

FIRM:
Scott Steffen

SIGNATURE

ABCWUA

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CITY ENGINEER

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MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011
 Date Site Plan for Bldg Permit Approv _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
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Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2
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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	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

SCOTT STEFFEN, PE PREPARED BY: PRINT NAME	5/5/2011 DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC. FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
<i>Scott Steffen</i> SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011

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Figure 12

INFRASTRUCTURE LIST

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DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2
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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	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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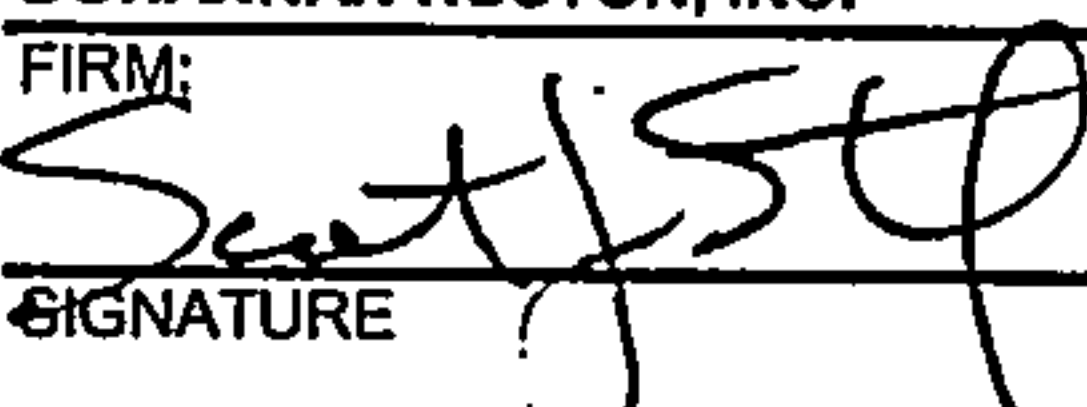
PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

SCOTT STEFFEN, PE	5/5/2011				
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE: 		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011

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Figure 12

INFRASTRUCTURE LIST

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

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

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

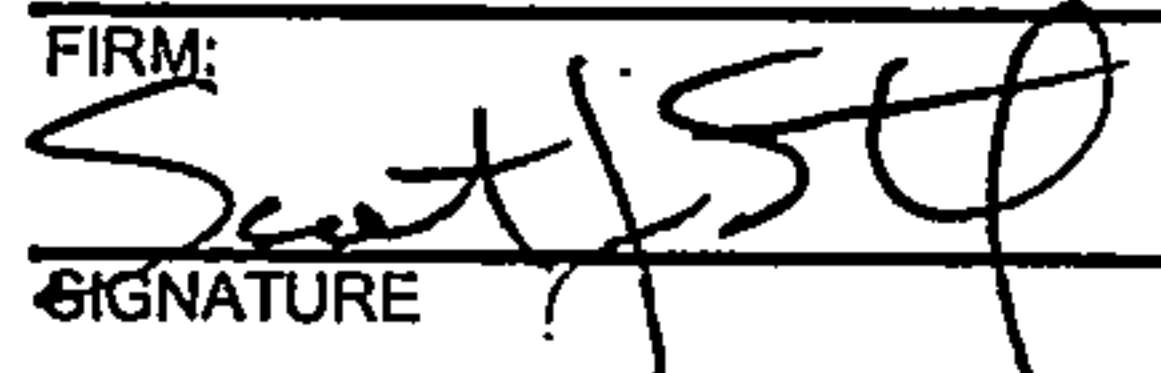
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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SCOTT STEFFEN, PE 5/5/2011
 PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
 FIRM:

 SIGNATURE

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011

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Figure 12

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DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

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PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

EX 8" 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	LOT 1	GLOBE STREET	/	/	/
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

/	/	/
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/	/	/
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/	/	/
/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME 5/5/2011
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Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2
(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 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	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
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 (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

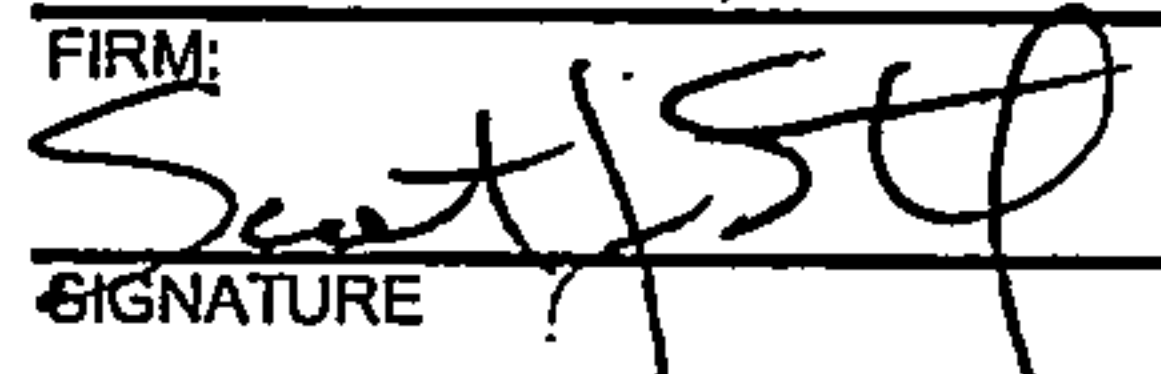
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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SCOTT STEFFEN, PE 5/5/2011
 PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
 FIRM:

 SIGNATURE

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: May 6, 2011

Date Site Plan for Bldg Permit Approv _____

Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

TIERRA VISTA UNIT 2 AT THE TRAILS UNIT 2
(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
<u>PAVING</u>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TOMBSTONE ROAD	TERMINUS OF TOMBSTONE ROAD, UNIT 1	GLOBE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	PEORIA STREET	WOODMONT AVENUE	TOMBSTONE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	TEMPE AVENUE	TERMINUS OF TEMPE AVENUE, UNIT 1	EAST PROPERTY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES	GLOBE STREET	TOMBSTONE ROAD	TEMPE AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON ONE SIDE	GLOBE STREET	TOMBSTONE ROAD	STUB STREET (END)	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		18" - 30" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE (COA 730084)	/	/	/

* SIDEWALKS TO BE DEFERRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOMBSTONE ROAD	TIE TO EXISTING LINE IN TOMBSTONE ROAD	GLOBE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	TIE TO EXISTING WATER LINE IN TEMPE AVENUE (COA 730084)	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GLOBE STREET	TOMBSTONE ROAD	NORTH END OF GLOBE STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

		EX 8" 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	LOT 1	GLOBE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GLOBE STREET	LOT 13	TIE TO EXISTING SANITARY SEWER MH IN TEMPE AVENUE (COA 730084)	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE
PREPARED BY: PRINT NAME

5/5/2011
DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON, INC.

FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

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SIGNATURE

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MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

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DESIGN REVIEW COMMITTEE REVISIONS

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