

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 16, 2023

Joshua J. Lutz, PE  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

**RE: LaTerra Development  
Conceptual Grading Plans and Draft Amended Drainage Master Plan  
Engineer's Stamp Date: 12/23/22  
Hydrology File: C09D011B**

Dear Mr. Lutz:

Based upon the information provided by the Trails Community Association Inc. in a letter dated 03/13/2023, the City of Albuquerque will have to rescind its approval letter dated 01/19/2023 for preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and action by Development Hearing Officer (DHO) on Preliminary Plat/Final Plat.

If there is a change in the Trails Community Association Inc. position on having work done on their property and/or changes to your design, The City of Albuquerque Hydrology Section will review the updated information for preliminary approval of the Conceptual Grading Plans.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov) , 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



The Trails Community Association, Inc.  
Albuquerque, NM 87114

03/13/2023

City of Albuquerque  
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87102

RE: Letter of Authorization for Construction within Tract OS-2, The Trails Unit 3A

To Whom it may concern,

The Trails Community Association, Inc. ("The Trails"), owner of Tracts OS-1 and OS-2, The Trails Unit 3A (UPC 100906407742422302), hereby rescinds any and all permissions or approvals granted under the letter dated February 28, 2019 titled: "Re: Letter of Authorization for Construction within Tract OS-2, The Trails Unit 3A".

Specifically, The Trails Community Association prohibits any and all modifications to Tracts OS-1 and OS-2, The Trails Unit 3A including any installation of utilities and drainage infrastructure by PV Trails Albuquerque, LLC ("PV Trails"). Additionally, PV Trails is prohibited from any construction or encroachment into Tracts OS-1 and OS-2.

Sincerely,

Brent Miller

PRESIDENT  
THE TRAILS COMMUNITY ASSOCIATION, INC  
PRESIDENT@THETRAILS-HOA.COM

**The Trails Community Association, Inc**

3077 E. Warm Springs Road  
Las Vegas, Nevada 89120

February 28, 2019

City of Albuquerque  
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87102

Re: Letter of Authorization for Construction within Tract OS-2, The Trails Unit 3A

To Whom It May Concern:

The Trails Community Association, Inc. ("The Trails"), owner of Tracts OS-1 and OS-2, The Trails Unit 3A, hereby grants permission to PV Trails Albuquerque, LLC ("PV Trails") to grade and install utilities and drainage infrastructure within Tracts OS-1 and OS-2 as necessary for the development of Tracts 1-6, The Trails Unit 3A. Grading may include, but not be limited to, tie slopes from Tracts 4-6 into Tract OS-2, tie slopes from Tract 2 into Tract OS-1, interim drainage ponds in both Tracts and permanent drainage ponds in both Tracts as shown in Plate 1 of the Drainage Master Plan for the Trails Units 1-3.

In addition, The Trails grants permission to PV Trails to install walls and/or fences along the common boundaries of Tracts OS-1 and OS-2 and Tracts 2 and 4-6, The Trails Unit 3A, such that wall footings and/or fence posts may encroach into Tracts OS-1 and OS-2.

Sincerely,



Kelly Calhoun  
Manager

The Trails Community Association, Inc.