

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

OMB APPROVAL	
OMB Number:	3235-0076
Expires:	April 30, 2008
Estimated average burden hours per response	16.00

FORM D

NOTICE OF SALE OF SECURITIES  
PURSUANT TO REGULATION D,  
SECTION 4(6), AND/OR  
UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY	
Prefix	Serial
DATE RECEIVED	



Name of Offering: ( check if this is an amendment and name has changed, and indicate change.)

SEQUOIA VISTA RIDGE, LP

Filing Under (Check box(es) that apply):  Rule 504  Rule 505  Rule 506  Section 4(6) ULOE

Type of Filing:  New Filing  Amendment

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer

Name of Issuer: ( check if this is an amendment and name has changed, and indicate change.)

Sequoia Vista Ridge, LP

Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
1901 Leroy Drive, Suite B, Northglenn, Colorado 80233	(303) 451-0700
Address of Principal Business Operations (if different from Executive Offices)	Telephone Number (Including Area Code)

Brief Description of Business

(a) Acquire The Bluffs at Vista Ridge, a 272-unit apartment communicate in Lewisville, Texas (the "Property"), (b) offer and sell undivided tenant-in-common interests in the Property, (c) offer and sell its class A units of limited partnership interest, and (d) own, hold, operate manage and ultimately dispose of any tenant-in-common interests that remain unsold.

Type of Business Organization

corporation  limited partnership, already formed  other (please specify):  
 business trust  limited partnership, to be formed

PROCESSED

Actual or Estimated Date of Incorporation or Organization: Month   Year    Actual  Estimated

MAY 22 2007

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:

CN for Canada; FN for other foreign jurisdiction

THOMSON FINANCIAL

GENERAL INSTRUCTIONS

**Federal:**  
*Who Must File:* All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

*When To File:* A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

*Where to File:* U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

*Copies Required:* Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

*Information Required:* A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

*Filing Fee:* There is no federal filing fee.

**State:**  
This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

**ATTENTION**  
Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

**A. BASIC IDENTIFICATION DATA**

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Sequoia Real Estate Holdings, L.P.

Business or Residence Address (Number and Street, City, State, Zip Code)

1901 Leroy Drive, Suite E, Northglenn, Colorado 80233

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Sequoia 1031 Companies, LLC

Business or Residence Address (Number and Street, City, State, Zip Code)

1901 Leroy Drive, Suite E, Northglenn, Colorado 80233

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Sequoia Vista Ridge GP, LLC

Business or Residence Address (Number and Street, City, State, Zip Code)

1901 Leroy Drive, Suite E, Northglenn, Colorado 80233

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Donald G. Behunin

Business or Residence Address (Number and Street, City, State, Zip Code)

1901 Leroy Drive, Suite E, Northglenn, Colorado 80233

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Tamera Franklin

Business or Residence Address (Number and Street, City, State, Zip Code)

1901 Leroy Drive, Suite E, Northglenn, Colorado 80233

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)



ATTACHMENT TO FORM D  
FOR  
SEQUOIA VISTA RIDGE, LP

Section B., Question 4

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)  
3070 Bristol St., Suite 500, Costa Mesa, CA 92626

Name of Associated Broker or Dealer  
Direct Capital Securities, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States).....  All States

[AL]	[AK]	[AZ]	[AR] X	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States).....  All States

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[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

ATTACHMENT TO FORM D  
FOR  
SEQUOIA VISTA RIDGE, LP

Section B., Question 4

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States).....  All States

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[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
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(Check "All States" or check individual States).....  All States

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ATTACHMENT TO FORM D  
FOR  
SEQUOIA VISTA RIDGE, LP

Section B., Question 4

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States).....  All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
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Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States).....  All States

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**C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS**

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box  and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt.....	\$ N/A	\$ N/A
Equity.....	\$ N/A	\$ N/A
	<input type="checkbox"/> Common <input type="checkbox"/> Preferred	
Convertible Securities (including warrants).....	\$ N/A	\$ N/A
Partnership Interests.....	\$ *	\$ 0
Other (Specify: tenant-in-common interests in the Property* (SEE ATTACHED PAGE)).....	\$ 9,390,675	\$ 8,656,621.17
<b>Total.....</b>	<b>\$ 9,390,675</b>	<b>\$ 8,656,621.17</b>

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."

	Number Investors	Aggregate Dollars Amount of Purchases
Accredited Investors.....	26	\$ 8,656,621.17
Non-accredited Investors.....	N/A	\$ N/A
<b>Total (for filings under Rule 504 only).....</b>	<b>N/A</b>	<b>\$ N/A</b>

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1.

Type of offering	Type of Security	Dollar Amount Sold
Rule 505.....	N/A	\$ N/A
Regulation A.....	N/A	\$ N/A
Rule 504.....	N/A	\$ N/A
<b>Total.....</b>	<b>N/A</b>	<b>\$ N/A</b>

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees.....	<input type="checkbox"/>	\$ 0
Printing and Engraving Costs.....	<input checked="" type="checkbox"/>	\$ 20,000
Legal Fees.....	<input checked="" type="checkbox"/>	\$ 100,000
Accounting Fees.....	<input checked="" type="checkbox"/>	\$ 2,000
Engineering Fees.....	<input type="checkbox"/>	\$ 0
Sales Commissions (specify finders' fees separately).....	<input checked="" type="checkbox"/>	\$ 657,347
Other Expenses (identify): <u>due diligence; managing broker/dealer fees; organizational &amp; offering expenses.</u>	<input checked="" type="checkbox"/>	\$ 420,814
<b>Total.....</b>	<input checked="" type="checkbox"/>	<b>\$ 1,200,161</b>

ATTACHMENT TO FORM D  
FOR  
SEQUOIA VISTA RIDGE, LP

Section C., Question 1

Sequoia Vista Ridge, LP (the "Partnership") is acquiring The Bluffs at Vista Ridge, a 272-unit apartment community in Lewisville, Texas (the "Property"). The Partnership is offering tenant-in-common interests in the Property ("Interests"). Interests not sold will be retained by the Partnership and will constitute the Partnership's principal asset, which it will finance through a separate but concurrent offering of its class A units of limited partnership interest (the "Units"). The aggregate offering price of both the Interests and the Units will total \$9,390,675, which does not include any assumed debt.

**C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS**

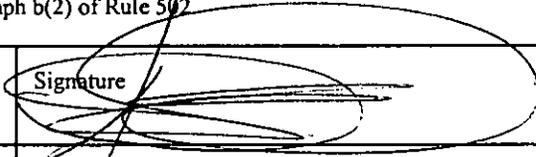
b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer." ..... \$ 8,190,514

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b. above.

		Payments to Officers, Directors, & Affiliates		Payments To Others
Salaries and fees.....	<input checked="" type="checkbox"/>	\$ 836,000	<input type="checkbox"/>	\$ 0
Purchase of real estate.....	<input type="checkbox"/>	\$ 0	<input checked="" type="checkbox"/>	\$ 6,973,500
Purchase, rental or leasing and installation of machinery and equipment.....	<input type="checkbox"/>	\$ 0	<input type="checkbox"/>	\$ 0
Construction or leasing of plant buildings and facilities.....	<input type="checkbox"/>	\$ 0	<input type="checkbox"/>	\$ 0
Acquisition of other business (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger).....	<input type="checkbox"/>	\$ 0	<input type="checkbox"/>	\$ 0
Repayment of indebtedness.....	<input type="checkbox"/>	\$ 0	<input type="checkbox"/>	\$ 0
Working capital (reserves).....	<input type="checkbox"/>	\$ 0	<input type="checkbox"/>	\$ 0
Other (specify): (a) Closing and carrying costs.....	<input checked="" type="checkbox"/>	\$ 381,014	<input type="checkbox"/>	\$ 0
(b).....	<input type="checkbox"/>	\$ 0	<input type="checkbox"/>	\$ 0
Column Totals.....	<input checked="" type="checkbox"/>	\$ 1,217,014	<input checked="" type="checkbox"/>	\$ 6,973,500
Total Payments Listed (column totals added).....			<input checked="" type="checkbox"/>	\$ 8,190,514

**D. FEDERAL SIGNATURE**

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph b(2) of Rule 505.

Issuer (Print or Type) Sequoia Vista Ridge, LP	Signature 	Date 5/8/07
Name of Signer (Printer or Type) Donald G. Behunin	Title of Signer (Print or Type) President, Sequoia Vista Ridge GP, LLC, General Partner of Issuer	

**ATTENTION**  
Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

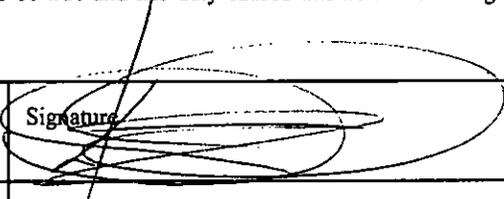
E. STATE SIGNATURE

1. Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?.....  Yes  No

See Appendix, Column 5, for state response.

2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type) Sequoia Vista Ridge, LP	Signature 	Date 5/8/07
Name of Signer (Printer or Type) Donald G. Behunin	Title of Signer (Print or Type) President, Sequoia Vista Ridge GP, LLC, General Partner of Issuer	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

**APPENDIX**

1 State	2 Intend to sell to non-accredited investors in State (Part B - Item 1)		3 Type of security and aggregate offering price offered in state (Part C - Item 1)	4 Type of investor and amount purchased in State (Part C - Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E - Item 1)	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK									
AZ									
AR									
CA		X	Tenant-in-Common Interest \$9,390,675	19	\$6,132,760.25	0	0		N/A
CO									
CT		X	Tenant-in-Common Interest \$9,390,675	1	\$545,000.00	0	0		N/A
DE									
DC									
FL									
GA									
HI									
ID									
IL									
IN									
IA									
KS									
KY									
LA									
ME									
MD									
MA									
MI									
MN									
MS									
MO									
MT									
NE									
NV									

**APPENDIX**

1	2		3	4				5	
	Intend to sell to non-accredited investors in State (Part B - Item 1)			Type of security and aggregate offering price offered in state (Part C - Item 1)	Type of investor and amount purchased in State (Part C - Item 2)			Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E - Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
NH									
NJ		X	Tenant-in-Common Interest \$9,390,675	1	\$231,950.29	0	0		N/A
NM		X	Tenant-in-Common Interest \$9,390,675	1	\$357,190.63	0	0		N/A
NY									
NC									
ND									
OH									
OK									
OR		X	Tenant-in-Comm.on Interest \$9,390,675	1	\$308,000.00	0	0		N/A
PA									
RI									
SC									
SD									
TN									
TX		X	Tenant-in-Common Interest \$9,390,675	1	\$500,000.00	0	0		N/A
UT		X	Tenant-in-Common Interest \$9,390,675	2	\$581,720.00	0	0		N/A
VT									
VA									
WA									
WV									
WI									
WY									
PR									

*END*