

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 100206Z Application #: 12DRB-70140  
Project Name: Riverview  
Agent: Mark Goodwin & Assoc. Phone #:

\*\*Your request was approved on 6-6-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: SIA, plan revisions

PARKS / CIP:

PLANNING (Last to sign): ok case planner's initials

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:

13 copies of the approved site plan. Include all pages. folded plus .pdf

**ORIGINAL**

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**  
(Rev. 9-09)  
**EXHIBIT "A"**  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 4/08/2009  
Date Site Plan Approved: 04-08-09  
Date Preliminary Plat Approved: 04-08-10  
Date Preliminary Plat Expires: 04-08-10  
DRB Project No.: 1004073  
DRB Application No.: \_\_\_\_\_

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Tract 4A, Juan Tabo Hills, Unit 1

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' FF	Res. Pymt	Gulfstream Dr.	Silver Charm Rd.	Cul-de-Sac	/	/	/
		5'	C&G Both Sides Sidewalk Westside & around cul-de-sac				/	/	/
		4'	* Sidewalk (east side)				/	/	/
		26' FF	Res. Pymt	Borrego Dr.	Silver Charm Rd.	Monachos Rd.	/	/	/
		4'	C&G Both Sides * Sidewalk (both Sides)				/	/	/
		26' FF	Res. Pymt	Volponi Dr.	Silver Charm Rd.	Monachos Rd.	/	/	/
		4'	C&G Both Sides * Sidewalk (both Sides)				/	/	/
		24' FF	Res. Pymt	Dominio Dr.	Silver Charm Rd.	Monachos Rd.	/	/	/
		5'	C&G Both Sides * Sidewalk (east side)				/	/	/
		24' FF	Res. Pymt	Dominio Dr.	Silver Charm Rd.	Monachos Rd.	/	/	/
		4'	C&G Both Sides * Sidewalk (west side)				/	/	/
		24' FF	Res. Pymt	Dominio Dr.	Silver Charm Rd.	Monachos Rd.	/	/	/
		4'	C&G Both Sides * Sidewalk (west side)				/	/	/
		24' FF	Res. Pymt	Dominio Dr.	Silver Charm Rd.	Monachos Rd.	/	/	/
		4'	C&G Both Sides * Sidewalk (west side)				/	/	/
		10'	Trail in open space (s side) GALLOUT FOX W/O Adminal Court Fleet (in STA UNIT)				/	/	/

Construction Certification	
Private	City/Cnst
Inspector	P.E. Engineer

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Inspector	P.E.	Engineer
		26' FF	Res. P/ymt C&G (both sides)	Bull Lea Dr.	Silver Charm Rd.	Forego Rd.	/	/	/
		4'	* Sidewalk (both sides)				/	/	/
		14' FE	Perm. P/ymt C&G (north side)	Silver Charm Dr.	Gulfstream Dr.	Juan Tabo Blvd.	/	/	/
		6'	Sidewalk (north side)				/	/	/
		24' FF	Res. P/ymt C&G (both sides)	Forego Rd.	Dominio Dr.	Terminus	/	/	/
		4'	* Sidewalk (north side)				/	/	/
		5'	Sidewalk (south side)				/	/	/
		24' FF	Res. P/ymt C&G (both sides)	Cicada Rd.	Dominio Dr.	Juan Tabo Blvd.	/	/	/
		5'	* Sidewalk (south side)				/	/	/
		24' FF	Res. P/ymt C&G (both sides)	Cicada Rd.	Dominio Dr.	Volpomi Dr.	/	/	/
		4'	Sidewalk (both sides)				/	/	/
		32' FF	Res. P/ymt C&G (both sides)	Cavalcade Ave.	East Pl.	Juan Tabo Blvd.	/	/	/
		4'	Sidewalk (both sides)				/	/	/
		40' FF	Perm P/ymt C & G (both sides)	Monachos Rd.	East Pl.	Juan Tabo Blvd.	/	/	/
		4'	Sidewalk (both sides)				/	/	/
		10'	Stabilized crusher fine trail with cossing structure	E. Open Space	Cavalcade Ave	N. 420' to PL	/	/	/
		6' x 4'	Sidewalk (west side) *	Dominio Dr. 6' x Sdwmk Esmt	Cicada Rd.	Cavalcade Ave.	/	/	/
		6' x 4'	Sidewalk (west side) *	Dominio Dr. 6' x Sdwmk Esmt	Cavalcade Ave.	Monachos Rd.	/	/	/
		6' x 4'	Sidewalk (north side) *	Cicada Rd. 6' x Sdwmk Esmt	Dominio Dr.	Juan Tabo Blvd.	/	/	/
		6' x 4'	Sidewalk (south side) *	Cavalcade Ave. 6' x Sdwmk Esmt	Juan Tabo Blvd.	East 130'	/	/	/
		6' x 4'	Sidewalk (north side) *	Cavalcade Ave. 6' x Sdwmk Esmt	Juan Tabo Blvd.	East 100'	/	/	/
		6'	SIDEWALK (SOUTH SIDE) *	CAVALCADE	Dominio	WEST 80'	/	/	/
		6'	SIDEWALK (NORTH SIDE) *	CAVALCADE	Dominio	WEST 80'	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12"	** REMOVE Exist Waterline	Guilstream Drive	Silver Charm Rd	Cul-de-sac	/	/	/
		12"	** REPLACE Exist Waterline	Guilstream Drive	Silver Charm Rd	Cul-de-sac	/	/	/
		6"	Waterline	Borrego Dr	Silver Charm Rd	Cavalcade Ave	/	/	/
		8"	Waterline	Borrego Dr	Cavalcade Ave	Monachos Rd	/	/	/
		6"	Waterline	Volponi Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	Waterline	Dominio Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	Waterline	Cavalcade Ave	Guilstream Dr	Borrego Dr	/	/	/
		6"	Waterline	Bull Lea Dr	Silver Charm Rd	Forego Rd	/	/	/
		10"	Waterline	Silver Charm Rd	Guilstream Dr	Bull Lea Dr	/	/	/
		6"	Waterline	Forego Rd	Dominio Dr	Bull Lea Dr	/	/	/
		8"	Waterline	Monachos Rd	Dominio Dr	East Pl	/	/	/
		4"	Waterline	Forego Rd	Bull Lea Dr	Terminus	/	/	/
		6"	Waterline	Cavalcade Ave	Dominio Dr	Juan Tabo Blvd	/	/	/
<b>SEWER</b>									
		8"	SAS	Guilstream Dr	Silver Charm Rd	Cul-de-sac	/	/	/
		8"	SAS	Borrego Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	SAS	Volponi Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	SAS	Dominio Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	SAS	Bull Lea Dr	Silver Charm Rd	Forego Rd	/	/	/
		8"	SAS	Forego Rd	Dominio Dr	Terminus	/	/	/
		8"	SAS	Cavalcade Ave	East Pl	Dominio Dr	/	/	/
		12"	** Sanitary Sewer	25' Public SAS Esmt	Juan Tabo Blvd.	Guilstream Dr	/	/	/
		12"	** Sanitary Sewer	Cavalcade Dr	Guilstream Dr	Barbaro Dr	/	/	/
		12"	** Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	** Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	** Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	** Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	** Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space	/	/	/
		8"	** REMOVE Exist SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Exist. SAS	/	/	/
<b>STORM DRAIN</b>									
		18" & 24"	Stormdrain	Borrego Dr	Lot 17, Block 7	Monachos Rd	/	/	/
		18" & 24"	Stormdrain	Volponi Dr	Lot 9, Block 5	Monachos Rd	/	/	/
		18" & 24"	Stormdrain	Dominio Dr	Lot 10, Block 5	Monachos Rd	/	/	/
		18" & 24"	Stormdrain	20' SD Esmt	Forego Rd	Cicada & Juan Tabo Intersection	/	/	/
		24"	Stormdrain	20' SD Esmt	Guilstream Dr	Monachos Rd	/	/	/
		18", 24", 30", 36" & 42"	Stormdrain	Monachos Rd	Juan Tabo Blvd	20' SD Esmt	/	/	/
		18"	Stormdrain	Cicada	Lot 11, Block 3	Juan Tabo Blvd.	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E. Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- \* Sidewalk to be deferred
- \*\* Financially guaranteed with DRB Project No. 1007739 and constructed with DRC 756186.
- 1 Water Infrastructure to include valves, fittings and firehydrants
- 2 SAS Infrastructure to include manholes and service connections
- 3 Storm Drain Infrastructure to appurtenances
- 4 Street Lights per SDPPP
- 5 Grading & Drainage Certification required per DPM (Prior to release of Financial Guaranty) to include walls as defined on the approved Grading Plan
- 6 LOMR Required
- 7 Landscaping is required for public roadways
- 8 The developers of this site are required to follow the most current version of the "Interim Guidelines for Development within 1000 feet of landfill", a review and approval of the site plan, the proposed construction, design drawings and certification of construction will be required by the Environmental Health Dept., Environmental Services Division, Groundwater & Landfill Sec.

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Gregory J. Krenik, PE  
Firm

Mark Goodyin & Associates, PA  
Firm

*[Signature]*  
4-8-09  
SIGNATURE - date

*[Signature]* 04-08-01  
DRB CHAIR - date

*[Signature]* 4/8/09  
TRANSPORTATION DEVELOPMENT - date  
UTILITY DEVELOPMENT - date

*[Signature]* 4/8/09  
CITY ENGINEER - date

*[Signature]* 4/8/09  
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	5-1-09	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

INFRASTRUCTURE LIST

**ORIGINAL**

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

**Juan Tabo Hills Unit 3A**

~~PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN~~

**Tract 3-A, Juan Tabo Hills Unit 1**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 09/24/08  
Date Site Plan Approved: 9/24/08  
Date Preliminary Plat Approved: 9/24/09  
Date Preliminary Plat Expires: 08-2008  
DRB Project No: 1007139  
DRB Application No: 08-7036

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
		28' FF	Perm Pvmnt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF	Perm Pvmnt C&G (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides)				/	/	/
		32' FF	Res Pvmnt C&G (both sides)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		32' FF	Res Pvmnt C&G (both sides)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		32' FF	Res Pvmnt C&G (both sides)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		32' FF	Res Pvmnt C&G (both sides)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/

D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

P.O. Box 90606 ❖ Albuquerque, NM 87199  
(505) 828-2200 ❖ (505) 797-9539 fax  
e-mail: dmgs@swcp.com

**LETTER OF TRANSMITTAL**

**Address:** **TO:** **Jack Cloud** **DATE:** September 3, 2008  
**One Stop** **Roger Green**  
**Plaza del Sol** **Kristal Metro**  
**Brad Bingham**  
**Christina Sandoval**

**RE:** Juan Tabo Hills Unit 3A (DRB # 1007139)

We are sending:

Copies	Date	Description
1	9-3-08	Explanation Letter
1		Revised preliminary plat
1		Revised Site Plan
1		Revised grading plan
1		Infrastructure list
1		Revised sidewalk waiver
1		Revised Vacation exhibit

X **For upcoming DRB hearing September 17**

X

NOTES: **Please call me if you have any questions or concerns.**

Thanks,

Project Engineer:

  
Diane Hoelzer, PE

D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

P.O. Box 90606 ❖ Albuquerque, NM 87199  
(505) 828-2200 ❖ (505) 797-9539 fax  
e-mail: dm@swcp.com

**LETTER OF TRANSMITTAL**

**Address:** **TO:** **Jack Cloud** **DATE:** September 23, 2008  
**One Stop** **Roger Green**  
**Plaza del Sol** **Kristal Metro**  
**Brad Bingham**  
**Christina Sandoval**

**RE: Juan Tabo Hills Unit 3B (DRB # 1007140)**

We are sending:

Copies	Date	Description
1		Revised Preliminary Plat
1		Revised Infrastructure List
1		Revised Sidewalk Waiver/Deferral Exhibit
1		Excerpts from "Access and Utility Agreement"

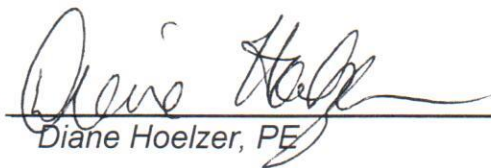
X  **For upcoming DRB hearing October 1, 2008**

X

NOTES: **Please call me if you have any questions or concerns.** I have include excerpts "Access and Utility Agreement" from the adjacent property owners to the east that indicates who and to what extent each party is responsible for improvements.

Thanks,

Project Engineer:

  
\_\_\_\_\_  
Diane Hoelzer, PE



# Excerpts from Access ; Utility Easement Agreement

associated with such dedication.

① 4. Future Relocation of Easement. Prior to any dedication of the easement to the City of Albuquerque, HAT may relocate the easement, provided it remains 60 feet wide and is for access and underground utilities, and provided further that the written consent of Perry/Gonzales is first obtained, which consent will not be withheld unreasonably.

② 5. Improvements and Maintenance. Perry/Gonzales acknowledges and agrees that HAT shall not at any time be obligated or responsible to construct any roads, curbs, gutters, culverts or any other improvements whatsoever within the access easement created by this Agreement, nor for any maintenance thereof.

6. Easement is Permanent. The Easement is granted in perpetuity and shall be appurtenant to the Perry/Gonzales Property and shall run with the land.

7. Indemnity Agreement. Perry/Gonzales and their grantees, successors and assigns shall indemnify, defend and hold harmless, HAT, its agents, partners, officers and directors of its general partner, employees and attorneys (collectively, the "Indemnified Parties"), and the HAT Property, from and against any and all damages, liabilities, personal injuries, property damage, judgments, costs, claims, liens, expenses and reasonable attorneys' fees (collectively, the "Claims") arising out of the use of the Easement by Perry/Gonzales and third parties; provided, however, that the foregoing indemnity agreement shall not apply to

the extent that the Claims are proximately caused by the acts or omissions of the Indemnified Parties. This indemnity agreement shall survive the execution and delivery of this Agreement and the execution and delivery of the Easement and shall not be merged therein. This indemnity agreement shall become effective when this Easement Agreement is recorded in the Office of the County Clerk of Bernalillo County, New Mexico, and shall terminate upon the occurrence of first of the following events to occur: (i) the acceptance by the City of Albuquerque of a dedication of the Easement as a public right of way; or (ii) the conveyance by Perry/Gonzales of the Perry/Gonzales Property to a grantee who expressly assumes in writing the obligations of Perry/Gonzales concerning this indemnity agreement.

To the extent any law prohibits the application of the foregoing indemnity agreement to any person or circumstance, such agreement is hereby limited and shall not apply to such person or circumstance; provided, however, that no other provision of this Agreement shall be affected thereby and all such other provisions shall remain completely enforceable. Specifically, but without limitation, to the extent Section 56-7-1 NMSA (1978) is held to be applicable, the foregoing indemnity agreement shall not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of:

A. the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or

specifications by the indemnitee, or the agents or employees of the indemnitee; or

B. the giving of or the failure to give directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

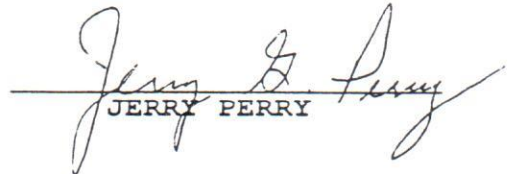
8. Survey and mapping expenses. All expenses incurred prior to the date hereof for surveying and mapping the Easement shall be borne by HAT. All expenses incurred after the date hereof for surveying and mapping the Easement shall be borne by the party contracting for same.

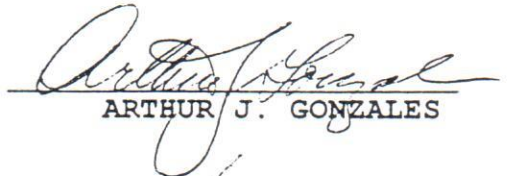
IN WITNESS WHEREOF, the parties have executed this Easement Agreement on the date set forth above.

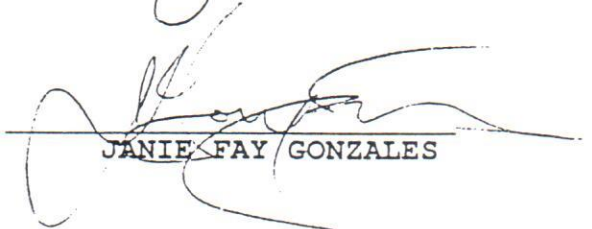
HAT LIMITED, a New Mexico  
Limited Partnership

By TRAILS MANAGEMENT, INC., a  
New Mexico Corporation  
Its General Partner

By   
Stan Strickman  
Vice President

  
JERRY PERRY

  
ARTHUR J. GONZALES

  
JANIE FAY GONZALES