



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 12, 2011

**Project# 1004073**

11DRB-70279 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, & 1-D, **JUAN TABO HILLS SUBDIVISION UNIT 1** zoned R-D, located on JUAN TABO SE BETWEEN EUBANK SE AND FOUR HILLS SE containing approximately 102 acre(s). (M-21 & M-22)

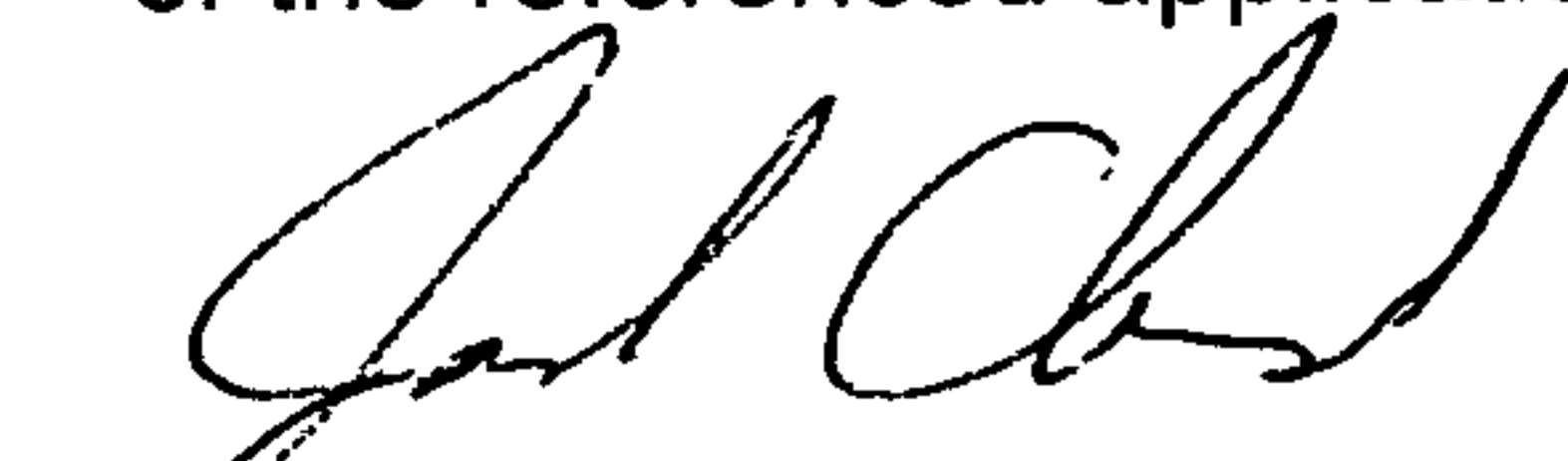
At the October 12, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by October 27, 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: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199  
Cc: Raylee Homes, Inc. – P.O. Box 1443 – Corrales NM 87048  
Marilyn Maldonado  
File

HEARINGS DATE: 10-12-11 (TDS)

3. ~~Project# 1004073~~  
09DRB-70117 VACATION OF PUBLIC  
EASEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of a Roadway Easement plus a Water and Sanitary Sewer Easement on Tract(s) 4A, **JUAN TABO HILLS Unit(s) 1**, zoned SU-1, located on the east side of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 25.62 acre(s). (M-21 & M-22) **THE VACATION OF THE PORTION OF THE 72 FOOT ROADWAY EASEMENT 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.**

4. **Project# 1007140**  
08DRB-70297 VACATION OF PUBLIC  
EASEMENT  
08DRB-70300 SIDEWALK WAIVER  
08DRB-70301 MINOR - TEMP DEFR  
SWDK CONST  
08DRB-70302 MAJOR - SDP FOR  
SUBDIVISION  
08DRB-70303 MAJOR - PRELIMINARY  
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1**, zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) [Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09] **DEFERRED TO 5/6/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1003916**  
09DRB-70134 EXT OF MAJOR  
PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES TO BE KNOWN AS MONTERRA DEL REY Unit(s) 1-3**, zoned SU-1 PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 63.3836 acre(s). (D-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

6. **Project# 1007734**  
09DRB-70135 SKETCH PLAT REVIEW  
AND COMMENT

THE SURVEY OFFICE, LLC agent(s) for WILLIS SMITH request(s) the above action(s) for all or a portion of Lot(s) 19-24, **NEWTON & SMITH SUBDIVISION**, zoned M-2, located on CANDELARIA BETWEEN HIGH ST AND PAN AMERICAN FREEWAY containing approximately 1.0299 acre(s). (G-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

7. Other Matters:

ADJOURNED:



**DRB CASE ACTION LOG**  
REVISED 10/08/07

(Site Plan - Subd & Building Permit)

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

DRB Application No.: 09-70091 & 09-70092 Project # 1004073  
Project Name: Juan Tabo Hills Unit 1  
Agent: Dekker, Arich, Sabatini Phone No.: \_\_\_\_\_

Your request was approved on 04-08-09 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: - see comments

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): = filed plat

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
    - 3 copies of the approved site plan. Include all pages.**
    - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
    - Property Management's signature must be obtained prior to Planning Department's signature.**
    - AGIS DXF File approval required.**
    - Copy of recorded plat for Planning.**



400 Tijeras NW  
Station 520  
Albuquerque, NM 87102

March 25, 2009

Ms. Angela Gomez-Administrative Assistant  
Plaza Del Sol  
600 Second St. NW  
Planning Dept.-Development Services  
Albuquerque, NM 87102

Subject: Case Number(s) Project #1004715, Appl #09DRB-70106

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

A handwritten signature in cursive script that reads "Michele Ramirez".

Michele Ramirez  
Qwest Corporation

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004715

AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – 2 YEAR

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: APRIL 8, 2009

Item# 3  
Project# 1004073  
Hearing Date: Apr. 15, 2009



**City of Albuquerque  
Planning Department  
Inter-Office Memorandum**

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**Date:** March 24, 2009  
**To:** Jack Cloud, DRB Chair  
**From:** Carol Toffaleti, Staff Planner, Development Review, 924-3345  
**cc:** Sara Zahm, D/P/S; James Lewis, COA Open Space  
**Subject:** Project #1004073 – Site Development Plan for Subdivision Amendment,  
Site Development Plan for Building Permit **REVISED SUBMITTAL  
FOR 3/25/09 DRB**

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**SDP FOR SUBDIVISION AMENDMENT**

*The submittal satisfies the outstanding EPC conditions of approval and comments in staff's memo dated March 10. However, staff continues to delegate approval of the remaining conditions under #6 to the Traffic Engineer (all the conditions except d., i., j, k & l).*

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**SDP FOR BUILDING PERMIT**

- 12.c. Open Space staff has reviewed the grading & drainage plan and finds the grading and the design of the sediment detention area generally acceptable.
- However, Open Space staff requests the addition of a note on the G&D plan stating that the City's DMD has maintenance responsibility for the drainage pipes within the MPOS corridor. (See attached email dated 3/17)*
- 12.d. *Open Space is still in discussions with the applicant about preventing trespass into the Tijeras Arroyo.*
18. *The following discrepancies need to be corrected:*
- *On A002, under small diagram, change acreage to 4.517 acres*
  - *On A002, under Site Data, change acreage of Open Air Activity outside O-1 to 1.614 acres.*
  - *On A001, under Tracts, change acreage of Open Air Activity Area to 4.517 acres*
  - *On A002, under Keyed Notes, change 3. to "Major Public Open Space Corridor".*
  - *On A002, change label of open space south of Silver Charm Rd to "Major Public Open Space Corridor".*

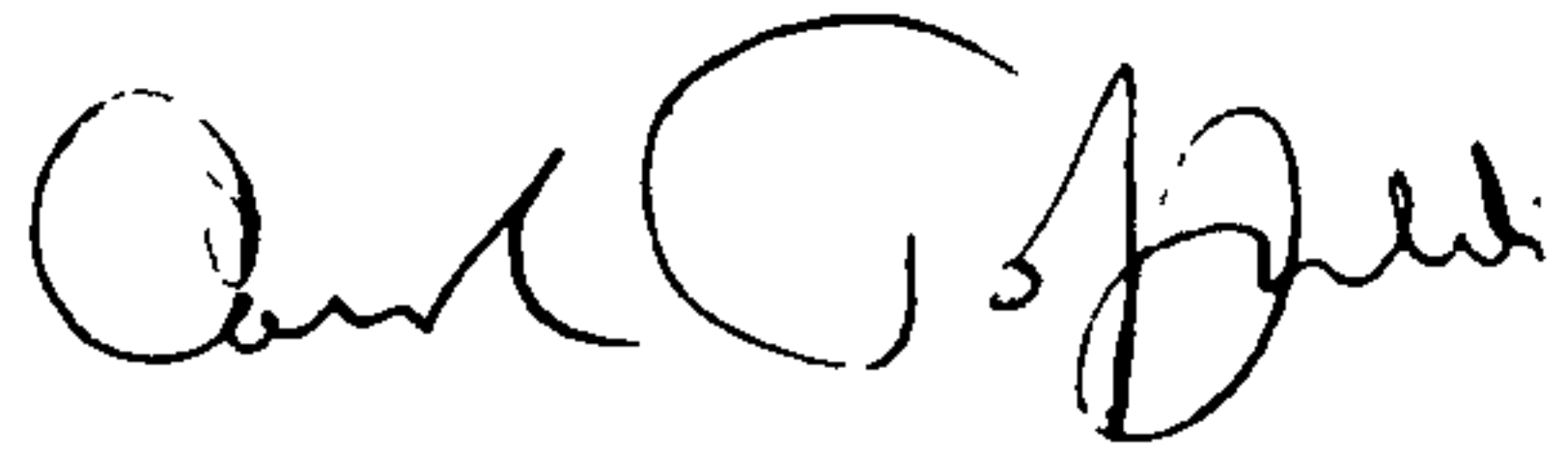


21. *A001, General Note 9, for clarity delete the figures for open space so that the second sentence begins: "This includes a minimum of usable open space on each townhouse lot, per the permissive uses..."*
22. *Staff defers to the Traffic Engineer to determine if the end spaces meet requirements for parallel parking.*

Additional comments:

*L101, Diagram 1 and Plan – the landscaping has not been adjusted to provide a direct connection between the walkway and the sidewalk (e.g. move landscaping to both sides of pedestrian connection).*

Feel free to contact me if you have any questions.

A handwritten signature in black ink, appearing to read "Paul G. Smith". The signature is written in a cursive style with a large initial "P" and "S".

**Toffaleti, Carol G.**

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**From:** Lewis, James L.  
**Sent:** Tuesday, March 17, 2009 10:46 AM  
**To:** Toffaleti, Carol G.  
**Subject:** RE: Juan Tabo Hills: DRB Comments Grading along the trail

The sketch looks fine. Amending the drainage plan to the way it is drawn will be good. Just have two questions or concerns.

1) Will the cul-de-sac have a retaining wall or some sort of blockage so pedestrians use the pathway/trail and don't try reaching the trail from the end of the cul-de-sac? If there is connectivity through the cul-de-sac, I fear people falling into the drainage pond which is on City Open Space property.

2) I suppose DMD will be doing any maintenance that is needed on such a drainage area? Whoever is to maintain the drainage should be noted on any amended site plan.

Thanks,

James

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**From:** Toffaleti, Carol G.  
**Sent:** Monday, March 16, 2009 4:15 PM  
**To:** Lewis, James L.  
**Subject:** FW: Juan Tabo Hills: DRB Comments Grading along the trail

Hello James

Sara & met this morning. Here is a sketch of the amended sediment pond in the MPOS corridor northeast of the Village Square. Please let me know what you think. If it looks OK I'll tell Sara to have Greg amend the grading & drainage plan accordingly. They're submitting revisions to DRB next Monday.

Apparently, the raised pedestrian crossing on Monachos is part of plat and site plan for the residential subdivision to the northeast. Per Sara, that project is on hold for now.

Thanks,  
Carol

Carol Toffaleti  
Planner  
Current Planning Division  
City of Albuquerque Planning Department  
(505) 924-3345  
(505) 924-3339 fax  
cgtoffaleti@cabq.gov

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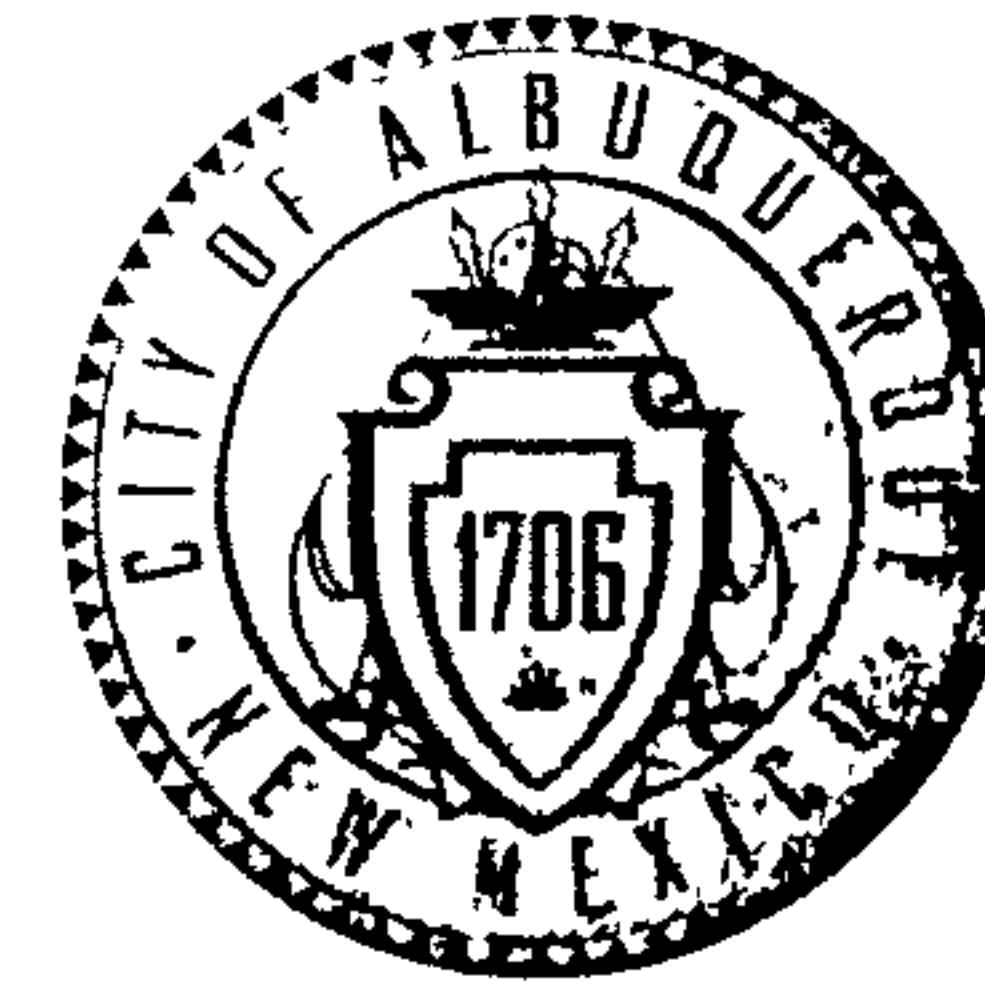
**From:** Sara Zahm [mailto:saraz@dpsabq.com]  
**Sent:** Monday, March 16, 2009 1:26 PM  
**To:** Toffaleti, Carol G.  
**Subject:** FW: Juan Tabo Hills: DRB Comments Grading along the trail

Hi Carol,

Here is the graphic that shows a much smaller detention pond, which should take care of condition 12.c.. Again, if you have specific questions, please contact Greg.

3/24/2009

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004073**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for Subd  
Site Plan for BP  
Sidewalk Variance  
Vacation  
Sidewalk Deferral  
Preliminary Plat

PO Box 1293

**ACTION REQUESTED:**

Albuquerque

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

NM 87103

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>4-8-09</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** March 25, 2009

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** April 15, 2009  
**Zone Atlas Page:** M-21/22  
**Notification Radius:** 100 Ft.

**Project#** 1004073  
**App#** 09DRB-70117

Cross Reference and Location: JUAN TABO BLVD SOUTH OF TIJERAS ARROYO

**Applicant:** JTH LLC  
PO BOX 1443  
CORRALES, NM 87048

**Agent:** MARK GOODWIN AND ASSOCIATES PA\  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** MARCH 27, 2009  
**Signature:** ERIN TREMLIN



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 19, 2009

Susan Rasinski  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [susan@goodwinengineers.com](mailto:susan@goodwinengineers.com)

**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 Susan:

Thank you for your inquiry of March 19, 2009 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 4, JUAN TABO HILLS, UNIT 1, LOCATED ON JUAN TABO BOULEVARD SE** zone map **M-21-22**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

### **JUAN TABO HILLS N.A. (JTH) "R"**

Kevin Smith, 1843 Red Rum Ct. SE/87123 440-3838 (h)  
Ellen Altman, 1836 War Admiral SE/87123 999-8187 (h)

### **VOLTERRA H.O.A. (VOL)**

Heather Foote, 4131 Barbara Loop, Rio Rancho, NM/87124  
Sarah Hoey, 8500 Jefferson St. NE, Ste. B/87113 342-2797 ext. 118 (o)

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

planningrnaform(11/23/07)



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

March 19, 2009

Ms. Heather Foote  
Volterra H.O.A.  
4131 Barbara Loop  
Rio Rancho, NM 87124

Ms Sarah Hoey  
Volterra H.O.A  
8500 Jefferson St. NE. Ste B  
Albuquerque, NM 87113

**Re: Volterra Village**

Dear Ms. Foote and Ms. Hoey:

Enclosed please find a copy of the DRB Application requesting Vacation of Public Easement for the referenced project. The anticipated date to be heard is April 15, 2009. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski  
Office Manager

/sr

Enclosure

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PRO PER TY CL A S S	TA X D I S T R I C T	LEGAL	ACR ES
1	1021055 4864291 0130	CITY OF ALBU QUERQUE	PO BOX 129 3	ALBU QUER QUE	NM	871 03	V	A1A	TR 1- A FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 56.5188 AC	54.1 8376 256
2	1021055 4513351 0125	JOHNSON MA RY ETAL	9924 COLU MBUS CIR N W	ALBU QUER QUE	NM	871 14	V	A1A	A TR OF LAND IN THE CENTER OF THE S E1/4 NE1/4 SEC 33 T10NR4E AKA TR D C ONT 1.0895 AC +/-	1.00 4559 71
3	1022055 0102943 1218	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	R	A1A	LT 18 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT 1132 AC	0 11 3263 04
4	1022055 0102993 1219	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 19 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1614 AC	0.16 1096 41
5	1021055 4203281 0124	AMAFCA	2600 PROSP ECT AVE NE	ALBU QUER QUE	NM	871 07	V	A1A	W1/2 SE1/4 NE1/4 EXCL THE NWLY PORT SEC 33 T10N R4EAKA TR A CONT 16.372 0 AC +/-	16.3 6665 723
6	1021055 5192951 0205	DORWART JE FF R	11839 NATIV E DANCER RD SE	ALBU QUER QUE	NM	871 23	R	A1A	LT 22 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1161 AC	0.11 6073 99
7	1021055 5152961 0204	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 23 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1135 AC	0 11 3537 13
8	1021055 5092951 0203	CHERNY GEN E & ELENA CH ERNOV	11831 NATIV E DANCER RD SE	ALBU QUER QUE	NM	871 23	R	A1A	LT 24 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1110 AC	0 11 1007 49
9	1021055 5052951 0202	CHEMENEVA LIUDMILA	11827 NATIV E DANCER RD SE	ALBU QUER QUE	NM	871 23	R	A1A	LT 25 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1114 AC	0.11 1571 51
1 0	1021055 5002961 0201	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 26 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1162 AC	0.11 6246 81
1 1	1021055 4633064 0416	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 2 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT 1151 AC	0.11 4964 28
1 2	1021055 5292941 0207	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 20 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT 1931 AC	0.19 3149 97
1 3	1021055 5232941 0206	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	R	A1A	LT 21 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1186 AC	0.11 8624 99
1 4	1022055 0735032 0127	CITY OF ALBU QUERQUE	PO BOX 129 3	ALBU QUER QUE	NM	871 03	V	A1A	TR 1- C FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 31 4914 AC	32.1 5781 746
1 5	1022055 0163742 0120	JUAN TABO HI LLS LLC	8910 ADAMS ST SE	ALBU QUER QUE	NM	871 10	V	A1A	TR 4- A FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 25.6617 AC	25.8 4258 432
1 6	1022055 1003272 0115	JUAN TABO HI LLS LLC	8910 ADAMS ST SE	ALBU QUER QUE	NM	871 10	V	A1A	TR 3- A FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 14.3953 AC	14.0 1675 917
1 7	1022055 0272932 0403	VARELA ALAN M	1701 BLACK GOLD RD S E	ALBU QUER QUE	NM	871 23	R	A1A	LT 3 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1581 AC	0.15 7964 35
1 8	1022055 0412852 0501	MASCARENAS DAVID R	1800 CAM F ELLA ST SE	ALBU QUER QUE	NM	871 23	V	A1A	LT 1 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .2467 AC	0.24 6128 84
1 9	1021055 4862991 0211	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 29 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1ACONT .1202 AC	0.11 7517 08

20	1021055 4912971 0212	JD HOME BUILDER CORPORATION	PO BOX 902 18	ALBUQUERQUE	NM	871 99	V	A1A	LT 28 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1162 AC	0.11 4638 06
21	1021055 4952961 0213	JD HOME BUILDER CORPORATION	PO BOX 902 18	ALBUQUERQUE	NM	871 99	V	A1A	LT 27 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1163 AC	0.11 5501 68
22	1021055 4643114 0417	JD HOME BUILDER CORPORATION	PO BOX 902 18	ALBUQUERQUE	NM	871 99	V	A1A	LT 1 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1561 AC	0.15 5929 16
23	1021055 4983071 0208	CITY OF ALBUQUERQUE	PO BOX 129 3	ALBUQUERQUE	NM	871 03	V	A1A	TR 1-B FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT 2.0560 AC	2.06 9505 8
24	1021055 4763011 0209	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	871 10	V	A1A	LT 31 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1702 AC	0.16 2504 93
25	1021055 4813001 0210	JD HOME BUILDER CORPORATION	PO BOX 902 18	ALBUQUERQUE	NM	871 99	V	A1A	LT 30 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1297 AC	0.12 5895 83



OR CURRENT RESIDENT  
102105542032810124  
AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
102105550529510202  
CHEMENEVA LIUDMILA  
11827 NATIVE DANCER RD SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102105550929510203  
CHERNY GENE & ELENA CHERNOV  
11831 NATIVE DANCER RD SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102105551929510205  
DORWART JEFF R  
11839 NATIVE DANCER RD SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205501029431218  
JD HOME BUILDER CORPORATION  
PO BOX 90218  
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT  
102105545133510125  
JOHNSON MARY ETAL  
9924 COLUMBUS CIR NW  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
102205501637420120  
JUAN TABO HILLS LLC  
8910 ADAMS ST SE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
102205504128520501  
MASCARENAS DAVID R  
1800 CAM FELLA ST SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205502729320403  
VARELA ALAN M  
1701 BLACK GOLD RD SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
MARK GOODWIN & ASSOCIATES PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

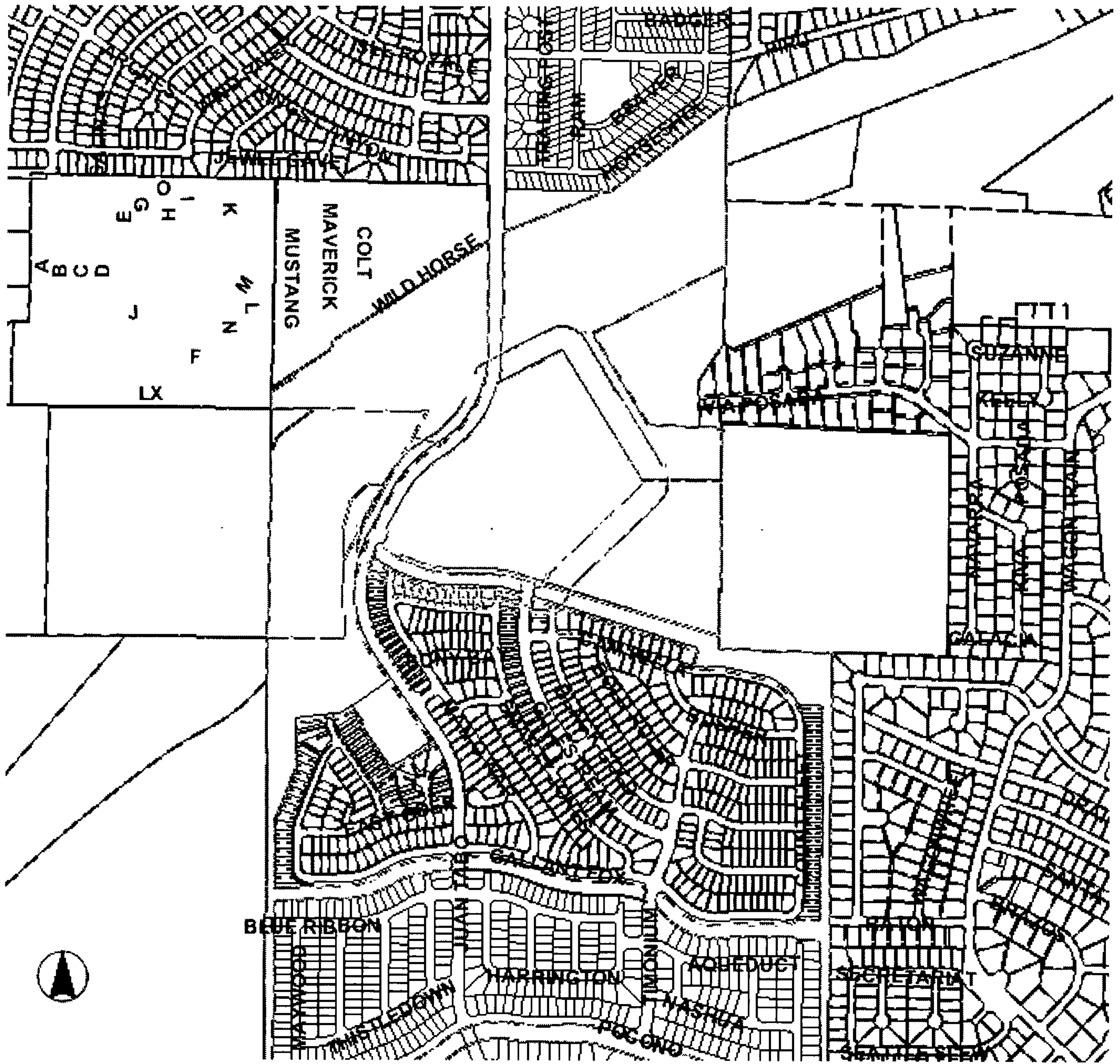
Project# 1004073  
JTH LLC  
PO BOX 1443  
CORRALES, NM 87048

Project# 1004073  
KEVIN SMITH  
Juan Tabo Hills NA  
1843 RED RUM CT SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
ELLEN ALTMAN  
Juan Tabo Hills NA  
1836 WAR ADMIRAL SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
HEATHER FOOTE  
Volterra HOA  
4131 BARBARA LOOP  
RIO RANCHO, NM 87124

Project# 1004073  
SARAH HOEY  
Volterra HOA  
8500 JEFFERSON ST NE STE B  
ALBUQUERQUE, NM 87113



**City of Albuquerque**  **DEVELOPMENT/ PLAN REVIEW APPLICATION**

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>L A APPEAL / PROTEST of ..</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by DRB, EPC, LUCC Planning Director or Staff,
<b>STORM DRAINAGE (Form D)</b>	<input type="checkbox"/> 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) MARK GILLOMIAI & ASSOCIATES, P.A. PHONE 828 2200  
 ADDRESS P.O. BOX 10614 FAX \_\_\_\_\_  
 CITY ALBUQ STATE NM ZIP 87104 E-MAIL CGREGORY@MARKGILLOMIAI.COM  
 APPLICANT JTH, LLC PHONE 812 5533  
 ADDRESS P.O. Box 1443 FAX \_\_\_\_\_  
 CITY CERRALES STATE NM ZIP 87104 E-MAIL \_\_\_\_\_  
 Proprietary interest in site OWNER List all owners \_\_\_\_\_

**DESCRIPTION OF REQUEST:** VILLERA VILLAGE  
VACATION OF TWO (2) PUBLIC EASEMENTS

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 4A Block \_\_\_\_\_ Unit 1  
 Subdiv/Addn/TBKA JUAN TABO HILLS  
 Existing Zoning SL-1 Proposed zoning SL-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s) M21 & M22 UPC Code 112215001637420100

**CASE HISTORY:**  
 List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc) CEPCAL14,  
CEPCAL101, DRB 1004073

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots 1 No. of proposed lots 158 Total area of site (acres) 25.62  
 LOCATION OF PROPERTY BY STREETS On or Near JUAN TABO BLVD  
 Between S OF TIERRAS ARDIDAS and \_\_\_\_\_  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review 3-5-08  
 SIGNATURE [Signature] DATE 3-20-09  
 (Print) CEPCAL14 KRENK PE Applicant  Agent

**FOR OFFICIAL USE ONLY** Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB</u> <u>2017</u>	<u>YPE</u>		<u>\$345.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADY</u>		<u>\$ 25.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F H D P density bonus				<u>\$</u>
<input type="checkbox"/> F H D P fee rebate				<u>\$</u>
	Hearing date <u>April 15, 2009</u>			Total <u>\$ 440.00</u>
<u>[Signature]</u>	<u>3-20-09</u>	Project # <u>1004073</u>		
	Planner signature / date			

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

GREGORY KRUEK  
 Applicant name (print)  
 3-20-09  
 Applicant signature / date



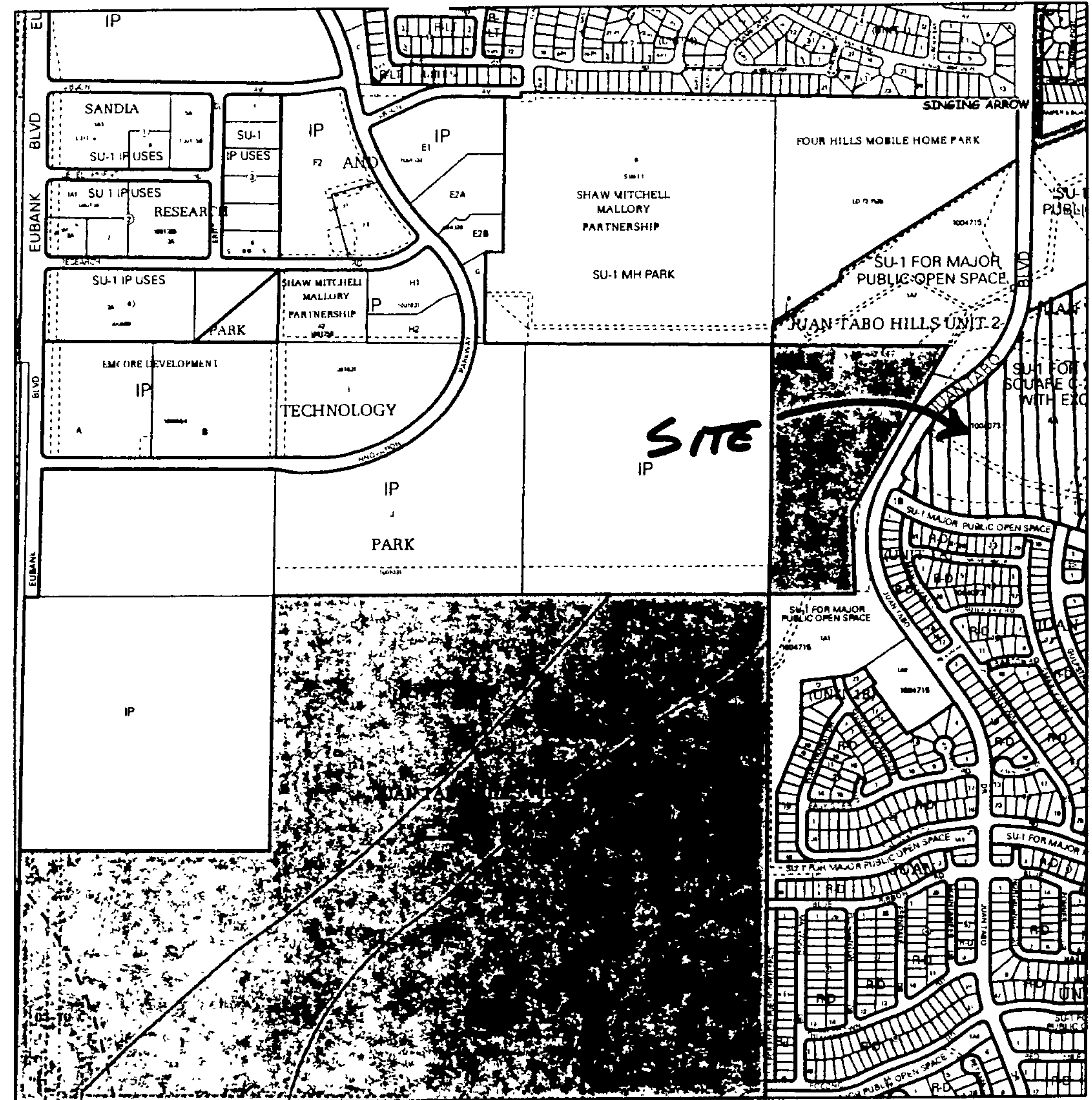
Form revised 4/07

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


Application case numbers  
 01228 - 20117

Planner signature / date  
 3-20-09

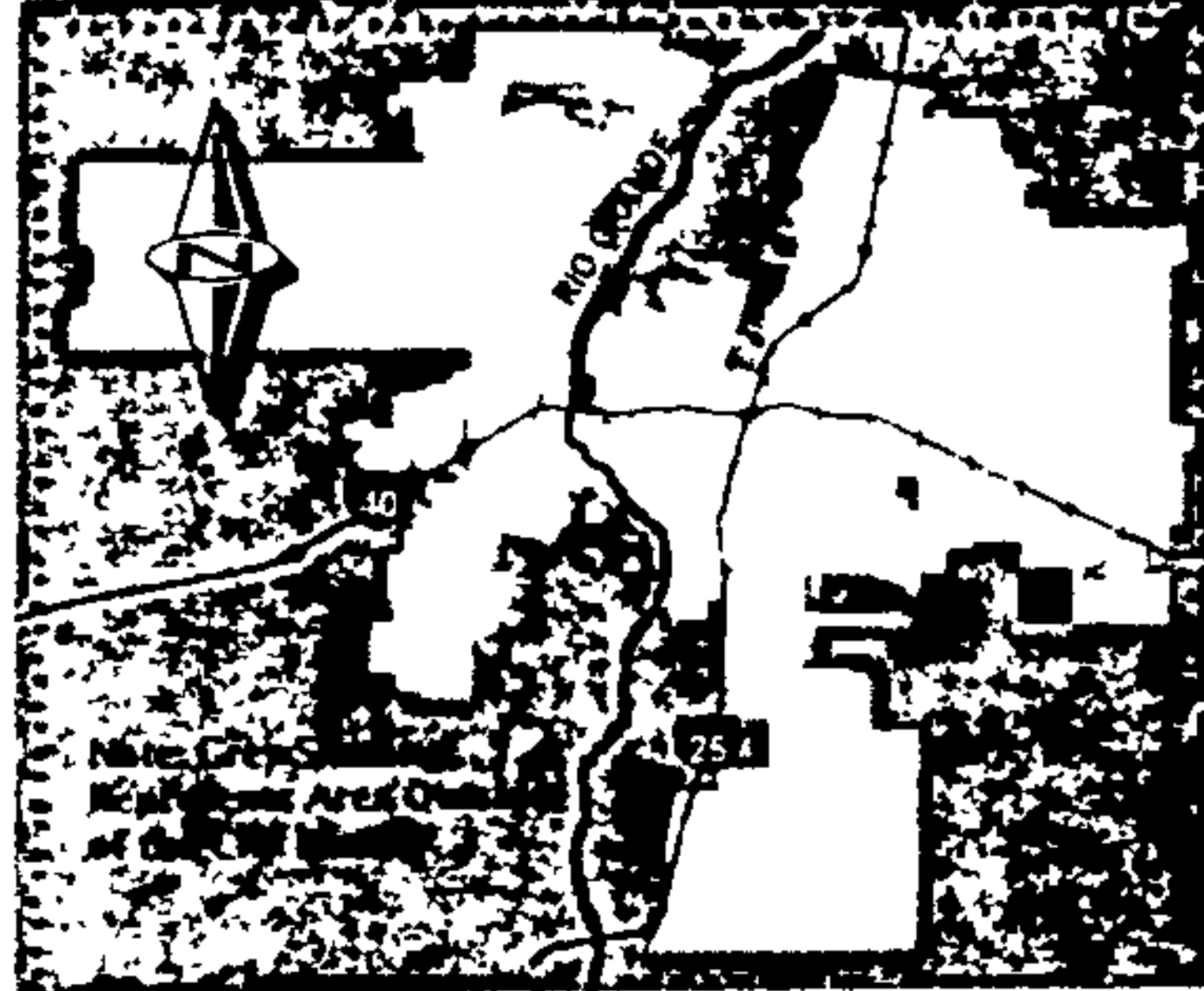
Project # 1004073



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



Map amended through 6/13/2008

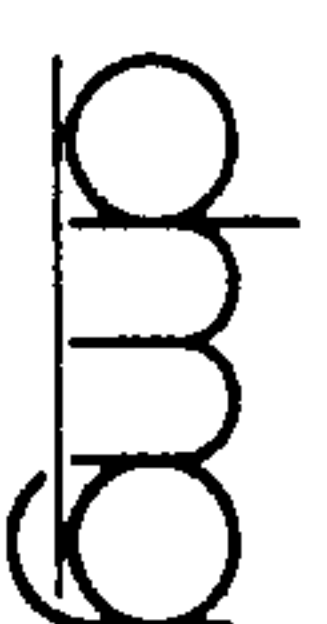


Zone Atlas Page:  
**M-21-Z**

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 1500 Feet



D. Mark Goodwin & Associates, PA.  
 Consulting Engineers  
 P.O. BOX 90606 ALBUQUERQUE, NM 87199  
 (505) 828-2200 FAX 797-9539

- 2008 AEC/CES/ASCE Award Winner for Engineering Excellence, Small Firm -

March 19, 2009

Mr. Jack Cloud, Chairman  
 Design Review Board  
 City of Albuquerque  
 P.O. Box 1293  
 Albuquerque, NM 87102

Re: **Volterra Village; Project No. 1004073**

Dear Mr. Cloud,

The owner, JTH, LLC, wishes to vacate 2 feet of the roadway easement and water and sanitary sewer easement. The easements were recorded after we made our Preliminary Plat submittal for this project. Otherwise we would have had them as part of our original preliminary plat request.

We are requesting vacation because the original easement is 2 feet wider than the actual Gulfstream roadway right-of-way we are showing on the preliminary plat and SDPBP.

I would like this vacation to expire with the preliminary plat depending on when we get that approval.

Please contact our office with any questions.

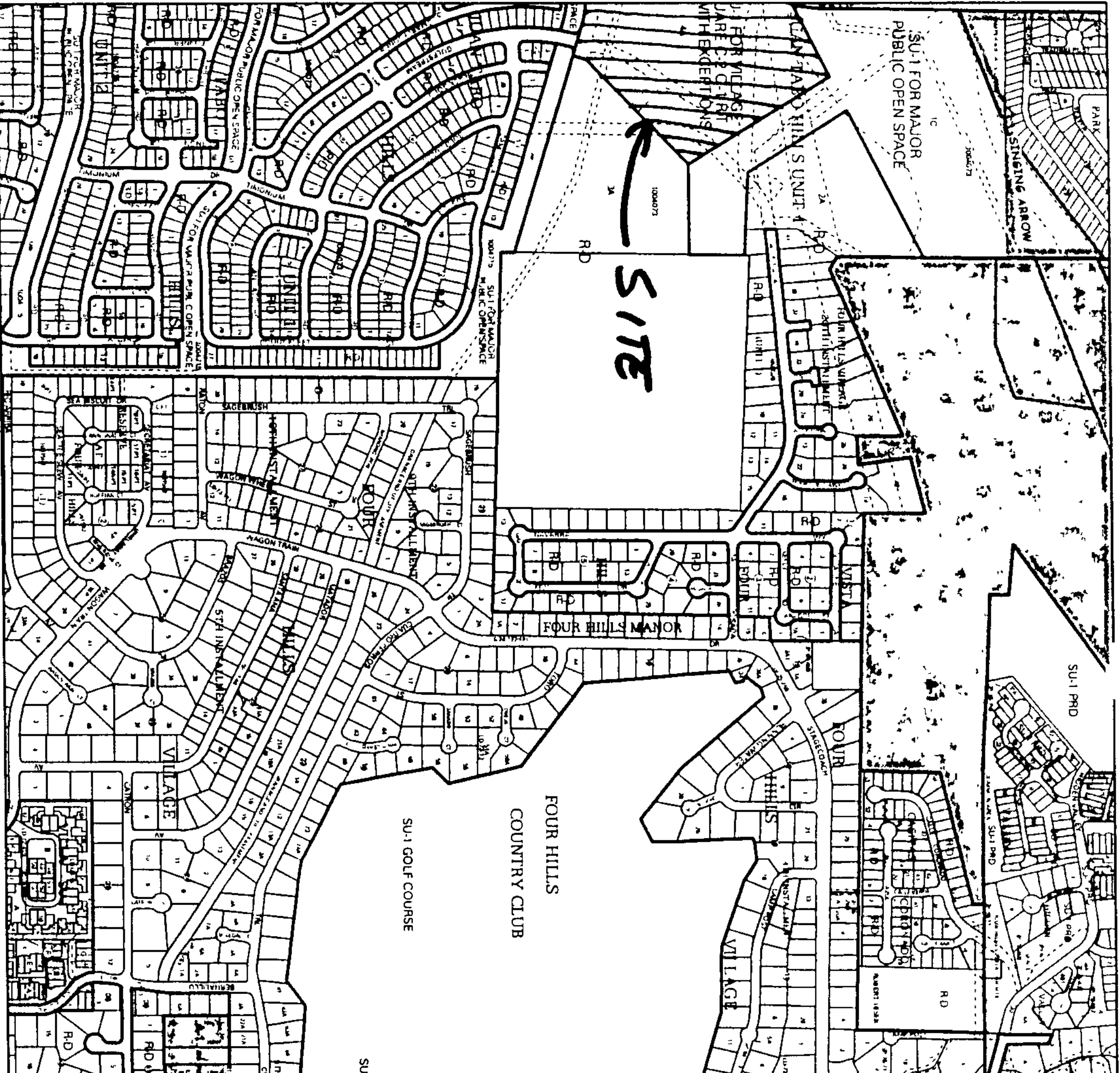
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
 Gregory J. Krenik, PE  
 Vice President

GJK/str

Attachment

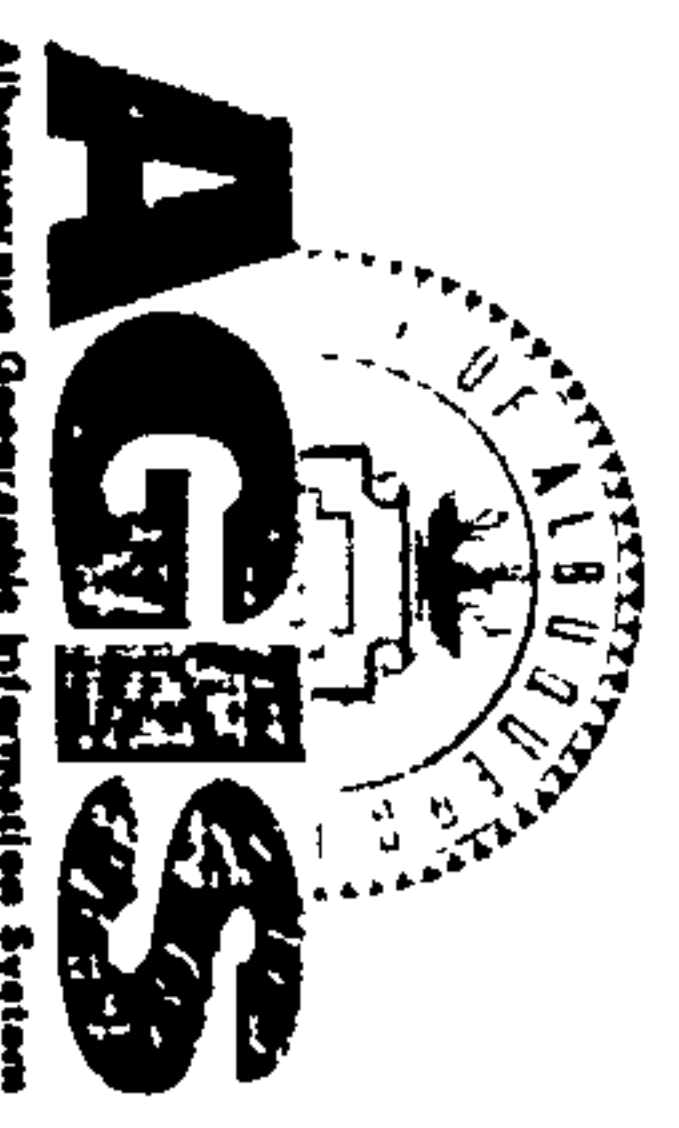
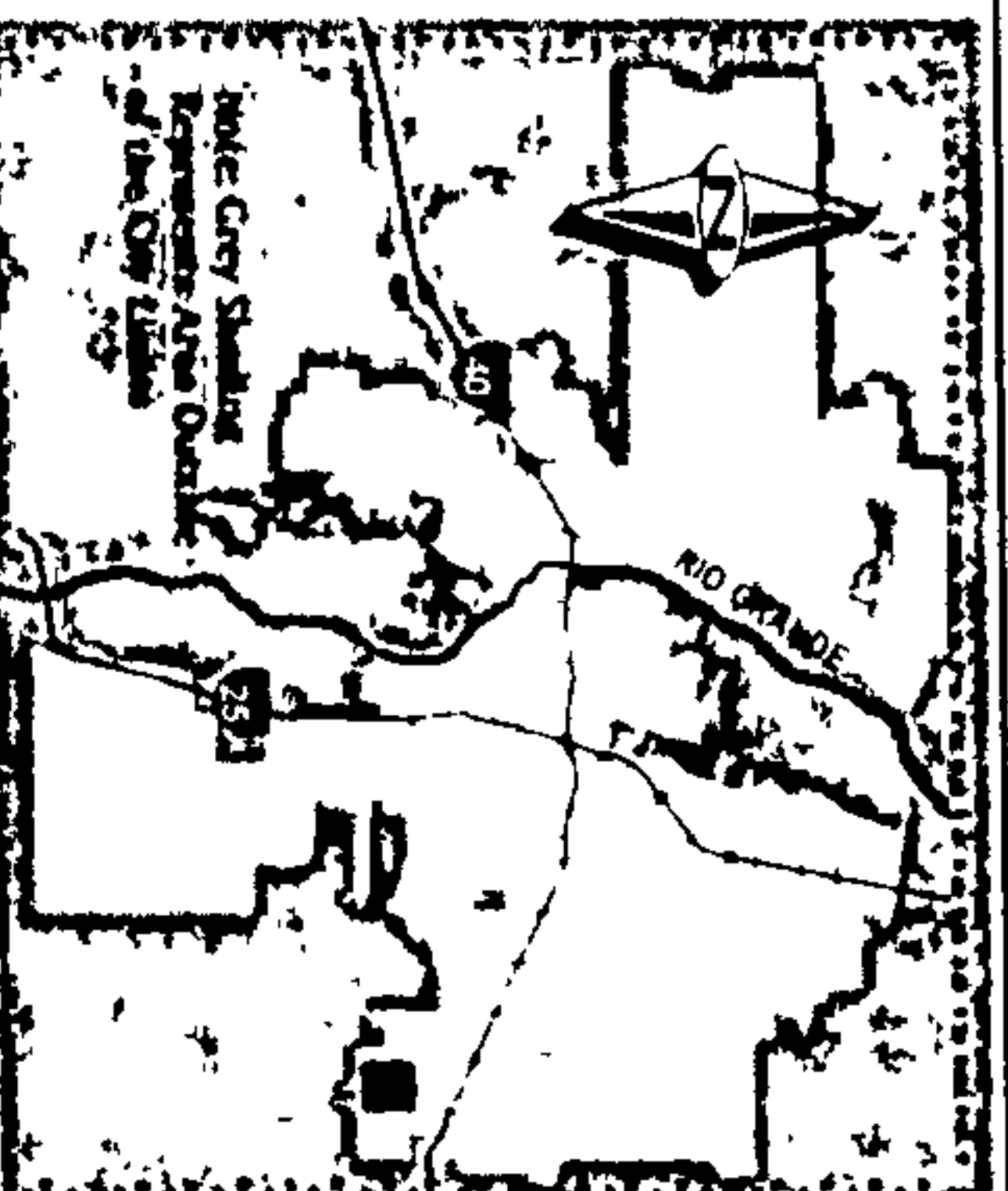
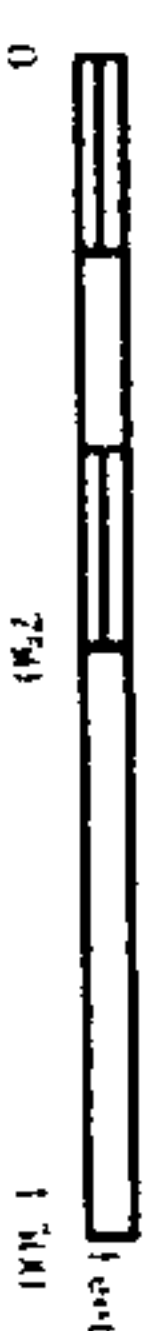


For more current information and more details visit <http://www.cabq.gov/gis>

Zone Atlas Page  
**M-22-Z**

Selected Symbols

- |  |                        |
|--|------------------------|
|  | Escarpment             |
|  | 2 Mile Airport Zone    |
|  | Airport Noise Contours |
|  | Wall Overlay Zone      |
|  | Design Overlay Zones   |
|  | City Historic Zones    |
|  | H-1 Buffer Zone        |
|  | Petroleum Mon          |



Map amended through 6/13/2008

**City of Albuquerque  
Planning Department  
Inter-Office Memorandum**

---

**Date:** March 11, 2009  
**To:** Jack Cloud, DRB Chair  
**From:** Carol Toffaleti, Staff Planner, Development Review, 924-3345  
**cc:** James Lewis, COA Open Space  
**Subject:** Project #1004073 – Site Development Plan for Subdivision Amendment,  
Site Development Plan for Building Permit **ADDENDUM**

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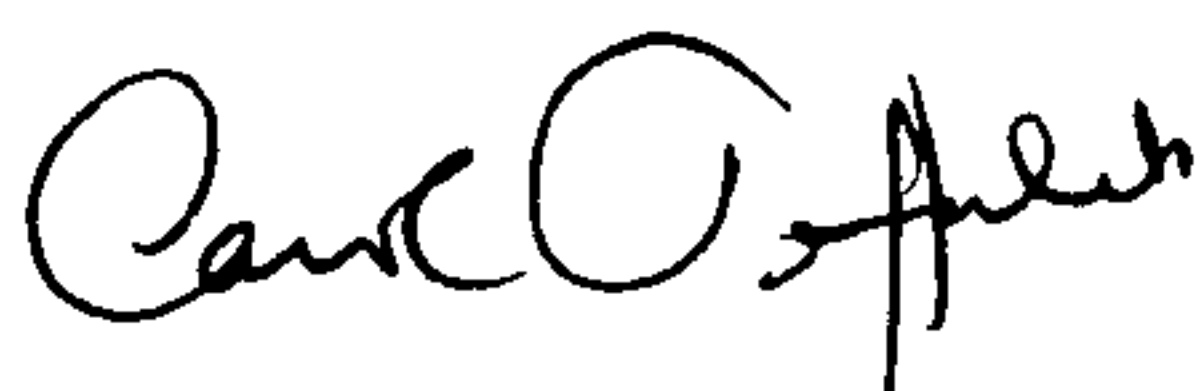
**SDP FOR SUBDIVISION AMENDMENT**

5. p. 6, Permissive Uses/(13) Dwelling Units/Open Space - *The applicant's suggested change was not approved by the EPC at the hearing. This condition states a minimum amount of usable open space per residential unit, per the SU-1 zone and zoning definitions. The standard under 13) in the existing SDP for subdivision sets a greater amount, i.e. 600 sf for 3 or more bedrooms, and is the governing requirement. (See also General Note 8 on the SDP for Building Permit, which states that the subdivision shall comply with the design standards and the zoning regulations, whichever is more restrictive.)*
- 

**SDP FOR BUILDING PERMIT**

- 12.c. Open Space staff has reviewed the grading & drainage plan and finds the grading and the design of the sediment detention area acceptable.
- However, Open Space staff requests that the raised pedestrian crossing/traffic calming device on Monachos be moved east of the sediment detention area to provide a more convenient connection for pedestrians walking down the MPOS corridor.*
- 12.d. In addition to outstanding issues noted in staff's previous memo (dated 3/10):
- One of the measures agreed with Open Space is that the developer will provide a piped gate. (Open Space staff did not receive a copy of the meeting minutes until 3/10.)*
21. *The note should be worded to clarify that the amount of usable open space must also comply with 13) on p. 6 of the SDP for Subdivision.*

Feel free to contact me if you have any questions.



**City of Albuquerque  
Planning Department  
Inter-Office Memorandum**

---

**Date:** March 10, 2009  
**To:** Jack Cloud, DRB Chair  
**From:** Carol Toffaleti, Staff Planner, Development Review, 924-3345  
**cc:** Sara Zahm, D/P/S  
**Subject:** Project #1004073 – Site Development Plan for Subdivision Amendment,  
Site Development Plan for Building Permit

---

**SDP FOR SUBDIVISION AMENDMENT**

On January 15, 2009, the EPC approved case 08EPC-40104 subject to 7 conditions of approval. The DRB submittal meets the conditions with the following exceptions:

- 3.b. p. 5, Design Standards/F. Signage/10<sup>th</sup> bullet point - Reinstate the word “signs” in the second line.
- 4. (see SDP for Building Permit)
- 5. p. 6, Permissive Uses/(13) Dwelling Units/Open Space - Staff will advise by DRB hearing time. (see also SDPBP, condition 21)
- 6.d p. 4/Streetscape - For clarity, insert “on the site development plan for building permit” after “shown”. Delete “is” in last sentence.
- 6.i p. 4/Bicycle and Equestrian - Replace “in order to” with “shall”.
- 6.j, k & l  
p. 4 (bottom) – For clarity, group these three notes under a new heading “BIKEWAYS”.

*Staff delegates approval of the remaining conditions under 6. to the Traffic Engineer.*

**Additional comments**

- Amendments should all be keyed as “1” because they are part of a single group of amendments to the existing site plan.
- p. 1 - Use the full title of the case “Site Development Plan for Subdivision Amendment, Village Square, Project #1004073, Case #s....”
- p. 4/Maximum Building Height – For consistency, change “C-2” to “C-1” and include amendment from p. 3 concerning non-residential uses.
- p. 4 - Remove the ‘cloud’ from the land use breakdown table, as none of it is being amended.



- p. 5/Design Standards/C. Sidewalks – Delete second sentence.
- p. 5/Design Standards/G./Architectural/2<sup>nd</sup> bullet point – Amend to be consistent with Maximum Building Height on p. 3 of the SDPS. Retain part of text in bullet point--about flat roofs with parapets and building height to include parapet screening.

---

SDP FOR BUILDING PERMIT

On January 15, 2009, the EPC approved case 08EPC 40101 subject to 23 conditions of approval. The submittal meets the conditions with the following exceptions:

- 5.d. A001, General Note 10 - Delete “is” from second sentence.
- 5.f. A001 – It would be more accurate for the label to refer to the road to the east (JTH, Unit 3A) as “approved” rather than “existing”.
- 5.i & j L101/Notes 13 & 14 – Move these notes to A001.
- 5.l. A002 – Remove note from this sheet. Incorporate route under existing legend.  
*Staff delegates approval of the remaining conditions under 5. to the Traffic Engineer.*
6. A001/Tracts – Correct open space information. Use “common open space” to distinguish it from Major Public Open Space and private usable open space. There are 13 not 22 tracts. (See plat, tracts A, F, G, H, I, J, K, L, M, N, O, P, Q.)
7. A001/Keyed Note 48 – For clarity, replace “open space” with “Major Public Open Space Corridor”.
8. A001/Parking Calcs. – Staff counted 103 on-street and 56 on-lot spaces. Please have applicant check and amend accordingly. (See also comments on #23 below).
- 12.b. L102/Planting Legend – Incorporate detail of native seed for Major Public Open Space Corridor within Seeding & Mulches table.
- 12.c. Awaiting further comments from Open Space Division.
- 12.d. Applicant met with Open Space Division staff, but the agreed measures have not been implemented as of end of February. Awaiting further comments from Open Space.
18. Sheet A002 -  
Remove all ‘clouds’ as this is an entirely new sheet.  
Use the same acreage figures (w/ 3 decimal points) throughout. Adjust calcs.  
Shade walkway between Cicada and Forego Rd.  
Eliminate open space strips within Silver Charm/Street L and Gulfstream ROWs from plan and calculations.  
Show 0.02 area along northeast boundary as part of R-T. (See plat.) Adjust calcs.

Keyed Note 3 and on plan (south of Silver Charm/Street L) – Replace “open space” with “Major Public Open Space Corridor”.

Site Data Legend – Insert “common” before “open space”.

20. A001/Keyed Note 51 – Reword as follows: “No Parking Zone (painted red): on residential streets, curbs exceeding 15’ that do not adjoin on-street parking spaces.”
21. A001/General Note 9 – staff will advise by DRB hearing time (see also SDPS, condition 5).
23. A001/dimension of on-street parking spaces – per DPM fig. 23.7.1, interior parking spaces are 22’ and exterior spaces should be 20’. Amend plan accordingly. Correct parking calculations if necessary.

#### Additional comments

- Remove all ‘clouds’ from the site development plan sheets, as this site development plan is entirely new.
  - A001/Keyed Note 38 – Per this note, the 10’ trail to the Tijeras Arroyo should be added to the concurrent plat.
  - A001/Keyed Note 47 – The location of the raised pedestrian crossing and traffic calming device should be coordinated with the location of the trail to Tijeras Arroyo (Keyed Note 38) and both agreed with the Open Space Division.
  - A002/General Note 1 – For clarity, insert “of site development plan for subdivision” after “sheet 5”.
  - L101/Diagram 1 and Plan – On Borrego Drive (westside of street, north of Cavalcade, between 2 on-lot parking spaces), adjust landscaping to provide a direct connection between the walkway and the sidewalk (move to both sides of connection).
  - A302/ Units C and C-1 (Elevations B1, B3, C2) – at the December EPC hearing, applicant agreed to add articulation and/or ornamentation to blank facades of garages that are on the street.
- 

Please feel free to contact me if you have any questions.

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004073**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Site Plan for Subd  
Site Plan for BP  
DPM Variance  
Vacation  
Sidewalk Deferral  
Preliminary Plat

PO Box 1293

**ACTION REQUESTED:**

Albuquerque

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

NM 87103

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

www.cabq.gov

**RESOLUTION:**

3-25-09

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** March 11, 2009



**CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD**

March 11, 2009

**Project# 1004073**

- 09DRB-70061 VACATION OF PUBLIC EASEMENT
- 09DRB-70062 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
- 09DRB-70063 TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
- 09DRB-70064 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4-A, **JUAN TABO HILLS Unit(s) 1**, zoned SU-1/ VILLAGE SQUARE, located on JUAN TABO BLVD SE between THE TIJERAS ARROYO and GALLANT FOX RD SE containing approximately 25.62 acre(s). (M-21 & M-22)

**AMAFCA**

No objection to requested actions. Before work order plans are approved, AMAFCA would like to see how the residential area will be protected from the 500-year floodplain of the Tijeras Arroyo.

**COG**

MRCOG staff have no comment on the proposed development.

**TRANSIT**

- Project # 1004073
- 09DRB-70061  
VACATION OF PUBLIC EASEMENT
- 09DRB-70062  
SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS.
- 09DRB-70063 TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
- 09DRB-70064 PRELIMINARY PLAT APPROVAL

Adj cent nd ne rb y routes	None
Adj cent bus stops	None
Site pl n requirements	None.
L rge site TDM suggestions	None.
Other inform tion	None.

**ZONING ENFORCEMENT**

No comment

**NEIGHBORHOOD COORDINATION**

Letters sent to: **Juan Tabo Hills NA (R), Volterra HOA, Tijeras Arroyo NA (R), Four Hills Village NA (R), Four Hills Village HOA (R)**

**APS**

**Juan Tabo Hills Unit 1**, Tr ct 4A is loc ted on Ju n T bo Blvd SE between Tijer s Arroyo nd G ll nt Fox Rd SE. The owner of the bove property requests pprov l of n Amendment to Site Development Pl n for Subdivision nd Site Development Pl n for Building Permit for development th t will consist of 160 residenti l units, 7.5 cres zoned for C-2, nd 11.5 cres zoned for O-1. The residenti l portion of this development will imp ct M nz no Mes nd Apache Element ry Schools, Gr nt nd V n Buren Middle Schools, nd Highl nd nd M nz no High Schools. Apache Element ry School is ne ring c p city, M nz no Mes Element ry School h s excess c p city, Gr nt Middle School is exceeding c p city, V n Buren Middle School h s excess c p city, Highl nd nd M nz no High Schools h ve excess c p city.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
214	Apache	406	426	20
260	Manzano Mesa	565	612	47
413	Grant	820	797	-23
460	Van Buren	579	882	303
520	Highland	1,803	2,100	297
530	Manzano	2,038	2,150	112

**Residential Units: 160**

**Est. Elementary School Students: 41**

**Est. Middle School Students: 17**

**Est. High School Students: 18**

**Est. Total # of Students from Project: 76**

\*The estim ted number of students from the proposed project is b sed on n ver ge student gener tion r te for the entire APS district.

To ddress overcrowding t schools, APS will explore v rious ltern tives. A combin tion or ll of the following options m y be utilized to relieve overcrowded schools.

- Provide new c p city (long term solution)
  - Construct new schools or dditions
  - Add port bles
  - Use of non-cl ssroom sp ces for tempor ry cl ssrooms
  - Le se f cilities
  - Use other public f cilities
- Improve f cility efficiency (short term solution)
  - Schedule Ch nges
    - Double sessions
    - Multi-tr ck ye r-round
  - Other
    - Flo t te chers (flex schedule)
- Shift students to Schools with C p city (short term solution)
  - Bound ry Adjustments / Busing
  - Gr de reconfigur tion
- Combin tion of bove str tegies

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

On, June 26 2008, JTH, entered into Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay facility fee for residential units that will be constructed within the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

See file for informational comments.

**FIRE DEPARTMENT**

No comment

**COMCAST**

No comment.

**QWEST**

No comment.

**ENVIRONMENTAL HEALTH**

See file for comment regarding landfill information

**M.R.G.C.D**

Previously reviewed 12/03/2007.  
No Adverse Comments.

**OPEN SPACE DIVISION**

Please see attached word document for comments regarding this case

**CITY ENGINEER**

An approved drainage report is required for Preliminary Plat approval. No objection to the vacation requests. No objection to the DPM variance.

**TRANSPORTATION DEVELOPMENT**

No justification is provided for the requested sidewalk variance or the requested design variance. Additional information is required.

Why do the proposed right of way and pavement widths differ substantially from previously discussed values?

No objection to the vacation request.

No objection to sidewalk deferral request.

**PARKS AND RECREATION**

Defer to Transportation regarding the design variance and sidewalk requests.

Defer to the affected agencies regarding the vacation request.

Note 7 states that the detached open space requirement is being met through a dedication, please provide an open space table showing how much dedication is required. What property is being dedicated to meet this requirement?

**ABCWUA**

No objection to Vacation requests.

No objection to Sidewalk Variance and Deferral.

I need an updated utility plan to verify Infrastructure List and confirm where the required 12" water line loop is.

**PLANNING DEPARTMENT**

Refer to comments from affected agencies/ PNM regarding proposed vacation(s).

Site development plan(s) must be submitted for approval concurrent with preliminary plat.

Site plan is also needed to show there will be no perimeter walls.

No adverse comment on temporary deferral of sidewalk construction.

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



 COPY


**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

## MEMORANDUM

DATE: March 3, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: ✓ Suzanne Busch, Environmental Health Department  
Donna Griffin, Legal Department  
Mark Goodwin and Associates

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1004073, 09DRB-70061 Vacation of Public Easement, 09DRB-70062 Subdivision Design Variance from Min DPM Standards, 09DRB-70063 Temporary Deferral of Sidewalk Construction, 09DRB-70064 Major – Preliminary Plat Approval, Tract 4-A, Juan Tabo Hills Unit 1, Located on Juan Tabo Blvd. SE Between the Tijeras Arroyo and Gallant Fox Rd. SE

---

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Eubank Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

## **Open Space Division Comments for DRB project #**

### **1004073 Juan Tabo Hills Unit 1 Tract 4-A**

Project # 1004073

- A detention pond area is platted on the Volterra Village Grading and Drainage Plan by Mark Goodwin and Associates engineers. This area is on City of Albuquerque property. The City Open Space Division feels the catchment pond (detention area) at the southern side of the future Monachos road shall be smaller in size or if possible eliminated due to the possibility of this publically owned area being unsafe to pedestrians. The goal is to get any water running down the Major Public Open Space corridor into the arroyo. A better solution could be to direct any storm flows into the Monachos road storm drains as discussed with Greg Krenik of Mark Goodwin and Associates. This solution could eliminate any possibility of Monachos road flooding in a severe storm and increasing public safety.
- If the detention pond is required under engineering standards on this public land, an easement shall be created on the plat.
- If the detention pond area is required, maintenance responsibility shall be designated to the appropriate department (Department of Municipal Development- Storm Water Division) and shall be noted on any future plat.
- For future platting, Monachos Road shall have a raised speed table as a means to slow traffic where the road crosses the Major Public Open Space corridor. The raised speed table shall be accompanied with appropriate signage warning vehicular traffic of a cross walk and pedestrian area. The crosswalk area shall contain a textured surface and warning lights.





400 Tijeras NW  
Station 520  
Albuquerque, NM 87102

March 04, 2009

Ms. Angela Gomez-Administrative Assistant  
Plaza Del Sol  
600 Second St. NW  
Planning Dept.-Development Services  
Albuquerque, NM 87102

Subject: Case Number(s) Project# 1004073, Appl 09DRB-70061; 09DRB-70062;  
09DRB-70063; 09DRB-70064

Dear Ms. Gomez:

Concerning the subject case number(s), Qwest cannot vacate the easement(s) as submitted. Prior to any final plat approval, we will need a copy for review. If specific information is required concerning the requested easement vacation, please contact Michele Ramirez at 245-6628.

Sincerely,

A handwritten signature in cursive script that reads "Michele Ramirez".

Michele Ramirez  
Qwest Corporation

**ROUTING SHEET FOR DRB & EPC REVIEWS**

Date: 3/2/09

The following case or applications are being sent to your command and/or office for review:

DRB: 1004073

EPC: \_\_\_\_\_

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 3/4/09 (to expedite fax comments forms to 768-2324 on/before date).

\_\_\_\_\_ **VALLEY AREA COMMAND**  
Yvette Garcia

\_\_\_\_\_ **SOUTHEAST AREA COMMAND**  
Laura Kuehn

\_\_\_\_\_ **WESTSIDE AREA COMMAND**  
Bill Jackson

✓  
\_\_\_\_\_ **CRIME PREVENTION**  
(FH and NE) Steve Sink

REVIEWED BY: Steve Sink PHONE: 924-3600

DATE: 3/4/09

## DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1004073 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*
- Other: *No Crime Prevention or CPTED comments at this time.*

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** March 11, 2009  
**Zone Atlas Page:** M-21,22  
**Notification Radius:** 100 Ft.

**Project# 1004073**  
**App# 09DRB-70061**  
**09DRB-70062**  
**09DRB-70063**  
**09DRB-70064**

**Cross Reference and Location:** JUAN TABO BLVD SOUTH OF TIJERAS ARROYO

**Applicant:** JTH LLC  
PO BOX 1443  
CORRALES, NM 87048

**Agent:** MARK GOODWIN & ASSOCIATES  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** FEBRUARY 20, 2009  
**Signature:** ERIN TREMLIN

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PRO PER TY CLA SS	TA X DIS TRI CT	LEGAL	ACR ES
1	1021055 4864291 0130	CITY OF ALBU QUERQUE	PO BOX 129 3	ALBU QUER QUE	NM	871 03	V	A1A	TR 1- A FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 56.5188 AC	54.1 8376 256
2	1021055 5192951 0205	DORWART JE FF R	11839 NATIV E DANCER RD SE	ALBU QUER QUE	NM	871 23	R	A1A	LT 22 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1161 AC	0.11 6073 99
3	1021055 5152961 0204	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 23 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1135 AC	0.11 3537 13
4	1021055 5092951 0203	CHERNY GEN E & ELENA CH ERNOV	11831 NATIV E DANCER RD SE	ALBU QUER QUE	NM	871 23	R	A1A	LT 24 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1110 AC	0.11 1007 49
5	1021055 5052951 0202	CHEMENEVA LIUDMILA	11827 NATIV E DANCER RD SE	ALBU QUER QUE	NM	871 23	R	A1A	LT 25 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1114 AC	0.11 1571 51
6	1021055 5002961 0201	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 26 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1162 AC	0.11 6246 81
7	1021055 4633014 0415	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 3 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1151 AC	0 11 4932 8
8	1021055 4633064 0416	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 2 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1151 AC	0.11 4964 28
9	1021055 5292941 0207	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 20 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1931 AC	0 19 3149 97
10	1021055 5232941 0206	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	R	A1A	LT 21 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT .1186 AC	0.11 8624 99
11	1022055 0735032 0127	CITY OF ALBU QUERQUE	PO BOX 129 3	ALBU QUER QUE	NM	871 03	V	A1A	TR 1- C FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 31.4914 AC	32.1 5781 746
12	1022055 0163742 0120	JUAN TABO HI LLS LLC	8910 ADAMS ST SE	ALBU QUER QUE	NM	871 10	V	A1A	TR 4- A FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 25.6617 AC	25.8 4258 432
13	1022055 1003272 0115	JUAN TABO HI LLS LLC	8910 ADAMS ST SE	ALBU QUER QUE	NM	871 10	V	A1A	TR 3- A FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 14.3953 AC	14.0 1675 917
14	1022055 0272882 0402	GREGORY TO MMY W	1705 BLACK GOLD ST SE	ALBU QUER QUE	NM	871 23	R	A1A	LT 2 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1123 AC	0.11 2262 83
15	1022055 0272932 0403	VARELA ALAN M	1701 BLACK GOLD RD S E	ALBU QUER QUE	NM	871 23	R	A1A	LT 3 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1581 AC	0.15 7964 35
16	1022055 0412852 0501	MASCARENAS DAVID R	1800 CAM F ELLA ST SE	ALBU QUER QUE	NM	871 23	V	A1A	LT 1 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .2467 AC	0.24 6128 84
17	1021055 4862991 0211	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 29 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1ACONT .1202 AC	0.11 7517 08
18	1021055 4912971 0212	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 28 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1ACONT .1162 AC	0.11 4638 06
19	1021055 4952961 0213	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 27 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1ACONT .1163 AC	0.11 5501 68

20	1021055 4203281 0124	AMAFCA	2600 PROSP ECT AVE NE	ALBU QUER QUE	NM	871 07	V	A1A	W1/2 SE1/4 NE1/4 EXCL THE NWLY PORT SEC 33 T10N R4EAKA TR A CONT 16 372 0 AC +/-	16.3 6665 723
21	1022055 0102993 1219	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 19 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT 1614 AC	0 16 1096 41
22	1022055 0102943 1218	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	R	A1A	LT 18 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1CONT 1132 AC	0 11 3263 04
23	1021055 4513351 0125	JOHNSON MA RY ETAL	9924 COLU MBUS CIR N W	ALBU QUER QUE	NM	871 14	V	A1A	A TR OF LAND IN THE CENTER OF THE S E1/4 NE1/4 SEC 33 T10NR4E AKA TR D C ONT 1 0895 AC +/-	1.00 4559 71
24	1021055 4643114 0417	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 1 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1561 AC	0 15 5929 16
25	1021055 4983071 0208	CITY OF ALBU QUERQUE	PO BOX 129 3	ALBU QUER QUE	NM	871 03	V	A1A	TR 1- B FINAL PLAT FOR JUAN TABO HILLS UNI T 1CONT 2.0560 AC	2.06 9505 8
26	1021055 4763011 0209	JUAN TABO HI LLS LLC	8910 ADAMS ST SE	ALBU QUER QUE	NM	871 10	V	A1A	LT 31 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1ACONT .1702 AC	0.16 2504 93
27	1021055 4813001 0210	JD HOME BUIL DER CORPOR ATION	PO BOX 902 18	ALBU QUER QUE	NM	871 99	V	A1A	LT 30 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1ACONT 1297 AC	0.12 5895 83

OR CURRENT RESIDENT  
102105542032810124  
AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
102105550529510202  
CHEMENEVA LIUDMILA  
11827 NATIVE DANCER RD SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102105550929510203  
CHERNY GENE & ELENA CHERNOV  
11831 NATIVE DANCER RD SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102105548642910130  
CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT  
102105551929510205  
DORWART JEFF R  
11839 NATIVE DANCER RD SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205502728820402  
GREGORY TOMMY W  
1705 BLACK GOLD ST SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102105551529610204  
JD HOME BUILDER CORPORATION  
PO BOX 90218  
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT  
102105545133510125  
JOHNSON MARY ETAL  
9924 COLUMBUS CIR NW  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
102205501637420120  
JUAN TABO HILLS LLC  
8910 ADAMS ST SE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
102205504128520501  
MASCARENAS DAVID R  
1800 CAM FELLA ST SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205502729320403  
VARELA ALAN M  
1701 BLACK GOLD RD SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
MARK GOODWIN & ASSOC.  
PO BOX 90606  
ALBUQUERQUE, NM 87199

Project# 1004073  
JTH LLC  
PO BOX 1443  
CORRALES, NM 87048

Project# 1004073  
KEVIN SMITH  
Juan Tabo Hills NA  
1843 RED RUM CT SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
ELLEN ALTMAN  
Juan Tabo Hills NA  
1836 WAR ADMIRAL SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
HEATHER FOOTE  
Voltera HOA  
4131 BARBARA LOOP  
RIO RANCHO, NM 87124

Project# 1004073  
SARAH HOEY  
Voltera HOA  
8500 JEFFERSON ST NE STE B  
ALBUQUERQUE, NM 87113

Project# 1004073  
PAUL F KINAHAN  
Tijeras Arroyo NA  
801 CALLE CORONADO SE  
ALBUQUERQUE, NM 87123

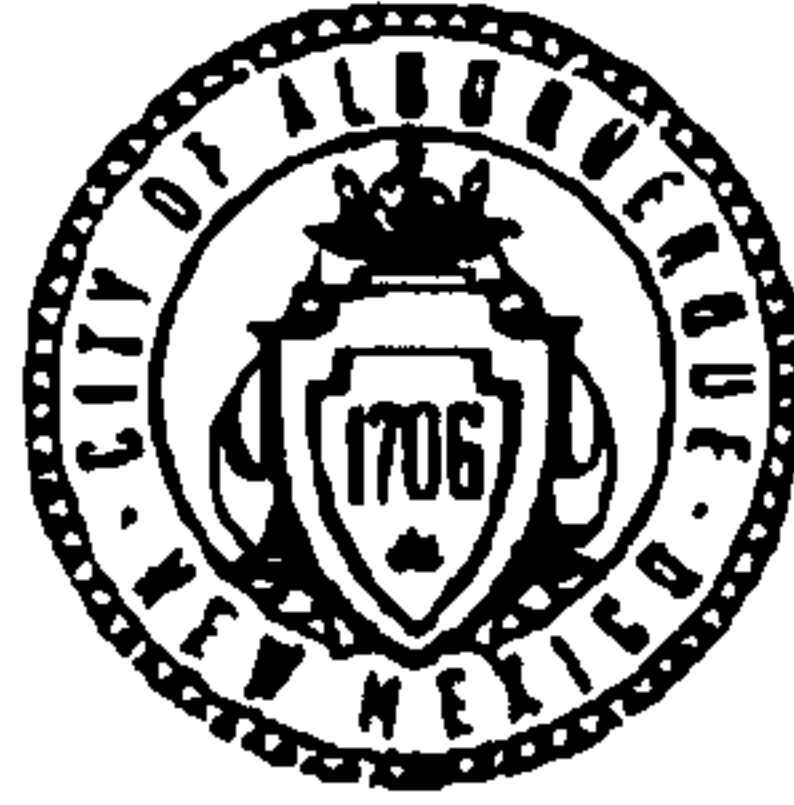
Project# 1004073  
JOSEPH L KOPRIVNIKAR  
Tijeras Arroyo NA  
13008 NANDINA WAY SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
HERB WRIGHT  
Four Hills Village HOA  
712 STAGECOACH RD SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
TIM GALLEGOS  
Four Hills Village HOA  
708 LAMP POST CIR SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
EDWIN BARSIS  
Four Hills Village NA  
1538 CATRON AVE SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
REBECCA LORING  
Four Hills Village NA  
1020 CUATRO CERROS SE  
ALBUQUERQUE, NM 87123



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 6, 2009

Gregory J. Krenik, PE  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [susan@goodwinengineers.com](mailto:susan@goodwinengineers.com)

Dear Gregory:

Thank you for your inquiry of February 6, 2009 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 4A, JUAN TABO HILLS, UNIT 1, LOCATED ON JUAN TABO BOULEVARD SE** zone map **A-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**SEE ATTACHED LIST FOR NAMES OF NEIGHBORHOOD ASSOCIATIONS TO CONTACT ON THIS PROJECT - swinklepleck**

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

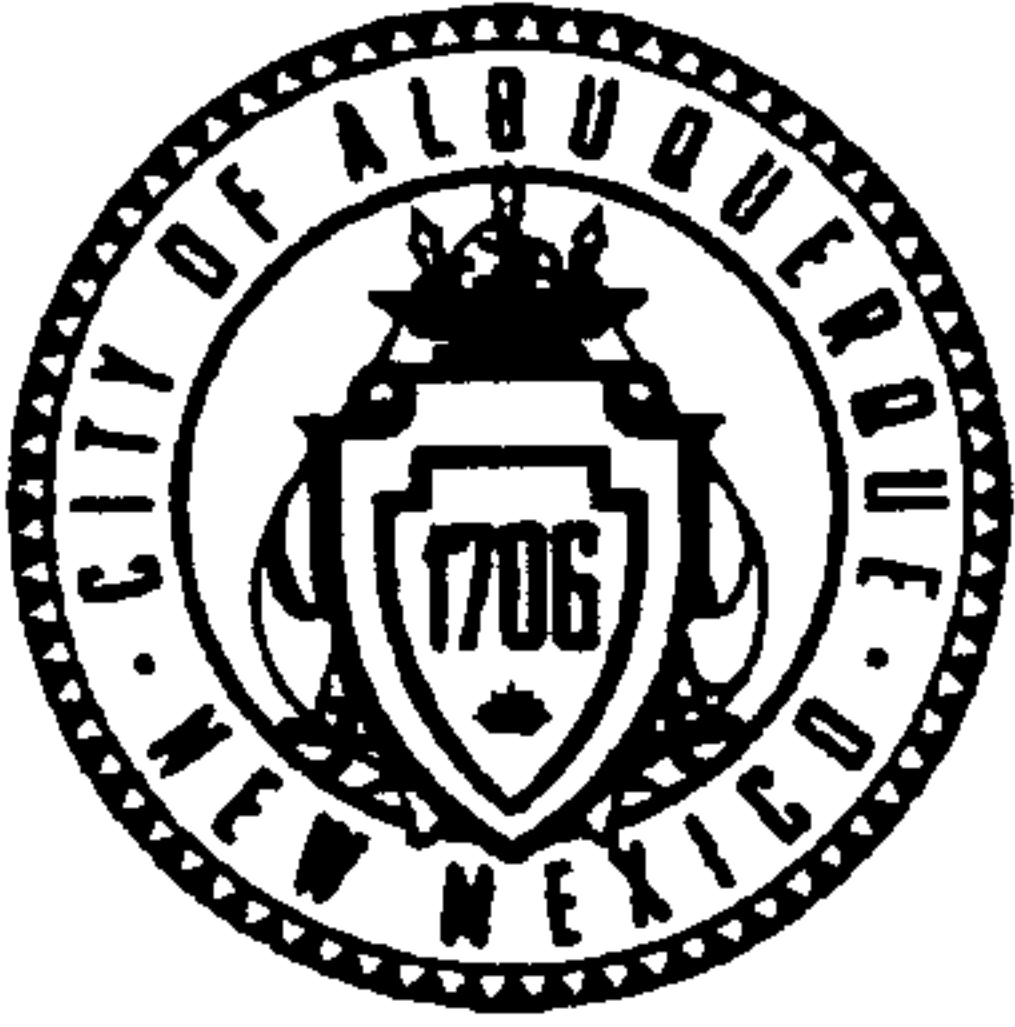
*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

planningrnaform(11/23/07)





# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  (EPC, DRB, LUCC, Liquor Submittal)

City Project  Special Exception Application (ZHE)

CONTACT NAME: GREGORY J. KRENK, PE

COMPANY NAME: MARK GOODWIN & ASSOCIATES

ADDRESS/ZIP: PO BOX 90606, ALBUQUERQUE, NM 87199

PHONE: 828-2200 FAX: 797-9539

### LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

TRACT 4A, JUAN TABO HILLS, UNIT 1, 12/22/05, BK 2005C, PG 406

LEGAL DESCRIPTION

LOCATED ON

JUAN TABO BLVD.  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

\_\_\_\_\_ AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK

\_\_\_\_\_ STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (M21 & M22).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)

**DRB SUBMITTAL for Mark Goodwin and Associates – TRACT 4A,  
JUAN TABO HILLS, UNIT 1, LOCATED ON JUAN TABO  
BOULEVARD SE, zone map A-11**

**JUAN TABO HILLS N.A. (JTH) "R"**

Kevin Smith

1843 Red Rum Ct. SE/87123 440-3838 (h)

Ellen Altman

1836 War Admiral SE/87123 999-8187 (h)

**VOLTERRA H.O.A. (VOL)**

Heather Foote

4131 Barbara Loop, Rio Rancho, NM/87124

Sarah Hoey

8500 Jefferson St. NE, Ste. B/87113 342-2797 ext. 118 (o)

**TIJERAS ARROYO N.A. (TJA) "R"**

Paul F. Kinahan

801 Calle Coronado SE/87123 294-1354 (h)

Joseph L. Koprivnikar

13008 Nandina Way SE/87123 275-7519 (h)

**FOUR HILLS VILLAGE H.O.A. (FHV) "R"**

Herb Wright

712 Stagecoach Rd. SE/87123 922-0976 (h)

Tim Gallegos

708 Lamp Post Cir. SE/87123 797-8665 (h)

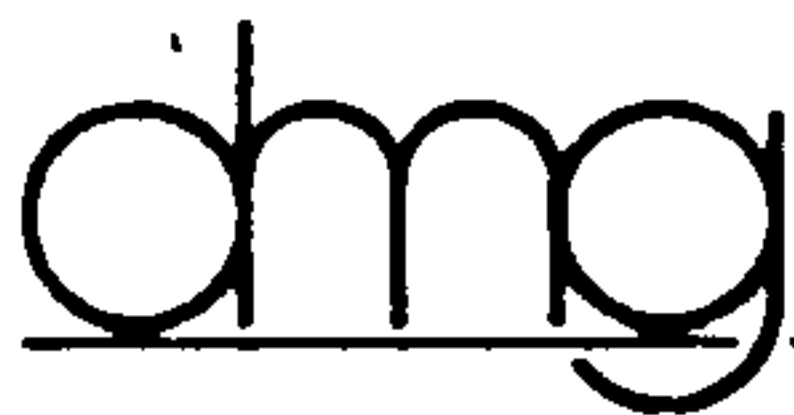
**FOUR HILLS VILLAGE N.A. (FHN) "R"**

Edwin Barsis

1538 Catron Ave. SE/87123 293-5347 (h)

Rebecca Loring

1020 Cuatro Cerros SE/87123 271-2498 (h)



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*- 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm -*

February 13, 2009

Mr. Kevin Smith  
Juan Tabo Hills N.A.  
1843 Red Rum Ct. SE  
Albuquerque, NM 87123

Ms. Ellen Altman  
Juan Tabo Hills N.A.  
1836 War Admiral SE  
Albuquerque, NM 87123

**Re: Volterra Village**

Dear Mr. Smith and Ms. Altman:

Enclosed please find a copy of the DRB Application requesting Preliminary Plat Approval, Temporary Deferral of Sidewalk Construction and Sidewalk Variance for the referenced project. The anticipated date to be heard is March 11, 2009. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

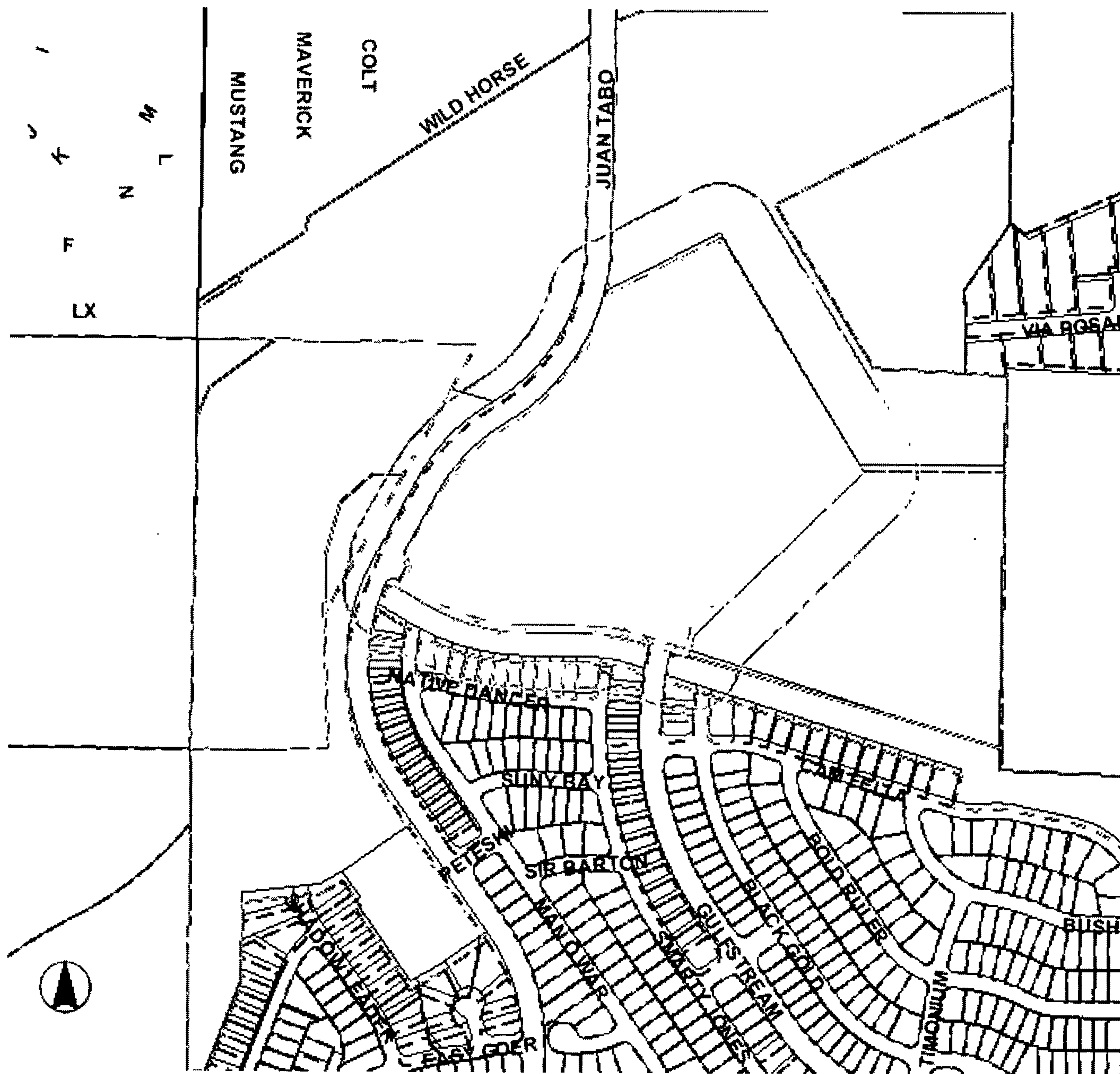
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure







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 2<sup>nd</sup> 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): Mark Goodwin & Associates, P.A. PHONE: 505-828-2200  
 ADDRESS: PO BOX 90606 FAX: 505-797-9539  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com  
 APPLICANT: Raylee Homes, Inc. PHONE: 505-892-5533  
 ADDRESS: PO Box 1443 FAX: 505-338-1450  
 CITY: Corrales STATE nm ZIP 87048 E-MAIL: hfoote@rayleehomes.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: See attached

DESCRIPTION OF REQUEST: 2<sup>nd</sup> Extension - Sidewalk Deferral

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. 1-A, 1-B, 1-D Block: See attached Unit: See attached  
 Subdiv/Addn/TBKA: Juan Tabo Hills, Subdivision Unit 1  
 Existing Zoning: R-D Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): m-21-2 m-22-2 UPC Code: See attached

**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 1004073 DRC Project # 756183 DRB # 05-DRB-01854 09-DRB-70139

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 456 No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 102  
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo SE  
 Between: Eubank SE and Four Hills SE

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

SIGNATURE Kay Brashear DATE 9-30-11  
 (Print) Kay Brashear Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11AA - 70279</u>	<u>TDS</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	_____	_____	_____	<u>\$ 70.00</u>

Hearing date October 12, 2011

[Signature] 10-4-11  
 Planner signature / date

Project # 1004073

**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.

Kay Brashear  
Applicant name (print)  
Kay Brashear 10-3-11  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
11DRB - - 70279

Kay 10-4-11  
Planner signature / date  
Project # 1004073



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

September 30, 2011

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Juan Tabo Hills, Unit 1 – Project # 756183**

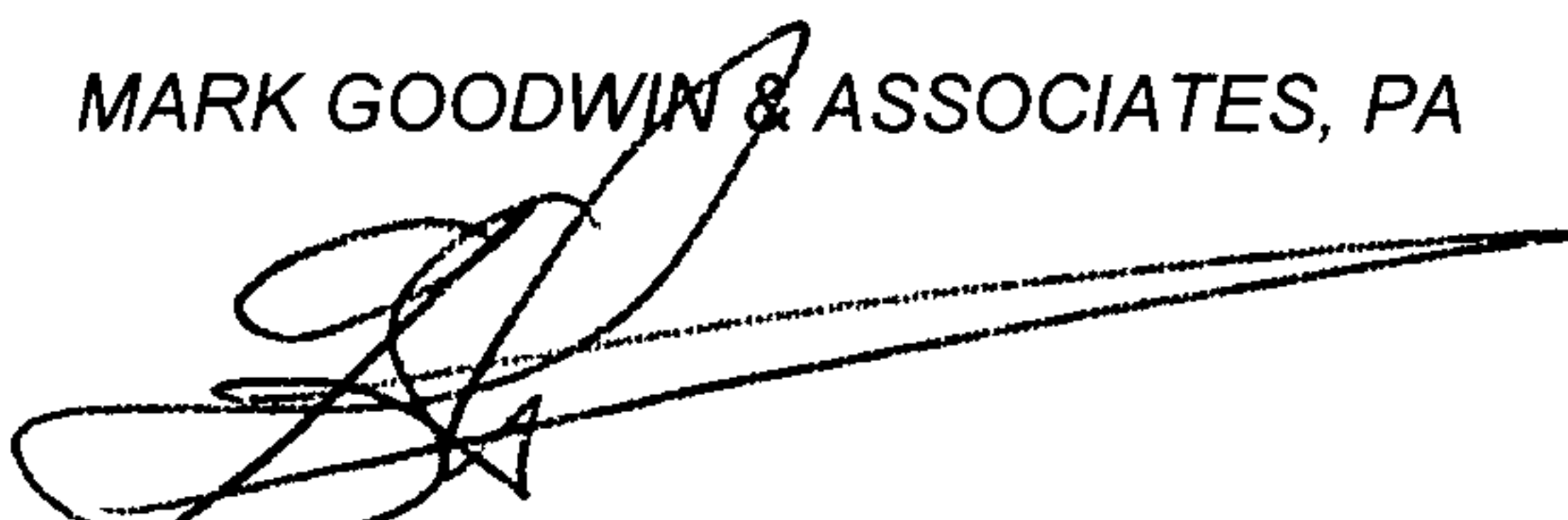
Dear Mr. Cloud:

On behalf of our client, JTH, LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Sidewalk Deferral Agreement.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Senior Engineer

GJK/kb

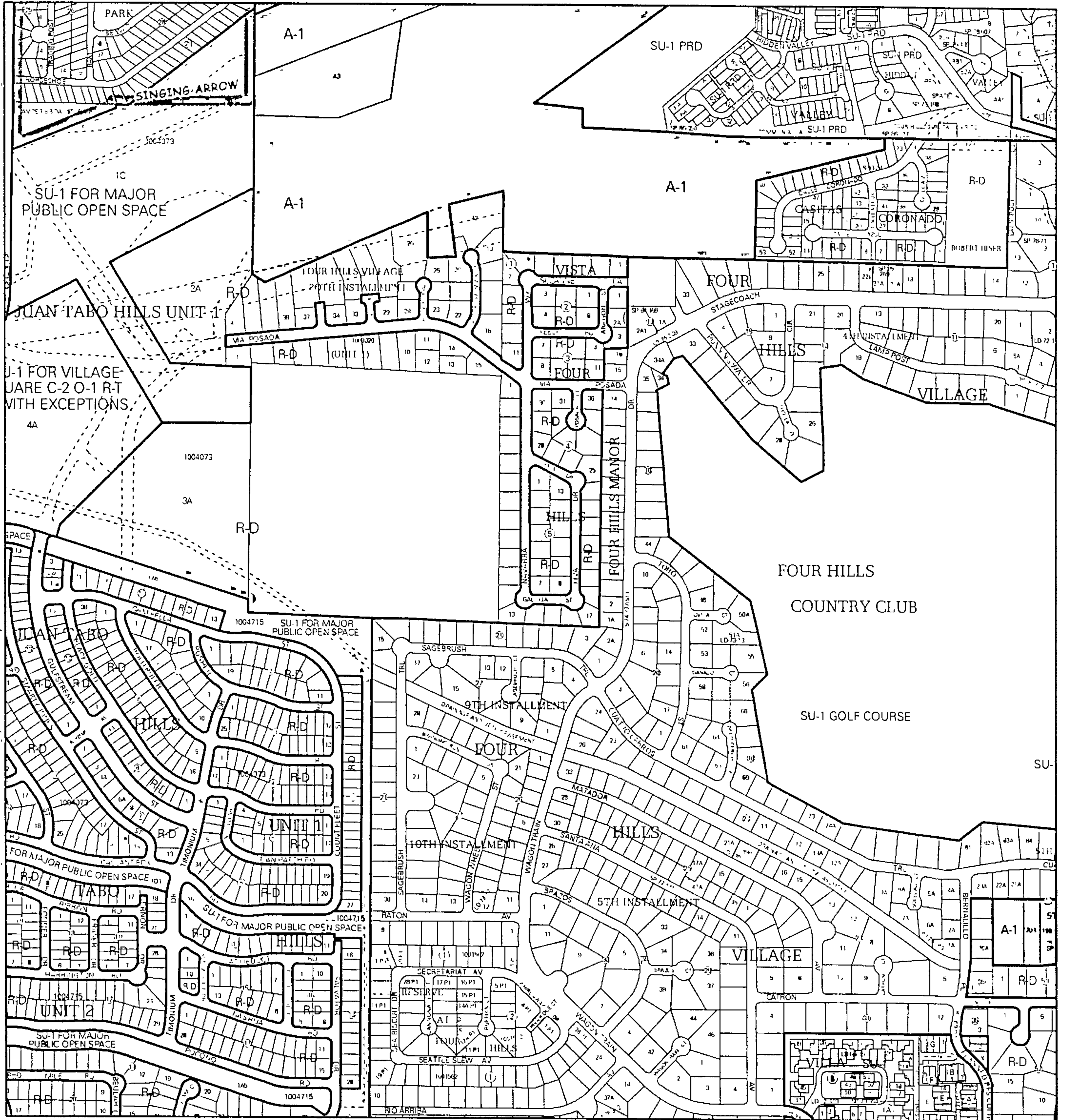
Attachments



## Juan Tabo Hills Unit 1

Block	Unit	UPC	Owner	Owner Address			
1	6	102205518821132222	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	10	102205518819232218	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	11	102205518818832217	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	15	102205518817132213	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	16	102205518816732212	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	18	102205518815732210	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	19	102205518815232209	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	20	102205518814732208	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	21	102205518814332207	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	22	102205518813932206	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	23	102205518813232205	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
1	24	102205518813032204	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124
9	4	102205506224831435	RAYLEE HOMES INC	PO BOX 1443	CORRALES	NM	87048
9	7	102205507223331432	RAYLEE HOMES INC	PO BOX 1444	CORRALES	NM	87048
9	8	102205507522731431	RAYLEE HOMES INC	PO BOX 1445	CORRALES	NM	87048
9	9	102205507922331430	RAYLEE HOMES INC	PO BOX 1446	CORRALES	NM	87048
9	10	102205508221831429	RAYLEE HOMES INC	PO BOX 1447	CORRALES	NM	87048
9	11	102205508521331428	RAYLEE HOMES INC	PO BOX 1448	CORRALES	NM	87048
15	4	102105549628010315	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199
16	3	102105551125140509	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199
16	4	102105551625340508	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199
16	5	102105552025340507	HOMES BY KIM BROOKS INC	PO BOX 90926	ALBUQUERQUE	NM	87199
16	6	102105552525240506	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199
17	3	102205501022031733	HOMES BY KIM BROOKS INC	PO BOX 90924	ALBUQUERQUE	NM	87199
17	4	102205501421631732	HOMES BY KIM BROOKS INC	PO BOX 90923	ALBUQUERQUE	NM	87199
17	10	102205503518431726	HOMES BY KIM BROOKS INC	PO BOX 90922	ALBUQUERQUE	NM	87199
17	11	102205503518431725	PHAN AHN & DIEP THANH	12417 ROSEMONT NE	ALBUQUERQUE	NM	87112
17	21	102205505414831715	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	27	102205503117031709	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	29	102205502418031707	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	30	102205502418031706	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	31	102205501818931705	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	32	102205501519331704	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	33	102205501219831703	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	34	102205500920231702	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	36	102105553220740605	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
17	37	102105553021240604	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
18	4	102105550721840715	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192
18	7	102105546628240411	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199
18	8	1021055467272840410	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199
18	10	102105547126940408	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through. 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-22-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 1500 Feet







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**

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): DEKKER, PEPICH, SABATINI, LTD. PHONE: 761-9700  
 ADDRESS: 1601 JEFFERSON NE SUITE 100 FAX: 761-4222  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KYMD@dpsdesign.org

APPLICANT: JTH INC PHONE: 892-5533  
 ADDRESS: PO BOX 1443 FAX: 468-0660  
 CITY: COPALES STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: DRB SIGN OFF OF EPC APPROVED SDP OF BP AND AMENDED SDP FOR SUBDIVISION

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 4A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: JUAN TABO HILLS UNIT 1  
 Existing Zoning: SU-1 FOR VILLAGE CENTER Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): M-21-Z / M-22-Z UPC Code: 101306301034120208 MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
OB EPC. 40101 / OB EPC. 40104

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? YES  
 No. of existing lots: 1 No. of proposed lots: 158 + TRACTS Total area of site (acres): 25.66 AC.  
 LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD SE  
 Between: TICERAS ARROYO and GALLANT FOX ROAD  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 3-3-08  
 (Print) KYM DICOME Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB 70091</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>09DRB 70092</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	\$ <u>20.00</u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date 03/11/09

Sandy Handley 03/03/09  
 Planner signature / date

Project # 1004073

**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)**

**(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.**

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

KYM DICOME  
Applicant name (print)  
[Signature]  
Applicant signature / date

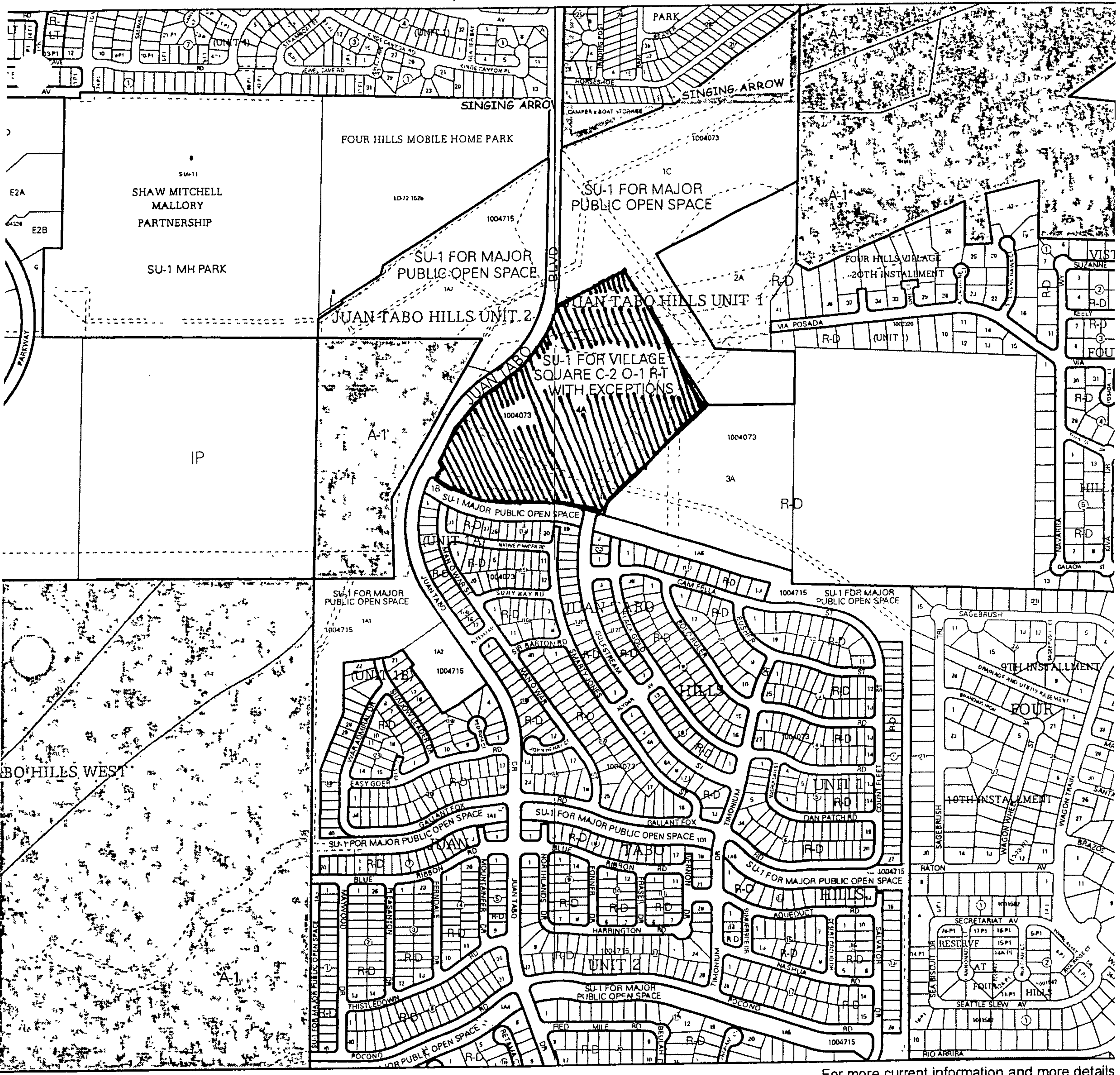


Form revised October 2007

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

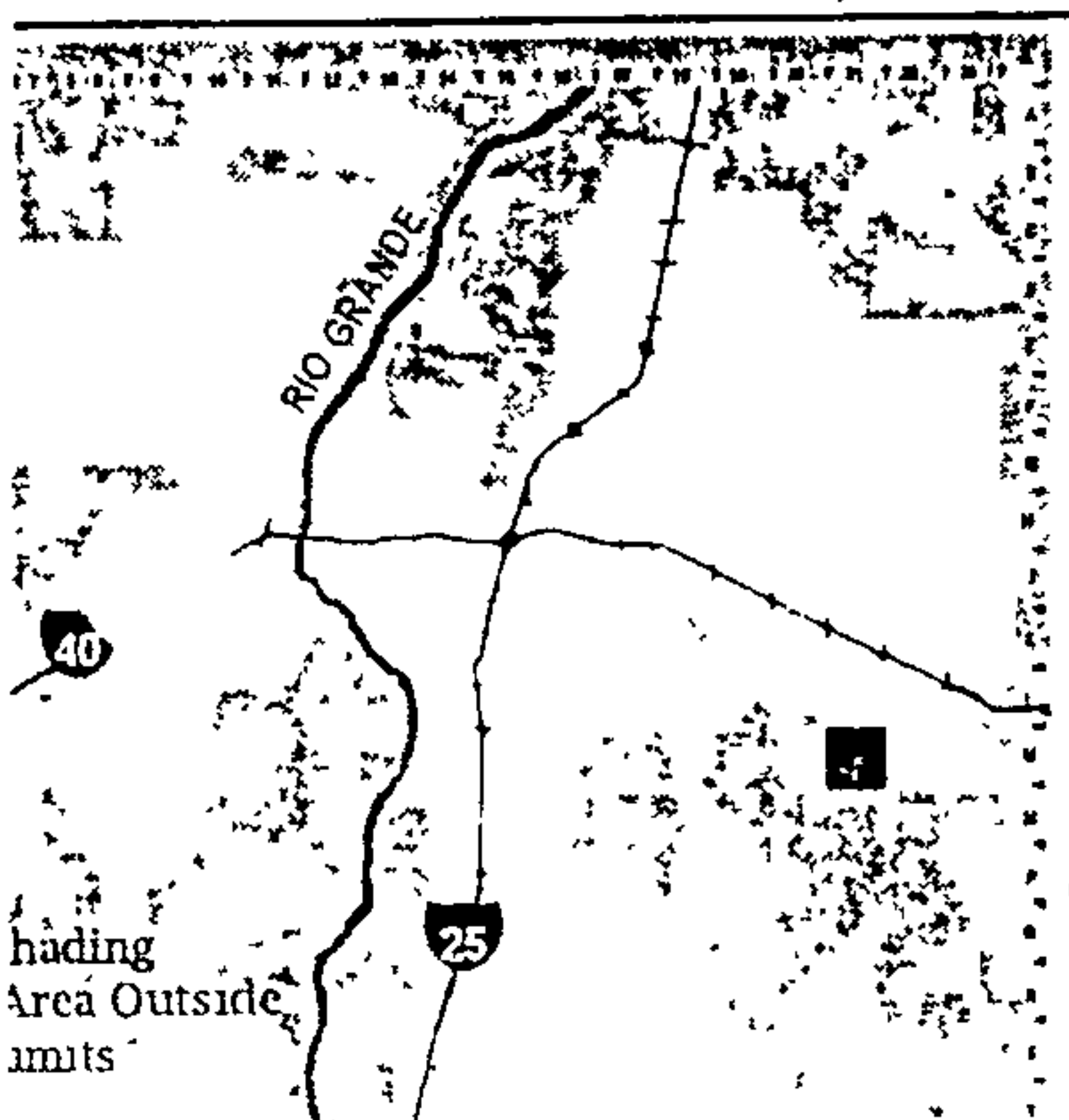
Application case numbers  
09DRB-\_\_\_\_\_-70091  
09DRB-\_\_\_\_\_-70092

Sandy Handley 03/03/09  
Planner signature / date  
Project # 1004073



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

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

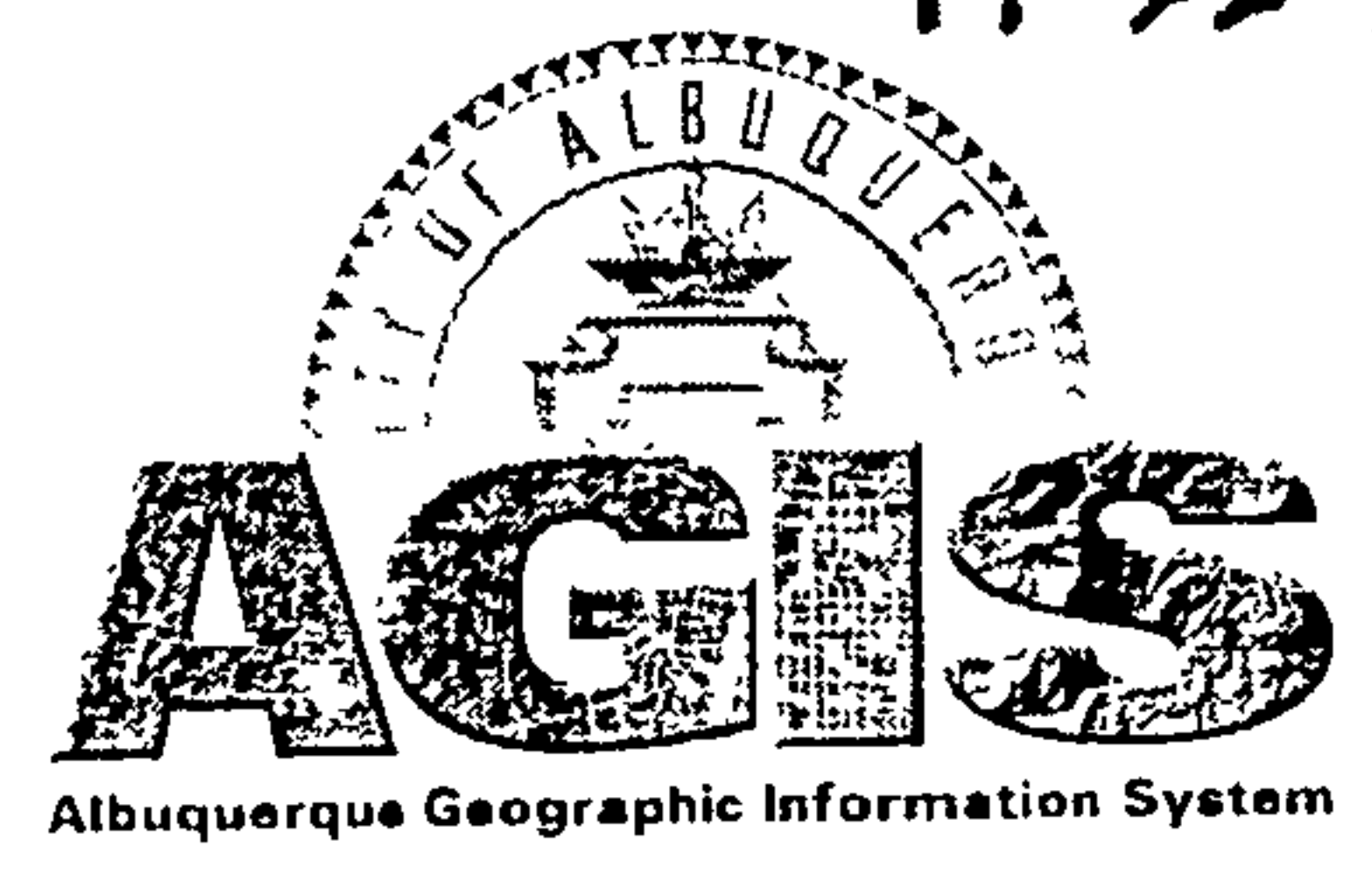


Zone Atlas Page:  
**M-21-Z**

**M-22-Z**

Selected Symbols

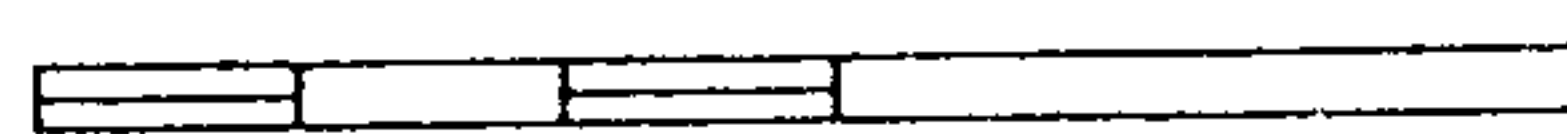
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport
- Airport Noise C
- Wall Overlay Z



Map amended through: 6/13/2008



Note Grey Shading Represents Area Outside of the City Limits





March 2, 2009

Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

RE: 08EPC-40101/08EPC-40104

Dear Jack Cloud;

I hereby authorize Dekker, Perich, Sabatini, Ltd. to act as our agent for the DRB submittal of the Juan Tabo Hills Village project.

Sincerely,

  
Heather Foote Jasso  
ICDC, LLC.

Mr. Jack Cloud  
Chair of the Development Review Board  
Planning Department  
City of Albuquerque

Jack  
OK. (sent you  
an email)  
— Carol

April 6, 2009

Re: **Project #10004073**

**08EPC - 40104 - Amendment to the Site Development Plan for Subdivision**  
**08EPC - 40101 – Site Development Plan for Building Permit**

Dear Mr. Cloud and members of the DRB;

This letter is accompanying our submittal for DRB sign off of the above listed plans. It will list how the conditions of the January 16, 2009 Notice of Decision, the additional conditions from the March 11, 2009 DRB and the conditions from the March 25, 2009 DRB were addressed/met.

March 25, DRB conditions

**Amendment to the Site Development Plan for Subdivision: Conditions:**

There were no additional conditions for the amendment to the Site Development Plan for Subdivision.

**Site Development Plan for Building Permit: Conditions:**

- 12.c. A note was added to the grading plan.
- 12.d. Talk to Open Space to see if this condition has been resolved.
- 18.
  - The acreage has been corrected on A002.
  - The acreage has been corrected on A002.
  - The acreage has been corrected on A001.
  - The keyed note has been changed on A002 to Major Public Open Space Corridor.
  - The label has changed on A002 to Major Public Open Space Corridor.
- 21. The general note on A001 has been modified with the new language.
- 22. The parallel parking follows the DPM standards. The sidewalks along all of the on-street parking have been changed to either 6' or 5' per the request of Kristal Metro.

**Additional Comments**

- The landscaping has been adjusted around the walkway.

March 11, DRB conditions

**Amendment to the Site Development Plan for Subdivision, March 11 DRB Conditions:**

- 3.b. The word 'signs' has been reinstated.
- 4. See SDP for Building Permit
- 5. The note was removed.
- 6.d. The new language has been added, and 'is' was deleted.

- 6.i. Shall has been added in place of 'in order to'  
6.j,k,l. The title Bikeways has been added.

Additional Comments

- The amendments reflect the #1 rather than #2.
- The full title has been added to the cover
- C-2 has been changed to C-1
- The cloud has been removed from the breakdown table
- The second sentence was deleted
- The maximum building height was amended for consistency with the rest of the document

**Site Development Plan for Building Permit , March 11 DRB Conditions:**

- 5.d. 'Is' was deleted from general note 10  
5.f. The label was changed from existing to approved  
5.i&j. The notes were removed from L101 and added to A001  
5.l. The note has been removed, and the bike route is now noted under the legend.  
6. Common open space was added to the tracts, and the number of tracts was fixed  
7. Open space had been changed to Major Public Open Space Corridor  
8. The parking calculations were updated  
12.b. The seed mix has already been added to the legend.  
12.c. See grading plan.  
12.d. See attached memo  
18.
  - All clouds have been removed
  - Acreages have been adjusted
  - Walkway has been shaded
  - Open space strips have been removed, and calculations have been updated
  - The .02 area was added to the R-T calcs.
  - Open space was changed to Major Public Open Space Corridor
  - Common was added in from of open space  
20. Keyed note 51 was reworded  
21. General note 8 was adjusted to clarify the amount of usable open space must also comply with the SDP for subdivision.  
23. The on-street parking was updated to reflect the correct dimensions

Additional Comments

- All clouds were removed
- Key note 38 was updated
- Key note 47 was updated
- New language was added
- Landscape was adjusted
- The C, C-1 Units have been updated

January 16, 2009 Notice of Decision Conditions

**Amendment to the Site Development Plan for Subdivision:**

Conditions:

1. This letter should fulfill this requirement.
2. We met with Carol Toffaleti, case planner, on February 24, 2009 to review how the revised site plan addresses the conditions listed in this Notice of Decision.
3. Design Standards: (Page 5 of 6)
  - a) Parking/Circulation: 5<sup>th</sup> bullet: the following language was added back “Shaded pedestrian access...” to “...with adjacent trees.” (A new end of sentence). The remaining text is still deleted as requested by staff.
  - b) Signage: 10<sup>th</sup> bullet point 2<sup>nd</sup> line: “project entry” was deleted.
4. Page 6A was moved to the site development plan for building permit and is renumbered as A002 and was amended as follows:
  - a) The title in the small diagram was changed from “Facility” to Open Air Activity Areas. The total area (4.541 acres) of the open air activity areas now match on all the sheets.
  - b) Site Data: Under the O-1 category, the total open air activity areas and the appropriate figure have been added. “Activity Areas” has replaced “Facilitates” and “(outside O-1)” has been added.
  - c) The potential future fire station site is shown on the plan (sheet A002) along with the acreage.
  - d) A General note has been added that states that the open air activity area will be reduced to 3.05 acres if the fire station gets built but if it does not get built the 1.25 acres will remain as open air activity area.
5. Acknowledge that the Open Space requirements of the SU-1 zone shall be addressed with the plat. The note 13 under permissive uses list a different Open Space requirement than this condition and the zoning code requires. We have amended number 13 to reflect the correct wording stated in this condition.
6. Conditions from the City Engineer, Municipal Planning and NMDOT for both SDP for S and SDP for BP:
  - a) Agreed
  - b) This condition will be addressed and met at the time of platting.
  - c) This condition will be addressed and met at the time of platting.
  - d) This note has been added to sheet 4 of the SDP for S
  - e) Neither Gulfstream Road nor Street L is shown on the SDP for S so this condition will be addressed on the SDP for BP.
  - f) No specific streets including Cavalcade Avenue are shown on the SDP for S but are on the SDP for BP so this issue will be addressed on that plan.
  - g) This level of detail is not shown on the SDP for S so this condition will be addressed on the SDP for BP.
  - h) The plat has been submitted to DRB for public hearing.
  - i) This note has been added to sheet 4 on the SDP for S.
  - j) This note has been added to sheet 4 on the SDP for S.
  - k) This note has been added to sheet 4 on the SDP for S.
  - l) This note has been added to sheet 4 on the SDP for S.
  - m) This condition will be addressed prior to improvement plans approvals by DRC.
7. The SDP for BP is included in this submittal to the DRB along with the SDP for S.

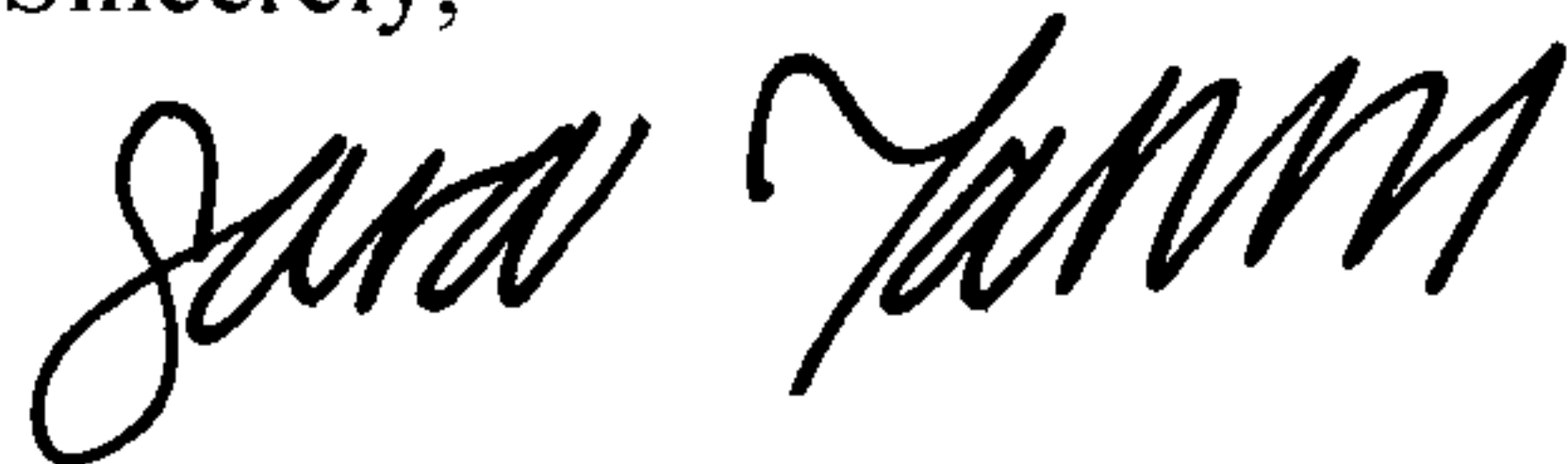
**Site Development Plan for Building Permit**

1. This letter should fulfill this requirement.
2. A meeting with the Carol Toffaleti, case planner, took place on February 24, 2009.
3. The SDP for S is included in this submittal to the DRB along with the SDP for BP.
4. Landfill gas buffer zone (Environmental Services Division):
  - a) Include on the Utility Plan.
    - I. This note has been added to the plan
    - II. This note has been added to the plan
  - b) General Note 7 on sheet A001 of the SDP for BP has been replaced with the disclosure statement.
5. Conditions from the City Engineer, Municipal Development and NMDOT:
  - a) Agreed
  - b) This condition will be addressed and met at the time of platting.
  - c) This condition will be addressed and met at the time of platting.
  - d) This note was added on sheet A001 as general note 10.
  - e) The proposed Gulfstream Road will align with the existing Gulfstream Road at Street L. A note has been added to A001.
  - f) The proposed Cavalcade Avenue is designed to align with the existing road to the east and a note to such effect was added to sheet A001.
  - g) The Site Plan will comply and be designed per the DPM except for exceptions that were approved by Traffic Engineer as shown on the EPC approved site plan.
  - h) The plat has been submitted to DRB for public hearing.
  - i) This note has been added to sheet L101 as note 13.
  - j) This note has been added to sheet L101 as note 14.
  - k) This note has been added to sheet A001 as note 11.
  - l) The bicycle routes have been designated on sheet A002 and the note concerning the minimum width of Cavalcade Avenue to accommodate the bicycle route has been added to A001.
  - m) These plans/issues will be addressed prior to submittal to DRC.
  - n) This is the same condition as n.
6. This information has been added to sheet A001 under Site Information.
7. Site furnishings were added to the plan, as shown on A001. See key note 14, 16 and 52 for new locations. Key note 48 addresses the trail along the east side of the site.
8. The re-wording of the residential parking calculations has been done in accordance with the condition.
9. The wording of key note 49 has been changed from route to lane.
10. The light pole detail now cites the NM Night Sky Protection Act.
11. Landscaping:
  - a) This note has been added to sheet L101 as note 16.
  - b) 3 shade trees were added between the parking and southwest elevation of Building 3. See L101/L102.
  - c) Note 4 has been revised per this condition.
12. Open Space Corridors:
  - a) Agreed
  - b) This note has been added as note 15 on the L101 sheet.
  - c) See the grading plan which addresses this condition.
  - d) See memo (attached) of the meeting that has taken place to address this condition.
13. Common colors of the townhouses have been labeled on sheets A330-A303 and are compatible with the colors of the non-residential buildings and comply with the subdivision design standard (under G/Architectural).
14. Grading and Drainage Plan:

- a) The retaining walls have been detailed on the plan with a note that states that the walls will match the adjacent unit.
  - b) The plan shows the re-grading of the open space at the eastern boundary to eliminate the retaining wall and provide a trail connection to the Major Public Open Space Corridor.
  - c) Cross sections have not been provided because there aren't any grade differences that are more than 4' near the property line.
  - d) The grading and drainage plan now matches the site development plan scale
15. Utility Plan:
- a) The Plan notes the relocation of the existing gas line.
  - b) A note has been added that all new electric distribution lines shall be placed under ground.
  - c) The utility plan layout now matches the site development plan scale.
16. See attached email correspondence regarding the encroachment agreement with PNM, which addresses this condition.
17. This note has been added to the plan on sheet L101 and A001.
18. A new sheet (A002) has been added to the Site Development for Building Permit which includes:
- a) The corrections and additional information has been placed on this new sheet as well as the open air activity area total acreage added to sheet A001.
  - b) This information has been added to the new sheet A002.
  - c) The future Fire Station site has been added to the A002 sheet.
  - d) This information has been added as note 2 under general notes on sheet A002.
19. On A001, the parking spaces are separate from the lots.
20. On A001, this condition was addressed by adding key note 51.
21. On A001, General Note 9 has been revised to state the usable open space requirements under the SU-1 zone.
22. On A001, General Note 12 lists the permissive and excluded uses as stated on the SDP for S.
23. On A001, the on-street parking spaces shall be a minimum of 20 feet long and then the end spaces are 22 feet. (This is the opposite of the condition but is the Code requirement).

Attached is a copy of the Notice of Decision for this case to help with the review. The plat was submitted for a DRB public hearing. Let us know if there is anything else you need and we will see you at the hearing.

Sincerely,



**Sara Zahm, LEED AP**  
*Landscape Designer*

Mr. Jack Cloud  
Chair of the Development Review Board  
Planning Department  
City of Albuquerque

February 20, 2009

**Re: Project #10004073**

**08EPC - 40104 - Amendment to the Site Development Plan for Subdivision**

**08EPC - 40101 – Site Development Plan for Building Permit**

Dear Mr. Cloud and members of the DRB;

This letter is accompanying our submittal for DRB sign off of the above listed plans. It will list how the conditions of the January 16, 2009 Notice of Decision were addressed/met.

**Amendment to the Site Development Plan for Subdivision:**

Conditions:

1. This letter should fulfill this requirement.
2. We met with Carol Toffaleti, case planner, on February 24, 2009 to review how the revised site plan addresses the conditions listed in this Notice of Decision.
3. Design Standards: (Page 5 of 6)
  - a) Parking/Circulation: 5<sup>th</sup> bullet: the following language was added back “Shaded pedestrian access...” to “...with adjacent trees.” (A new end of sentence). The remaining text is still deleted as requested by staff.
  - b) Signage: 10<sup>th</sup> bullet point 2<sup>nd</sup> line: “project entry” was deleted.
4. Page 6A was moved to the site development plan for building permit and is renumber as A002 and was amended as follows:
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  - b) Site Data: Under the O-1 category, the total open air activity areas and the appropriate figure have been added. “Activity Areas” has replaced “Facilitates” and “(outside O-1)” has been added.
  - c) The potential future fire station site is shown on the plan (sheet A002) along with the acreage.
  - d) A General note has been added that states that the open air activity area will be reduced to 3.05 acres if the fire station gets built but if it does not get built the 1.25 acres will remain as open air activity area.
5. Acknowledge that the Open Space requirements of the SU-1 zone shall be addressed with the plat. The note 13 under permissive uses list a different Open Space requirement than this condition and the zoning code requires. We have amended number 13 to reflect the correct wording stated in this condition.

6. Conditions from the City Engineer, Municipal Planning and NMDOT for both SDP for S and SDP for BP:
  - a) Agreed
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#### **Site Development Plan for Building Permit**

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2. A meeting with the Carol Toffaleti, case planner, took place on February 24, 2009.
3. The SDP for S is included in this submittal to the DRB along with the SDP for BP.
4. Landfill gas buffer zone (Environmental Services Division):
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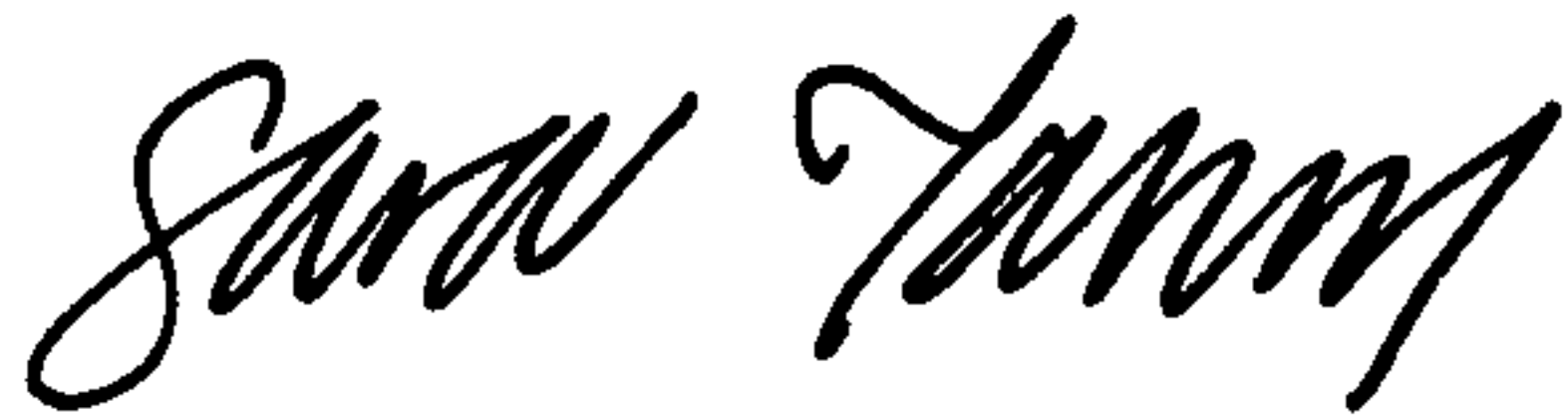


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23. On A001, the on-street parking spaces shall be a minimum of 20 feet long and then the end spaces are 22 feet. (This is the opposite of the condition but is the Code requirement).

Attached is a copy of the Notice of Decision for this case to help with the review. The plat was submitted for a DRB public hearing. Let us know if there is anything else you need and we will see you at the hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Zahm". The signature is written in a cursive, flowing style.

**Sara Zahm, LEED AP**  
*Landscape Designer*

## Meeting Minutes

Project No.: 08-0044  
Project: **Juan Tabo Hills Village Square**  
Date: February 3, 2009  
Place: City of Albuquerque Planning

Attending: Scott Grady, Heather Foote, Raylee Vantage; Tony Barron, James Lewis, City Open Space; Chris Gunning  
By: Chris Gunning

Copies To: Scott Grady, Heather Foote, Sara Zahm  
Issue Date: February 4, 2009

### Discussion Items:

We met to follow up on the requirements of Condition 12d of the EPC approval from January 15, 2009 (1007570./08EPC-40101). The text of the condition follows:

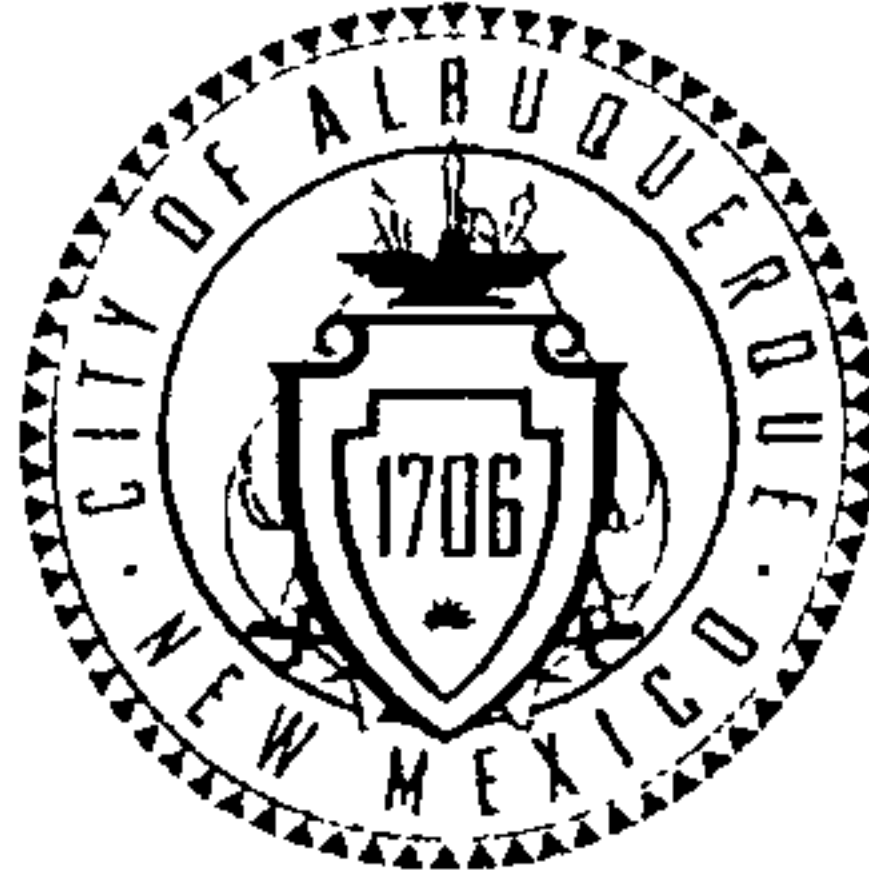
12.d. The applicant shall immediately meet with the Open Space Division to discuss vehicular access issues, including temporary barricades and permanent fencing. The applicant shall immediately ensure that the Tijeras Arroyo and other Major Public Open Space corridors abutting the site, where public vehicular access is prohibited, are sufficiently barricaded after work concludes each day of construction. The existing "haul road" built by the applicant off Monachos Road shall immediately be closed or barricaded when not in use to lessen illegal trespass on City Open Space property, until the Village Square project and adjacent residential subdivisions in Juan Tabo Hills are completed and permanent measures can be implemented by the City.

The following items were discussed and agreed upon.

1. The developer will install a silt fence along their common property line with Open Space within 45 days as a temporary measure.
2. If a gate is required, it will be provided, but any locks will be provided by Open Space. If a gate is constructed, it will be a hinged "pipe gate".
3. Once the development is complete, there will be rear yard walls that will prevent vehicular access to the open space from residential areas. Any areas that are not protected in this way will be fenced by Open Space with a 'tensile' fence.
4. Open Space will install new signs along the perimeter of the open space stating their restrictions for access, use, removal of resources, etc.
5. A gate under the bridge was discussed, and the developer warned that the permit with the Corp of Engineers may prevent this due to the water flows in the arroyo. Open Space will contact the CoE to discuss this issue.

*This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.*

**End of Minutes**



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: January 16, 2009

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1004073**  
08EPC-40104 AMEND SITE DEVELOPMENT  
PLAN - SUBDVN  
08EPC-40101 SITE DEVELOPMENT - BUILDG  
PRMT

JTH Inc.  
P.O. Box 1443  
Corrales, NM 87048

**LEGAL DESCRIPTION:** for all or a portion of tract 4A, JUAN TABO HILLS Unit 1 zoned SU-1 for Village Square (C-2 w/exceptions, O-1, R-T uses) located on Juan Tabo Blvd SE between Tijeras Arroyo and Gallant Fox Rd. SE, containing approximately 26 acres. (M-21/22) Carol Toffaleti, Staff Planner

On January 15, 2009 the Environmental Planning Commission voted to approve Project 1004073/08EPC-40104, a Site Development Plan for Subdivision Amendment, for tract 4A, Juan Tabo Hills, Unit 1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a site development plan for subdivision amendment for Tract 4A, Juan Tabo Hills, Unit 1, a site of approximately 26 acres located on Juan Tabo Blvd. south of Tijeras Arroyo, zoned SU-1 for Village Center consisting of C-2 with exclusions, O-1 and R-T uses. The applicant proposes to: subdivide the land into 158 residential lots, three commercial tracts, including shared parking, and one tract of common open space; amend the list and acreage of proposed uses; and amend the design standards for the height of commercial buildings, building setbacks, signage and trees.
2. The request is accompanied by a site development plan for building permit (08EPC-40101).

OFFICIAL NOTICE OF DECISION

JANUARY 15, 2009

PROJECT # 1004073

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3. The site is in the Developing Urban area of the Comprehensive Plan and the southwest corner is within a landfill buffer zone.
4. The subject site is part of a 227-acre area annexed in 2004 known as Juan Tabo Hills (Council Bill O-04-24, Enactment O-2004-23, 5/13/04). The enactment stipulates that there will be no full connection of roadways or streets between Juan Tabo Hills and Four Hills Village, east of the site (Section 4.2). The subject site was zoned SU-1 for Village Square and comprises C-2 with exclusions (7.5 acres maximum), O-1 (11.5 acres maximum) and R-T (160 dwelling units maximum) uses (Section 4.4). The remainder of the annexed area is zoned R-D.
5. The City also approved a site development plan for subdivision for the subject site, which accompanied the annexation and zoning requests (#1001370, 03EPC-01062, 2/12/2004, 08DRB-70425, 10/8/2008). The site plan, including design standards and a complete list of permissive uses and exclusions, governs the site. The approved site development plan indicates that the O-1 zone includes a minimum of 5 acres and a maximum of 7 acres of "open air activity area", with allowable uses defined in the plan. With implementation of road and drainage infrastructure in the new community, the developable size of the subject size was reduced from 30 to approximately 26 acres. The minimum open air activity area is reduced to 4.3 acres.
6. The Tijeras Arroyo runs along the north boundary of the site. It is designated a Major Open Space Arroyo in the Facility Plan for Arroyos and lies within 90 acres zoned Major Public Open Space within the Juan Tabo Hills community.
7. Per AMAFCA, prior to Preliminary Plat approval, the Tijeras Arroyo will be evaluated for the current 500-year flow rate. The bridge abutment may need to be extended to the erosion setback limit to provide protection. The extent of the erosion protection will be coordinated with Juan Tabo Hills Subdivision, Unit 3B, to the east.
8. For the street widths proposed on the site development plan, individual residential lots would normally be designated as P-1 to meet DPM requirements. The SU-1 category (14-16-2-22 C) of the Zoning Code gives the Planning Commission discretion over required parking. The type of development proposed furthers and meets the requirements of adopted City policies and procedures, including the Planned Growth Strategy which encourages a more sustainable urban form. A parking requirement for this development that is below what could be required for a conventionally zoned site is appropriate and justified.

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9. The proposed amendments to the SDP for subdivision are consistent with the following applicable goals and policies of the Comprehensive Plan:
  - a. *Developing Urban Area* policy II.B.5.h, the *Activity Center* Goal and *Economic Development* policy II.D.6.g, because narrower building setbacks and a greater building height for the non-residential uses would allow higher density residential and commercial development, which is appropriate on a site zoned for a neighborhood activity center.
  - b. *Developing Urban Area* policy II.B.5.m, because the amendment to the signage standards will reduce the number of free-standing signs allowed on the site and thereby improve the visual environment.
10. The proposed subdivision of the subject site furthers the following applicable goals and policies of the Comprehensive Plan:
  - a. *Developing Urban Area* policy II.B.5.i and *Activity Center* policy II.B.7.f, because the tracts with retail and office uses are located to complement residential areas, but are buffered by townhouses from the lower density residential subdivisions surrounding the site.
  - b. *Developing Urban Area* policy II.B.5.j, because the tracts with retail and office uses are located within reasonable walking and bicycling distance of surrounding residential areas.
11. Property-owners within 100' and the Tijeras Arroyo NA, the only affected neighborhood association per the Neighborhood Assn. Recognition Ordinance, were notified of the proposal. A facilitated meeting was held with the Tijeras Arroyo NA and other associations in the wider area: Juan Tabo Hills NA, Four Hills Village NA and Four Hills Village HOA. A concern was raised about the location of a future fire station on the site. A letter dated Nov. 9, 2008 from the FHVNA was received requesting inclusion of a station on the site plan. In a letter dated Nov. 13, 2008 the District Councilor confirmed that the site has been identified and agreed with the applicant as an appropriate location for a fire station. In a letter dated Nov. 13, 2008, the Juan Tabo Hills NA (JTHNA) supported the proposed development, but recommended an increase in open space for family recreation, landscaping of the open space corridor south of the site, and architecture more compatible with the residential subdivisions in Juan Tabo Hills. The JTHNA later raised concerns about trespassing, vandalism and loitering in the Tijeras Arroyo and the southern area of the residential neighborhood, which is not yet developed.
12. Development of a fire station will result in a reduction of the open air activity area minimum acreage requirement from 4.3 to 3.05 acres. If the fire station is not developed, then the 1.25 acre area will remain as open air activity area.

OFFICIAL NOTICE OF DECISION

JANUARY 15, 2009

PROJECT # 1004073

Page 4 of 16

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Design Standards:
  - a. Parking/circulation: 5<sup>th</sup> bullet point, reinstate struck-out language from "Shaded pedestrian access..." to "...with adjacent trees." (new end of sentence). Remaining text remains struck-out.
  - b. Signage: 10<sup>th</sup> bullet point, 2<sup>nd</sup> line, "project entry" shall be deleted.
4. Move page 6A to the site development plan for building permit, renumber it A002 and amend as follows:
  - a. Small diagram: In title, replace "Facility" with "Activity". Add total acreage figure. This total figure and the figures under Site Data (same sheet) and on sheet A001 of the SDP for building permit (under Site Information/Tracts) shall be the same
  - b. Site Data: O-1, add "(incl. open air activity areas)" and the appropriate figure. Replace "Facilities" with "Activity Areas" and add "(outside O-1)". Add appropriate figure.
  - c. Show the potential site for a future fire station, including the acreage.
  - d. If a fire station is eventually built on the 1.25 acre site then the open air activity area minimum acreage requirement of 4.3 acres shall be reduced to 3.05 acres. If the fire station is not developed, then the 1.25 acre site shall remain as open air activity area.

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5. The SU-1 zone requires 2,400 square feet of open space for each dwelling unit, which shall be addressed at time of platting to the DRB. This includes a minimum of 250 sf of usable open space for 2 bedroom and 300 sf for 3 bedroom units on each townhouse lot, per the permissive uses listed on the approved SDP for subdivision ((13) dwelling units) and the definition in 14-16-1-5.

6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. A note shall be placed on the site development plans for subdivision and building permit and the plat that reads as follows: "For the street widths shown, individual residential lots would normally be designated as P-1 to meet DPM requirements. However, per the SU-1 zone (14-16-2-22 (C)), the EPC approved off-street parking is less than the off-street parking requirements for P-1 lots (14-16-3-1(A)(24)(d))".
- e. Both approaches of Gulfstream Road shall align with one another at Street L.
- f. Align Calvalcade Road (town center) with Calvalcade Road (residential subdivision unit 3A to the east).
- g. Site plan shall comply and be designed per DPM Standards except as previously approved by the Traffic Engineer (includes right-of-way widths, street widths, 26' street widths adjacent to fire hydrant locations, appropriate curb return radii to accommodate fire, solid waste and delivery vehicles, etc.).
- h. Concurrent platting action required.
- i. Construct an east-west trail between the Fours Hill Neighborhood and Juan Tabo Boulevard within the Open Space corridor located adjacent to and south of Gallant Fox Road (Gallant Fox Open Space corridor) in order to serve the function of the east-west bikeway connection through the Juan Tabo Hills development as designated on the *Long Range Bikeway System*.



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- j. The Gallant Fox Open Space corridor improvements shall include a 10 foot wide multi-purpose trail constructed of a stabilized surface material that is aesthetically compatible with the surrounding natural open space environment. The typical trail cross-section shall include a *minimum* two and one half (2.5) foot wide unobstructed buffer area on either side of the 10 foot trail. The trail shall follow a moderate serpentine alignment within the open space corridor. Open space fencing will need to be installed at locations where there is not adequate access control between the trail and the adjacent development and roadway.
  - k. Add a note to the site plan stating that the on-street bicycle lanes along Juan Tabo Boulevard between the connection to the Gallant Fox Open Space corridor and the northern most boundary of the Juan Tabo Hills development, shall serve the function of the north-south bikeway connection through the development as designated on the *Long Range Bikeway System* map.
  - l. Volterra Village Drive (a.k.a. Cavalcade Road) between Juan Tabo Boulevard and Gulfstream Road, and Gulfstream Road between Volterra Village Drive (a.k.a. Cavalcade Road) and Street L, will be designated as a Bicycle Route. The width of the combined bicycle and driving lanes on Volterra Village Drive (a.k.a. Cavalcade Road) will be a *minimum* of 14 feet in width. Signing and pavement markings will be provided in accordance with the Manual of Uniform Traffic Control Devices.
  - m. The design plans for the bikeway improvements identified in conditions 4 i., j, and l must be agreed to by the City of Albuquerque, Department of Municipal Development, Engineering Division staff prior to the applicant's submittal for DRC approval. Conditions i. and j. are also subject to permit #2004 00184 (US Army Corps of Engineers, dated April 18, 2005) and the design plans shall be agreed to by an authorized representative of the US Army Corps of Engineers prior to the applicant's submittal for DRC approval.
7. This request shall be signed off at DRB concurrently with the accompanying site development plan for building permit (08EPC-40101).

---

On January 15, 2009 the Environmental Planning Commission voted to approve Project 1004073/ 08EPC-40101, a Site Development Plan for Building Permit, for Tract 4A, Juan Tabo Hills, Unit 1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a site development plan for building permit for Tract 4A, Juan Tabo Hills, Unit 1, a site of approximately 26 acres located on Juan Tabo Blvd. south of Tijeras Arroyo, zoned SU-1 for Village Center consisting of C-2 with exclusions, O-1 and R-T uses. The single-phased development consists of 158 townhomes (274,542 sf), office and retail buildings (47,900 sf), two adjacent plazas, parking and landscaped areas.
2. The request is accompanied by a site development plan for subdivision amendment (08EPC-40104).

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3. The site is in the Developing Urban area of the Comprehensive Plan and the southwest corner is within a landfill buffer zone.
4. The subject site is part of a 227-acre area annexed in 2004 known as Juan Tabo Hills (Council Bill O-04-24, Enactment O-2004-23, 5/13/04). The enactment stipulates that there will be no full connection of roadways or streets between Juan Tabo Hills and Four Hills Village, east of the site (Section 4.2). The subject site was zoned SU-1 for Village Square and comprises C-2 with exclusions (7.5 acres maximum), O-1 (11.5 acres maximum) and R-T (160 dwelling units maximum) uses (Section 4.4). The remainder of the annexed area is zoned R-D.
5. The City also approved a site development plan for subdivision for the subject site, which accompanied the annexation and zoning requests (#1001370, 03EPC-01062, 2/12/2004, 08DRB-70425, 10/8/2008). The site plan, including design standards and a complete list of permissive uses and exclusions, governs the site. The approved site development plan indicates that the O-1 zone includes a minimum of 5 acres and a maximum of 7 acres of "open air activity area", with allowable uses defined in the site plan. With implementation of road and drainage infrastructure in the new community, the new developable size of the subject size was reduced from 30 to approximately 26 acres. The minimum open air activity area is reduced to 4.3 acres.
6. The Tijeras Arroyo runs along the north boundary of the site. It is designated a Major Open Space Arroyo in the Facility Plan for Arroyos and lies within 90 acres zoned Major Public Open Space within the Juan Tabo Hills community.
7. Per AMAFCA, prior to Preliminary Plat approval, the Tijeras Arroyo will be evaluated for the current 500-year flow rate. The bridge abutment may need to be extended to the erosion setback limit to provide protection. The extent of the erosion protection will be coordinated with Juan Tabo Hills Subdivision, Unit 3B, to the east.
8. For the street widths proposed on the site development plan, individual residential lots would normally be designated as P-1 to meet DPM requirements. The SU-1 category 14-16-2-22(c) of the Zoning Code gives the Planning Commission discretion over required parking. The type of development proposed furthers and meets the requirements of adopted City policies and procedures including the Planned Growth Strategy which encourages a more sustainable urban form. A parking requirement for this development that is below what could be required for a conventionally zoned site is appropriate and justified.
9. The SU-1 zone requires 2,400 square feet of open space for each dwelling unit, which must be addressed at time of platting to the DRB. This includes a minimum of 250 sf of usable open space for 2 bedroom and 300 sf for 3 bedroom units on each townhouse lot, per the permissive uses listed on the approved SDP for subdivision ((13) dwelling units) and the definition in 14-16-1-5.

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10. The request furthers the following applicable goals and policies of the Comprehensive Plan:

- a. *Developing Urban Area* policy II.B.5.e, because the proposed development is on vacant land contiguous to urban facilities and services.
- b. *Developing Urban Area* policy II.B.5.h, because the townhomes are appropriate in a mixed use village center zone
- c. *Developing Urban Area* policy II.B.5.i, and *Activity Centers* policy II.B.7.f, because the more intense office and retail uses are located to complement residential areas, but are buffered by townhouses from the lower density residential subdivisions surrounding the site.
- d. *Developing Urban Area* policy II.B.5.j, and *Activity Center* Goal and policy II.B.7.a, because the higher density and mixed use character of the development creates a more sustainable urban fabric that promotes pedestrian and bicycle access and makes efficient use of land and City services.
- e. *Transportation and Transit* policies II.D.4.g, and II.D.4.h because the development includes a dense network of walkways that promote pedestrian opportunities within the site and a bike route that links existing bike lanes in Juan Tabo Hills to help complete a bike connection to Four Hills.
- f. *Energy Management* policy II.D.3.a. because the buildings use energy conserving canopies.
- g. *Water Management* policy II.D.2.a. because the landscape plan calls for mainly drought-tolerant species and includes some rainwater harvesting.

11. Property-owners within 100' and the Tijeras Arroyo Neighborhood Association (NA), the only affected neighborhood association per the Neighborhood Association Recognition Ordinance, were notified of the proposal. A facilitated meeting was held with the Tijeras Arroyo NA and other associations in the wider area: Juan Tabo Hills NA, Four Hills Village NA and Four Hills Village HOA. A concern was raised about the location of a future fire station on the site. In a letter dated Nov. 9, 2008 Four Hills Village NA requested that the location of a station be shown on the site plan. In a letter dated Nov. 13, 2008 the District Councilor confirmed that the site has been identified and agreed with the applicant as an appropriate location for a fire station. In a letter dated Nov. 13, 2008, the Juan Tabo Hills NA supported the proposed development, but recommended an increase in open space for family recreation, landscaping in the open space corridor south of the site, and architecture more compatible with that of the residential subdivisions. The JTHNA later raised concerns about trespassing, vandalism and

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loitering in the Tijeras Arroyo and the southern area of the residential neighborhood, which is not yet developed.

12. Development of a fire station will result in a reduction of the open air activity area minimum acreage requirement from 4.3 to 3.05 acres. If the fire station is not developed, then the 1.25 acre area will remain as open air activity area.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. This request shall be signed off at DRB concurrently with the accompanying site development plan for subdivision amendment (08EPC-40104).
4. Landfill gas buffer zone (Environmental Services Division):
  - a. Include on the Utility Plan:
    - i. All city utility lines entering the proposed development, and located within the 1000 foot buffer zone, will be installed with anti-seep collars.
    - ii. All city water and sanitary sewer service lines entering homes located within the 1000' buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line.
  - b. Replace the text in Note 7 of the site development plan (sheet A001) with the following disclosure statement:

"The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site."

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5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. A note shall be placed on the site development plans for subdivision and building permit and the plat that reads as follows: "For the street widths shown, individual residential lots would normally be designated as P-1 to meet DPM requirements. However, per the SU-1 zone (14-16-2-22 (C)), the EPC approved off-street parking is less than the off-street parking requirements for P-1 lots (14-16-3-1(A)(24)(d))".
- e. Both approaches of Gulfstream Road shall align with one another at Street L.
- f. Align Calvalcade Road (town center) with Calvalcade Road (residential subdivision unit 3A to the east).
- g. Site plan shall comply and be designed per DPM Standards except as previously approved by the Traffic Engineer (includes right-of-way widths, street widths, 26' street widths adjacent to fire hydrant locations, appropriate curb return radii to accommodate fire, solid waste and delivery vehicles, etc.).
- h. Concurrent platting action required.
- i. Construct an east-west trail between the Fours Hill Neighborhood and Juan Tabo Boulevard within the Open Space corridor located adjacent to and south of Gallant Fox Road (Gallant Fox Open Space corridor) in order to serve the function of the east-west bikeway connection through the Juan Tabo Hills development as designated on the *Long Range Bikeway System*.
- j. The Gallant Fox Open Space corridor improvements shall include a 10 foot wide multi-purpose trail constructed of a stabilized surface material that is aesthetically compatible with the surrounding natural open space environment. The typical trail cross-section shall include a *minimum* two and one half (2.5) foot wide unobstructed buffer area on either side of the 10 foot trail. The trail shall follow a moderate serpentine alignment within the open space corridor. Open space fencing will need to be installed at locations where there is not adequate access control between the trail and the adjacent development and roadway.
- k. Add a note to the site plan stating that the on-street bicycle lanes along Juan Tabo Boulevard between the connection to the Gallant Fox Open Space corridor and the northern most boundary of the Juan Tabo Hills development, shall serve the function of the north-south bikeway connection through the development as designated on the *Long Range Bikeway System* map.

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- l. Volterra Village Drive (a.k.a. Cavalcade Road) between Juan Tabo Boulevard and Gulfstream Road, and Gulfstream Road between Volterra Village Drive (a.k.a. Cavalcade Road) and Street L, will be designated as a Bicycle Route. The width of the combined bicycle and driving lanes on Volterra Village Drive (a.k.a. Cavalcade Road) will be a *minimum* of 14 feet in width. Signing and pavement markings will be provided in accordance with the Manual of Uniform Traffic Control Devices.
  - m. The design plans for the bikeway improvements identified in conditions 4 i., j, and l must be agreed to by the City of Albuquerque, Department of Municipal Development, Engineering Division staff prior to the applicant's submittal for DRC approval. Conditions i. and j. are also subject to permit #2004 00184 (US Army Corps of Engineers, dated April 18, 2005), and the design plans shall be agreed to by an authorized representative of the US Army Corps of Engineers prior to the applicants submittal for DRC approval.
  - n. The design plans for the bikeway improvements identified in condition 4 i, j, and l must be agreed to by the City of Albuquerque, Department of Municipal Development, Engineering Division staff prior to the applicant's submittal for DRC approval. Conditions i. and j. are also subject to permit #2004 00184 (US Army Corps of Engineers, dated April 18, 2005), and the design plans shall be agreed to by an authorized representative of the US Army Corps of Engineers prior to the applicants submittal for DRC approval.
6. On sheet A001, under Site Information, provide the number of tracts for each use.
  7. On sheet A001, include benches, picnic tables and shade structures in appropriate open air activity areas (e.g. north and southeast areas). The trails in the open air activity area at the east boundary shall be 10' wide and use stabilized crusher fines.
  8. On sheet A001, Parking calculations: under residential calculations, exclude on-street parking spaces from total provided. Insert "Available" before "on-street parking = 103 spaces". Delete text in parentheses "(Code only allows....)".
  9. On sheet A001 keyed note 49: replace "route" with "lane".
  10. On sheet A001 Detail 1/Lightpole: reword reference as "NM Night Sky Protection Act".

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11. Landscaping:

- a. Plantings shall not interfere with overhead or underground utilities, including along the north boundary of the site.
- b. Add shade trees between parking and southwest elevation of Building 3 (retail/office).
- c. In Note 4 on sheet L101, replace last sentence with "High water use plants shall not be used."

12. Open Space Corridors:

- a. All previously disturbed Major Public Open Space corridors shall be graded according to the Major Public Open Space grading plan with the appropriate sloping ratios, as agreed with the City Open Space Division.
- b. After grading, Open Space corridors (including south of L street) shall be revegetated with the appropriate *native* seed and plant mixtures, as agreed with the City Open Space Division.
- c. Runoff flows shall be conveyed in swales in the Open Space corridor along the northeast boundary of the site and connect to the storm drain network at Monachos. Prior to entering the stormdrain facility, the runoff shall enter a sediment detention pond. Any disturbance to the Open Space corridor shall result in those areas being revegetated accordingly.
- d. The applicant shall immediately meet with the Open Space Division to discuss vehicular access issues, including temporary barricades and permanent fencing. The applicant shall immediately ensure that the Tijeras Arroyo and other Major Public Open Space corridors abutting the site, where public vehicular access is prohibited, are sufficiently barricaded after work concludes each day of construction. The existing "haul road" built by the applicant off Monachos Road shall immediately be closed or barricaded when not in use to lessen illegal trespass on City Open Space property, until the Village Square project and adjacent residential subdivisions in Juan Tabo Hills are completed and permanent measures can be implemented by the City.

13. Add common colors to elevation sheets for townhouses (A300-A303). They shall be compatible with colors of non-residential buildings and comply with the subdivision design standard (under G/Architectural).

14. Grading & Drainage Plan:

- a. The retaining walls shall be detailed on the plan and their design shall be compatible with the adjacent buildings.
- b. The open space area at the eastern boundary shall be regraded to eliminate the tier of retaining walls and provide a trail connection to the Major Public Open Space corridor, as agreed with the Open Space Division.
- c. Cross-sections shall be provided on the plan for any areas of the site where there is a grade difference of 4 ft or more near the property line.
- d. Shall match the site development plan (sheet A001).

15. Utility Plan

- a. The plan shall indicate the relocation of the existing gas line.
- b. A new note shall state that all new electric distribution lines shall be placed underground, per the subdivision design standards.
- c. Shall match the site development plan (sheet A001).

16. Developer needs to apply for an encroachment for improvements within PNM ROW. NESC clearances to overhead conductor from proposed final grade/land-use need to be verified. Existing problems where increase backfill has been placed against steel poles needs to be addressed.

17. The potential site for a future fire station shall be increased to a minimum of 1.25 acres and explicitly noted on the appropriate sheets, along with the size of the building footprint (4,500 sf.). Upon request of the City of Albuquerque such 1.25 acres shall be conveyed to the City of Albuquerque, in fee simple without compensation, only to be used for a fire station site.

18. Move page 6A of the SDP for subdivision to site development plan for building permit, renumber it A002 and amend as follows:



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- a. Small diagram: In title, replace "Facility" with "Activity". Add total acreage figure. This total figure and the figures under Site Data (same sheet) and on sheet A001 of the SDP for building permit (under Site Information/Tracts) shall be the same
  - b. Site Data: O-1, add "(incl. open air activity areas)" and the appropriate figure. Replace "Facilities" with "Activity Areas" and add "(outside O-1)". Add appropriate figure.
  - c. Show the potential site for a future fire station, including the acreage.
  - d. If a fire station is eventually built on the 1.25 acres site then the open air activity area minimum acreage requirement of 4.3 acres shall be reduced to 3.05 acres. If the fire station is not developed, then the 1.25 acres site shall remain as open air activity area.
19. On A001, off-street parking spaces shall not overlap residential lot lines.
20. On A001, on residential streets, curbs exceeding 15' in length that do not adjoin on-street parking spaces shall be painted red to maintain adequate circulation for Fire and Solid Waste Department vehicles.
21. On A001, amend General Note 9 concerning usable open space, to reflect the text of Finding 9/SDP for Building Permit in this staff report.
22. On sheet A001, add a General Note that refers to the list of permissive and excluded uses on sheet 6 of the SDP for subdivision.
23. On sheet A001, on-street parking spaces shall be at minimum 22' long, except for spaces at the end which may be 20' long.

**PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL;  
RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15  
DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY JANUARY 30, 2009.**

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APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **JANUARY 30, 2009** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

  
For Richard Dineen  
Planning Director

RD/CT/ma

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cc: Dekker Perich, Sabatini, Ltd., 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109  
Paul Kinahan, Tijeras Arroyo NA, 801 Calle Coronado SE, Albuquerque, NM 87123  
Joe Koprivnikar, Tijeras Arroyo NA, 13008 Nandina Way SE, Albuquerque, NM 87123  
Kevin Smith, Juan Tabo Hills NA, 1843 Red Rum Ct. SE, Albuquerque, NM 87123  
Ed Barsis, Four Hills Village NA, 1538 Catron Ave. SE, Albuquerque, NM 87123  
Tom Gregory, 1705 Black Gold SE, Albuquerque, NM 87123

## Sara Zahm

---

**From:** Gregory Krenik [Greg@goodwinengineers.com]  
**Sent:** Thursday, February 26, 2009 9:21 AM  
**To:** Sara Zahm; Christopher R. Gunning  
**Subject:** FW: Juan Tabo Hills Volterra Village

Sara,  
Here is the email correspondence we needed from PNM for Condition #16.  
Greg

---

**From:** Forbes, Blake [mailto:Blake.Forbes@pnm.com]  
**Sent:** Thursday, February 26, 2009 9:14 AM  
**To:** Brown, Charlie (ROW Dept.)  
**Cc:** Gregory Krenik; Vigil, Fernando; Dohleman, Emilie  
**Subject:** RE: Juan Tabo Hills Volterra Village

Yes We have seen this. We will need the usual caveats about nothing above 14ft tall (signs, lights, etc). We are ok with the grade (we increased the corrosion protection where they increased the fill at the poles), but it can't be increased from what is shown. The poles if in the parking area, will need bollards or some kind of protection from vehicle impact. Also need 24/7 access, but looks like that shouldn't be a problem (unless the parking lot is full).

Thanks  
Blake

-----Original Message-----

**From:** Brown, Charlie (ROW Dept.)  
**Sent:** Wednesday, February 25, 2009 12:11 PM  
**To:** Forbes, Blake  
**Cc:** Gregory Krenik; Vigil, Fernando  
**Subject:** FW: Juan Tabo Hills Volterra Village

Blake,

Looks like you have already seen the attachment. Greg Krenick contacted us about the status of an encroachment request under a transmission line. I can't find it in ROWT? With your approval I can process the encroachment agreement.

Thanks, Charlie

Charles F. Brown  
Senior Right of Way Agent  
Public Service Company of New Mexico  
Environment and Land Services  
Alvarado Square - MS 2101  
Albuquerque NM 87158-2101  
Office: (505) 241-4441  
Mobile: (505) 239-9786  
Fax: (505) 241-2376

---

**From:** Gregory Krenik [mailto:Greg@goodwinengineers.com]  
**Sent:** Wednesday, February 25, 2009 10:55 AM

**To:** Brown, Charlie (ROW Dept.)  
**Subject:** FW: Juan Tabo Hills Volterra Village

Charlie,

As you can see, Tony copied Blake on this so everyone knows now. Read from the bottom.

Greg

*Gregory J. Krenik, PE*  
Vice President  
**MARK GOODWIN & ASSOCIATES, PA**  
(505) 828-2200  
(505) 235-9338 cell  
(505) 797-9539 fax  
[greg@goodwinengineers.com](mailto:greg@goodwinengineers.com)  
website: [www.goodwinengineers.com](http://www.goodwinengineers.com)

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**From:** Machac, Tony E. [mailto:Tony.Machac@pnm.com]  
**Sent:** Wednesday, February 25, 2009 10:48 AM  
**To:** Gregory Krenik  
**Subject:** FW: Juan Tabo Hills Volterra Village

Blake,

Could you please call Greg Krenik at Goodwin Engineering on the transmission line that cross the new parking lot.

Thanks

---

**From:** TONY MACHAC [mailto:tonymachac@msn.com]  
**Sent:** Tuesday, February 24, 2009 8:07 PM  
**To:** Machac, Tony E.  
**Subject:** FW: Juan Tabo Hills Volterra Village

---

Subject: FW: Juan Tabo Hills Volterra Village  
Date: Tue, 24 Feb 2009 16:15:09 -0700  
From: [Greg@goodwinengineers.com](mailto:Greg@goodwinengineers.com)  
To: [tonymachac@msn.com](mailto:tonymachac@msn.com)

Tony,

Can you look at the request below? I haven't heard from Fernando yet. Are you the contact person out at Juan Tabo Hills now? I also need to talk to you about the backfill against the steel poles out at the site and what to do about it. Please review and call me.

Thanks, Greg

*Gregory J. Krenik, PE*  
Vice President  
**MARK GOODWIN & ASSOCIATES, PA**

(505) 828-2200  
(505) 235-9338 cell  
(505) 797-9539 fax  
[greg@goodwinengineers.com](mailto:greg@goodwinengineers.com)  
website: [www.goodwinengineers.com](http://www.goodwinengineers.com)

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**From:** Gregory Krenik  
**Sent:** Tuesday, February 03, 2009 9:26 AM  
**To:** 'fvigil@pnm.com'  
**Subject:** Juan Tabo Hills Volterra Village

Mr. Vigil,

We will be needing to do an encroachment agreement for this project. Part of a parking lot with light poles will be under the transmission line easement. See Attached. There is also a future fire station that is planned but there is no design for it at this time. Can you start the paperwork for this encroachment agreement?

Thanks, Greg

*Gregory J. Krenik, PE*  
*Vice President*  
**MARK GOODWIN & ASSOCIATES, PA**  
(505) 828-2200  
(505) 235-9338 cell  
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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 8, 2009

### **Project# 1004073**

09DRB-70061 VACATION OF PUBLIC EASEMENT  
09DRB-70062 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS  
09DRB-70063 TEMP DEFERRAL OF SIDEWALK CONSTRUCTION  
09DRB-70064 MAJOR - PRELIMINARY PLAT APPROVAL  
09DRB-70091 EPC APPROVED SDP FOR BUILD PERMIT  
09DRB-70092 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA and DEKKER, PARICH, SABATINI agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4-A, **JUAN TABO HILLS Unit(s) 1**, zoned SU-1/ VILLAGE SQUARE, located on JUAN TABO BLVD SE between THE TIJERAS ARROYO and GALLANT FOX RD SE containing approximately 25.62 acre(s). (M-21 & M-22) [*Deferred from 3/11/09, 3/25/09*]

At the April 8, 2009 Development Review Board meeting, the site plan for subdivision and the site plan for building permit were approved with final sign-off delegated to transportation for written comments and to planning for the filed plat. the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The vacation of public easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

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

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

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The subdivision design variance from Minimum DPM standards was approved subject to updated exhibit and for sidewalk to include back of curb on Domino. With the signing of the infrastructure list date 4/8/09 and with an approved grading and drainage plan engineer stamp dated 4/7/09, the preliminary plat was approved. Conditions of final plat

approval are as follows: 6 foot public sidewalk easement, right-of-way at Domino to exclude parking and loading areas (approximately 3 ft), and for detached open space note on the plat.

If you wish to appeal this decision, you must do so by April 22, 2009 in the manner described below.

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

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

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Dekker, Perich, Sabatini, LTD – 7601 Jefferson NE Ste 100- Albuquerque, NM 87109

Cc: JTH Inc – P.O. Box 1443 – Corrales, NM 87048

Cc: Mark Goodwin & Assoc. – P.O. Box 90606 – Albuquerque, NM 87199

Marilyn Maldonado

File






**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

## MEMORANDUM

DATE: March 3, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department  
Donna Griffin, Legal Department  
Mark Goodwin and Associates

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1004073, 09DRB-70061 Vacation of Public Easement, 09DRB-70062  
Subdivision Design Variance from Min DPM Standards, 09DRB-70063  
Temporary Deferral of Sidewalk Construction, 09DRB-70064 Major –  
Preliminary Plat Approval, Tract 4-A, Juan Tabo Hills Unit 1, Located on Juan  
Tabo Blvd. SE Between the Tijeras Arroyo and Gallant Fox Rd. SE

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There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Eubank Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1004073

DRB Application No.: \_\_\_\_\_

**VOLTERRA VILLAGE**

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

**Tract 4A, Juan Tabo Hills, Unit 1**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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
<input type="text"/>	<input type="text"/>	24' FF	Res. Pvmt C&G Both Sides 4' Sidewalk Westside & around cul-de-sac 4' Sidewalk Eastside *	Gulfstream Dr.	Silver Charm Rd.	Cul-de-Sac	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C&G Both Sides 4' Sidewalk Both Sides *	Borrego Dr	Silver Charm Rd.	Monachos Rd.	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C&G Both Sides 4' Sidewalk Both Sides *	Volponi Dr.	Silver Charm Rd	Monachos Rd.	/	/	/
<input type="text"/>	<input type="text"/>	24" FF	Res. Pvmt C&G Both Sides 4' Sidewalk Eastside *	Domino Dr	Silver Charm Rd.	Monachos Rd.	/	/	/
<input type="text"/>	<input type="text"/>	24" FF	Res Pvmt C&G Both Sides 4' Sidewalk Westside *	Domino Dr.	Silver Charm Rd.	Forego Dr.	/	/	/
<input type="text"/>	<input type="text"/>	24" FF	Res. Pvmt C&G Both Sides 4' Sidewalk Westside	Domino Dr.	Forego Rd.	Cicada Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		26' FF	Res Pvmt C&G Both Sides	Bull Lea Dr.	Silver Charm Rd.	Forego Rd	/	/	/
		4' 14' FE	Sidewalk Both Sides * Perm. Pvmt C&G North Side	Silver Charm Dr.	Gulfstream Dr	Juan Tabo Blvd	/	/	/
		6' 24' FF	Sidewalk North Side Res. Pvmt C&G Both Sides	Forego Rd.	Domino Dr.	Juan Tabo Blvd.	/	/	/
		4' 4'	Sidewalk North Side * Sidewalk South Side						
		24' FF	Res Pvmt C&G Both Sides	Cicada Rd.	Domino Dr.	Juan Tabo Blvd	/	/	/
		4'	Sidewalk South Side *						
		24' FF	Res Pvmt C&G Both Sides	Cicada Rd.	Domino Dr	Volponi Dr.	/	/	/
		4'	Sidewalk Both Sides						
		32' FF	Res Pvmt C&G Both Sides	Cavalcade Ave.	East Pl.	Juan Tabo Blvd	/	/	/
		4'	Sidewalk Both Sides						
		40' FF	Perm Pvmt C & G, both sides	Monachos Rd.	East Pl.	Juan Tabo Blvd.	/	/	/
		4'	Sidewalk, both sides						
		10'	Stablized crushed fine trail	E. Open Space	Cavalcade Ave	N 420' to PL	/	/	/
<b>WATERLINE</b>									
		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	Domino Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	Waterline	Cavalcade Ave	Gulfstream Dr	Borrego Dr	/	/	/
		6"	Waterline	Bull Lea Dr	Silver Charm Rd	Forego Rd	/	/	/
		10"	Waterline	Silver Charm Rd	Gulfstream Dr	Bull Lea Dr	/	/	/
		6"	Waterline	Forego Rd	Domino Dr	Bull Lea Dr	/	/	/
		8"	Waterline	Monachos Rd	Domino Dr	East PL	/	/	/



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.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**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
- 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 SDPBP
- 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

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

**Mark Goodwin & Associates, PA**

Firm

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 3-11-09  
SIGNATURE - date

UTILITY DEVELOPMENT - date

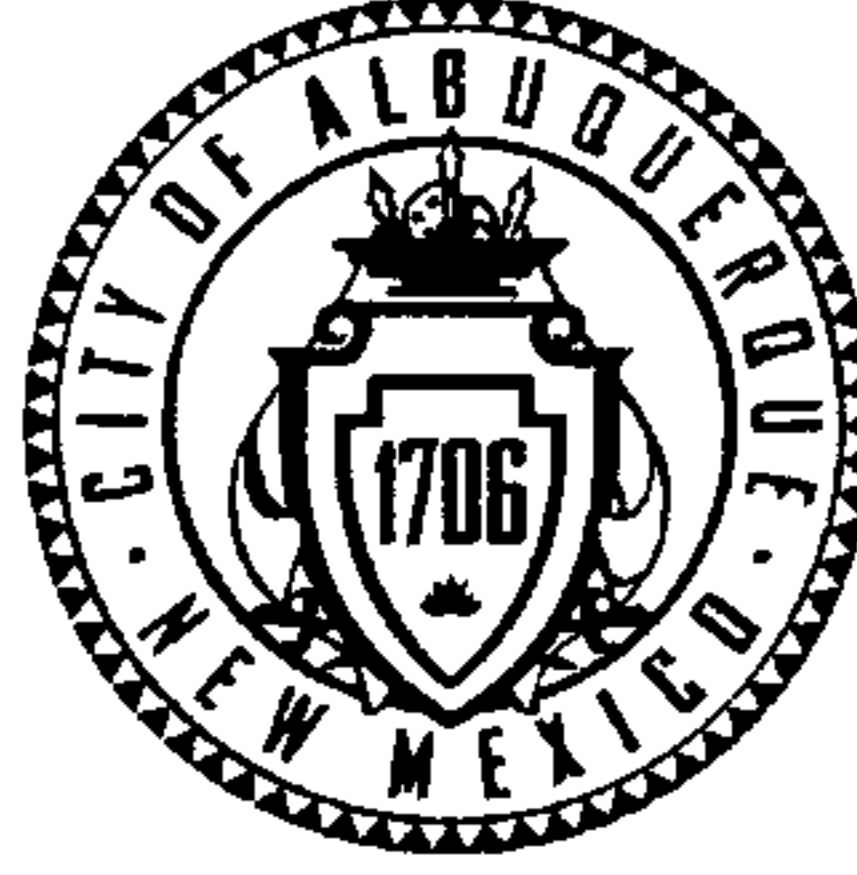
\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: January 16, 2009

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1004073**  
08EPC-40104 AMEND SITE DEVELOPMENT  
PLAN - SUBDVN  
08EPC-40101 SITE DEVELOPMENT - BUILDG  
PRMT

JTH Inc.  
P.O. Box 1443  
Corrales, NM 87048

LEGAL DESCRIPTION: for all or a portion of tract 4A, JUAN TABO HILLS Unit 1 zoned SU-1 for Village Square (C-2' w/exceptions, O-1, R-T uses) located on Juan Tabo Blvd SE between Tijeras Arroyo and Gallant Fox Rd. SE, containing approximately 26 acres. (M-21/22) Carol Toffaleti, Staff Planner

On January 15, 2009 the Environmental Planning Commission voted to approve Project 1004073/08EPC-40104, a Site Development Plan for Subdivision Amendment, for tract 4A, Juan Tabo Hills, Unit 1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a site development plan for subdivision amendment for Tract 4A, Juan Tabo Hills, Unit 1, a site of approximately 26 acres located on Juan Tabo Blvd. south of Tijeras Arroyo, zoned SU-1 for Village Center consisting of C-2 with exclusions, O-1 and R-T uses. The applicant proposes to: subdivide the land into 158 residential lots, three commercial tracts, including shared parking, and one tract of common open space; amend the list and acreage of proposed uses; and amend the design standards for the height of commercial buildings, building setbacks, signage and trees.
2. The request is accompanied by a site development plan for building permit (08EPC-40101).

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PROJECT # 1007570

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3. The site is in the Developing Urban area of the Comprehensive Plan and the southwest corner is within a landfill buffer zone.
4. The subject site is part of a 227-acre area annexed in 2004 known as Juan Tabo Hills (Council Bill O-04-24, Enactment O-2004-23, 5/13/04). The enactment stipulates that there will be no full connection of roadways or streets between Juan Tabo Hills and Four Hills Village, east of the site (Section 4.2). The subject site was zoned SU-1 for Village Square and comprises C-2 with exclusions (7.5 acres maximum), O-1 (11.5 acres maximum) and R-T (160 dwelling units maximum) uses (Section 4.4). The remainder of the annexed area is zoned R-D.
5. The City also approved a site development plan for subdivision for the subject site, which accompanied the annexation and zoning requests (#1001370, 03EPC-01062, 2/12/2004, 08DRB-70425, 10/8/2008). The site plan, including design standards and a complete list of permissive uses and exclusions, governs the site. The approved site development plan indicates that the O-1 zone includes a minimum of 5 acres and a maximum of 7 acres of "open air activity area", with allowable uses defined in the plan. With implementation of road and drainage infrastructure in the new community, the developable size of the subject size was reduced from 30 to approximately 26 acres. The minimum open air activity area is reduced to 4.3 acres.
6. The Tijeras Arroyo runs along the north boundary of the site. It is designated a Major Open Space Arroyo in the Facility Plan for Arroyos and lies within 90 acres zoned Major Public Open Space within the Juan Tabo Hills community.
7. Per AMAFCA, prior to Preliminary Plat approval, the Tijeras Arroyo will be evaluated for the current 500-year flow rate. The bridge abutment may need to be extended to the erosion setback limit to provide protection. The extent of the erosion protection will be coordinated with Juan Tabo Hills Subdivision, Unit 3B, to the east.
8. For the street widths proposed on the site development plan, individual residential lots would normally be designated as P-1 to meet DPM requirements. The SU-1 category (14-16-2-22 C) of the Zoning Code gives the Planning Commission discretion over required parking. The type of development proposed furthers and meets the requirements of adopted City policies and procedures, including the Planned Growth Strategy which encourages a more sustainable urban form. A parking requirement for this development that is below what could be required for a conventionally zoned site is appropriate and justified.

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9. The proposed amendments to the SDP for subdivision are consistent with the following applicable goals and policies of the Comprehensive Plan:
  - a. *Developing Urban Area* policy II.B.5.h, the *Activity Center* Goal and *Economic Development* policy II.D.6.g, because narrower building setbacks and a greater building height for the non-residential uses would allow higher density residential and commercial development, which is appropriate on a site zoned for a neighborhood activity center.
  - b. *Developing Urban Area* policy II.B.5.m, because the amendment to the signage standards will reduce the number of free-standing signs allowed on the site and thereby improve the visual environment.
  
10. The proposed subdivision of the subject site furthers the following applicable goals and policies of the Comprehensive Plan:
  - a. *Developing Urban Area* policy II.B.5.i and *Activity Center* policy II.B.7.f, because the tracts with retail and office uses are located to complement residential areas, but are buffered by townhouses from the lower density residential subdivisions surrounding the site.
  - b. *Developing Urban Area* policy II.B.5.j. because the tracts with retail and office uses are located within reasonable walking and bicycling distance of surrounding residential areas.
  
11. Property-owners within 100' and the Tijeras Arroyo NA, the only affected neighborhood association per the Neighborhood Assn. Recognition Ordinance, were notified of the proposal. A facilitated meeting was held with the Tijeras Arroyo NA and other associations in the wider area: Juan Tabo Hills NA, Four Hills Village NA and Four Hills Village HOA. A concern was raised about the location of a future fire station on the site. A letter dated Nov. 9, 2008 from the FHVNA was received requesting inclusion of a station on the site plan. In a letter dated Nov. 13, 2008 the District Councilor confirmed that the site has been identified and agreed with the applicant as an appropriate location for a fire station. In a letter dated Nov. 13, 2008, the Juan Tabo Hills NA (JTHNA) supported the proposed development, but recommended an increase in open space for family recreation, landscaping of the open space corridor south of the site, and architecture more compatible with the residential subdivisions in Juan Tabo Hills. The JTHNA later raised concerns about trespassing, vandalism and loitering in the Tijeras Arroyo and the southern area of the residential neighborhood, which is not yet developed.
  
12. Development of a fire station will result in a reduction of the open air activity area minimum acreage requirement from 4.3 to 3.05 acres. If the fire station is not developed, then the 1.25 acre area will remain as open air activity area.



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CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Design Standards:
  - a. Parking/circulation: 5<sup>th</sup> bullet point, reinstate struck-out language from “Shaded pedestrian access...” to “...with adjacent trees.” (new end of sentence). Remaining text remains struck-out.
  - b. Signage: 10<sup>th</sup> bullet point, 2<sup>nd</sup> line, "project entry" shall be deleted.
4. Move page 6A to the site development plan for building permit, renumber it A002 and amend as follows:
  - a. Small diagram: In title, replace “Facility” with “Activity”. Add total acreage figure. This total figure and the figures under Site Data (same sheet) and on sheet A001 of the SDP for building permit (under Site Information/Tracts) shall be the same
  - b. Site Data: O-1, add “(incl. open air activity areas)” and the appropriate figure. Replace “Facilities” with “Activity Areas” and add “(outside O-1)”. Add appropriate figure.
  - c. Show the potential site for a future fire station, including the acreage.
  - d. If a fire station is eventually built on the 1.25 acre site then the open air activity area minimum acreage requirement of 4.3 acres shall be reduced to 3.05 acres. If the fire station is not developed, then the 1.25 acre site shall remain as open air activity area.

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5. The SU-1 zone requires 2,400 square feet of open space for each dwelling unit, which shall be addressed at time of platting to the DRB. This includes a minimum of 250 sf of usable open space for 2 bedroom and 300 sf for 3 bedroom units on each townhouse lot, per the permissive uses listed on the approved SDP for subdivision ((13) dwelling units) and the definition in 14-16-1-5.

6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. A note shall be placed on the site development plans for subdivision and building permit and the plat that reads as follows: "For the street widths shown, individual residential lots would normally be designated as P-1 to meet DPM requirements. However, per the SU-1 zone (14-16-2-22 (C)), the EPC approved off-street parking is less than the off-street parking requirements for P-1 lots (14-16-3-1(A)(24)(d))".
- e. Both approaches of Gulfstream Road shall align with one another at Street L.
- f. Align Calvalcade Road (town center) with Calvalcade Road (residential subdivision unit 3A to the east).
- g. Site plan shall comply and be designed per DPM Standards except as previously approved by the Traffic Engineer (includes right-of-way widths, street widths, 26' street widths adjacent to fire hydrant locations, appropriate curb return radii to accommodate fire, solid waste and delivery vehicles, etc.).
- h. Concurrent platting action required.
- i. Construct an east-west trail between the Fours Hill Neighborhood and Juan Tabo Boulevard within the Open Space corridor located adjacent to and south of Gallant Fox Road (Gallant Fox Open Space corridor) in order to serve the function of the east-west bikeway connection through the Juan Tabo Hills development as designated on the *Long Range Bikeway System*.

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- j. The Gallant Fox Open Space corridor improvements shall include a 10 foot wide multi-purpose trail constructed of a stabilized surface material that is aesthetically compatible with the surrounding natural open space environment. The typical trail cross-section shall include a *minimum* two and one half (2.5) foot wide unobstructed buffer area on either side of the 10 foot trail. The trail shall follow a moderate serpentine alignment within the open space corridor. Open space fencing will need to be installed at locations where there is not adequate access control between the trail and the adjacent development and roadway.
  - k. Add a note to the site plan stating that the on-street bicycle lanes along Juan Tabo Boulevard between the connection to the Gallant Fox Open Space corridor and the northern most boundary of the Juan Tabo Hills development, shall serve the function of the north-south bikeway connection through the development as designated on the *Long Range Bikeway System* map.
  - l. Volterra Village Drive (a.k.a. Cavalcade Road) between Juan Tabo Boulevard. and Gulfstream Road, and Gulfstream Road between Volterra Village Drive (a.k.a. Cavalcade Road) and Street L, will be designated as a Bicycle Route. The width of the combined bicycle and driving lanes on Volterra Village Drive (a.k.a. Cavalcade Road) will be a *minimum* of 14 feet in width. Signing and pavement markings will be provided in accordance with the Manual of Uniform Traffic Control Devices.
  - m. The design plans for the bikeway improvements identified in conditions 4 i., j, and l must be agreed to by the City of Albuquerque, Department of Municipal Development, Engineering Division staff prior to the applicant's submittal for DRC approval. Conditions i. and j. are also subject to permit #2004 00184 (US Army Corps of Engineers, dated April 18, 2005) and the design plans shall be agreed to by an authorized representative of the US Army Corps of Engineers prior to the applicants submittal for DRC approval.
7. This request shall be signed off at DRB concurrently with the accompanying site development plan for building permit (08EPC-40101).
- 

On January 15, 2009 the Environmental Planning Commission voted to approve Project 1004073/ 08EPC-40101, a Site Development Plan for Building Permit, for Tract 4A, Juan Tabo Hills, Unit 1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a site development plan for building permit for Tract 4A, Juan Tabo Hills, Unit 1, a site of approximately 26 acres located on Juan Tabo Blvd. south of Tijeras Arroyo, zoned SU-1 for Village Center consisting of C-2 with exclusions, O-1 and R-T uses. The single-phased development consists of 158 townhomes (274,542 sf), office and retail buildings (47,900 sf), two adjacent plazas, parking and landscaped areas.
2. The request is accompanied by a site development plan for subdivision amendment (08EPC-40104).

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PROJECT # 1007570

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3. The site is in the Developing Urban area of the Comprehensive Plan and the southwest corner is within a landfill buffer zone.
4. The subject site is part of a 227-acre area annexed in 2004 known as Juan Tabo Hills (Council Bill O-04-24, Enactment O-2004-23, 5/13/04). The enactment stipulates that there will be no full connection of roadways or streets between Juan Tabo Hills and Four Hills Village, east of the site (Section 4.2). The subject site was zoned SU-1 for Village Square and comprises C-2 with exclusions (7.5 acres maximum), O-1 (11.5 acres maximum) and R-T (160 dwelling units maximum) uses (Section 4.4). The remainder of the annexed area is zoned R-D.
5. The City also approved a site development plan for subdivision for the subject site, which accompanied the annexation and zoning requests (#1001370, 03EPC-01062, 2/12/2004, 08DRB-70425, 10/8/2008). The site plan, including design standards and a complete list of permissive uses and exclusions, governs the site. The approved site development plan indicates that the O-1 zone includes a minimum of 5 acres and a maximum of 7 acres of "open air activity area", with allowable uses defined in the site plan. With implementation of road and drainage infrastructure in the new community, the new developable size of the subject size was reduced from 30 to approximately 26 acres. The minimum open air activity area is reduced to 4.3 acres.
6. The Tijeras Arroyo runs along the north boundary of the site. It is designated a Major Open Space Arroyo in the Facility Plan for Arroyos and lies within 90 acres zoned Major Public Open Space within the Juan Tabo Hills community.
7. Per AMAFCA, prior to Preliminary Plat approval, the Tijeras Arroyo will be evaluated for the current 500-year flow rate. The bridge abutment may need to be extended to the erosion setback limit to provide protection. The extent of the erosion protection will be coordinated with Juan Tabo Hills Subdivision, Unit 3B, to the east.
8. For the street widths proposed on the site development plan, individual residential lots would normally be designated as P-1 to meet DPM requirements. The SU-1 category 14-16-2-22(c) of the Zoning Code gives the Planning Commission discretion over required parking. The type of development proposed furthers and meets the requirements of adopted City policies and procedures including the Planned Growth Strategy which encourages a more sustainable urban form. A parking requirement for this development that is below what could be required for a conventionally zoned site is appropriate and justified.
9. The SU-1 zone requires 2,400 square feet of open space for each dwelling unit, which must be addressed at time of platting to the DRB. This includes a minimum of 250 sf of usable open space for 2 bedroom and 300 sf for 3 bedroom units on each townhouse lot, per the permissive uses listed on the approved SDP for subdivision ((13) dwelling units) and the definition in 14-16-1-5.

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10. The request furthers the following applicable goals and policies of the Comprehensive Plan:

- a. *Developing Urban Area* policy II.B.5.e, because the proposed development is on vacant land contiguous to urban facilities and services.
- b. *Developing Urban Area* policy II.B.5.h, because the townhomes are appropriate in a mixed use village center zone
- c. *Developing Urban Area* policy II.B.5.i, and *Activity Centers* policy II.B.7.f, because the more intense office and retail uses are located to complement residential areas, but are buffered by townhouses from the lower density residential subdivisions surrounding the site.
- d. *Developing Urban Area* policy II.B.5.j, and *Activity Center* Goal and policy II.B.7.a, because the higher density and mixed use character of the development creates a more sustainable urban fabric that promotes pedestrian and bicycle access and makes efficient use of land and City services.
- e. *Transportation and Transit* policies II.D.4.g, and II.D.4.h because the development includes a dense network of walkways that promote pedestrian opportunities within the site and a bike route that links existing bike lanes in Juan Tabo Hills to help complete a bike connection to Four Hills.
- f. *Energy Management* policy II.D.3.a. because the buildings use energy conserving canopies.
- g. *Water Management* policy II.D.2.a. because the landscape plan calls for mainly drought-tolerant species and includes some rainwater harvesting.

11. Property-owners within 100' and the Tijeras Arroyo Neighborhood Association (NA), the only affected neighborhood association per the Neighborhood Association Recognition Ordinance, were notified of the proposal. A facilitated meeting was held with the Tijeras Arroyo NA and other associations in the wider area: Juan Tabo Hills NA, Four Hills Village NA and Four Hills Village HOA. A concern was raised about the location of a future fire station on the site. In a letter dated Nov. 9, 2008 Four Hills Village NA requested that the location of a station be shown on the site plan. In a letter dated Nov. 13, 2008 the District Councilor confirmed that the site has been identified and agreed with the applicant as an appropriate location for a fire station. In a letter dated Nov. 13, 2008, the Juan Tabo Hills NA supported the proposed development, but recommended an increase in open space for family recreation, landscaping in the open space corridor south of the site, and architecture more compatible with that of the residential subdivisions. The JTHNA later raised concerns about trespassing, vandalism and

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loitering in the Tijeras Arroyo and the southern area of the residential neighborhood, which is not yet developed.

12. Development of a fire station will result in a reduction of the open air activity area minimum acreage requirement from 4.3 to 3.05 acres. If the fire station is not developed, then the 1.25 acre area will remain as open air activity area.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. This request shall be signed off at DRB concurrently with the accompanying site development plan for subdivision amendment (08EPC-40104).
4. Landfill gas buffer zone (Environmental Services Division):
  - a. Include on the Utility Plan:
    - i. All city utility lines entering the proposed development, and located within the 1000 foot buffer zone, will be installed with anti-seep collars.
    - ii. All city water and sanitary sewer service lines entering homes located within the 1000' buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line.
  - b. Replace the text in Note 7 of the site development plan (sheet A001) with the following disclosure statement:

"The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site."

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5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. A note shall be placed on the site development plans for subdivision and building permit and the plat that reads as follows: "For the street widths shown, individual residential lots would normally be designated as P-1 to meet DPM requirements. However, per the SU-1 zone (14-16-2-22 (C)), the EPC approved off-street parking is less than the off-street parking requirements for P-1 lots (14-16-3-1(A)(24)(d))".
- e. Both approaches of Gulfstream Road shall align with one another at Street L.
- f. Align Calvalcade Road (town center) with Calvalcade Road (residential subdivision unit 3A to the east).
- g. Site plan shall comply and be designed per DPM Standards except as previously approved by the Traffic Engineer (includes right-of-way widths, street widths, 26' street widths adjacent to fire hydrant locations, appropriate curb return radii to accommodate fire, solid waste and delivery vehicles, etc.).
- h. Concurrent platting action required.
- i. Construct an east-west trail between the Fours Hill Neighborhood and Juan Tabo Boulevard within the Open Space corridor located adjacent to and south of Gallant Fox Road (Gallant Fox Open Space corridor) in order to serve the function of the east-west bikeway connection through the Juan Tabo Hills development as designated on the *Long Range Bikeway System*.
- j. The Gallant Fox Open Space corridor improvements shall include a 10 foot wide multi-purpose trail constructed of a stabilized surface material that is aesthetically compatible with the surrounding natural open space environment. The typical trail cross-section shall include a *minimum* two and one half (2.5) foot wide unobstructed buffer area on either side of the 10 foot trail. The trail shall follow a moderate serpentine alignment within the open space corridor. Open space fencing will need to be installed at locations where there is not adequate access control between the trail and the adjacent development and roadway.
- k. Add a note to the site plan stating that the on-street bicycle lanes along Juan Tabo Boulevard between the connection to the Gallant Fox Open Space corridor and the northern most boundary of the Juan Tabo Hills development, shall serve the function of the north-south bikeway connection through the development as designated on the *Long Range Bikeway System* map.

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- l. Volterra Village Drive (a.k.a. Cavalcade Road) between Juan Tabo Boulevard and Gulfstream Road, and Gulfstream Road between Volterra Village Drive (a.k.a. Cavalcade Road) and Street L, will be designated as a Bicycle Route. The width of the combined bicycle and driving lanes on Volterra Village Drive (a.k.a. Cavalcade Road) will be a *minimum* of 14 feet in width. Signing and pavement markings will be provided in accordance with the Manual of Uniform Traffic Control Devices.
  - m. The design plans for the bikeway improvements identified in conditions 4 i., j, and l must be agreed to by the City of Albuquerque, Department of Municipal Development, Engineering Division staff prior to the applicant's submittal for DRC approval. Conditions i. and j. are also subject to permit #2004 00184 (US Army Corps of Engineers, dated April 18, 2005), and the design plans shall be agreed to by an authorized representative of the US Army Corps of Engineers prior to the applicants submittal for DRC approval.
  - n. The design plans for the bikeway improvements identified in condition 4 i, j, and l must be agreed to by the City of Albuquerque, Department of Municipal Development, Engineering Division staff prior to the applicant's submittal for DRC approval. Conditions i. and j. are also subject to permit #2004 00184 (US Army Corps of Engineers, dated April 18, 2005), and the design plans shall be agreed to by an authorized representative of the US Army Corps of Engineers prior to the applicants submittal for DRC approval.
6. On sheet A001, under Site Information, provide the number of tracts for each use.
  7. On sheet A001, include benches, picnic tables and shade structures in appropriate open air activity areas (e.g. north and southeast areas). The trails in the open air activity area at the east boundary shall be 10' wide and use stabilized crusher fines.
  8. On sheet A001, Parking calculations: under residential calculations, exclude on-street parking spaces from total provided. Insert "Available" before "on-street parking = 103 spaces". Delete text in parentheses "(Code only allows....)".
  9. On sheet A001 keyed note 49: replace "route" with "lane".
  10. On sheet A001 Detail 1/Lightpole: reword reference as "NM Night Sky Protection Act".



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11. Landscaping:

- a. Plantings shall not interfere with overhead or underground utilities, including along the north boundary of the site.
- b. Add shade trees between parking and southwest elevation of Building 3 (retail/office).
- c. In Note 4 on sheet L101, replace last sentence with "High water use plants shall not be used."

12. Open Space Corridors:

- a. All previously disturbed Major Public Open Space corridors shall be graded according to the Major Public Open Space grading plan with the appropriate sloping ratios, as agreed with the City Open Space Division.
- b. After grading, Open Space corridors (including south of L street) shall be revegetated with the appropriate *native* seed and plant mixtures, as agreed with the City Open Space Division.
- c. Runoff flows shall be conveyed in swales in the Open Space corridor along the northeast boundary of the site and connect to the storm drain network at Monachos. Prior to entering the stormdrain facility, the runoff shall enter a sediment detention pond. Any disturbance to the Open Space corridor shall result in those areas being revegetated accordingly.
- d. The applicant shall immediately meet with the Open Space Division to discuss vehicular access issues, including temporary barricades and permanent fencing. The applicant shall immediately ensure that the Tijeras Arroyo and other Major Public Open Space corridors abutting the site, where public vehicular access is prohibited, are sufficiently barricaded after work concludes each day of construction. The existing "haul road" built by the applicant off Monachos Road shall immediately be closed or barricaded when not in use to lessen illegal trespass on City Open Space property, until the Village Square project and adjacent residential subdivisions in Juan Tabo Hills are completed and permanent measures can be implemented by the City.

13. Add common colors to elevation sheets for townhouses (A300-A303). They shall be compatible with colors of non-residential buildings and comply with the subdivision design standard (under G/Architectural).

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14. Grading & Drainage Plan:

- a. The retaining walls shall be detailed on the plan and their design shall be compatible with the adjacent buildings.
- b. The open space area at the eastern boundary shall be regraded to eliminate the tier of retaining walls and provide a trail connection to the Major Public Open Space corridor, as agreed with the Open Space Division.
- c. Cross-sections shall be provided on the plan for any areas of the site where there is a grade difference of 4 ft or more near the property line.
- d. Shall match the site development plan (sheet A001).

15. Utility Plan

- a. The plan shall indicate the relocation of the existing gas line.
- b. A new note shall state that all new electric distribution lines shall be placed underground, per the subdivision design standards.
- c. Shall match the site development plan (sheet A001).

16. Developer needs to apply for an encroachment for improvements within PNM ROW. NESC clearances to overhead conductor from proposed final grade/land-use need to be verified. Existing problems where increase backfill has been placed against steel poles needs to be addressed.

17. The potential site for a future fire station shall be increased to a minimum of 1.25 acres and explicitly noted on the appropriate sheets, along with the size of the building footprint (4,500 sf.). Upon request of the City of Albuquerque such 1.25 acres shall be conveyed to the City of Albuquerque, in fee simple without compensation, only to be used for a fire station site.

18. Move page 6A of the SDP for subdivision to site development plan for building permit, renumber it A002 and amend as follows:

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- a. Small diagram: In title, replace "Facility" with "Activity". Add total acreage figure. This total figure and the figures under Site Data (same sheet) and on sheet A001 of the SDP for building permit (under Site Information/Tracts) shall be the same
- b. Site Data: O-1, add "(incl. open air activity areas)" and the appropriate figure. Replace "Facilities" with "Activity Areas" and add "(outside O-1)". Add appropriate figure.
- c. Show the potential site for a future fire station, including the acreage.
- d. If a fire station is eventually built on the 1.25 acres site then the open air activity area minimum acreage requirement of 4.3 acres shall be reduced to 3.05 acres. If the fire station is not developed, then the 1.25 acres site shall remain as open air activity area.

19. On A001, off-street parking spaces shall not overlap residential lot lines.

20. On A001, on residential streets, curbs exceeding 15' in length that do not adjoin on-street parking spaces shall be painted red to maintain adequate circulation for Fire and Solid Waste Department vehicles.

21. On A001, amend General Note 9 concerning usable open space, to reflect the text of Finding 9/SDP for Building Permit in this staff report.

22. On sheet A001, add a General Note that refers to the list of permissive and excluded uses on sheet 6 of the SDP for subdivision.

23. On sheet A001, on-street parking spaces shall be at minimum 22' long, except for spaces at the end which may be 20' long.

**PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL;  
RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15  
DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY JANUARY 30, 2009.**

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**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JANUARY 30, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).**

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dineen  
Planning Director

RD/CT/ma

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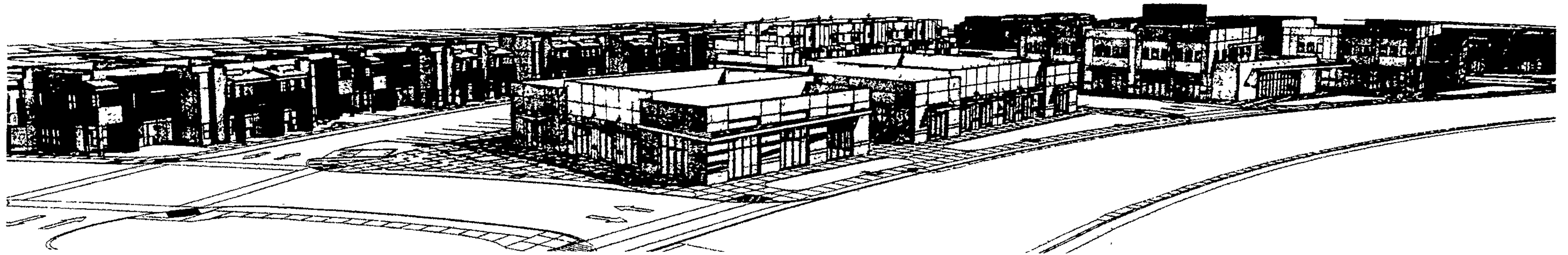
cc: Dekker Perich, Sabatini, Ltd., 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109  
Paul Kinahan, Tijeras Arroyo NA, 801 Calle Coronado SE, Albuquerque, NM 87123  
Joe Koprivnikar, Tijeras Arroyo NA, 13008 Nandina Way SE, Albuquerque, NM 87123  
Kevin Smith, Juan Tabo Hills NA, 1843 Red Rum Ct. SE, Albuquerque, NM 87123  
Ed Barsis, Four Hills Village NA, 1538 Catron Ave. SE, Albuquerque, NM 87123  
Tom Gregory, 1705 Black Gold SE, Albuquerque, NM 87123

# Juan Tabo Hills

Albuquerque, New Mexico

**DRB SUBMITTAL: Site Plan for Building Permit**

3-03-2009



## DRAWING INDEX

SHEET 1 OF 14 COVER  
SHEET 2 OF 14 SITE PLAN  
SHEET 3 OF 14 TRACTS  
SHEET 4 OF 14 OVERALL LANDSCAPE PLAN  
SHEET 5 OF 14 PLANT LIST & ENLARGEMENT  
SHEET 6 OF 14 CONCEPTUAL GRADING AND DRAINAGE PLAN  
SHEET 7 OF 14 CONCEPTUAL MASTER UTILITY PLAN  
SHEET 8 OF 14 UNIT TYPES A & B1 ELEVATIONS  
SHEET 9 OF 14 UNIT TYPES A1 & B ELEVATIONS  
SHEET 10 OF 14 UNIT TYPES C & C1 ELEVATIONS  
SHEET 11 OF 14 UNIT TYPES D ELEVATIONS  
SHEET 12 OF 14 BUILDINGS 1 & 2 EXTERIOR ELEVATIONS  
SHEET 13 OF 14 BUILDING 3 EXTERIOR ELEVATIONS  
SHEET 14 OF 14 BUILDING 3 EXTERIOR ELEVATIONS

## PROJECT TEAM

### OWNER

RAYLEE VANTAGE HOMES  
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### ARCHITECT/PLANNER

DEKKER/PERICH/SABATINI, LTD  
7601 JEFFERSON ST, N E SUITE 100  
ALBUQUERQUE, NM 87109  
(505) 761-9700  
FAX: (505) 761-4222

### LANDSCAPE ARCHITECT

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7601 JEFFERSON ST, N E SUITE 100  
ALBUQUERQUE, NM 87109  
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### CIVIL ENGINEER

MARK GOODWIN & ASSOCIATES  
8916 ADAMS ST. NE  
ALBUQUERQUE, NM 87113  
(505) 828-2200  
FAX 505-797-9539

### SITE INFORMATION

TOTAL SITE AREA: 1,124,880 SF ± 25.5 ACRES

TRACTS:

- (2) TRACTS COMMERCIAL, INCLUDING NORTH PARKING TRACTS
- TRACT 1: 531,000 SF ± 12.1 ACRES
- TRACT 2: 593,880 SF ± 13.4 ACRES

OPERATIONAL ACTIVITIES INCLUDING NORTH PARKING TRACTS:

- 11 ALEXANDER STREET TRACTS
- 12 TRACTS OVERLAID 2-34 ACRES

OVERLAID 2-34 (SEE CITY RECORDS):

- OFFICE BUILDING (2 STORY) 20,000 SF (15,000 SF PER FLOOR)
- FLOOR (1 STORY) 12,000 SF
- PAVING (PARKING) 47,880 SF
- INCLUDES NORTH PARKING AREA 25.14 ACRES

RESIDENTIAL:

- UNIT A (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT B (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT C (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT D (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT E (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT F (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT G (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT H (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT I (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT J (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT K (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT L (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT M (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT N (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT O (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT P (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT Q (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT R (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT S (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT T (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT U (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT V (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT W (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT X (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT Y (4 REMOVAL) (2 UNITS): 1882 SF
- UNIT Z (4 REMOVAL) (2 UNITS): 1882 SF

### GENERAL NOTES

1. PARKING SPALE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DESIGN STANDARDS AND CODES.
2. SET CONCEPTUAL PLAN FOR APPROXIMATE GRADING, DRAINAGE AND UTILITY INFORMATION.
3. SEE SEE BUILDING RELATING FOR GRADING AND DRAINAGE INFORMATION.
4. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. RESIDENTIAL ACCESS SHALL BE MAINTAINED AT ALL TIMES. THE EXISTING DRIVE SHALL BE MAINTAINED.
6. THE PROJECT SHALL BE CONSTRUCTED ALL AT ONCE. IT SHALL NOT BE PHASED.
7. THE EXISTING PROPERTIES ARE LOCATED WITHIN THE 14-1-3-2 ZONE. THE CITY RECORDS REQUIRE THE PROPERTIES TO BE REDEVELOPED IN ACCORDANCE WITH THE CITY RECORDS. THE CITY RECORDS REQUIRE THE PROPERTIES TO BE REDEVELOPED IN ACCORDANCE WITH THE CITY RECORDS. THE CITY RECORDS REQUIRE THE PROPERTIES TO BE REDEVELOPED IN ACCORDANCE WITH THE CITY RECORDS.
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### PARKING INFORMATION

COMMERCIAL BUILDINGS:

- 1,200 (15,000 SF) 75 SPACES
- 1,200 (12,000 SF) 82 SPACES
- OFFICE BLDG (RENTAL) REQUIRED 127 SPACES
- 1,300 (15,000 SF) 80 SPACES
- TOTAL OFFICE REQUIRED: 334 SPACES

SHARED PARKING REQUIRED (RENTAL): 31 SPACES

TOTAL PARKING REQUIRED: 442 PARKING SPACES

PROVIDED 144 PARKING SPACES

HANDICAP PARKING STALLS REQUIRED: 8 SPACES

PARKING STALLS 4' X 8' STALLS REQUIRED: 11 VVA ACCESSIBLE

PROVIDED 11 VVA ACCESSIBLE

PROVIDED 8 SPACES

MOTORCYCLE PARKING REQUIRED: 10 SPACES

PARKING STALLS 4' X 6' MOTORCYCLE SPACES REQUIRED: 10 SPACES

PROVIDED 8 SPACES

### RESIDENTIAL LOTS AT RESIDENTIAL

UNIT A (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT B (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT C (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT D (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT E (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT F (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT G (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT H (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT I (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT J (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT K (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT L (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT M (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT N (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT O (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT P (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT Q (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT R (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT S (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT T (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT U (4 REMOVAL) SPACES PER UNIT: 4 SPACES

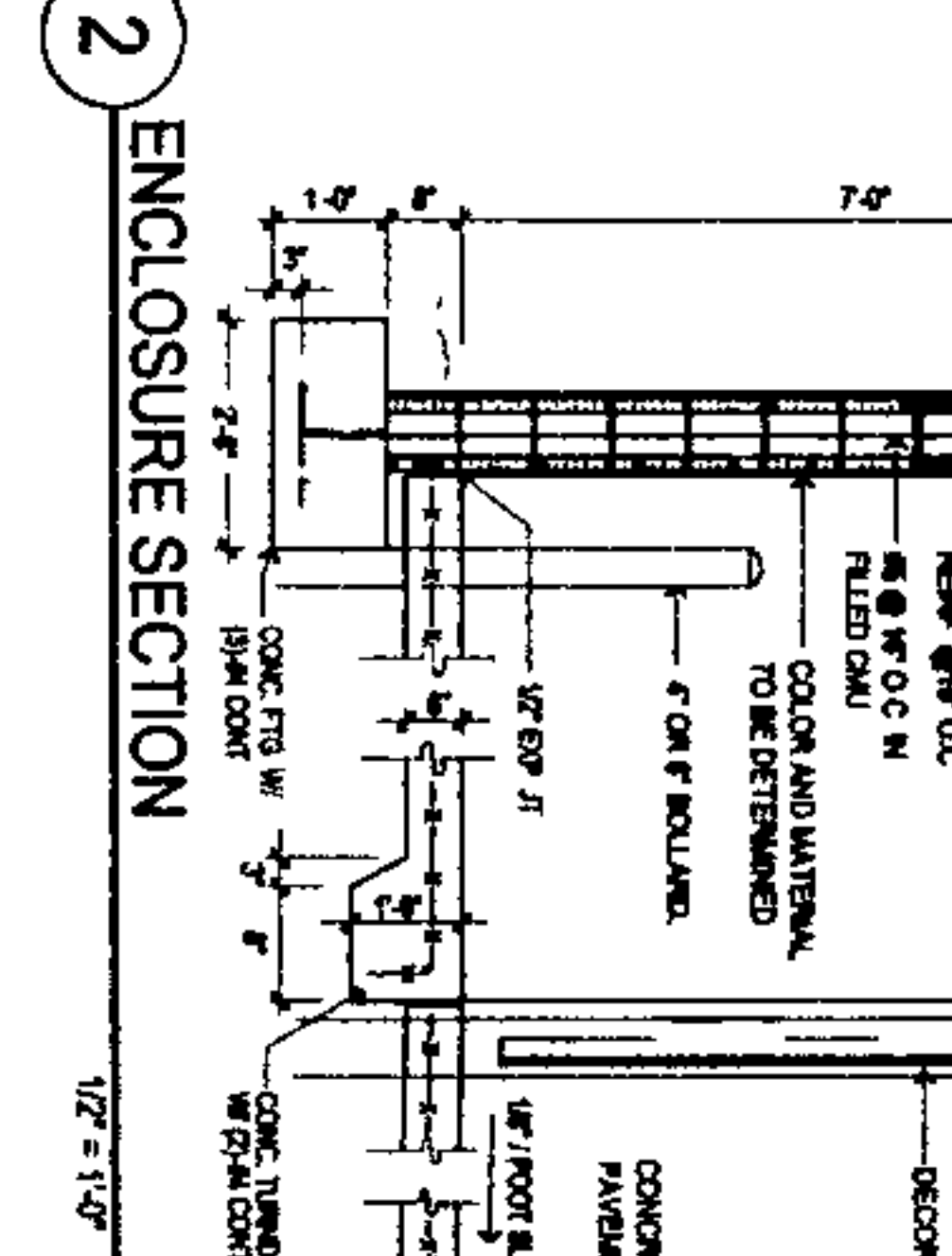
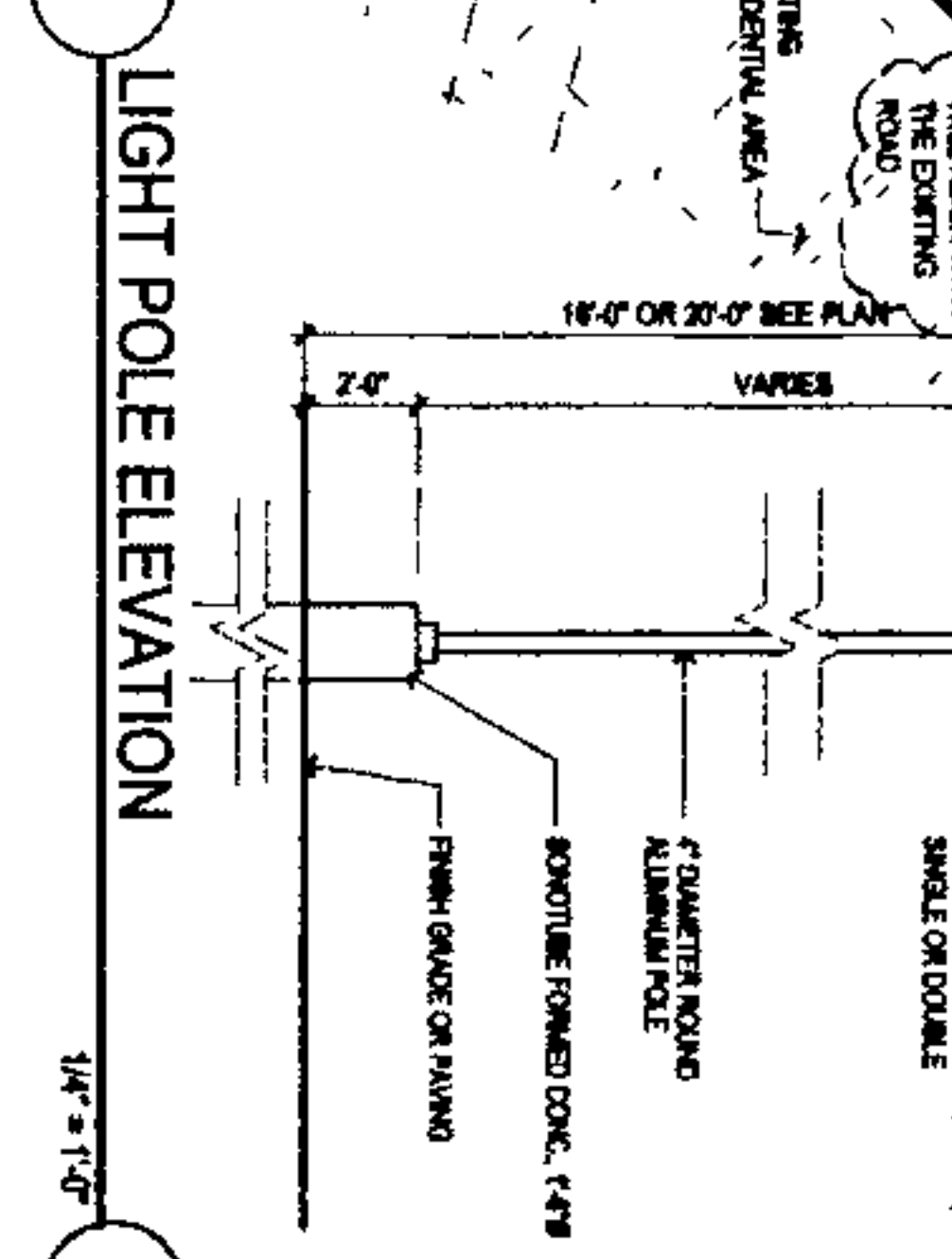
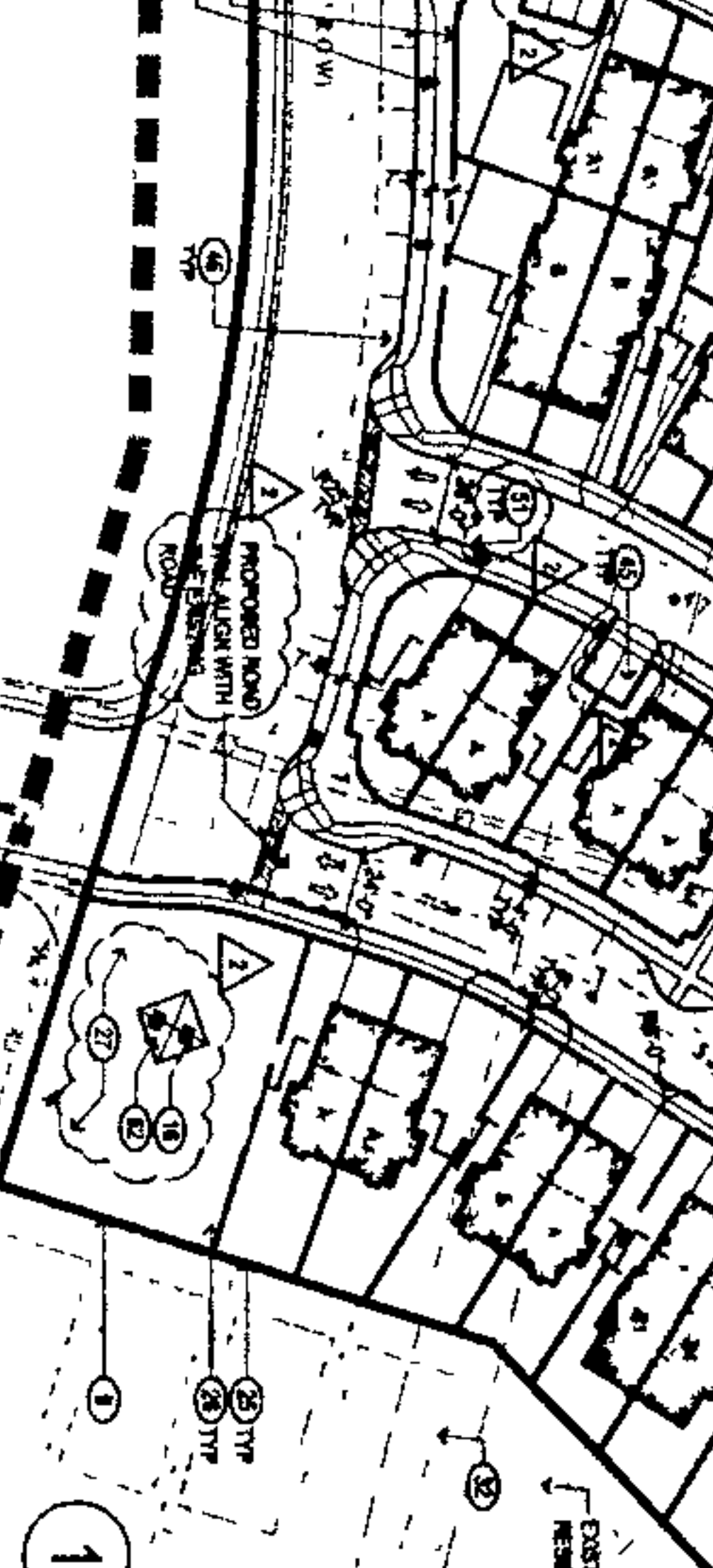
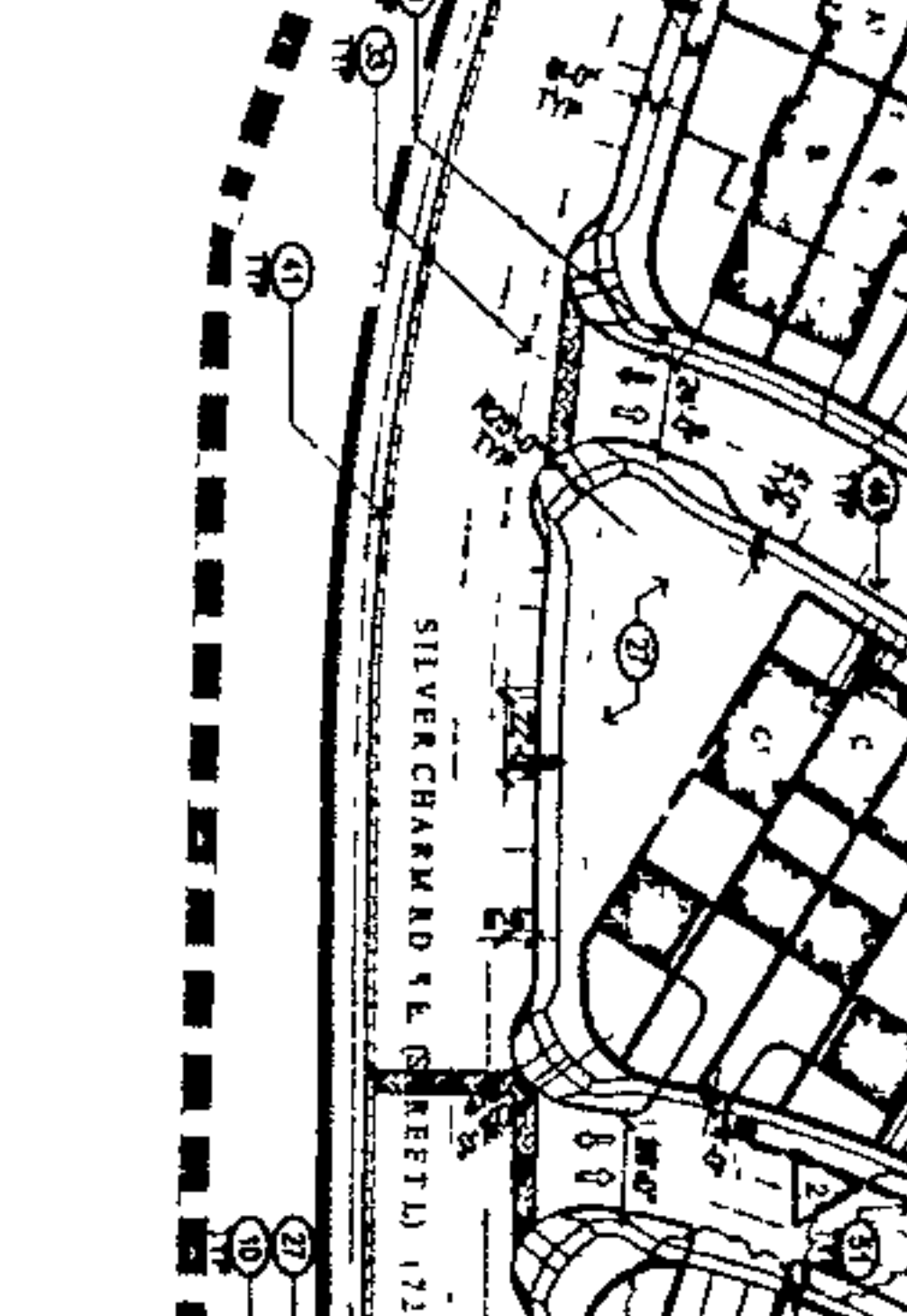
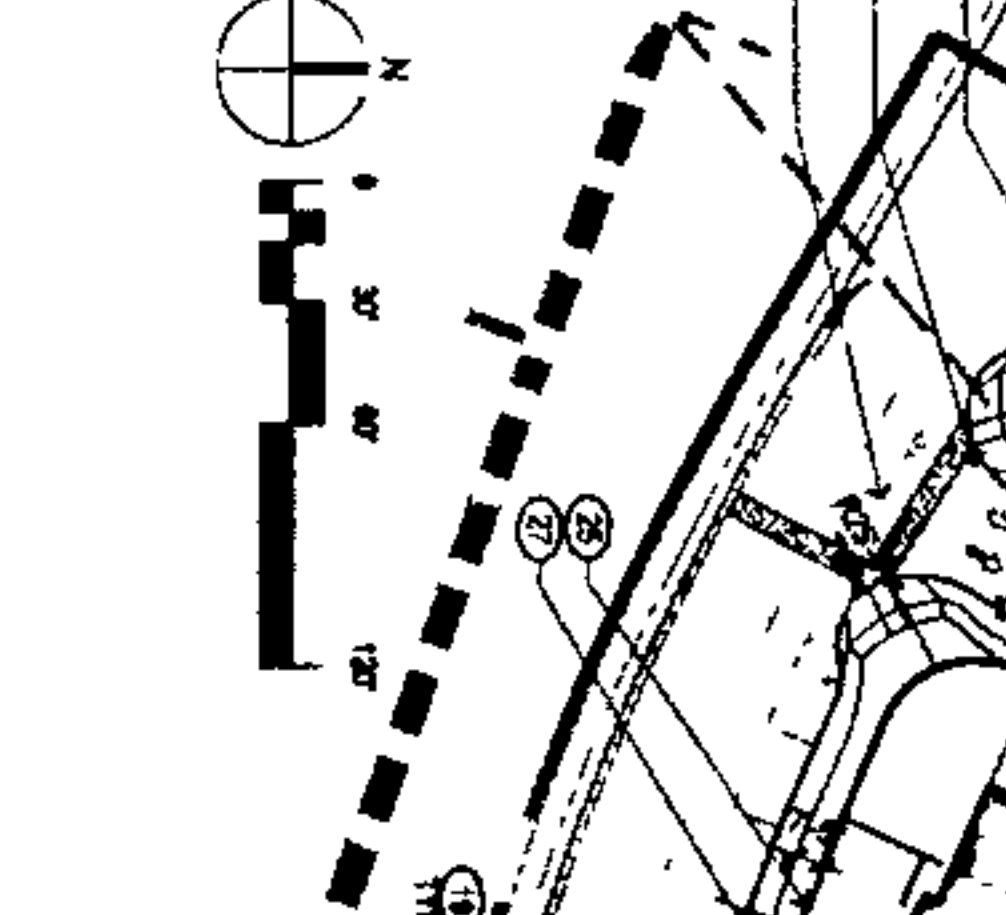
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UNIT W (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT X (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT Y (4 REMOVAL) SPACES PER UNIT: 4 SPACES

UNIT Z (4 REMOVAL) SPACES PER UNIT: 4 SPACES

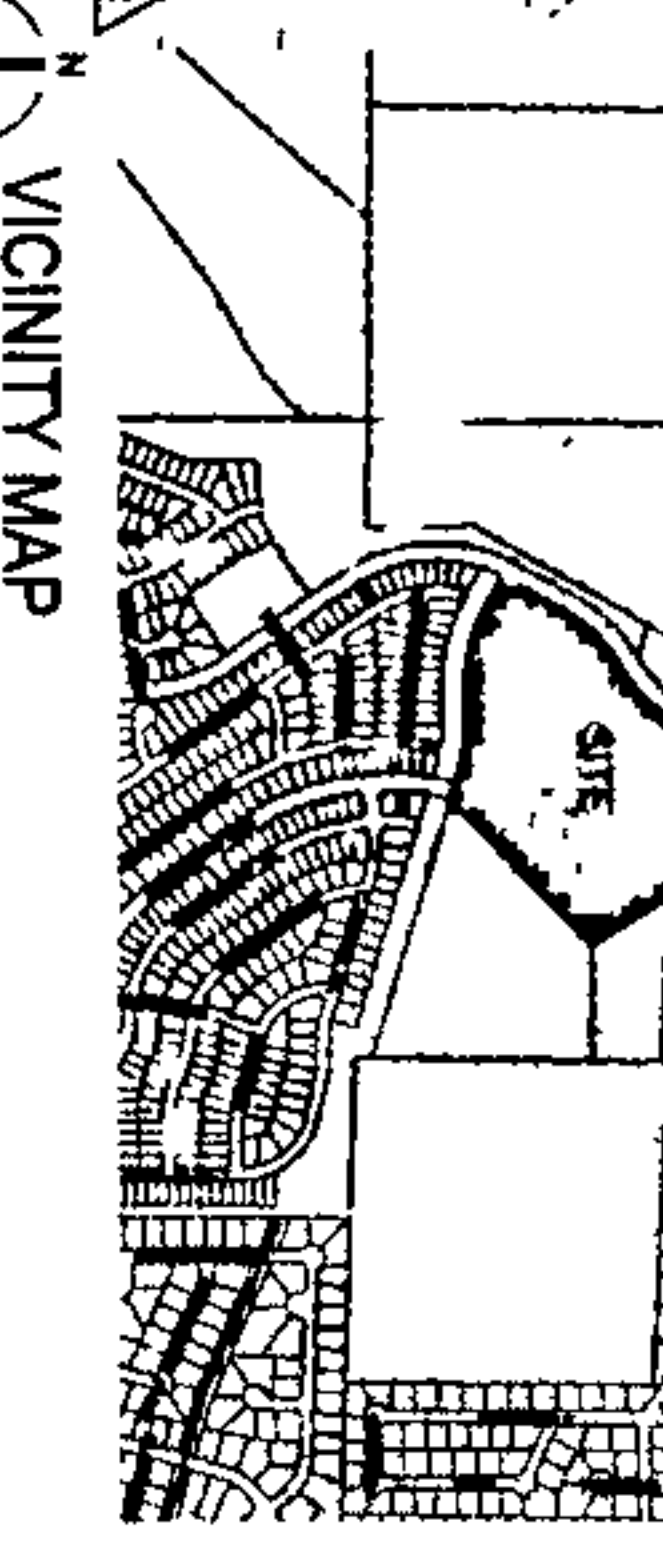


DESCRIPTION	DATE	BY	FOR COMMENTS

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: MARCH 3, 2008  
 PROJECT NO: 08-0044  
 DRAWING NAME: SITE PLAN  
 SHEET NO: A001  
 2 of 14

### KEYED NOTES

1. CONCRETE SIDEWALK
2. EXISTING SIDEWALK
3. ASPHALT PAVING
4. CONCRETE PAVING AT DRIVE
5. CONCRETE PAVING AT DRIVE
6. AT PAVEMENT CHANGING
7. HANDICAP MARK
8. DRIVE AND CUTTER
9. DRIVE LIGHTING POLES @ 20' HIGH
10. DRIVE LIGHTING POLES @ 20' HIGH
11. DRIVE LIGHTING POLES @ 20' HIGH
12. DRIVE LIGHTING POLES @ 20' HIGH
13. DRIVE LIGHTING POLES @ 20' HIGH
14. DRIVE LIGHTING POLES @ 20' HIGH
15. DRIVE LIGHTING POLES @ 20' HIGH
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46. DRIVE LIGHTING POLES @ 20' HIGH
47. DRIVE LIGHTING POLES @ 20' HIGH
48. DRIVE LIGHTING POLES @ 20' HIGH
49. DRIVE LIGHTING POLES @ 20' HIGH
50. DRIVE LIGHTING POLES @ 20' HIGH



# JUAN TABO HILLS

## ALBUQUERQUE, NEW MEXICO

architects interior designers planners

**deker perich sabatini**

1501 Jefferson St. Suite 100  
Albuquerque, NM 87109  
505 761-9186  
405 761-9222  
info@psdcsllp.com

REVISION	DATE	BY	COMMENTS
1			
2			
3			
4			

DRAWN BY \_\_\_\_\_  
 REVIEWED BY \_\_\_\_\_  
 DATE MARCH 3 2008  
 PROJECT NO 08-0044  
 DRAWING NAME \_\_\_\_\_

**GENERAL NOTES**

- SEE SHEET 5 FOR REQUIRED HEIGHTS AND SETBACKS FOR R-T, O-1 AND O-2 USES
- IF A FIRE STATION IS EVENTUALLY BUILT ON THE 1.25 ACRES SITE THEN THE OPEN AIR ACTIVITY AREA MINIMUM ACREAGE REQUIREMENT OF 4.5 ACRES SHALL BE REDUCED TO 3.06 ACRES. IF THE FIRE STATION IS NOT DEVELOPED THEN THE 1.25 ACRES SITE SHALL REMAIN AS OPEN AIR ACTIVITY AREA.

**SITE DATA**

R-T	158 DWELLING UNITS	11,324 ACRES	44%
O-2, O-1 EXCLUDING OPEN AIR ACTIVITY AREA	47,800 GROSS SF @ 28 FAR	4,288 ACRES	17%
OPEN SPACE	97,732 SF	2,344 ACRES	9%
ROAD R.O.W. 252,778 SF		7,774 ACRES	30%
<b>TOTALS</b>		<b>26.84 ACRES</b>	
OPEN AIR (OUTSIDE O-1) ACTIVITY	71,261 SF	1,828 ACRES	

**SITE PLAN LEGEND**

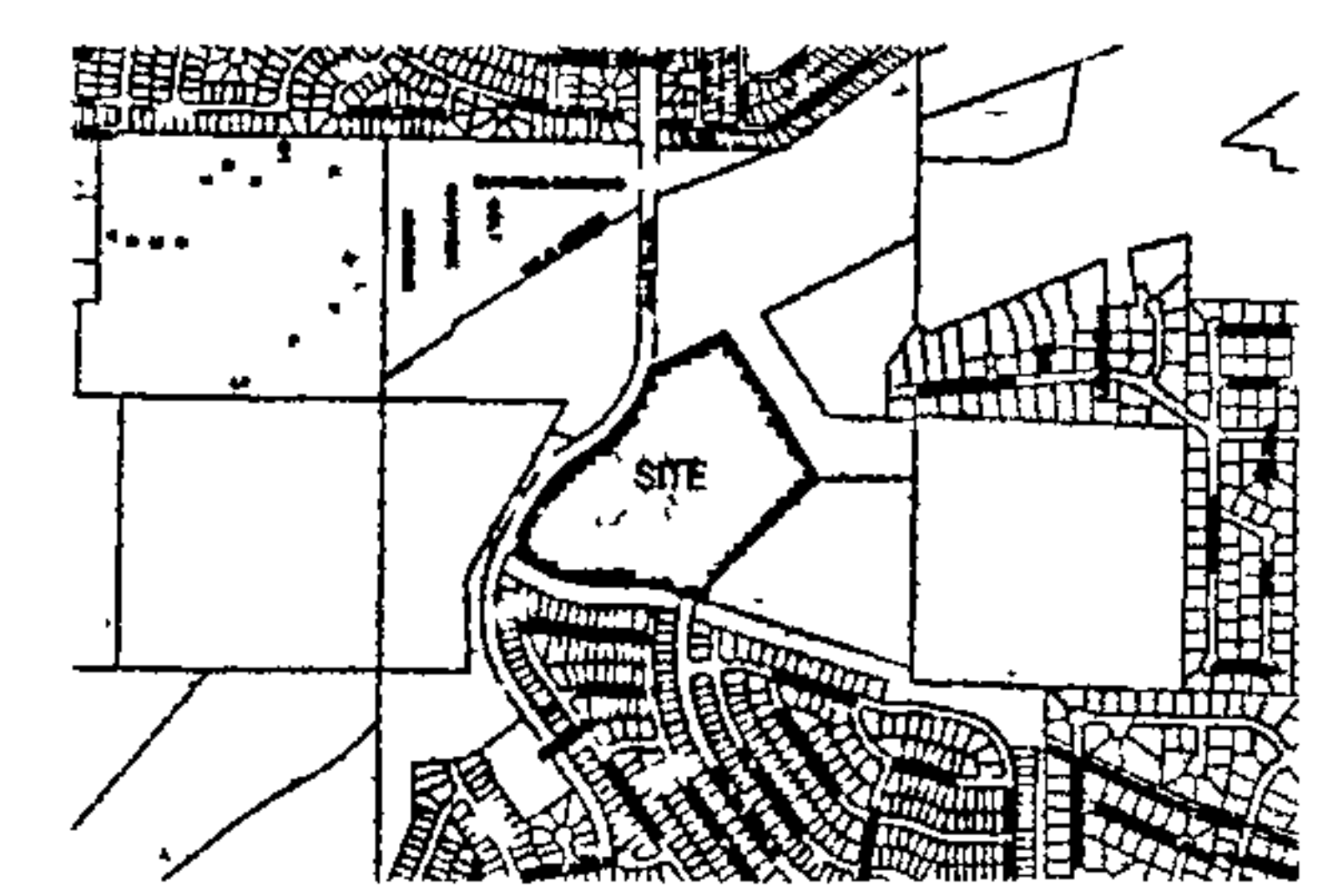
- PEDESTRIAN INGRESS/EGRESS
- VEHICULAR INGRESS/EGRESS
- VEHICULAR CIRCULATION
- PROPERTY LINE
- UTILITY EASEMENT

**KEYED NOTES**

- PROPERTY LINE
- ADJACENT HOUSING DEVELOPMENT
- ADJACENT OPEN SPACE
- EXISTING MEDIAN
- EXISTING ROAD

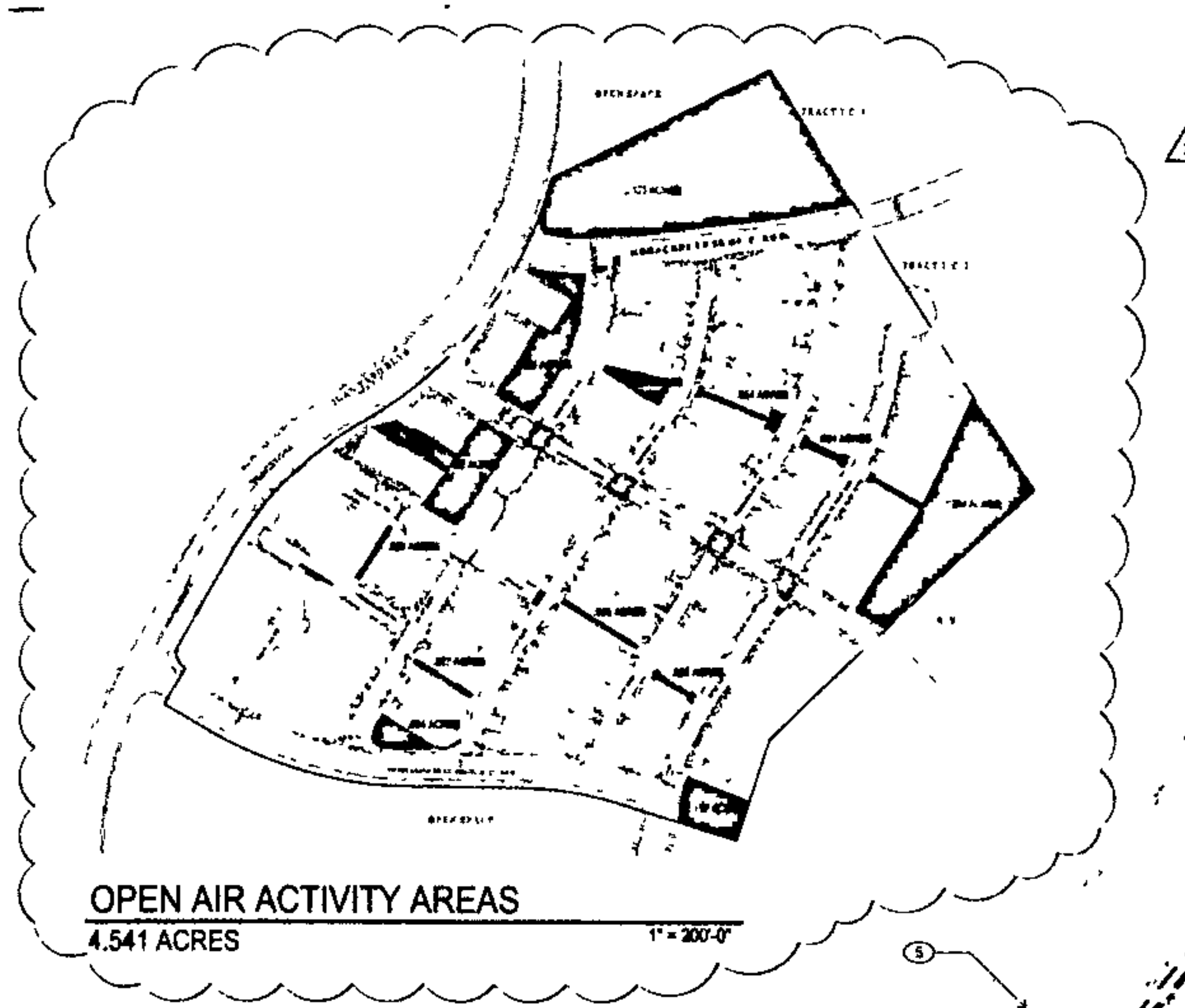
**BICYCLE ROUTES**

DESIGNATED BICYCLE ROUTES.  
 THE WIDTH OF THE COMBINED BICYCLE AND DRIVING LANES ON CALVALCADE ROAD WILL BE A MINIMUM OF 14' IN WIDTH. SIGNING AND PAVEMENT MARKINGS WILL BE PROVIDED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

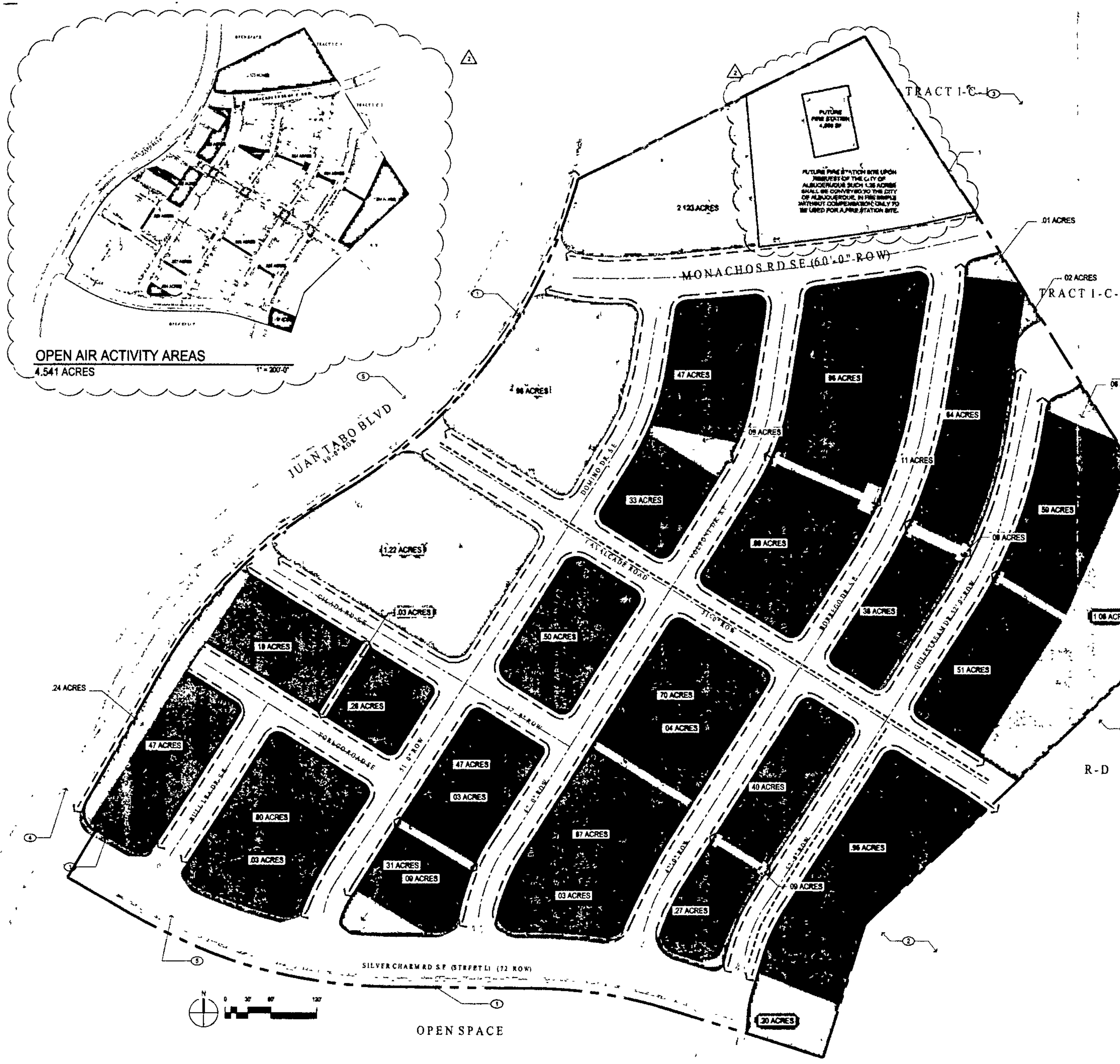


VICINITY MAP

1" = 1000'-0"

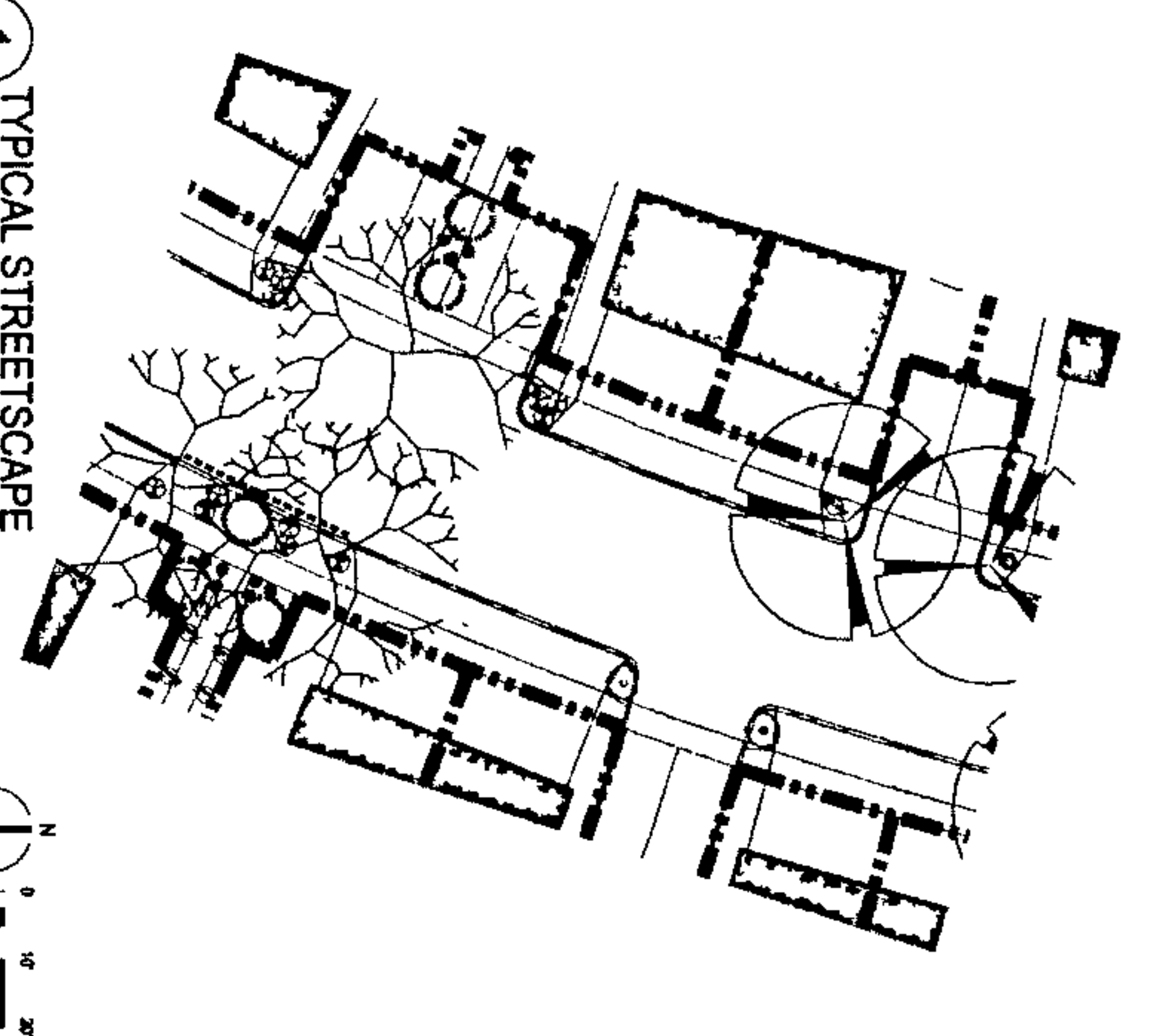


OPEN AIR ACTIVITY AREAS  
4.541 ACRES  
1" = 200'-0"



OPEN SPACE





1 TYPICAL STREETSCAPE  
PLAN ENLARGEMENT

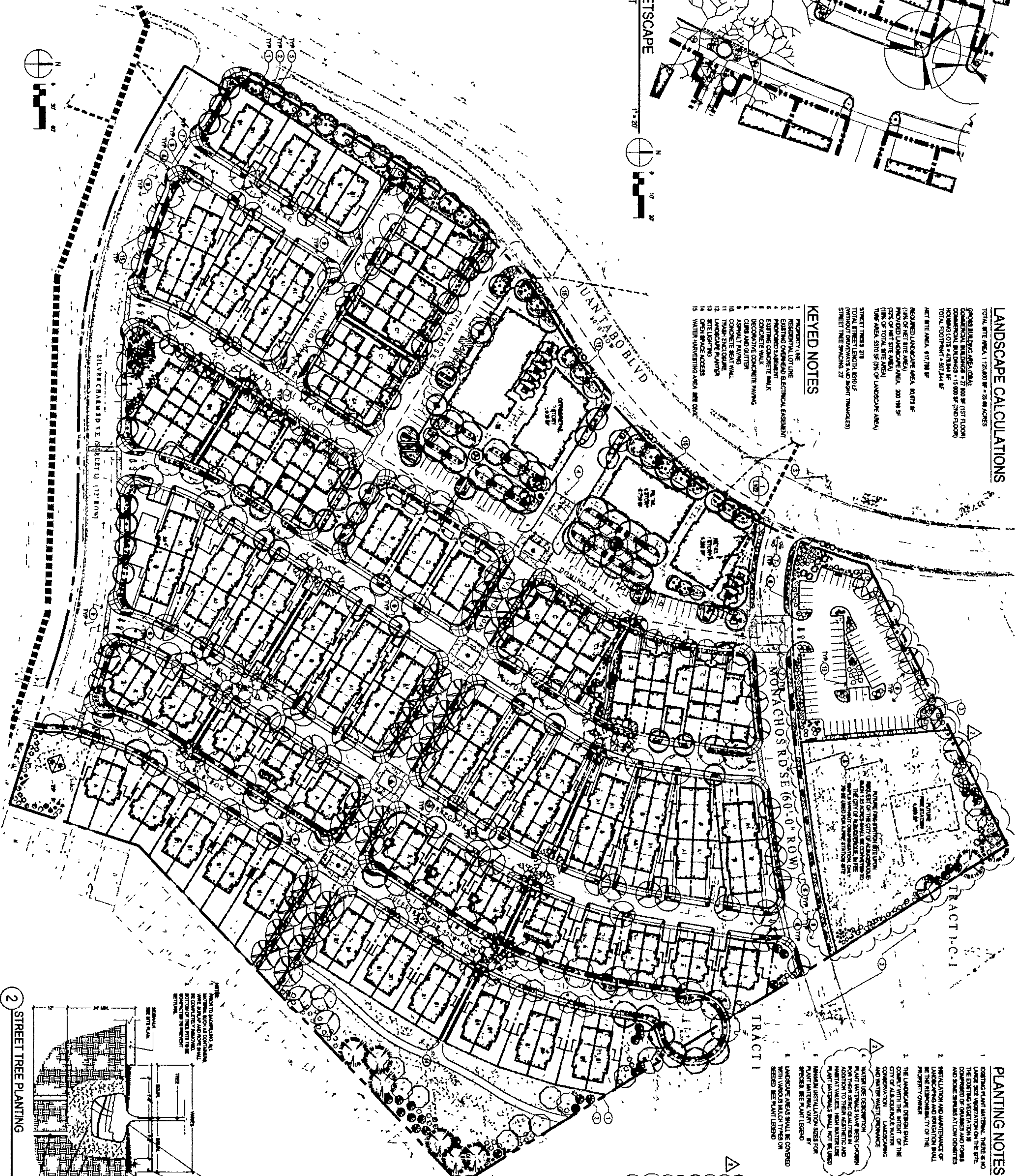


LANDSCAPE CALCULATIONS

TOTAL SITE AREA 173,800 SF = 3.98 ACRES  
 OPEN SPACE LANDSCAPE AREA  
 COMMERCIAL BUILDINGS = 77,800 SF (1ST FLOOR)  
 COMMERCIAL BUILDINGS = 15,000 SF (2ND FLOOR)  
 TOTAL FOOTPRINT = 92,800 SF  
 NET SITE AREA 81,700 SF  
 REQUIRED LANDSCAPE AREA 80,735 SF  
 (1% OF NET SITE AREA)  
 PROVIDED LANDSCAPE AREA 200,185 SF  
 (2% OF NET SITE AREA)  
 (EXCESS OF 119,450 SF OF LANDSCAPE AREA)  
 STREET TREES 212  
 TOTAL STREET LIGHTS 201  
 TOTAL STREET LIGHTS (WITH TRUNKS)  
 STREET TREE SPACING 22'

KEYED NOTES

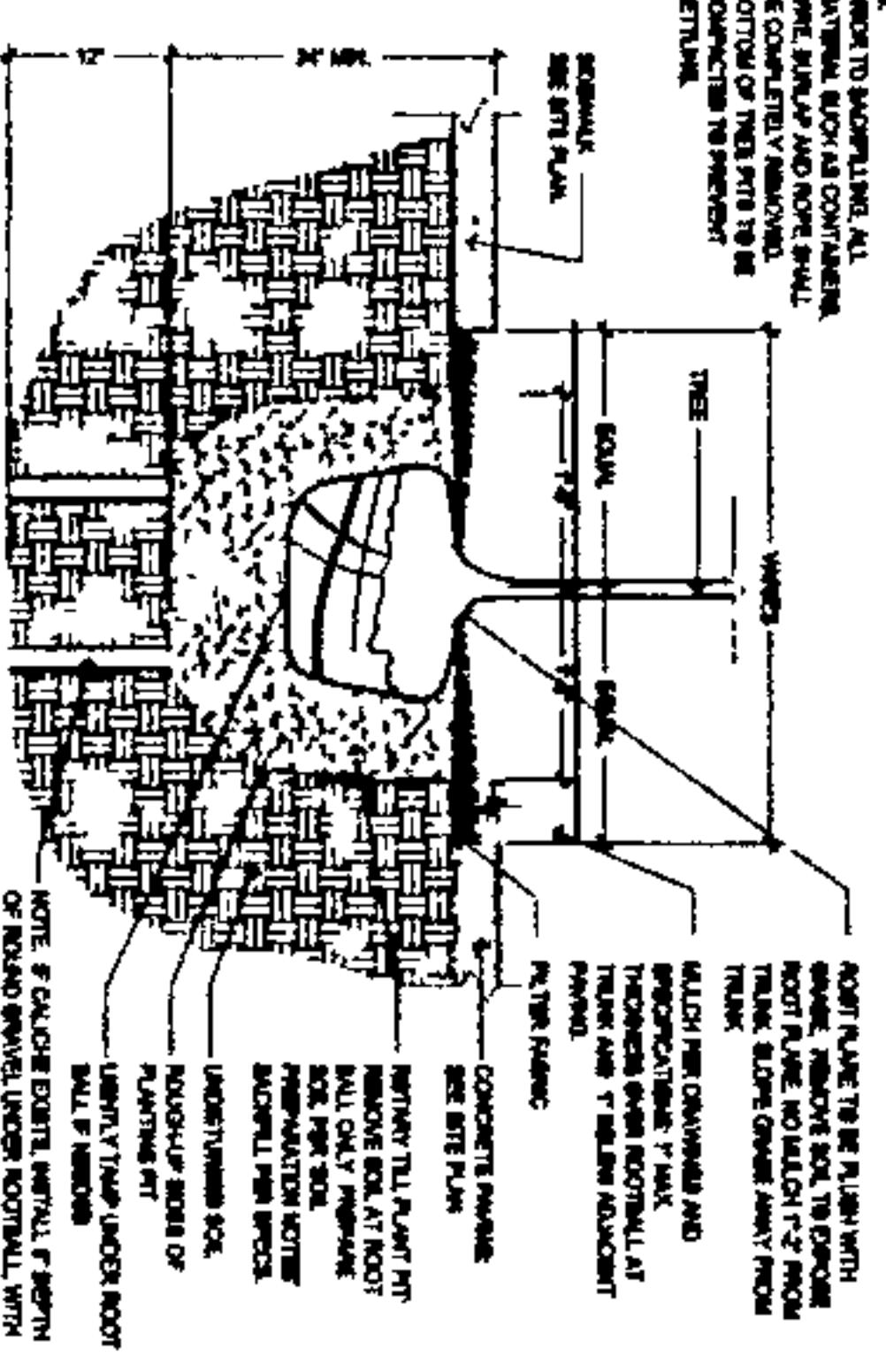
- 1 PROPERTY LINE
- 2 EXISTING UTILITY
- 3 EXISTING ELECTRICAL EQUIPMENT
- 4 EXISTING SIDEWALK
- 5 EXISTING CONCRETE WALK
- 6 CONCRETE WALK
- 7 CONCRETE CONCRETE PAVING
- 8 ASPHALT PAVING
- 9 CONCRETE BENT WALL
- 10 TRAFFIC ENDCORNER
- 11 BENCH
- 12 BENCH PLANTER
- 13 OPEN SPACE ACCESS
- 14 WATER INFERRING AREA SEE CIVIL



PLANTING NOTES

- 1 EXISTING PLANT MATERIAL, TREES & NO. TO BE MAINTAINED SHALL BE IDENTIFIED BY THE EXISTING RESIDENTIAL OWNER AND SOME SPECIES AT LOW DENSITYES SHALL BE MAINTAINED BY THE RESIDENTIAL OWNER.
- 2 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 3 WATER USE RESERVATION SHALL BE MAINTAINED FOR THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 4 LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 5 LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 6 LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 7 THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES SHALL BE MAINTAINED BY THE RESIDENTIAL OWNER.
- 8 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 9 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 10 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 11 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 12 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 13 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 14 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.
- 15 THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER AND PLANTING STANDARDS AND MAINTENANCE SCHEDULES AND WATER WASTE ORDINANCES.

2 STREET TREE PLANTING



JUAN TABO HILLS  
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REVISIONS

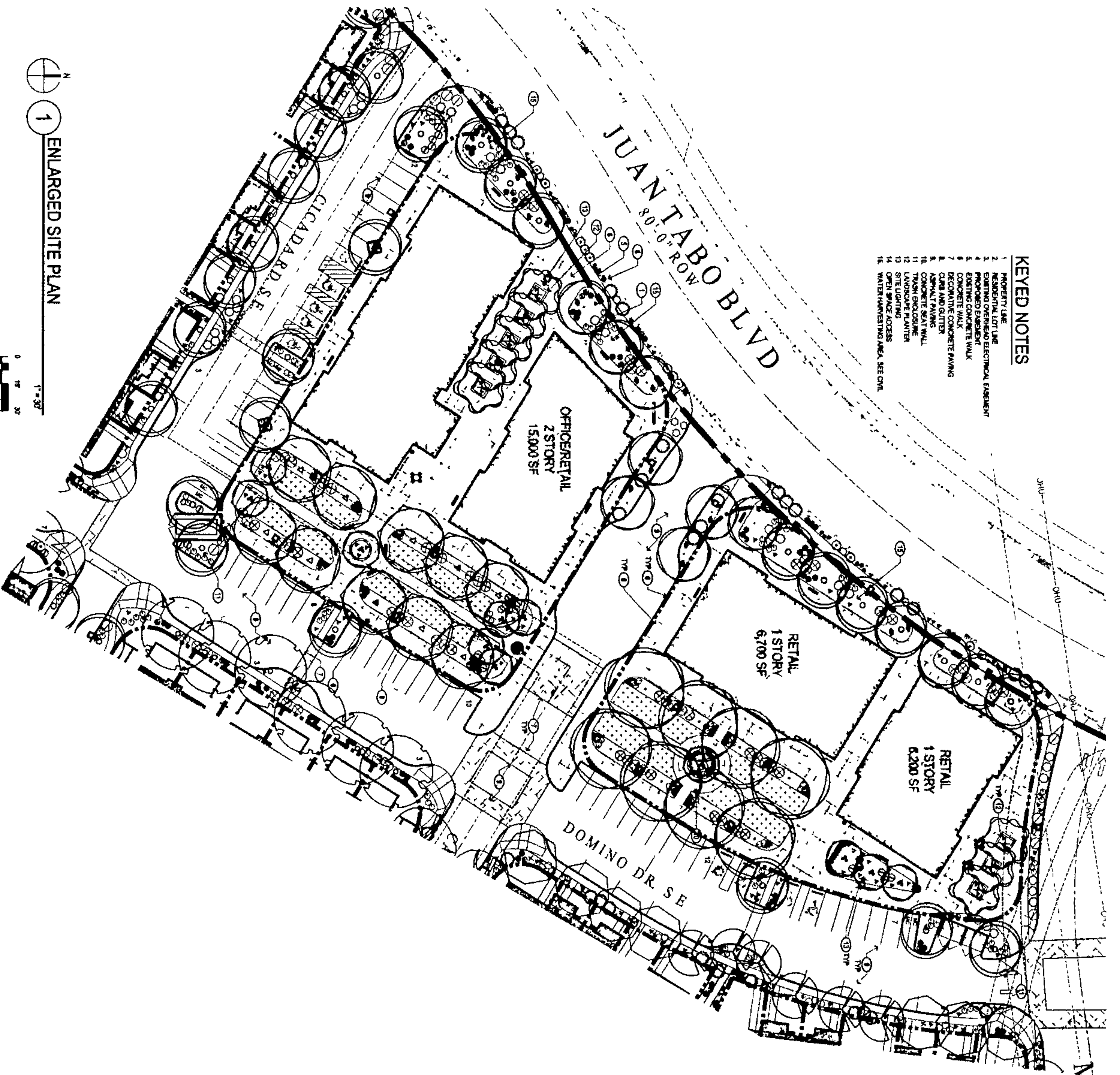
NO.	DATE	DESCRIPTION

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: MARCH 3, 2009  
 PROJECT NO: 08-0044  
 DRAWING NAME: OVERALL LANDSCAPE PLAN

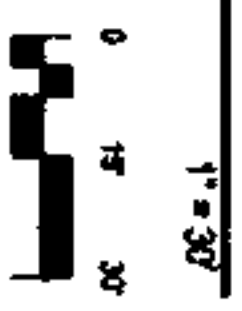
SHEET NO: L101  
 4 of 4

**KEYED NOTES**

1. EXISTING UTILITIES
2. EXISTING OVERHEAD ELECTRICAL EQUIPMENT
3. EXISTING CONCRETE WALK
4. EXISTING CONCRETE WALK
5. EXISTING CONCRETE WALK
6. EXISTING CONCRETE WALK
7. EXISTING CONCRETE WALK
8. CONCRETE SEAT WALL
9. CONCRETE SEAT WALL
10. CONCRETE SEAT WALL
11. CONCRETE SEAT WALL
12. LANDSCAPE PLANTER
13. SITE LIGHTING
14. OPEN SPACE ACCESS
15. WATER WASTEWATERING AND SEE CIVIL



1 ENLARGED SITE PLAN



**PLANTING LEGEND**

SYMBOL	HT	EST. SIZE	COMMON NAME	Botanical Name	Height	Width	Water Use / Exposure
	30'	2'-6"	HONEYBRY	<i>Celtis occidentalis</i>	40.00	40.00	Medium, 4-2 gal/yr
	15'-0"	1'-0"	DESERT WILLOW	<i>Chrysalidocarpus</i>	20.00	25.00	Low, 2-2 gal/yr
	2'-0"	2'-0"	NAVJO ASH	<i>Fraxinus viridis</i>	30.00	30.00	Medium, 4-2 gal/yr
	2'-0"	2'-0"	MOCKINGBIRD ASH	<i>Fraxinus velutina</i>	40.00	40.00	Medium, 4-2 gal/yr
	2'-0"	2'-0"	SHAGBARK HICKORY	<i>Quercus tinctoria</i>	40.00	40.00	Medium, 4-2 gal/yr
	2'-0"	2'-0"	KENTUCKY COFFEE TREE	<i>Gymnocladia dioica</i>	80.00	40.00	Medium, 4-2 gal/yr
	2'-0"	2'-0"	GOLDEN RAIN TREE	<i>Koeleria paniculata</i>	30.00	25.00	Medium, 4-2 gal/yr
	8'-0"	8'-0"	PINON	<i>Pinus edulis</i>	20.00	12.00	Low, 2-2 gal/yr
	8'-0"	8'-0"	AUSTRIAN PINE	<i>Pinus nigra</i>	30.00	25.00	Medium, 4-2 gal/yr
	2'-0"	2'-0"	CHINESE PISTACHE	<i>Platanus chinensis</i>	35.00	30.00	Low, 2-2 gal/yr
	2'-0"	2'-0"	VALLEY COTTONWOOD	<i>Populus deltoides</i>	80.00	80.00	Heavy, 8-2 gal/yr
	15'-0"	15'-0"	GAMBEL OAK	<i>Quercus gambelii</i>	25.00	25.00	Low, 2-2 gal/yr
	2'-0"	2'-0"	BUR OAK	<i>Quercus macrocarpa</i>	80.00	70.00	Medium, 4-2 gal/yr
	2'-0"	2'-0"	CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	40.00	40.00	Low, 2-2 gal/yr
	2'-0"	2'-0"	TEXAS RED OAK	<i>Quercus laevis</i>	40.00	40.00	Medium, 4-2 gal/yr
	15'-0"	15'-0"	CHARLIE TREE	<i>Viburnum acerifolium</i>	20.00	20.00	Medium, 4-2 gal/yr
	2'-0"	2'-0"	VILLAGE GREEN JAPANESE ZELKOVA	<i>Zelkova serrata</i>	45.00	40.00	Low, 2-2 gal/yr

SYMBOL	HT	EST. SIZE	COMMON NAME	Botanical Name	Height	Width	Water Use / Exposure
	8'-0"	8'-0"	RED JADE	<i>Asplenium nidus</i>	4.00	4.00	Low, 1-2 gal/yr
	10'-0"	8'-0"	THOMPSON BROOK	<i>Baccharis thompsonii</i>	2.00	6.00	Low, 1-2 gal/yr
	3'-0"	8'-0"	BLACK KNIGHT SILLERT'S BUSH	<i>Buddleia davidii</i>	5.00	4.00	Medium, 2-2 gal/yr
	8'-0"	8'-0"	YELLOW BIRD OF PARADISE	<i>Cassipouira glandulosa</i>	10.00	8.00	Low, 1-2 gal/yr
	8'-0"	8'-0"	BLUE BIRD OF PARADISE	<i>Cassipouira glandulosa</i>	5.00	6.00	Medium, 2-2 gal/yr
	2'-0"	8'-0"	FERNBUSH	<i>Chamaecrista nictitans</i>	6.00	6.00	Low, 1-2 gal/yr
	2'-0"	8'-0"	CHAMAECRISTA	<i>Chamaecrista nictitans</i>	6.00	6.00	Low, 1-2 gal/yr
	2'-0"	8'-0"	TURPENTINE BUSH	<i>Chamaecrista nictitans</i>	3.00	4.00	Low, 1-2 gal/yr
	4'-0"	8'-0"	APACHE PLUME	<i>Folium aspidos</i>	6.00	6.00	Low, 1-2 gal/yr
	10'-0"	8'-0"	BUFFALO PLUM	<i>Juglans nigra</i>	1.00	8.00	Low, 1-2 gal/yr
	8'-0"	8'-0"	GUMBO LIMBO	<i>Urvillea x rufescens</i>	2.00	2.00	Medium, 2-2 gal/yr
	7'-0"	8'-0"	ON-LOW BULBUC	<i>Rhus aromatica</i>	3.00	6.00	Medium, 2-2 gal/yr
	14'-0"	8'-0"	COLLINWOOD NEW YORK ROSEMARY	<i>Rosmarinus officinalis</i>	6.00	6.00	Low, 1-2 gal/yr

SYMBOL	HT	EST. SIZE	COMMON NAME	Botanical Name	Height	Width	Water Use / Exposure
	20'-0"	1'-0"	KAROL FORESTER NEED GRASS	<i>Chloris xanthodes</i>	8.00	2.00	Medium, 2-2 gal/yr
	7'-0"	1'-0"	MAIDEN GRASS	<i>Microstachys sinuata</i>	6.00	5.00	Medium, 2-2 gal/yr
	3'-0"	1'-0"	DEER GRASS	<i>Microstachys sinuata</i>	3.00	4.00	Medium, 2-2 gal/yr
	5'-0"	1'-0"	LITTLE BLUESTEM GRASS	<i>Pennisetum setaceum</i>	2.00	3.00	Medium, 2-2 gal/yr

SYMBOL	HT	EST. SIZE	COMMON NAME	Botanical Name	Height	Width	Water Use / Exposure
	2'-0"	1'-0"	WINECUP	<i>Crotalaria retusa</i>	1.00	2.00	Low, 1-2 gal/yr
	11'	1'-0"	THRUWAY VINE	<i>Clematis vitalba</i>	12.00	8.00	Medium, 2-2 gal/yr
	2'-0"	1'-0"	HARDY GERANIUM	<i>Geranium macranthum</i>	0.75	2.00	Medium, 2-2 gal/yr
	1'-0"	1'-0"	HAPPY RETURNS DAISY	<i>Hypericum calycinum</i>	2.00	1.50	Medium, 2-2 gal/yr
	3'-0"	1'-0"	ANGELITA DAISY	<i>Hydrocotyle sphenoloba</i>	1.00	2.00	Low, 1-2 gal/yr
	11'	1'-0"	BERTON IVY	<i>Pteris caudata</i>	28.00	28.00	Medium, 2-2 gal/yr

**OPEN SPACE CONVERSION SEEDING**

**MATERIAL**

**NATIVE SEEDING**

**GRAVEL MATCH**

**SOURCE**

Open and Close  
Blue Grass 25%  
Red Grass 15%  
At a rate of 1.25 pounds per 1000 square feet.

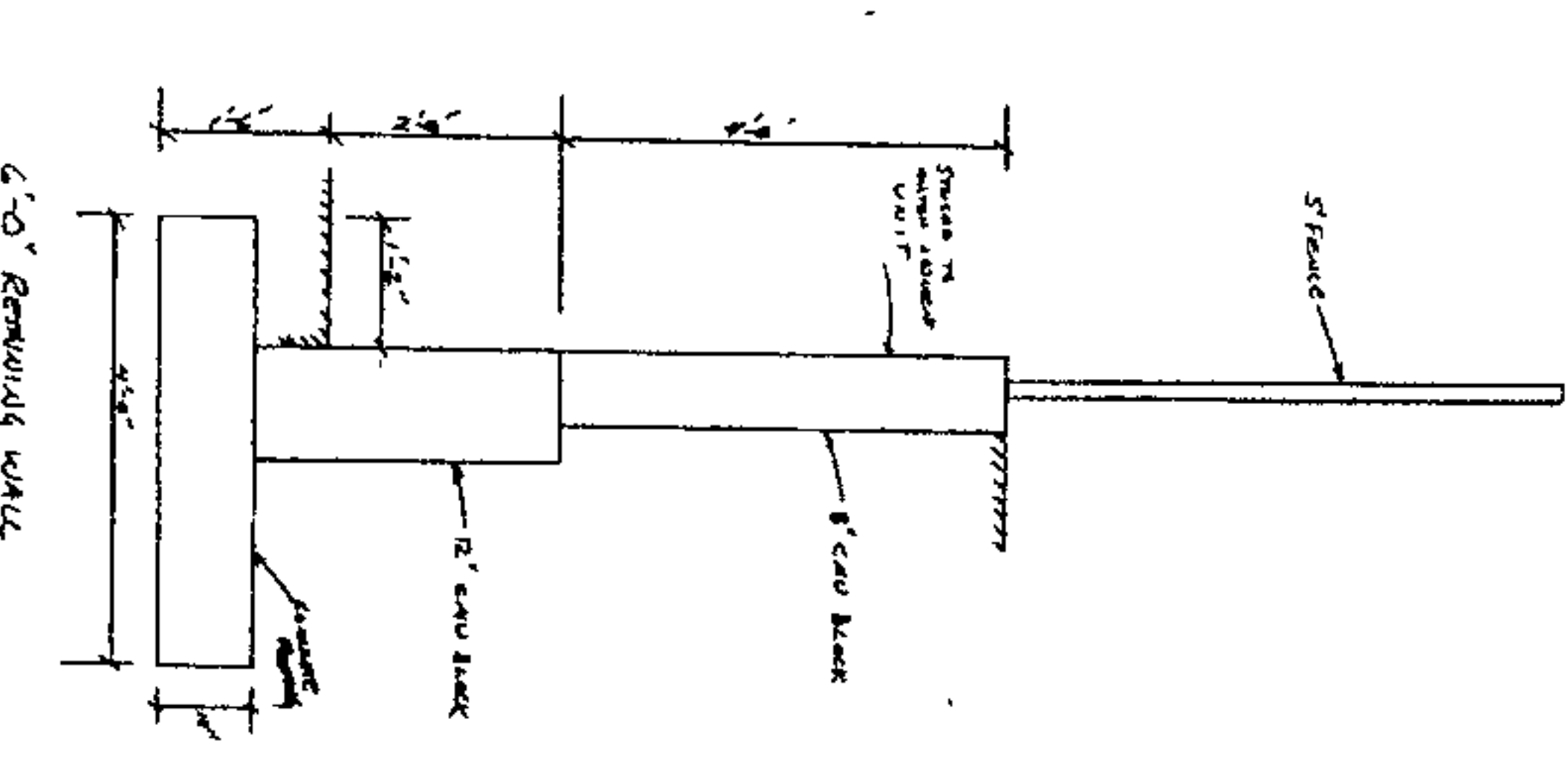
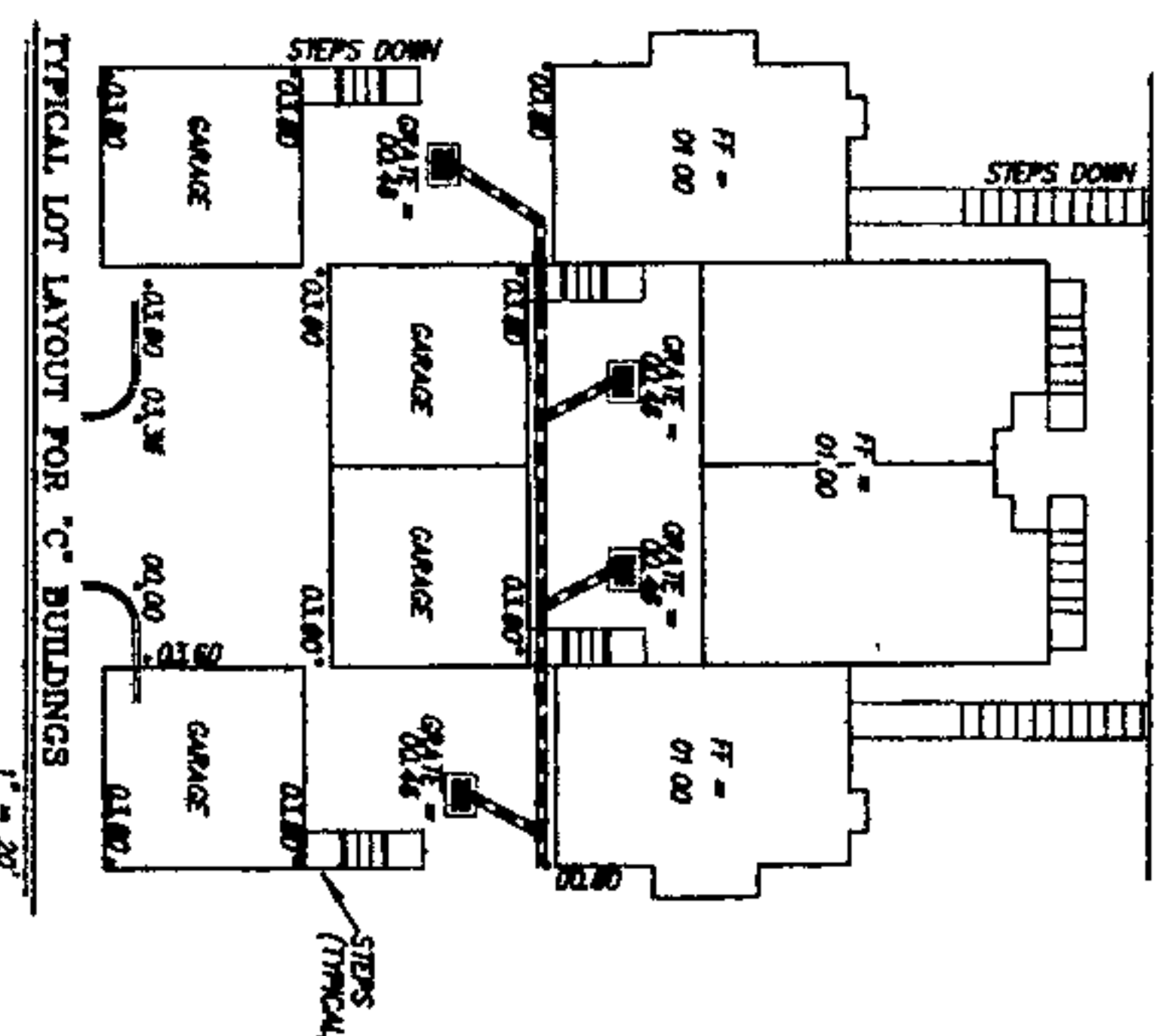
**JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO**

DATE: MARCH 3, 2008  
PROJECT NO.: 08-0044  
DRAWING NAME: PLANT LIST AND ENLARGEMENT

SHEET NO: L102  
5 OF 4

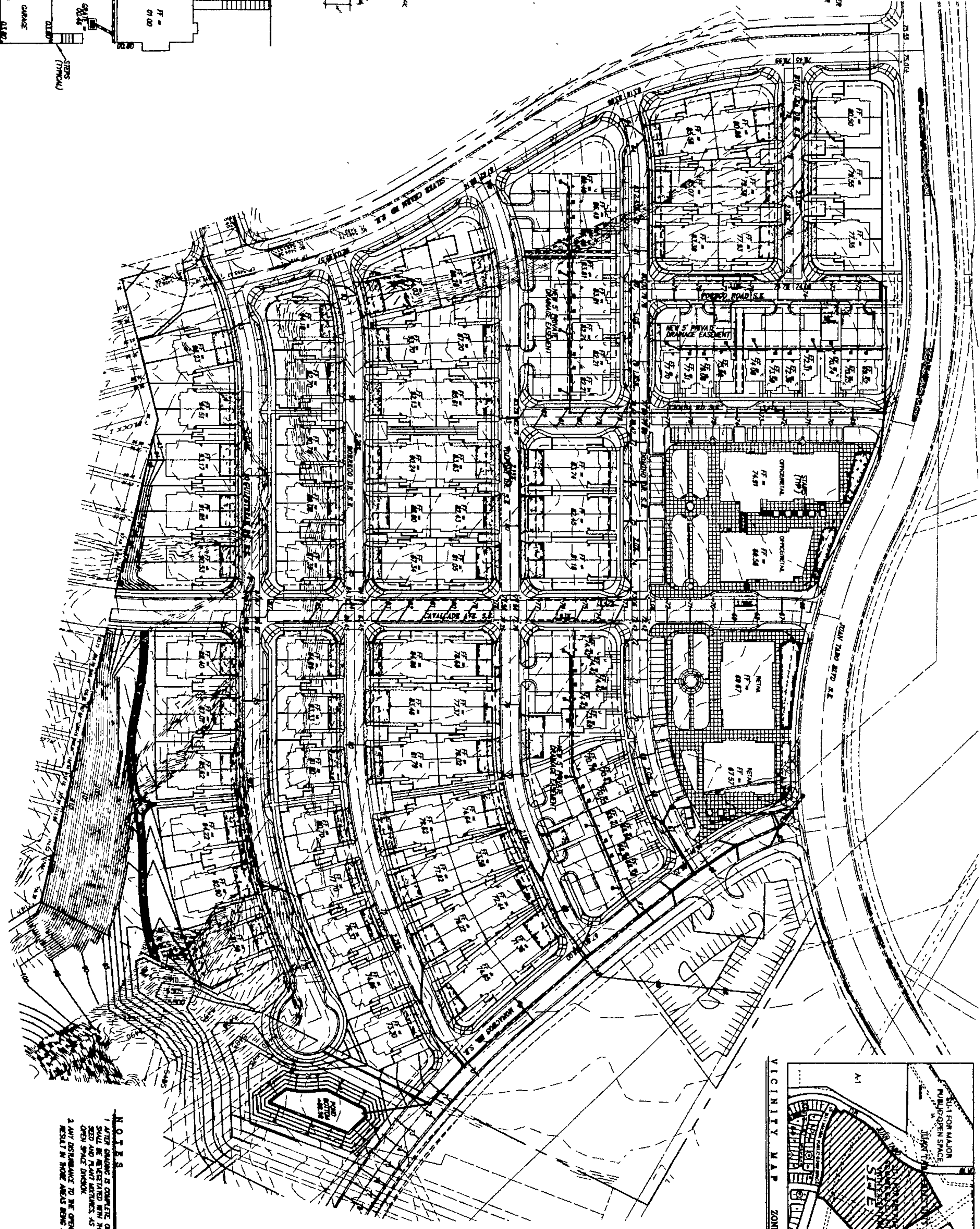
**Architect:**  
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1601 Jefferson NE Suite 100  
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505 761-9788  
Fax: 761-4222  
4130448@earthlink.net

**Engineer:**  
Rishi Reddy  
Industries  
planning  
and  
designing



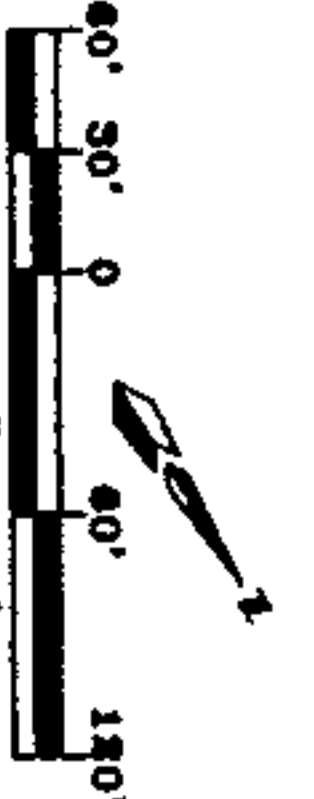
**LEGEND**

---	EX. CONTIGUOUS - MAIN
---	EX. CONTIGUOUS - MAIN
---	EX. DRIVE & UTILITY
---	EX. OVERHEAD ELEC.
---	EX. STORM DRAIN
---	EX. POWER POLE
---	EX. PROPERTY LINE
---	NEW LOT LINES
---	NEW RIGHT-OF-WAY
---	NEW DRIVE LINE
---	NEW ADJACENT DRIVE & UTILITY
---	NEW STORM DRAIN
---	NEW RETAINING WALL
---	NEW CONTIGUOUS
---	NEW S.I. SLOPE
---	NEW FLOW
---	NEW SWIS
---	NEW STORM DRAIN
---	NEW SIDE OF WALL
---	NEW SIDE OF WALL
---	NEW MARKET AREA



**NOTES**

1. ALL DIMENSIONS TO BE OPEN SPACE CORNER SHALL BE REINTERPRETED WITH THE APPROPRIATE MARKING AND PLANT MATERIALS AS SHOWN WITH THE CITY OPEN SPACE DIVISION.
2. ANY DIMENSIONS TO BE OPEN SPACE CORNER SHALL RESULT IN THERE BEING REINTERPRETED ACCORDINGLY.



REVISIONS:  
 1  
 2  
 3

DESIGNED BY	ASH
REVIEWED BY	S.K.
DATE	MARCH 1, 2008
PROJECT NO.	08-0044
DRAWING TITLE	CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NO. 6 OF 4

**JUAN TABO HILLS**  
**ALBUQUERQUE, NEW MEXICO**

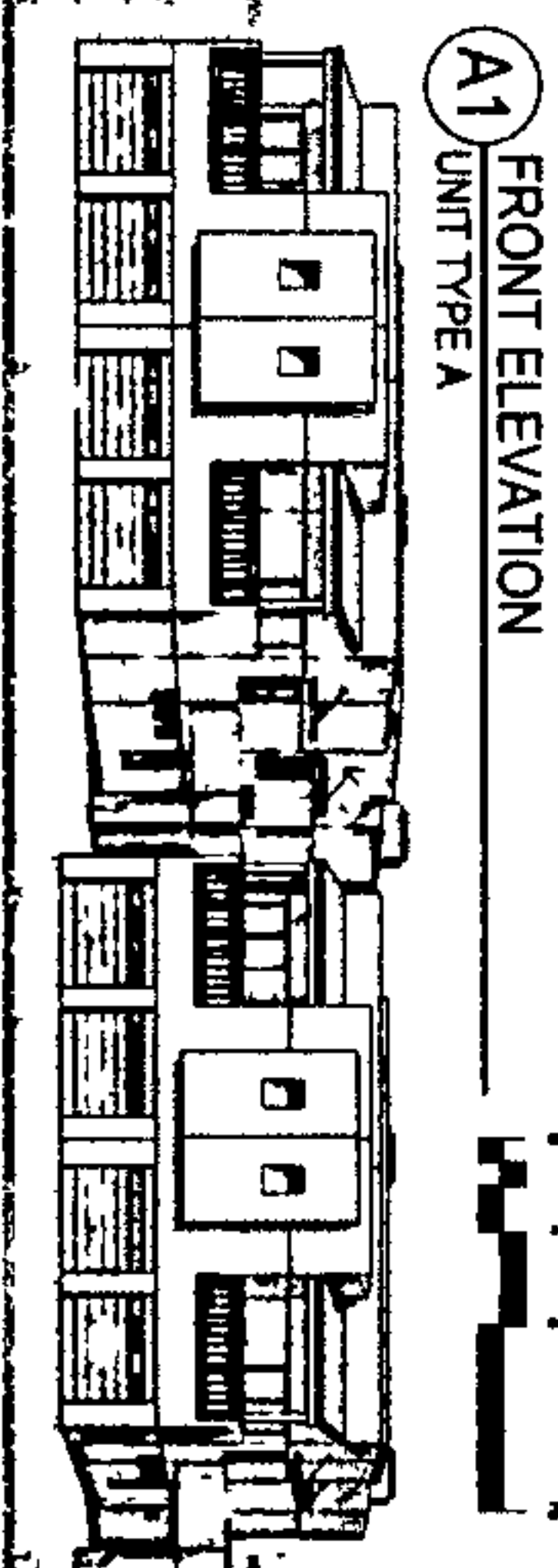
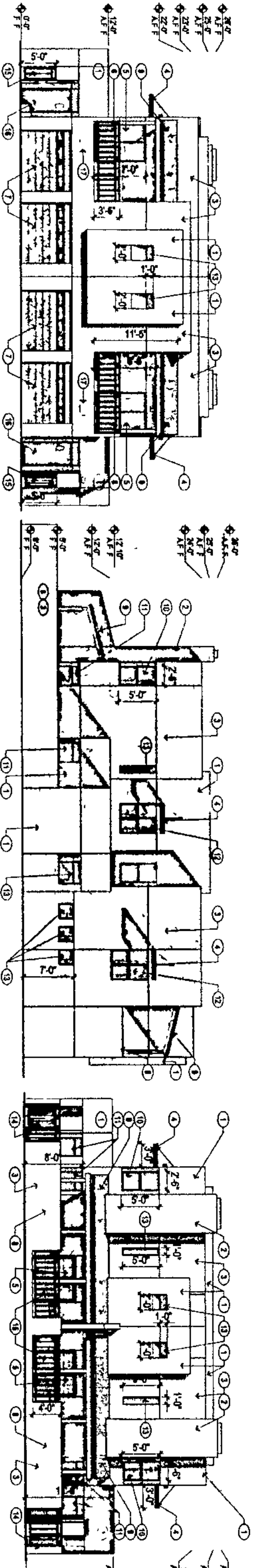
ARCHITECT  
**dog**  
 ENGINEER  
 STATE OF NEW MEXICO  
 LICENSE NO. 1712  
 1000 UNIVERSITY BLVD. N.W.  
 ALBUQUERQUE, NM 87102  
 TEL: 505-261-1234  
 FAX: 505-261-1235  
 info@dogarchitect.com

**Dekker Perich Sabatini**  
 7801 Jefferson St Suite 300  
 Albuquerque, NM 87109  
 505-261-2726  
 505-261-2728  
 505-261-2729  
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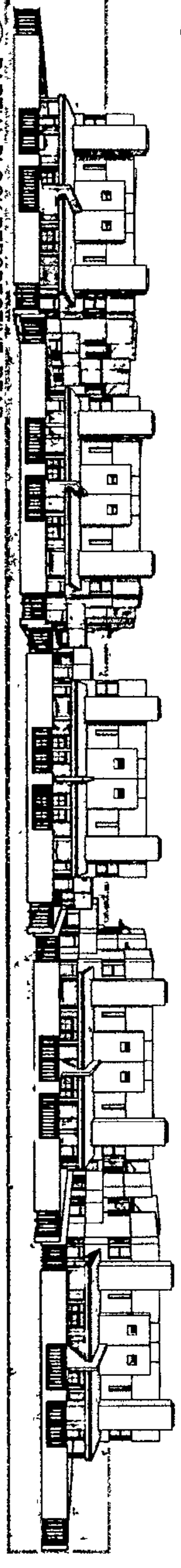
REGISTERED  
 Landscape  
 Architects



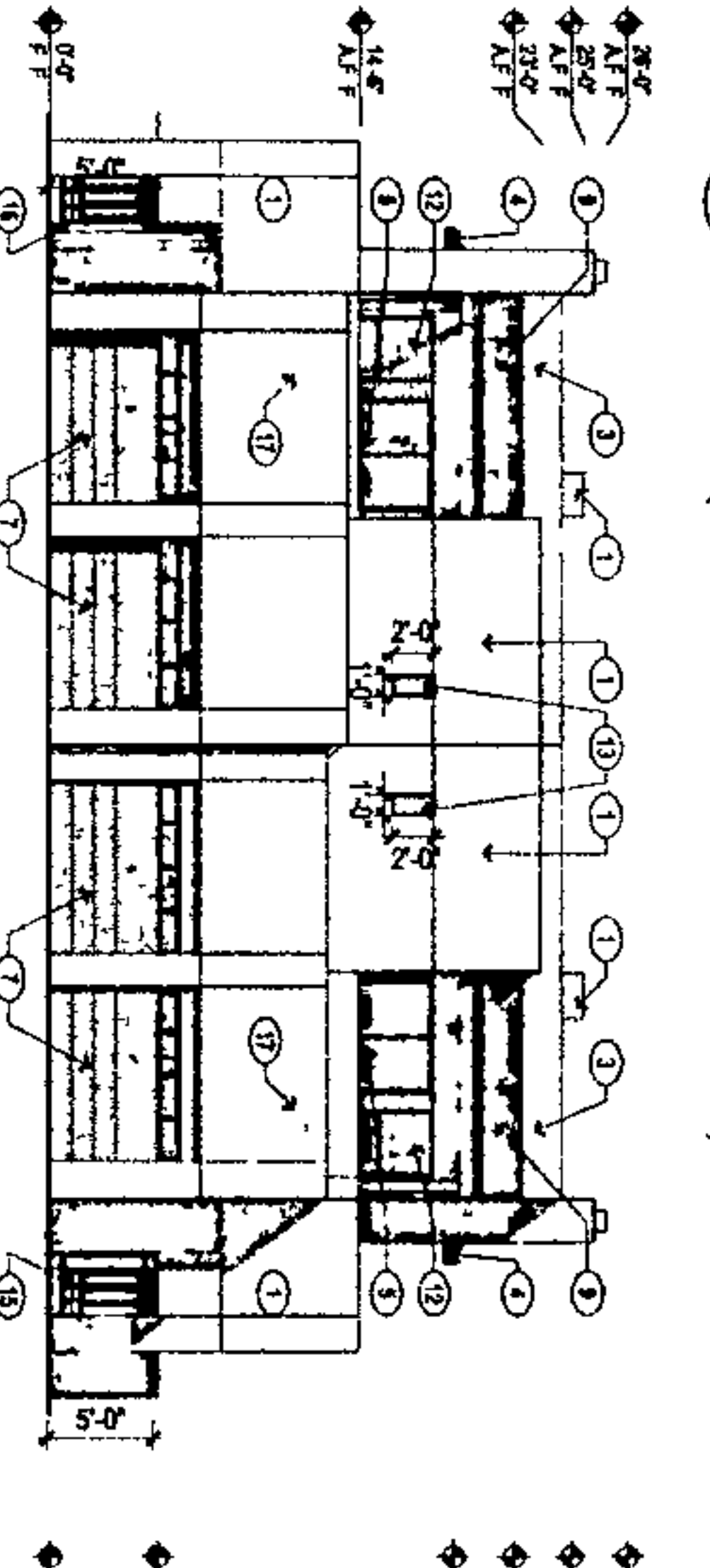
- ### GENERAL NOTES
- 1. LOW & ONE ROOF SHALL BE BUILT WITH PERIMETER BALUST
  - 2. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
  - 3. WINDOW SHADE CAMERES SHALL BE METAL
  - 4. FRAME
  - 5. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP MOUNTED WALLS
- ### KEYED NOTES
- 1. ACCENT STUCCO COLOR (WED. DARK GREEN)
  - 2. ROOF STUCCO COLOR (ALBERTA GRAY)
  - 3. (DARK GREEN)
  - 4. (DARK GREEN)
  - 5. (DARK GREEN)
  - 6. ALUMINUM CLAD SLIDING PATIO DOOR
  - 7. PAINTED STEEL RAILINGS, TYP.
  - 8. MIX OF 8" W X 7" H AND 16" W X 7" H GARAGE DOORS W/ WINDOW INSERTS
  - 9. METAL ROOF / PORTAL (ALBERTA GRAY)
  - 10. OPERABLE ALUMINUM CLAD CORNER WINDOW
  - 11. FIXED ALUMINUM CLAD CORNER WINDOW
  - 12. OPERABLE ALUMINUM CLAD WINDOW
  - 13. FIXED ALUMINUM CLAD WINDOW
  - 14. PAINTED STEEL PEDESTAL GATE (DARK GREEN)
  - 15. PAINTED STEEL FENCE (DARK GREEN)
  - 16. ENTRY DOOR
  - 17. ADDRESS SIGNAGE



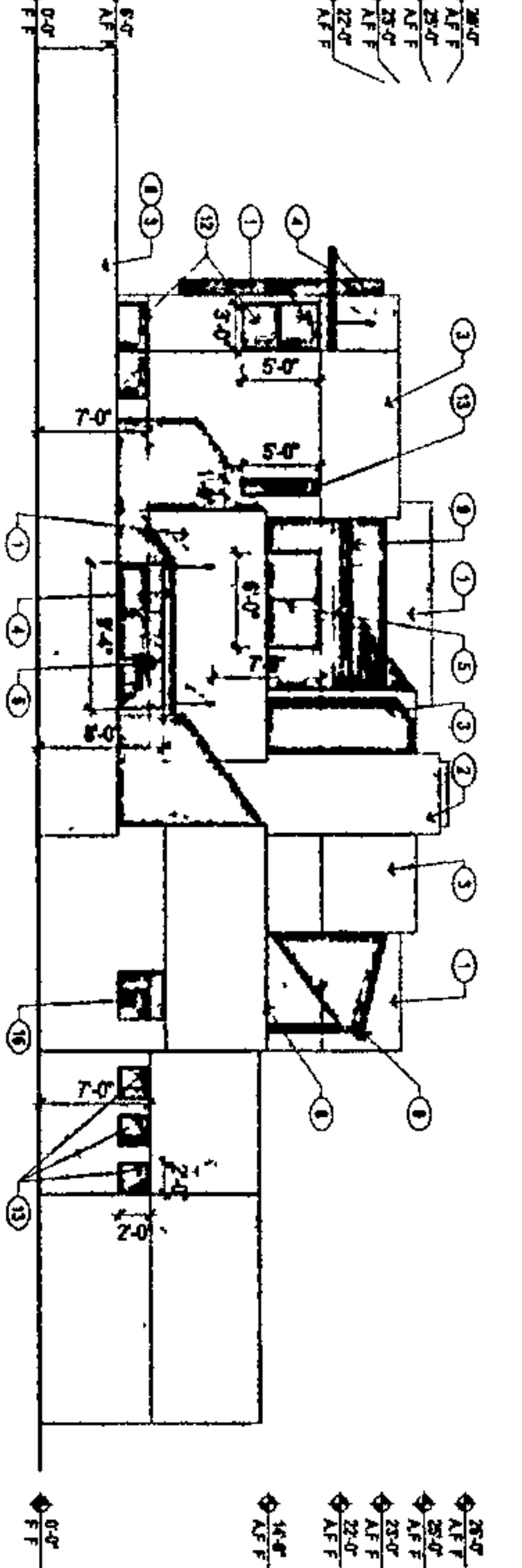
**B1** PARTIAL BLOCK PERSPECTIVE - FRONT  
UNIT TYPE A (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



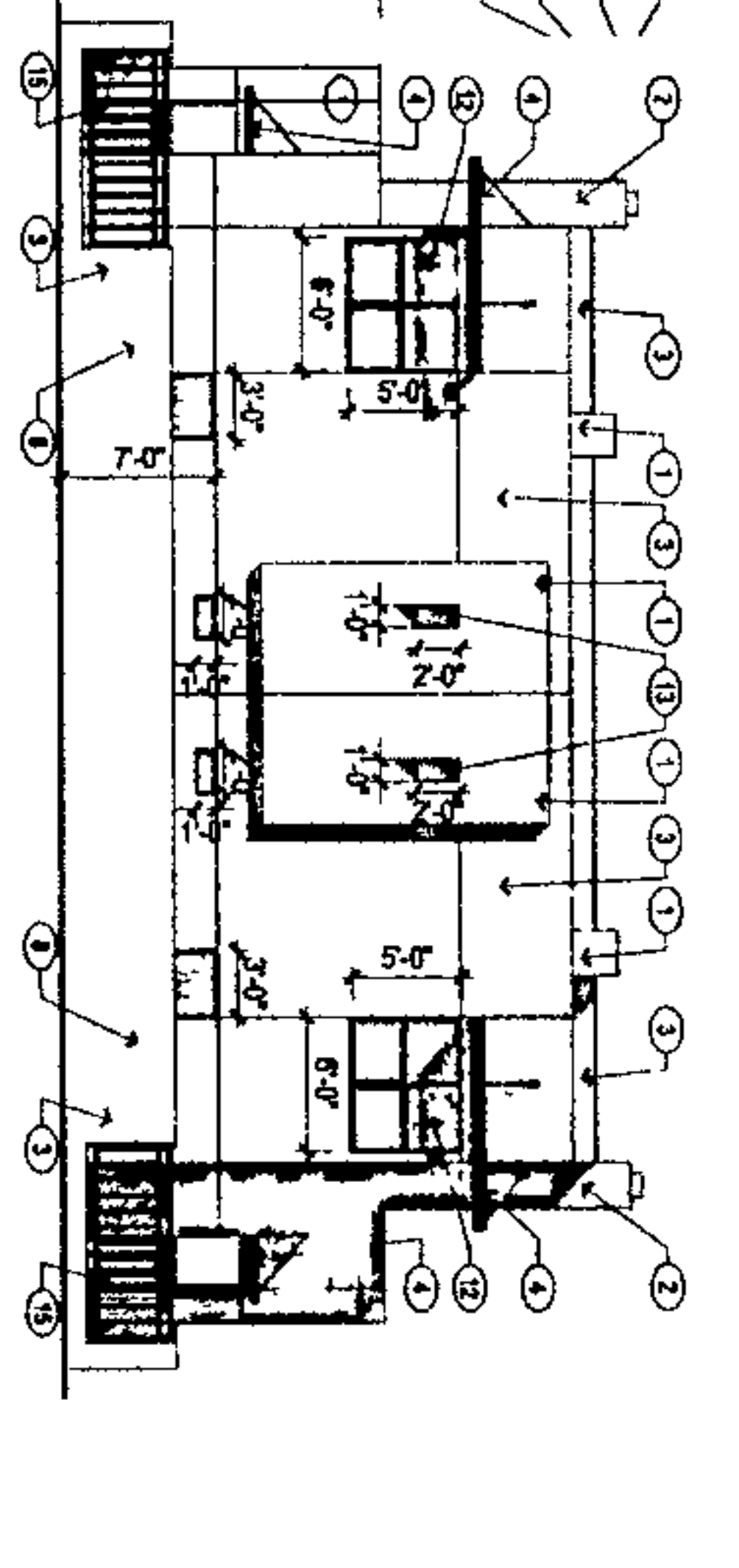
**B2** PARTIAL BLOCK PERSPECTIVE - REAR  
UNIT TYPE A (SEE A3 & A4 FOR COLOR/MATERIAL) NTS



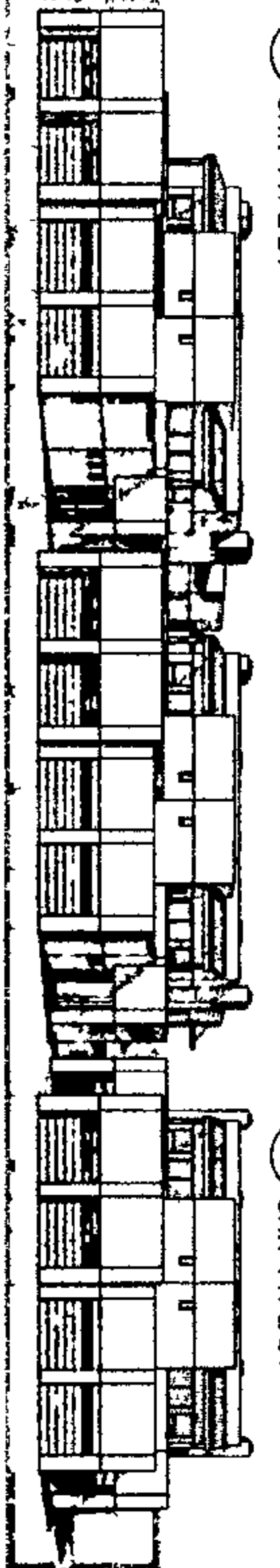
**C1** FRONT ELEVATION  
UNIT TYPE B1



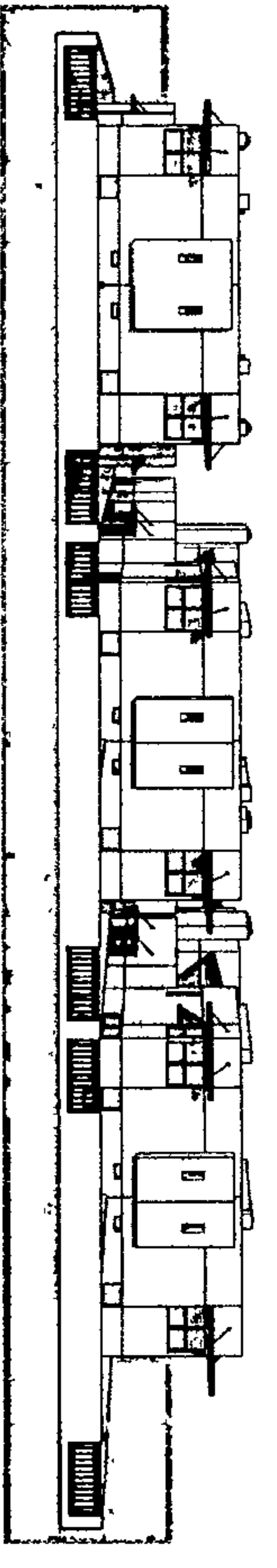
**C3** SIDE ELEVATION  
UNIT TYPE B1



**C4** REAR ELEVATION  
UNIT TYPE B1



**D1** PARTIAL BLOCK PERSPECTIVE - FRONT  
UNIT TYPE B1 (SEE C1 & C3 FOR COLOR/MATERIAL) NTS



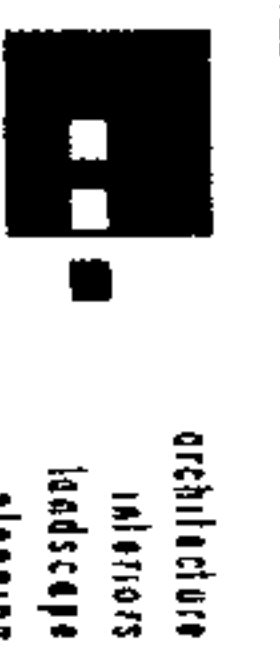
**D2** PARTIAL BLOCK PERSPECTIVE - REAR  
UNIT TYPE B1 (SEE C3 & C4 FOR COLOR/MATERIAL) NTS

## JUAN TABO HILLS ALBUQUERQUE, NEW MEXICO

REVISIONS	DATE	BY	DESCRIPTION

PROJECT NO.	08-0044
DRAWN BY	CW
REVIEWED BY	LMB
DATE	
DRAWING NAME	UNIT TYPES A & B1 ELEVATIONS

SHEET NO. **A300**  
8 OF 14



architects  
interiors  
landscape  
planning  
engineering

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7501 Jefferson NE Suite 100  
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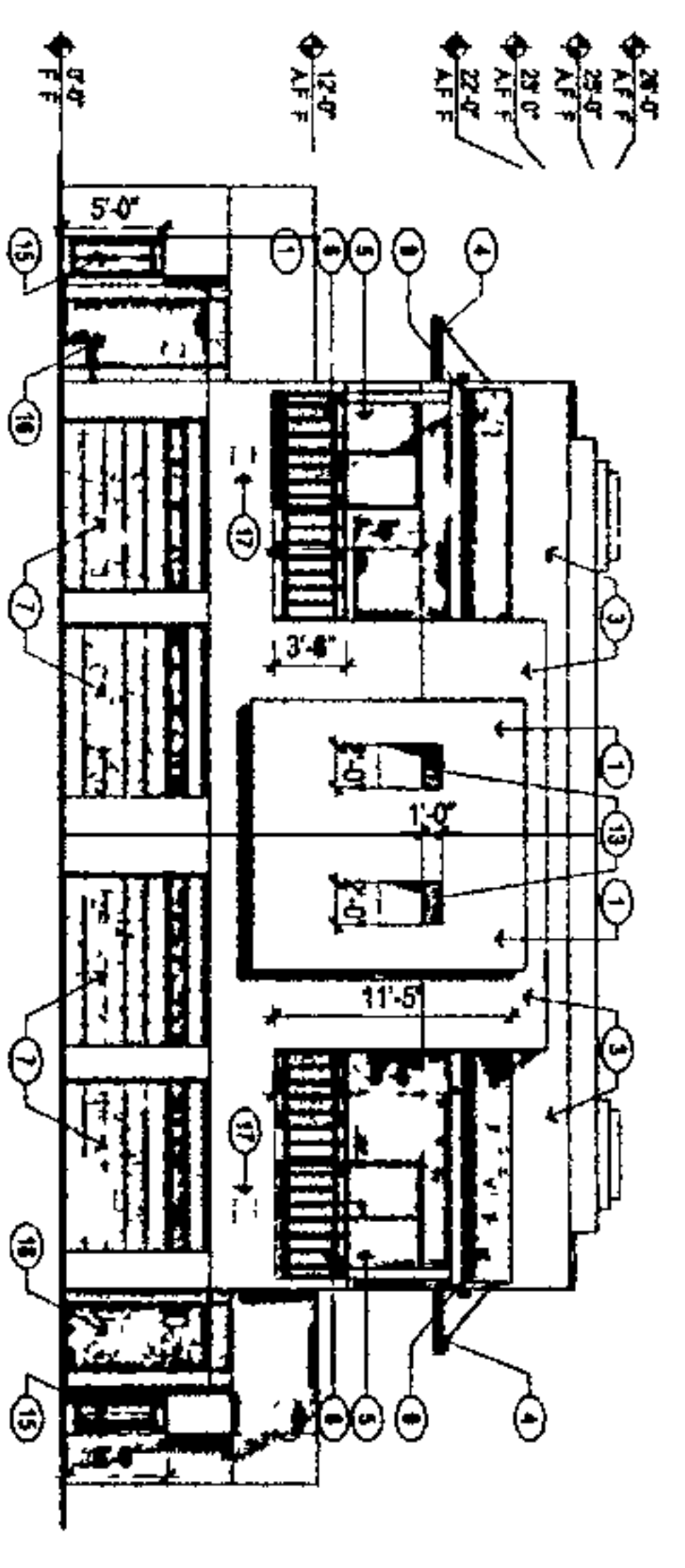
ENGINEER

PROJECT

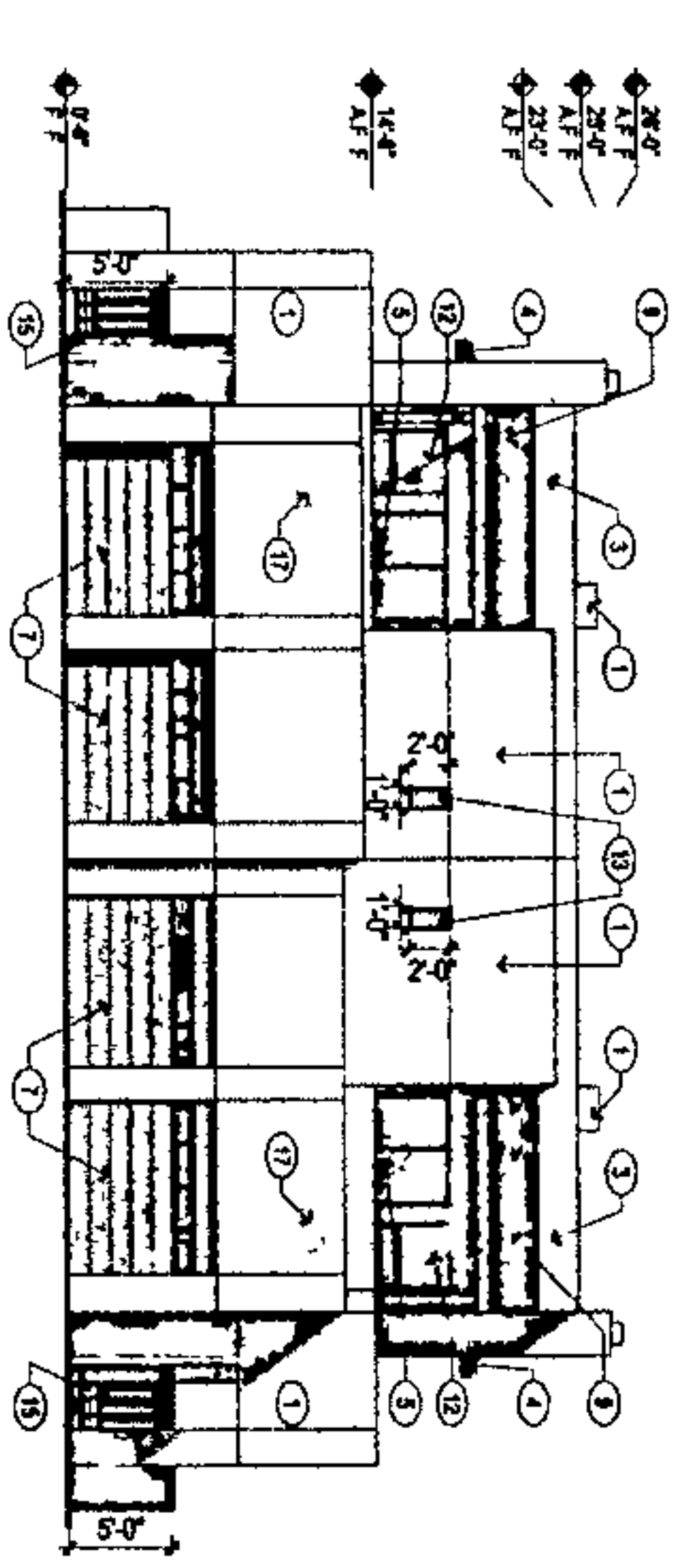
**JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO**

**GENERAL NOTES**

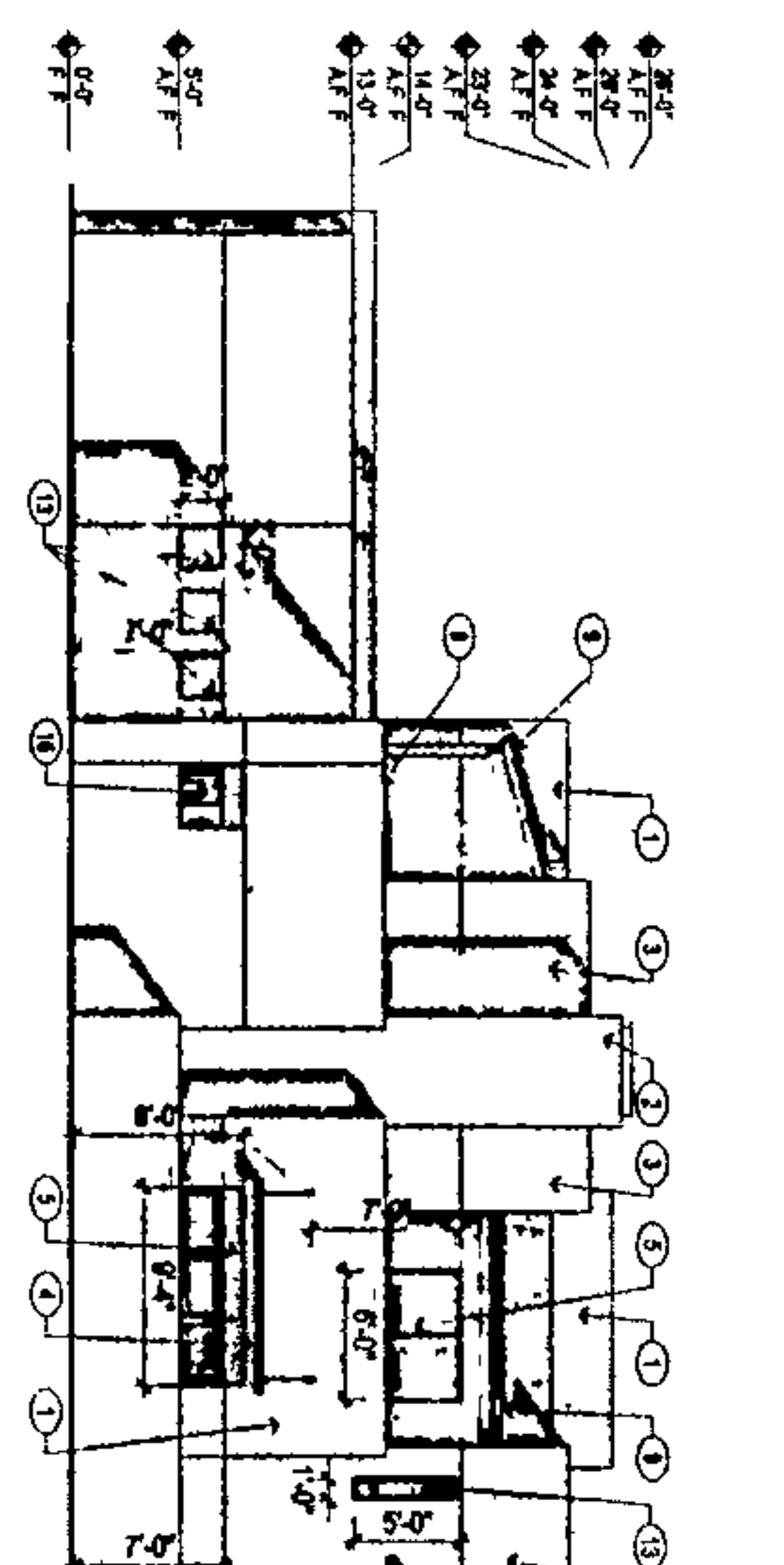
- A. LOW SLOPE ROOF SHALL BE BURR WITH FEMALE BALUST
  - B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
  - C. WINDOW SHADE CANOPES SHALL BE METAL FRAME
  - D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAN WITH ROOF TOP PARAPET WALLS
- KEYED NOTES**
- 1. ACCENT STUCCO COLOR (GREEN DARK GREEN) (A BROWN RED)
  - 2. ACCENT STUCCO COLOR (MEDIUM BROWN) (DARK GREY)
  - 3. FINE STUCCO COLOR (MEDIUM BROWN & DARK GREY)
  - 4. PAINTED STEEL LAMING (DARK GREY)
  - 5. ALUMINUM CLAD BUILDING ENTRY DOOR
  - 6. PAINTED STEEL WALLINGS TYP
  - 7. MIX OF W X T H AND W X T H GARAGE DOORS W/ WINDOW INSERTS
  - 8. PRIVATE WALL
  - 9. METAL ROOF / PORTAL (GREEN DARK GREEN)
  - 10. METAL ROOF / PORTAL (DARK GREY)
  - 11. FINISHED ALUMINUM CLAD CORNER WINDOW
  - 12. OPERABLE ALUMINUM CLAD WINDOW
  - 13. FINISHED ALUMINUM CLAD WINDOW
  - 14. PAINTED STEEL PEDESTRIAN GATE (DARK GREY)
  - 15. PAINTED STEEL FENCE (DARK GREY)
  - 16. ENTRY DOOR
  - 17. ADDRESS SIGNAGE



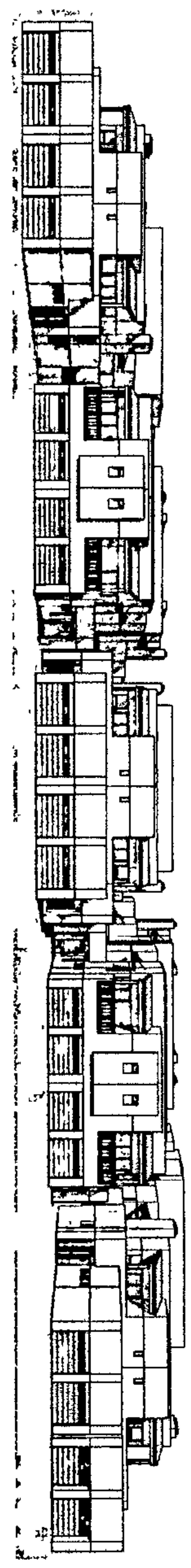
**A1 FRONT ELEVATION**  
UNIT TYPE A1 & B



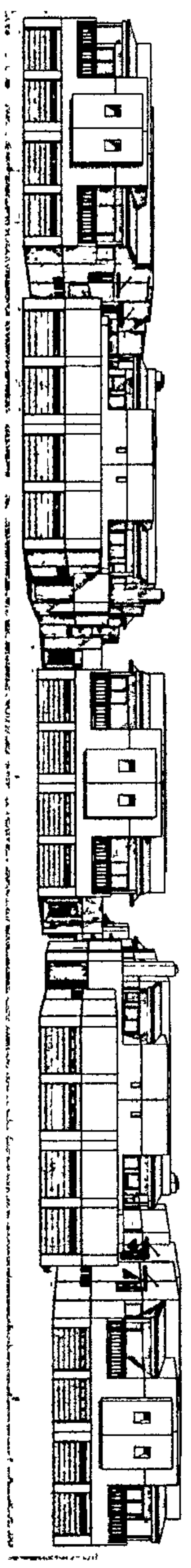
**A3 REAR ELEVATION**  
UNIT TYPE A1 & B



**B1 SIDE ELEVATION**  
UNIT TYPE A1 & B



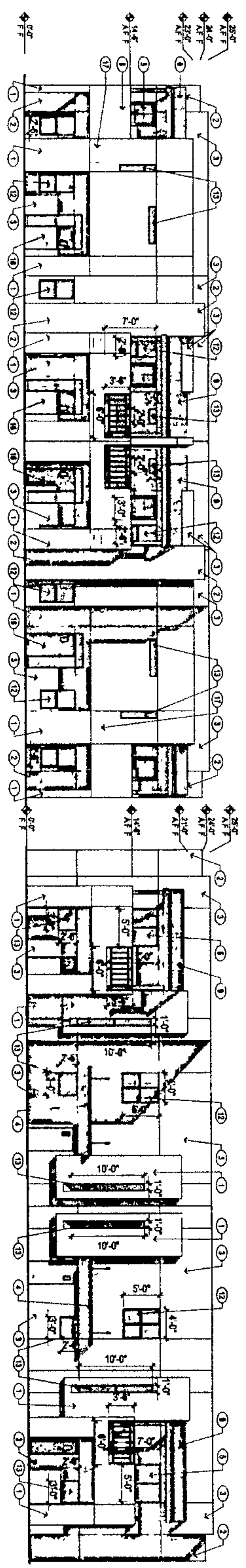
**C1 PARTIAL BLOCK PERSPECTIVE: FRONT**  
UNIT TYPE A1 & B (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



**C2 PARTIAL BLOCK PERSPECTIVE: REAR**  
UNIT TYPE A1 & B (SEE A3 & A4 FOR COLOR/MATERIAL) NTS

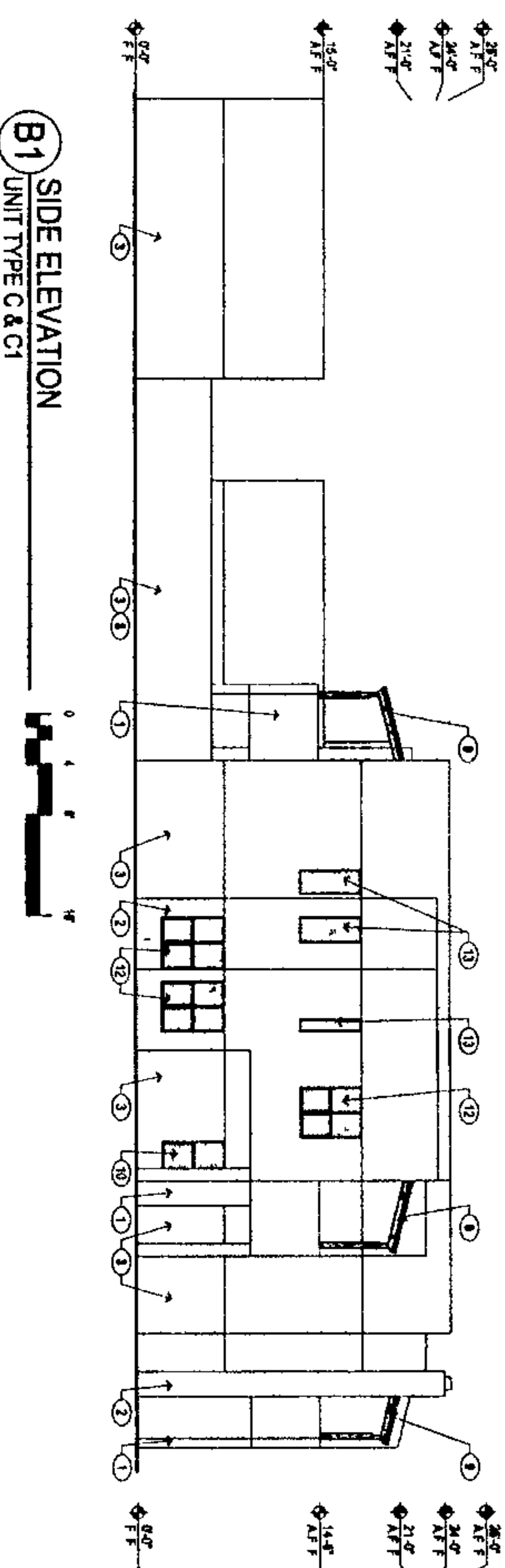
APPROVED	BY	DATE
REVISION	BY	DATE
DESIGNED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	
PROJECT NO.	DATE	
UNIT TYPES A1 & B		
ELEVATIONS		

SHEET NO.  
**A301**

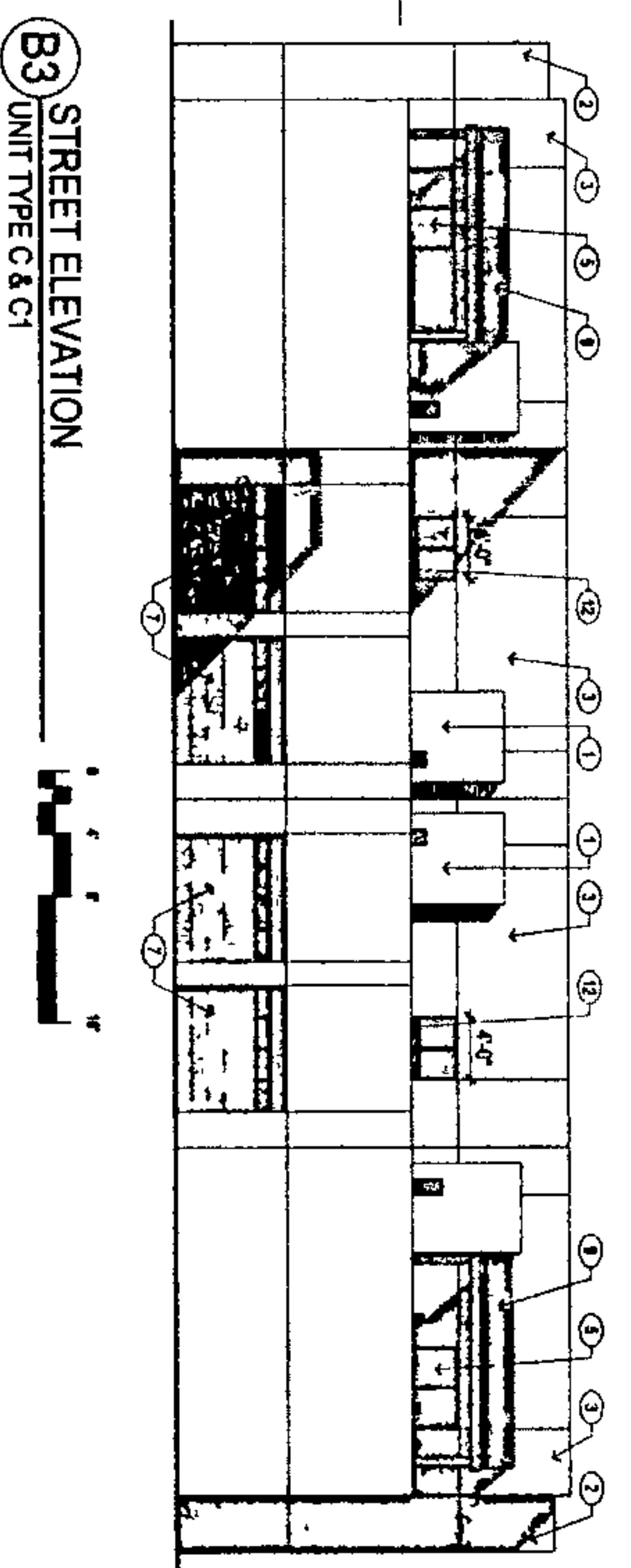


**A1** FRONT ELEVATION  
UNIT TYPE C & C1

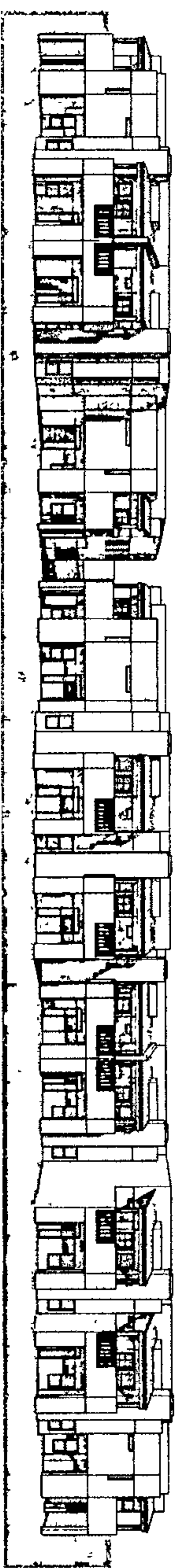
**A3** REAR ELEVATION  
UNIT TYPE C & C1



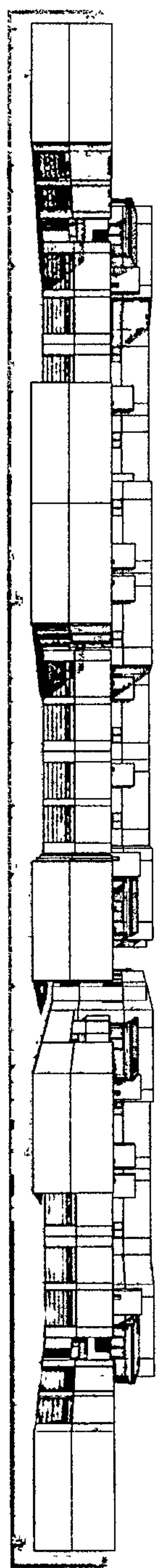
**B1** SIDE ELEVATION  
UNIT TYPE C & C1



**B3** STREET ELEVATION  
UNIT TYPE C & C1



**C1** PARTIAL BLOCK PERSPECTIVE: FRONT  
UNIT TYPE C & C1 (SEE A1 & B1 FOR COLOR/MATERIAL) NTS



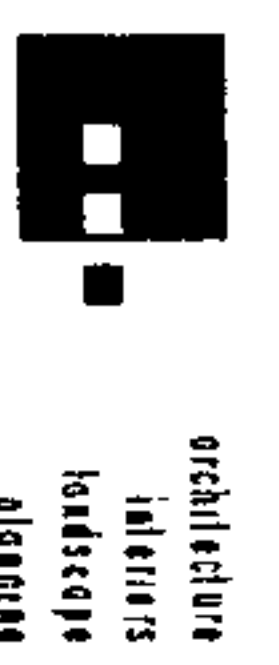
**C2** PARTIAL BLOCK PERSPECTIVE: REAR  
UNIT TYPE C & C1 (SEE B1 & B3 FOR COLOR/MATERIAL) NTS

**GENERAL NOTES**

- 1 LOW SLOPE ROOF SHALL BE BURR WITH FEMALE BALUST
- 2 METAL ROOF SHALL BE STANDING SEAM TYPE ON SHIMMER
- 3 WINDOW SHADE CANOPIES SHALL BE METAL
- 4 ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GARAGE PLAIN WITH ROOF TOP PANNING WALLS

**KEYED NOTES**

- 1 ACCENT STUCCO COLOR (DARK GREEN)
- 2 MOUNT (RED)
- 3 ACCENT STUCCO COLOR (MEDIUM GREY) (DARK GREY)
- 4 FIXED STUCCO COLOR (MEDIUM BROWN & DARK GREY)
- 5 MOUNTED STEEL PANNING (DARK GREY)
- 6 ALUMINUM CLAD SLIDING PATIO DOOR
- 7 MOUNTED STEEL HAND W/ 7" H. GARAGE DOORS W/ WINDOW INSERTS
- 8 PRIVACY WALL
- 9 METAL ROOF / PORTAL (DARK GREEN)
- 10 OPERABLE ALUMINUM CLAD CORNER WINDOW
- 11 FIXED ALUMINUM CLAD CORNER WINDOW
- 12 OPERABLE ALUMINUM CLAD WINDOW
- 13 FIXED ALUMINUM CLAD WINDOW
- 14 PAINTED STEEL PEDESTAL GATE (DARK GREY)
- 15 PAINTED STEEL FENCE (DARK GREY)
- 16 ENTRY DOOR
- 17 ADDRESS SIGNAGE



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**JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO**

REVISIONS  
DRAWN BY  
REVIEWED BY  
DATE  
PROJECT NO.  
DRAWING NAME  
UNIT TYPES C & C1  
ELEVATIONS

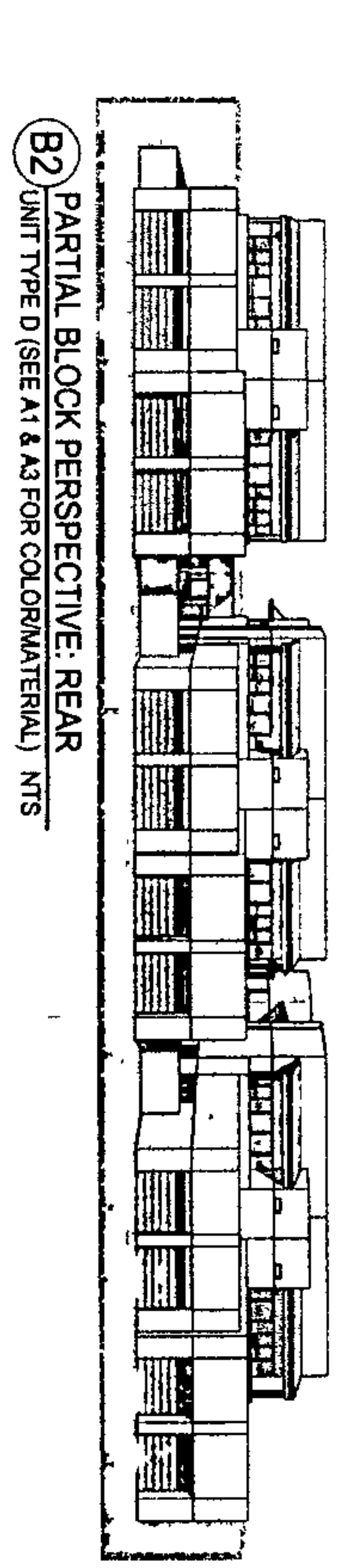
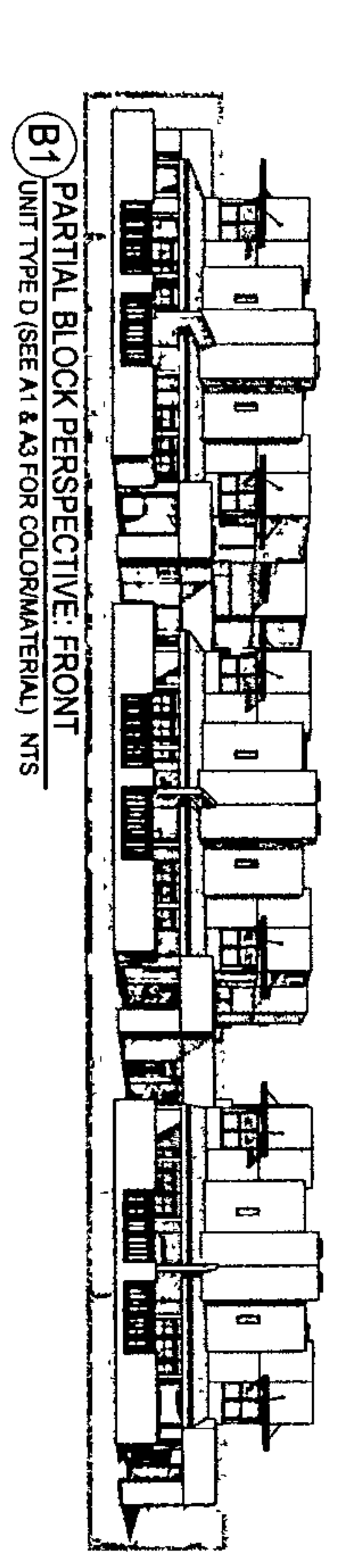
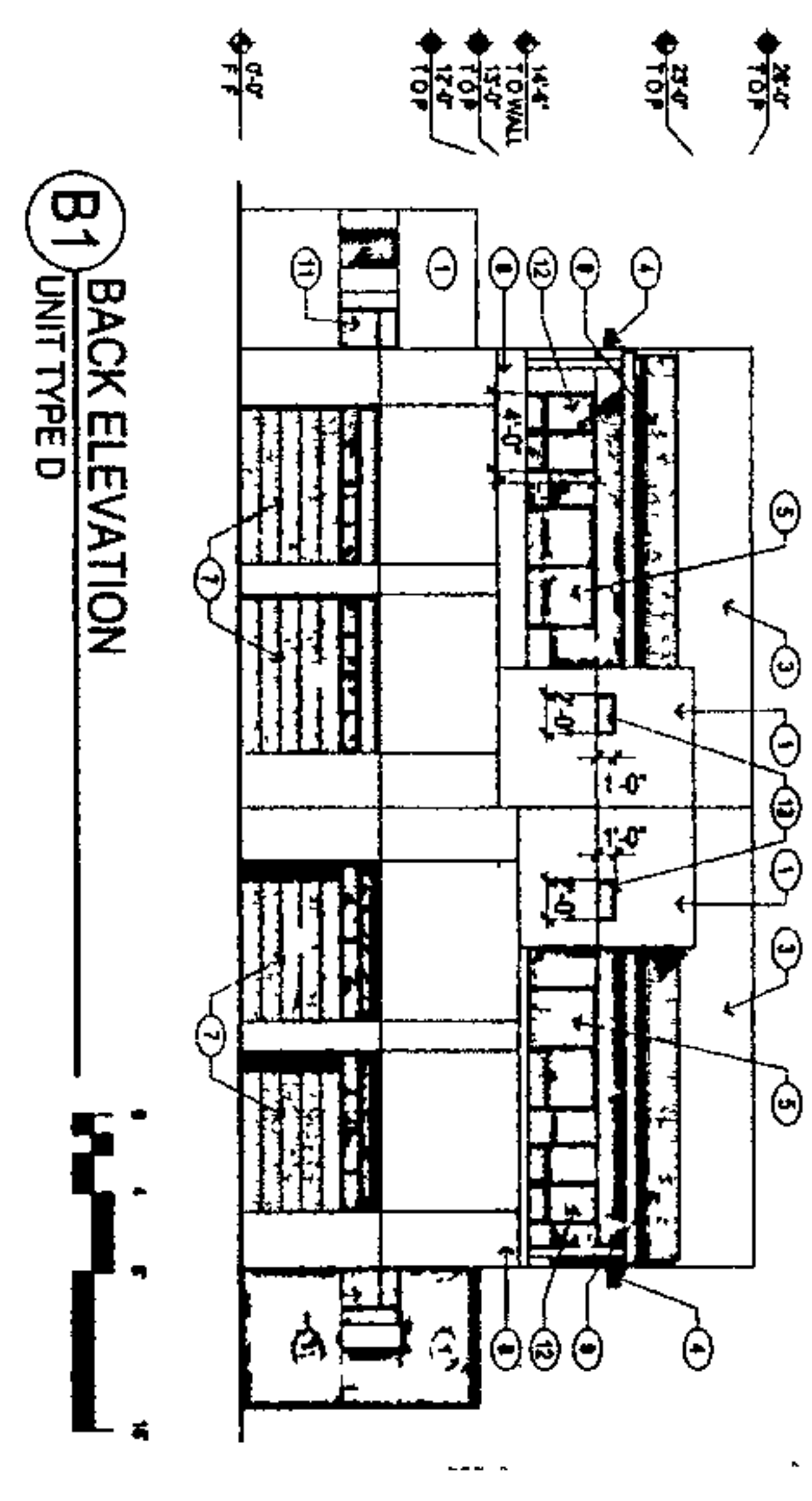
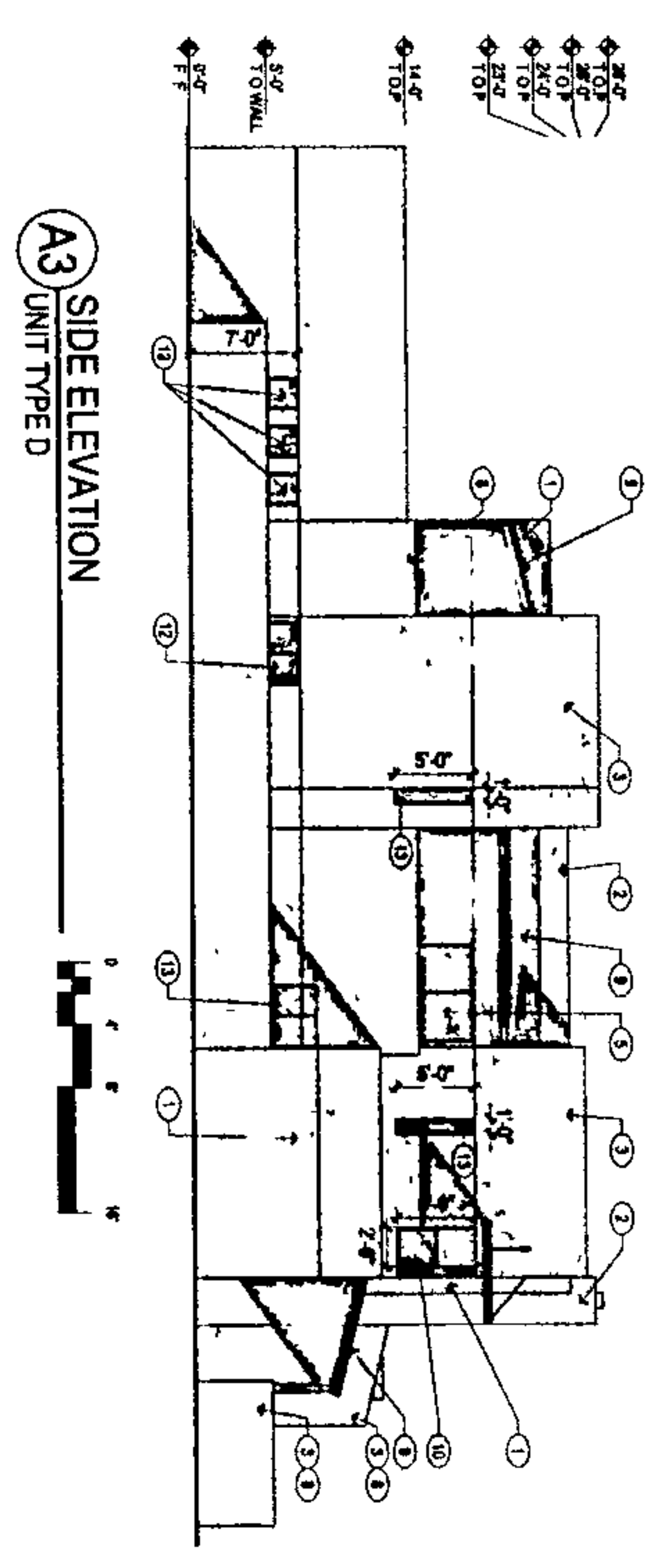
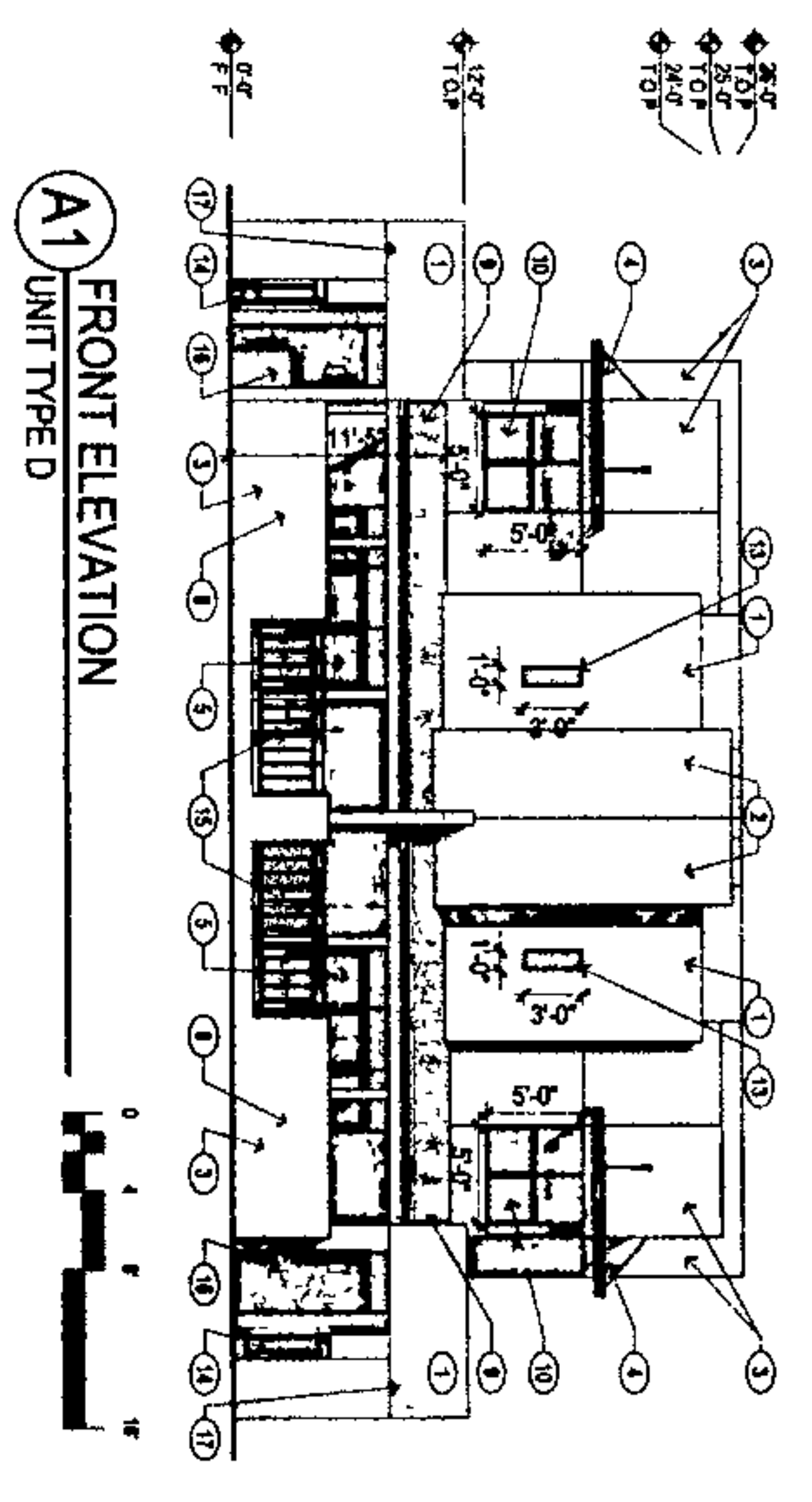
SHEET NO.  
**A302**  
OF 14

**GENERAL NOTES**

- A LOW SLOPE ROOF SHALL BE BUILT WITH HEAVY BALAST
- METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
- C WINDOW SHADE CRAWPERS SHALL BE METAL
- D FRAME
- D ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP PARAPET WALLS

**KEYED NOTES**

- 1 ACCEPT STUCCO COLOR (DARK GREEN) (DARK GREY)
- 2 ACCEPT STUCCO COLOR (MEDIUM GREY)
- 3 (DARK GREY)
- 4 (DARK GREY)
- 5 (DARK GREY)
- 6 (DARK GREY)
- 7 (DARK GREY)
- 8 (DARK GREY)
- 9 (DARK GREY)
- 10 (DARK GREY)
- 11 (DARK GREY)
- 12 (DARK GREY)
- 13 (DARK GREY)
- 14 (DARK GREY)
- 15 (DARK GREY)
- 16 (DARK GREY)
- 17 (DARK GREY)



**JUAN TABO HILLS**  
**ALBUQUERQUE, NEW MEXICO**

PROJECT

ENGINEER

REVISION	DATE	BY	CHK

DRAWN BY	CH
REVIEWED BY	MM
DATE	
PROJECT NO.	04-0044
DRAWING SIZE	
UNIT TYPE D	
ELEVATIONS	

SHEET NO. **A303**  
11 of 14



**JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO**

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**PROJECT**  
DRAWING NO. 04-004  
BUILDINGS 1 & 2  
EXTERIOR  
ELEVATIONS

**DESIGNER**  
PROJECT

**ENGINEER**

**ARCHITECT**

**REVISIONS**

DRAWN BY  
REVIEWED BY  
DATE  
PROJECT NO.  
DRAWING NAME

04-004  
BUILDINGS 1 & 2  
EXTERIOR  
ELEVATIONS

**SHEET NO.**  
**A304**  
12 of 14

**GENERAL NOTES**

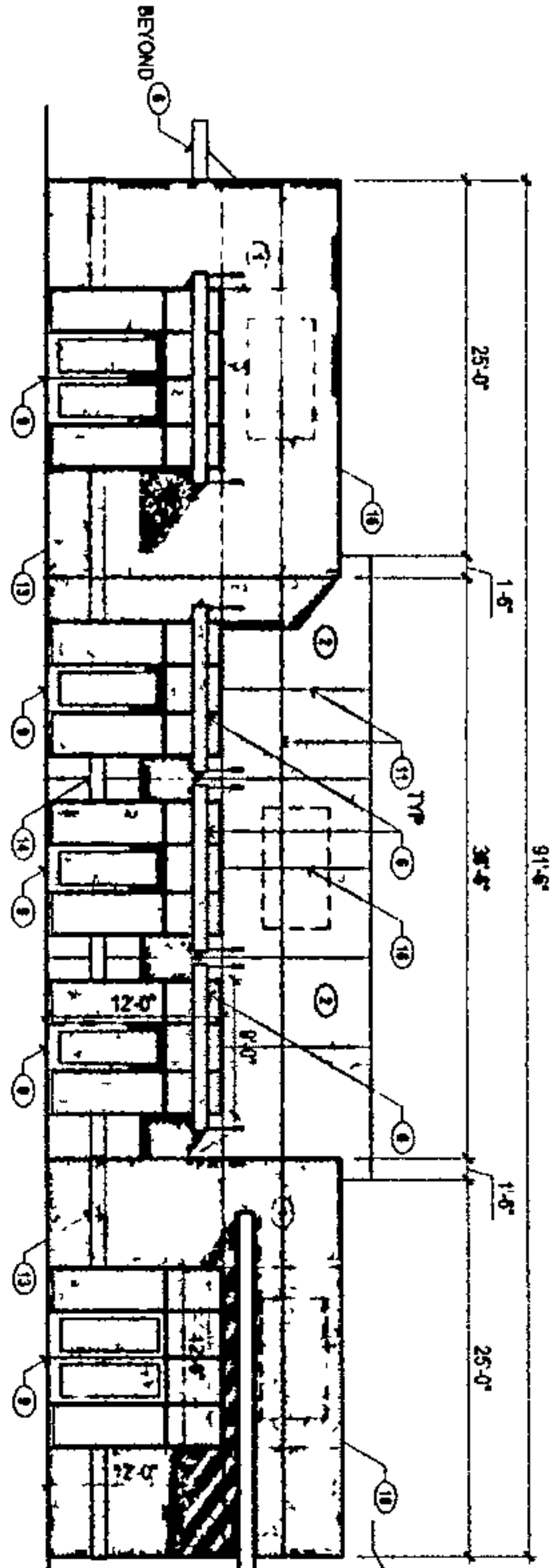
1. NOT ALL REFERRED NOTES REFERENCED ON THIS SHEET
2. ALL ROOFING MATERIAL TO BE LOW SLOPE
3. ALL ROOFING MATERIAL COLOR WHITE
4. ALL ROOFING EQUIPMENT SHALL BE SCREENED BY HIGH PAVEMENT AND ALL SCREENING SHALL BE SCREENED TO MATCH BUILDING COLOR

**KEYED NOTES**

1. ERS COLOR 1. TAN
2. ERS COLOR 2. OFF-WHITE
3. ERS COLOR 3. LIGHT GREY
4. ERS COLOR 4. RED
5. ERS COLOR 5. BRIGHT RED
6. PAINTED STEEL FINISHING
7. PAINTED STEEL FINISHING
8. ALUMINUM STORMWATER ENTRANCE SYSTEM
9. ALUMINUM STORMWATER GLAZING SYSTEM
10. ERS AESTHETIC JOINT
11. PRECAST 10" HIGH EXTRUDED ALUMINUM DIE-CAST LETTERS (COLOR WHITE, FONT ANUL (APPLICABLE TO RESIDENTIAL AS WELL))
12. ERS COLOR 1 (1" HIGH A.F.F. W/ 12" HIGH X 1" DEEP TAIL)
13. ERS COLOR 2 (2" HIGH A.F.F. W/ 12" HIGH X 1" DEEP TAIL)
14. LINE OF PAVEMENT BEYOND
15. TENANT SIGNAGE

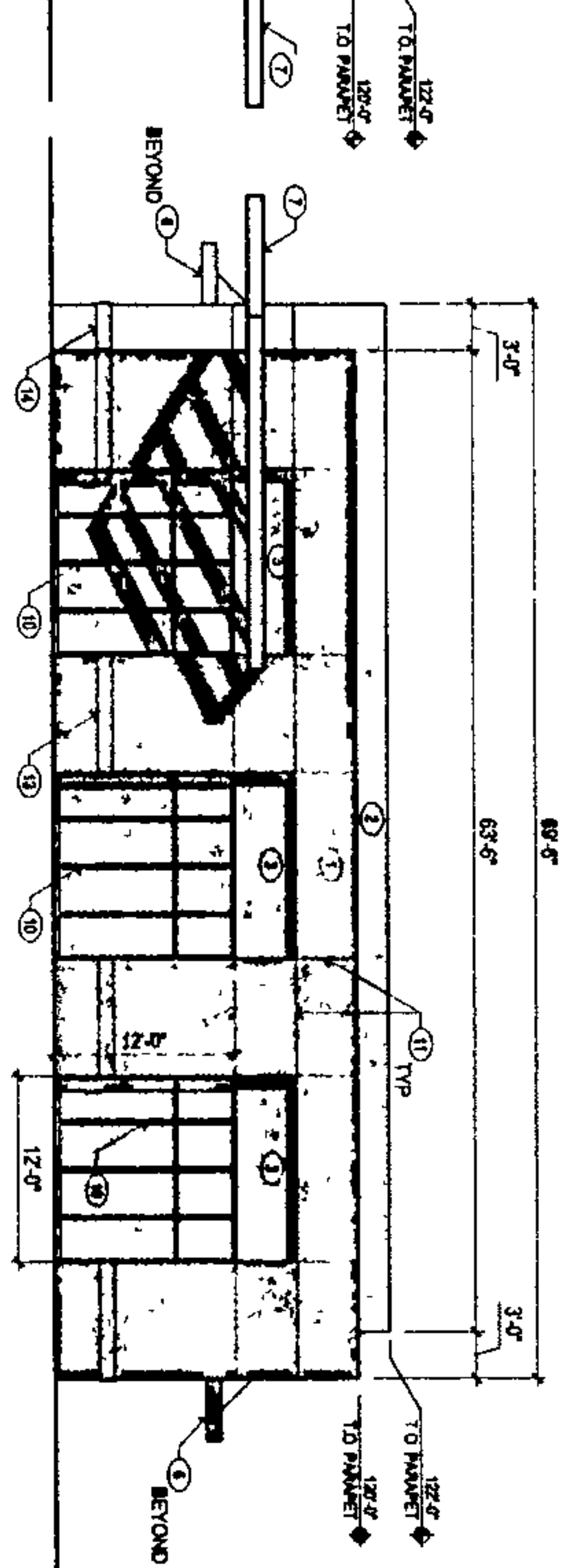
**SIGNAGE**

ALL BUILDING MOUNTED SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE. THE SIGNAGE SHALL COMPLY WITH DESIGN STANDARDS IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (ORDINANCE 40700) AND GENERAL SIGN REGULATIONS (14-1-3.5), WHICH EVER IS MORE RESTRICTIVE. ALL BUILDING MOUNTED TENANT SIGNAGE IS LIMITED TO ONE PER TENANT PER FACADE AND SHALL NOT EXCEED 5% OF THE BUILDING FACADE TO WHICH IT IS APPLIED. ALL BUILDING MOUNTED SIGNAGE THAT IS TO BE ILLUMINATED SHALL BE DONE SO INTERNALLY. NO TRANSCOMBER ROOFS OR STRUCTURAL SUPPORTS SHALL BE VISIBLE A MINIMUM OF 50% CONTRAST SHALL BE MAINTAINED BETWEEN THE GRAPHICS AND THE BACKGROUND. THERE SHALL BE NO SIGNAGE EXTENDING ABOVE THE TOP OF PAVEMENT AND THERE SHALL BE NO REVOLVING OR FLATION SIGNAGE. ADDRESSING NUMERATION SIGNAGE SHALL BE COORDINATED BETWEEN THE COMMERCIAL AND RESIDENTIAL COMPONENTS.



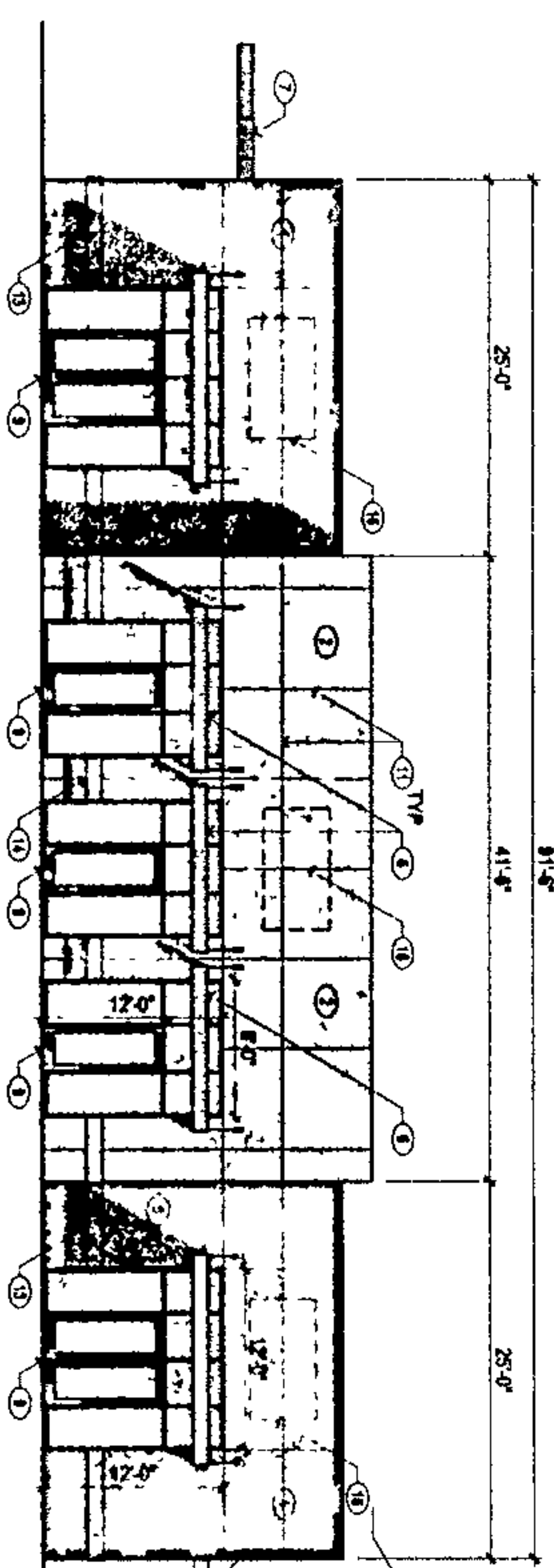
**A1** NORTH ELEVATION  
BUILDING 1

SCALE 1/8" = 1'-0"



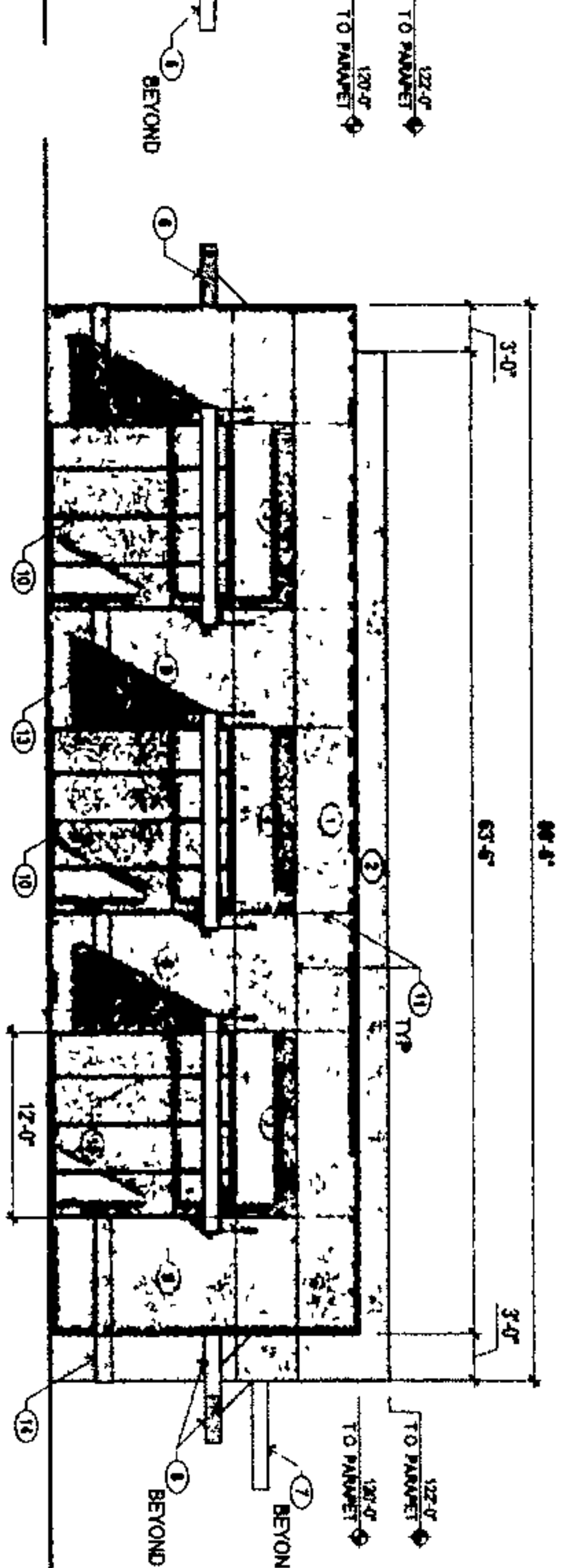
**A3** NORTH ELEVATION  
BUILDING 2

SCALE 1/8" = 1'-0"



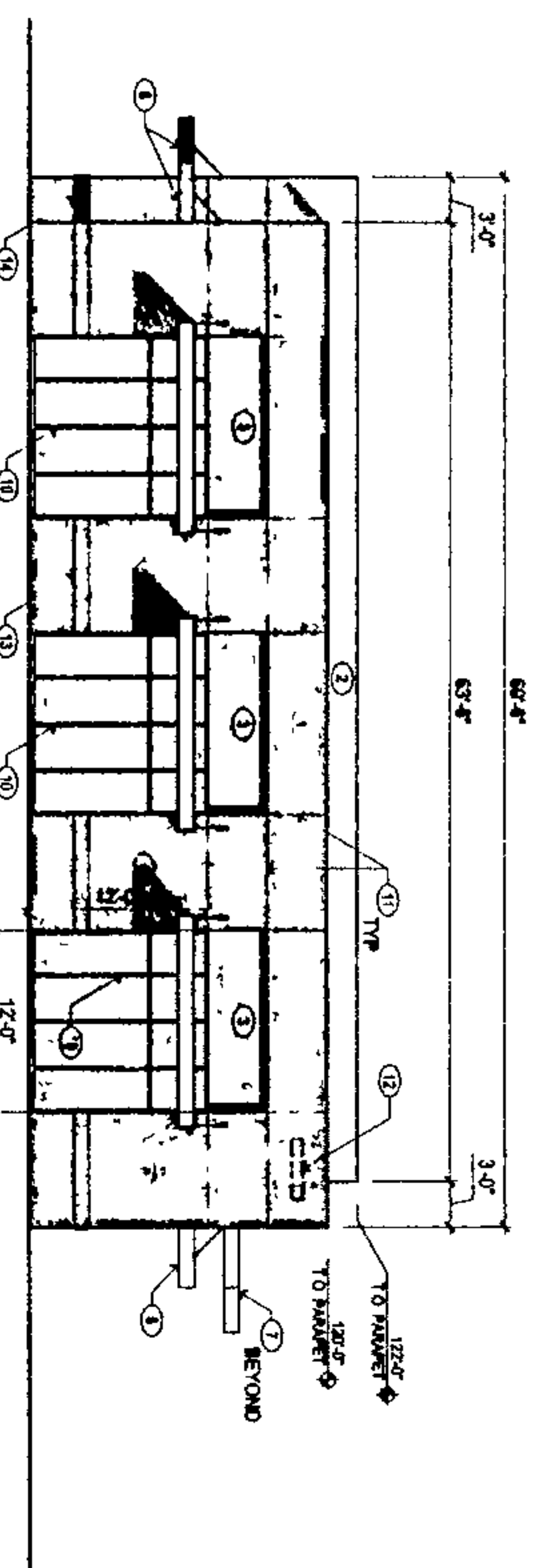
**B1** SOUTH ELEVATION  
BUILDING 1

SCALE 1/8" = 1'-0"



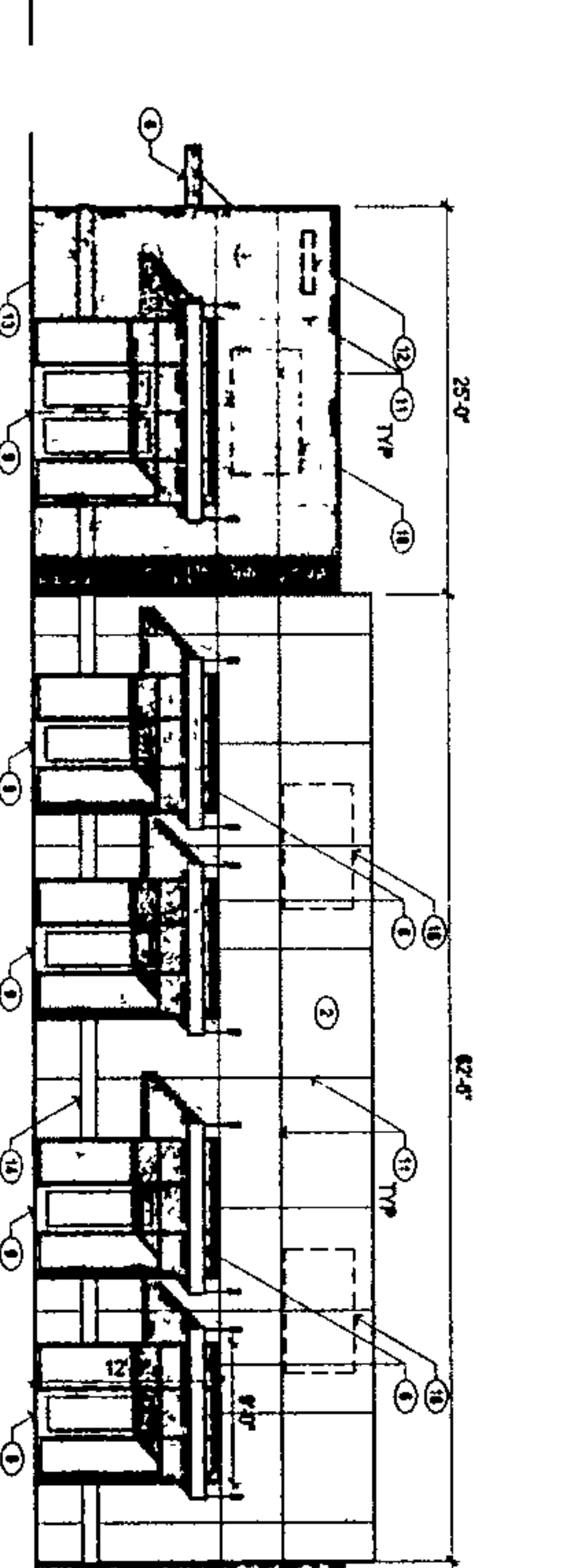
**B3** SOUTH ELEVATION  
BUILDING 2

SCALE 1/8" = 1'-0"



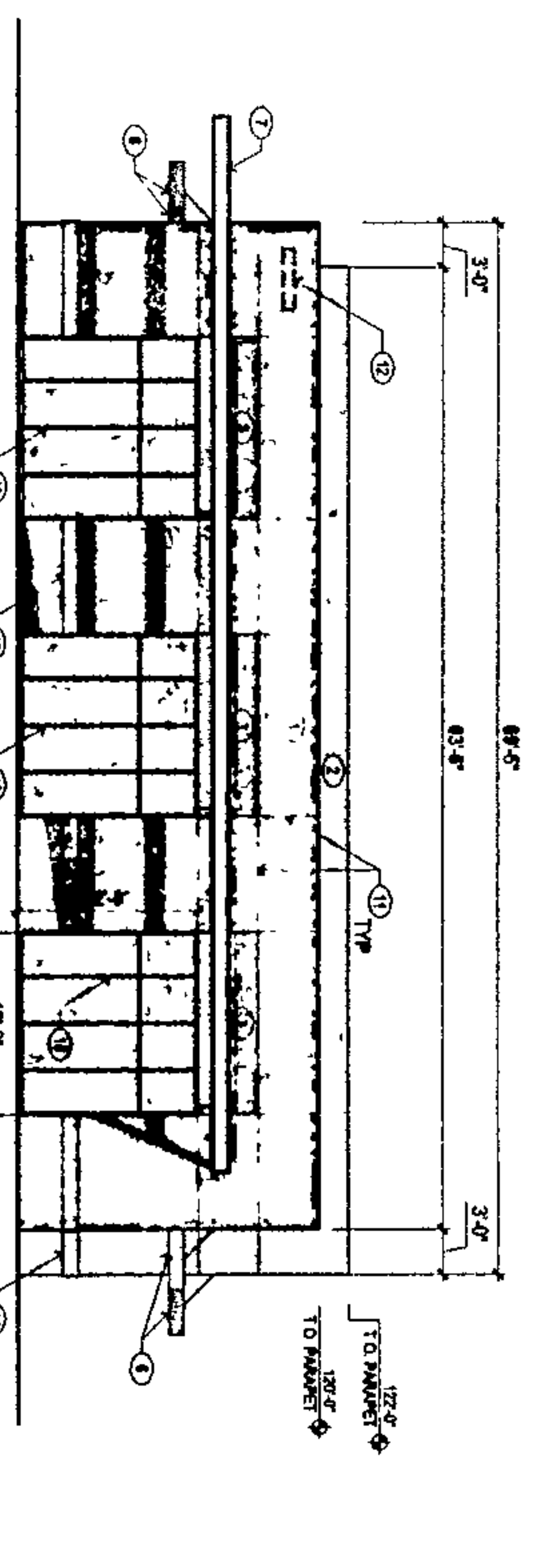
**C1** EAST ELEVATION  
BUILDING 1

SCALE 1/8" = 1'-0"



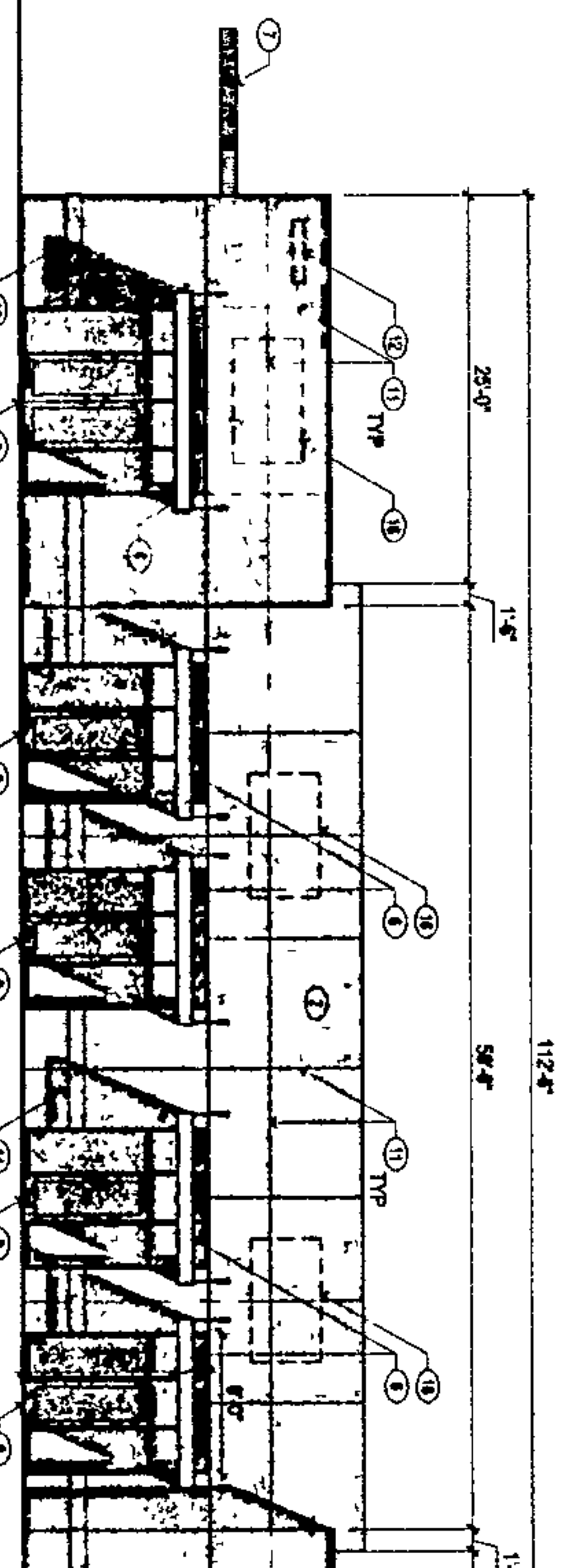
**C3** EAST ELEVATION  
BUILDING 2

SCALE 1/8" = 1'-0"



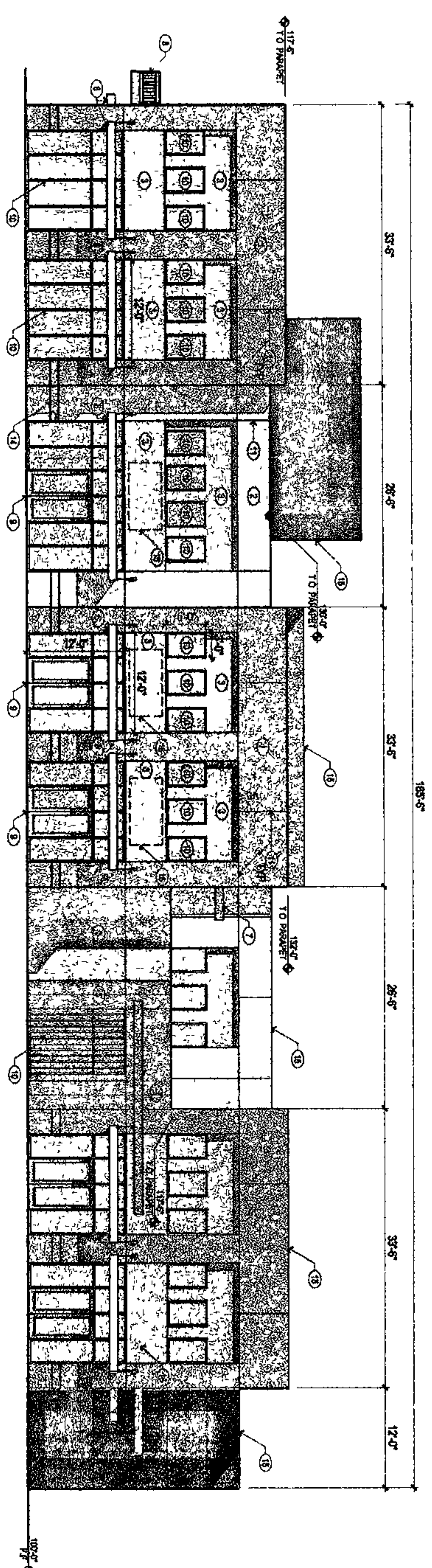
**D1** WEST ELEVATION  
BUILDING 1

SCALE 1/8" = 1'-0"



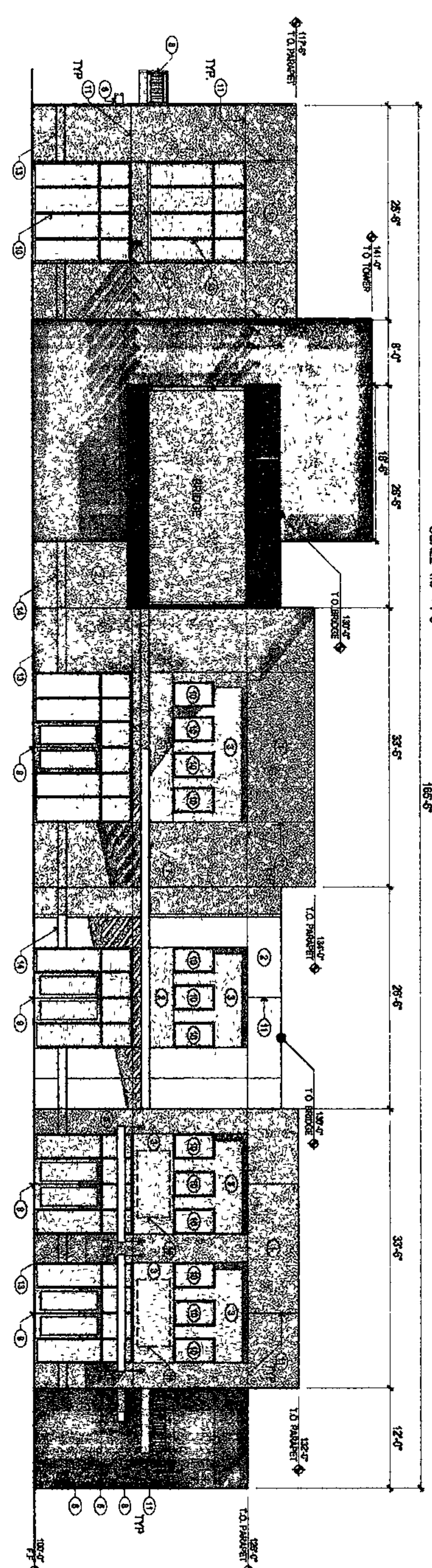
**D3** WEST ELEVATION  
BUILDING 2

SCALE 1/8" = 1'-0"



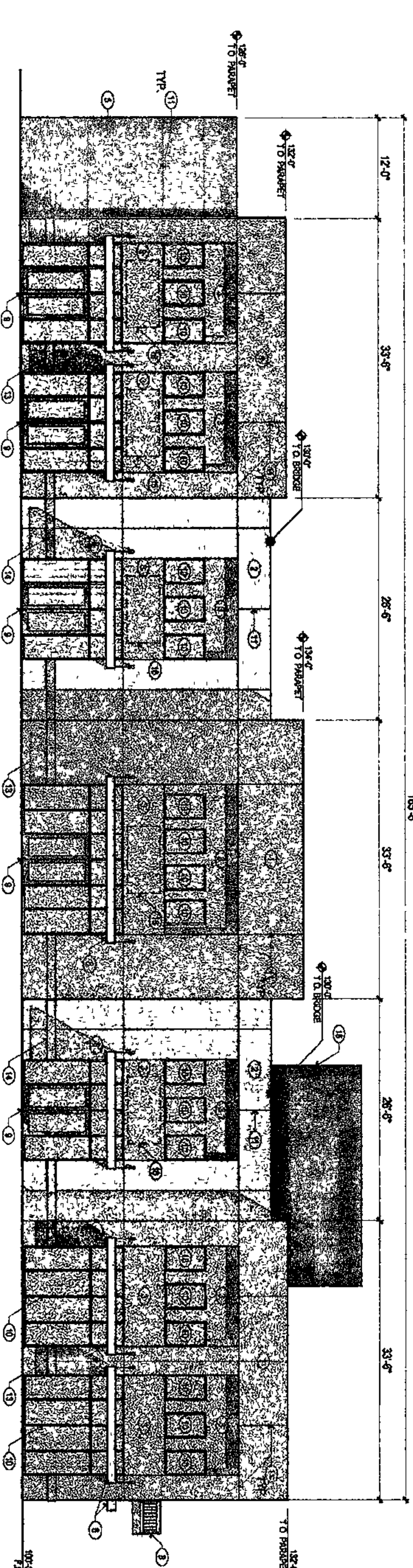
**A1** NORTH ELEVATION  
BUILDING 3

SCALE: 1/8" = 1'-0"



**B1** NORTH ELEVATION  
BUILDING 3

SCALE: 1/8" = 1'-0"



**C1** WEST ELEVATION  
BUILDING 3

SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- A. NOT ALL KEYED NOTES REFERENCED ON THIS SHEET
- B. ALL ROOFING MATERIAL TO BE LOW-SLOPE
- C. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED BY HIGH PAVEMENTS AND ALL GROUND EQUIPMENT SHALL BE SCREENED BY CURB ENCLOSURE WALLS WITH 1000 PLYS TO MATCH BUILDING COLOR.

**KEYED NOTES**

1. EPS COLOR 1 - TAN
2. EPS COLOR 2 - OFF-WHITE
3. EPS COLOR 3 - RED
4. EPS COLOR 4 - RED
5. EPS COLOR 5 - BURNT RED
6. PAINTED STEEL, PAINTING
7. PAINTED STEEL, PAINTING
8. PAINTED STEEL, PAINTING, TYP
9. ALUMINUM STOREFRONT ENTRANCE
10. ALUMINUM STOREFRONT GLAZING SYSTEM
11. EPS AESTHETIC JOINT
12. PREPARE TO 1/2" HIGH EXTRUDED ALUMINUM DRAIN LANTHES TO RESIDENTIAL AS WELL AS COMMERCIAL
13. EPS COLOR 1 AND 45 AL-F-18 12"HIGH x 1"
14. EPS COLOR 2 AT 47 AL-F 18 12"HIGH x 1"
15. DEEP TRIM
16. LINE OF PAVEMENT BEYOND
17. TENANT SIGNAGE

**SIGNAGE**

ALL BUILDING MOUNTED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT SIZE AND AREA OF BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH DESIGN STANDARDS IN THE APPLICABLE SITE DEVELOPMENT PLAN FOR SUBDIVISION REGULATIONS (14-18-5-50) AND GENERAL SIGN REGULATIONS (14-18-5-50) WHICH EVER IS MORE RESTRICTIVE. ALL BUILDING MOUNTED TENANT SIGNAGE IS LIMITED TO ONE PER TENANT PER FACADE AND SHALL NOT EXCEED 6% OF THE BUILDING FACADE TO WHICH IT IS APPLIED. ALL BUILDING MOUNTED SIGNAGE THAT IS TO BE ILLUMINATED SHALL BE DONE SO INTERNALLY. NO TRANSPARENT BODIES OR STRUCTURAL SUPPORTS SHALL BE VISIBLE. A MINIMUM OF 8% CONTRAST SHALL BE ACHIEVED BETWEEN THE GRAPHICS AND THE BACKGROUND. THERE SHALL BE NO SIGNAGE EXTENDING ABOVE THE TOP OF PAVEMENT AND THERE SHALL BE NO REVOLVING OR MOTION SIGNAGE. ADDRESSING NUMERATION SIGNAGE SHALL BE SUBMITTED WITH THE COMMERCIAL AND RESIDENTIAL COMMENTS.



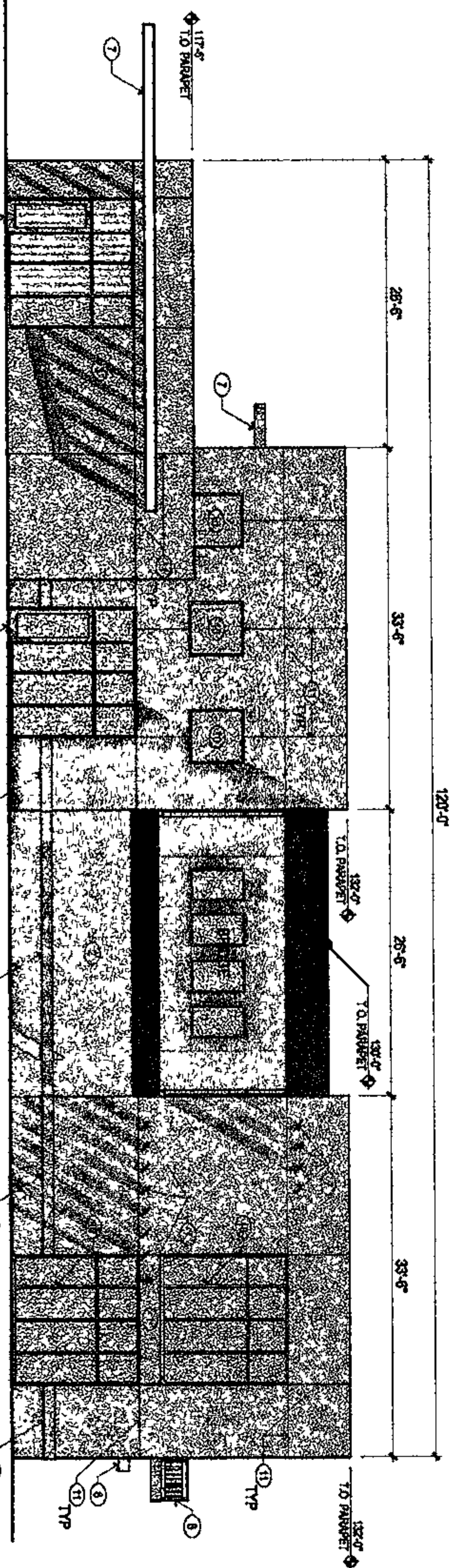
**Dekker Perich Sabatini**  
architects  
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planning  
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**JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO**

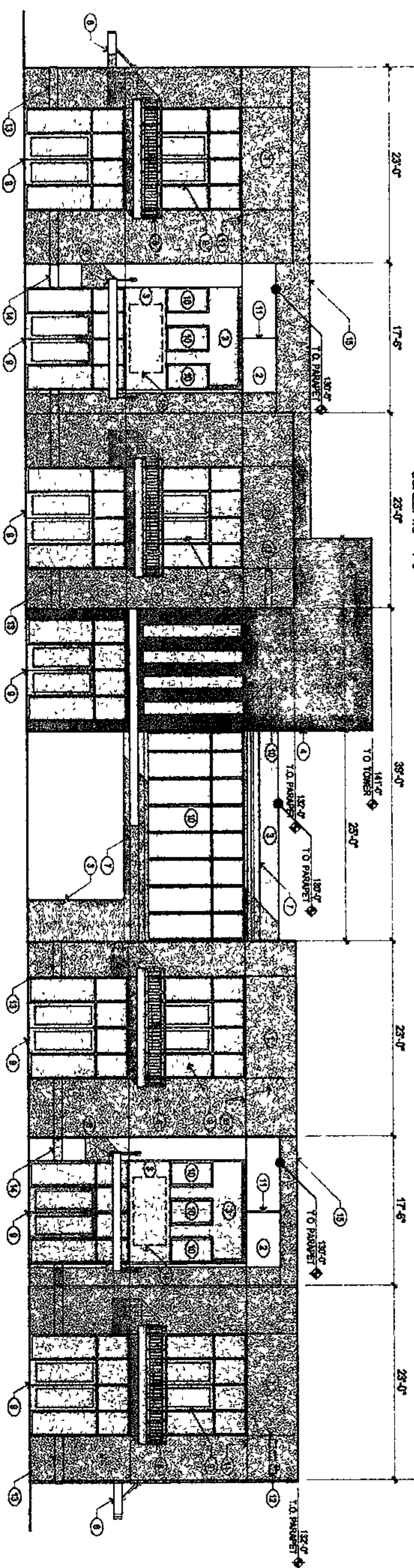
DESIGNED BY	CH
REVIEWED BY	MS
DATE	
PROJECT NO.	08-0044
DRAWING NAME	BUILDING 3 EXTERIOR ELEVATIONS

SHEET NO.  
**A305**  
13 OF 14



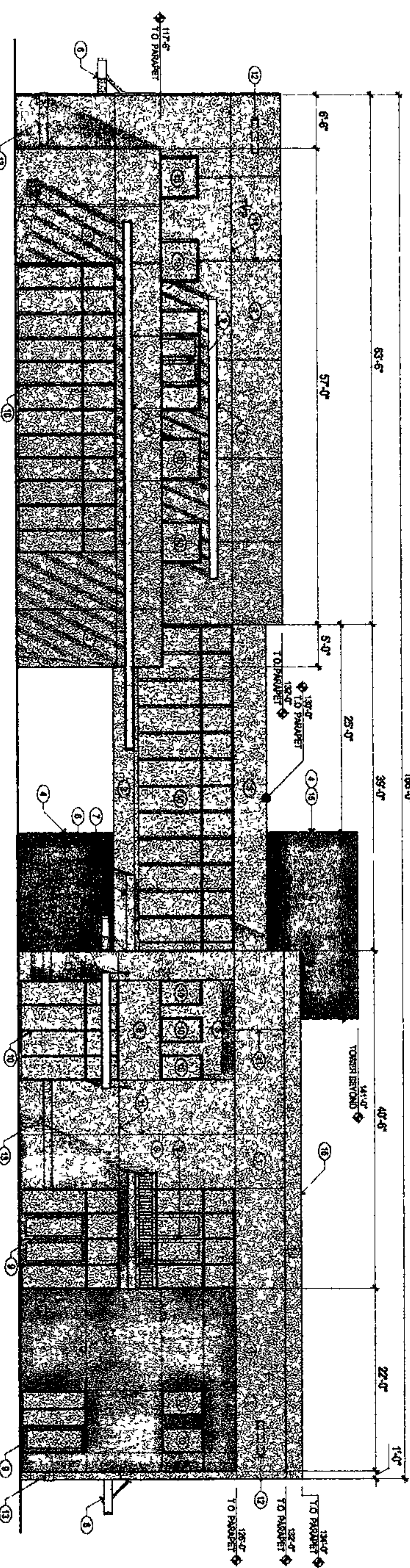
**A1** SOUTH ELEVATION  
BUILDING 3

SCALE: 1/8" = 1'-0"



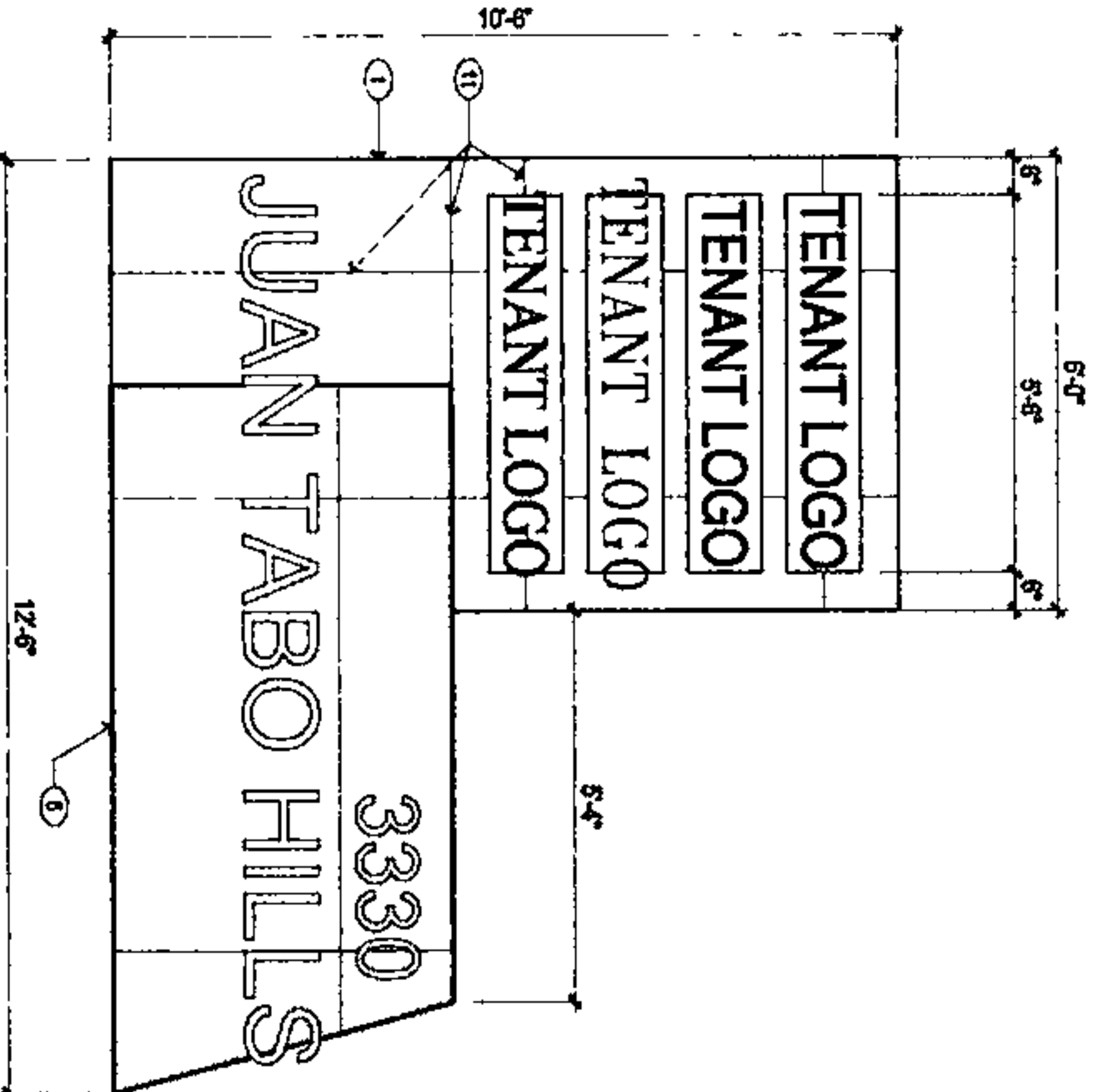
**B1** EAST ELEVATION  
BUILDING 3

SCALE: 1/8" = 1'-0"



**C1** WEST ELEVATION  
BUILDING 3

SCALE: 1/8" = 1'-0"



**D5** MONUMENT SIGNAGE

SCALE: 1/2" = 1'-0"

**GENERAL NOTES**

- A NOT ALL REFERRED NOTES REFERENCED ON THIS SHEET
- B THIS SHEET IS PART OF A SET OF DRAWINGS. ALL DRAWINGS SHALL BE CONSULTED FOR COMPLETE INFORMATION.
- C THE ROOFING MATERIAL SHALL BE LOW-SLOPE. ALL ROOFING MATERIAL SHALL BE SCREENED BY HIGH PARAPETS, AND ALL GROUND EQUIPMENT SHALL BE SCREENED BY CAN ENCLOSURE WALLS WITH COCO FINISH TO MATCH BUILDING COLOR.

**KEYED NOTES**

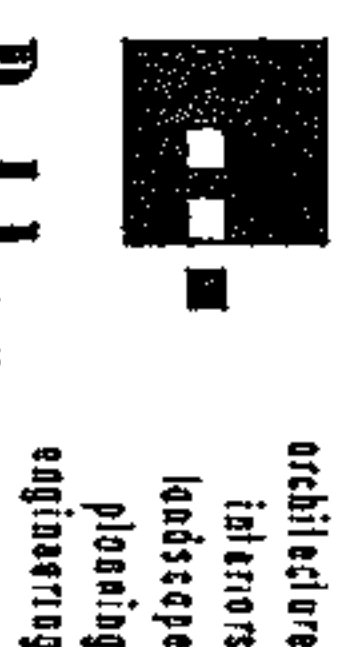
- 1 EPS COLOR 1 - TAN
- 2 EPS COLOR 2 - OFF-WHITE
- 3 EPS COLOR 3 - LIGHT GREY
- 4 EPS COLOR 4 - RED
- 5 EPS COLOR 5 - BURNT RED
- 6 PAINTED STEEL FINISH
- 7 PAINTED STEEL FINISH, TYP.
- 8 ALUMINUM STAINLESS STEEL FINISH
- 9 EPS INSULATION
- 10 EPS INSULATION
- 11 PREPARE 1/2" HIGH EXTRUDED ALUMINUM CHANNEL (APPLY TO RESIDENTIAL AS WELL)
- 12 EPS COLOR 1 AT 4" A.F.F. W/ 12" HIGH x 4" DEEP TRIM
- 13 EPS COLOR 2 AT 4" A.F.F. W/ 12" HIGH x 4" DEEP TRIM
- 14 LINE OF PARAPET BEYOND
- 15 TENANT SIGNAGE

**SIGNAGE**

\* ALL BUILDING MOUNTED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT SIZE AND AREA OF BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH DESIGN STANDARDS IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (INDOT, OERC 4010) AND GENERAL SIGN REGULATIONS (14-18-3-50) WHICHEVER IS MORE RESTRICTIVE. ALL BUILDING MOUNTED TENANT SIGNAGE IS LIMITED TO ONE PER TENANT PER PACKAGE AND SHALL NOT EXCEED 8% OF THE BUILDING FACADE TO WHICH IT IS APPLIED.

\* ALL BUILDING MOUNTED SIGNAGE THAT IS TO BE ILLUMINATED SHALL BE DONE SO INTERNALLY. NO THROUGH SIGNAGE OR STRUCTURAL SUPPORTS SHALL BE VISIBLE. A MINIMUM OF 5% CONTIGUOUS SHALL BE MAINTAINED WHEN THE OVERHEAD AND THE FACADE ARE TO BE ILLUMINATED.

\* THERE SHALL BE NO SIGNAGE EXTENDING ABOVE THE LINE OF PARAPET AND THERE SHALL BE NO SIGNAGE ON LOTION SIGNAGE. ADDRESSING MOUNTED SIGNAGE SHALL BE COORDINATED BETWEEN THE COMMERCIAL AND RESIDENTIAL COMPONENTS.



**Dekker Perich Sabatini**  
architecture  
interior  
planning  
engineering

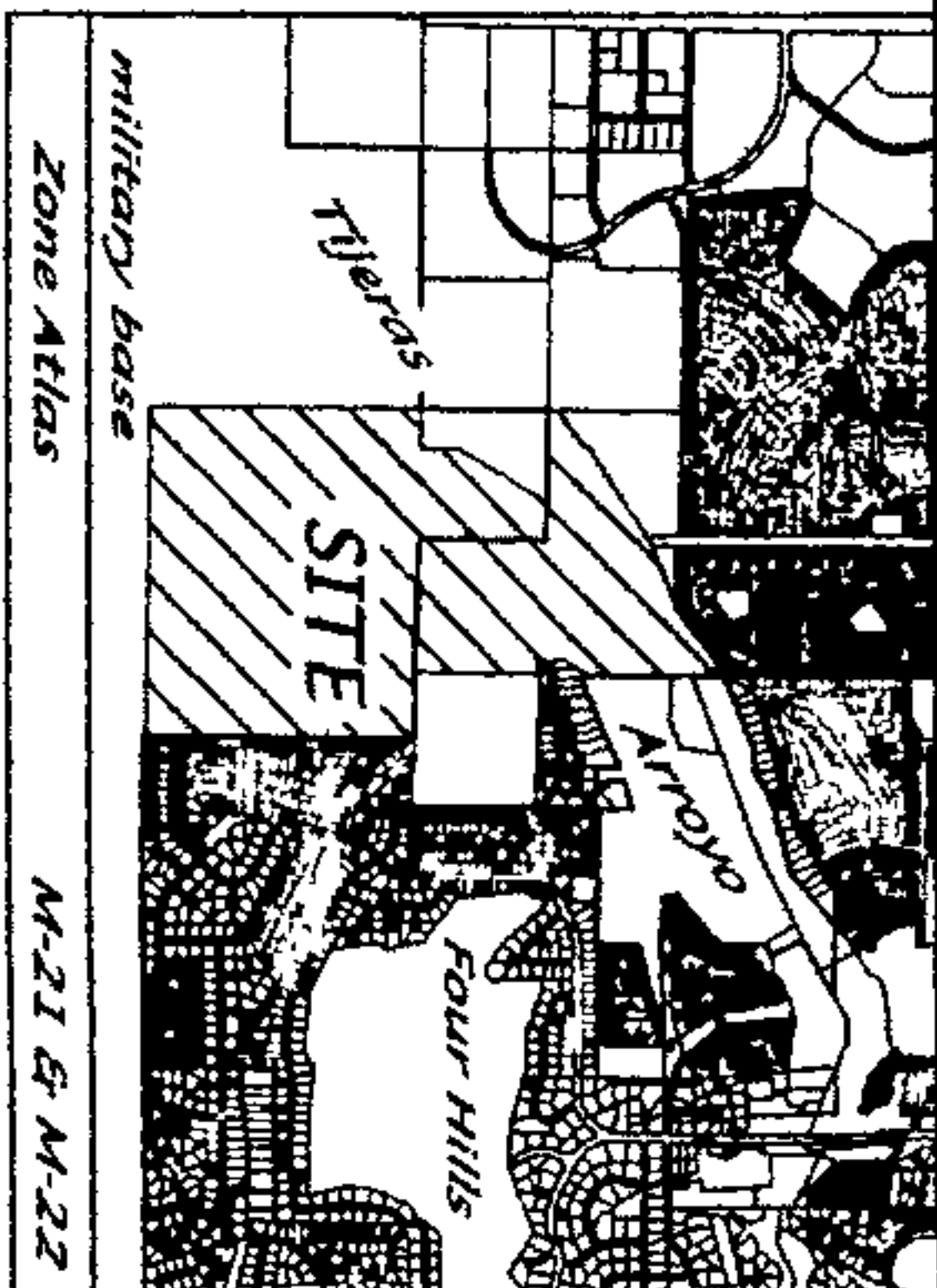
7501 Jefferson NE Suite 105  
Albuquerque, NM 87105  
505.761.4920  
505.761.4222  
ds@dspsab.com

**JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO**

REVISIONS	DATE	BY	DESCRIPTION

DESIGNED BY: CW  
 DRAWN BY: MS  
 DATE: 03-04-14  
 PROJECT NO.: 03-004  
 DRAWING NAME: BUILDING 3 EXTERIOR ELEVATIONS

SHEET NO. **A306**  
 14 OF 14



# ANNEKATION PLAT

## UNPLATTED LANDS OF JUAN TABO HILLS, LLC

### SITUATE WITHIN SECTIONS 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM BERNALILLO COUNTY, NEW MEXICO

February, 2004

JUAN TABO HILLS, LLC  
P.O. BOX 1443  
CORRALES, NEW MEXICO  
87048

**LEGEND**

----- Project Boundary

||||| AREA TO BE ANNEKED

----- CITY LIMITS

**SITE DEVELOPMENT PLAN AMENDMENT**

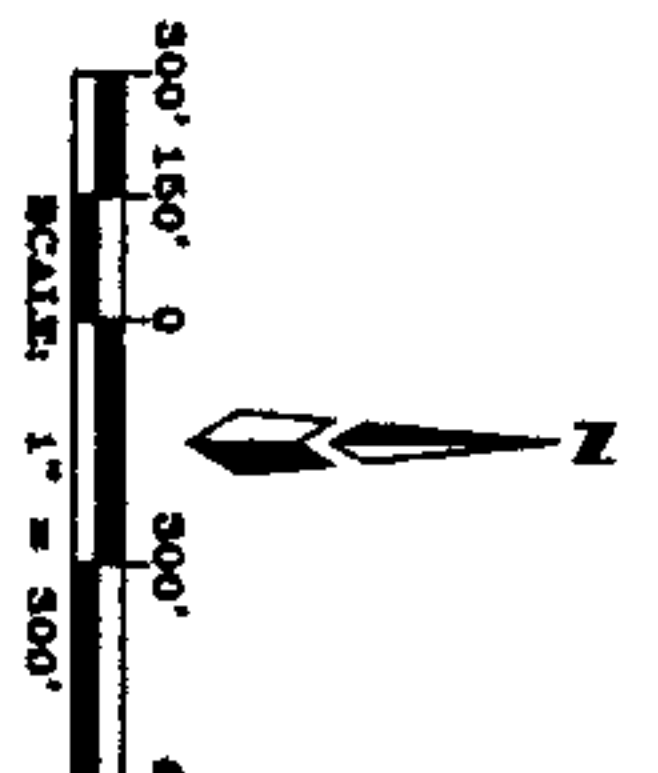
PROJECT NUMBER: 100317

APPLICATION NUMBER: 08 DEB-70825

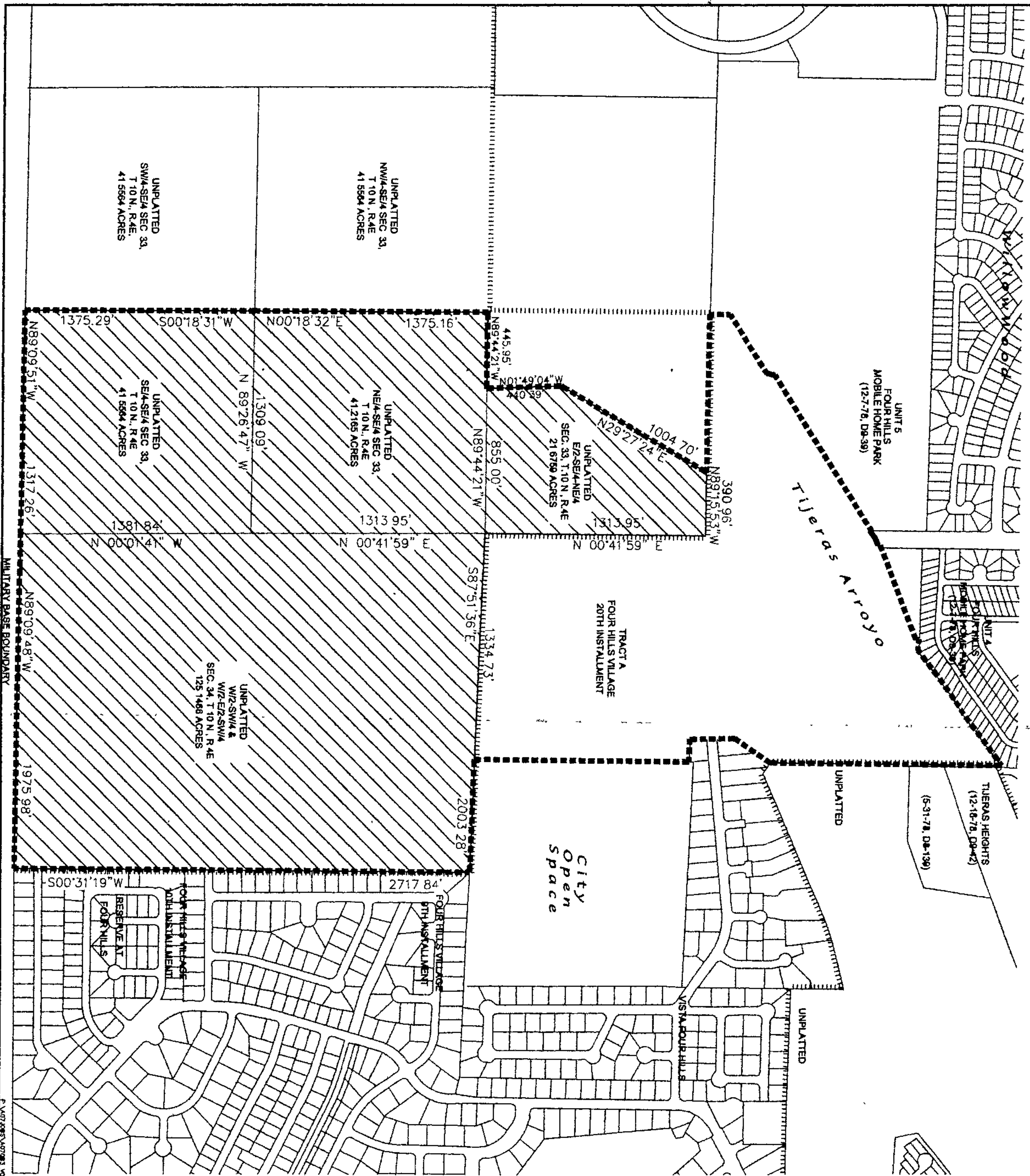
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 13, 2004 and the Findings and Conditions in the Official Declaration of Decision are satisfied.

Is an Infrastructure Law required? ( ) Yes (X) No. If yes, then a set of approved Dec Plans with a work order is required for any construction within Public Right-of-Way or the construction of public improvement.

DATE SITE DEVELOPMENT PLAN APPROVED-APPROVAL



<p>10-08-08 Date</p> <p>10-8-08 Date</p> <p>10/8/08 Date</p> <p>10/8/08 Date</p>	<p><i>[Signature]</i> Date</p> <p><i>[Signature]</i> Date</p> <p><i>[Signature]</i> Date</p> <p><i>[Signature]</i> Date</p>
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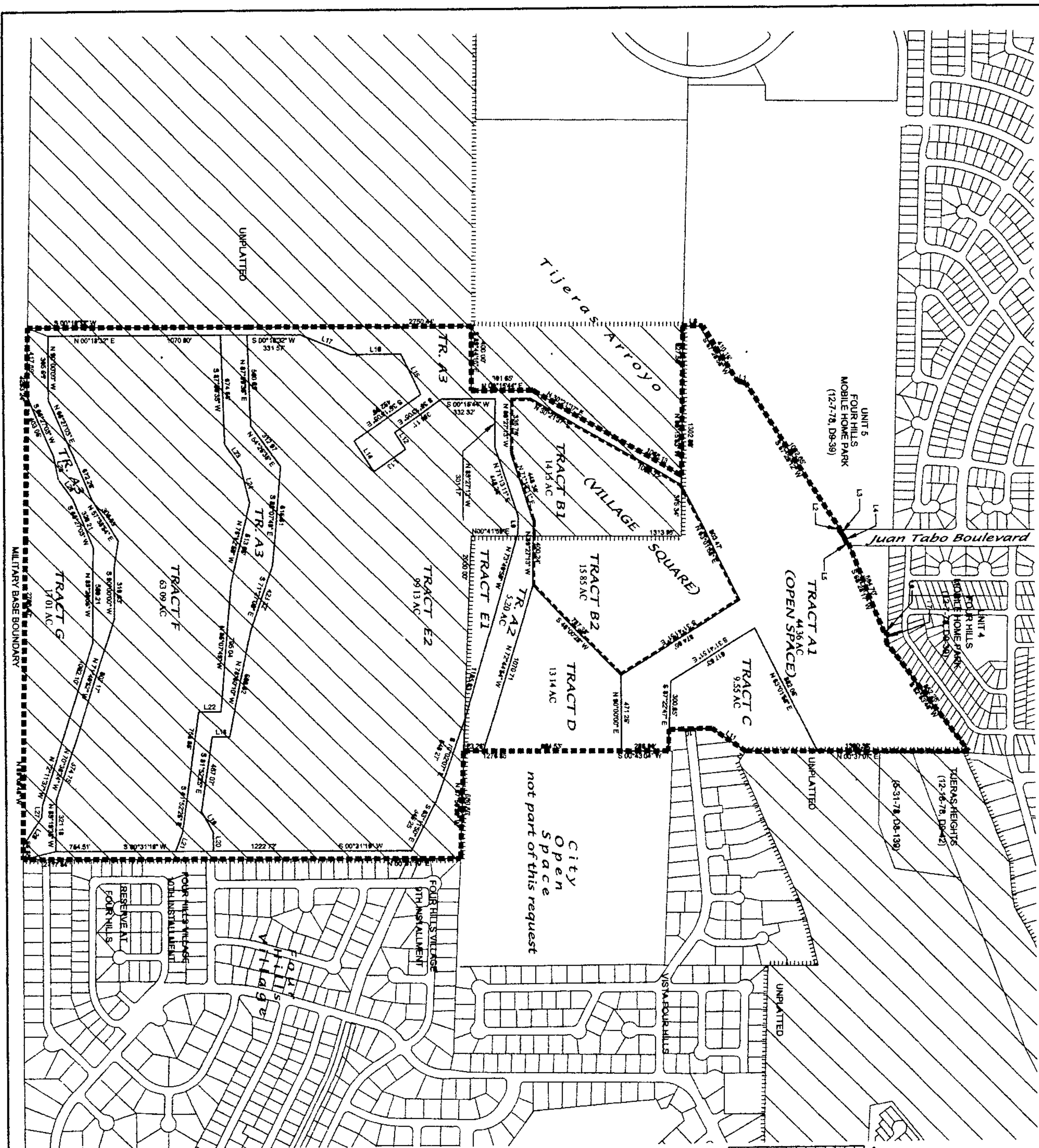
**1 of 6**

dmg

ANNEXATION PLAT

MARK GOODMAN & ASSOCIATES, P.A.  
P.O. BOX 80863  
NEW MEXICO, 87189  
(505) 928-9200, FAX (505) 97-9539

# JUAN TABO HILLS ZONING MAP



City  
Open  
Space  
not part of this request

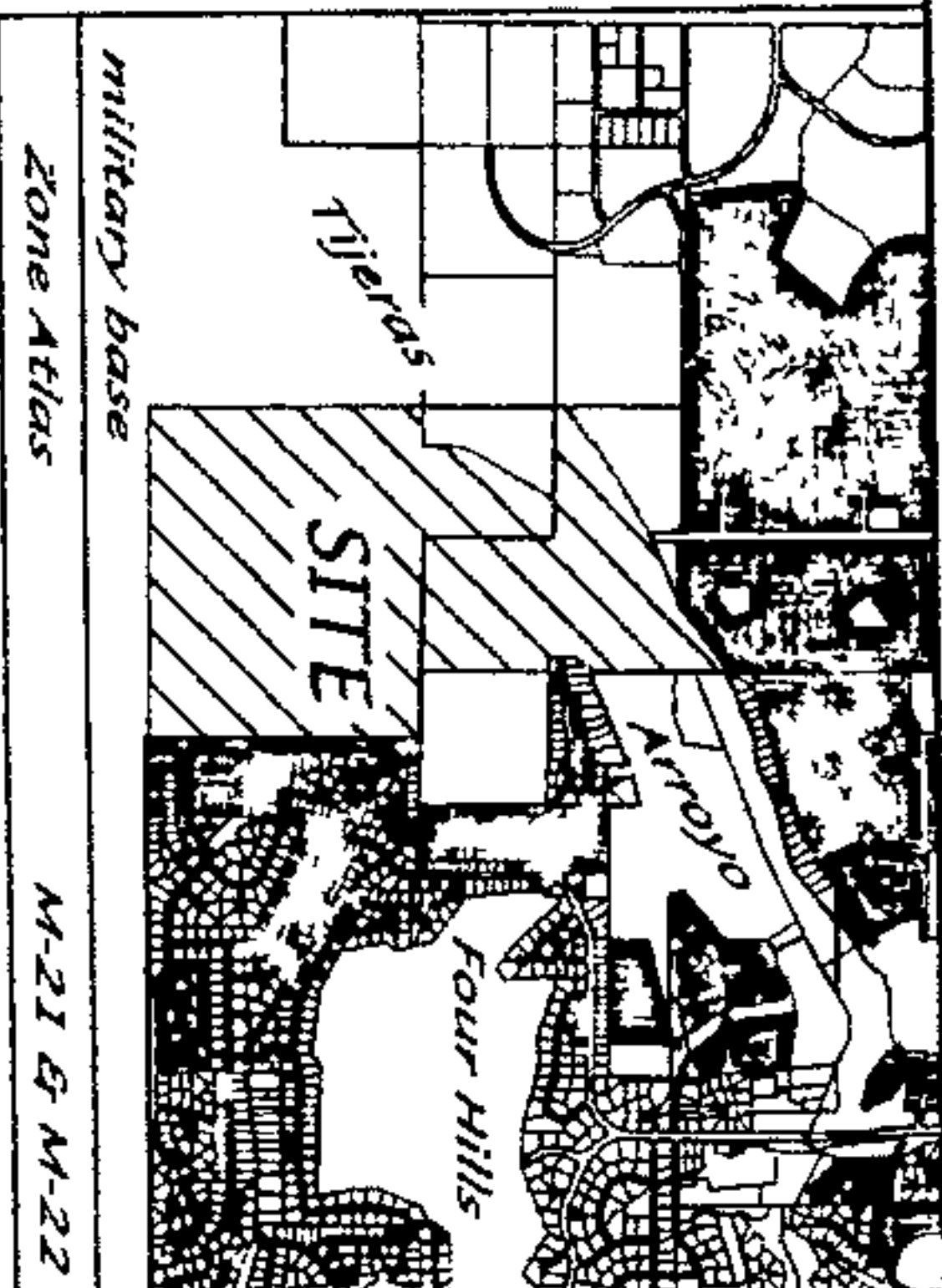
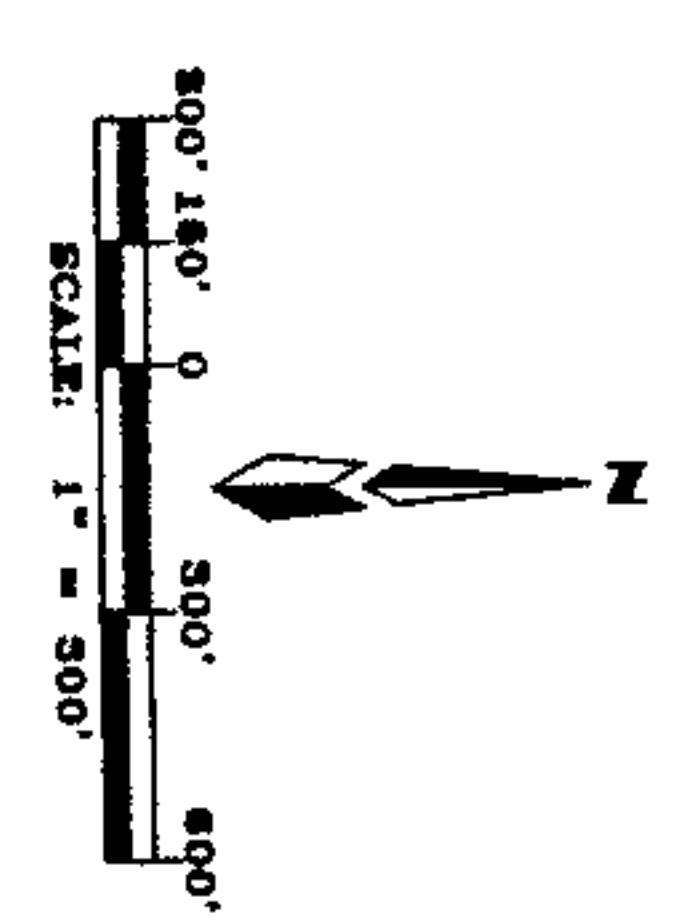
JUAN TABO HILLS ZONING MAP:

TRACT	LAND USE	ZONING	ACRES	NO. ACTIONS REQUIRED
A-1	Open Space	OT-1 for Village Square	44.36	Zone Change Approval (ZCA)
A-2	Open Space	OT-2 for Village Square	5.20	Zone Change Approval (ZCA)
A-3	Open Space	OT-3 for Village Square	43.44	Zone Change Approval (ZCA)
B-1	Single Family	OT-1 for Village Square	11.15	Amendment to Establish Zoning (ZC) Council
B-2	Single Family	OT-2 for Village Square	15.85	Zone Change Approval (ZCA)
C	Residential	R-5	8.55	NO ACTION REQUIRED
D	Residential	R-2	15.01	NO ACTION REQUIRED
E-1	Residential	R-2	3.70	Amendment to Establish Zoning (ZC) Council
E-2	Residential	R-2	91.13	Amendment to Establish Zoning (ZC) Council
F	Residential	R-2	43.09	Amendment to Establish Zoning (ZC) Council
G	Residential	R-2	17.01	Amendment to Establish Zoning (ZC) Council

LINE	LINE TABLE	BEARING	DISTANCE
1	UNPLATTED	S 00° 12' 30" W	507.7
2	UNPLATTED	N 00° 12' 30" E	44.36
3	UNPLATTED	S 89° 45' 00" W	8.73
4	UNPLATTED	S 89° 45' 00" W	52.34
5	UNPLATTED	S 89° 45' 00" W	46.88
6	UNPLATTED	S 89° 45' 00" W	13.27
7	UNPLATTED	S 89° 45' 00" W	64.80
8	UNPLATTED	S 89° 45' 00" W	222.47
9	UNPLATTED	S 89° 45' 00" W	110.41
10	UNPLATTED	S 89° 45' 00" W	270.43
11	UNPLATTED	S 89° 45' 00" W	254.40
12	UNPLATTED	S 89° 45' 00" W	3.37
13	UNPLATTED	S 89° 45' 00" W	238.44
14	UNPLATTED	S 89° 45' 00" W	223.84
15	UNPLATTED	S 89° 45' 00" W	277.80
16	UNPLATTED	S 89° 45' 00" W	305.21
17	UNPLATTED	S 89° 45' 00" W	338.58
18	UNPLATTED	S 89° 45' 00" W	108.85
19	UNPLATTED	S 89° 45' 00" W	147.80
20	UNPLATTED	S 89° 45' 00" W	117.25
21	UNPLATTED	S 89° 45' 00" W	123.13
22	UNPLATTED	S 89° 45' 00" W	130.26
23	UNPLATTED	S 89° 45' 00" W	170.21
24	UNPLATTED	S 89° 45' 00" W	232.85
25	UNPLATTED	S 89° 45' 00" W	153.08
26	UNPLATTED	S 89° 45' 00" W	153.08
27	UNPLATTED	S 89° 45' 00" W	44.71
28	UNPLATTED	S 89° 45' 00" W	219.88

**LEGEND**

- Project Boundary
- Village Square Boundary
- Tract A-3 (In County)
- Tract A-1 and A-2 (In City)
- Unincorporated
- City/County Boundary



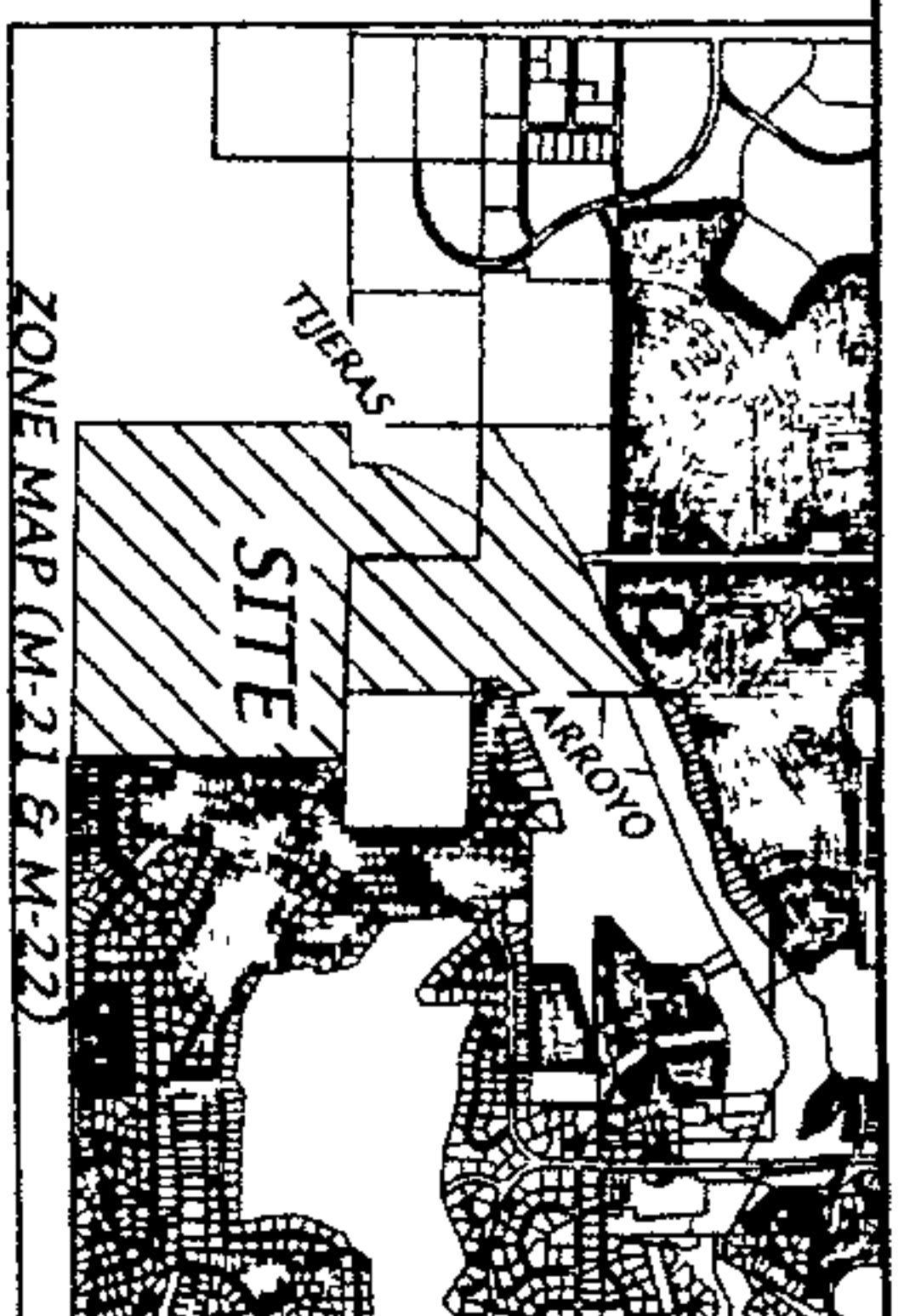
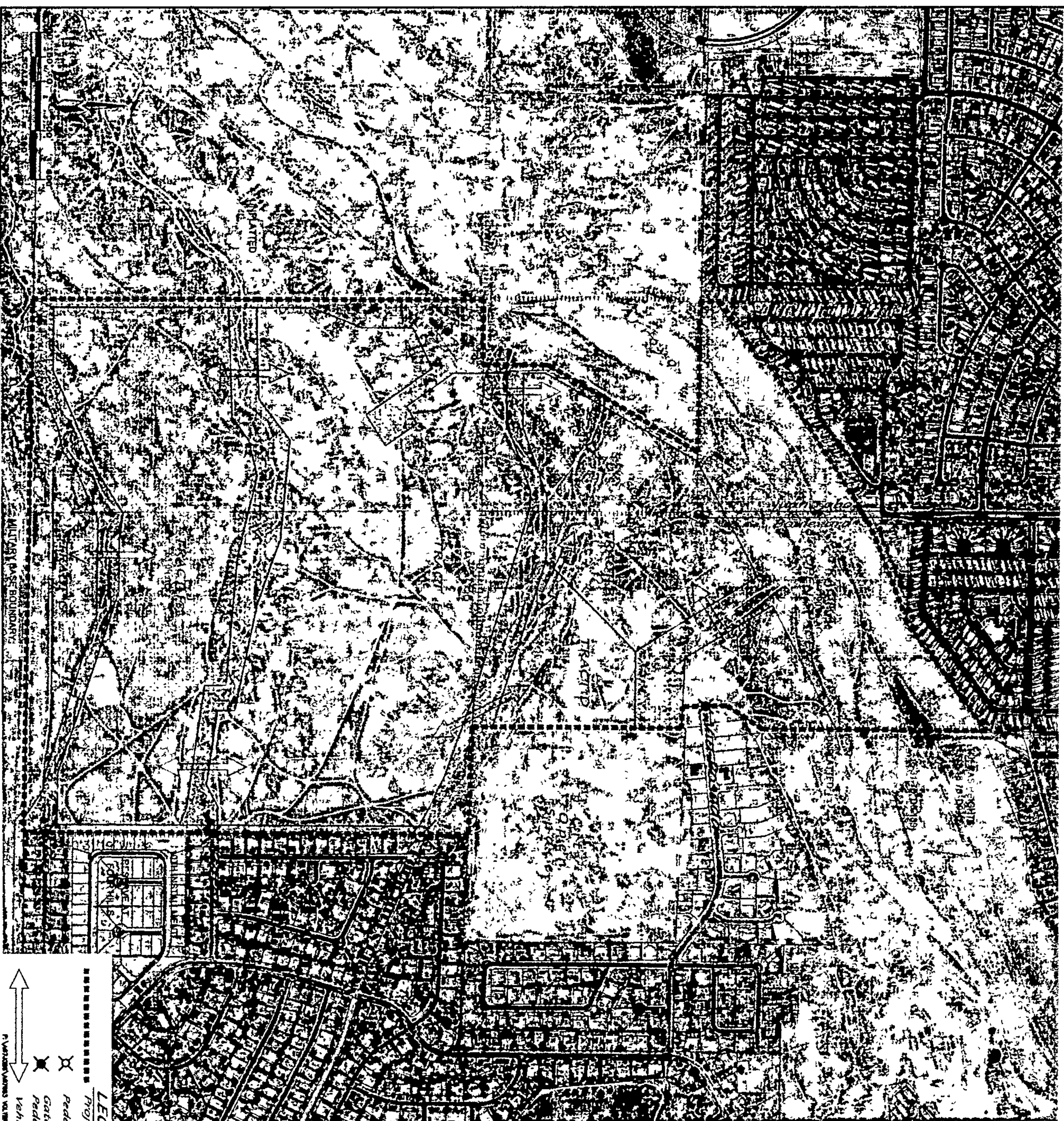
JUAN TABO HILLS, LLC  
P.O. BOX 1443  
CORRALES, NEW MEXICO  
87048

**ZONING MAP**

2 of 6

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90608  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 928-2200, FAX (505) 971-9539

# JUAN TABO HILLS



**TRACT AND LAND USE DESIGNATIONS**

TRACT	LAND USE ZONING	PROPOSED RESIDENTIAL DENSITY (u/s)	AREA ACRES	UNITS PER ACRE	TOTAL # OF UNITS
A	Open Space	0.0	N/A	N/A	
B	Single Family (C-2, C-1 & R-1)	30.0	10	10	100
C-G	Residential RD	LOW-MED	205	1.4 MAX	1000
<b>GRAND TOTALS</b>			<b>327 ACRES</b>		<b>1100 DWELLINGS</b>

**JUAN TABO HILLS - GENERAL ZONING CATEGORIES AND REQUIREMENTS**

The "RD" zone permits a mixture of existing units, single and multi-family residential development can occur with R-1 use. Development within the RD zone must be in accordance with the City Code. The proposed development will include clustering of single-family homes around open areas with mature vegetation to provide pedestrian / bicycle routes and outdoor recreation. The applicant shall ensure the project will not exceed the overall density of the RD zone. The proposed development shall be consistent with the general requirements for the "RD" zone.

The "Single-Family Open Space" site is proposed to be granted to the City of Albuquerque for inclusion in an overall major public open space system plan. The open space system plan shall be consistent with the City Code. The proposed development shall be consistent with the general requirements for the "Single-Family Open Space" zone. The applicant shall ensure the project will not exceed the overall density of the "Single-Family Open Space" zone.

The local plan is proposed to create a structure for the community, provide services for the residents, and serve as an interface with the public. The local plan shall be consistent with the City Code. The proposed development shall be consistent with the general requirements for the local plan. The applicant shall ensure the project will not exceed the overall density of the local plan.

The design of the village square will reflect a typical New Mexico style "Town Plaza" with a similar architectural theme. Vehicular access and parking will be provided in the village square with limited points of entry. Establish pedestrian access to the square. The design of the village square will be consistent with the City Code. The applicant shall ensure the project will not exceed the overall density of the village square.

**PARK / OPEN SPACE**  
Total Area: 30 acres. Purpose: Open Space. The applicant shall ensure the project will not exceed the overall density of the park / open space.

**RECREATION AND VISUAL QUALITY**  
The applicant shall ensure the project will not exceed the overall density of the recreation and visual quality.

**VEHICULAR ACCESS**  
The applicant shall ensure the project will not exceed the overall density of the vehicular access.

**RECYCLE AND EQUESTRIAN**  
The applicant shall ensure the project will not exceed the overall density of the recycle and equestrian.

**LEGEND**

- Project Boundary
- ⌘ Pedestrian/Bicycle access only
- ⌘ Gated emergency Vehicles
- ⌘ Pedestrian/Bicycle access
- ⌘ Vehicular Access/Egress

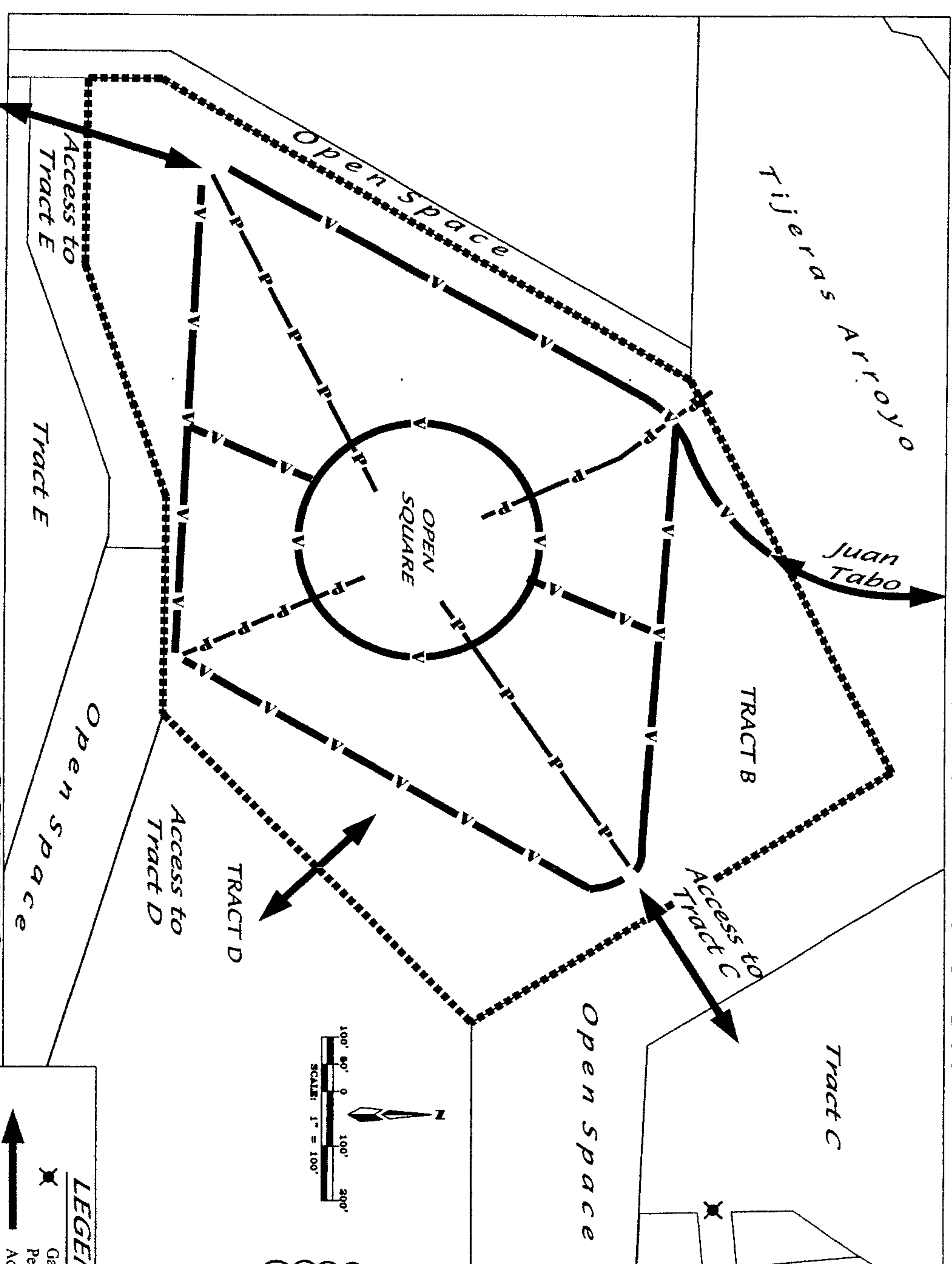
JUAN TABO HILLS, LLC  
P.O. BOX 1443  
CORRALES, NEW MEXICO 87048

JUAN TABO HILLS

3 of 6  
GOODWIN & ASSOCIATES, P.A.  
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(505) 225-2200, FAX (505) 797-8538

# JUAN TABO HILLS VILLAGE SQUARE

## TRACT B: SITE PLAN FOR SUBDIVISION



**PROMOTED USES** - TRACT B OF ALTA TABO HILLS

**BLU-100 (VILLAGE SQUARE)** - The Village Square will provide for a variety of uses allowed by the C-1 and C-2 zoning categories. The uses will include the development of a village center with opportunities for residential, retail, dining, entertainment, community, and other uses. The Village Square will also provide for open space, pedestrian, and bicycle circulation, and other amenities. The Village Square will be developed in accordance with the Village Square Development Plan and the Village Square Zoning Ordinance.

**ARCHITECTURE** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**LANDSCAPING** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**STREETSCAPE** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**NON-RESIDENTIAL** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**HIGHEST DENSITY RESIDENTIAL (TOWNHOMES)** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**LEGEND**

- Gated, emergency Vehicles
- Pedestrian/Bicycle access.
- Access Entries
- Vehicular Circulation
- Pedestrian Circulation
- Village Square Boundary

**LEGEND**

- Gated, emergency Vehicles
- Pedestrian/Bicycle access.
- Access Entries
- Vehicular Circulation
- Pedestrian Circulation
- Village Square Boundary

**PERMITTING AND VEHICULAR ACCESS** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**VEHICULAR ACCESS** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**BIKEWAY AND EQUESTRIAN** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**MAXIMUM BUILDING HEIGHT** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**MAXIMUM TOTAL DWELLING UNITS OR NON-RESIDENTIAL FLOOR AREA (NRA)** - The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.

**JUAN TABO HILLS - "VILLAGE SQUARE" ZONING CATEGORIES AND REQUIREMENTS**

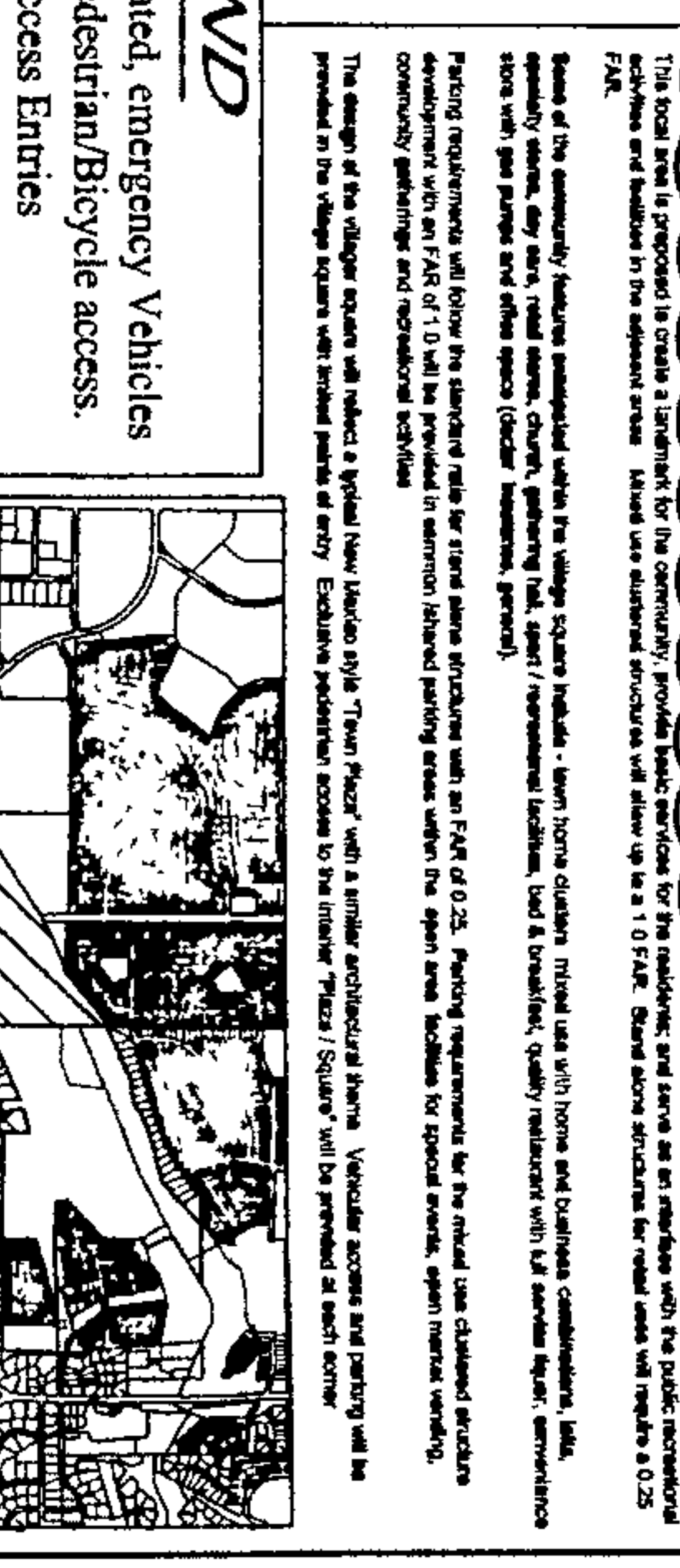
The "Village Square" zoning category is defined as:

- C-1 uses, 4.5 acres maximum.
- R-1 uses, 160 dwelling units maximum, and
- Open use, Activity Areas for special events, open market vending, community gatherings, shared parking and recreational activities.

The first use restriction is as follows:

R-1	180 Dwelling Units	11 acres	37% of Village Square
C-2	328,700 gross sq ft @ 25 FPM	7.5 acres	25% of Village Square
C-1	196,020 gross sq ft @ 25 FPM	4.8 acres	18% of Village Square
Open Area	300,000 gross sq ft	7.0 acres	25% of Village Square
TOTALS (Gross)		30 acres	100% of Village Square

The total area of the Village Square is 30 acres. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance. The Village Square will be developed in a style that is consistent with the Village Square Zoning Ordinance.



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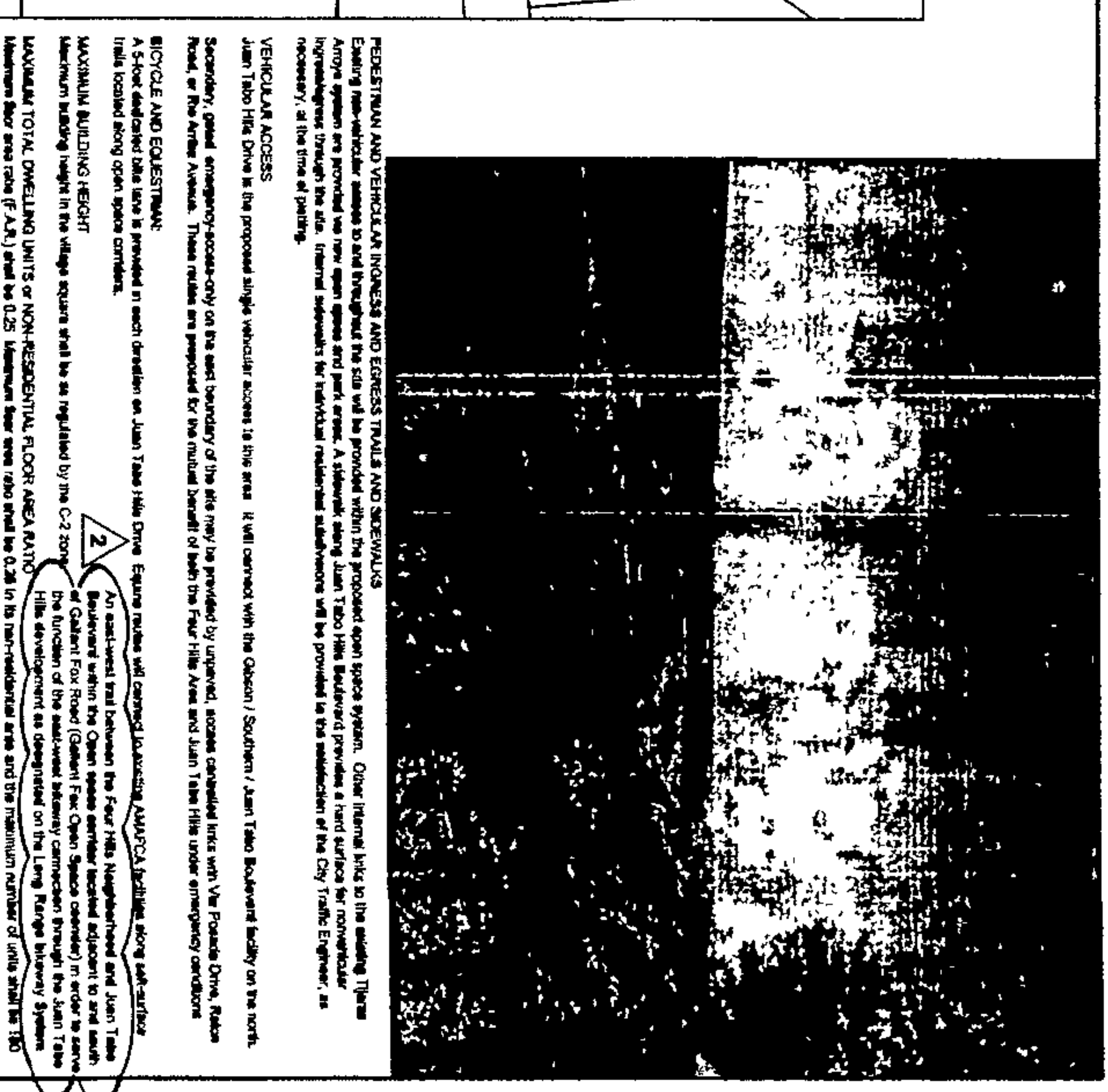
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# JUAN TABO VILLAGE SQUARE DEVELOPMENT DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the City's goals and objectives in creating a high quality residential and commercial development. These guidelines address the design of buildings, site design, landscape design, signage, lighting, and other design elements that contribute to the overall quality of the development. These guidelines shall be used in conjunction with the City of Austin's Zoning Ordinance for the Juan Tabo Village Square. These guidelines shall apply to all projects within the Juan Tabo Village Square.

## A. Landscape Concept

- Development of an overall landscape concept that unifies the individual sites within the development is required. The concept shall be consistent with the City's goals and objectives for the Juan Tabo Village Square and shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.
- The following are minimum standards for the development of specific site landscape plans:
  - A site landscape plan shall be prepared for all sites within the development. The site landscape plan shall include a site plan showing the location of all trees, shrubs, and other landscape elements. The site landscape plan shall also include a description of the landscape elements and a list of the plants and materials to be used.
  - A minimum of 15 percent of the site area (measured by the building footprint) shall be devoted to landscape elements. The landscape elements shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.
  - As a minimum, a 15-foot landscape buffer is required between commercial and residential properties. The buffer shall consist of a minimum of three feet of evergreen trees, which must be at least 4 feet tall when planted and be capable of reaching a mature height of twenty feet. The trees shall be spaced at an average of 25 feet on center.
  - Appropriate landscape features shall be used to separate the lot and groundcover areas. Landscape areas shall be planted with a minimum of 10 trees per acre. The trees shall be spaced at an average of 25 feet on center.
  - At least 10 percent of the site area shall be devoted to landscape elements. The landscape elements shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.

## B. Sidewalks

- The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required setbacks shall be consistent with the City's goals and objectives for the Juan Tabo Village Square. These setbacks shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.
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## C. Signage Standards

- Signage shall be consistent with the City's goals and objectives for the Juan Tabo Village Square. The signage shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.
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## D. Screening Walls and Fences

- Screening walls and fences shall be consistent with the City's goals and objectives for the Juan Tabo Village Square. The screening walls and fences shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.
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## E. Lighting Standards

- Lighting shall be consistent with the City's goals and objectives for the Juan Tabo Village Square. The lighting shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.
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## F. Signage Standards

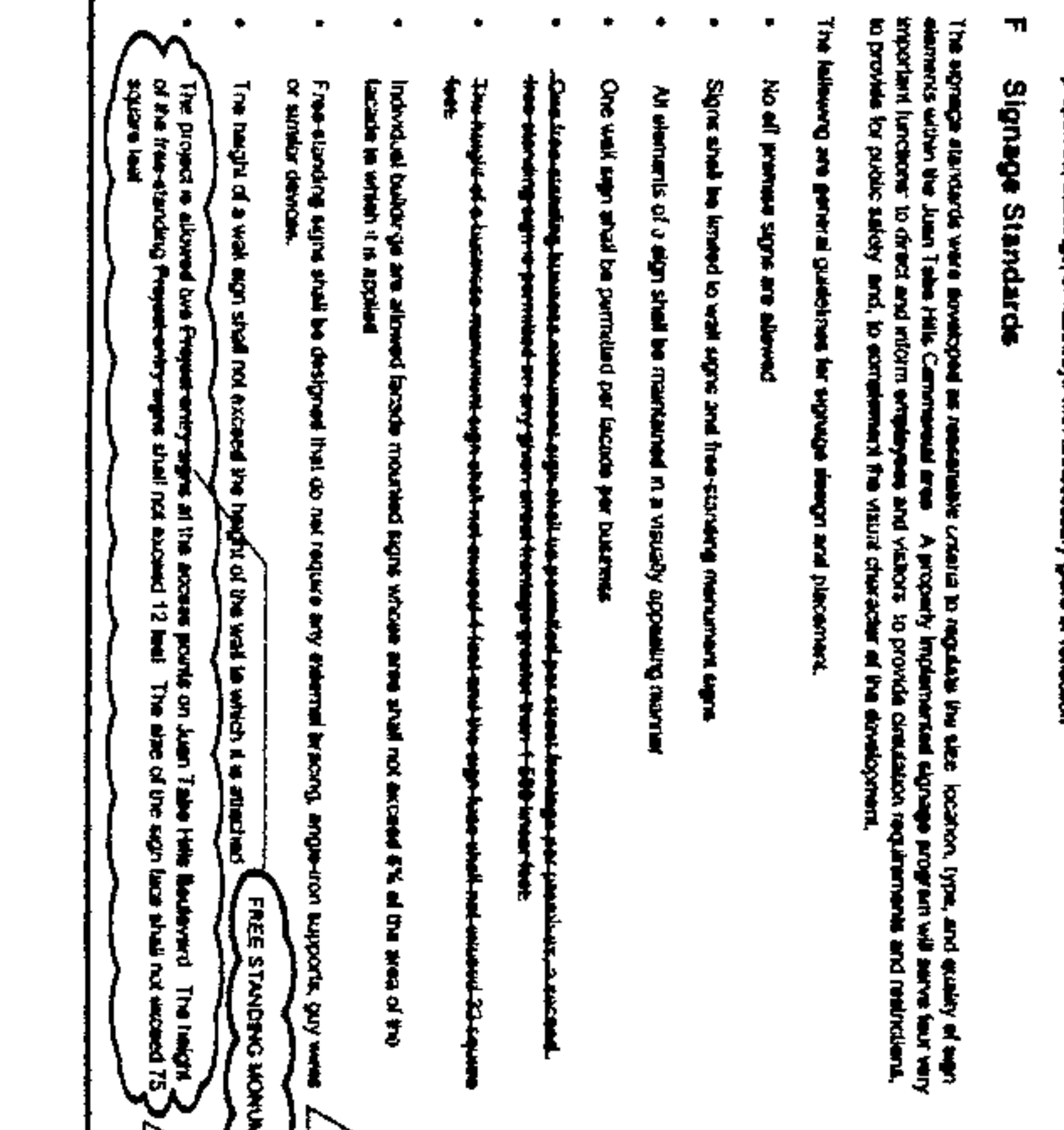
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## G. Site / Architectural Objectives

- The design of the site shall be consistent with the City's goals and objectives for the Juan Tabo Village Square. The design shall be consistent with the City's goals and objectives for the Juan Tabo Village Square.
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## H. Utilities

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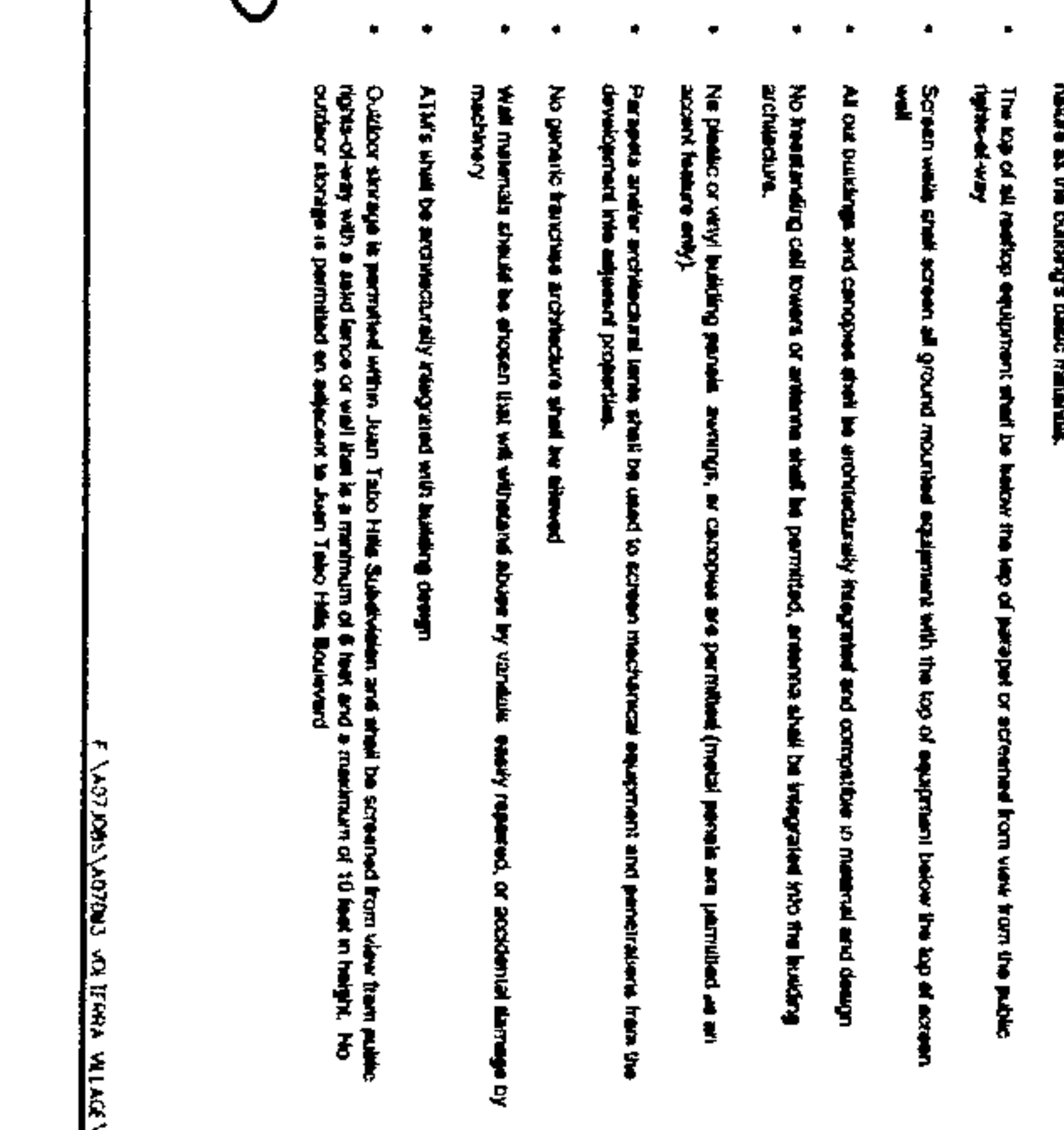


## I. Other

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## J. Appendix

- Appendix A: List of plants and materials to be used in the landscape plan.
- Appendix B: List of materials to be used in the screening walls and fences.
- Appendix C: List of materials to be used in the signage.
- Appendix D: List of materials to be used in the lighting.
- Appendix E: List of materials to be used in the utilities.

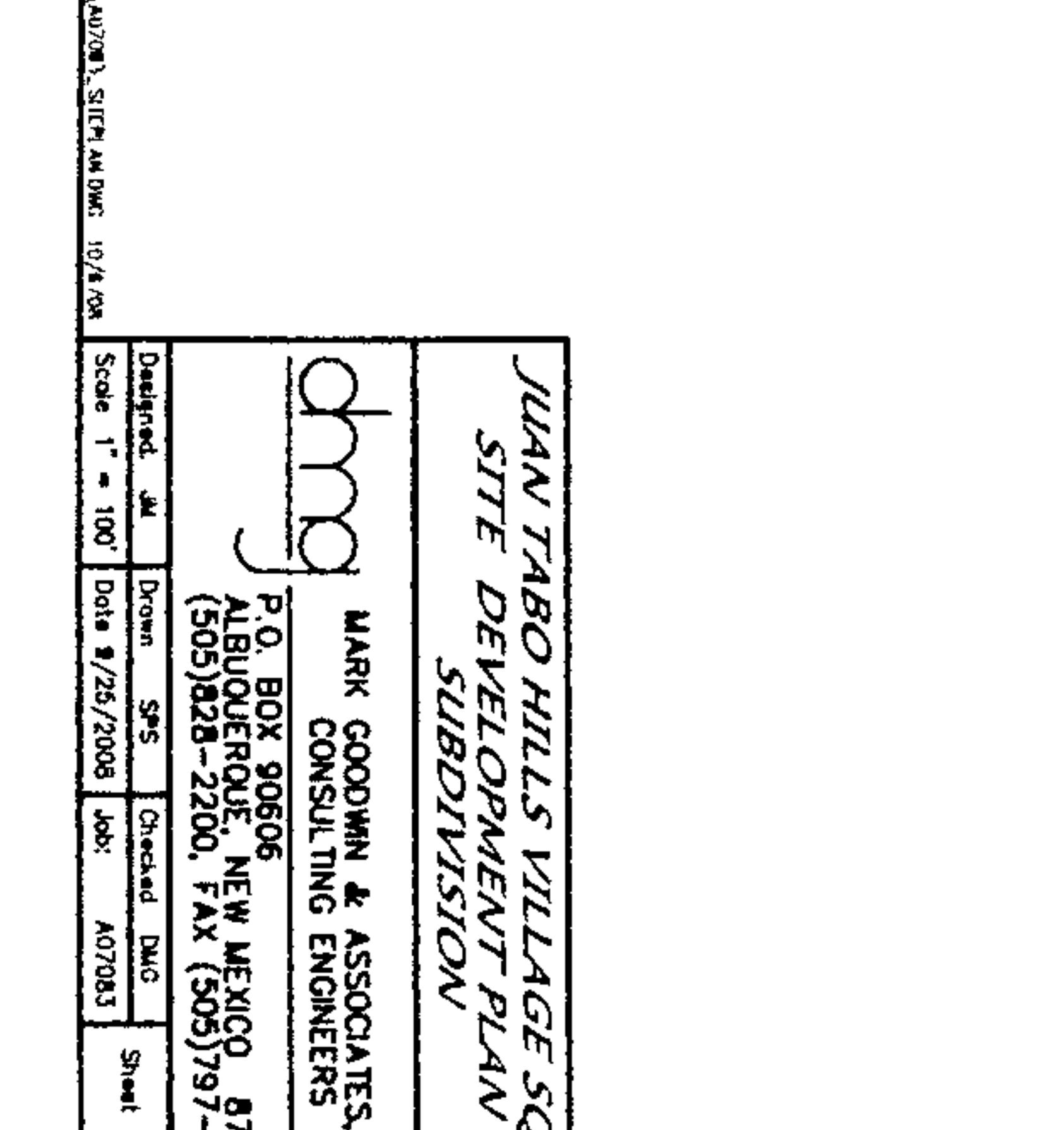


## K. Other

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## L. Appendix

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- Appendix E: List of materials to be used in the utilities.





**JUAN TABO HILLS VILLAGE SQUARE  
PERMISSIVE USES**

A Minimum 30 acre site  
Land uses allowed -  
residential (R-1)

- (160 dwelling units maximum using R-1 requirements, 26 feet height maximum, mixed-use structures are encouraged)
- retail (C-2) (FAR of 26 for stand alone structures. C-2 uses with existing drive-up restaurants and auto package liquor for off-site consumption. Mixed-use structures are encouraged.)
- office (O-1) (Standard O-1 uses: schools, churches, libraries, public service substations, community hall, etc. mixed-use structures are encouraged.)

**Open Market Vending**  
(Special events & public gatherings areas, open-market vending, activity areas, shared parking, swimming pool, play courts/bbq, trail heads, parts with tables and seating, etc.)

**OPEN AIR ACTIVITY AREAS**  
The applicant desires to develop the property with an overall density of five (5) dwelling units per acre preserve unique geological areas, and contribute to the extensive recreational system proposed for the Tijera Arroyo. The Village Square contains 30 acres of retail office residential (160 du's max.) and recreational/open area facilities which are proposed to serve the needs of the residents, and to provide an interface with the recreational activities and facilities in the area. Some of the community type of activities anticipated within the village center include: lawns/terraces, specialty stores, day care, retail stores, church, gathering hall, sport/recreational facility, fast food/breakfast, full service liquor restaurant, convenience store with gas station, and office space (retail/insurance, general). The range of permissive land uses in the "Village Square" are a variation of uses found in the C-1 (NEIGHBORHOOD COMMERCIAL) and C-2 (COMMUNITY COMMERCIAL) zones.

Permissive uses provided there is no outdoor storage or activity are as specifically allowed below:

- (1) Institution
  - (a) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in the Zoning Code.
  - (b) Clinic, provided there is no liquor license.
  - (c) Library
  - (d) Museum
  - (e) Schools, including a private school which serves to provide basic education to children as is provided in public schools in grades K through 12; and including at other private schools.
- (2) Office
  - (a) Office machines and equipment sales and repair
  - (b) Park-and-ride temporary facilities
  - (c) Public utility structures, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
  - (d) Retail sales of the following goods, plus incidental relating of related goods and incidental service or repair:
    - (a) Arts and crafts objects, supplies (plus their incidental creation provided there is sale or no reproduction of substantially identical objects)
    - (b) Auto parts and supply
    - (c) Books, magazines, newspapers, stationary provided that no such material is advertised to be forbidden to be sold to minors.
    - (d) Christmas trees, including outside sales, provided the use is limited to 45 days in one calendar year.
    - (e) Cleaning, shoes, dry goods
    - (f) Cosmetics, essences, beauty supplies
    - (g) Drugs, medical supplies
    - (h) Flowers and plants, including minor and
    - (i) Food and drink for consumption on premises or off, provided:
      - 1. There shall be no drive-in restaurant, and
      - 2. Alcoholic drink may be sold only under a restaurant license for sale at bar and wine, as permitted by Section 60-6A-4 NMSA 1978
    - (j) Furniture, household furnishings, and accessories
    - (k) Gasoline, oil, liquefied petroleum gas, including outdoor sales
    - (l) Hardware building materials, provided it is in a completely enclosed building
    - (m) Jewelry
    - (n) Musical instruments and supplies
    - (o) Pools, provided there is no outside pool. One outside exercise run is permitted, provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.
    - (p) Photograph equipment
    - (q) Sporting goods
  - (3) Services
    - (a) Automobile, bicycle and motorized bicycle (tripped) repairing, but no body work. Repairing shall be done within a completely enclosed building at least 20 feet from any residential zone.
    - (b) Banking, loaning money. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer.
    - (c) Barber/beauty
    - (d) Car washing
    - (e) Day care center
    - (f) Dry cleaning, laundry, clothes pressing, provided:
      - 1. Only nonflammable or noncombustible materials are used in the cleaning process.
      - 2. The number of persons employed in the establishment is limited to three, excluding pressers, effluent, electrical, or delivery personnel.
      - 3. That portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
    - (g) Games, electronic and pinball, provided:
      - 1. They are within a completely enclosed building, and
      - 2. If the games are within 100 feet of a residential zone there shall be no more than four game machines per business.
    - (h) Health/Gymnasium
    - (i) Instruction in music, dance, fine arts, crafts, modeling, training of dogs which are not licensed on the premises
    - (j) Interior decorating
    - (k) Medical or dental laboratory
    - (l) Parking lot, as regulated in the O-1 zone
    - (m) Pet grooming
    - (n) Photography, photo-copy except adult photo studio
    - (o) Repair of shoes, household equipment
    - (p) Small animal clinic
    - (q) Tailoring, dressmaking
    - (r) Tailor/dryer
  - (4) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is a temporary nature and is removed after the specific construction project is completed or when the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the lot is abandoned by the Planning Director.  
The lot may not be erected for more than seven days at a time and may not be erected more than two times a year on a given premises, and:  
(a) There is sufficient paved off-street parking available on the premises to meet the parking requirements for all uses on the premises, including the activity in the lot. The Zoning Enforcement Officer shall approve the site plan for the lot, which shall demonstrate adequate parking and vehicle circulation, prior to erection of the lot, and  
(b) There are toilet facilities on the premises available to the users of the lot, and  
(c) The City Fire Marshal or his authorized representative gives prior approval of the lot as meeting the requirements of Chapter 14, Article 2, Fire Code.

**OPEN MARKET VENDING  
AS LIMITED TO VENDING  
BY TENANTS OF ADJACENT  
COMMERCIAL PROPERTIES,  
OR TO KIOSK BOOTHS RENTED  
OUT BY COMMERCIAL PROPERTY  
OWNER(S) OR THE  
HOMEOWNERS ASSOCIATION**

- (10) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of the Zoning Code are met, and as specifically allowed below:
  - (a) A free-standing wireless telecommunication facility, up to 66 feet in height.
  - (b) A self-standing wireless telecommunication facility, up to 75 feet in height.
  - (c) A free-mounted wireless telecommunication facility.
  - (d) A roof-mounted wireless telecommunication facility, up to 6 feet above the parapet of the building on which it is placed.
  - (e) A concealed wireless telecommunication facility.
  - (f) A Community Identity Feature if it is approved by the Planning Commission pursuant to § 14-18-3-17 of the Zoning Code.
  - (g) A wireless telecommunication facility for which an antenna is mounted on an existing vertical structure.

- (11) Community Residential Program, except that either Community Residential program or Community residential program for substantial shapers, up to 18 client residents, provided that the standards of § 14-16-3-12 of the Zoning Code are met.
- (12) Drive-up service window, except where listed as permissive in this zone, provided that the vehicle movement plan is approved by the Traffic Engineer and further provided that the service window and any associated water board are located at least 75 feet from any residential zone. Drive up service windows in existence upon the effective date of the Zoning Code shall be grandfathered as approved conditional uses.
- (13) Dwelling unit (house, townhouse, or apartment), provided useable open space is provided on-site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.
- (14) Games within a completely enclosed building, operated for profit and not permissive in this zone.
- (15) Kennel, provided:
  - (a) It is in a completely enclosed building.
  - (b) It is no closer than 30 feet from any residential zone.
  - (c) The noise from the kennel does not exceed the ambient noise level as defined in § 9-2-2, Noise Code, when measured 30 feet from any exterior wall of the kennel.
- (16) Outdoor storage or activity except as specifically listed as a permissive or conditional use in the section and as further provided below:
  - (a) The outdoor storage or activity is part of a use on the same premises which use is a permissive only within a building in this zone.
  - (b) Outdoor uses which would impact their environs with appearance, light, noise, odor, or similar environmental problems likely to be unpleasant to neighboring premises and uses shall not be approved.
  - (c) Outdoor conditional uses may justify special building to prevent the activity from negatively impacting adjacent land.
- (17) Park-and-ride joint use facilities, if it is determined that under the conditions imposed there will not be a shortage of on-street parking for the activities on the site, in such situations no parking variance is required.
- (18) Photo direct off-set printing, perforating, laminating, cutting, and other light duty printing services provided:
  - (a) The number of persons engaged in the business is limited to five excluding seasonal clerical and delivery personnel, and
  - (b) Activities or products are not objectionable due to noise, vibration or other cause.
- (19) Schools other than public
- (20) Restaurants serving full service liquor, provided that the restaurant is located within a shopping center site for which a site development plan has been approved.
- (21) Wireless Telecommunications Facility, Roof-mounted, up to 20 feet above the parapet of the building on which it is located, provided that the requirements of § 14-16-3-17 of the Zoning Code are met.
- (22) Civic
- (23) Copying, blueprinting
- (24) Institution
  - (a) Day Care Center
  - (b) Library
  - (c) Museum
  - (d) School including caretaker's mobile home
- (25) Retailing of any consumer product and provision of any customer, personal, or business services, except hospitals for human beings and transit facilities, provided it is not listed as a conditional use in this zone, or as a permissive or conditional use listed for the first time in the C-3 zone, and with the following limitations:
  - (a) Alcoholic drink sales for consumption off premises:
    - 1. are limited to building area which is not within 500 feet of a residential zone, and shall not include the sale of broken packages or the following packages within 500 feet of a pre-elementary elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space.
      - A. detailed spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters.
      - B. beer, as defined in the New Mexico Liquor Control Act, in any single container, and
      - C. fortified wine with a volume of alcohol of more than 13.5 percent.
    - 2. Building materials, provided they are in a completely enclosed building or when an area enclosed on all sides by a wall or fence at least six feet high which must be sold when it leaves or is contiguous to land not zoned C-2, C-3, M-1 or M-2.
    - (b) Circus or Carnival operation outdoor or in a tent provided:
      - 1. The use is located at least 300 feet from a dwelling in a residential zone.
      - 2. The use is permitted at one location for a period not to exceed seven days in any calendar year.
      - 3. Hours of operation, including erection and dismantling of equipment are:
        - A. If the use is located between 300 feet and 500 feet from a dwelling, between 7:30 a.m. and 10:30 p.m.
        - B. If the use is located 500 feet or more from a dwelling, between 9:00 a.m. and 11:30 p.m.
      - 4. There is sufficient off-street parking available on the premises to meet parking requirements for all the uses on the premises. The Zoning Enforcement Officer shall approve a site plan which shall demonstrate adequate parking and vehicle circulation.
      - 5. There are toilet facilities on the premises and
      - 6. The City Fire Marshal or his authorized representative gives prior approval of any tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
    - (c) Dry cleaning, laundry, clothes pressing, provided:
      - 1. Only cleaning fluid which is not flammable at temperatures below 138.5 Fahrenheit may be used.
      - 2. The number of persons engaged in operating a laundry or dry cleaning establishment is limited to five, excluding pressers, effluent, electrical, or delivery personnel.
      - 3. That portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
    - (d) Flowers and plants, including outdoor sales
    - (e) Gasoline, oil, and liquefied petroleum gas retailing, including outdoor sales, but not truck plazas
    - (f) Golf driving range, miniature golf course, baseball batting range, located in a building or outdoors, provided fencing or other suitable device is employed to insure that bats are not hit out of premises.
    - (g) Hospital for animals, provided it has no outside pens. One outside exercise run is permitted provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.
    - (h) Parking lot, as regulated in the O-1 zone.
    - (i) Pools, as regulated in the C-1 zone.
    - (j) Sample dwelling unit used to sell such units, including incidental sales office, activity equipment for all uses on the premises, including the activity in the lot. The Zoning Enforcement Officer shall approve the site plan for the lot, which shall demonstrate adequate parking and vehicle circulation, prior to erection of the lot, and
    - (k) Stand or vehicle selling fruit, vegetables, or nursery stock, provided it is limited to a period of 90 days in any calendar year. However, one renewal for an additional 90 days may be permitted by the Planning Director.
  - (26) Wholesale of jewelry

- (27) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
- (28) Emergency shelter, provided the standards of § 14-16-3-13 of the Zoning Code are met.
- (29) Fire weed sales
- (30) Parking of more than two truck tractors and two semi-trailers for over five hours.
- (31) Party hangout without stools, provided it is located at least 300 feet from a dwelling which is a conforming use.
- (32) Retail business in which products may be manufactured, compounded, processed, assembled or treated as an accessory use, including carpentry, plumbing, sheet-metal working, upholstery, sign painting, making of metal stamps, catering, baking, confectionary making or jewelry or craft making, provided:
  - (a) All activities are conducted within a completely enclosed building.
  - (b) The number of persons engaged in the manufacturing, processing, assembling, or treating of products is limited to ten, excluding effluent, electrical or delivery personnel.
  - (c) Activities or products are not objectionable due to odor, dust, smoke, noise, vibration or other cause.

**EXCLUSIONS**

The following uses are excluded -

- (1) Antenna, up to 65 feet in height (Non-telecommunications related).
- (2) Radio and television station.
- (3) Auto trailer, and truck rental, service or storage.
- (4) Bicycle and motorized bicycle (tripped) sales and rental
- (5) Fireworks sales.
- (6) Mortuary
- (7) One mobile home for a watchman or caretaker on the same premises.
- (8) Recycling bin as an accessory use on the site.
- (9) Storage of household goods, office records, equipment or materials.
- (10) Clubs
- (11) Fleetship
- (12) Vehicle sales, rental, service, repair and storage, both indoor and outdoor, if a display and storage of stock in trade
- (13) Painting and major automotive repair.
- (14) Truck terminal.
- (15) Outdoor vehicle storage as a principal business.
- (16) Fast food drive-in restaurant.
- (17) One mobile home for a watchman or caretaker on the same lot with commercial uses.
- (18) Automobile dismantling.
- (19) Sheet metal working.
- (20) Adult amusement establishment, adult book store, adult photo studio, and adult theater.
- (21) Cold storage plant.
- (22) Drive-in theater.
- (23) Mobile home development.
- (24) Public utility structure which is not permissive.
- (25) Tire recapping or retreading, and
- (26) Transfer or storage of household goods.

THE SU-1 ZONE REQUIRES 2,400 SQUARE FEET OF OPEN SPACE FOR EACH DWELLING UNIT WHICH SHALL BE ALLOWED AT TIME OF PLATTING TO THE URN. THIS INCLUDES A MINIMUM OF 250 SF OF USABLE OPEN SPACE FOR 2 BEDROOM AND 300 SF FOR 3 BEDROOM UNITS ON EACH TOWNHOUSE LOT PER THE PERMISSIVE USES LISTED ON THE APPROVED SDP FOR SUBDIVISION (115) DWELLING UNITS) AND THE DEFINITION IN 14-16-1-5.

**JUAN TABO HILLS VILLAGE SQUARE  
SITE DEVELOPMENT PLAN FOR  
SUBDIVISION**

**dmg MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS**

P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: JM Drawn: SPS Checked: DMG Sheet: 6 of 6  
Scale: 1" = 100' Date: 8/25/2008 Job: A07083

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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 2<sup>nd</sup> 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): MARK GOODWIN & ASSOCIATES PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: JTH, LLC PHONE: 892-5533  
 ADDRESS: P.O. Box 1443 FAX: 338-4708  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VOLTERRA VILLAGE - PRELIMINARY PLAT APPROVAL, TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION, VARIANCE FROM OPM & VACATION OF PUB. EASE.

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 4-A Block: \_\_\_\_\_ Unit: 1  
 Subdiv/Addn/TBKA: JUAN TABO HILLS  
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M21 & M22 UPC Code: 102205501637420120

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 08EPC-40104, 08EPC-40101, DRB 1004073

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 158 LOTS Total area of site (acres): 42 TRACTS 25.62

LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD.  
 Between: SOUTH OF TIVERAS ARROYO and \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 3/5/08

**SIGNATURE**

[Signature] DATE 2-13-09  
 (Print) GREGORY J. KRENK, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action
09DRB - 70061	VPE
09DRB - 70062	SDV
09DRB - 70063	TDS
09DRB - 70064	PP
	ADV
	CMF

S.F.	Fees
	\$90.00
	\$
	\$
	\$2935.00
	\$75.00
	Total 20.00
	\$3170.00

Hearing date March 11, 2009

Project # 1004073

[Signature] 2-13-09  
 Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
  - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

- **VACATION OF PUBLIC EASEMENT (DRB27)** 2
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - 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.**

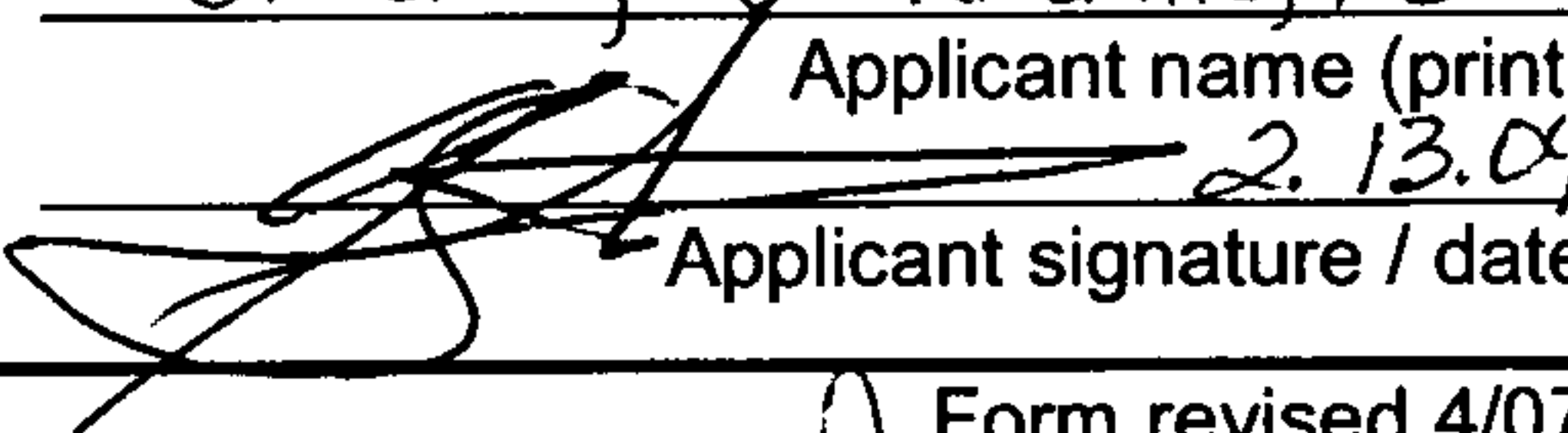
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) 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

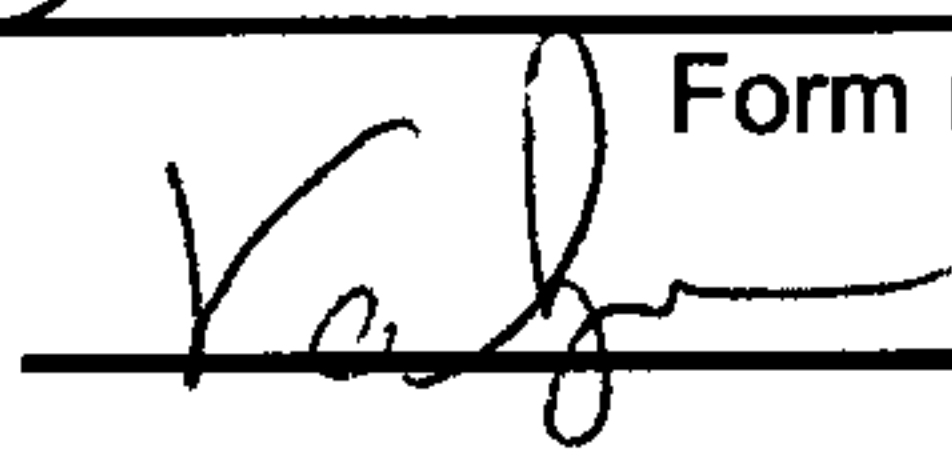
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

GREGORY J. KRENK, PE  
 Applicant name (print)  
  
 Applicant signature / date 2.13.09



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |              |
|--------------------------|--------------|
| Application case numbers |              |
| 09DRB -                  | <u>70061</u> |
| 09DRB -                  | <u>70062</u> |
| 09DRB -                  | <u>70063</u> |

Form revised 4/07  
  
 Planner signature / date 2.13.09  
 Project # 1004073

**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)**

SEE SDPBP

- 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
- 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 (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.

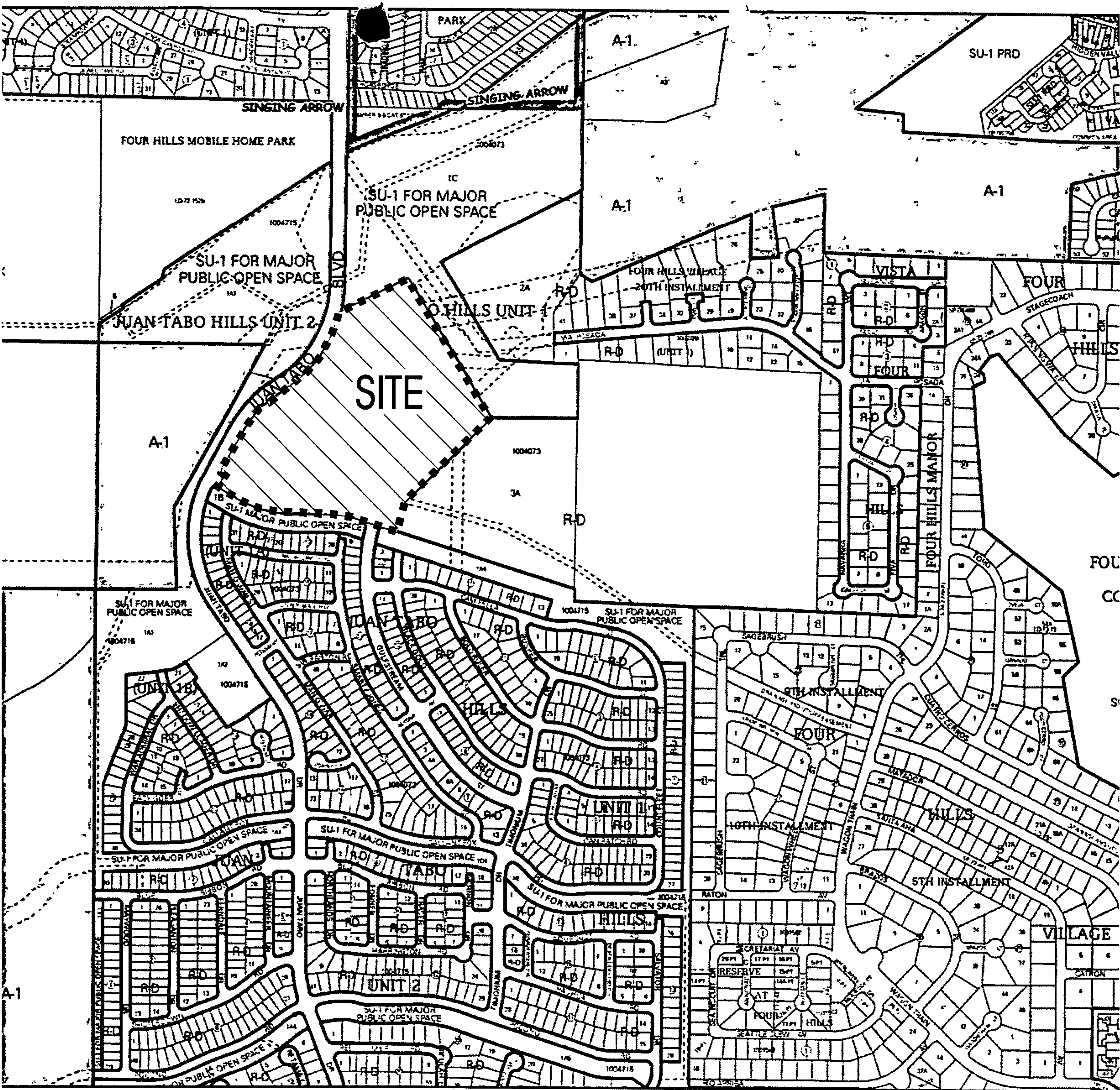
GREGORY J. KRENK PE  
 Applicant name (print)  
[Signature] 2.13.09  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - \_\_\_\_\_ - 70064

[Signature] 2.13.09  
 Planner signature / date  
 Project # 1004073



[www.cabq.gov/gis](http://www.cabq.gov/gis)

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

Zone Atlas Page:

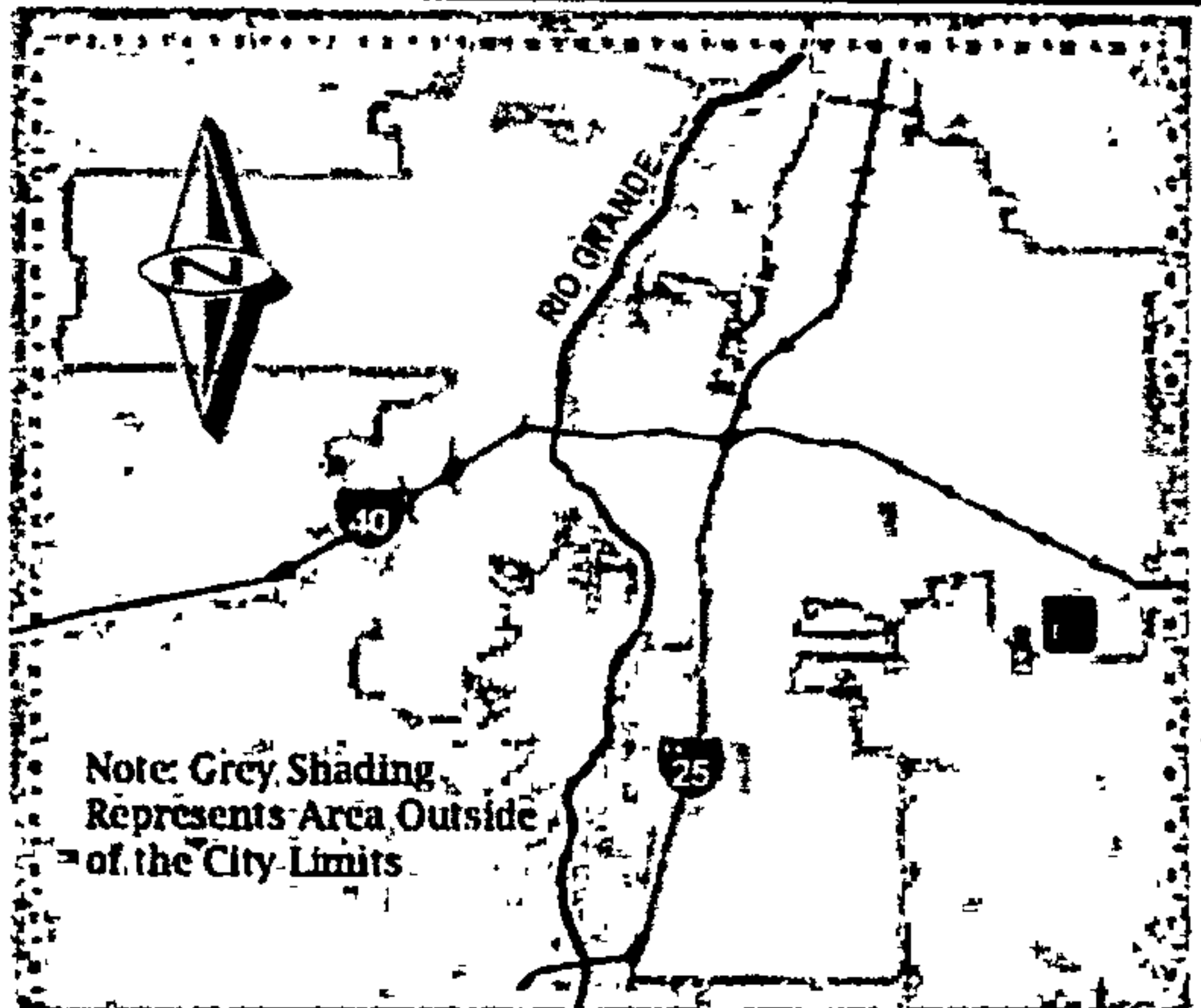
**M-21-Z**

Selected Symbols

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

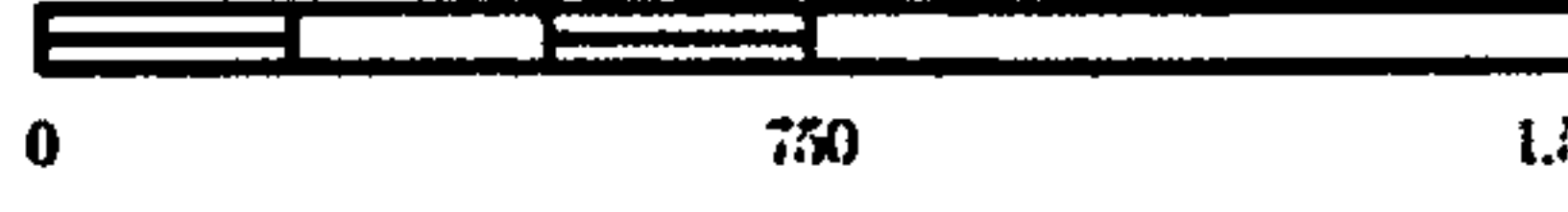


Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

- |              |              |
|--------------|--------------|
| SECTOR PL    | Design Over  |
| City Histori | H-1 Buffer Z |
| Petroglyph I |              |





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

February 11, 2009

Mr. Jack Cloud, Chairman  
Design Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**Re: Volterra Village; Project No. 1004073**

Dear Mr. Cloud:


The owner, JTH, LLC, is seeking Preliminary Plat Approval. Along with this approval, we are also seeking a variance from minimum standards of the DPM because of items that were approved on the SDPBP at EPC. These items are reduced intersection radii, parallel parking reverse curve radii, sidewalk at back of curb, 24' F-F roadways, and parking spaces between lots. The EPC approved SDPBP changed the previously approved roadway width for Street L (Silver Charm), and Gulfstream. We will be reducing these to 38' F-F and 24' F-F respectively. The owner also requests a temporary deferral of sidewalk construction, and vacation of 2 public easements.

Dekker/Perich/Sabatini Architects will be submitting the Site Development Plan for Building Permit in a couple weeks. These two items will be heard together at the DRB hearing for Preliminary Plat.

Please contact our office with any questions.

Sincerely,

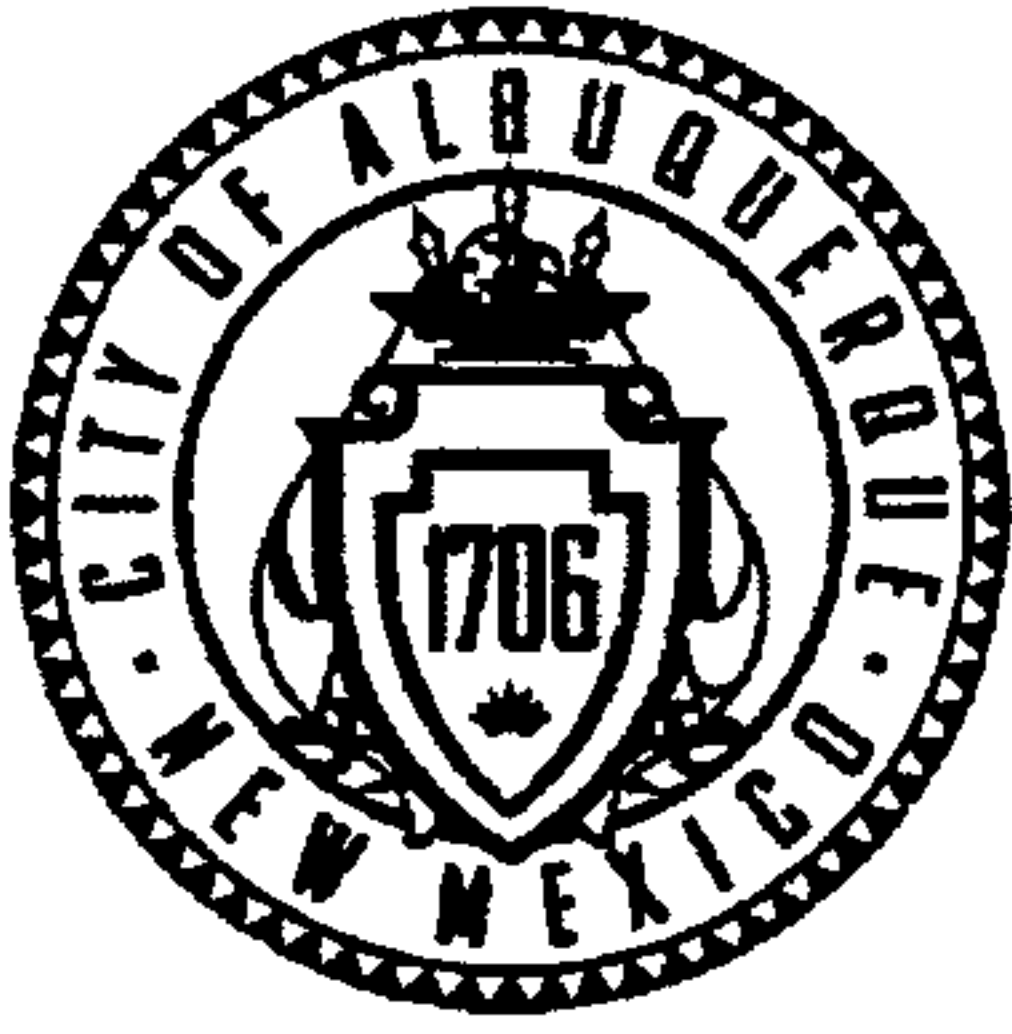
MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/la

Attachment



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  (EPC, DRB, LUCC, Liquor Submittal)

City Project

Special Exception Application (ZHE)

CONTACT NAME: GREGORY J. KRENK, PE

COMPANY NAME: MARK GOODWIN & ASSOCIATES

ADDRESS/ZIP: PO BOX 90606, ALBUQU. NM 87199

PHONE: 828-2200 FAX: 797-9539

### LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

TRACT 4A, JUAN TABO HILLS, UNIT 1, 12/22/05, BK 2005C, PG 406

LEGAL DESCRIPTION

LOCATED ON

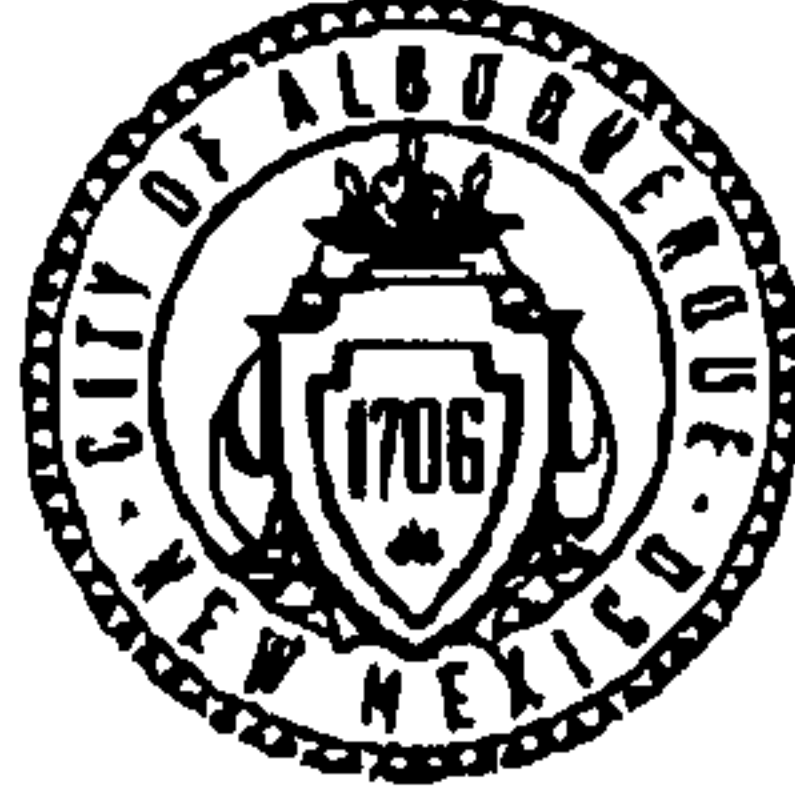
JUAN TABO BLVD.  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

\_\_\_\_\_ AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (M21 & M22).  
**(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)**  
**(Zone Map MUST be provided with request)**



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 6, 2009

Gregory J. Krenik, PE  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [susan@goodwinengineers.com](mailto:susan@goodwinengineers.com)

Dear Gregory:

Thank you for your inquiry of February 6, 2009 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 4A, JUAN TABO HILLS, UNIT 1, LOCATED ON JUAN TABO BOULEVARD SE** zone map **A-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**SEE ATTACHED LIST FOR NAMES OF NEIGHBORHOOD ASSOCIATIONS TO CONTACT ON THIS PROJECT - swinklepleck**

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

planningnaform(11/23/07)



**DRB SUBMITTAL for Mark Goodwin and Associates – TRACT 4A,  
JUAN TABO HILLS, UNIT 1, LOCATED ON JUAN TABO  
BOULEVARD SE, zone map A-11**

**JUAN TABO HILLS N.A. (JTH) "R"**

Kevin Smith

1843 Red Rum Ct. SE/87123 440-3838 (h)

Ellen Altman

1836 War Admiral SE/87123 999-8187 (h)

**VOLTERRA H.O.A. (VOL)**

Heather Foote

4131 Barbara Loop, Rio Rancho, NM/87124

Sarah Hoey

8500 Jefferson St. NE, Ste. B/87113 342-2797 ext. 118 (o)

**TIJERAS ARROYO N.A. (TJA) "R"**

Paul F. Kinahan

801 Calle Coronado SE/87123 294-1354 (h)

Joseph L. Koprivnikar

13008 Nandina Way SE/87123 275-7519 (h)

**FOUR HILLS VILLAGE H.O.A. (FHV) "R"**

Herb Wright

712 Stagecoach Rd. SE/87123 922-0976 (h)

Tim Gallegos

708 Lamp Post Cir. SE/87123 797-8665 (h)

**FOUR HILLS VILLAGE N.A. (FHN) "R"**

Edwin Barsis

1538 Catron Ave. SE/87123 293-5347 (h)

Rebecca Loring

1020 Cuatro Cerros SE/87123 271-2498 (h)



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

February 13, 2009

Mr. Kevin Smith  
Juan Tabo Hills N.A.  
1843 Red Rum Ct. SE  
Albuquerque, NM 87123

Ms. Ellen Altman  
Juan Tabo Hills N.A.  
1836 War Admiral SE  
Albuquerque, NM 87123

**Re: Volterra Village**

Dear Mr. Smith and Ms. Altman:

Enclosed please find a copy of the DRB Application requesting Preliminary Plat Approval, Temporary Deferral of Sidewalk Construction and Sidewalk Variance for the referenced project. The anticipated date to be heard is March 11, 2009. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

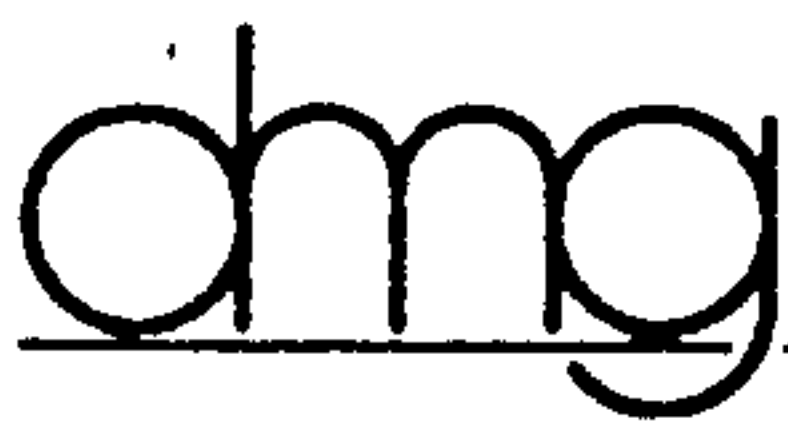
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

February 13, 2009

Ms. Heather Foote  
Volterra H.O.A.  
4131 Barbara Loop  
Rio Rancho, NM 87124

Sarah Hoey  
Volterra H.O.A.  
8500 Jefferson St. NE, Ste. B  
Albuquerque, NM 87113

**Re: Volterra Village**

Dear Ms. Foote and Ms. Hoey:

Enclosed please find a copy of the DRB Application requesting Preliminary Plat Approval, Temporary Deferral of Sidewalk Construction and Sidewalk Variance for the referenced project. The anticipated date to be heard is March 11, 2009. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/s/

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

February 13, 2009

Mr. Paul F. Kinahan  
Tijeras Arroyo N.A.  
801 Calle Coronado SE  
Albuquerque, NM 87123

Mr. Joseph L. Koprivnikar  
Tijeras Arroyo N.A.  
13008 Nandina Way SE  
Albuquerque, NM 87123

**Re: Volterra Village**

Dear Mr. Kinahan and Mr. Koprivnikar:

Enclosed please find a copy of the DRB Application requesting Preliminary Plat Approval, Temporary Deferral of Sidewalk Construction and Sidewalk Variance for the referenced project. The anticipated date to be heard is March 11, 2009. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

February 13, 2009

Mr. Herb Wright  
Four Hills Village H.O.A.  
712 Stagecoach Rd. SE  
Albuquerque, NM 87123

Mr. Tim Gallegos  
Four Hills Village H.O.A.  
708 Lamp Post Circle SE  
Albuquerque, NM 87123

**Re: Volterra Village**

Dear Mr. Wright and Mr. Gallegos:

Enclosed please find a copy of the DRB Application requesting Preliminary Plat Approval, Temporary Deferral of Sidewalk Construction and Sidewalk Variance for the referenced project. The anticipated date to be heard is March 11, 2009. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

February 13, 2009

Mr. Edwin Barsis  
Four Hills Village N.A.  
1538 Catron Ave. SE  
Albuquerque, NM 87123

Ms. Rebecca Loring  
Four Hills Village N.A.  
1020 Cuatro Cerros SE  
Albuquerque, NM 87123

**Re: Volterra Village**

Dear Mr. Barsis and Ms. Loring:

Enclosed please find a copy of the DRB Application requesting Preliminary Plat Approval, Temporary Deferral of Sidewalk Construction and Sidewalk Variance for the referenced project. The anticipated date to be heard is March 11, 2009. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

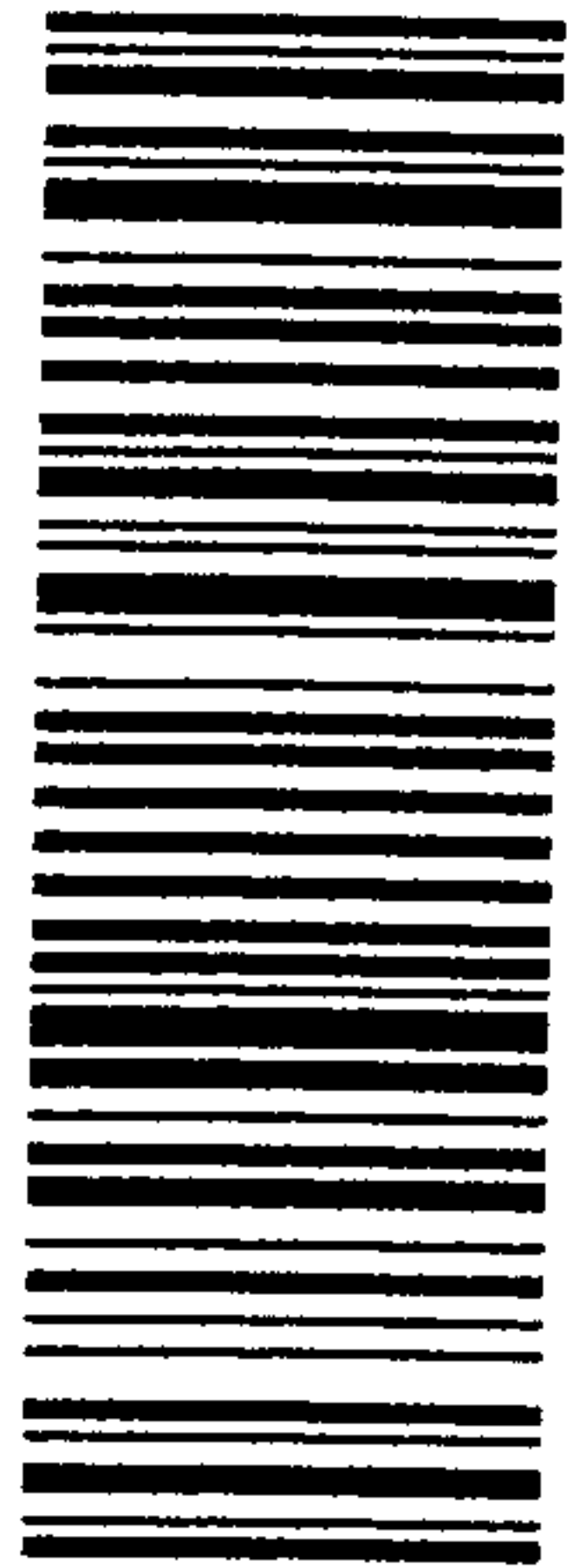
MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/a

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Total Postage & Fees	\$

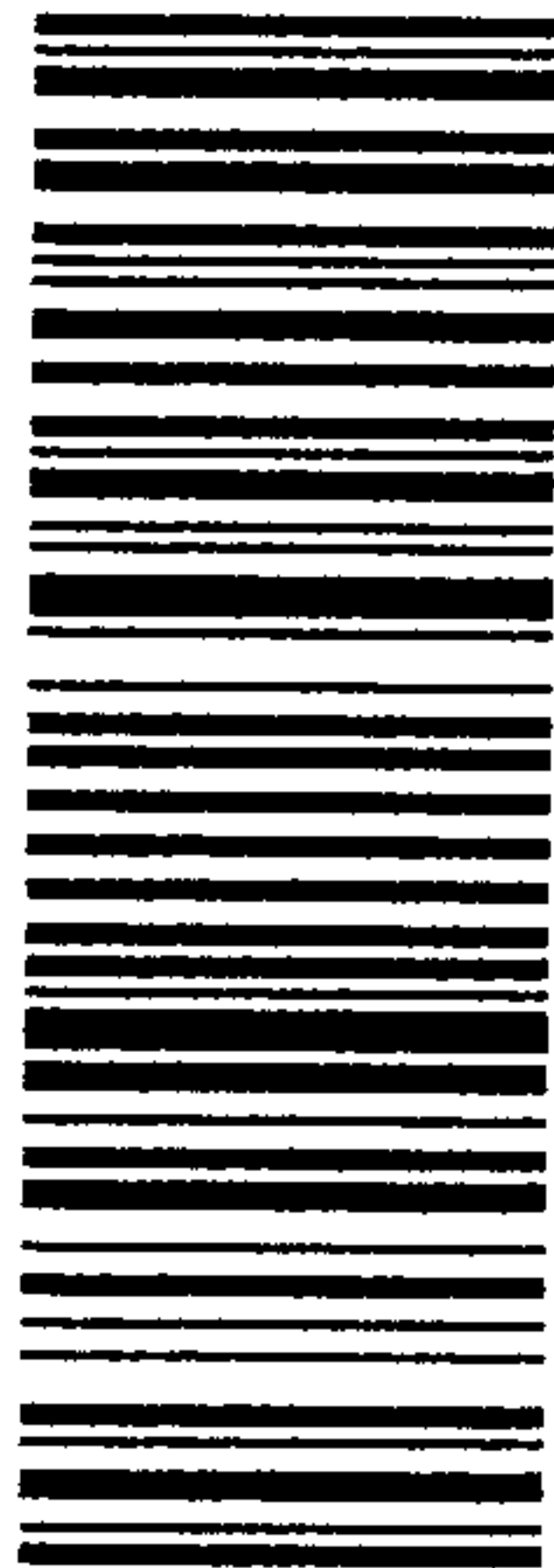
Postmark  
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Sent To  
 No. KEVIN SMITH - JTH N.A.  
 Street, Apt. No.,  
 or PO Box No. 1843 Red Run Ct. SE  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87123

PS Form 3800, August 2006 See Reverse for Instructions

Associates, P.A.  
Engineers  
ERQUE, NM 87199

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Total Postage & Fees	\$

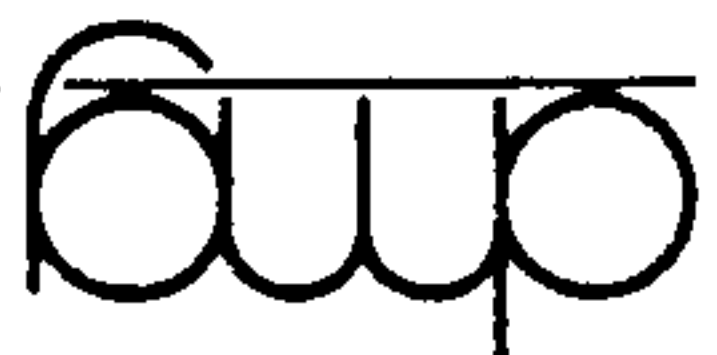
Postmark  
Here

Sent To  
 Ms. ELLEN ALTMAN - JTH N.A.  
 Street, Apt. No.,  
 or PO Box No. 1836 WAR ANIMAL SE  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87123

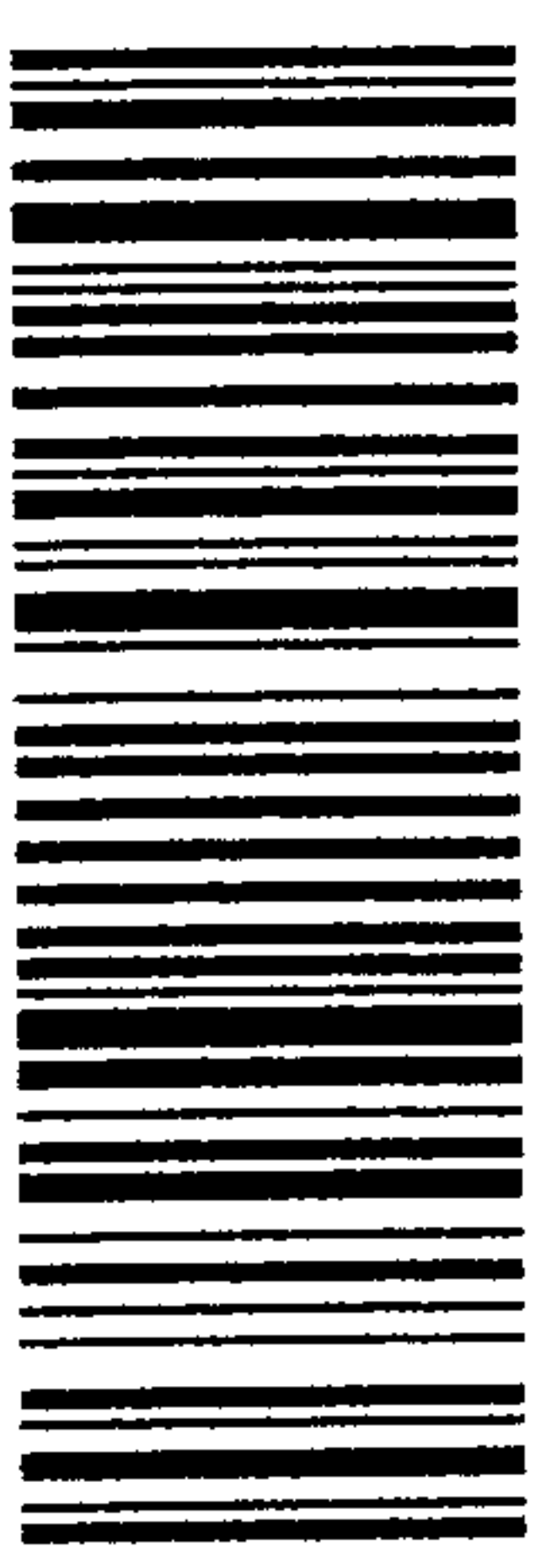
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D. Mark Goodwin & Associates, P.A.  
Consulting Engineers  
P O BOX 90606, ALBUQUERQUE, NM 87199





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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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 Street, Apt No, or PO Box No. 8500 JEFFERSON ST. NE STE B  
 City, State, ZIP+4 ALBUQUERQUE NM 87113  
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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 Street, Apt No, or PO Box No. 4131 BARBARA LOOP  
 City, State, ZIP+4 BO RANCHO NM 87124  
 PS Form 3800, August 2006 See Reverse for Instructions



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers  
P O BOX 90606, ALBUQUERQUE, NM 87199



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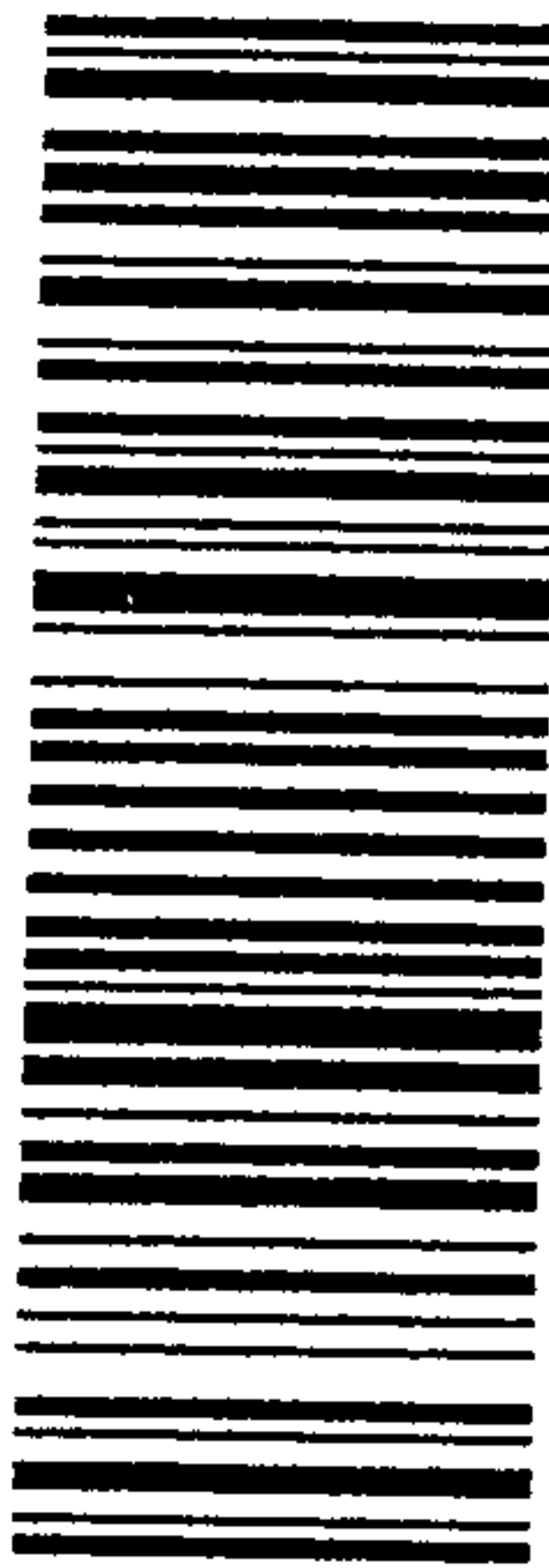
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To MR. JOSEPH L. KOPRIUNIKAR - TIJERAS  
Street, Apt. No. or PO Box No. 13008 NANDINA WAY SE  
City, State, ZIP+4 ALBUQUERQUE, NM 87123

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
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Sent To MR. PAUL F. KINAHAN - TIJERAS  
Street, Apt. No. or PO Box No. 801 CALLE COPANADO SE  
City, State, ZIP+4 ALBUQUERQUE, NM 87123

PS Form 3800, August 2006 See Reverse for Instructions

D. Mark Goodwin & Associates, P.A.  
 Consulting Engineers  
 P O BOX 90606, ALBUQUERQUE, NM 87199



GJK 7083

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Return Receipt Fee (Endorsement Required)		
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Total Postage & Fees	\$	

Sent To: Mr. HERB WRIGHT - FOUR HILLS VILLAGE  
 Street, Apt. No. or PO Box No. 712 STAGECOACH RD. SE  
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PS Form 3800, August 2006 See Reverse for Instructions

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**OFFICIAL USE**

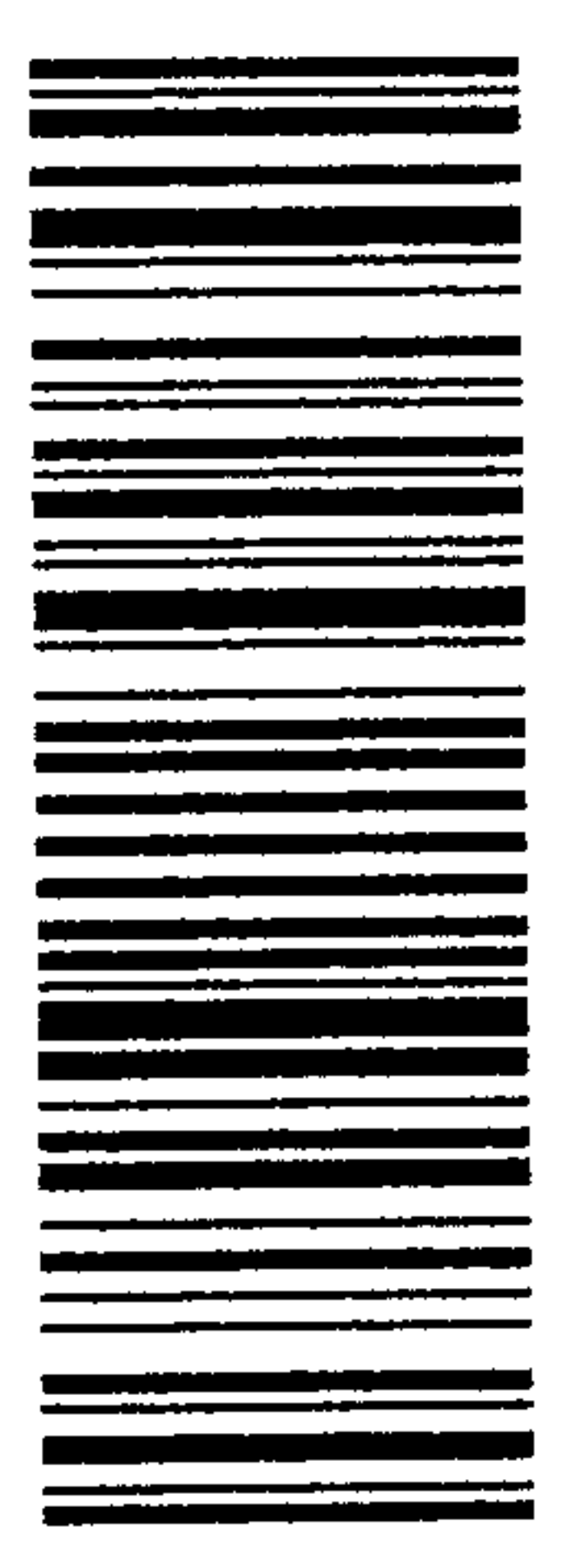
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: Mr. TIM GALLEGOS - FOUR HILLS VILLAGE  
 Street, Apt. No. or PO Box No. 708 LAMP POST CIRCLE SE  
 City, State, ZIP+4 ALBUQUERQUE, NM 87123

PS Form 3800, August 2006 See Reverse for Instructions

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7006 2760 0002 6187 5470  
 7006 2760 0002 6187 5470



7006 2760 0002 6187 5463  
 7006 2760 0002 6187 5463

**CERTIFIED MAIL™**

3 LF 4

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7006 2760 0002 6187 5494  
7006 2760 0002 6187 5494

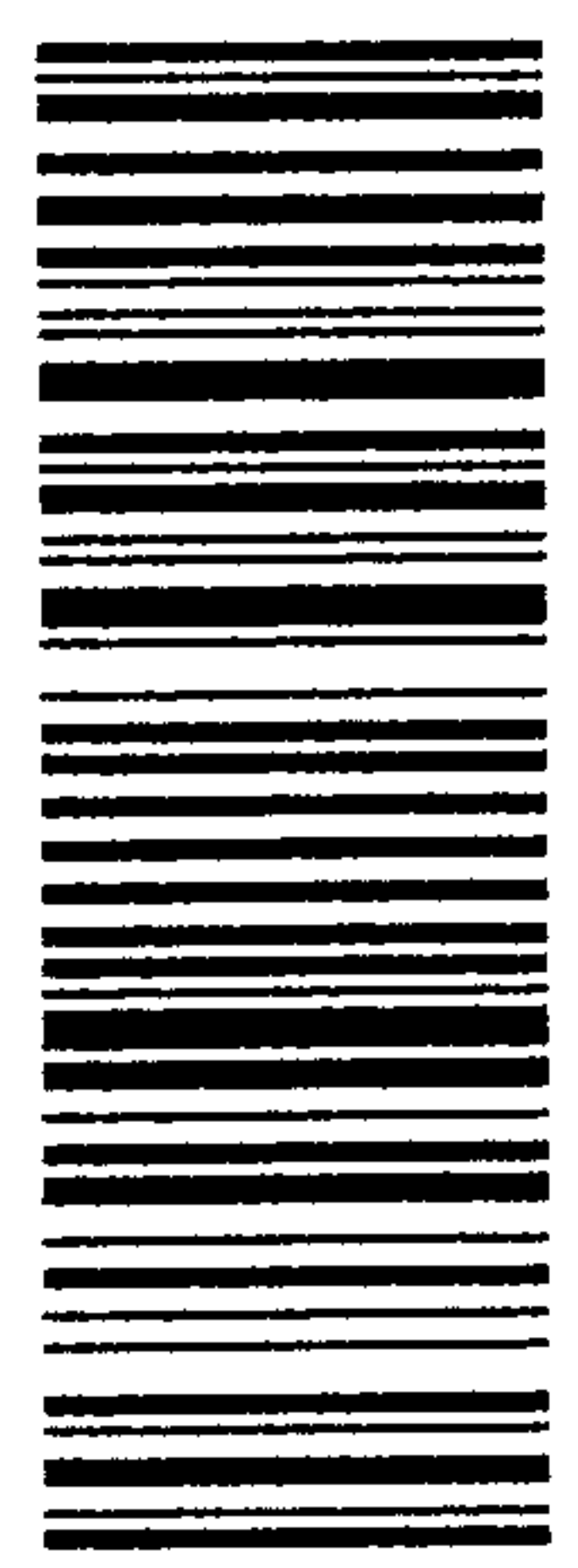
**U.S. Postal Service™** *GSK 7083*  
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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To Ms. REBECCA KOPING - Four Hills Vill  
 Street, Apt No, or PO Box No 1020 CUATRO CERROS SE  
 City, State, ZIP+4 ALBUQUERQUE, NM 87123

PS Form 3800, August 2006 See Reverse for Instructions

CERTIFIED MAIL™



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7006 2760 0002 6187 5487

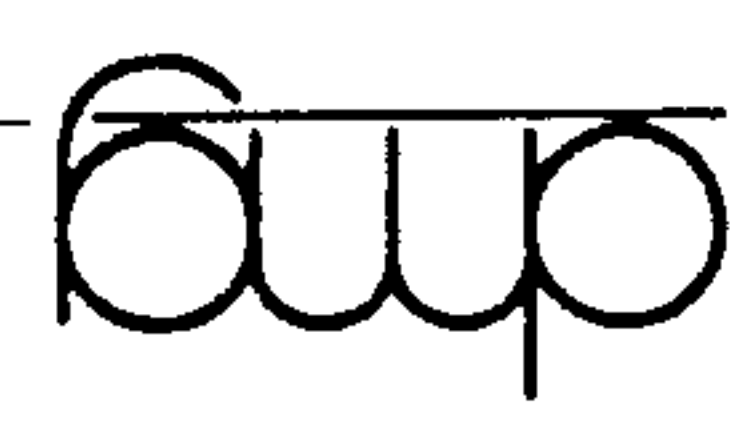
**U.S. Postal Service™** *GSK 7083*  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To Mr. EDWIN BARSIS - Four Hills Vill  
 Street, Apt No, or PO Box No 1538 CATRON AVENUE SE  
 City, State, ZIP+4 ALBUQUERQUE, NM 87123

See Reverse for Instructions

D Mark Goodwin & Associates, P.A.  
Consulting Engineers  
P O BOX 90606, ALBUQUERQUE, NM 87199



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: JTH, LLC DATE OF REQUEST: 2/12/09 ZONE ATLAS PAGE(S): 1121 & 1122

CURRENT: SU-1 FOR VILLAGE SQUARE

LEGAL DESCRIPTION:

ZONING C-2, D-1, R-T WITH EXCEPTIONS

LOT OR TRACT # 4A BLOCK # \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) 26.467 ACRES

SUBDIVISION NAME JUAN TABO HILLS, UNIT 1

REQUESTED CITY ACTION(S):

- |                |                     |                         |   |
|----------------|---------------------|-------------------------|---|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:  |   |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [ ]      | BUILDING PERMIT [ ]                       |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] | ACCESS PERMIT [ ]                         |
|                |                     | C) AMENDMENT [ ]        | OTHER <input checked="" type="checkbox"/> |

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1 PRELIMINARY PLAN

- |  |   |                             |
|--|---|-----------------------------|
| NO CONSTRUCTION/DEVELOPMENT [ ]                      | # OF UNITS: <u>158</u>                  | <u>7500</u>                 |
| NEW CONSTRUCTION <input checked="" type="checkbox"/> | BUILDING SIZE: <u>4 BLDGS</u> (sq. ft.) | <u>6,400 TOTAL = 27,100</u> |
| EXPANSION OF EXISTING DEVELOPMENT [ ]                |   | <u>7,150</u>                |
|  |   | <u>5850</u>                 |

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] FOR GREGORY J. KEENIK DATE 2/13/09  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO  BORDERLINE [ ]

THRESHOLDS MET? YES  NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

Notes:

JUAN TABO HILLS TIS (3/2003 & 11/2003)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]  
TRAFFIC ENGINEER

2-13-09  
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO  <sup>or</sup> PREVIOUSLY SUBMITTED/STUDIED 2003

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

[Signature] FOR GREGORY J. KEENIK  
APPLICANT

2/13/09  
DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 1/1/09  
-FINALIZED 11/1/03

[Signature]  
TRAFFIC ENGINEER

2-13-09  
DATE



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor  
Interoffice Memorandum

Richard Dineen, Director

June 17, 2008

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**SUBJECT:** *Albuquerque Archaeological Ordinance—Compliance Documentation*

**Project Number(s):**

**Case Number(s):**

**Agent:** Mark Goodwin & Associates

**Applicant:**

**Legal Description:** Juan Tabo Hills Unit 3A- 14.44 acres

Juan Tabo Hills Unit 3B- 9.55 acres

Juan Tabo Hills Unit 4A/ Volterra Village Square=25.62 acres

**Acreage:** 49.61 acres

**Zone Atlas Page:** M-22

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**TREATMENT PLAN REVIEW:**

Memorandum of Understanding for Treatment of LA 1877

**SUPPORTING DOCUMENTATION:**

TRC survey report of 327 acres (2003)

Letter correspondence from HPD of 09/11/03, 12/08/03 and 01/13/04

Additional archival research for LA 140036 and 140037

**RECOMMENDATION(S):**

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 4B(3), information potential exhausted for LA 140036 and LA 140037).*
- *CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan and MOU for LA 1877).*

**SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



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

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

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://construction.voteaps.com/LincolnMap.html>

**Project #** (if already assigned by DRB/EPC) \_\_\_\_\_

**Please check one:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Preliminary PDFF<br>(Preliminary PDFF are required for preliminary plat submittals.) | <input type="checkbox"/> Final PDFF<br>(Final PDFF are required for final plat submittals and <b>must be recorded</b> prior to DRB hearing) | <input type="checkbox"/> Waiver/Deferral<br>(Must provide reason for waiver/deferral) |
|--|---|---|

**Project Information**

Subdivision Name Volterra Village  
Location of Project (address or major cross streets) Juan Tabo south of the Tijeras Arroyo  
Proposed Number of Units: 158 Single-Family    Multi-Family  
Note: A single-family unit is a single-family, detached dwelling unit.

**Waiver Information**

Property Owner JTH, LLC Legal Description Tract 4A, Juan Tabo Hills, Unit 1 Zoning SU-1 for Village Square, C-2, O-1, R-T with exceptions  
Reason for Waiver/Deferral \_\_\_\_\_

**Contact Information**

Name Susan Rasinski  
Company Mark Goodwin & Associates, PA  
Phone (505) 828-2200  
E-mail susan@goodwinengineers.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 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
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY  
APS Cluster Manzanita  
Highland

Date Submitted 2-10-09

Date Completed \_\_\_\_\_

## 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 JTH, LLC ("Developer") effective as of this 9<sup>th</sup> day of February, 2009, and pertains to the subdivision commonly known as VOLTERRA VILLAGE, and more particularly described as Tract 4A, Juan Tabo Hills, Unit 1 (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 residential 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; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

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.
  - 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.

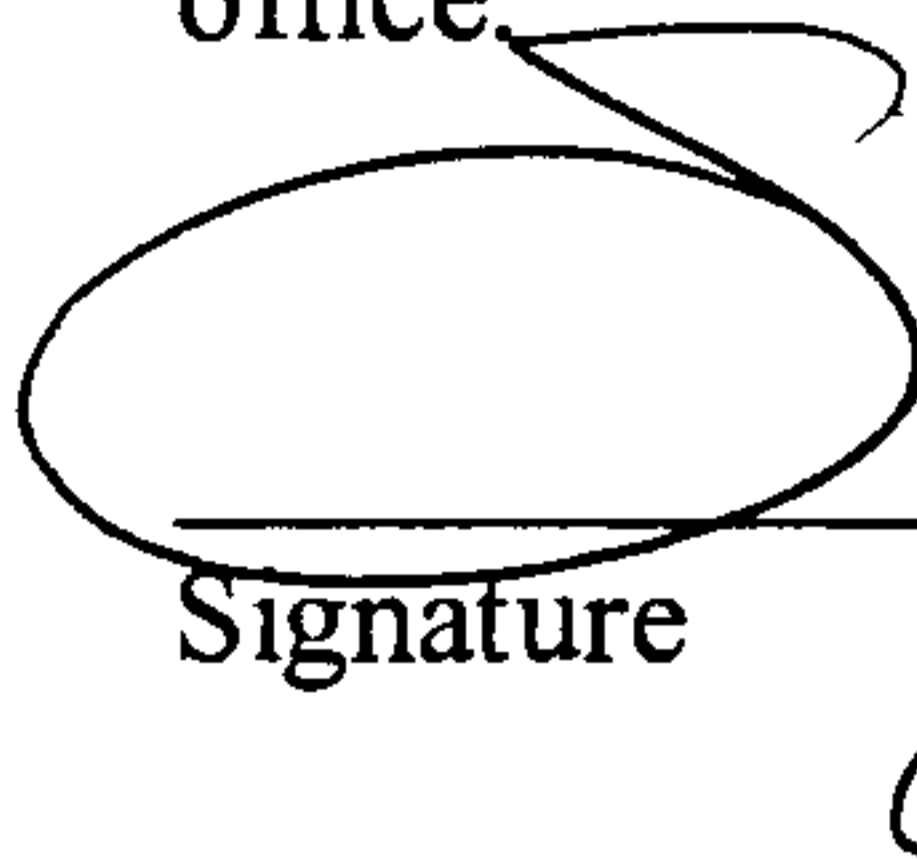
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

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.

 \_\_\_\_\_  
Signature

2-9-09  
Date

Scott Grady, Managing Member  
Name (typed or printed) and title


JTH, LLC  
Developer

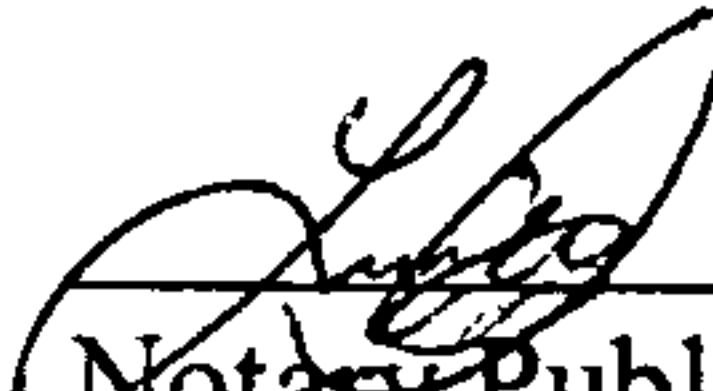


STATE OF NEW MEXICO }

COUNTY OF BERNALILLO }

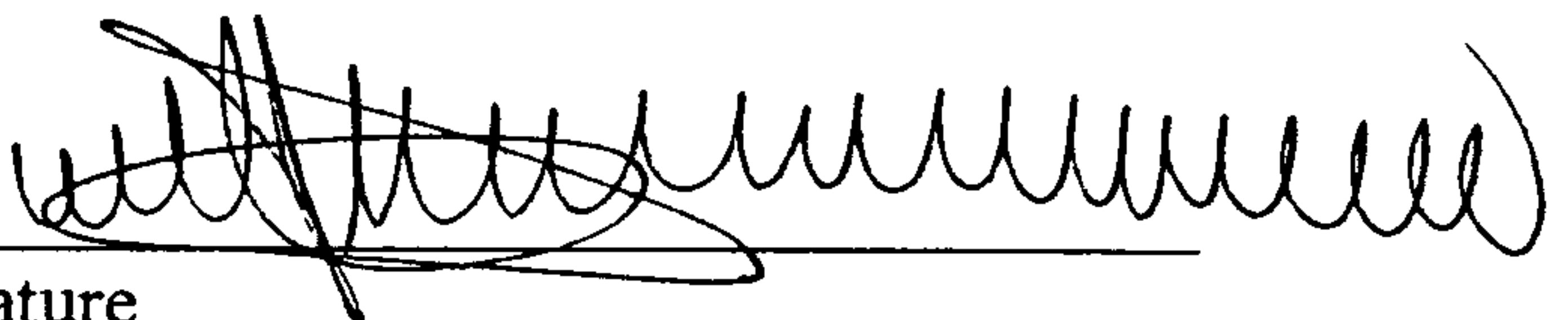
This instrument was acknowledged before me on FEBRUARY 9 2009,  
by Scott Grady as Managing Member of JTH, LLC, a New Mexico Limited Liability  
Company.

(Seal)  OFFICIAL SEAL  
**LISA ANGLADA**  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 4/18/10

  
\_\_\_\_\_  
Notary Public

My commission expires: 4/18/10

ALBUQUERQUE PUBLIC SCHOOLS

By:   
\_\_\_\_\_  
Signature

**Kizito Wijenje, Director, Capital Master Plan**

\_\_\_\_\_  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 10, 2009 by Kizito Wijenje  
\_\_\_\_\_  
as Director of CMP of the Albuquerque  
Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized  
and existing under the laws of the State of New Mexico.

(Seal)   
\_\_\_\_\_  
Notary Public

My commission expires: May 18, 2011

# 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 February 24, 2009 To March 11, 2009

#### 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.

FOR GREGORY J. KRENK 2/13/09  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 2-13-09 [Signature]  
(Date) (Staff Member)

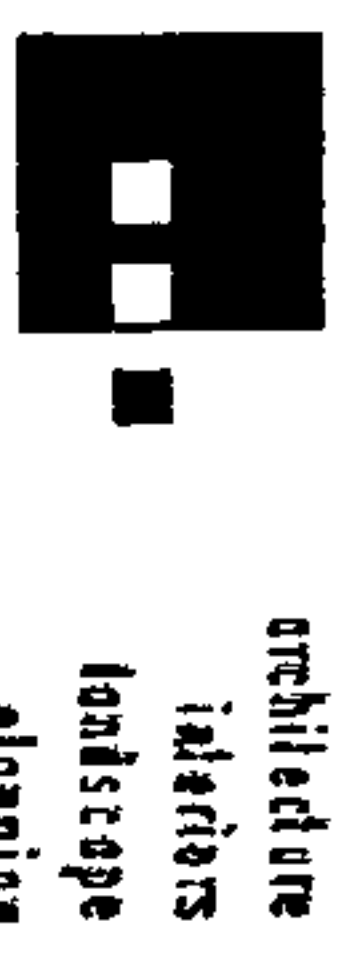
DRB PROJECT NUMBER: 1004073

**GENERAL NOTES**

- A. LOW SLOPE ROOF SHALL BE BUR WITH PEBBLE BALAST
- B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
- C. WINDOW SHADE CANPES SHALL BE METAL FRAME
- D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAN WITH ROOF TOP PARAPET WALLS

**KEYED NOTES**

- 1. ACCENT STUCCO COLOR (MED. DARK GREEN) & BRN-TAN (RED)
- 2. 20'-0" STUCCO COLOR 2(MEDIUM GREY) (DARK GREEN)
- 3. FIELD STUCCO COLOR (MEDIUM BROWN) & (DARK GREEN)
- 4. PAINTED STEEL, ANVING(DARK GREY)
- 5. ALUMINUM CLAD SLIDING PATIO DOOR
- 6. PAINTED STEEL, PALINGS, TYP
- 7. MIX OF 8' W X 7' H AND 16' W X 7' H GARAGE DOORS W/ WINDOW INSERTS
- 8. PRIVACY WALL
- 9. METAL ROOF / PORTAL (MEDIUM GREEN)
- 10. OPERABLE ALUMINUM CLAD CORNER WINDOW
- 11. FIXED ALUMINUM CLAD CORNER WINDOW
- 12. OPERABLE ALUMINUM CLAD WINDOW
- 13. FIXED ALUMINUM CLAD WINDOW
- 14. PAINTED STEEL, PEDESTAL GATE (DARK GREEN)
- 15. PAINTED STEEL, FENCE (DARK GREEN)
- 16. ENTRY DOOR
- 17. ADDRESS SIGNAGE



**Dekker Perich Sabatini**  
 architecture  
 interior  
 landscape  
 planning  
 signage

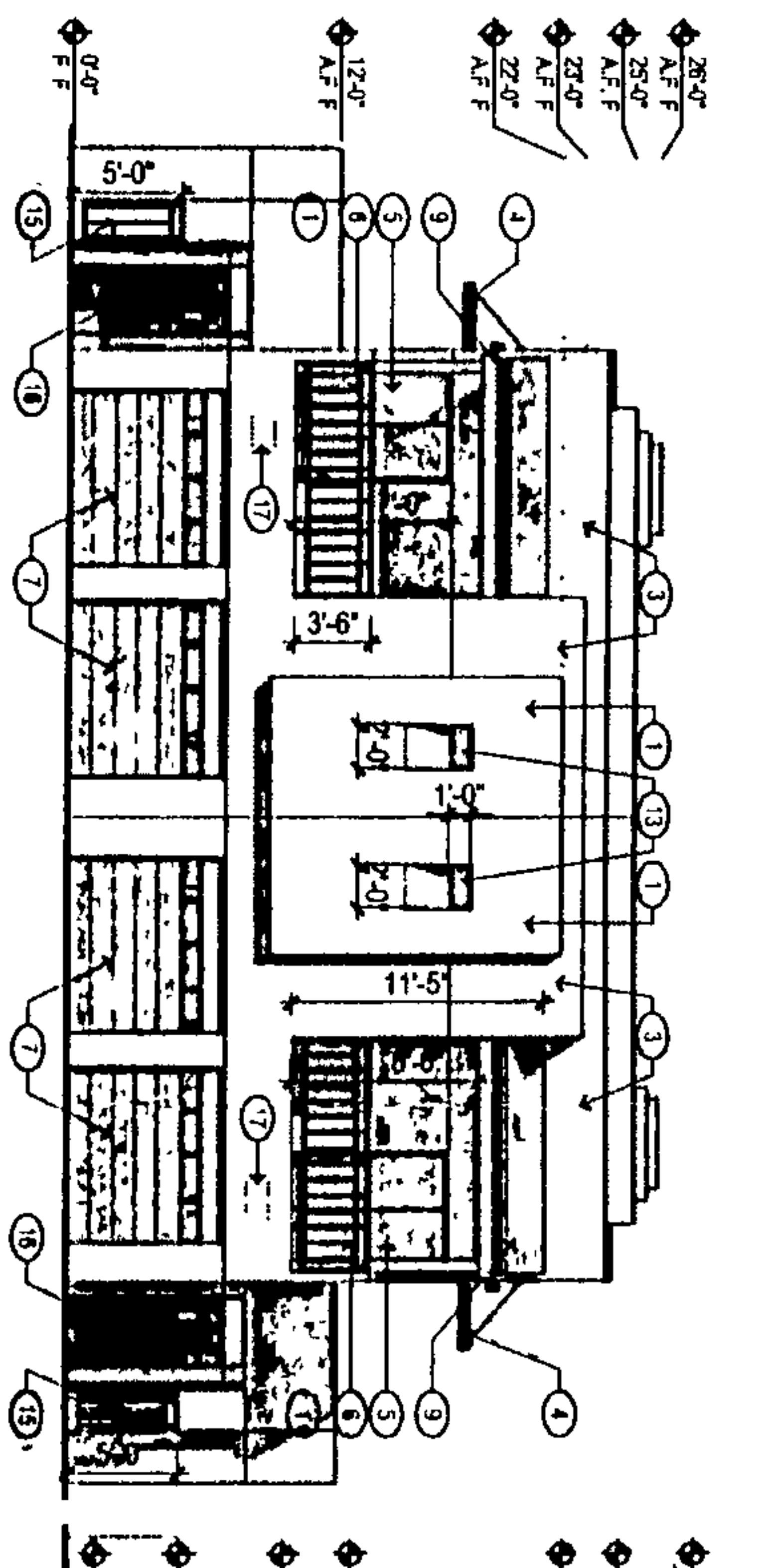
7801 Jefferson NE Suite 100  
 Albuquerque, NM 87109  
 505 761-9700  
 fax 761-4122  
 info@dsabatini.com

ARCHITECT

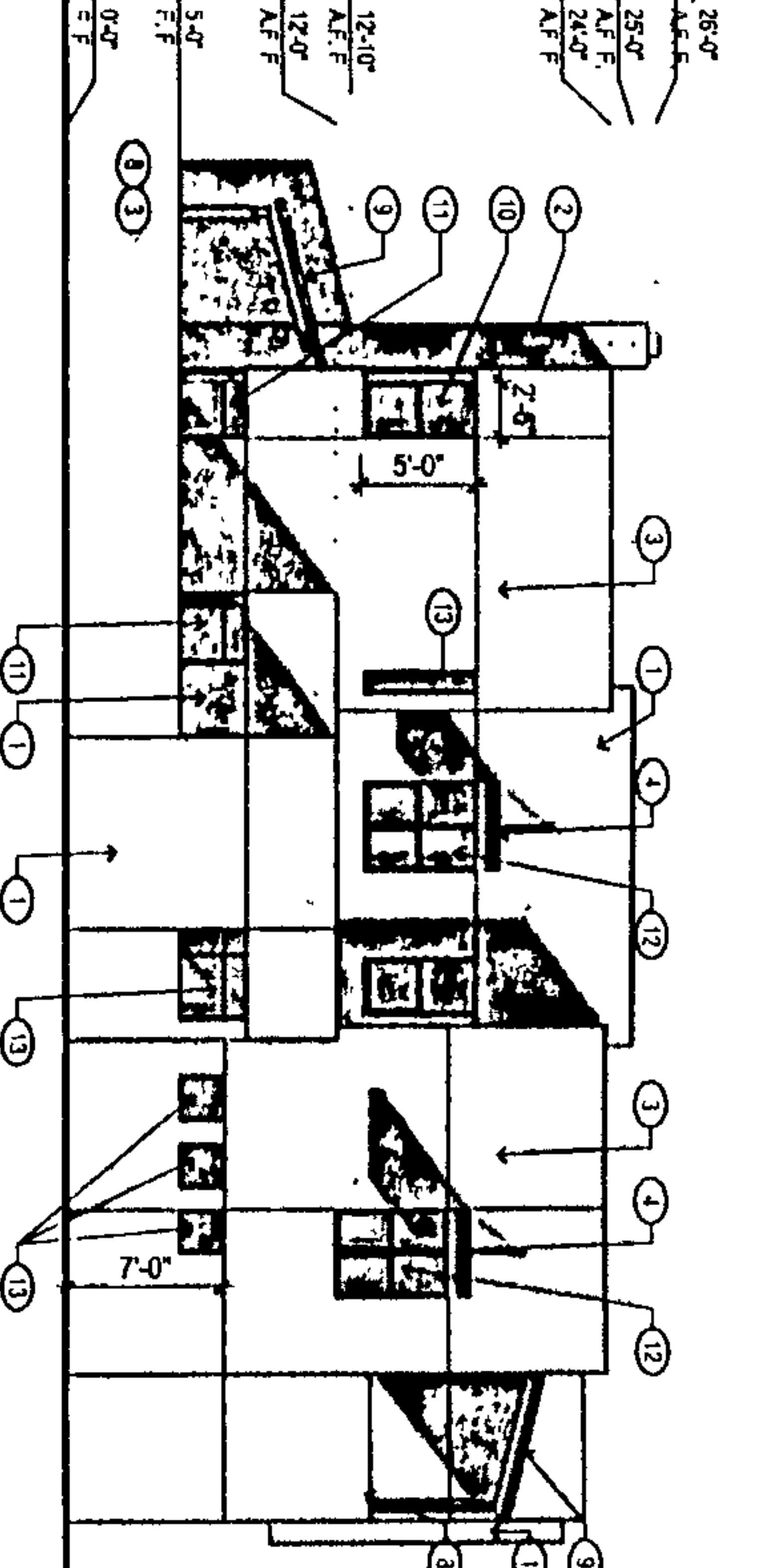
ENGINEER

PROJECT

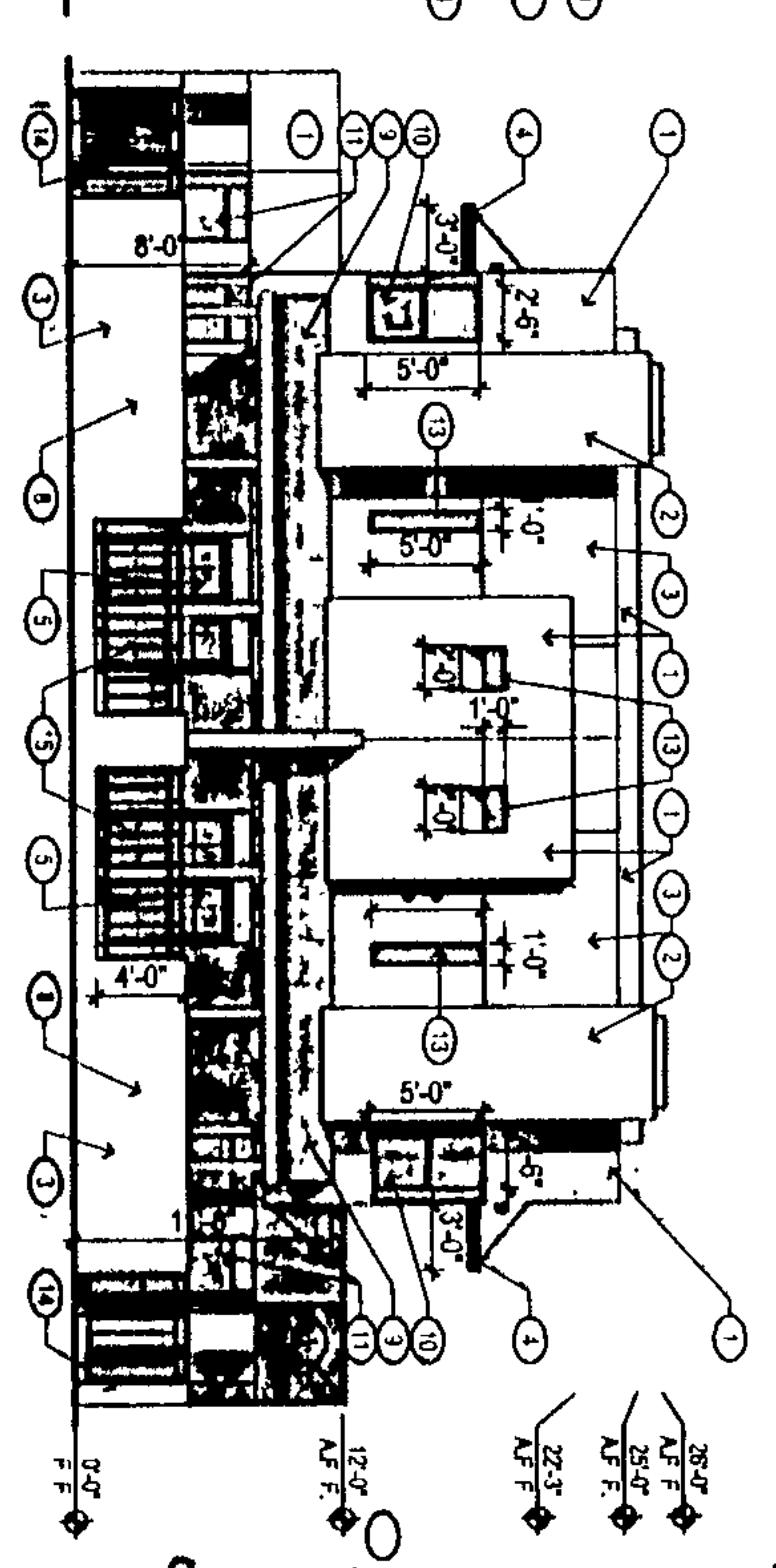
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 VOLTERRA VILLAGE  
 JUAN TABO HILLS  
 ALBUQUERQUE, NEW MEXICO  
 TRACT 4A, JUAN TABO HILLS, UNIT 1  
 DRB 1004073



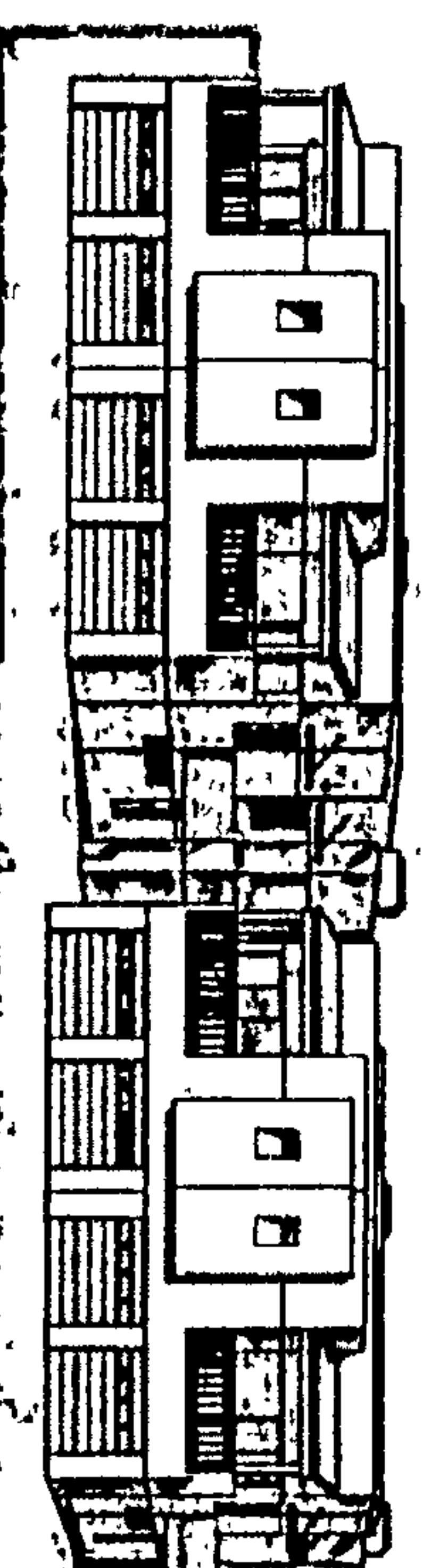
**A1** FRONT ELEVATION  
UNIT TYPE A



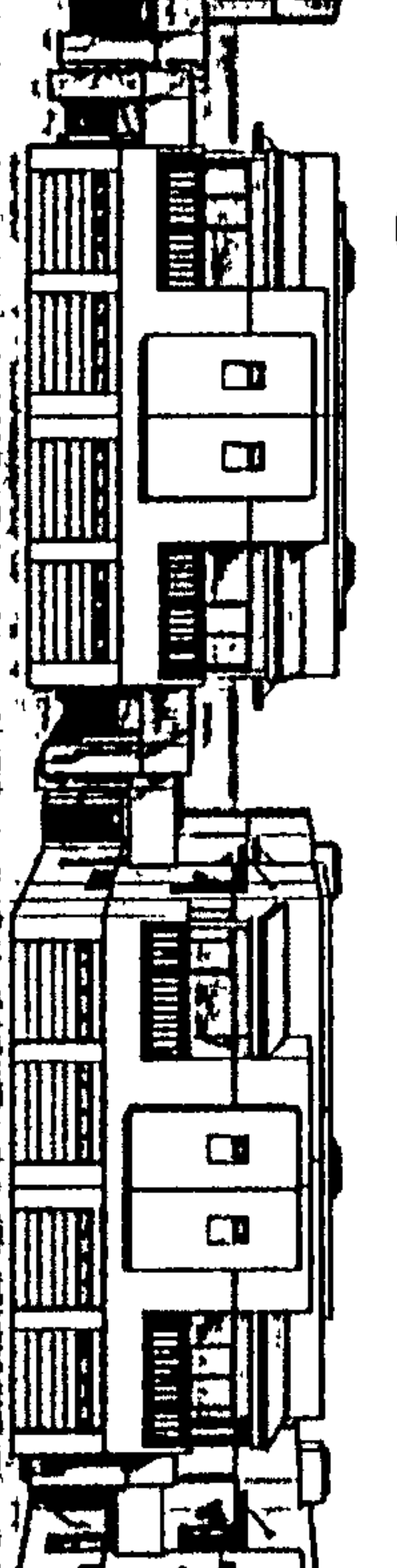
**A3** SIDE ELEVATION  
UNIT TYPE A



**A4** REAR ELEVATION  
UNIT TYPE A



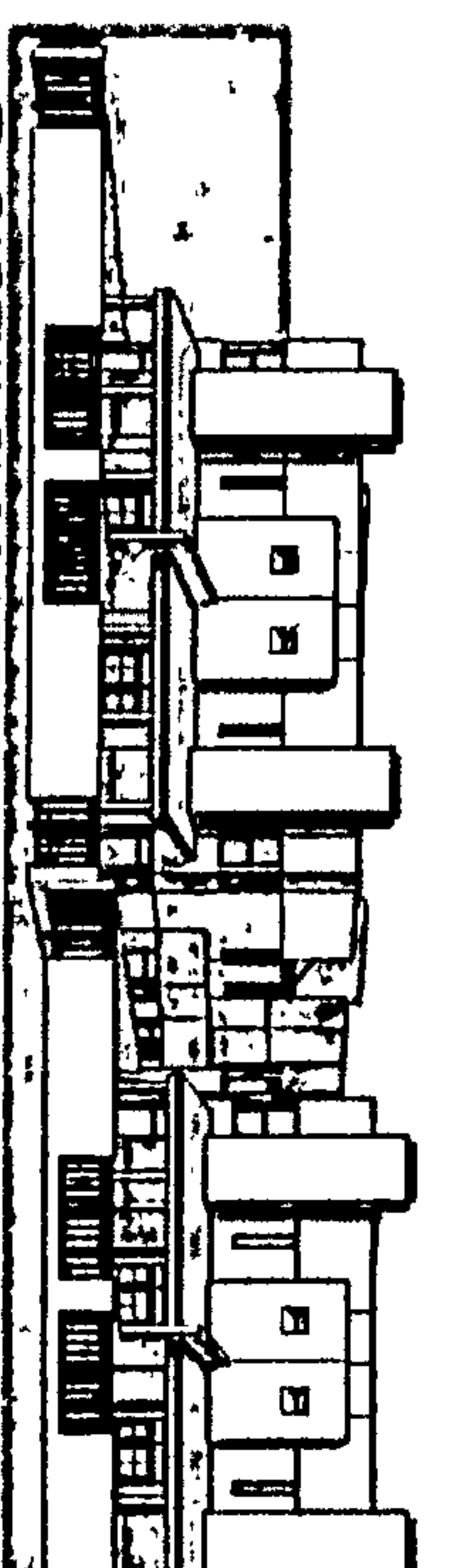
**B1** PARTIAL BLOCK PERSPECTIVE: FRONT  
UNIT TYPE A (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



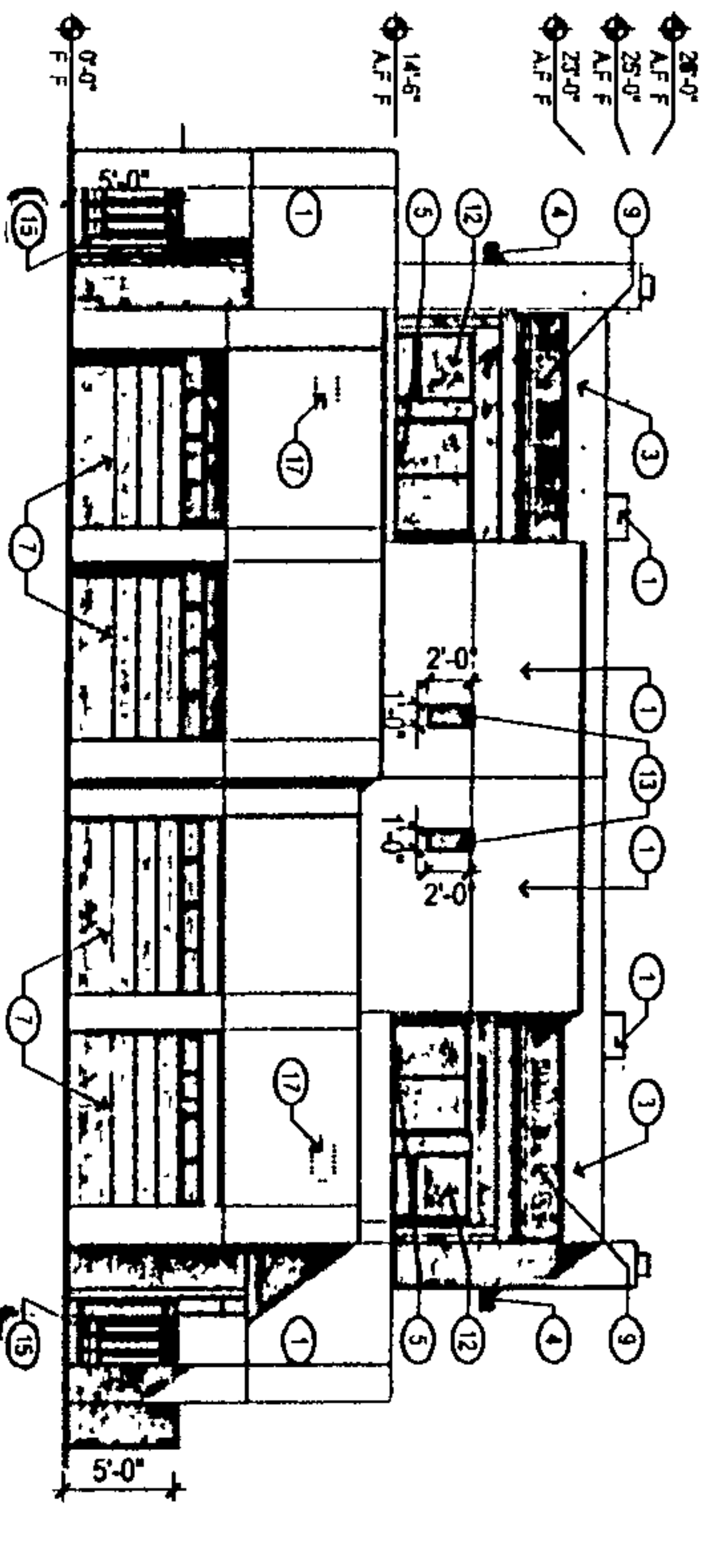
**A3** SIDE ELEVATION  
UNIT TYPE A



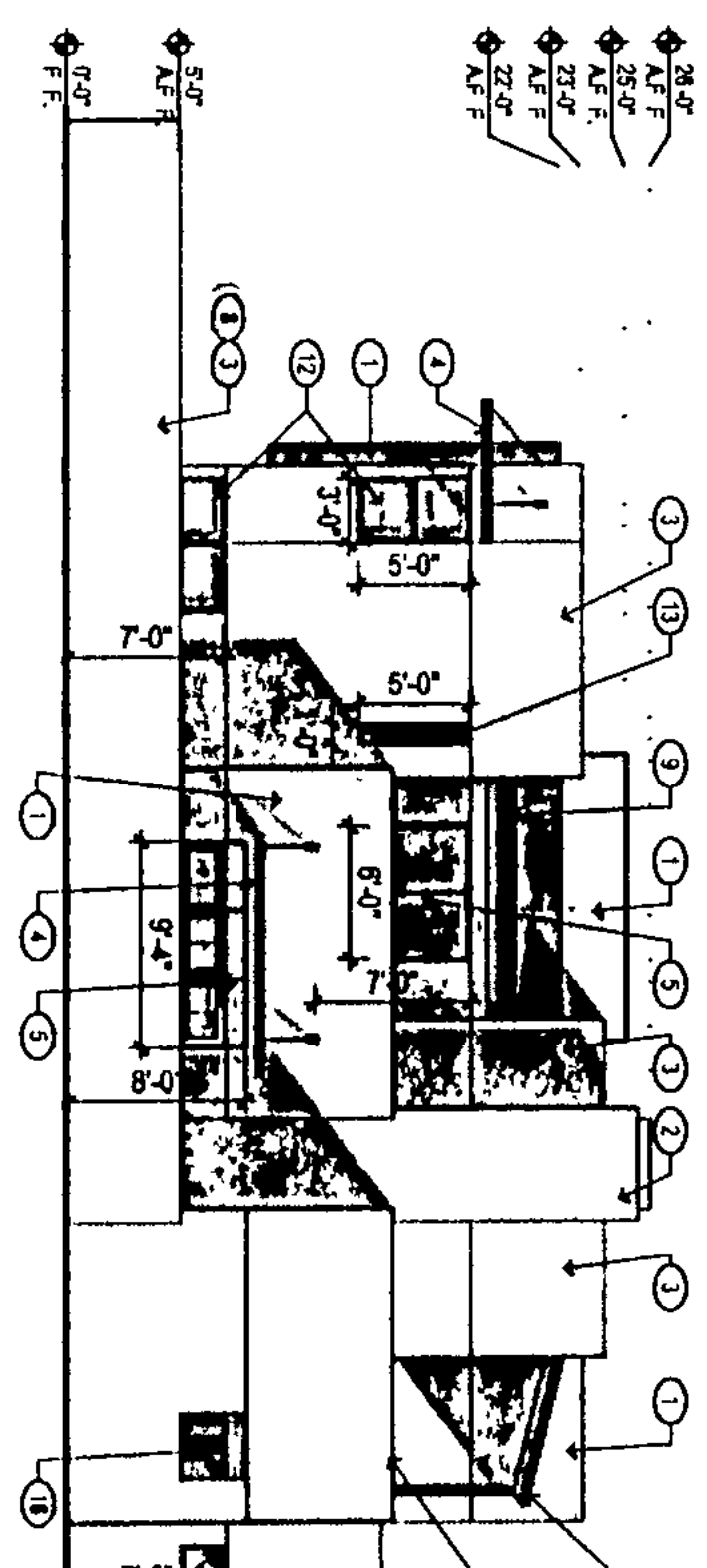
**A4** REAR ELEVATION  
UNIT TYPE A



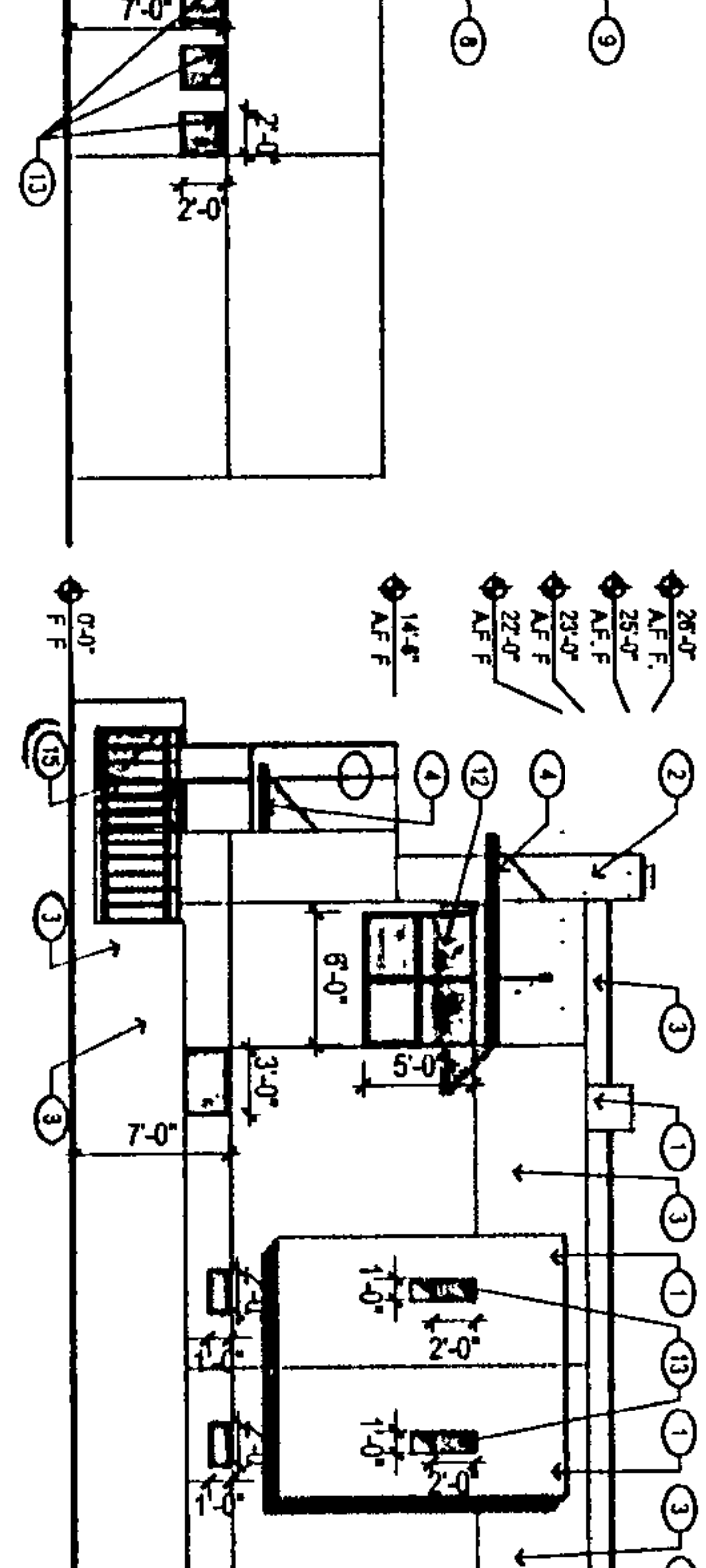
**B2** PARTIAL BLOCK PERSPECTIVE: REAR  
UNIT TYPE A (SEE A3 & A4 FOR COLOR/MATERIAL) NTS



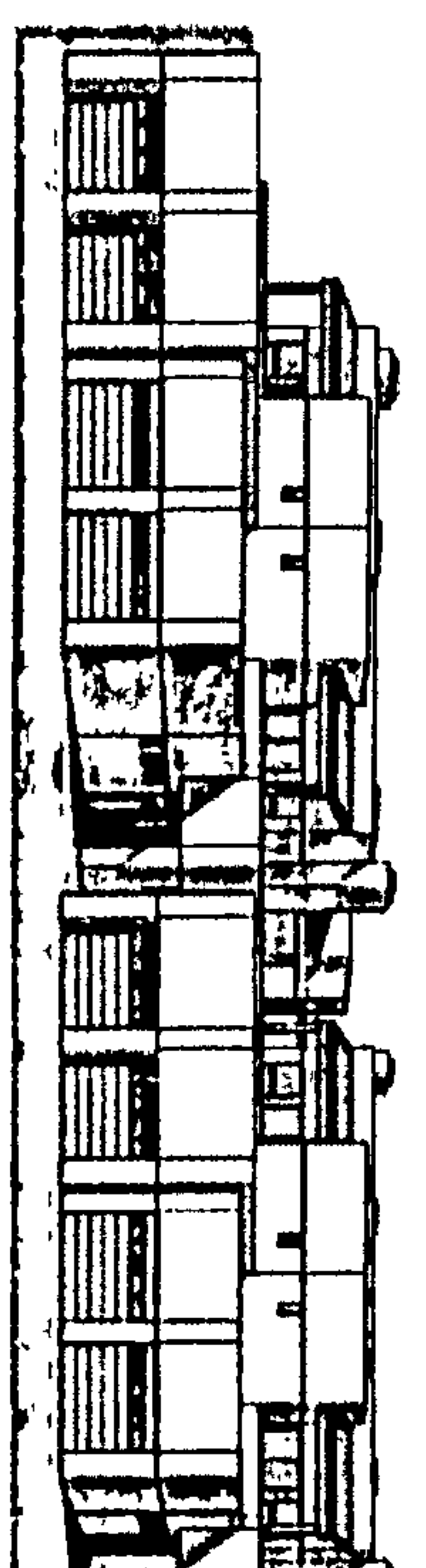
**C1** FRONT ELEVATION  
UNIT TYPE B1



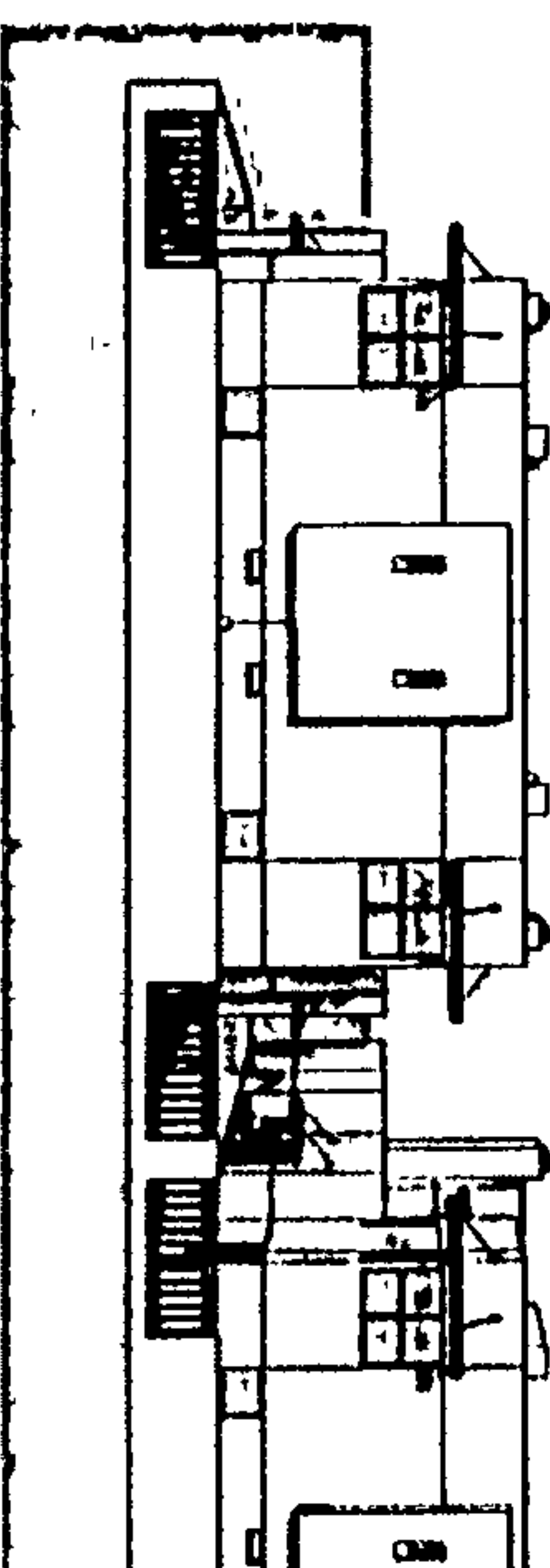
**C3** SIDE ELEVATION  
UNIT TYPE B1



**C4** REAR ELEVATION  
UNIT TYPE B1



**D1** PARTIAL BLOCK PERSPECTIVE: FRONT  
UNIT TYPE B1 (SEE C1 & C3 FOR COLOR/MATERIAL) NTS



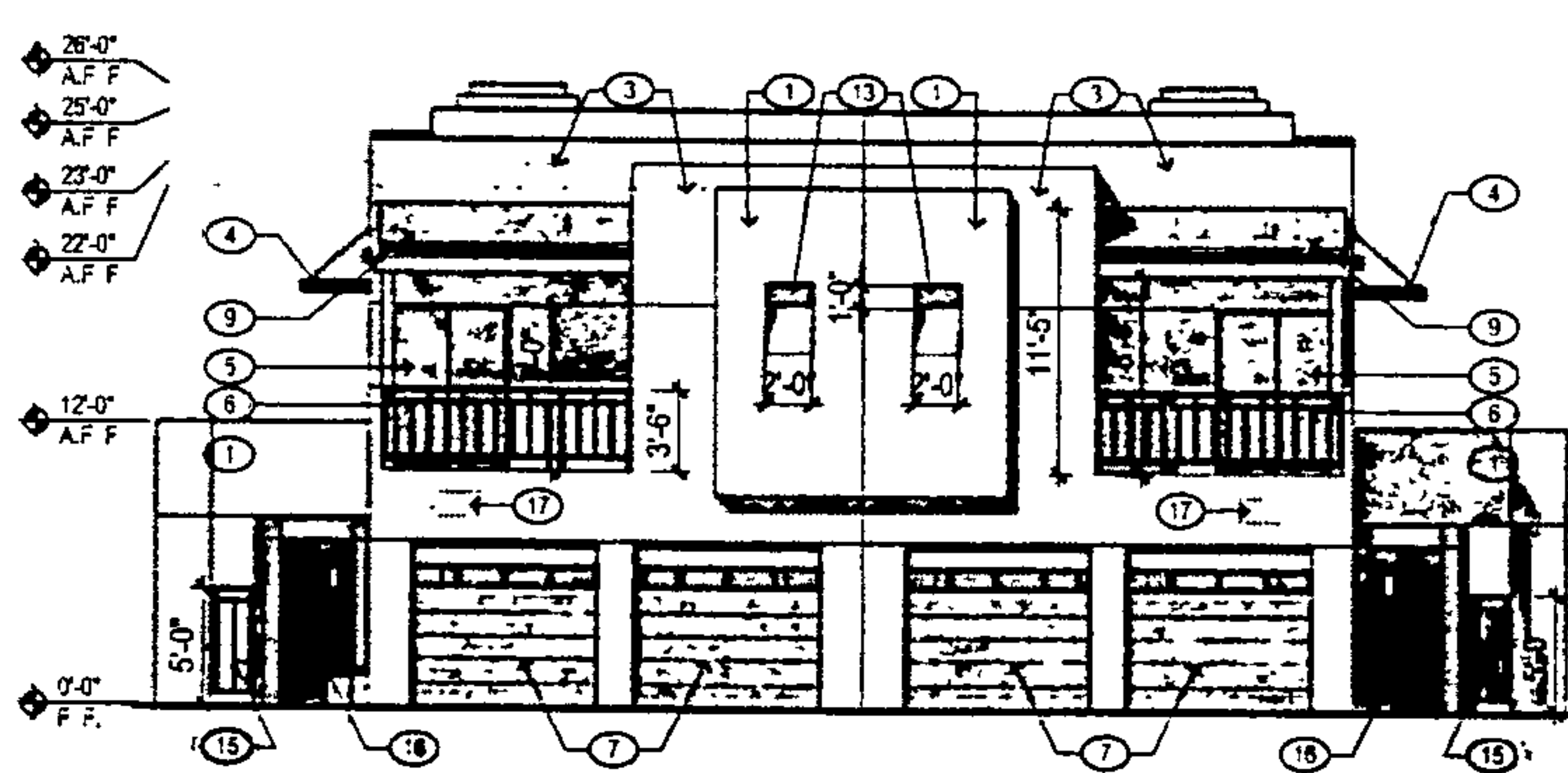
**D2** PARTIAL BLOCK PERSPECTIVE: REAR  
UNIT TYPE B1 (SEE C3 & C4 FOR COLOR/MATERIAL) NTS

REVISIONS

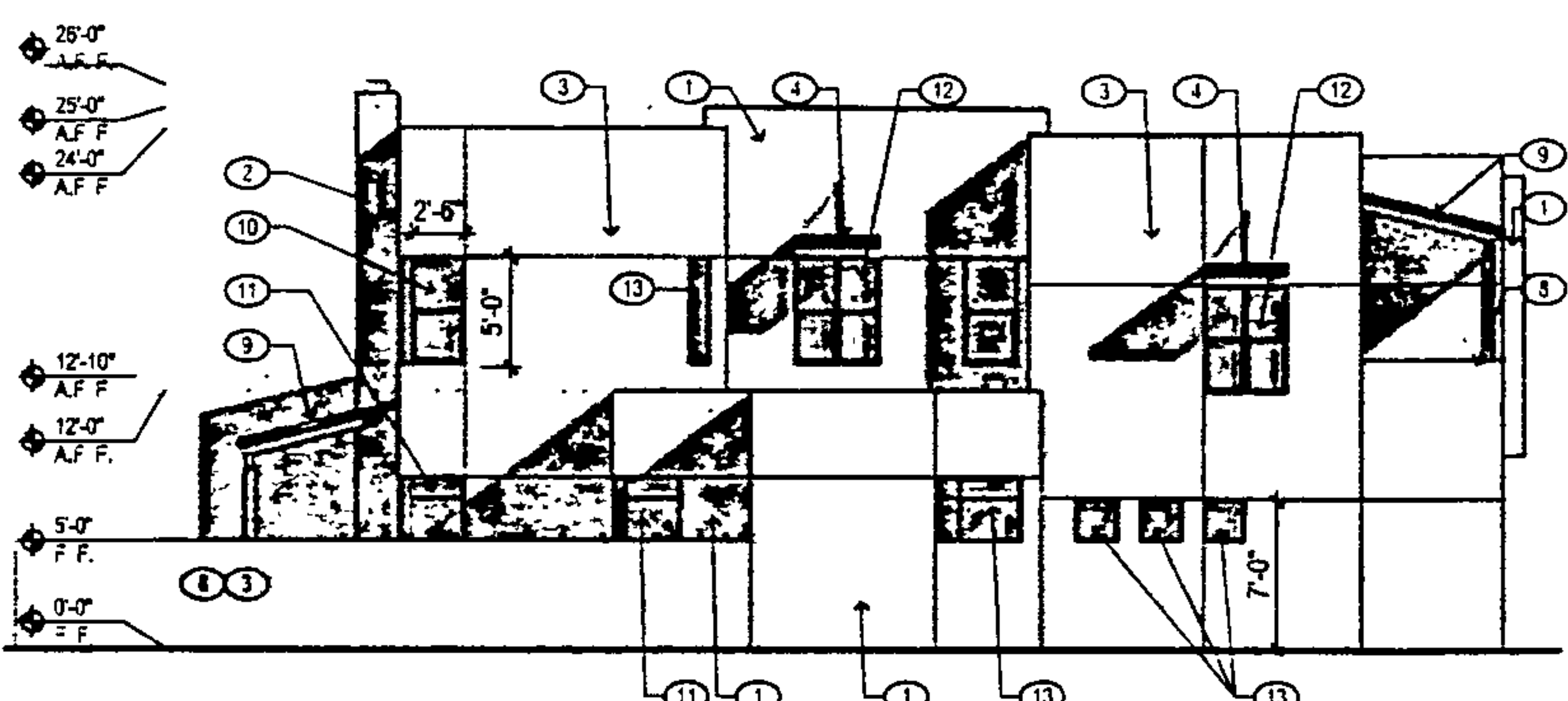
NO.	DATE	DESCRIPTION

DRAWN BY: CW  
 REVIEWED BY: MB  
 DATE: DECEMBER 1, 2008  
 PROJECT NO.: 08-0044  
 DRAWING NAME: UNIT TYPES A & B1 ELEVATIONS

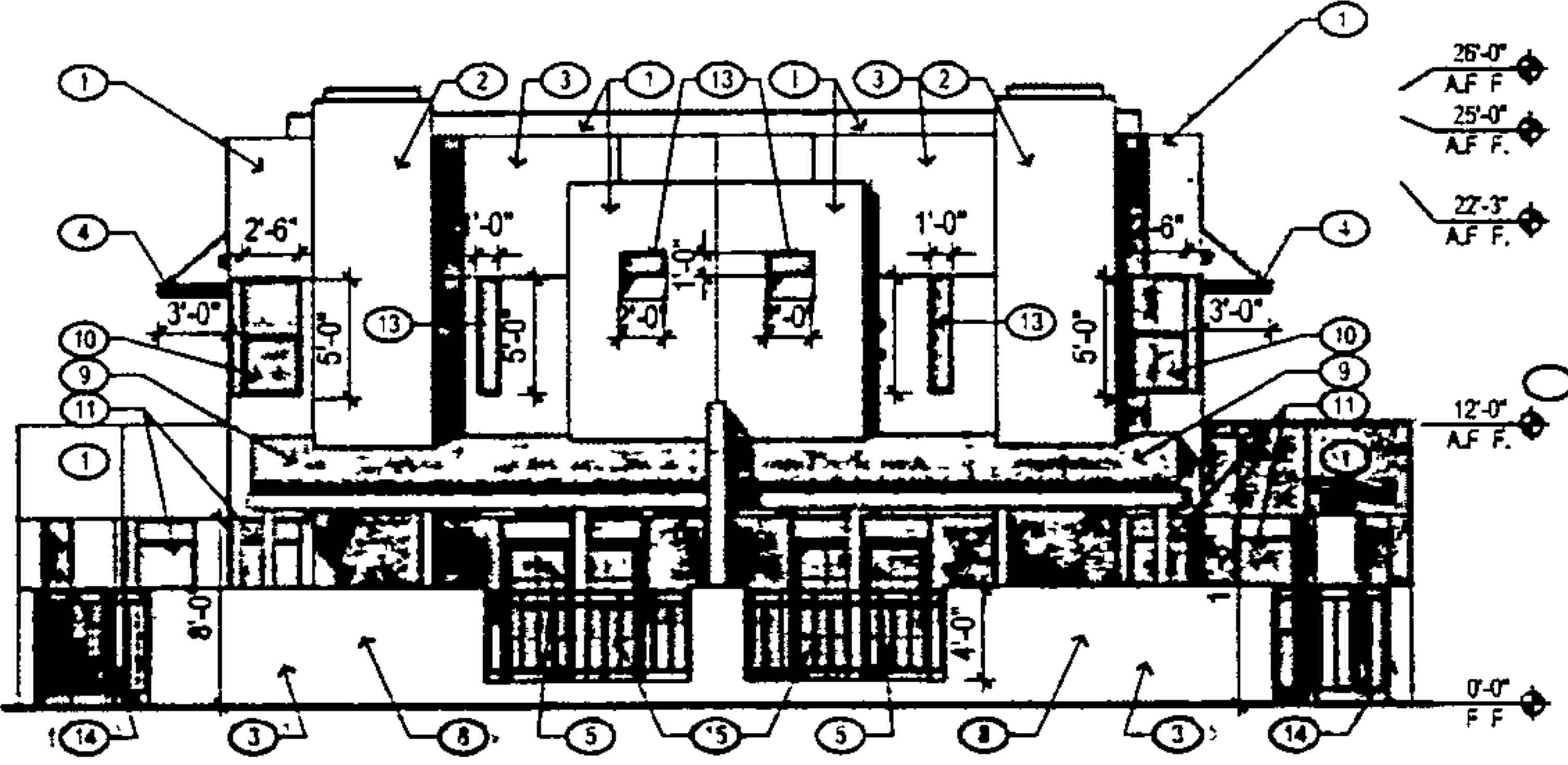
SHEET NO. **A300** OF



**A1** FRONT ELEVATION  
UNIT TYPE A



**A3** SIDE ELEVATION  
UNIT TYPE A



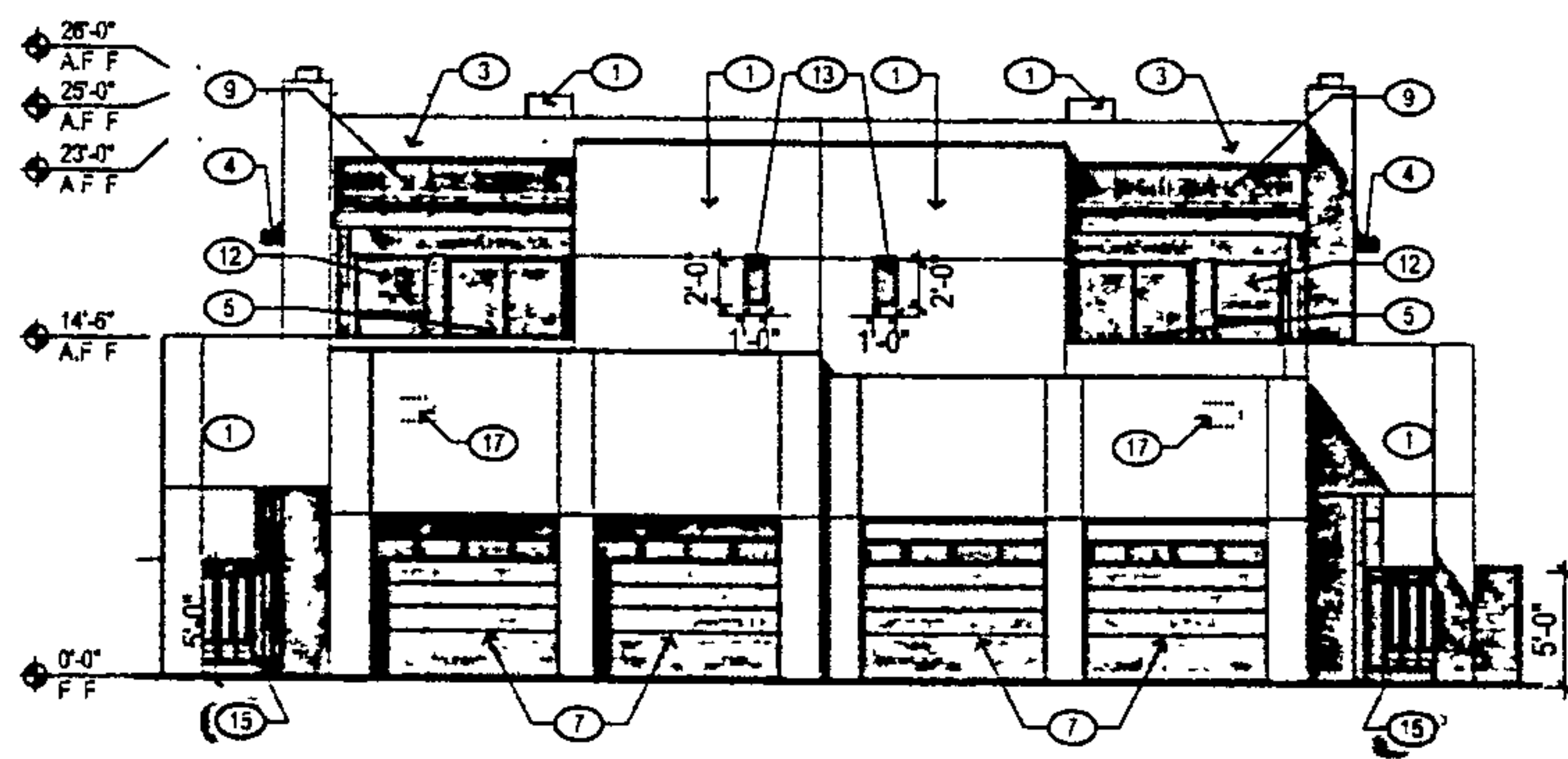
**A4** REAR ELEVATION  
UNIT TYPE A



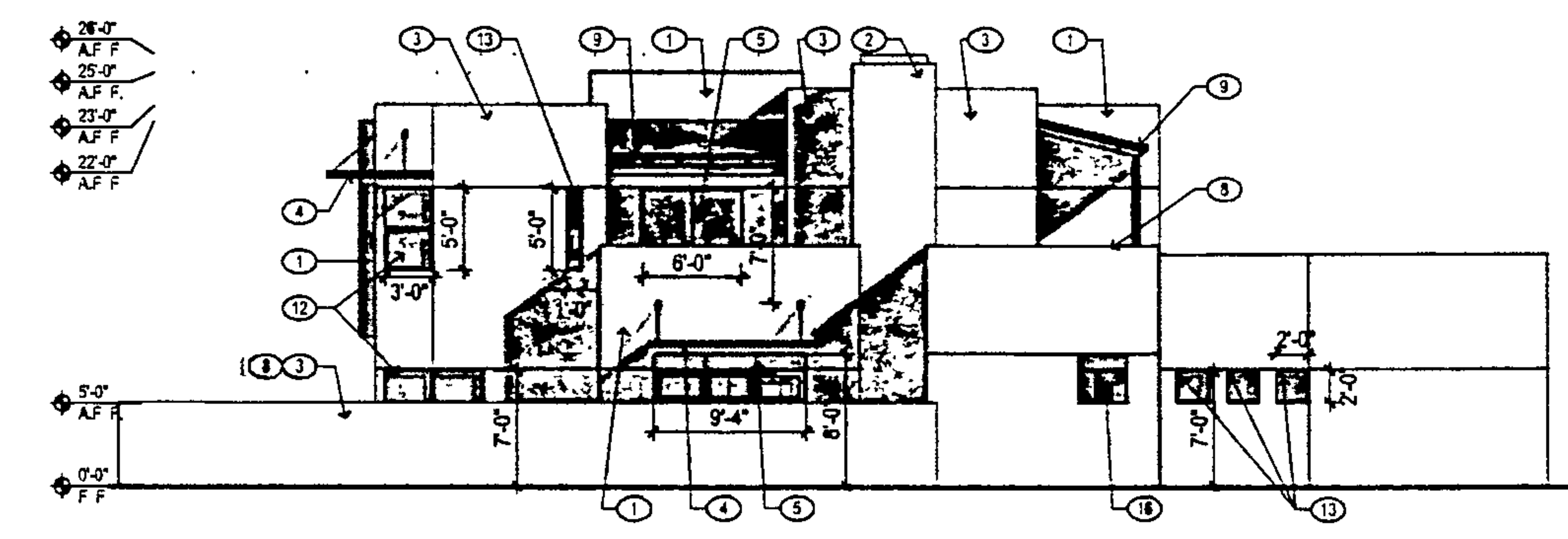
**B1** PARTIAL BLOCK PERSPECTIVE: FRONT  
UNIT TYPE A (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



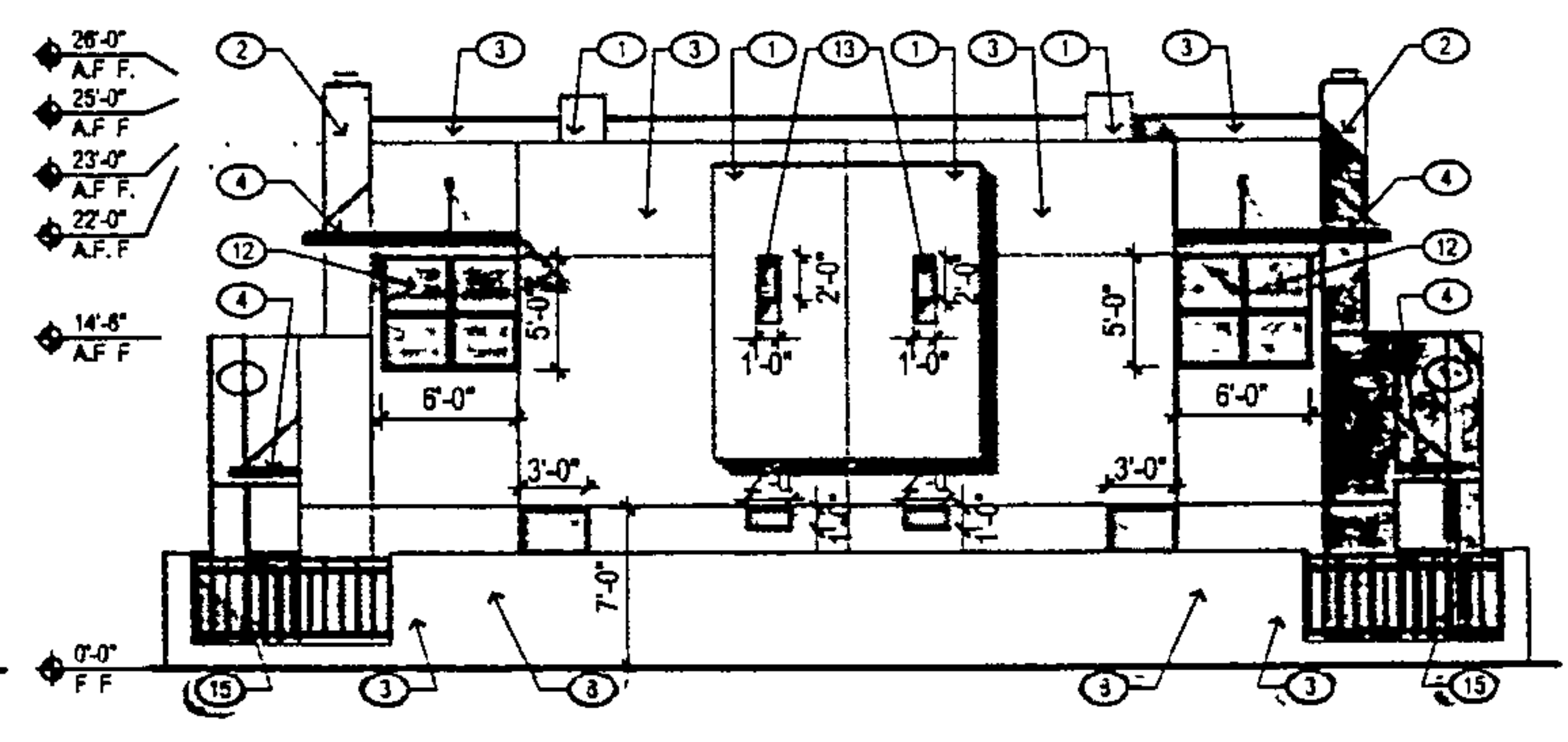
**B2** PARTIAL BLOCK PERSPECTIVE: REAR  
UNIT TYPE A (SEE A3 & A4 FOR COLOR/MATERIAL) NTS



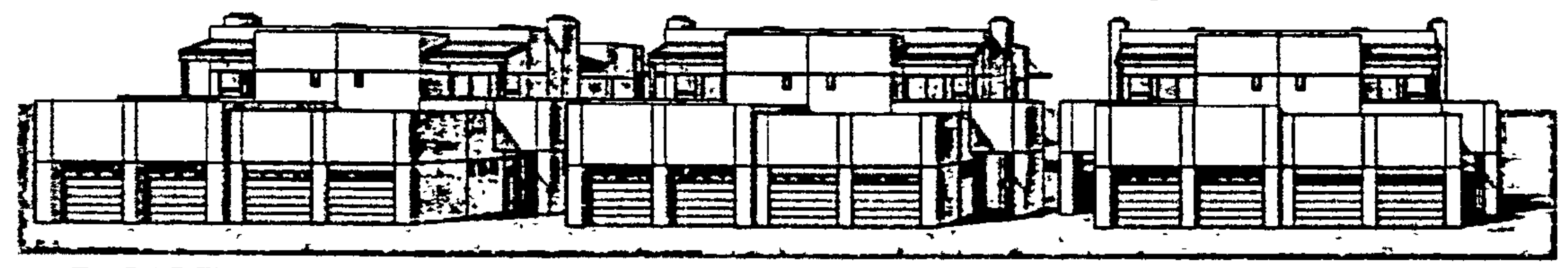
**C1** FRONT ELEVATION  
UNIT TYPE B1



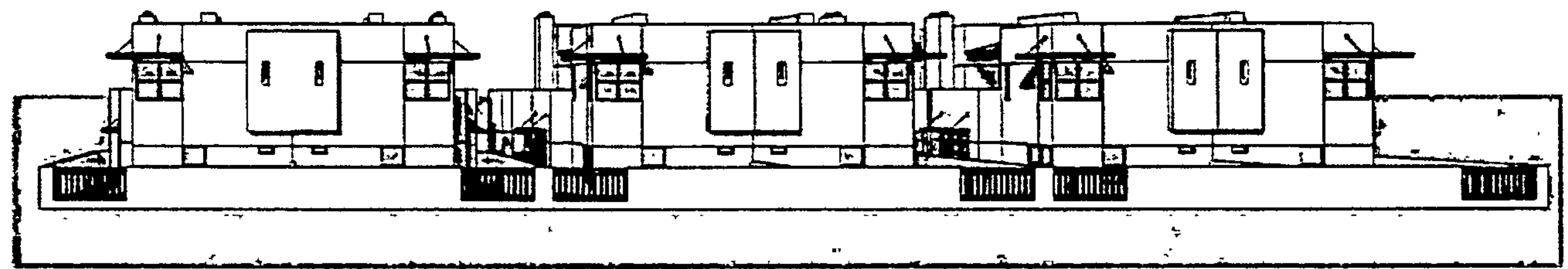
**C3** SIDE ELEVATION  
UNIT TYPE B1



**C4** REAR ELEVATION  
UNIT TYPE B1



**D1** PARTIAL BLOCK PERSPECTIVE: FRONT  
UNIT TYPE B1 (SEE C1 & C3 FOR COLOR/MATERIAL) NTS



**D2** PARTIAL BLOCK PERSPECTIVE: REAR  
UNIT TYPE B1 (SEE C3 & C4 FOR COLOR/MATERIAL) NTS

**GENERAL NOTES**

- A. LOW SLOPE ROOF SHALL BE BUR WITH PEBBLE BALAST
- B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
- C. WINDOW SHADE CANOPIES SHALL BE METAL FRAME
- D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP PARAPET WALLS

**KEYED NOTES**

- 1. ACCENT STUCCO COLOR (RED, DARK GREEN & BRUNT RED)
- 2. ACCENT STUCCO COLOR 2 (MEDIUM GREY, DARK GREY)
- 3. FIELD STUCCO COLOR (MEDIUM BROWN & KHAKI GREEN)
- 4. PAINTED STEEL AWNING (DARK GREY)
- 5. ALUMINUM CLAD SLIDING PATIO DOOR
- 6. PAINTED STEEL RAILINGS, TYP.
- 7. MIX OF 8' W X 7' H AND 16' W X 7' H GARAGE DOORS W/ WINDOW INSERTS
- 8. PRIVACY WALL
- 9. METAL ROOF / PORTAL (MEDIUM GREY)
- 10. OPERABLE ALUMINUM CORNER WINDOW
- 11. FIXED ALUMINUM CLAD CORNER WINDOW
- 12. OPERABLE ALUMINUM CLAD WINDOW
- 13. FIXED ALUMINUM CLAD WINDOW
- 14. PAINTED STEEL PEDESTRIAN GATE (DARK GREY)
- 15. PAINTED STEEL FENCE (DARK GREY)
- 16. ENTRY DOOR
- 17. ADDRESS SIGNAGE

architecture  
interiors  
landscape  
planning  
engineering

**Dekker  
Perich  
Sabatini**

7601 Jefferson NE Suite 100  
Albuquerque, NM 87109  
505 761-9700  
fax: 761-4222  
dps@dpsdesign.com

ARCHITECT

ENGINEER

PROJECT

**SDPBP**

**VOLTERA VILLAGE  
JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO  
TRACT 4A, JUAN TABO HILLS, UNIT 1  
DRB 1004073**

REVISIONS

△	01/2008	SFC COMMENTS
△		
△		
△		

DRAWN BY CW  
REVIEWED BY MB  
DATE DECEMBER 4, 2008  
PROJECT NO 08-0044  
DRAWING NAME

UNIT TYPES A & B1  
ELEVATIONS

SHEET NO  
**A300**  
OF

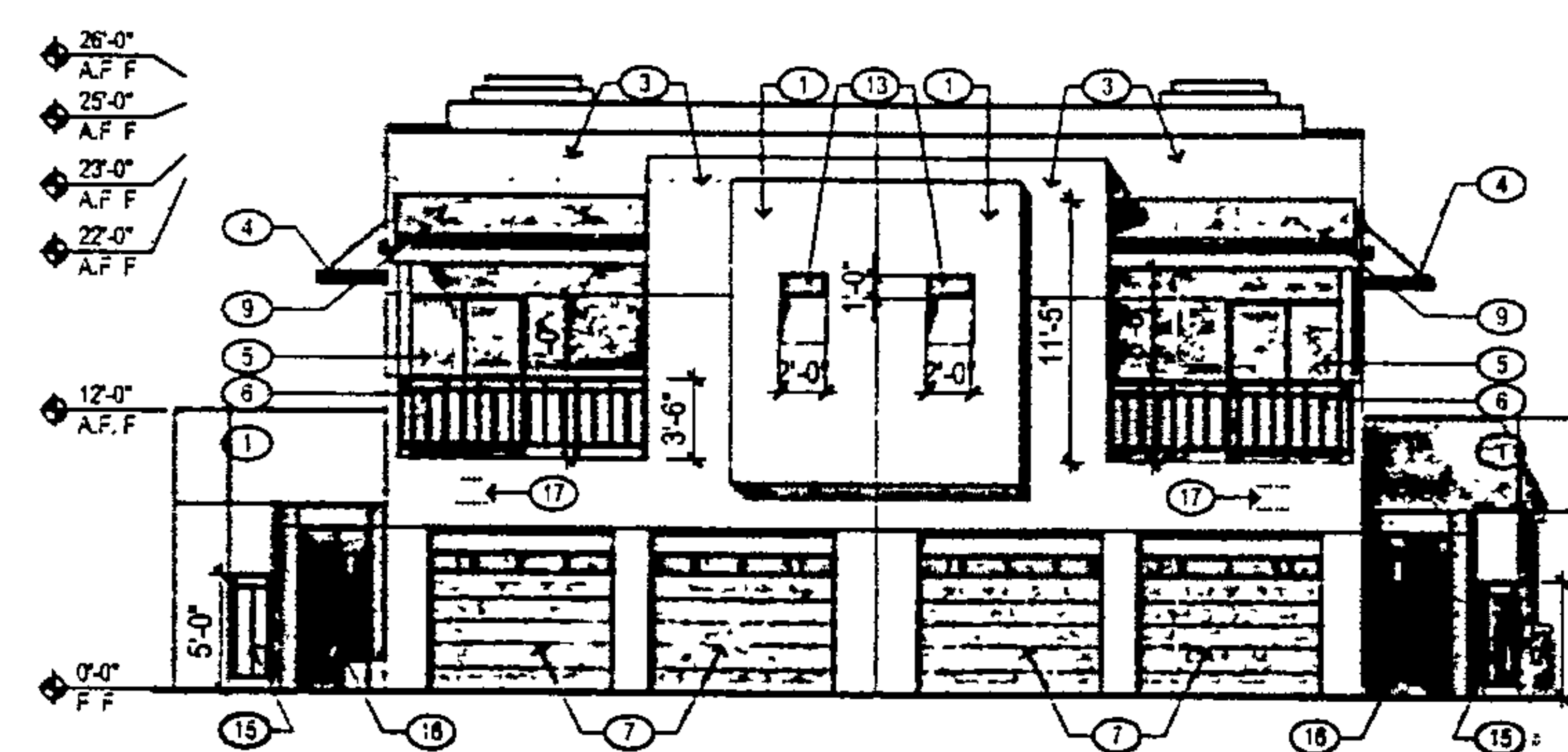
**SDPBP**  
VOLTERRA VILLAGE  
JUAN TABO HILLS  
ALBUQUERQUE, NEW MEXICO  
TRACT 4A, JUAN TABO HILLS, UNIT 1  
DRB 1004073

**GENERAL NOTES**

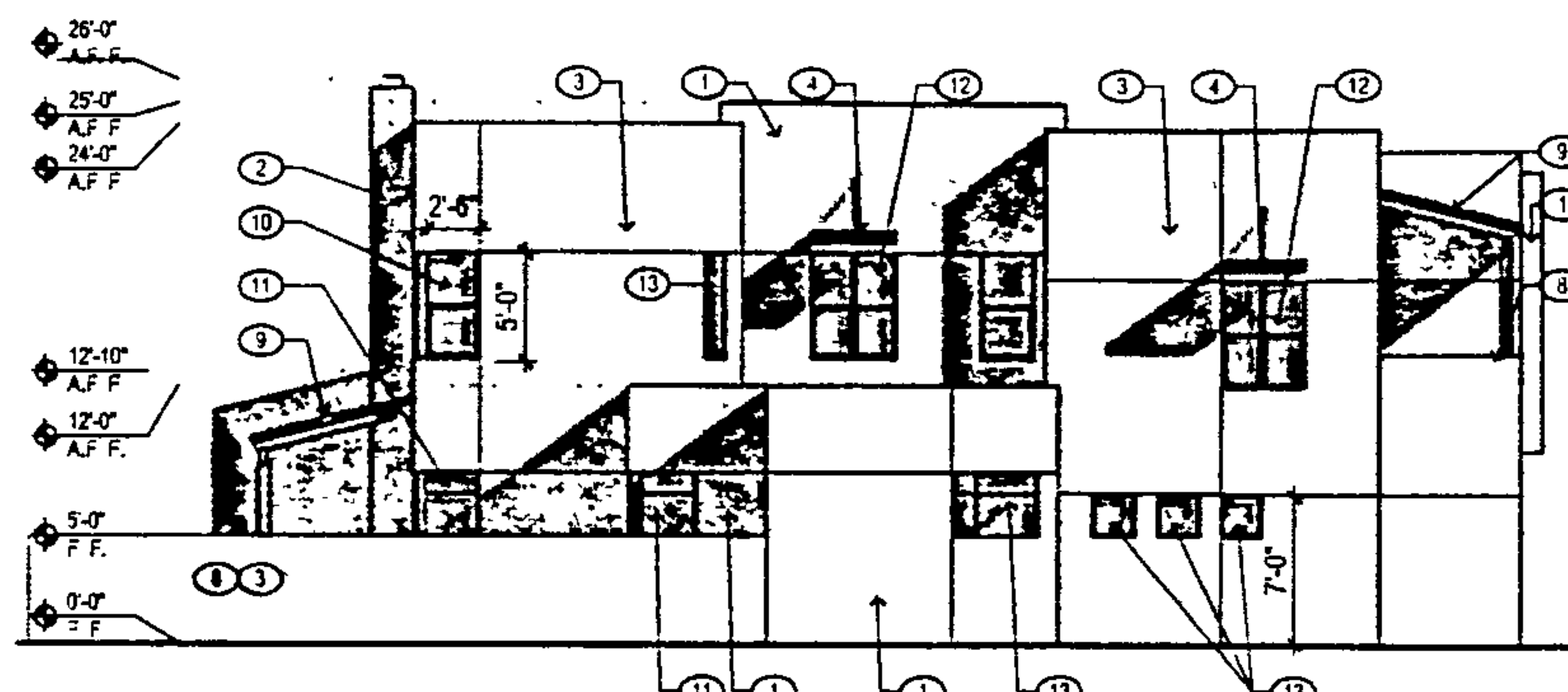
- A. LOW SLOPE ROOF SHALL BE BUR WITH PEBBLE BALAST
- B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
- C. WINDOW SHADE CANOPIES SHALL BE METAL FRAME
- D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP PARAPET WALLS

**KEYED NOTES**

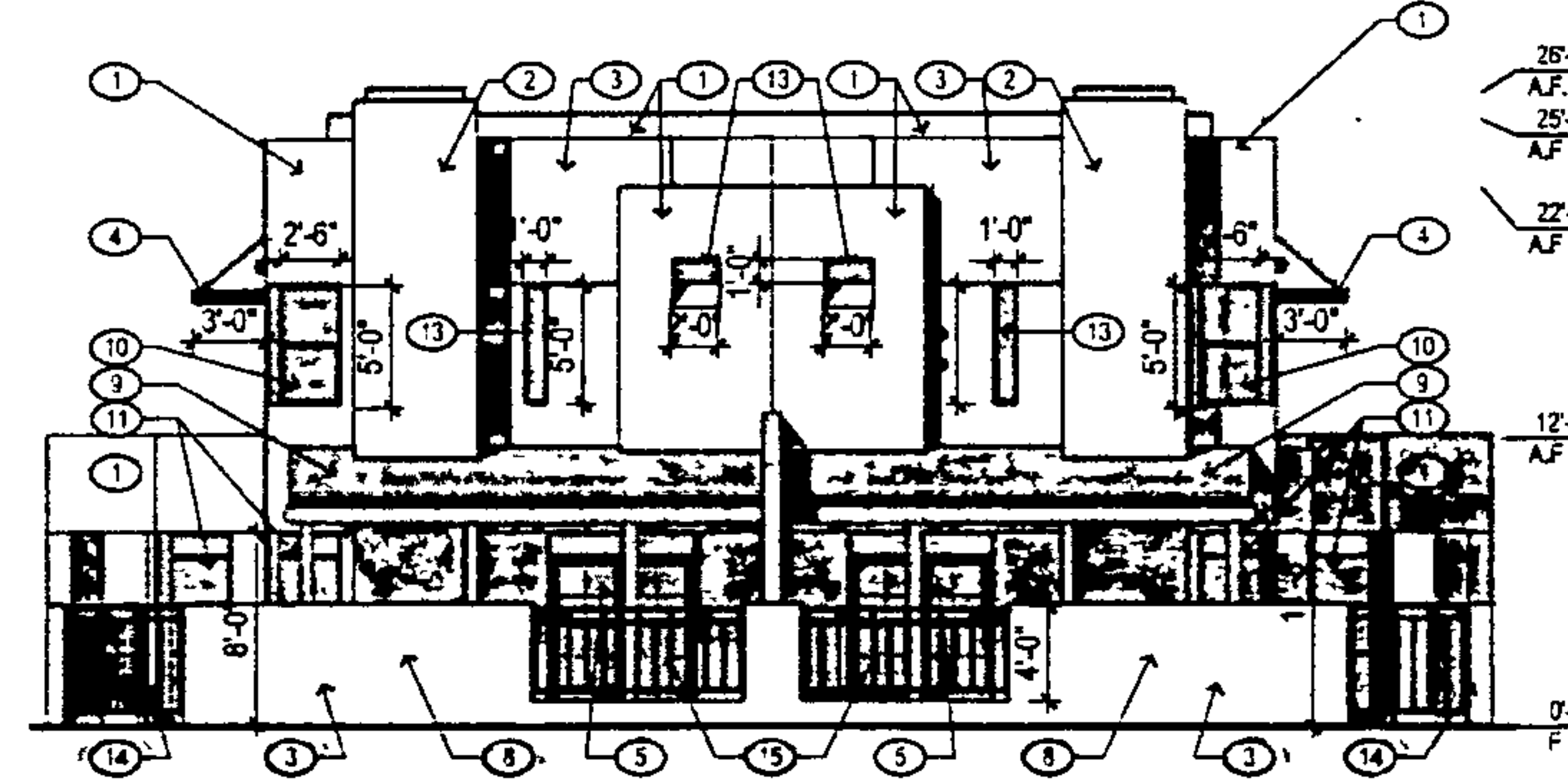
- 1. ACCENT STUCCO COLOR 1 (RED, DARK GREEN & BRUNT RED)
- 2. ACCENT STUCCO COLOR 2 (MEDIUM GREY, DARK GREY)
- 3. FILL STUCCO COLOR 1 (MEDIUM BROWN & KHAKI GREEN)
- 4. PAINTED STEEL AWNING (DARK GREY)
- 5. ALUMINUM CLAD SLIDING PATIO DOOR
- 6. PAINTED STEEL RAILINGS, TYP.
- 7. MIX OF 8' W X 7' H AND 16' W X 7' H GARAGE DOORS W/ WINDOW INSERTS
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- 11. FIXED ALUMINUM CLAD CORNER WINDOW
- 12. OPERABLE ALUMINUM CLAD WINDOW
- 13. FIXED ALUMINUM CLAD WINDOW
- 14. PAINTED STEEL PEDESTRIAN GATE (DARK GREY)
- 15. PAINTED STEEL FENCE (DARK GREY)
- 16. ENTRY DOOR
- 17. ADDRESS SIGNAGE



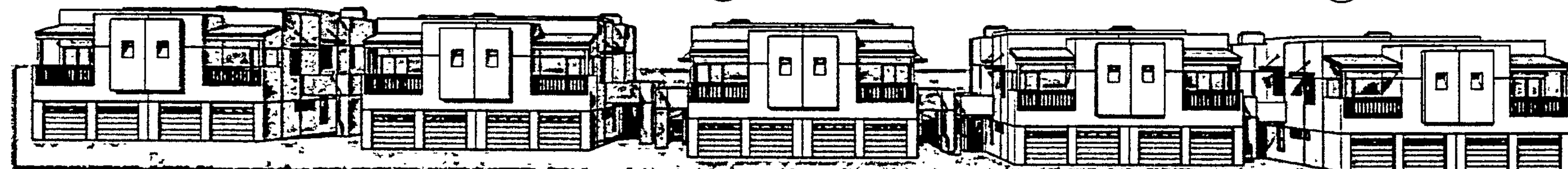
**A1** FRONT ELEVATION  
UNIT TYPE A



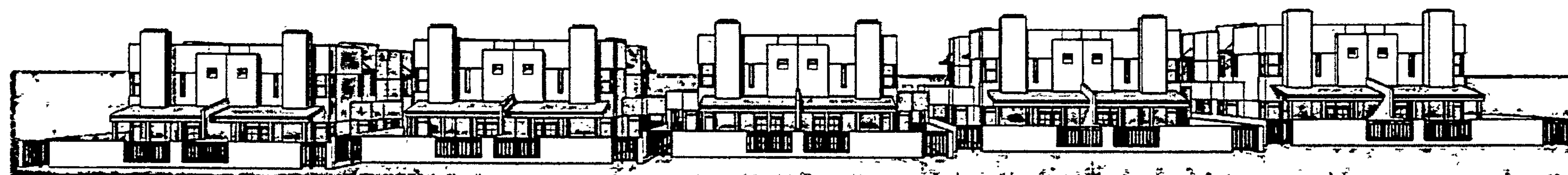
**A3** SIDE ELEVATION  
UNIT TYPE A



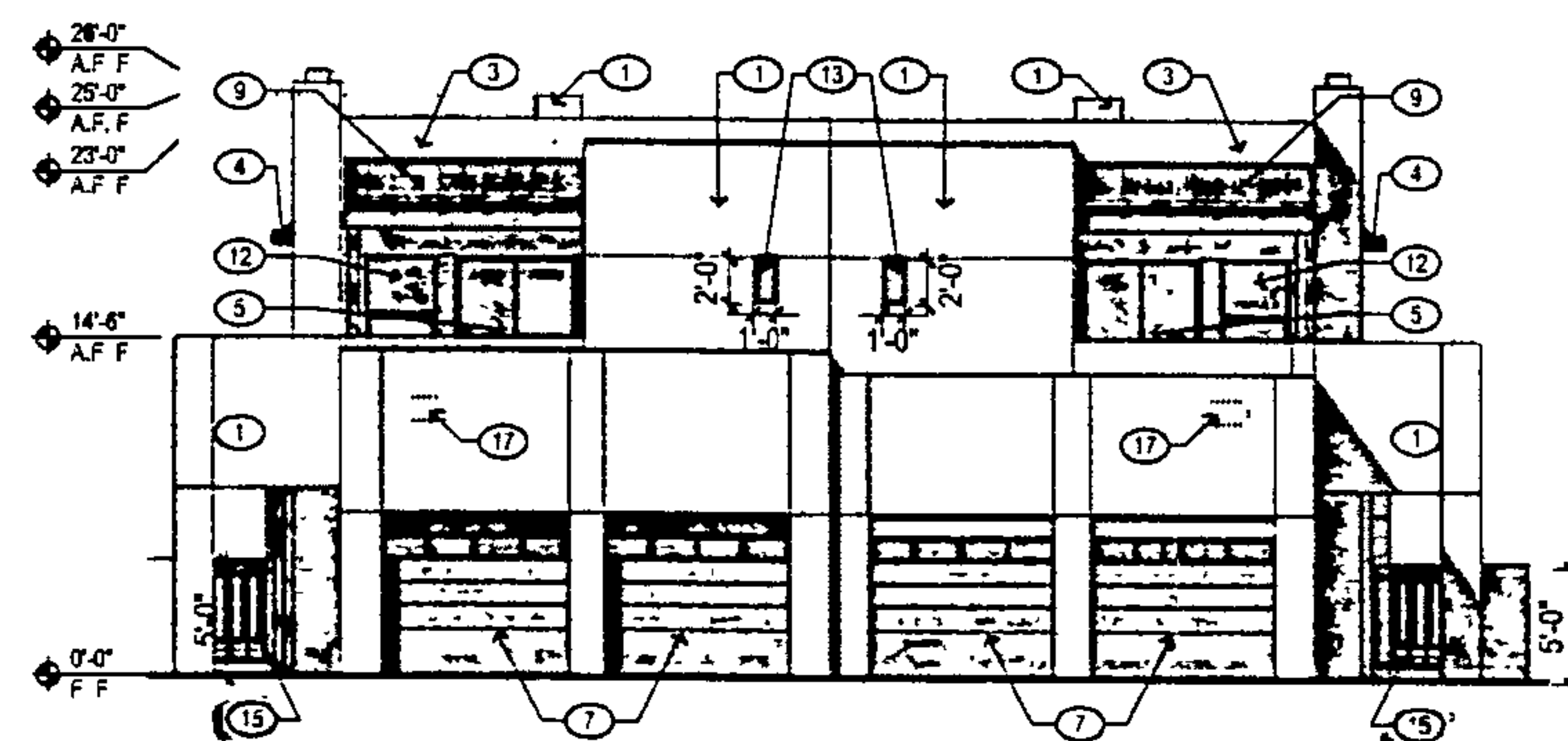
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UNIT TYPE A



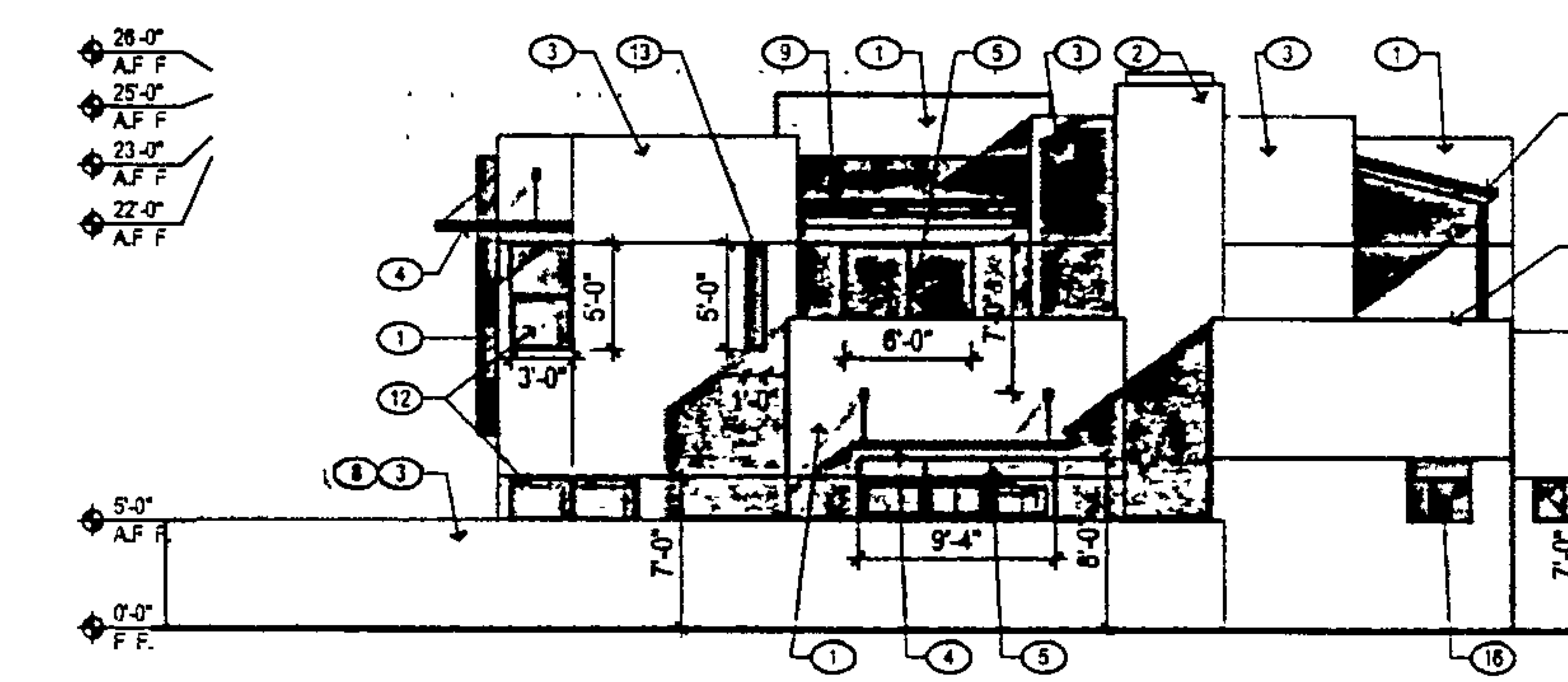
**B1** PARTIAL BLOCK PERSPECTIVE: FRONT  
UNIT TYPE A (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



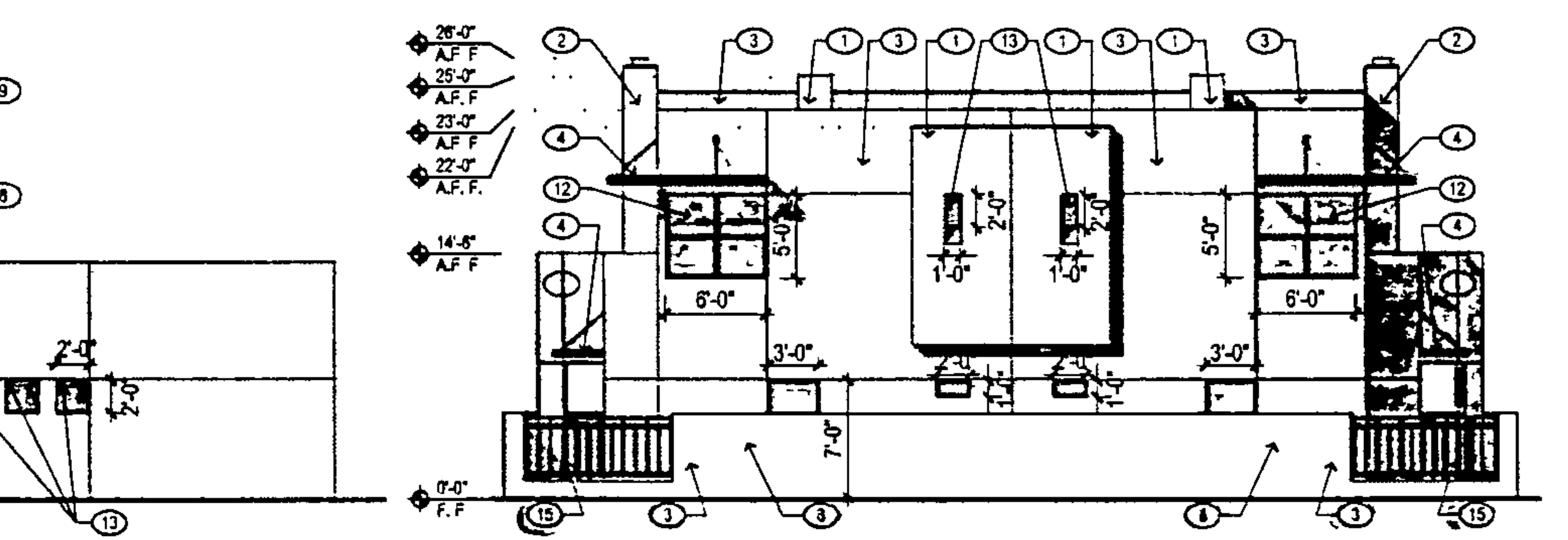
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UNIT TYPE A (SEE A3 & A4 FOR COLOR/MATERIAL) NTS



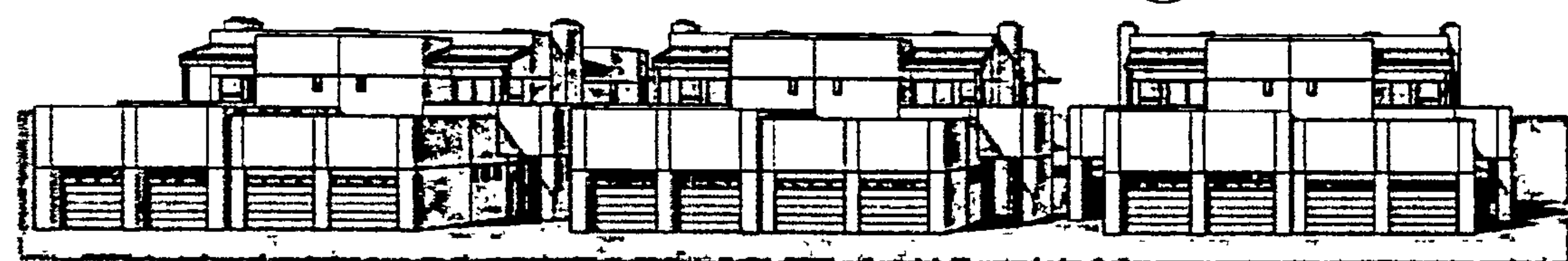
**C1** FRONT ELEVATION  
UNIT TYPE B1



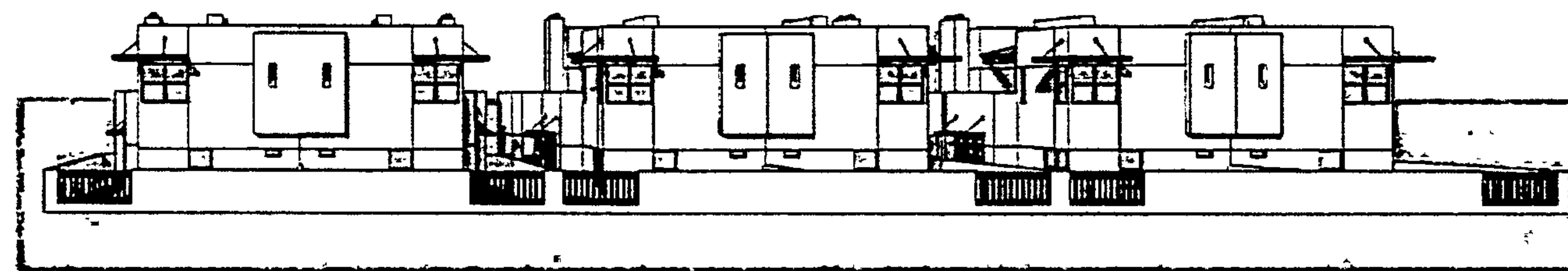
**C3** SIDE ELEVATION  
UNIT TYPE B1



**C4** REAR ELEVATION  
UNIT TYPE B1



**D1** PARTIAL BLOCK PERSPECTIVE: FRONT  
UNIT TYPE B1 (SEE C1 & C3 FOR COLOR/MATERIAL) NTS



**D2** PARTIAL BLOCK PERSPECTIVE: REAR  
UNIT TYPE B1 (SEE C3 & C4 FOR COLOR/MATERIAL) NTS

REVISIONS

△	01/2009	EPC COMMENTS
△		
△		
△		

DRAWN BY CW  
REVIEWED BY MB  
DATE DECEMBER 4, 2008  
PROJECT NO 08-0044  
DRAWING NAME

UNIT TYPES A & B1  
ELEVATIONS

**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1004073

DRB Application No: \_\_\_\_\_

**VOLTERRA VILLAGE**

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

**Tract 4A, Juan Tabo Hills, Unit 1**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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. Pvmt C&G Both Sides 4' Sidewalk Westside & around cul-de-sac 4' Sidewalk Eastside *	Gulfstream Dr.	Silver Charm Rd.	Cul-de-Sac	/	/	/
		26' FF	Res. Pvmt C&G Both Sides 4' Sidewalk Both Sides *	Borrego Dr.	Silver Charm Rd.	Monachos Rd	/	/	/
		26' FF	Res. Pvmt C&G Both Sides 4' Sidewalk Both Sides *	Volponi Dr	Silver Charm Rd.	Monachos Rd.	/	/	/
		24' FF	Res. Pvmt C&G Both Sides 4' Sidewalk Eastside *	Domino Dr	Silver Charm Rd.	Monachos Rd	/	/	/
		24' FF	Res. Pvmt C&G Both Sides 4' Sidewalk Westside *	Domino Dr.	Silver Charm Rd.	Forego Dr.	/	/	/
		24' FF	Res. Pvmt C&G Both Sides 4' Sidewalk Westside	Domino Dr.	Forego Rd.	Cicada Dr	/	/	/
		26' FF	Res. Pvmt C&G Both Sides 4' Sidewalk Both Sides *	Bull Lea Dr.	Silver Charm Rd.	Forego Rd.	/	/	/
		14' FE 6'	Perm. Pvmt C&G North Side Sidewalk North Side	Silver Charm Dr.	Gulfstream Dr.	Juan Tabo Blvd.	/	/	/

		24' FF	Res Pvmt C&G Both Sides	Forego Rd.	Domino Dr.	Juan Tabo Blvd.	/	/	/
		4'	Sidewalk North Side *						
		4'	Sidewalk South Side						
		24' FF	Res Pvmt C&G Both Sides	Cicada Rd	Domino Dr.	Juan Tabo Blvd	/	/	/
		4'	Sidewalk South Side *						
		24' FF	Res. Pvmt C&G Both Sides	Cicada Rd.	Domino Dr.	Volponi Dr.	/	/	/
		4'	Sidewalk Both Sides						
		32' FF	Res. Pvmt C&G Both Sides	Cavalcade Ave	East Pl.	Juan Tabo Blvd.	/	/	/
		4'	Sidewalk Both Sides						
		40' FF	Perm Pvmt C & G, both sides	Monachos Rd.	East Pl.	Juan Tabo Blvd.	/	/	/
		4'	Sidewalk, both sides						
<b>WATERLINE</b>									
		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	Domino Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	Waterline	Cavalcade Ave	Gulfstream Dr	Borrego Dr	/	/	/
		6"	Waterline	Bull Lea Dr	Silver Charm Rd	Forego Rd	/	/	/
		10"	Waterline	Silver Charm Rd	Gulfstream Dr	Bull Lea Dr	/	/	/
		6"	Waterline	Forego Rd	Domino Dr	Bull Lea Dr	/	/	/
		8"	Waterline	Monachos Rd	Domino Dr	East PL	/	/	/
		4"	Waterline	Forego Rd	Bull Lea Dr	Terminus	/	/	/
		6"	Waterline	Cavalcade Ave	Domino Dr	Juan Tabo Blvd	/	/	/
<b>SEWER</b>									
		8"	SAS	Gulfstream 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	Domino Dr	Silver Charm Rd	Monachos Rd	/	/	/
		8"	SAS	Bull Lea Dr	Silver Charm Rd	Forego Rd	/	/	/
		8"	SAS	Forego Rd	Domino Dr	Terminus	/	/	/
		8"	SAS	Cavalcade Ave	East Pl.	Domino Dr	/	/	/
<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	Domino Dr	Lot 10, Block 5	Monachos Rd	/	/	/
		18" & 24"	Stormdrain	20' SD Esmt	Forego Rd	Cicada & Juan Tabo Intersection	/	/	/
		24"	Stormdrain	20' SD Esmt	Gulfstream Dr	Monachos Rd	/	/	/
		18", 24", 30" 36" & 42"	Stormdrain	Monachos Rd	Juan Tabo Blvd	20' SD Esmt	/	/	/

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.

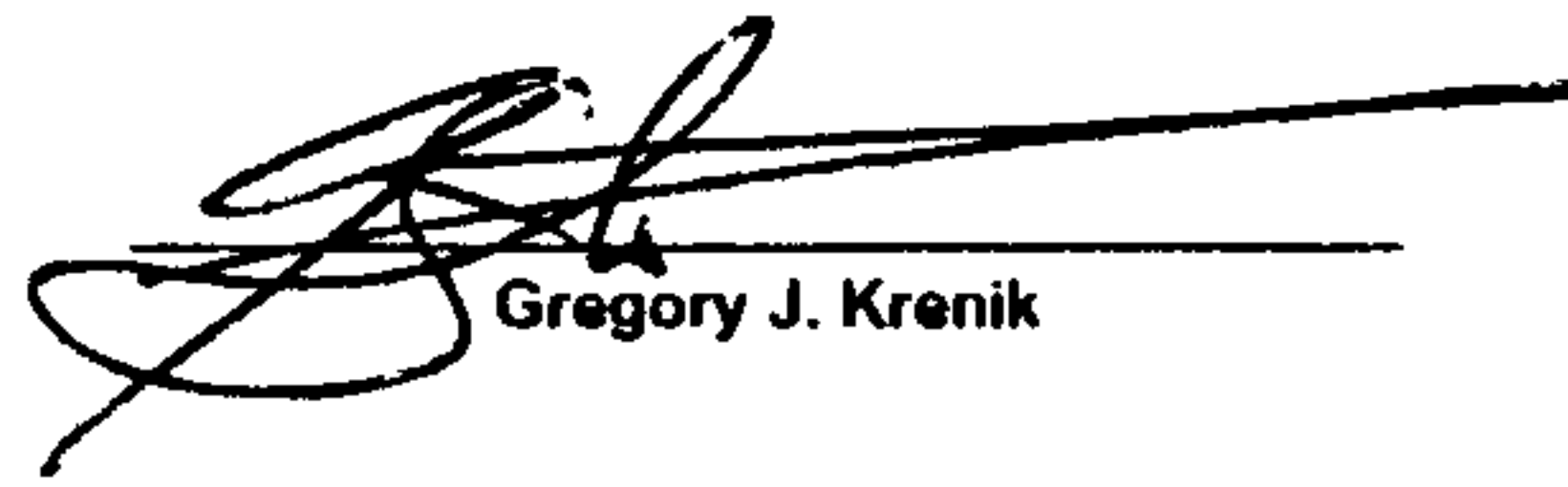
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

**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
- 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 SDPBP
- 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

Mark Goodwin & Associates, PA  
2-13-09  
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT (ELECTRIC)

THIS EASEMENT made this 19th day of February, 2008 by and between

Juan Tabo Hills LLC, a New Mexico limited liability company

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes.

PNM ROWT Number 14134

An easement within TRACT 4-A JUAN TABO HILLS UNIT 1, situate in Section 34, T. 10N, R. 4E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on December 22, 2005 in Plat Book 2005C, Page 406, and being more particularly described as follows:

Said easement is ten (10) feet wide, being more particularly described and shown on the drawing attached hereto and made a part hereof as EXHIBIT "A" pages 1 and 2.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electrical Safety Code.

WITNESS MY hand this 19th day of February, 2008. Scott Grady, Managing Member

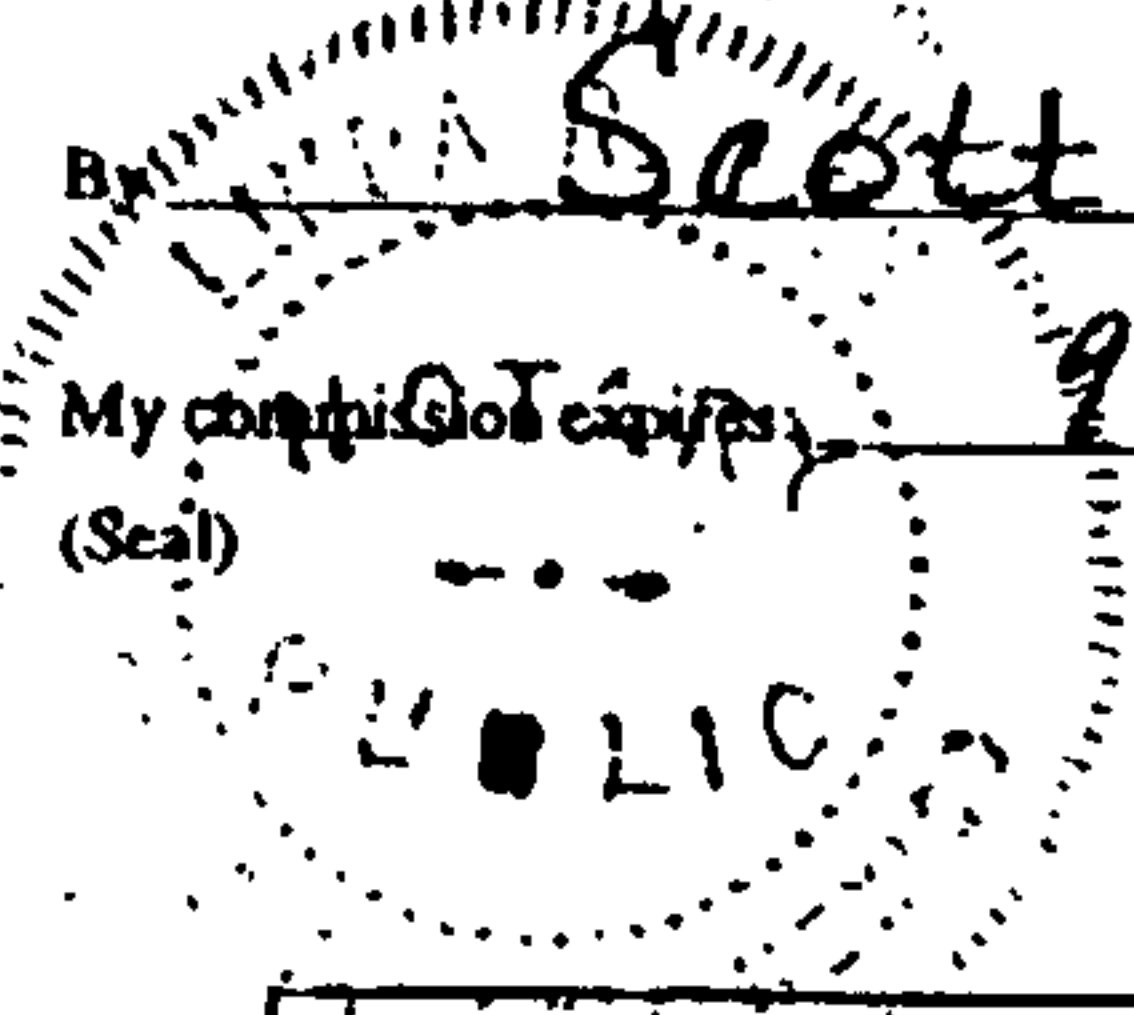
STATE OF NEW MEXICO COUNTY OF BERNALILLO

ACKNOWLEDGMENT

This instrument was acknowledged before me on February 19, 2008

By Scott Grady

Hinda J. Lee, Notary Public



ACKNOWLEDGMENT FOR CORPORATION

STATE OF COUNTY OF This instrument was acknowledged before me on , 20 By (Name of Officer) (Title of Officer) of (Corporation Acknowledgment) a corporation, on behalf of said corporation. (State of Incorporation)

Said officer hereby acknowledges that s/he is the duly authorized signatory for said corporation.

My commission expires: (Seal)

Notary Public

FOR RECORDER'S USE ONLY

PNM REFERENCE NUMBER

# Easement Survey

for a portion of

Tract 4-A

Juan Tabo Hills Unit 1

Bernalillo County, New Mexico

February 2008

# EXHIBIT A

Page 1

## Legal Description

A CERTAIN PARCEL OF LAND BEING A PORTION OF TRACT 4-A, OF JUAN TABO HILLS UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK 2005C, PAGE 406, ON DECEMBER 22, 2005, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY EASEMENT LINE FOR STREET L, AS SHOWN ON SAID JUAN TABO HILLS, UNIT 1 PLAT WHENCE A TIE TO THE THE SOUTHWEST CORNER OF SAID TRACT 4-A, S 44°25'16" E, A DISTANCE OF 151.73 FEET TO BEGINNING OF SAID EASEMENT;

THENCE, N 17°15'06" E, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE;

THENCE, 31.42 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING N 62°15'06" E, A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY;

THENCE, N 17°15'06" E, A DISTANCE OF 67.70 TO A POINT OF CURVATURE;

THENCE, 182.79 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET, A DELTA OF 15°17'21", AND A CHORD BEARING N 24°53'47" E, A DISTANCE OF 182.25 FEET TO A POINT OF TANGENCY;

THENCE, N 32°32'27" E, A DISTANCE OF 289.01 FEET TO A POINT OF CURVATURE;

THENCE, 254.47 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, A DELTA OF 23°42'25", AND A CHORD BEARING N 20°41'15" E, A DISTANCE OF 252.65 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE, 33.44 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 95°47'15", AND A CHORD BEARING N 39°03'35" W, A DISTANCE OF 29.68 FEET, TO AN ANGLE POINT;

THENCE, N 03°02'47" E, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE;

THENCE, THE NEXT 6 COURSES COINCIDING WITH THE EASTERLY EASEMENT LINE FOR GULFSTREAM DRIVE S.E. AS SHOWN ON SAID JUAN TABO HILLS, UNIT 1 PLAT;

50.15 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA OF 95°47'15", AND A CHORD BEARING S 39°03'35" E, A DISTANCE OF 44.51 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE, 258.60 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET, A DELTA OF 23°42'25", AND A CHORD BEARING S 20°41'15" W, A DISTANCE OF 256.76 FEET, TO A POINT OF TANGENCY;

THENCE, S 32°32'27" W, A DISTANCE OF 289.01 FEET TO A POINT OF CURVATURE;

THENCE, 180.12 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, A DELTA OF 15°17'21", AND A CHORD BEARING S 24°53'47" W, A DISTANCE OF 179.59 FEET TO A POINT OF TANGENCY;

THENCE, S 17°15'06" W, A DISTANCE OF 67.70 TO A POINT OF CURVATURE;

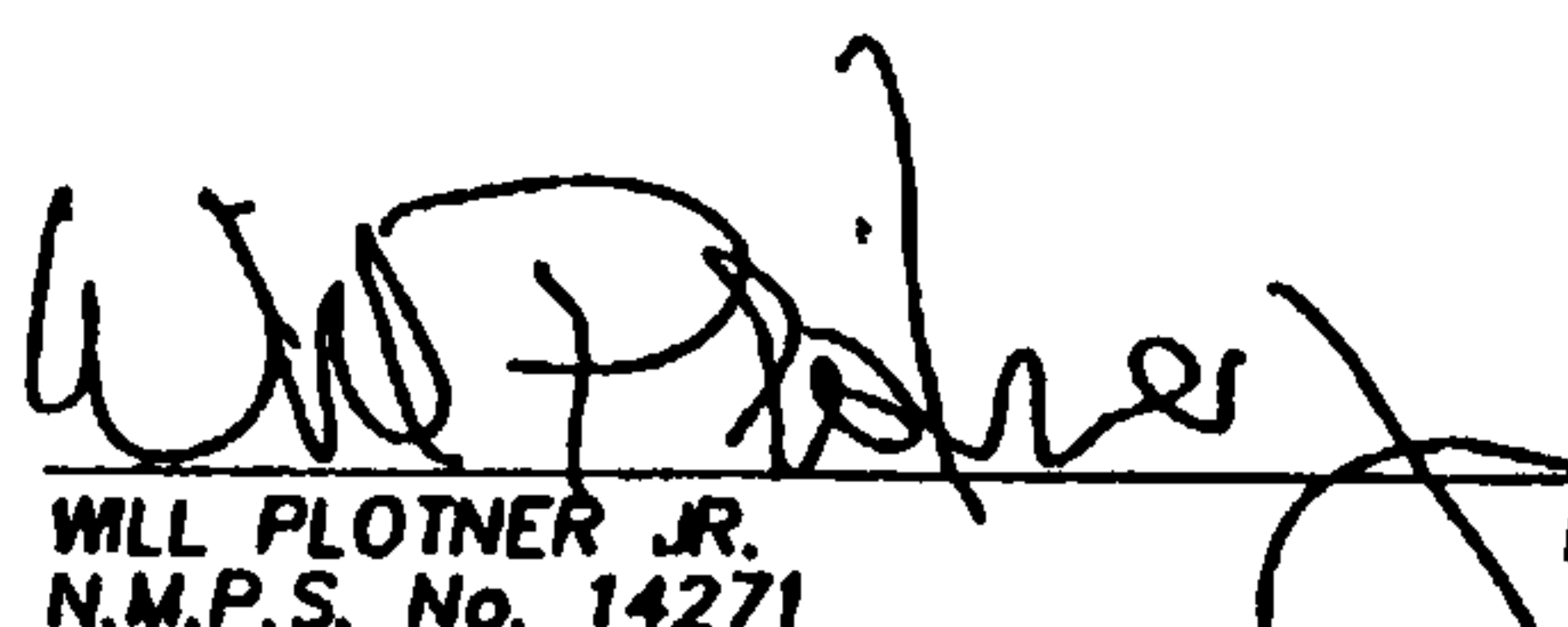
THENCE, 47.12 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING S 62°15'06" W, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.2010 ACRES (8,758 SQ FT) MORE OR LESS.

## Notes

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD 1927-GRID).
2. MEASUREMENTS AS SHOWN HEREON ARE IN GROUND DISTANCES: U.S. SURVEY FOOT.

## Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE EASEMENT SURVEY AS SHOWN HEREON WAS BASED UPON A FIELD SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 2/18/08  
WILL PLOTNER JR. DATE  
N.M.P.S. No. 14271



#14134

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2

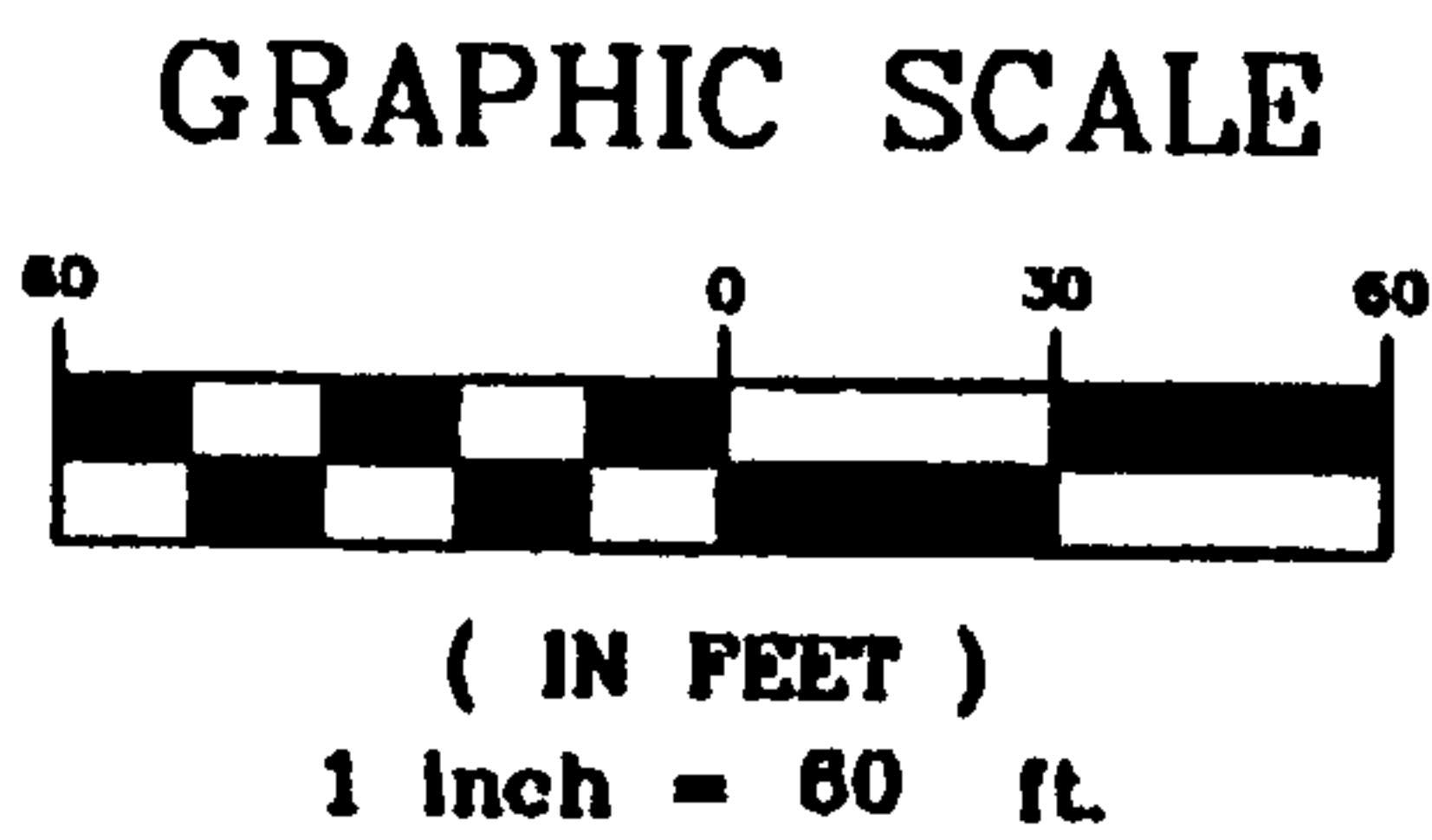
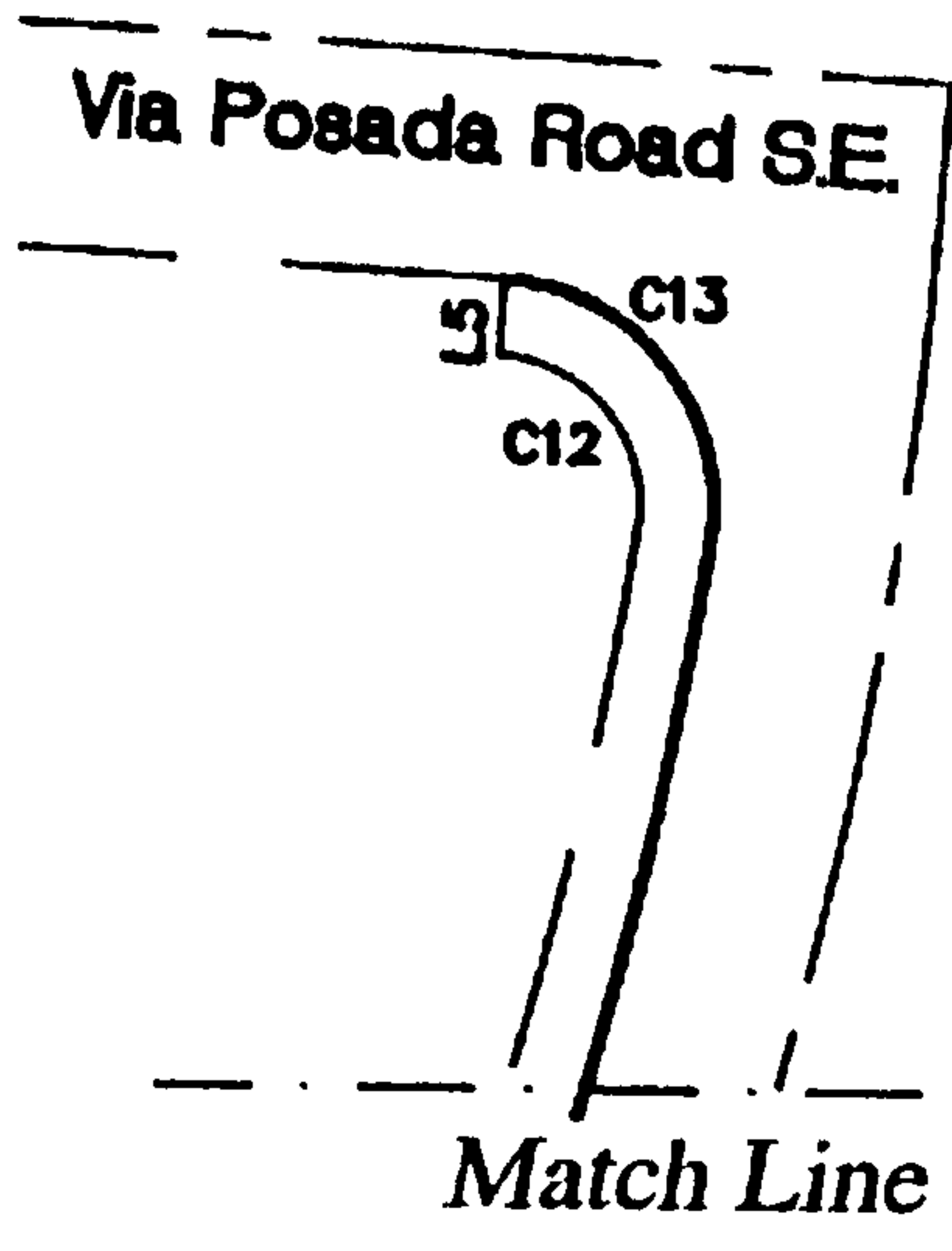
051264

**Easement Survey**  
for a portion of  
**Tract 4-A**  
**Juan Tabo Hills Unit 1**  
**Bernalillo County, New Mexico**  
February 2008

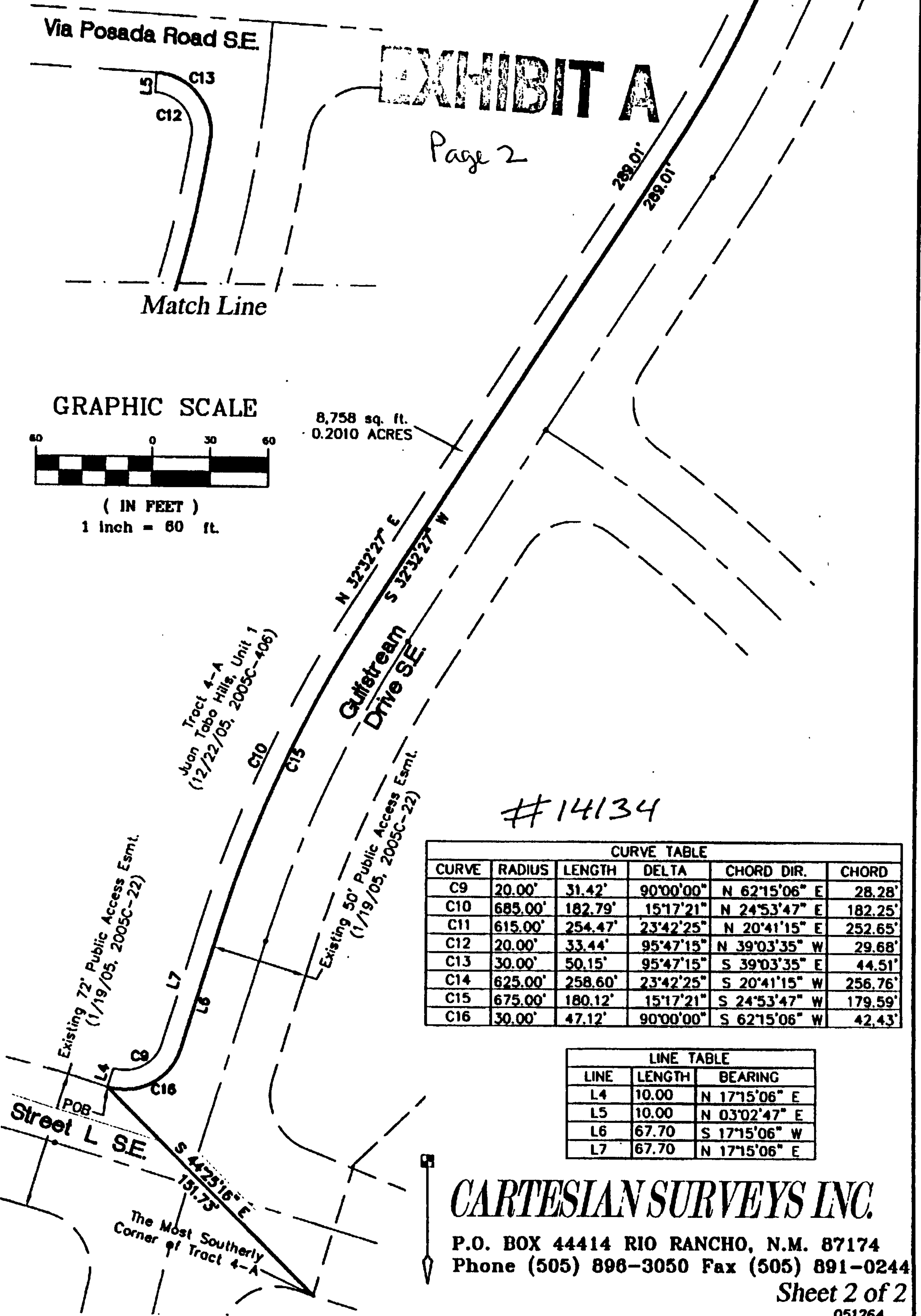
Match Line

**EXHIBIT A**

Page 2



8,758 sq. ft.  
0.2010 ACRES



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C9	20.00'	31.42'	90°00'00"	N 62°15'06" E	28.28'
C10	685.00'	182.79'	15°17'21"	N 24°53'47" E	182.25'
C11	615.00'	254.47'	23°42'25"	N 20°41'15" E	252.65'
C12	20.00'	33.44'	95°47'15"	N 39°03'35" W	29.68'
C13	30.00'	50.15'	95°47'15"	S 39°03'35" E	44.51'
C14	625.00'	258.60'	23°42'25"	S 20°41'15" W	256.76'
C15	675.00'	180.12'	15°17'21"	S 24°53'47" W	179.59'
C16	30.00'	47.12'	90°00'00"	S 62°15'06" W	42.43'

LINE TABLE		
LINE	LENGTH	BEARING
L4	10.00	N 17°15'06" E
L5	10.00	N 03°02'47" E
L6	67.70	S 17°15'06" W
L7	67.70	N 17°15'06" E

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 2

051264

PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT (ELECTRIC)

THIS EASEMENT made this 19th day of February, 2008 by and between

Juan Tabo Hills LLC, a New Mexico limited liability company

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes.

PNM ROWT Number 14134

An easement within TRACT 4-A JUAN TABO HILLS UNIT 1, situate in Section 34, T. 10N, R. 4E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on December 22, 2005 in Plat Book 2005C, Page 406, and being more particularly described as follows:

Said easement is ten (10) feet wide, being more particularly described and shown on the drawing attached hereto and made a part hereof as EXHIBIT "A" pages 1 and 2.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electrical Safety Code.

WITNESS MY hand this 19th day of February, 2008. Scott Grady, Managing Member (SIGNATURE)

ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 19, 2008

By Scott Grady My commission expires 9.20.2008 (Seal)

Hinda P. Lee Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF

COUNTY OF

This instrument was acknowledged before me on , 20

By (Name of Officer) (Title of Officer)

of (Corporation Acknowledgment)

a corporation, on behalf of said corporation (State of Incorporation)

Said officer hereby acknowledges that s/he is the duly authorized signatory for said corporation.

My commission expires: (Seal)

Notary Public

FOR RECORDER'S USE ONLY

Doc# 2008092246

08/14/2008 03:01 PM Page: 1 of 3 ERSE R:\$13.00 M. Toulouse Oliver, Bernalillo County



PNM REFERENCE NUMBER



Easement Survey  
for a portion of  
Tract 4-A

EXHIBIT A

Juan Tabo Hills Unit 1  
Bernalillo County, New Mexico  
February 2008

Page 1

Legal Description

A CERTAIN PARCEL OF LAND BEING A PORTION OF TRACT 4-A, OF JUAN TABO HILLS UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK 2005C, PAGE 406, ON DECEMBER 22, 2005, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY EASEMENT LINE FOR STREET L, AS SHOWN ON SAID JUAN TABO HILLS, UNIT 1 PLAT WHENCE A TIE TO THE THE SOUTHWEST CORNER OF SAID TRACT 4-A, S 44°25'16" E, A DISTANCE OF 151.73 FEET TO BEGINNING OF SAID EASEMENT;

THENCE, N 17°15'06" E, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE;

THENCE, 31.42 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING N 62°15'06" E, A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY;

THENCE, N 17°15'06" E, A DISTANCE OF 67.70 TO A POINT OF CURVATURE;

THENCE, 182.79 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET, A DELTA OF 15°17'21", AND A CHORD BEARING N 24°53'47" E, A DISTANCE OF 182.25 FEET TO A POINT OF TANGENCY;

THENCE, N 32°32'27" E, A DISTANCE OF 289.01 FEET TO A POINT OF CURVATURE;

THENCE, 254.47 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, A DELTA OF 23°42'25", AND A CHORD BEARING N 20°41'15" E, A DISTANCE OF 252.65 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE, 33.44 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 95°47'15", AND A CHORD BEARING N 39°03'35" W, A DISTANCE OF 29.68 FEET, TO AN ANGLE POINT;

THENCE, N 03°02'47" E, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE;

THENCE, THE NEXT 6 COURSES COINCIDING WITH THE EASTERLY EASEMENT LINE FOR GULFSTREAM DRIVE S.E. AS SHOWN ON SAID JUAN TABO HILLS, UNIT 1 PLAT;

50.15 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA OF 95°47'15", AND A CHORD BEARING S 39°03'35" E, A DISTANCE OF 44.51 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE, 258.60 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET, A DELTA OF 23°42'25", AND A CHORD BEARING S 20°41'15" W, A DISTANCE OF 256.76 FEET, TO A POINT OF TANGENCY;

THENCE, S 32°32'27" W, A DISTANCE OF 289.01 FEET TO A POINT OF CURVATURE;

THENCE, 180.12 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, A DELTA OF 15°17'21", AND A CHORD BEARING S 24°53'47" W, A DISTANCE OF 179.59 FEET TO A POINT OF TANGENCY;

THENCE, S 17°15'06" W, A DISTANCE OF 67.70 TO A POINT OF CURVATURE;

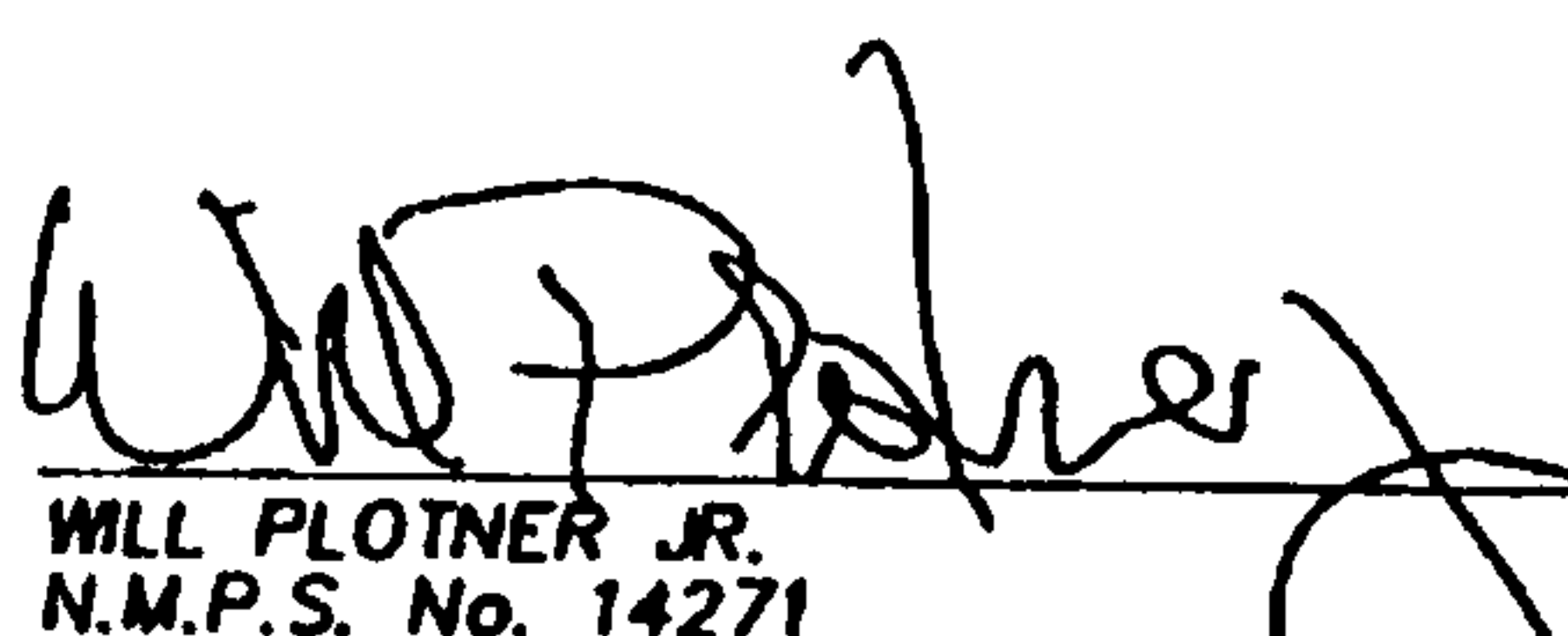
THENCE, 47.12 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING S 62°15'06" W, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.2010 ACRES (8,758 SQ FT) MORE OR LESS.

Notes

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD 1927-GRID).
2. MEASUREMENTS AS SHOWN HEREON ARE IN GROUND DISTANCES: U.S. SURVEY FOOT.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE EASEMENT SURVEY AS SHOWN HEREON WAS BASED UPON A FIELD SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 2/18/08  
WILL PLOTNER JR.  
N.M.P.S. No. 14271



#14134

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2

051264

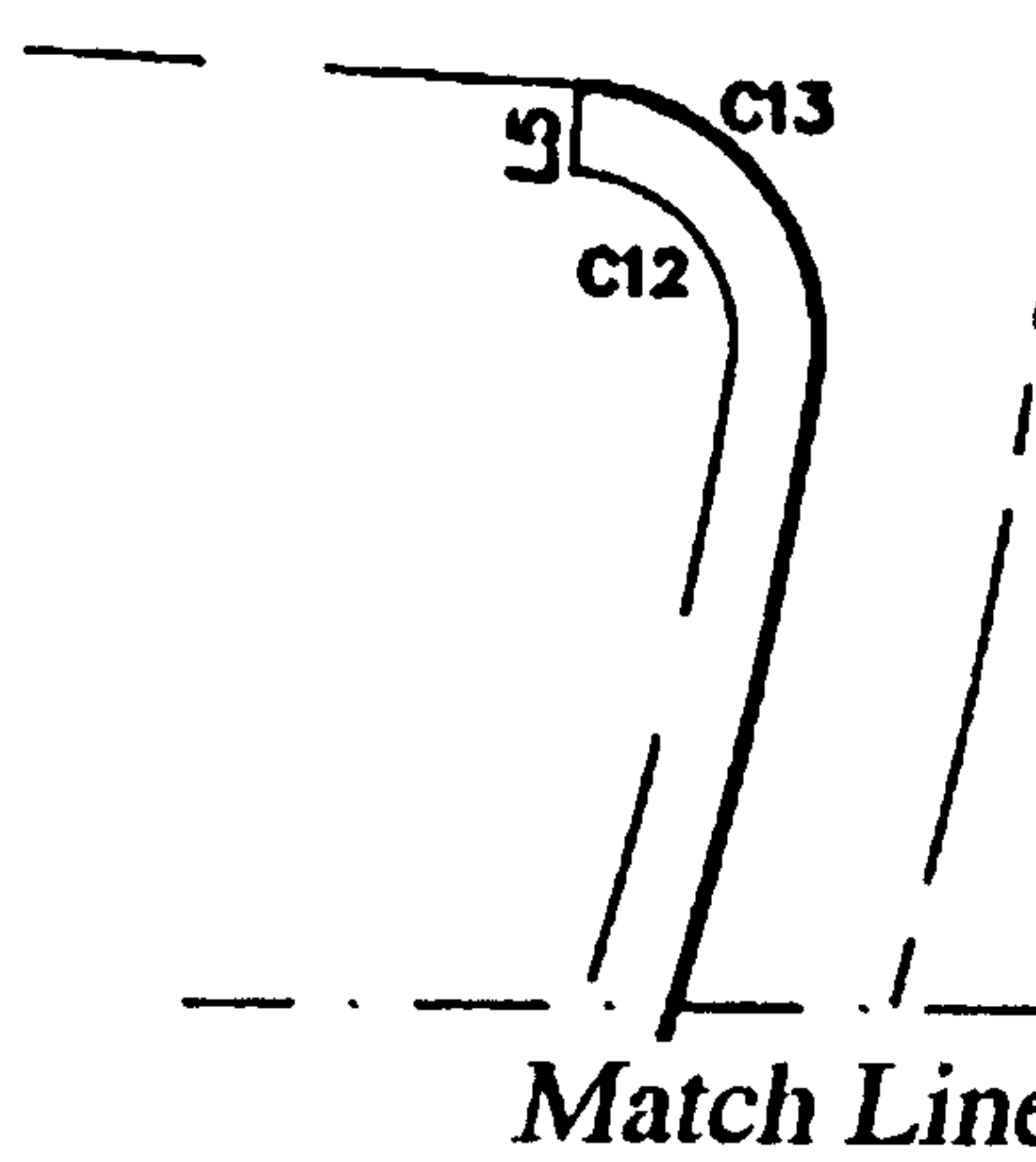
**Easement Survey**  
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**Bernalillo County, New Mexico**  
February 2008

Match Line

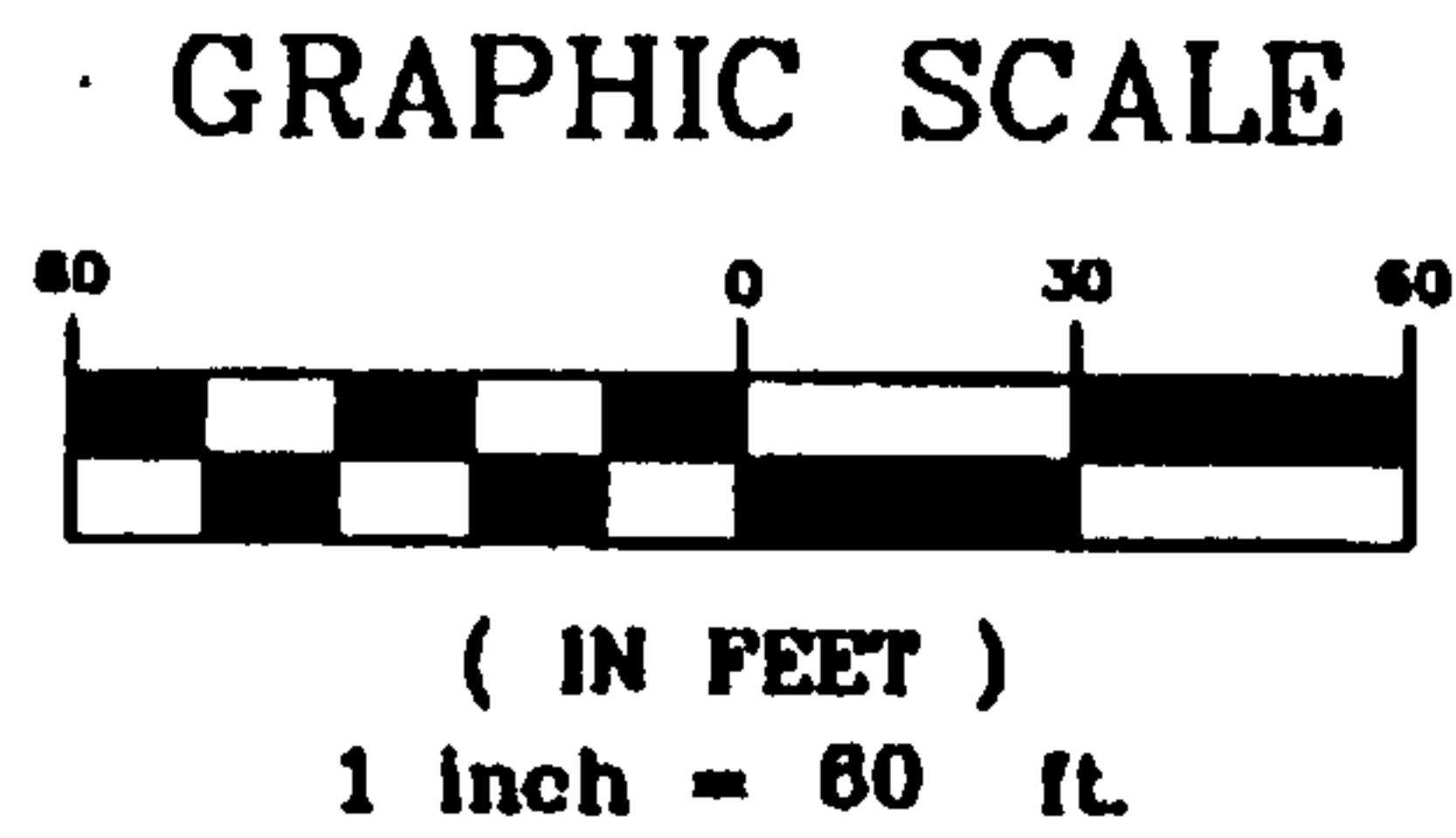
**EXHIBIT A**

Page 2

Via Posada Road SE.



Match Line



8,758 sq. ft.  
0.2010 ACRES

N 32°32'27" E  
S 32°32'27" W

Gulfstream  
Drive SE.

Tract 4-A  
Juan Tabo Hills, Unit 1  
(12/22/05, 2005C-406)

Existing 72' Public Access Esmt.  
(1/19/05, 2005C-22)

Existing 50' Public Access Esmt.  
(1/19/05, 2005C-22)

#14134

CURVE TABLE					
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**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 898-3050 Fax (505) 891-0244

Sheet 2 of 2

051264

Street L SE.  
S 44°25'16" E  
151.73'

The Most Southerly  
Corner of Tract 4-A



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004073**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Subdivision Design (DPM) Variance

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED 3/21/07 X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** MARCH 14, 2007





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

March 14, 2007

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 10:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000376**  
07DRB-00190 Major-One Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENTS CO. OF NEW MEXICO LTD request(s) the above action(s) for Lot(s) 1-117, Unit 1 & Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned RT, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: 03DRB-00188, 06DRB-00359] (A-11) **ONE YEAR SIA WAS APPROVED.**

2. **Project # 1002739**  
07DRB-00172 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel 2-D, LANDS OF RIO BRAVO ROSNER (to be known as **ANDERSON HEIGHTS, UNIT 1**) zoned RD/R-LT, located on 118<sup>TH</sup> ST SW, between GIBSON BLVD SW and DENNIS CHAVEZ BLVD SW containing approximately 248 acre(s). (N-8/P-8) **TWO YEAR SIA WAS APPROVED.**

3. **Project # 1000965**  
07DRB-00192 Major-One Year SIA

BOHANNAN HUSTON INC. agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for TRACTS B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**) zoned SU-1 PRD (5DU/AC), located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 05DRB-00270] (F-11) **ONE YEAR SIA WAS APPROVED.**

4. **Project # 1002330**  
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347][*Deferred from 3/14/07*] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

5. **Project # 1005387**  
07DRB-00198 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST LTD, agent(s) for CENTURION PROPERTIES LLC, request(s) the above action for all or a portion of abutting Lot(s) 1-7 and 13-19, Block(s) 28, **NEW MEXICO COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 7<sup>TH</sup> St SW between Gold Ave SW and Silver Ave SW. (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: SANITARY SEWER EASEMENT IS RETAINED.**

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

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. **Project # 1000624**  
07DRB-00264 Minor-SiteDev Plan  
BldPermit

DON DUDLEY, ARCHITECT agent(s) for RIO GRANDE PROPERTIES, KEITH CHESHIRE request(s) the above action(s) for all or any portion of Lot(s) 30 & 31, Block(s) 0000, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP located at the intersection of ALAMEDA PARK DR NE and PASEO ALAMEDA NE containing approximately 2 acre(s). (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWING NOTES AND PLANNING FOR 3 COPIES AND TO RECORD THE PLAT.**

7. **Project # 1005348**  
07DRB-00270 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for SOLEDAD DEVELOPMENT GROUP LLC request(s) the above action(s) for all or any portion of Tract(s) 9, **LADERA BUSINESS PARK, UNIT 1**, zoned SU-1 FOR LIGHT INDUSTRIAL located on LA MORADA PL NW, between 98<sup>TH</sup> ST NW and UNSER BLVD NW containing approximately 7 acre(s). [This case heard under Project #1005416 in error] (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS THAT WERE PROVIDED ON 3/14/07 AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001523**  
07DRB-00208 Minor-Amnd SiteDev Plan  
Subd  
07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE PRELIMINARY AND FINAL PLAT WAS INDEFINITELY DEFERRED.**

9. **Project # 1003794**  
07DRB-00181 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00182 Minor-SiteDev Plan Bldg  
Permit/EPC  
07DRB-00183 Minor-Prelim&Final Plat  
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98<sup>th</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/21/07 & 3/07 07*] (K-9) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE 3/14/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1003801**  
07DRB-00222 Minor-SiteDev Plan  
BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION**, zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] **[Anna DiMambro, EPC Case Planner] [Deferred from 3/07/07] (J-16) THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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

- 11. Project # 1004073**  
07DRB-00275 Minor-Subd Design  
(DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] **[Deferred from 03/14/07] (M-21) DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

12. **Project # 1005412**  
07DRB-00269 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for RON AKIN request(s) the above action(s) for all or any portion of Tract(s) 60-A-1, M.R.G.C.D. MAP 35, **LANDS OF AKIN**, zoned R-1 located on EL NIDO CT NW, between RIO GRANDE BLVD NW and the ALAMEDA DRAIN containing approximately 1 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER ACCOUNTS AND TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT TO TRACT A AND 3 FOOT PUBLIC ROADWAY EASEMENT ALONG RIO GRANDE BLVD NW.**

13. **Project # 1003673**  
07DRB-00272 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for MOCK ASSOCIATES INC request(s) the above action(s) for all or any portion of Lot(s) 6-P1, **OAKLAND SOUTH**, zoned R-D, located on BLACK OAK CT NE , between BARSTOW ST NE and VENTURA ST NE and containing approximately 1 acre(s) (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE GRADING PLAN AND PLANNING TO RECORD.**
14. **Project # 1003121**  
07DRB-00276 Minor-Prelim&Final Plat  
Approval
- STEWART INGHAM agent(s) for ZIA TRUST INC request(s) the above action(s) for all or any portion of Tract(s) 19, M.R.G.C.D. MAP 36 ( to be known as **TRACTS A & B, LANDS OF ZIA TRUST**) zoned R-1 located on FORAKER NW between LOS TOMASES NW and 8<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 07 DRB00135] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD BENEFICIARY AND MAINTENANCE LANGUAGE FOR PRIVATE WATER AND SEWER SERVICE LINES AND ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**
15. **Project # 1005137**  
07DRB-00205 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for FRANK VENAGLIA request(s) the above action(s) for all or a portion of Lot(s) 13-24 with vacated portion of Park Ave SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER ZONE, located on GOLD ST SW, between 7<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: 06DRB-01534] [*Indef deferred from 2/28/07*] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

16. **Project # 1002345**  
07DRB-00232 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] [Deferred from 3/07/07 & 03/14/07] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

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

17. **Project # 1005403**  
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s). ] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1000271**  
07DRB-00266 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for GRACE INVESTMENT CORPORATION request(s) the above action(s) for all or any portion of Lot(s) A-1-A, Block(s) 25, **MESA VERDE ADDITION**, zoned C-2 located on WYOMING BLVD NE , between COPPER AVE NE and MARQUETTE AVE NE containing approximately 1 acre(s). [REF: 00DRB-00229] (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003128**  
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on SAN PEDRO DR NE , between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] [Deferred from 03/14/07] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

20. **Project # 1005410**  
07DRB-00265 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or any portion of Lot(s) 4 & 5, **RICHFIELD PARK**, zoned IP located on ALAMEDA BLVD NE between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005413**  
07DRB-00271 Minor-Sketch Plat or Plan

CHAMISA CONSTRUCTION INC request(s) the above action(s) for all or any portion of Lot(s) 11-12, Block(s) 5, **UNIVERSITY HEIGHTS**, zoned SU-2 DR and SU-2 RTD located on HARVARD SE between YALE SE and GIRARD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



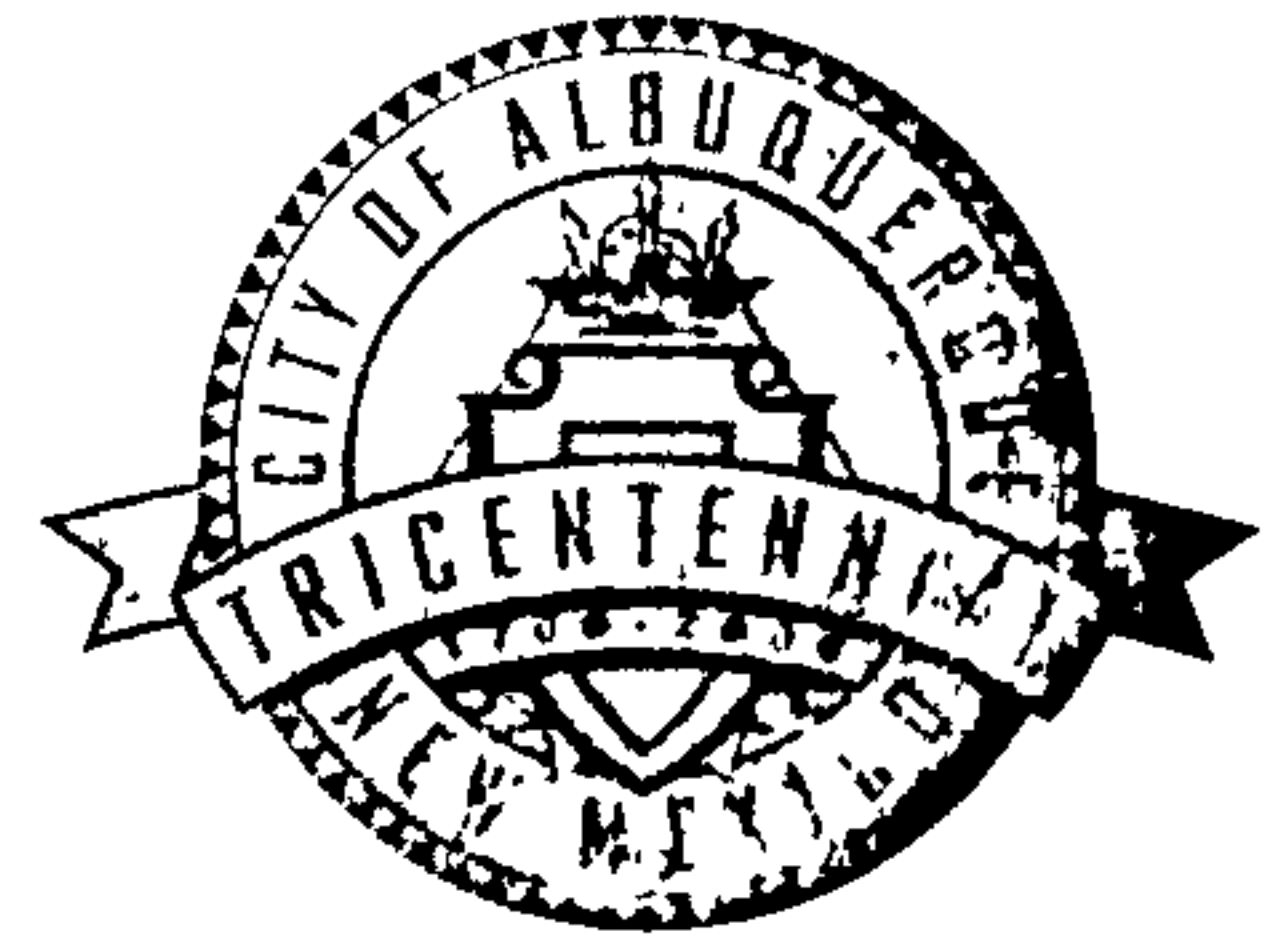
22. **Project # 1005415**  
07DRB-00274 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or any portion of Section 12, Township 10 North, Range 2 East (to be known as **LANDS OF LAWRENCE SEGURA**) zoned RA-2 located on CARLOTA NW between GABALDON RD NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for March 7, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 03/07/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004073**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Subdivision Design (DPM) Variance

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED ; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** MARCH 21, 2007



## DEVELOPMENT REVIEW BOARD ACTION SHEET

### Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 21, 2007

9:00 a.m.

#### MEMBERS:

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 10:25 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

#### CASES WHICH REQUIRE PUBLIC NOTIFICATION

#### MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004075**

06DRB-01537 Major-Vacation of Pub  
Right-of-Way

06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [*Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07 & 3/21/07*]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 4-11-07.**

2. **Project # 1002739**  
06DRB-01621 Major-Vacation of Public Easements  
06DRB-01622 Major-Vacation of Pub Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4-4-07.**

3. **Project # 1002330**  
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347][Deferred from 3/14/07] (F-16) **A ONE-YEAR SIA WAS APPROVED.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**4. Project # 1004976**

06DRB-01548 Minor-SiteDev Plan  
Subd/EPC

06DRB-01549 Minor-SiteDev Plan  
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [Catalina Lehner, EPC Case Planner] [Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06] [Deferred from 3/21/07] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

07DRB-00303 Minor-Prelim&Final Plat  
Approval

07DRB-00304 Minor-Vacation of Private  
Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [Deferred from 3/21/07] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

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

**5. ~~Project # 1004073~~**

07DRB-00275 Minor-Subd Design (DPM)  
Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] [Deferred from 3/14/07] (M-21) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

6. **Project # 1005302**  
07DRB-00333 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM DORN request(s) the above action(s) for all or any portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR located on LEWIS SE between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SANITARY SEWER LINE EASEMENT AND APPROPRIATE LANGUAGE.**

7. **Project # 1003713**  
07DRB-00289 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or any portion of Tract(s) A, **BELL TRADING POSTS LOFTS**, zoned SU-2, SU-1 for residential 24 units max with C-1 and located on LAGUNA RD NW between CENTRAL AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00148] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND THE OWNER OF LOT 2-A TO SIGN THE PLAT.**

8. **Project # 1002345**  
07DRB-00232 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] [Deferred from 3/07/07 & 03/14/07] (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE PLAT SHOULD CONTAIN PRIVATE DRAINAGE EASEMENTS WITH MAINTENANCE AND BENEFICIARIES CALLED OUT. SHOW THE EXISTING NMDOT DRAINAGE EASEMENTS. ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

9. **Project # 1003128**  
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] [Deferred from 03/14/07] (D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project # 1005417**  
07DRB-00280 Minor-Sketch Plat or Plan
- KEVIN SMITH request(s) the above action(s) for North 38 feet of Lots 10, 11 & 12 and the North 38 feet of the West 15 feet of Lot 9, Block G and the Southerly 54 feet of the Northerly 92 feet of Lots 9, 10 & 12 and the East 10 feet of the North 38 feet of Lot 9, Block G, **ATLANTIC AND PACIFIC ADDITION**, zoned SU-2/RG located on 3<sup>RD</sup> ST NW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project # 1005442**  
07DRB-00330 Minor-Sketch Plat or Plan
- RIVERA INVESTMENTS INC request(s) the above action(s) for all or any portion of Lot(s) 12, Block(s) 28, **UNIVERSITY HEIGHTS SUBDIVISION**, zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and GARFIELD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project # 1005443**  
07DRB-00331 Minor-Sketch Plat or Plan
- RIVERA INVESTMENTS INC. request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 23, **UNIVERSITY HEIGHTS SUBDIVISION**, zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and LEAD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Approval of the Development Review Board Minutes for March 14, 2007. **THE DRB MINUTES FOR MARCH 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 21, 2007

**5. Project # 1004073**  
07DRB-00275 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] [*Deferred from 3/14/07*] (M-21)

At the March 21, 2007, Development Review Board meeting, a subdivision design variance from minimum DPM design standards was approved as shown on Exhibit D in the Planning file.

  
Sheran Matson, AICP, DRB Chair

Cc: JTH, LLC, P.O. Box 1443, Corrales, NM 87048  
Mark Goodwin & Associates, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** July 25, 2007  
**Z one Atlas Page:** M-22  
**Notification Radius:** 100 Ft.

**Project# 1004073  
App#07DRB-70100**

**Cross Reference and Location: JUAN TABO BLVD NE BETWEEN EUBANK  
BLVD NE AND FOUR HILLS ROAD SE**

**Applicant:** JTH LLC  
PO BOX 1443  
CORRALES, NM 87048

**Agent:** MARK, GOODWIN & ASSOCIATES PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** JULY 6, 2007  
**Signature:** ERIN TREMLIN

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: JTH, LLC PHONE: 892-5533  
 ADDRESS: PO BOX 1443 FAX: \_\_\_\_\_  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200  
 ADDRESS: PO BOX 90606 FAX: 797-9539  
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT - JUAN TABO HILLS, UNIT 2

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

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

Lot or Tract No. 6 & 7 Block: \_\_\_\_\_ Unit: 1  
 Subdiv. / Addn. JUAN TABO HILLS  
 Current Zoning: RD Proposed zoning: SAME  
 Zone Atlas page(s): M21 & M22 No. of existing lots: 3 No. of proposed lots: 399 + 5 TRACTS  
 Total area of site (acres): 82.9917 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 102205512544020127 ; 102205509913830126 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD NE  
 Between: EUBANK BLVD NE and FOUR HILLS ROAD SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1004073  
1004715

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

SIGNATURE [Signature] DATE 6-28-07  
 (Print) GREGORY J. KRENK, PE Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB . 70400</u>	<u>VPE</u>	<u>Y</u>	<u>\$ 300.00</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>ADI</u>	_____	<u>\$ 75.00</u>
<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 checked="" type="checkbox"/> F H D.P. fee rebate	Hearing date <u>7-25-07</u>	_____	_____	Total <u>\$ 395.00</u>

Project # 1004073

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT** *DRB 27*

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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.

GREGORY J. KRENK, AE  
 Applicant name (print)  
[Signature]  
 Applicant signature / date  
6-28-07



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers  
07DRB      07100  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature]  
 Planner signature / date  
**Project #** 1004073

20	1022055 1141303 2403	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 32 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1545 AC
21	1022055 1101333 2402	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 33 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1206 AC
22	1022055 2010613 0246	DUFFY DEVLYN E	1215 SEA BISCUIT DR SE	ALBUQ UERQ UE	N M	871 23	R	A1 A	LT 15- P1 BLK 1 PLAT FOR RESERVE AT FOU R HILLS SUBDIVISION CONT .1600 AC
23	1022055 2021063 0237	BOYD HARRY V & JOYC E H TRUSTEES BOYD LI VING TRUST	20 SUSAN NAH CT	LAKE J UNALU SKA	NC	287 45	R	A1 A	*00090028FOUR HILLS VILLAGE TENTH INST
24	1021055 4441384 1105	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 30 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1349 AC
25	1021055 4501384 1106	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 29 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1475 AC
26	1021055 4551404 1107	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 28 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1474 AC
27	1021055 4601434 1108	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 27 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1368 AC
28	1021055 4651464 1109	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 26 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1294 AC
29	1021055 4691484 1110	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 25 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1294 AC
30	1021055 4751504 1111	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 24 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1294 AC
31	1021055 4801524 1112	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 23 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1294 AC
32	1021055 4851524 1113	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 22 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1294 AC
33	1021055 4911534 1114	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 21 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1241 AC
34	1021055 4951544 1115	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 20 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1228 AC
35	1021055 5001544 1116	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 19 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1228 AC
36	1021055 5061564 1117	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 18 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1503 AC
37	1022055 2010323 0233	MCLAUGHLIN JARED T & ELENA R	1231 SEA BISCUIT DR SE	ALBUQ UERQ UE	N M	871 23	R	A1 A	LT 19- P1 BLK 1 PLAT FOR RESERVE AT FOU R HILLS SUBDIVISION CONT .3456 AC
38	1022055 2010863 0248	PULTE HOMES OF NM I NC	7445 PAN AMERICAN FWY NE	ALBUQ UERQ UE	N M	871 09	V	A1 A	TR A PLAT FOR RESERVE AT FOUR HI LLS SUBDIVISION CONT .7208 AC
39	1022055 2010543 0236	NEWELL DAVID P & NA NCY L	1219 SEA BISCUIT DR SW	ALBUQ UERQ UE	N M	871 23	R	A1 A	LT 16- P1 BLK 1 PLAT FOR RESERVE AT FOU R HILLS SUBDIVISION CONT .1600 AC
40	1022055 2010413 0234	WILLIAMS STEPHEN M & LAINA M	1227 SEA BISCUIT DR SE	ALBUQ UERQ UE	N M	871 23	R	A1 A	LT 18- P1 BLK 1 PLAT FOR RESERVE AT FOU R HILLS SUBDIVISION CONT .1638 AC

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1022055 0450193 0915	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	TR 7 BULK LAND PLAT FOR JUAN TABO HILLS CONT 17.4111 AC
2	1022055 0490843 0815	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	TR 6 BULK LAND PLAT FOR JUAN TABO HILLS CONT 65.5806 AC
3	1021055 2661304 0122	SANDY WASH LLC & CATHEDRAL CHURCH OF ST JOHN	744 MONTCLAIRE NE	ALBUQUERQUE	NM	87110	V	X1A	TRACT OF LAND W1/2 SE1/4 & E1/2 SW1/4 & SW1/4 SW1/4 SEC 33 T 10N T4E C ONT 205.986 AC M/L
4	1022055 2000223 0215	PENNY JR NORRIS R E TUX	701 RIO ARRIBA SE	ALBUQUERQUE	NM	87123	R	A1A	*10 28 FOUR HILLS VILLAGE 16TH INST ALLMENT
5	1022055 2080223 0214	GARRISON STANLEY D & VICKIE T	705 RIO ARRIBA SE	ALBUQUERQUE	NM	87123	R	A1A	*11 28 FOUR HILLS VILLAGE 16TH INST ALLMENT
6	1021054 2672671 0144	U S A DEPT OF ARMY HQ DQRS 377 CEG/CERR	2050 WYOMING BLVD SE	KIRTLAND AFB	NM	871175663	V	X1	T9N R4E SEC 4 CONT 640 AC
7	1022055 1871163 2201	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 27 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1658 AC
8	1021055 4121304 1001	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 40 BLK 19 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1794 AC
9	1021055 4101354 1002	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 39 BLK 19 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1255 AC
10	1022055 2010483 0235	WINDECKER SHAWN J & MICHELLE L	1223 SEA BISCUIT DR SE	ALBUQUERQUE	NM	87123	R	A1A	LT 17-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1602 AC
11	1021055 4864291 0130	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	TR 1-A FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT 56.5188 AC
12	1022055 2010683 0247	TAPIA MARY H & STELLA TAPIA	1209 SEA BISCUIT DR SE	ALBUQUERQUE	NM	87123	R	A1A	LT 14-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1600 AC
13	1022055 1541213 2411	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 24 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
14	1022055 1501213 2410	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 25 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
15	1022055 1361213 2407	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 28 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1394 AC
16	1022055 1451213 2409	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 26 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
17	1022055 1291213 2406	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 29 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1584 AC
18	1022055 1241233 2405	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 30 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1728 AC
19	1022055 1191253 2404	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	LT 31 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1688 AC

41	1022055 1731213 2415	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 20 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1719 AC
42	1022055 1681213 2414	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 21 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1085 AC
43	1022055 1631213 2413	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 22 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1085 AC
44	1022055 1591213 2412	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 23 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1085 AC
45	1022055 0721453 1718	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 18 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .2259 AC
46	1022055 0491483 1714	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 22 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1698 AC
47	1022055 0541483 1715	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 21 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1685 AC
48	1022055 0661483 1717	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 19 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1959 AC
49	1022055 0601493 1716	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 20 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .2291 AC
50	1022055 0311533 1711	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 25 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .2327 AC
51	1022055 0441513 1713	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 23 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .2209 AC
52	1022055 0391543 1712	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 24 BLK 17 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .2650 AC
53	1022055 1411213 2408	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 27 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1099 AC
54	1022055 0301363 2601	CITY OF ALBUQUERQUE	PO BOX 129 3	ALBUQ UERQ UE	N M	871 03 1 293	V	A1 A	TR 1- D FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT 2.4602 AC
55	1021055 5311554 0703	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 21 BLK 18 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1495 AC
56	1021055 5261554 0702	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 22 BLK 18 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1403 AC
57	1021055 5201554 0701	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 23 BLK 18 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1790 AC
58	1022055 0071593 2501	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 20 BLK 18 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1704 AC
59	1022055 0131593 2502	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 19 BLK 18 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .2004 AC
60	1022055 0201573 2503	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 18 BLK 18 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .2770 AC
61	1021055 4291384 1102	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 33 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1289 AC

6 2	1021055 4341384 1103	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 32 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1268 AC
6 3	1021055 4391384 1104	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 31 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1249 AC
6 4	1021055 4231384 1101	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 34 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1664 AC
6 5	1022055 1061373 2401	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 34 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2175 AC
6 6	1022055 0891413 1801	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 13 BLK 7 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2114 AC



Or Current Resident  
BOYD HARRY V & JOYCE H  
TRUSTEES BOYD LIVING TRUST  
20 SUSANNAH CT  
LAKE JUNALUSKA, NC 28745

Or Current Resident  
DUFFY DEVLIN E  
1215 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
GARRISON STANLEY D & VICKIE T  
705 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
JUAN TABO HILLS LLC  
8910 ADAMS ST SE  
ALBUQUERQUE, NM 87110

Or Current Resident  
MCLAUGHLIN JARED T & ELENA R  
1231 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
NEWELL DAVID P & NANCY L  
1219 SEA BISCUIT DR SW  
ALBUQUERQUE, NM 87123

Or Current Resident  
PENNY JR NORRIS R ETUX  
701 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
PULTE HOMES OF NM INC  
7445 PAN AMERICAN FWY NE  
ALBUQUERQUE, NM 87109

Or Current Resident  
SANDY WASH LLC & CATHEDRAL  
CHURCH OF ST JOHN  
744 MONTCLAIRE NE  
ALBUQUERQUE, NM 87110

Or Current Resident  
TAPIA MARY H & STELLA TAPIA  
1209 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
U S A DEPT OF ARMY HDQRS 377  
CEG/CERR  
2050 WYOMING BLVD SE  
KIRTLAND AFB, NM 87117 5663

Or Current Resident  
WILLIAMS STEPHEN M & LAINA M  
1227 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
WINDECKER SHAWN J & MICHELLE  
1223 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
JTH, LLC  
PO BOX 1443  
CORRALES, NM 87048

Project# 1004073  
MARK, GOODWIN & ASSOC. PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

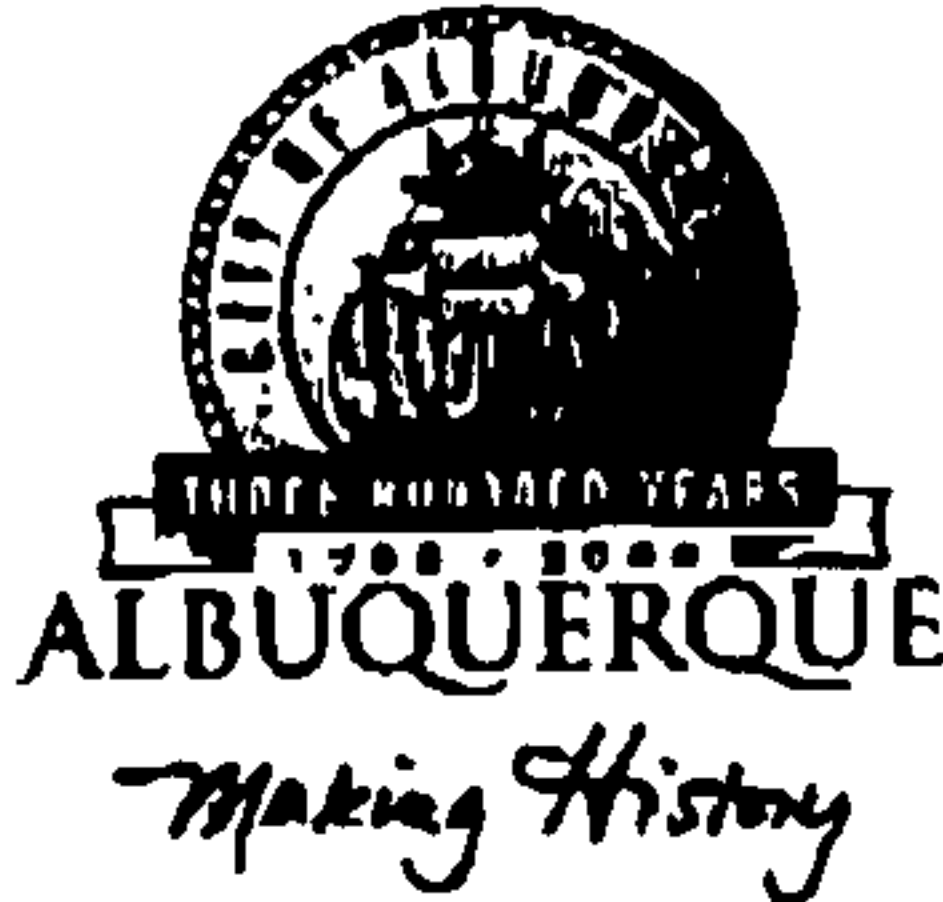
Project# 1004073  
PAUL F. KINAHAN  
Tijeras Arroyo N.A.  
801 CALLE CORONADO SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
JERRY DOW  
Tijeras Arroyo N.A.  
13112 NANDINA LN SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
ROGER MICKELSON  
Four Hills Village HOA  
1432 CATRON AVE SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
ALFRED LARBER  
Four Hills Village HOA  
1705 STAGECOACH RD SE  
ALBUQUERQUE, NM 87123

6 2	1021055 4341384 1103	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 32 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1268 AC
6 3	1021055 4391384 1104	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 31 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1249 AC
6 4	1021055 4231384 1101	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 34 BLK 20 FINAL PLAT FOR JUAN T ABO HILLS UNIT 1 CONT .1664 AC
6 5	1022055 1061373 2401	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 34 BLK 6 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2175 AC
6 6	1022055 0891413 1801	JUAN TABO HILLS LLC	8910 ADA MS ST SE	ALBUQ UERQ UE	N M	871 10	V	A1 A	LT 13 BLK 7 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2114 AC



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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.

Date: June 27, 2007

TO CONTACT NAME: Lisa Anadada  
 COMPANY/AGENCY: Mark Goodman & Associates  
 ADDRESS/ZIP: PO Box 90606 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 6-27-07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 6 and 7, Juan Tabo Hills, Unit 1

zone map page(s) M-21.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Tijeras Arroyo

Neighborhood Association

Contacts: Paul F. Kinahan

801 Calle Coronado SE

294-1354 (h) 87123

Jerry Dow

1312 Nandina Ln. SE

239-9445 (h) 87123

Four Hills Village HOA

~~Neighborhood Association~~

Contacts: Roger Mickelson

1432 Cotton Ave SE 87123

332-9273 (h)

Alfred Lorber

1105 Stagecoach Rd SE

275-6818 (h) 87123

**See reverse side for additional Neighborhood Association Information: YES { } NO**

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dolores A. Carmona  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 • Attention: Both contacts per  
 • neighborhood association  
 • need to be notified.  
 • .....

PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
lisa@goodwinengineers.com  
www.goodwinengineers.com

**Mark Goodwin & Associates**

# Fax

**To:** Stephani Winklepleck

**From:** Lisa Anglada

**Fax:** 924-3913

**Pages:** 3


**Re:** Juan Tabo Hills, Unit 2

**Date:** 6/27/2007

Please provide us with the Recognized Neighborhood Associations for the above referenced project. Attached are the zone atlas maps with the sites and the following is the legal:

"Tracts 6 and 7, Juan Tabo Hills, Unit 1"

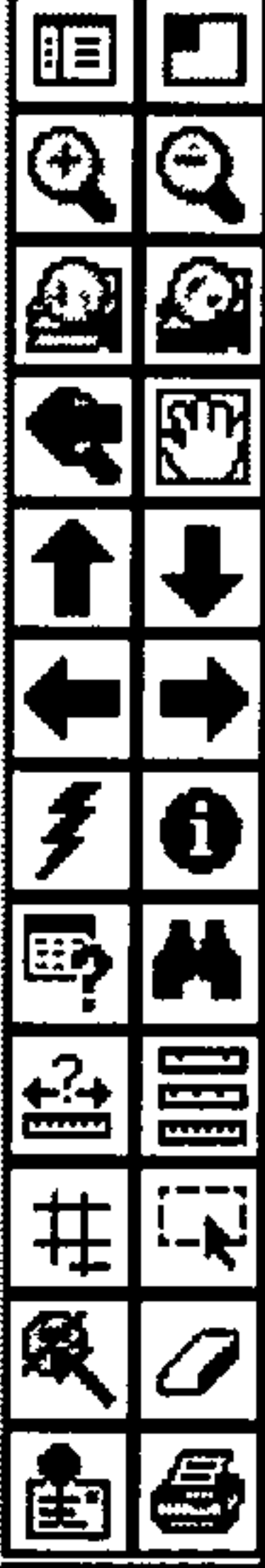
Please contact our office if you have any questions.

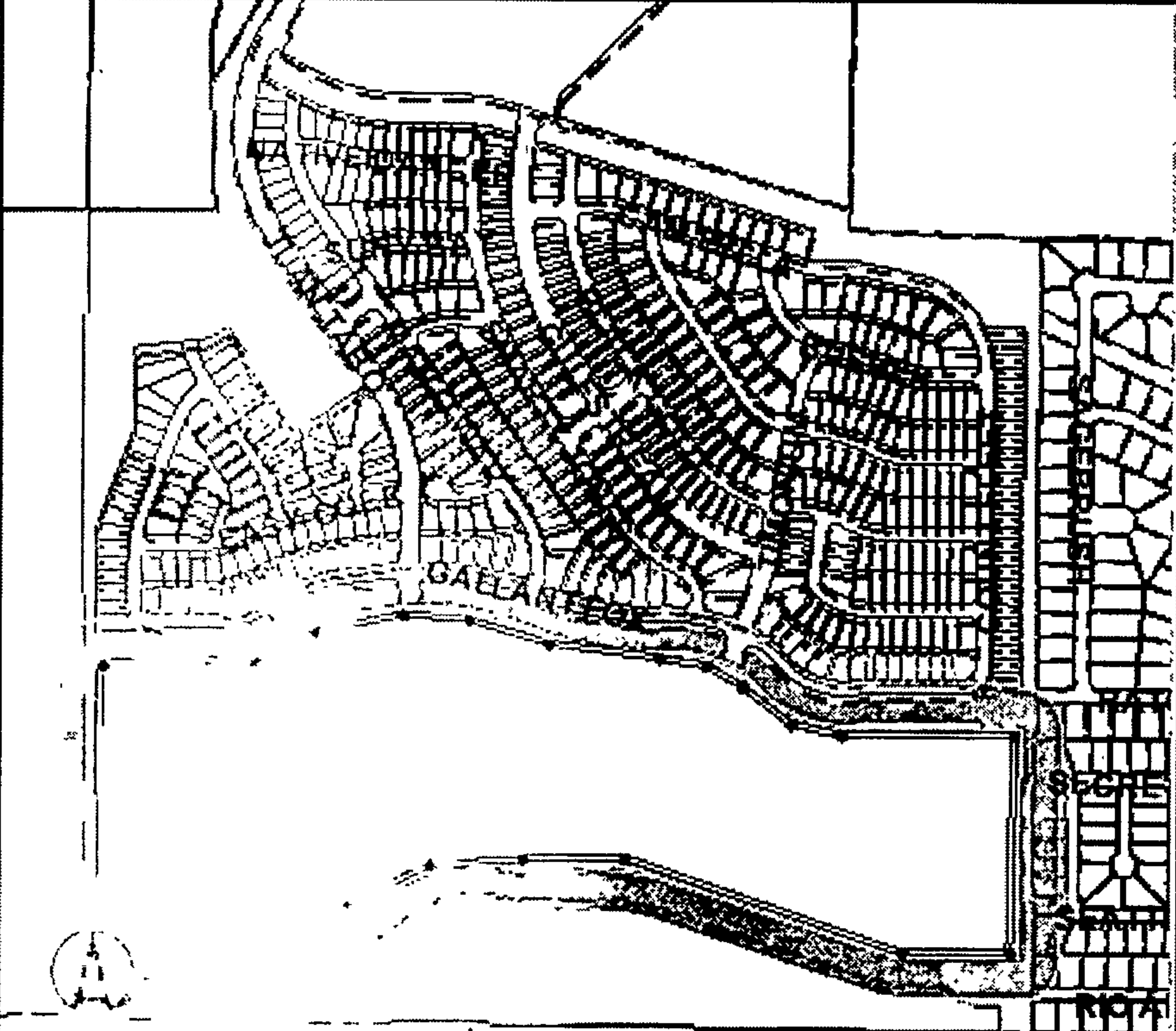


**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO DEV AREA
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

**Refresh Map**

Auto Refresh

Pan

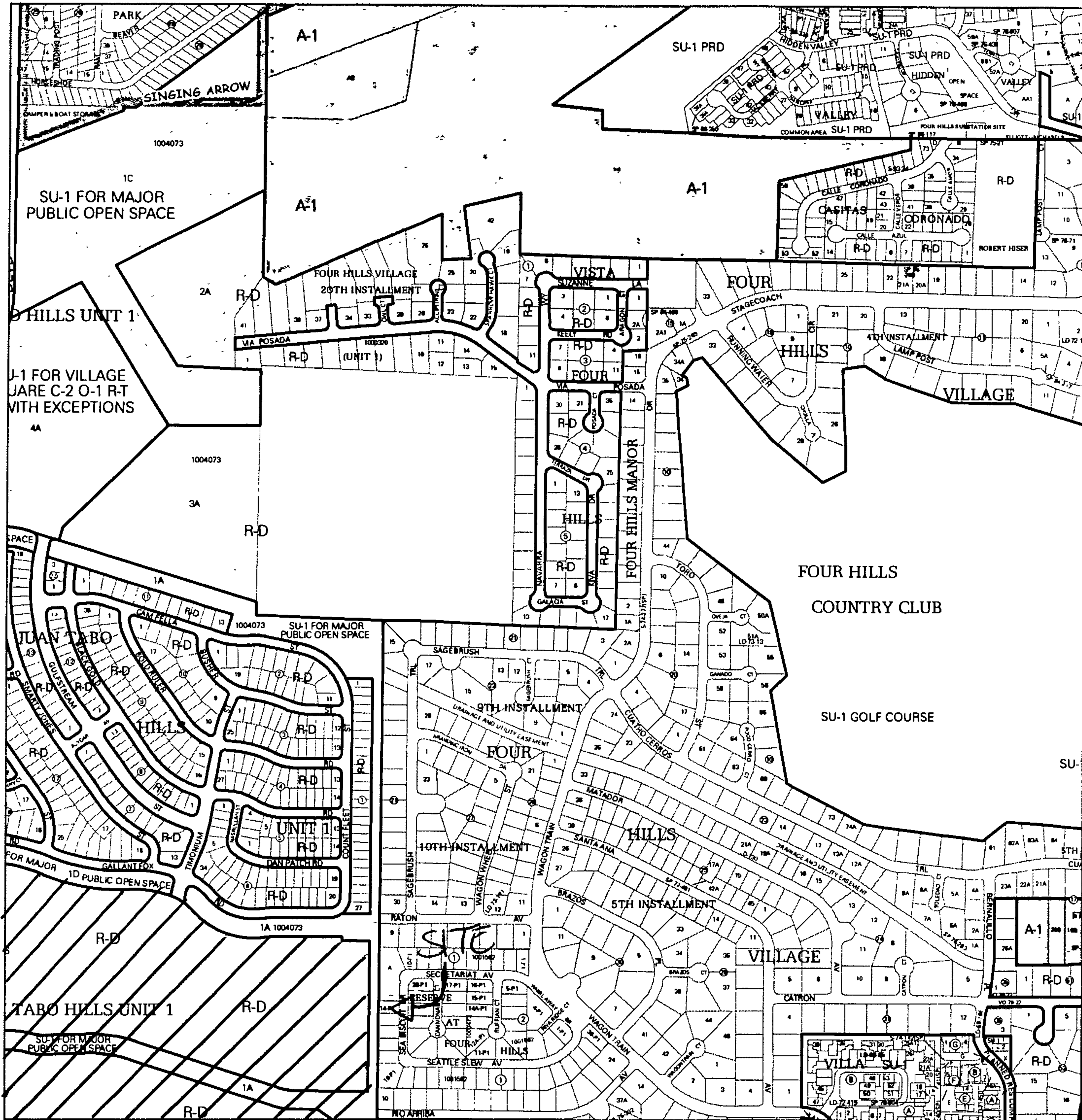
OWNERSHIP		
Rec	U	OWNER
1	220	JUAN TABO HILLS LLC
2	22000049	JUAN TABO HILLS LLC
3	005	SANDY WASH LLC & CATHEDRAL CHURCH OF ST JOHN

SEARCH CONTACT

[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)



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:  
**M-22-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                      760                      1,500 Feet

Map amended through: 5/17/2007

# 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 7/10/07 To 7/25/07

5. REMOVAL

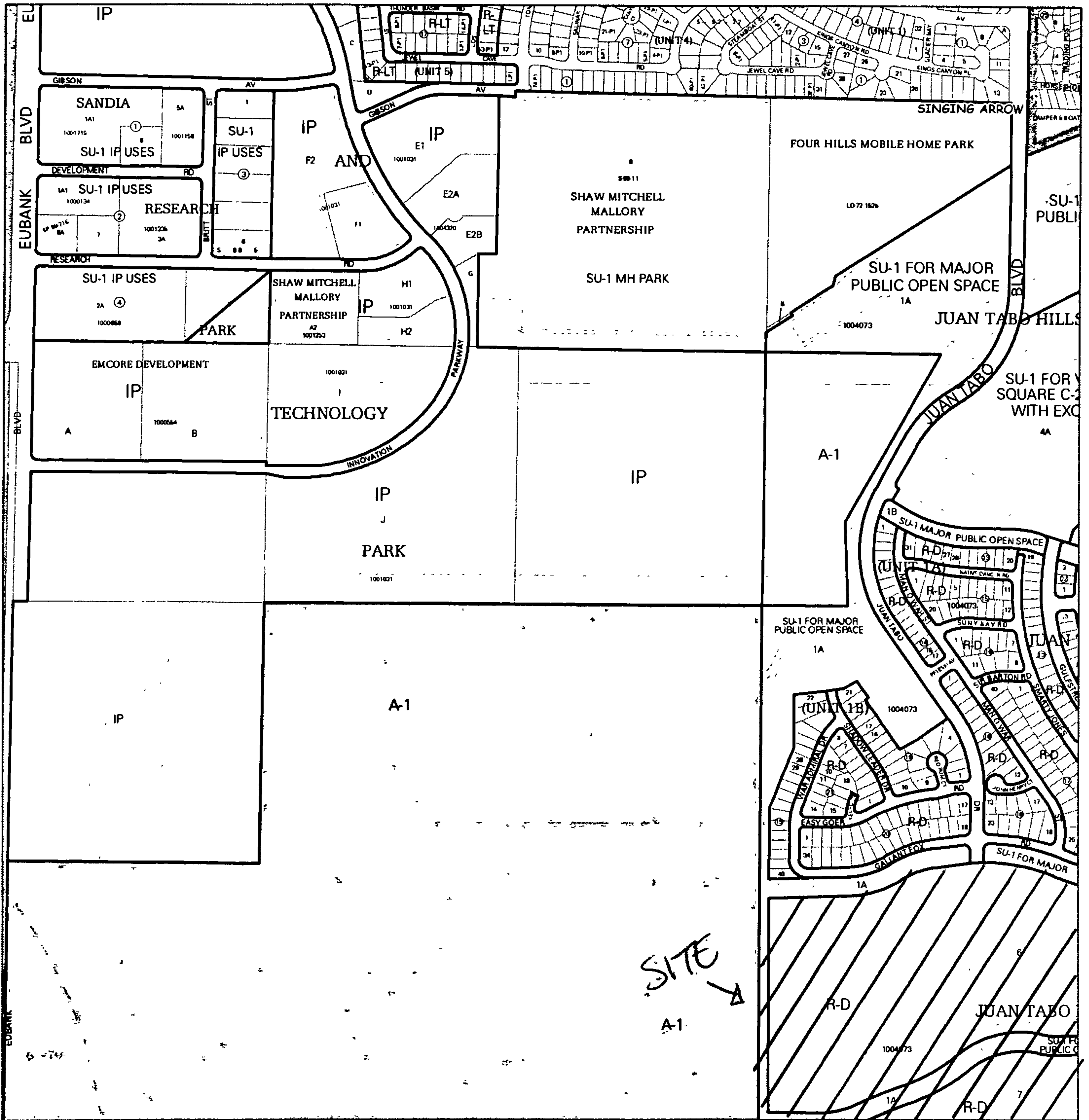
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Elizabeth M. [Signature] / Mark [Signature] 6-29-07  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6/29/07 Ki-Sis  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004073



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:  
**M-21-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: 5/17/2007





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*June 28, 2007*

*Ms. Sharon Matson, Chair  
Design Review Board  
City Of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103*

**Re: Juan Tabo Hills, Unit 2**

*Dear Ms. Matson:*

*We wish to vacate a portion of a public roadway easement. This vacation was originally heard with the first Unit 2 Plat. Since the City of Albuquerque has not signed the final plat, we can not record by the July 12<sup>th</sup> deadline, which the original vacation request expires. Therefore we are requesting this vacation of easement.*

*Please contact our office with any questions you may have.*

*Sincerely,*

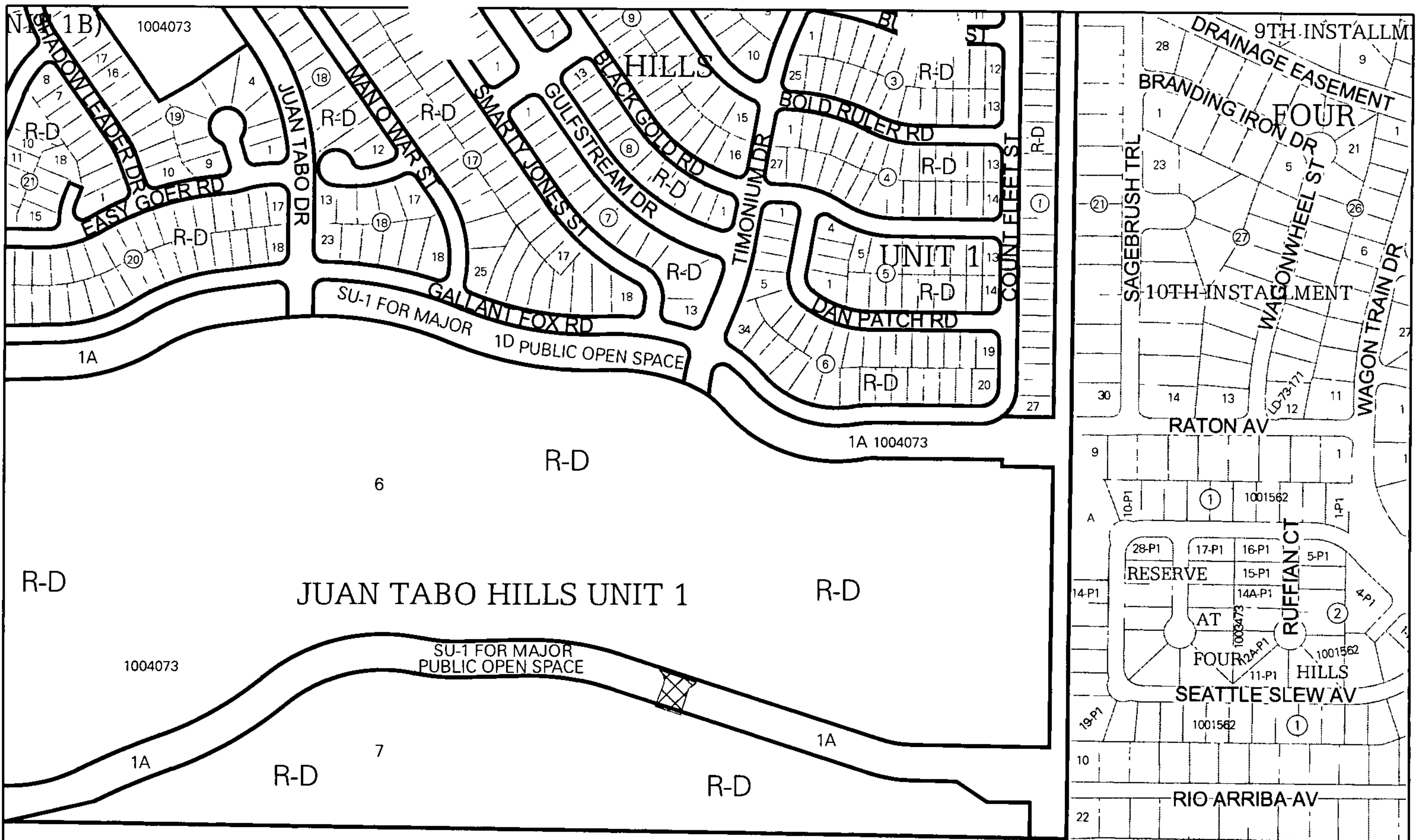
**MARK GOODWIN & ASSOCIATES, PA**



*Gregory J. Krenik, PE  
Vice-President*

*GJK/la*

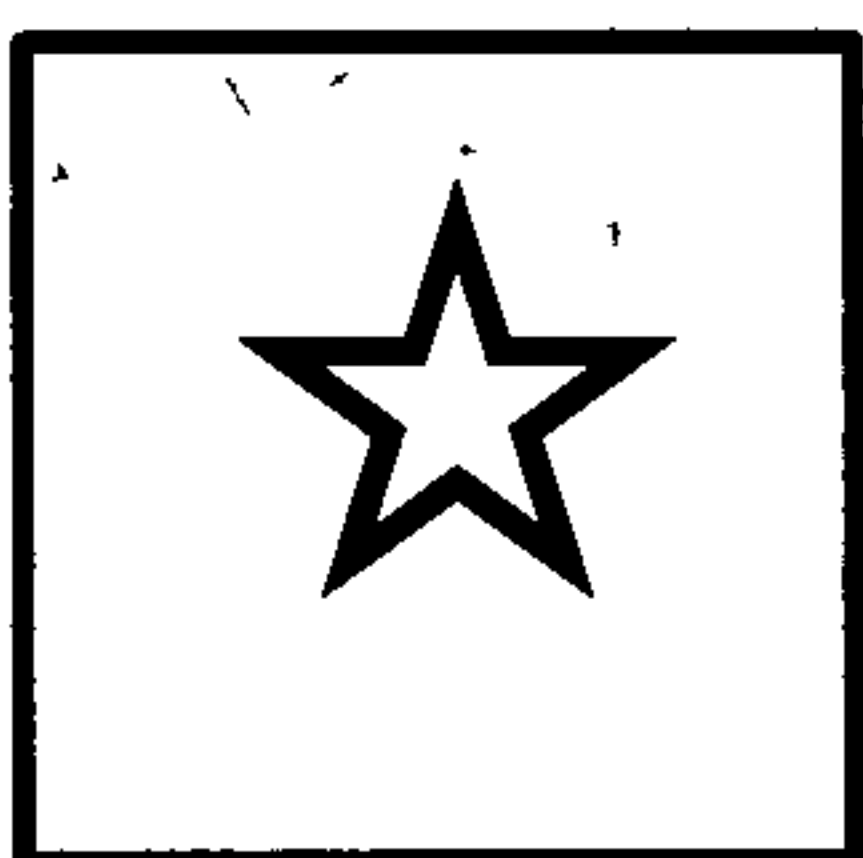
*Attachment*



P:\GIS\FILE\PROJECTS\Sketch\PF&Sk07\07P&S Jul-Dec\07Sk\_1004073D.mxd

# ZONING MAP

Note Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1004073

Hearing Date:

7/18/2007

Zone Map Page:

M-21 & M-22

Additional Case Numbers:

07DRB-70100

TRANSMISSION VERIFICATION REPORT

TIME : 07/23/2007 09:40  
NAME : CITY OF ABQ  
FAX : 5059243967  
TEL : 5059243962  
SER.# : 000L3J187398

DATE, TIME 07/23 09:39  
FAX NO./NAME 97979539  
DURATION 00:00:35  
PAGE(S) 04  
RESULT OK  
MODE STANDARD  
ECM

City of Albuquerque  
Planning Department  
505-924-3900 (main number)  
505-924-3864 (fax number)  
Development and Building Services (One Stop Shop)  
Plaza Del Sol Building, 2<sup>nd</sup> Floor  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**City of Albuquerque  
Planning Dept.  
Dev. & Bldg. Svcs.**

#3.

**Fax**

To: STEPHANIE From: SANDY

Copies to:

Fax: 797-9539 Pages Sent: 4 (including this page)

Phone: 828-2200 Date:

Time:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

COMMENTS:



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 25, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1000351**

07DRB-70112 VACATION OF PUBLIC  
EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). (E-15)

**Project# 1000965**

07DRB-70102 VACATION OF PUBLIC  
EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA**, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). (F-12)

**Project# 1004073**

07DRB-70100 VACATION OF PUBLIC  
EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22)

**Project# 1006586**

07DRB-70101 VACATION OF PUBLIC  
EASEMENT  
07DRB-70109 VACATION OF PRIVATE  
EASEMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14)

**Project# 1006608**

07DRB-70113 VACATION OF PUBLIC RIGHT-OF-  
WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14)

**SEE PAGE 2 . . .**



K

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

**PAGE 2**


**Project# 1006610**

07DRB-70114 VACATION OF PUBLIC  
EASEMENT

07DRB-70115 VACATION OF PUBLIC RIGHT-OF-  
WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0.73 acre(s). (K-22)

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

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 9, 2007.**



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 25, 2007

**Project# 1004073**  
07DRB-70100 VACATION OF PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22)

**AMAFCA** No adverse comments.

**COG** No adverse comment.

**Transit** No comments received.

**Zoning Enforcement** No adverse comments.

**Neighborhood Coordination** No comments received.

**APS** The proposed subdivision, **Juan Tabo Hills Unit 2**, ( Tracts 6 and 7, Juan Tabo Hills Unit 1), located on Juan Tabo Hills Blvd NE between Eubank Blvd NE and Four Hills Rd NE, will contain approximately 399 residential lots. This will impact Manzano Mesa Elementary School, Van Buren Middle School, and Highland High School. Manzano Mesa Elementary School is at capacity, whereas, Van Buren Middle School and Highland High School have capacity to absorb some student growth from this development.

<b>Loc No</b>	<b>School</b>	<b>2007-08 Projections</b>	<b>2006-07 Capacity</b>	<b>Space Available</b>
260	Manzano Mesa	612	612	0
460	Van Buren	527	882	355
520	Highland	1,982	2,100	118

On December 6, 2006, JTH, LLC entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**Police Department** No crime prevention or CPTED comments at this time.

**Fire Department** No adverse comments.

**PNM Electric & Gas** No adverse comments.

**Comcast** No comments received.

**QWEST** No comments received.

**Environmental Health** No comments received.

**M.R.G.C.D.** No comments received.

**Open Space Division**

Open Space has reviewed the application and has no objection to the vacation of easement.

**City Engineer** The Hydrology section has no objection to the vacation request.

**Transportation Development**

Transportation will need to evaluate the request in the context of the overall transportation layout. An overall map is needed.

**Parks & Recreation** Defer to Transportation.

**ABCWUA** No objection to Vacation request.

**Planning Department** No objection to the requested vacation.

**Impact Fee Administrator** No comments received.

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

Cc: JTH LLC, PO Box 1443, Corrales, NM, 87048

Mark Goodwin & Associates PA, PO Box 90606, 87199

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004073 AGENDA# 3 DATE: 07/25/07

1. Name: DIANE HOTLER Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
FOR GREG KRENK
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004073**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Vacation of Public Easement

**ACTION REQUESTED:**

REV/CMT: ( )      APPROVAL: (X)      SIGN-OFF: ( )      EXTN: ( )      AMEND: ( )

**ENGINEERING COMMENTS:**

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED ; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee      505-924-3986

**DATE:** JULY 25, 2007

0



## OFFICIAL NOTICE OF DECISION

### PAGE 2

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: JTH LLC, PO Box 1443, Corrales, NM, 87048  
Mark Goodwin & Associates PA, PO Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 25, 2007

**3. Project# 1004073**  
07DRB-70100 VACATION OF PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22)

At the July 25, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by August 9, 2007, 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.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 19, 2007, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project# 1000539**

07DRB-70400 VACATION OF PUBLIC  
EASEMENT  
07DRB-70401 VACATION OF PRIVATE  
EASEMENT  
07DRB-70402 MINOR - TEMP DEFR SWDK  
CONST  
07DRB-70403 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 8-A ,9A-1, 10& 26, Block(s) 11, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 PRIVATE SCHOOL, located on PALOMAS NE BETWEEN SAN PEDRO AND LOUISIANA containing approximately 6.75 acre(s). (D-18)

~~**Project# 1004073**~~

07DRB-70399 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22)

**Project# 1006953**

07DRB-70406 VACATION OF PUBLIC  
EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15)

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

  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 3, 2007.**

**Parks & Recreation**

No objection.

**ABCWUA**

No objection to Extension request.

**Planning Department**

Planning has no objection to extension of the Subdivision Improvement Agreement.

**Impact Fee Administrator**

No comment on the request for a 2 year extension of the SIA.

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

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: JTH. LLC – P.O. Box 1443 – Corrales, NM 87048

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

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

**Police Department**

Lighting Issues: Make sure lighting is adequate in all areas. (i.e.): street lamps-potential hidden areas, criminals could case the area.

**Fire Department**

No adverse comments.

**PNM Electric & Gas**

No adverse comments.

**Comcast**

No comments received.

**QWEST**

No comments received.

**Environmental Health**

No comments received.

**M.R.G.C.D.**

No adverse comments.

**Open Space Division**

Open Space has no adverse comments pending acceptance of the Public Improvements District (PID) and other negotiated agreements between the City and developer.

**City Engineer**

The Hydrology section has no objection to the extension request.

**Transportation Development**

No adverse comments



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

December 19, 2007

**Project# 1004073**  
 07DRB-70399 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22)

**AMAFCA** No adverse comments.

**COG** MPO staff have no comment on this development proposal.

**Transit** No comments received.

**Zoning Enforcement** No adverse comments.

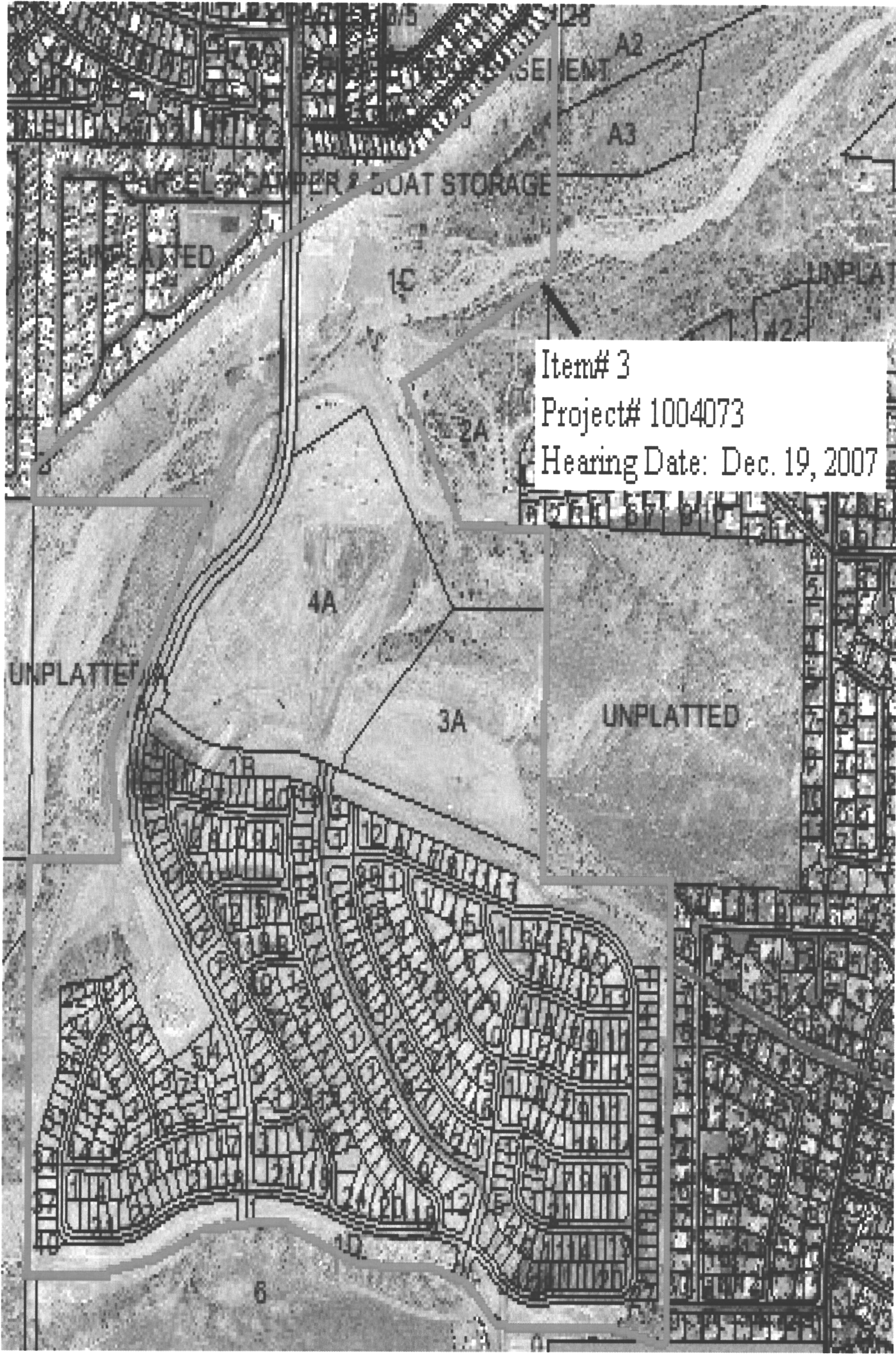
**Neighborhood Coordination** Letter(s) sent to: **Tijeras Arroyo NA (R),  
 Four Hills MHP Resident's Assoc. (R),  
 WillowWood NA (R),  
 Four Hills Village HOA (R)**

**APS** **Juan Tabo Hills Unit 1**, Lots 1-5, is located on Juan Tabo Blvd NE between Eubank Blvd NE and Four Hills Rd SE. The owner of the above property requests a 2YR SIA for a subdivision that will consist of 456 residential lots and 9 undeveloped lots. This will impact Manzano Mesa Elementary School, Van Buren Middle School, and Highland High School. Manzano Mesa Elementary School, Van Buren Middle School, and Highland High School will be nearing capacity as development in the area continues to build out.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
260	Manzano Mesa	565	612	47
460	Van Buren	579	882	303
520	Highland	1,803	2,100	297

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



Item# 3  
Project# 1004073  
Hearing Date: Dec. 19, 2007






**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

## MEMORANDUM

DATE: December 14, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department  
Kevin Curran, Legal Department  
Mark Goodwin and Associates PA

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1004073, 07DRB-70399 Major – 2 yr Subdivision Improvement Agreement Extension, Juan Tabo Hills Unit 1, Located on Juan Tabo Blvd. NE between Eubank Blvd. NE and Four Hills Rd. SE.

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There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Eubank Landfill). The Albuquerque Environmental Health Department (AEHD) realizes this agenda item reflects only administrative filings for subdivision improvement agreements; however, if development/redevelopment does occur, the developers of this site are required to follow the most current version of the “Interim Guidelines for Development within City Designated Landfill Buffer Zones.” A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



**DEVELOPMENT REVIEW BOARD  
AGENDA**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

December 19, 2007 9:00AM

**MEMBERS:**

Jack Cloud, Acting Chair  
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1000539**  
07DRB-70400 VACATION OF PUBLIC EASEMENT  
07DRB-70401 VACATION OF PRIVATE EASEMENT  
07DRB-70402 MINOR - TEMP DEFR SWDK CONST  
07DRB-70403 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 8-A ,9A-1, 10& 26, Block(s) 11, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 PRIVATE SCHOOL, located on PALOMAS NE BETWEEN SAN PEDRO AND LOUISIANA containing approximately 6.75 acre(s). (D-18) **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**
  
2. **Project# 1006953**  
07DRB-70406 VACATION OF PUBLIC EASEMENT  
LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) **DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.**
  
3. ~~**Project# 1004073**~~  
07DRB-70399 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)  
MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1001449**  
07DRB-70379 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70380 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION Unit(s) 2**, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) [*Deferred from 12/5/07*] **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 PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION OF ADJOINER FOR ALLEY AND ACCESS EASEMENTS, AND FOR REMOVAL OF EASMENT NOTE PER TRANSPORTATION, AND TO RECORD.**

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

5. **Project# 1003479**  
07DRB-70438 EPC APPROVED SDP  
FOR BUILD PERMIT

DAC ENTERPRISES INC agent(s) for EDDIE & CHRISTINE LOPEZ request(s) the above action(s) for all or a portion of Lot E, **ST ANTHONY ORPHANAGE ADDITION**, zoned SU-1 FOR C-1 Residential, located on 12TH ST NW BETWEEN INDIAN SCHOOL RD NW AND I-40 containing approximately 1.4 acre(s). [REF: 06EPC-00955] (H-13) [*Catalina Lehner- EPC Planner*] **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

6. **Project# 1004875**  
07DRB-70382 EPC/ SDP FOR  
BUILDING PERMIT  
07DRB-70383 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION** zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) [*Catalina Lehner - EPC Planner*] [*Deferred from 11/21/0 & 12/5/07*] **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 6 FT SIDEWALK FOR RAMP DETAIL, BUILD NOTE FOR ALLEY, REFERENCE TO CITY STANDARD 24-15, ALLEY IMPROVEMENTS, CURB AND GUTTER TO REPLACE 3 EXISTING DRIVE PADS AND TO CITY ENGINEER FOR THE SIA AND FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/19/07, THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

7. **Project# 1000965**  
07DRB-70421 AMENDED SDP FOR  
SUBDIVISION

CONSENSUS PLANNING agent(s) for ANDALUCIA DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-164, 1-54 & 1-60, Tract(s) A, B-2 & 6A, **LANDS OF RAY A GRAHAM III, OVEN CORP & COA; ANDALUCIA AT LA LUZ**, zoned SU-1 FOR PRD & MPOS, located on COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 158 acre(s). (F-11/12 & E-12) *[Deferred from 12/12/07]*. **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

8. **Project# 1000572**  
07DRB-70440 MINOR - TEMP DEFR  
SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of **THE PRESIDIO Unit(s) 1 & 2**, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 28.0088 acre(s). (K-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project# 1001164**  
07DRB-70434 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN III, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **ST. PIUS X SUBDIVISION**, zoned SU-3, located on UPTOWN LOOP RD AND INDIAN SCHOOL ROAD containing approximately 1.8509 acre(s). (H-19) **DEFERRED TO 1/9/08 AT THE AGENT'S REQUEST.**

10. **Project# 1003125**  
07DRB-70192 MINOR – AMENDED  
PRELIMINARY/FINAL PLAT  
APPROVAL
- MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK**, zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **THE AMENDED PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR SATISFACTORY RECTIFICATION OF S1-A WATERLINE ISSUE AND CORRECTION OF EASEMENT LANGUAGE FOR D1-A1, AND TO PLANNING FOR SOLAR COLLECTORS LANGUAGE ON PLAT, AGIS DXF AND TO RECORD. A CONDITION OF FINAL PLAT WILL BE THAT THE DISCLAIMER LANGUAGE PER CITY ATTORNEY BE PLACED ON THE FINAL PLAT.**
11. **Project# 1003798**  
07DRB-70424 EXT OF MAJOR  
PRELIMINARY PLAT
- GREATER ALBUQUERQUE HOUSING PARTNERSHIP agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN ADDITION** zoned RT, located on PENNSYLVANIA SE BETWEEN SOUTHERN SE AND TRUMBULL SE containing approximately 1.1 acre(s). (L-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project# 1004428**  
07DRB-70435 EXT OF MAJOR  
PRELIMINARY PLAT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3B & RR-3D, **CEJA VISTA/ TOWN OF ATRISCO GRANT**, zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
13. **Project# 1005130**  
07DRB-70437 EXT OF MAJOR  
PRELIMINARY PLAT
- SLAGLE HERR ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on HOLLY AND PASEO DEL NORTE NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 2.7306 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. **Project# 1005081**  
07DRB-70441 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) B & F, **ANDALUCIA AT LA LUZ**, and Tract A-1, **ANDALUCIA AT LA LUZ UNIT 3**, zoned SU-1/PRD 5 DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVENUE NW containing approximately 18.3517 acre(s). (F-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO TRANSPORTATION FOR RIGHT OF WAY INDICATION, CURVE C1 MUST BE 30 FT AND INDICATION OF NARROWEST PORTION OF RIGHT OF WAY ON COORS AND SEVILLA.**

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

15. **Project# 1005108**  
07DRB-70436 SKETCH PLAT REVIEW  
AND COMMENT

RALPH CORRIZ agent(s) for THE DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 & 67-A - 2, zoned C-1 & R-1, located on 4TH ST NW BETWEEN VINEYARD NW AND WILLOW NW containing approximately 2.4 acre(s). (E-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project# 1006965**  
07DRB-70418 SKETCH PLAT REVIEW  
AND COMMENT

CECILIA PULSIFER agent(s) for CECILIA PULSIFER request(s) the above action(s) for all or a portion of Lot(s) 3a, Block(s) 3, **WELLS SANDIA MANOR**, zoned R-1, located on WINDSOR NE AND ARCADIA NE containing approximately .4067 acre(s). (L-23) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for October 24, 2007, November 7, 2007 and November 14, 2007.

Other Matters:

ADJOURNED: 11:25

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** December 19, 2007  
**Zone Atlas Page:** M-21, M-22  
**Notification Radius:** 100 Ft.

**Project#**~~1004073~~  
**App#**07DRB-70399

**Cross Reference and Location:** JUAN TABO BLVD NE BETWEEN EUBANK  
BLVD NE AND FOUR HILLS RD SE

**Applicant:** JTH LLC  
PO BOX 1443  
CORRALES, NM 87048

**Agent:** MARK GOODWIN & ASSOCIATES PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** NOVEMBER 30, 2007  
**Signature:** ERIN TREMLIN



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 2<sup>nd</sup> 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): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O. Box 9066 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: JTH, LLC PHONE: 892-5533  
 ADDRESS: P.O. Box 1443 FAX: \_\_\_\_\_  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 1 - 2 Year Extension of Subdivision Improvements Agreement

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. Tracts 1, 2, 3, 4 and 5 Block: \_\_\_\_\_ Unit: 1  
 Subdiv/Addn/TBKA: Juan Tabo Hills  
 Existing Zoning: R-D Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M22 & M23 UPC Code: 102205512544020127 & 102205509913830116

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1004073, 05DRB-01854

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 5 Tracts No. of proposed lots: 45 Lots / 9 Tracts Total area of site (acres): 244.4124  
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd NE  
 Between: Eubank Blvd NE and Four Hills Road SE

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

SIGNATURE [Signature] DATE 11-20-07  
 (or Print) Mark Goodwin, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 20399</u>	<u>SIA</u>	_____	<u>\$30.00</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>ADU</u>	_____	<u>\$75.00</u>
<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	_____	_____	_____	\$ _____
				Total
				<u>\$145.00</u>

Hearing date December 19, 2007  
[Signature] 11/20/07 Project # 1004073  
 Planner signature / date



**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
- 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 (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.

for Mark Goodwin, PE  
 Applicant name (print)  
John Mackenzie 11-20-07  
 Applicant signature / date



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

Application case numbers  
 DRB- \_\_\_\_\_ - 20349

Form revised October 2007  
Ken Jones 11/20/07  
 Planner signature / date  
 Project # 10041073

15	10220552 04216305 03	JOHNSON BRADLEY J ETUX	1013 S AGEBR USH TR SE	ALBU QUE RQU E	N M	871 23	V	A1 A	*00190021FOUR HILLS VILLAGE TENTH INST
16	10220552 04208305 04	JOHNSON BRADLEY J	1013 S AGE BR USH TR SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00200021FOUR HILLS VILLAGE TENTH INST
17	10220552 04200305 05	FLEMING JAMES GRA NT & CAROL	1017 S AGEBR USH TR L SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00210021FOUR HILLS VILLAGE TENTH INST
18	10220550 98222315 06	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 12 BLK 10 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1446 AC
19	10220551 11224315 09	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 9 BLK 10 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .2907 AC
20	10220550 95227315 05	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 13 BLK 10 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1446 AC
21	10220551 05230315 10	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 8 BLK 10 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1839 AC
22	10220550 62248314 35	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 4 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1470 AC
23	10220550 49251314 05	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 34 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1184 AC
24									
25	10220550 47255314 04	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 35 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1184 AC
26	10220552 04133305 13	WASHBURN ISABEL M	1117 S AGEBR USH TR L SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00290021FOUR HILLS VILLAGE TENTH INST
27	10220552 16022302 13	HILL MCMILLIN RICHA RD	709 RI O ARRI BA SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*12 28 FOUR HILLS VILLAGE 16TH INSTALLMEN T
28	10220551 59442202 06	JOHNSON RICHARD N & LISA D	615 VI A POSA DA SE	ALBU QUE RQU E	N M	871 23	R	A1 A	LOT 36 PLAT FOR FOUR HILLS VILLAGE 20TH I NSTALLMENT UNIT 1 BEING A REPLAT OF TRA CT C FOUR HILLS VILLAGE 20TH INSTALLMENT CONT .6986 AC
29	10220552 00022302 15	PENNY JR NORRIS R ETUX	701 RI O ARRI BA SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*10 28 FOUR HILLS VILLAGE 16TH INSTALLMEN T
30	10220552 08022302 14	GARRISON STANLEY D & VICKIE T	705 RI O ARRI BA SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*11 28 FOUR HILLS VILLAGE 16TH INSTALLMEN T
31	10220550 98222315 06	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 12 BLK 10 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1446 AC

R e c	UPC CODE	OWNER	OWNER ADDRE SS	OWN ER CITY	OW NE R S T A T E	OW NE R Z I P C O D E	PR OP ERT Y CL AS S	T A X DI ST RI CT	LEGAL
1	10220550 45019309 15	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	TR 7 BULK LAND PLAT FOR JUAN TABO HILLS CONT 17.4111 AC
2	10220550 49084308 15	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	TR 6 BULK LAND PLAT FOR JUAN TABO HILLS CONT 65.5806 AC
3	10220552 20224405 38	CRAWFORTH LEALAN D D ETUX	707 BR ANDING IRON S T SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00280026FOUR HILLS VILLAGE TENTH INST
4	10220552 05249304 14	STEWART VELMA C R LT STEWART R D & E A ELAM TR	701 SA GEBRU SH TR SE	ALBU QUE RQU E	N M	871 23	R	A1 A	* 16 21 FOUR HILLS VILLAGE 9TH INSTALLMEN T
5	10220552 23247303 17	PASSMORE JAMES R	712 SA GEBRU SH TR SE	ALBU QUE RQU E	N M	871 23 5 603	R	A1 A	* 17 22 FOUR HILLS VILLAGE 9TH INSTALLMEN T
6	10220552 20265304 17	PAULETTE ROBERT J	713 SA GEBRU SH TR SE	ALBU QUE RQU E	N M	871 23	R	A1 A	* 13 21 FOUR HILLS VILLAGE 9TH INSTALLMEN T
7	10220552 10265304 16	YAGODA DOROTHY	709 SA GEBRU SH TR SE	ALBU QUE RQU E	N M	871 23	R	A1 A	* 14 21 FOUR HILLS VILLAGE 9TH INSTALLMEN T
8	10220552 03260304 15	ROY DR SAMEER & C HITRA TRUSTEES RO Y FAMILY REVOCABLE TRUST	705 SA GEBRU SH TR SE	ALBU QUE RQU E	N M	871 23	R	A1 A	* 15 21 FOUR HILLS VILLAGE 9TH INSTALLMEN T
9	10220552 20190306 01	OCONNELL BRIAN & C HRISTINA	1020 S AGEBR USH TR L SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00230027FOUR HILLS VILLAGE TENTH INST
10	10220552 04191305 06	LONGORIA DIANA	1021 S AGEBR USH TR L SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00220021FOUR HILLS VILLAGE TENTH INST
11	10220552 04133305 13	WASHBURN ISABEL M	1117 S AGEBR USH TR L SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00290021FOUR HILLS VILLAGE TENTH INST
12	10220552 04141305 12	DRISKILL JOHN D & FA Y H	1113 S AGE BR USH TR L SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00280021FOUR HILLS VILLAGE TENTH INSTAL
13	10220552 04235305 01	GRAZIER J MARK & JE ANNE M	1001 S AGEBR USH TR SE	ALBU QUE RQU E	N M	871 23	R	A1 A	*00170021FOUR HILLS VILLAGE TENTH INST
14	10220551 59442202 06	JOHNSON RICHARD N & LISA D	615 VI A POSA DA SE	ALBU QUE RQU E	N M	871 23	R	A1 A	LOT 36 PLAT FOR FOUR HILLS VILLAGE 20TH I NSTALLMENT UNIT 1 BEING A REPLAT OF TRA CT C FOUR HILLS VILLAGE 20TH INSTALLMENT CONT .6986 AC

49	10220550 65242314 34	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 5 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1447 AC
50	10220550 50247314 06	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 33 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1184 AC
51	10210554 44197409 15	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 7 BLK 21 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1217 AC
52	10210554 35209409 16	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	TR 5- A FINAL PLAT FOR JUAN TABO HILLS UNIT 1 C ONT 3.3619 AC
53	10210554 12130410 01	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 40 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1794 AC
54	10210554 10135410 02	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 39 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1255 AC
55	10210554 10140410 03	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 38 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1205 AC
56	10210554 10145410 04	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 37 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1205 AC
57	10210554 10150410 05	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 36 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1205 AC
58	10210554 10155410 06	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 35 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1235 AC
59	10210554 10160410 07	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 34 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1360 AC
60	10210554 11166410 08	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 33 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1367 AC
61	10210554 13171410 09	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 32 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1242 AC
62	10210554 14176410 10	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 31 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1205 AC
63	10210554 16181410 11	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 30 BLK 19 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1205 AC
64	10210555 23278103 09	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 10 BLK 15 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1095 AC
65	10210555 19278103	JUAN TABO HILLS LLC	8910 A DAMS S	ALBU QUE	N M	871 10	V	A1 A	LT 9 BLK 15 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1095 AC

3 2	10220551 11224315 09	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 9 BLK 10 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .2907 AC
3 3	10220550 95227315 05	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 13 BLK 10 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1446 AC
3 4	10220551 05230315 10	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 8 BLK 10 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1839 AC
3 5	10220550 62248314 35	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 4 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1470 AC
3 6	10220550 49251314 05	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 34 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1184 AC
3 7									
3 8	10220550 47255314 04	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 35 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1184 AC
3 9	10220550 46259314 03	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 36 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1184 AC
4 0	10220550 56260314 37	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 2 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1621 AC
4 1	10220550 44264314 02	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 37 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1244 AC
4 2	10220550 55268314 38	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 1 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .2046 AC
4 3	10220550 44277314 01	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 38 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1942 AC
4 4	10220550 73212314 15	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 24 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1116 AC
4 5	10220550 82218314 29	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 10 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1405 AC
4 6	10220551 02218315 07	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 11 BLK 10 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1690 AC
4 7	10220550 68238314 33	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 6 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1405 AC
4 8	10220550 53242314 07	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 32 BLK 9 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1184 AC

<u>82</u>	10210 55505 26910 302	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1197 AC
<u>83</u>	10210 55509 26910 303	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1152 AC
<u>84</u>	10210 55527 27810 308	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1254 AC
<u>85</u>	10210 55518 24040 502	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 16 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1691 AC
<u>86</u>	10210 55525 24240 503	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1659 AC
<u>87</u>	10210 55532 24140 504	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1871 AC
<u>88</u>	10210 55530 25140 505	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1469 AC
<u>89</u>	10210 55525 25240 506	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1149 AC
<u>90</u>	10220 55188 20632 221	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
<u>91</u>	10220 55188 21132 222	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
<u>92</u>	10220 55188 21532 223	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
<u>93</u>	10220 55188 21932 224	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
<u>94</u>	10220 55188 22432 225	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1102 AC
<u>95</u>	10220 55188 22932 226	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1178 AC
<u>96</u>	10220 55187 23332 227	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 1 BLK 1 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1325 AC
<u>97</u>	10220 55154 12132 411	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 24 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>98</u>	10220 55150	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 25 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC

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<u>6</u>	10210555 14279103 11	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 8 BLK 15 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1095 AC	
<u>6</u>	10210555 70279103 12	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 7 BLK 15 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1095 AC	
<u>6</u>	10210555 05279103 13	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 6 BLK 15 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1147 AC	
<u>6</u>	10210555 00279103 14	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 5 BLK 15 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1272 AC	
<u>7</u>	10210554 89243404 01	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 17 BLK 14 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1315 AC	
<u>7</u>	10210554 82285404 02	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	TR 5- C FINAL PLAT FOR JUAN TABO HILLS UNIT 1 C ONT 4.6195 AC	
<u>7</u>	10210554 86429101 30	CITY OF ALBUQUERQ UE	PO BOX 1293	ALBU QUE RQU E	N M	871 03 1 293	V	A1 A	TR 1- A FINAL PLAT FOR JUAN TABO HILLS UNIT 1 C ONT 56.5188 AC	
<u>7</u>	10210555 10238405 01	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 11 BLK 16 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .2391 AC	
<u>7</u>	10210555 05295102 02	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 25 BLK 13 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1114 AC	
<u>7</u>	10210555 00296102 01	JUAN TABO HILLS LLC	8910 A DAMS S T SE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 26 BLK 13 FINAL PLAT FOR JUAN TABO HILL S UNIT 1 CONT .1162 AC	
<u>76</u>	10210 55498 30710 208	CITY OF ALBUQUER QUE	PO BOX 129 3	ALBUQ UERQU E	NM	87103 1293	V	A1 A	TR 1- B FINAL PLAT FOR JUAN TABO HILLS U NIT 1 CONT 2.0560 AC	
<u>77</u>	10210 55528 26810 307	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1289 AC	
<u>78</u>	10210 55523 26810 306	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1095 AC	
<u>79</u>	10210 55519 26910 305	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1095 AC	
<u>80</u>	10210 55500 26910 301	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1230 AC	
<u>81</u>	10210 55514 26910 304	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 15 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1095 AC	

<u>115</u>	10220 55127 13432 426	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1309 AC
<u>116</u>	10220 55104 44320 125	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	TR 2- A FINAL PLAT FOR JUAN TABO HILLS U NIT 1 CONT 9.5455 AC
<u>117</u>	10210 55444 13841 105	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 30 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1349 AC
<u>118</u>	10210 55450 13841 106	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 29 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1475 AC
<u>119</u>	10210 55455 14041 107	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 28 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1474 AC
<u>120</u>	10210 55460 14341 108	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 27 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1368 AC
<u>121</u>	10210 55465 14641 109	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 26 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1294 AC
<u>122</u>	10210 55469 14841 110	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 25 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1294 AC
<u>123</u>	10210 55444 14941 131	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1259 AC
<u>124</u>	10210 55435 14941 132	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1205 AC
<u>125</u>	10210 55429 14941 133	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1205 AC
<u>126</u>	10210 55423 14941 134	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 1 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1596 AC
<u>127</u>	10210 55450 15041 130	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1317 AC
<u>128</u>	10210 55475 15041 111	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 24 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1294 AC
<u>129</u>	10210 55455 15341 129	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1317 AC
<u>130</u>	10210 55480 15241 112	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 23 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1294 AC
<u>131</u>	10210 55460	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU	NM	87110	V	A1 A	LT 7 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1317 AC



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<u>99</u>	10220 55136 12132 407	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 28 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1394 AC
<u>100</u>	10220 55145 12132 409	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 26 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>101</u>	10220 55129 12132 406	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 29 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1584 AC
<u>102</u>	10220 55124 12332 405	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 30 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1728 AC
<u>103</u>	10220 55119 12532 404	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 31 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1688 AC
<u>104</u>	10220 55114 13032 403	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 32 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1545 AC
<u>105</u>	10220 55174 13132 416	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1557 AC
<u>106</u>	10220 55169 13132 417	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>107</u>	10220 55164 13132 418	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>108</u>	10220 55159 13132 419	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>109</u>	10220 55155 13132 420	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>110</u>	10220 55151 13132 421	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>111</u>	10220 55146 13132 422	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>112</u>	10220 55142 13132 423	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1135 AC
<u>113</u>	10220 55132 13232 425	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1354 AC
<u>114</u>	10220 55110 13332 402	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 33 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1206 AC

148	10220 55143 15732 318	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1216 AC
149	10220 55138 15832 319	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1229 AC
150	10220 55131 16432 320	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1518 AC
151	10220 55173 12132 415	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 20 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1719 AC
152	10220 55168 12132 414	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 21 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
153	10220 55163 12132 413	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 22 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
154	10220 55159 12132 412	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 23 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
155	10220 55175 14832 310	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1195 AC
156	10220 55170 14832 309	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
157	10220 55166 14832 308	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
158	10220 55161 14832 307	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
159	10220 55157 14832 306	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
160	10220 55153 14832 305	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
161	10220 55148 14832 304	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 20 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
162	10220 55143 14832 303	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 21 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1140 AC
163	10220 55138 14832 302	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 22 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1525 AC
164	10220 55129	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU	NM	87110	V	A1 A	LT 1 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1858 AC

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<u>132</u>	10210 55485 15241 113	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 22 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1294 AC
<u>133</u>	10210 55491 15341 114	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 21 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1241 AC
<u>134</u>	10210 55495 15441 115	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 20 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1228 AC
<u>135</u>	10210 55500 15441 116	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1228 AC
<u>136</u>	10210 55465 15841 127	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1259 AC
<u>137</u>	10210 55506 15641 117	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1503 AC
<u>138</u>	10210 55469 15941 126	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 20 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1286 AC
<u>139</u>	10210 55474 16141 125	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 10 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1286 AC
<u>140</u>	10210 55479 16241 124	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 11 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1286 AC
<u>141</u>	10210 55485 16341 123	FULLER HOMES INC	6260 RIVE RSIDE NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 12 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1286 AC
<u>142</u>	10210 55485 16441 122	FULLER HOMES LLC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 13 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1286 AC
<u>143</u>	10220 55166 15732 313	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>144</u>	10220 55161 15732 314	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>145</u>	10220 55157 15732 315	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
<u>146</u>	10220 55153 15732 316	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1085 AC
<u>147</u>	10220 55148 15732 317	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1138 AC

<u>181</u>	10220 55139 24531 615	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1708 AC
<u>182</u>	10220 55127 24631 617	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1874 AC
<u>183</u>	10220 55133 24631 616	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1682 AC
<u>184</u>	10220 55120 24631 618	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1639 AC
<u>185</u>	10220 55113 24731 619	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 1 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .2880 AC
<u>186</u>	10220 55072 14531 718	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2259 AC
<u>187</u>	10220 55049 14831 714	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 22 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1698 AC
<u>188</u>	10220 55054 14831 715	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 21 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1685 AC
<u>189</u>	10220 55066 14831 717	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1959 AC
<u>190</u>	10220 55060 14931 716	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 20 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2291 AC
<u>191</u>	10220 55031 15331 711	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 25 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2327 AC
<u>192</u>	10220 55044 15131 713	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 23 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2209 AC
<u>193</u>	10220 55055 15731 719	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1391 AC
<u>194</u>	10220 55039 15431 712	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 24 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2650 AC
<u>195</u>	10220 55052 16131 720	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1387 AC
<u>196</u>	10220 55188 15232 209	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>197</u>	10220 55188	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC

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<u>165</u>	10220 55129 15432 322	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1158 AC
<u>166</u>	10220 55130 15932 321	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 5 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1148 AC
<u>167</u>	10220 55175 15732 311	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1195 AC
<u>168</u>	10220 55170 15732 312	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 5 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>169</u>	10220 55154 22731 607	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1214 AC
<u>170</u>	10220 55149 22931 606	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1500 AC
<u>171</u>	10220 55144 23131 605	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1209 AC
<u>172</u>	10220 55169 23131 610	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .2247 AC
<u>173</u>	10220 55141 23231 604	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1210 AC
<u>174</u>	10220 55136 23331 603	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1193 AC
<u>175</u>	10220 55123 23631 601	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .2752 AC
<u>176</u>	10220 55131 23531 602	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 2 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1465 AC
<u>177</u>	10220 55163 23731 611	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .2290 AC
<u>178</u>	10220 55157 24031 612	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .2186 AC
<u>179</u>	10220 55150 24131 613	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1822 AC
<u>180</u>	10220 55145 24331 614	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 2 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1733 AC

<u>214</u>	10220 55010 26631 212	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC
<u>215</u>	10220 55010 27131 213	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC
<u>216</u>	10220 55009 27531 214	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC
<u>217</u>	10220 55009 28031 215	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC
<u>218</u>	10220 55009 28431 216	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC
<u>219</u>	10220 55009 28931 217	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC
<u>220</u>	10220 55010 29431 218	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC
<u>221</u>	10220 55010 29931 219	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1614 AC
<u>222</u>	10220 55048 22131 302	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 12 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>223</u>	10220 55045 22531 303	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 12 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>224</u>	10220 55043 22931 304	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 12 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1121 AC
<u>225</u>	10220 55040 23331 305	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 12 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1123 AC
<u>226</u>	10210 55529 29410 207	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 20 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1931 AC
<u>227</u>	10220 55116 16932 434	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 1 BLK 6 FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT .1282 AC
<u>228</u>	10220 55141 12132 408	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 27 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1099 AC
<u>229</u>	10220 55137 13232 424	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 6 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1258 AC
<u>230</u>	10220 55030	CITY OF ALBUQUER QUE	PO BOX 129 3	ALBUQ UERQU	NM	87103 1293	V	A1 A	TR 1- D FINAL PLAT FOR JUAN TABO HILLS U

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<u>198</u>	10220 55188 16232 211	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>199</u>	10220 55188 16732 212	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>200</u>	10220 55188 17132 213	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>201</u>	10220 55188 17532 214	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>202</u>	10220 55188 17932 215	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>203</u>	10220 55188 18332 216	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>204</u>	10220 55188 18832 217	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>205</u>	10220 55188 19232 218	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 1 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>206</u>	10220 55025 22431 204	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1384 AC
<u>207</u>	10220 55022 22931 205	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1384 AC
<u>208</u>	10220 55019 23431 206	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1384 AC
<u>209</u>	10220 55017 23931 207	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1384 AC
<u>210</u>	10220 55015 24531 208	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1384 AC
<u>211</u>	10220 55013 25031 209	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 13 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1384 AC
<u>212</u>	10220 55012 25631 210	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1384 AC
<u>213</u>	10220 55011 26131 211	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1132 AC

<u>247</u>	10210 55519 29510 205	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 22 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1161 AC
<u>248</u>	10210 55515 29610 204	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 23 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1135 AC
<u>249</u>	10210 55509 29510 203	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 24 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1110 AC
<u>250</u>	10210 55520 25340 507	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1223 AC
<u>251</u>	10210 55516 25340 508	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1327 AC
<u>252</u>	10210 55500 25040 511	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 1 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .2167 AC
<u>253</u>	10210 55511 25140 509	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1433 AC
<u>254</u>	10210 55507 25240 510	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 16 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1715 AC
<u>255</u>	10210 55532 20740 605	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 36 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1361 AC
<u>256</u>	10210 55530 21240 604	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 37 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1400 AC
<u>257</u>	10210 55528 21740 603	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 38 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1439 AC
<u>258</u>	10210 55525 22240 602	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 39 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1478 AC
<u>259</u>	10210 55521 22740 601	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 40 BLK 17 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2161 AC
<u>260</u>	10210 55531 15540 703	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 21 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1495 AC
<u>261</u>	10210 55526 15540 702	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 22 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1403 AC
<u>262</u>	10210 55520 15540 701	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 23 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1790 AC
<u>263</u>	10220 55007	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU	NM	87110	V	A1 A	LT 20 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1704 AC



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<u>231</u>	10220 55165 17332 112	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>232</u>	10220 55161 17332 111	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>233</u>	10220 55156 17332 110	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>234</u>	10220 55152 17332 109	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>235</u>	10220 55147 17332 108	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 20 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1119 AC
<u>236</u>	10220 55142 17332 107	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 21 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1549 AC
<u>237</u>	10220 55137 17532 106	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 22 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1134 AC
<u>238</u>	10220 55133 17732 105	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 23 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1115 AC
<u>239</u>	10220 55128 17932 104	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 24 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1167 AC
<u>240</u>	10220 55124 18132 103	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 25 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1161 AC
<u>241</u>	10220 55119 18232 102	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 26 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1178 AC
<u>242</u>	10220 55114 18132 101	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 27 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1287 AC
<u>243</u>	10220 55174 18332 115	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1219 AC
<u>244</u>	10220 55170 18332 116	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>245</u>	10220 55165 18332 117	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 4 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1085 AC
<u>246</u>	10210 55523 29410 206	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 21 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1186 AC

<u>280</u>	10210 55498 23240 718	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 1 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1436 AC
<u>281</u>	10210 55525 18540 708	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1971 AC
<u>282</u>	10210 55519 16740 706	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1745 AC
<u>283</u>	10210 55472 18040 806	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 11 BLK 19 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1368 AC
<u>284</u>	10210 55486 17640 808	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1614 AC
<u>285</u>	10210 55472 18040 806	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 11 BLK 19 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1368 AC
<u>286</u>	10210 55483 18140 809	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1350 AC
<u>287</u>	10210 55502 18040 816	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 1 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1676 AC
<u>288</u>	10210 55500 18640 815	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 2 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1396 AC
<u>289</u>	10210 55471 18540 805	FULLER HOMES LLC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 12 BLK 19 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1648 AC
<u>290</u>	10210 55480 18740 810	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1923 AC
<u>291</u>	10210 55467 19040 804	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 13 BLK 19 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1751 AC
<u>292</u>	10210 55500 19140 814	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1597 AC
<u>293</u>	10210 55464 19340 803	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 14 BLK 19 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1492 AC
<u>294</u>	10210 55482 19440 811	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .2073 AC
<u>295</u>	10210 55461 19540 802	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 19 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1492 AC
<u>296</u>	10210 55458	JUAN TABO HILLS LLC	8910 ADAM S ST SE	ALBUQ UERQU	NM	87110	V	A1 A	LT 16 BLK 19 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1492 AC

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<u>264</u>	10220 55013 15932 502	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 19 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2004 AC
<u>265</u>	10220 55020 15732 503	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 18 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2770 AC
<u>266</u>	10210 55525 16640 705	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1385 AC
<u>267</u>	10210 55531 16640 704	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1495 AC
<u>268</u>	10220 55006 17132 505	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1616 AC
<u>269</u>	10220 55013 17232 504	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2294 AC
<u>270</u>	10210 55532 18140 707	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1906 AC
<u>271</u>	10210 55523 19040 709	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 18 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2335 AC
<u>272</u>	10210 55520 19440 710	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .2006 AC
<u>273</u>	10210 55518 19940 711	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1748 AC
<u>274</u>	10210 55516 20440 712	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1555 AC
<u>275</u>	10210 55513 20940 713	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1422 AC
<u>276</u>	10210 55511 21440 714	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1347 AC
<u>277</u>	10210 55507 21840 715	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1326 AC
<u>278</u>	10210 55504 22340 716	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1326 AC
<u>279</u>	10210 55501 22740 717	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 18 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1326 AC

<u>313</u>	10220 55027 28820 402	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 2 BLK 22 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1123 AC
<u>314</u>	10220 55027 29320 403	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 22 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1581 AC
<u>315</u>	10220 55114 26420 513	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 13 BLK 11 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2182 AC
<u>316</u>	10220 55106 26620 512	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 12 BLK 11 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT 1446 AC
<u>317</u>	10220 55101 26820 511	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 11 BLK 11 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1446 AC
<u>318</u>	10220 55095 27020 510	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 10 BLK 11 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1446 AC
<u>319</u>	10220 55090 27220 509	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 9 BLK 11 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1446 AC
<u>320</u>	10220 55084 27320 508	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 8 BLK 11 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1446 AC
<u>321</u>	10220 55078 27520 507	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 7 BLK 11 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1446 AC
<u>322</u>	10220 55072 27720 506	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 6 BLK 11 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1446 AC
<u>323</u>	10220 55066 27920 505	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 11 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1446 AC
<u>324</u>	10220 55061 28020 504	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 11 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1446 AC
<u>325</u>	10220 55055 28220 503	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 3 BLK 11 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1564 AC

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<u>297</u>	10210 55490 20040 812	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 5 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .2310 AC
<u>298</u>	10210 55496 19940 813	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 4 BLK 19 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .2944 AC
<u>299</u>	10210 55438 16340 905	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 21 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1688 AC
<u>300</u>	10210 55427 16440 904	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 14 BLK 21 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .2016 AC
<u>301</u>	10210 55429 13841 102	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 33 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1289 AC
<u>302</u>	10210 55434 13841 103	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 32 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1268 AC
<u>303</u>	10210 55439 13841 104	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 31 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1249 AC
<u>304</u>	10210 55423 13841 101	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 34 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1664 AC
<u>305</u>	10210 55490 16441 121	FULLER HOMES INC	6260 RIVE RSIDE PLAZ A NW	ALBUQ UERQU E	NM	87120	V	A1 A	LT 14 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1298 AC
<u>306</u>	10210 55495 16541 120	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 15 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1218 AC
<u>307</u>	10210 55500 16641 119	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 16 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1287 AC
<u>308</u>	10210 55506 16641 118	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 17 BLK 20 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1 CONT .1483 AC
<u>309</u>	10220 55073 50320 127	CITY OF ALBUQUER QUE	PO BOX 129 3	ALBUQ UERQU E	NM	87103 1293	V	A1 A	TR 1- C FINAL PLAT FOR JUAN TABO HILLS U NIT 1 CONT 31.4914 AC
<u>310</u>	10220 55016 37420 120	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	TR 4- A FINAL PLAT FOR JUAN TABO HILLS U NIT 1 CONT 25.6617 AC
<u>311</u>	10220 55100 32720 115	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	TR 3- A FINAL PLAT FOR JUAN TABO HILLS U NIT 1 CONT 14.3953 AC
<u>312</u>	10220 55026 28220 401	JUAN TABO HILLS LL C	8910 ADAM S ST SE	ALBUQ UERQU E	NM	87110	V	A1 A	LT 1 BLK 22 FINAL PLAT FOR JUAN TAB O HILLS UNIT 1 CONT .1569 AC

Or Current Resident  
CRAWFORTH LEALAND D ETUX  
707 BRANDING IRON ST SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
DRISKILL JOHN D & FAY H  
1113 SAGE BRUSH TRL SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
FLEMING JAMES GRANT & CAROL  
1017 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
FULLER HOMES INC  
6260 RIVERSIDE PLAZA NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
GARRISON STANLEY D & VICKIE T  
705 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
GRAZIER J MARK & JEANNE M  
1001 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
HILL MCMILLIN RICHARD  
709 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
JOHNSON BRADLEY J  
1013 SAGE BRUSH TR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
JOHNSON RICHARD N & LISA D  
615 VIA POSADA SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
JUAN TABO HILLS LLC  
8910 ADAMS ST SE  
ALBUQUERQUE, NM 87110

Or Current Resident  
LONGORIA DIANA  
1021 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
OCONNELL BRIAN & CHRISTINA  
1020 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
PASSMORE JAMES R  
712 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87123 5603

Or Current Resident  
PAULETTE ROBERT J  
713 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
PENNY JR NORRIS R ETUX  
701 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
ROY DR SAMEER & CHITRA  
TRUSTEES ROY FAMILY REVOCABLE  
TRUST  
705 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
STEWART VELMA C RLT STEWART R  
D & E A ELAM TR  
701 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
WASHBURN ISABEL M  
1117 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87123

Or Current Resident  
YAGODA DOROTHY  
709 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
MARK GOODWIN & ASSOCIATES PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

Project# 1004073  
JTH LLC  
PO BOX 1443  
CORRALES, NM 87048

Project# 1004073  
PAUL F KINAHAN  
Tijeras Arroyo NA  
801 CALLE CORONADO SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
JOE KOPRIVNIKAR  
Tijeras Arroyo NA  
13008 NANDINA WAY SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
ROBERT GLEASON  
Four Hills MHP Residents Assoc. NA  
12328 BEAVER TRL SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
SYLVIA RAHNER  
Four Hills MHP Residents Assoc. NA  
11712 WILDHORSE TRL SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
LEROY TAFOYA  
Willow Wood NA  
11723 KINDS CANYON RD SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
DALE SHELL  
Willow Wood NA  
10804 THUNDER BASIN SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
ROGER MICKELSON  
Four Hills Village HOA  
1432 CATRON AVE SE  
ALBUQUERQUE, NM 87123

Project# 1004073  
ALFRED LORBER  
Four Hills Village HOA  
1705 STAGECOACH RD SE  
ALBUQUERQUE, NM 87123

Or Current Resident



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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.

Date: November 16, 2007

TO CONTACT NAME: Lisa Anglada  
 COMPANY/AGENCY: Mark Goowin + Assoc.  
 ADDRESS/ZIP: P.O. Box 90606 87199  
 PHONE/FAX #: 282.2200 / 797.9539

Thank you for your inquiry of November 16, 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Juan Tabo Hills, Unit 1, Tracts 1, 2, 3, 4 and 5 Juan Tabo Hills Bulk Land Plat zone map page(s) M-21.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Tijeras Arroyo NA  
 Neighborhood Association  
 Contacts: Paul F. Kinahan  
801 Calle Coronado SE 87123  
294.1354(h)  
Joe Koprivnikar  
13008 Nandina Way SE 87123  
275.7519(h)

Four Hills M.H.P. Residents' Assoc. NA  
 Neighborhood Association  
 Contacts: Robert Gleason  
12328 Beaver Trl. SE 87123  
292.1888(h)  
Sylvia Rahner  
11712 Wildhorse Trl. SE 8123  
294.9430(h) 292.3452(w)

See reverse side for additional Neighborhood Association Information: YES  NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

planning.recognized.na.form(07/07)

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....

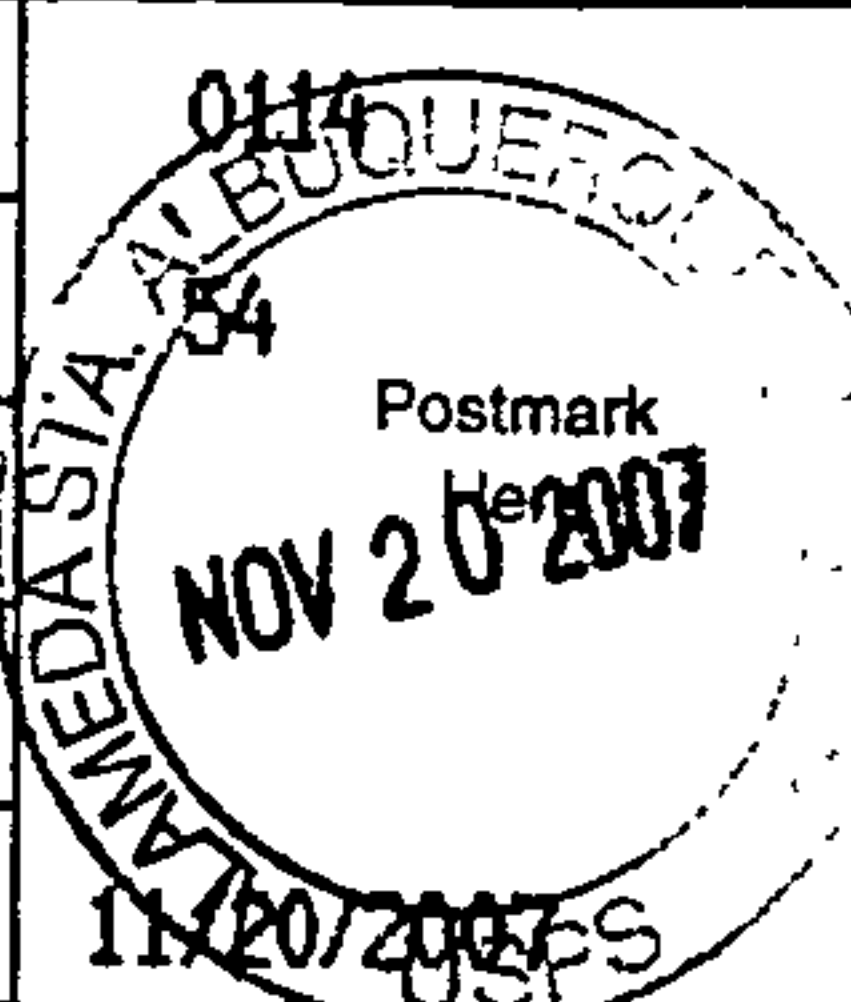
7006 2760 0002 6187 5746

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87123 **OFFICIAL USE**

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.21</b>



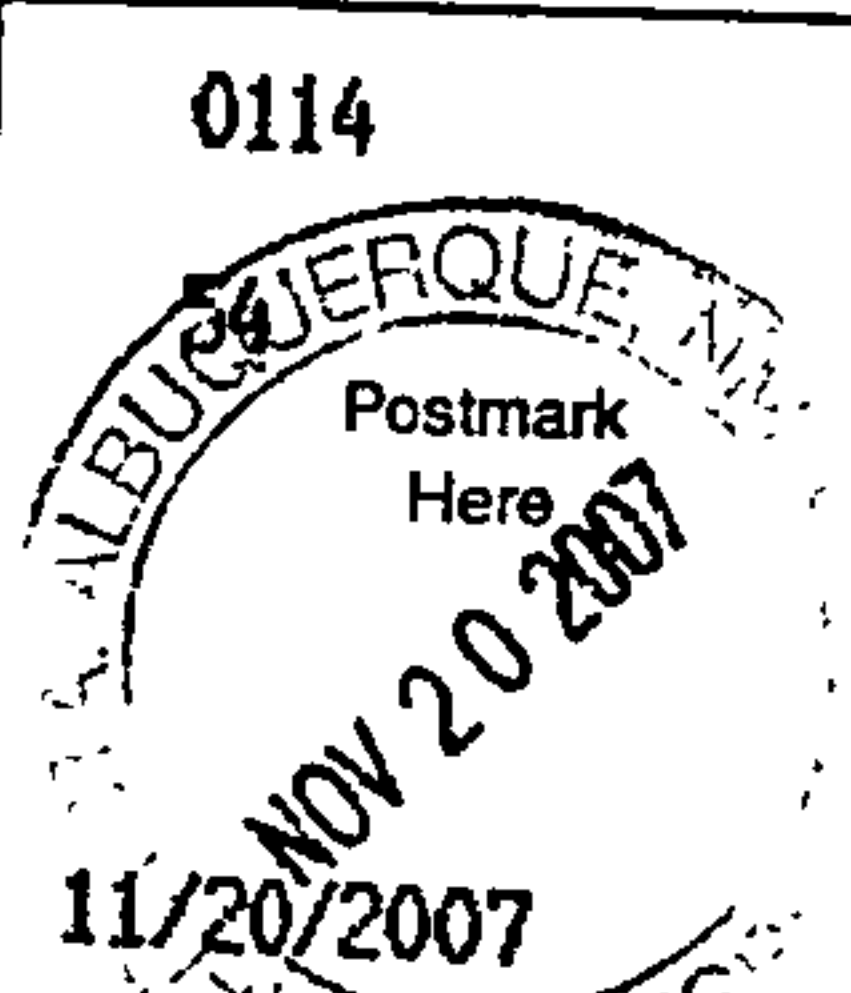
Sent To Mr. Joe Kopriwiska  
 Street, Apt. No., or PO Box No. 13008 Nardina Way SE  
 City, State, ZIP+4 Albuquerque, NM 87123

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.21</b>



Sent To Mr. Alfred Lorber  
 Street, Apt. No., or PO Box No. 1705 Stagecoach Rd. SE  
 City, State, ZIP+4 Albuquerque, NM 87123

7006 2760 0002 6187 5029

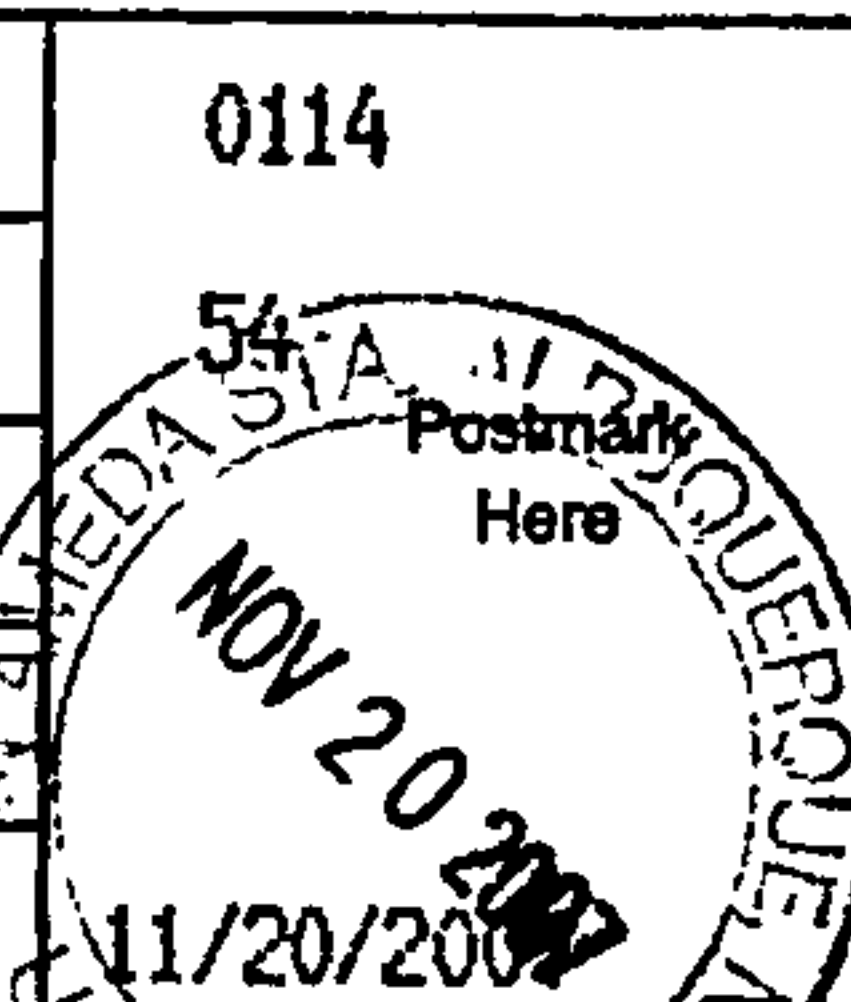
5968 4625 5000 0970 1160 0005 5294 8365

U.S. Postal Service  
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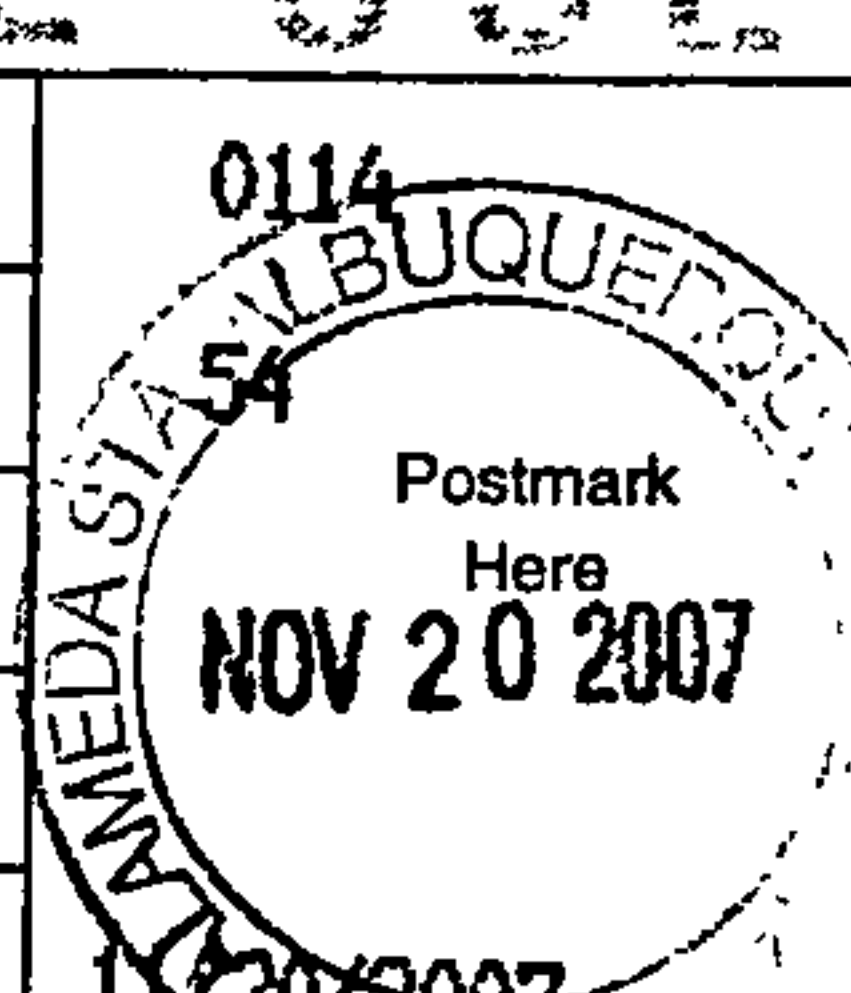
Sent To Mr. Dale Shell  
 Street, Apt. No., or PO Box No. 10804 Thunder Basin SE  
 City, State, ZIP+4 Albuquerque, NM 87123

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87123 **OFFICIAL USE**

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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.21</b>



Sent To Ms. Sylvia Rabner  
 Street, Apt. No., or PO Box No. 11712 Wildhorse Trail SE  
 City, State, ZIP+4 Albuquerque, NM 87123

7006 2760 0002 6187 5760



Additional Neighborhood Association Information

Willow Wood NA  
Neighborhood Association

Contacts: Leroy Tafoya

11723 Kings Canyon Rd. SE 87123  
977-8569(c)

Dale Shell  
10804 Thunder Basin SE 87123  
385-1179(c)

Four Hills Village HOA  
Neighborhood Association

Contacts: Roger Mickelson

1432 Catron Ave. SE 87123  
332-9273(h)

Alfred Lorber  
1705 Stagecoach Rd. SE 87123  
275-6818(h)

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "Unrecognized"  
neighborhood associations of this project.

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
lisa@goodwinengineers.com  
www.goodwinengineers.com

**Mark Goodwin & Associates**

# Fax

**To:** Stephani Winklepleck

**From:** Lisa Anglada

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**Fax:** 924-3913

**Pages:** 3

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**Re:** Juan Tabo Hills, Unit 1

**Date:** 11/16/2007

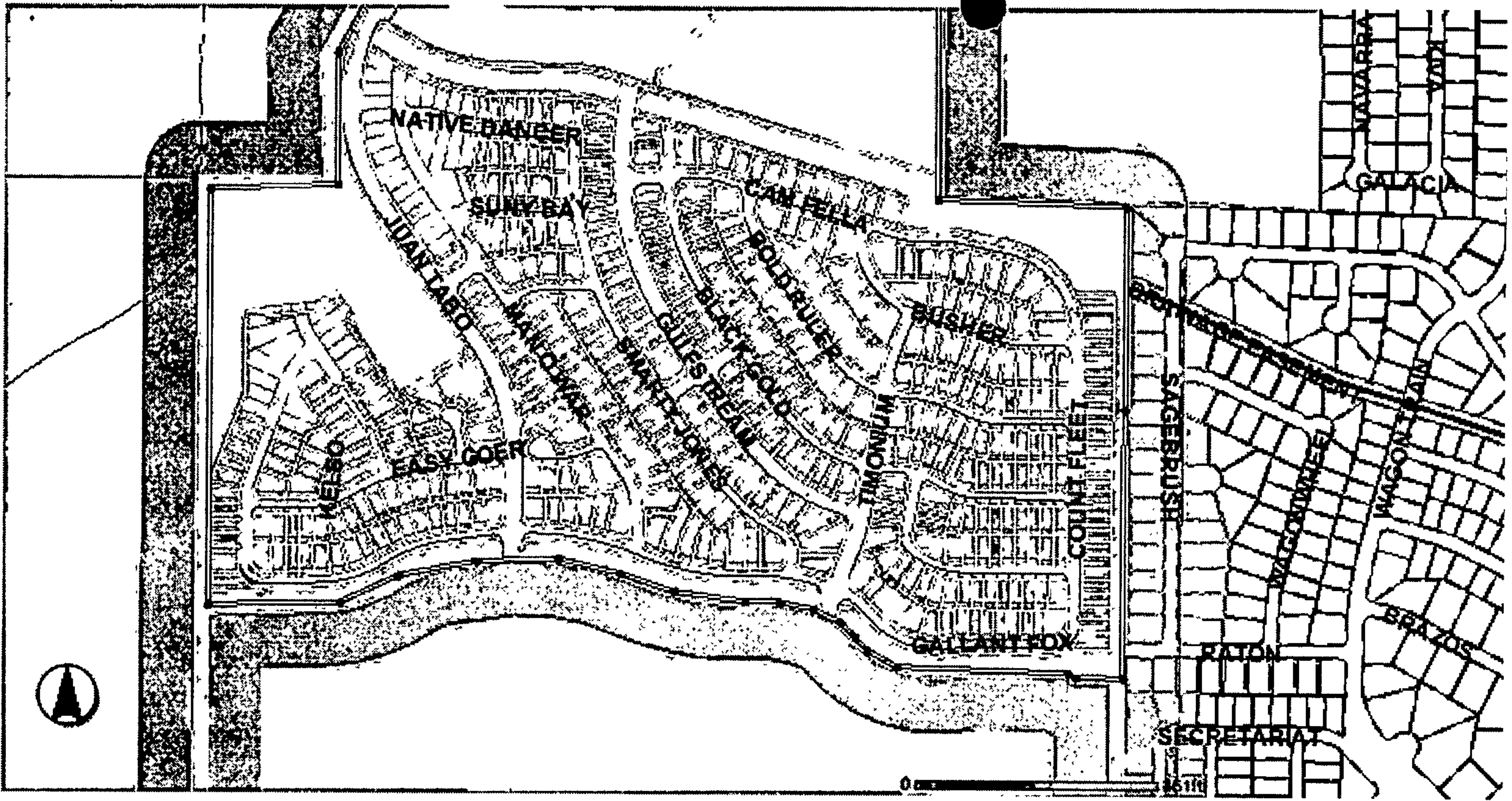
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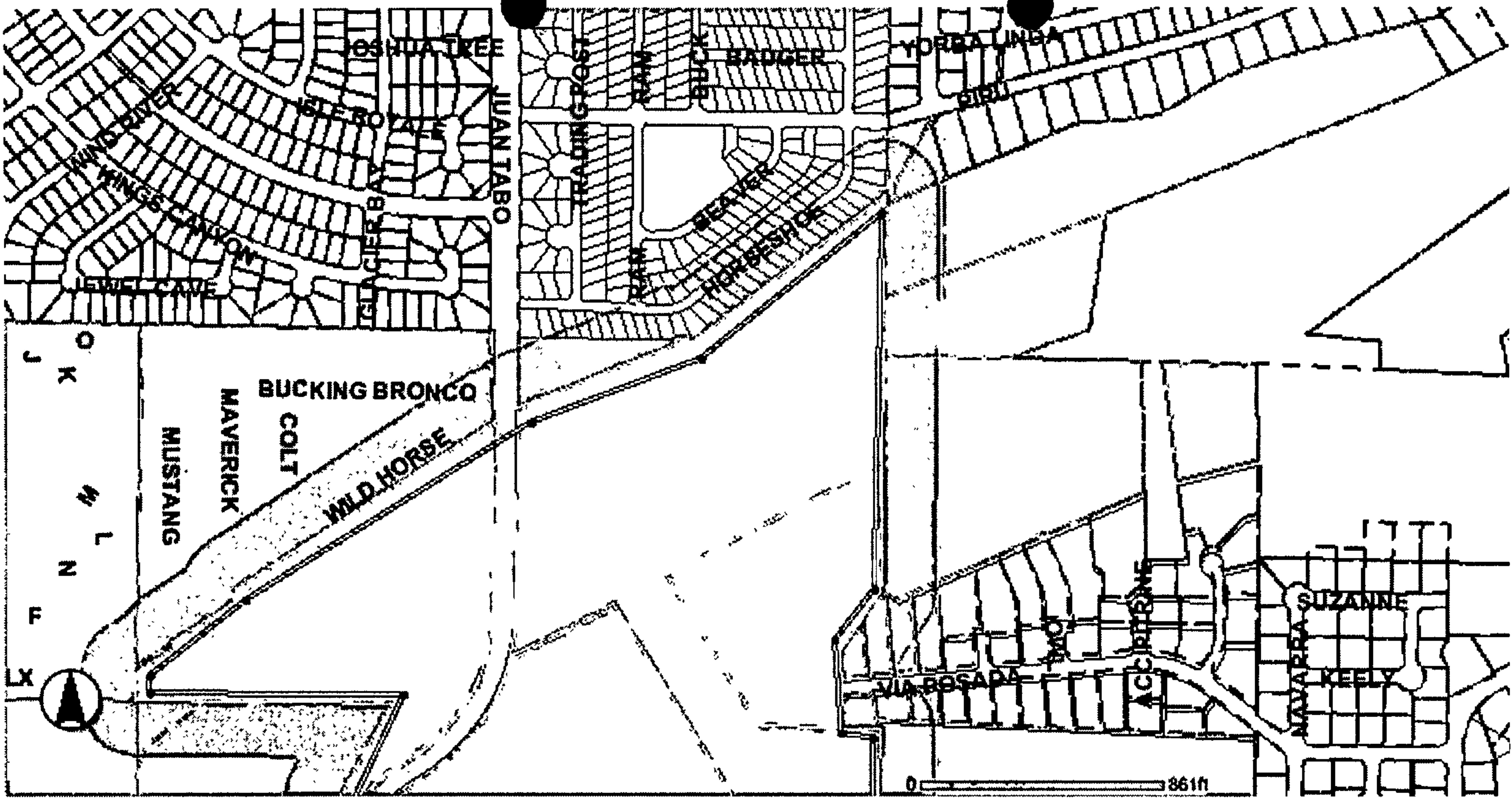
Requesting Recognized Neighborhood Associations for the above referenced project. Attached is the Zone Atlas Map with the correct properties outlined. The following is the Legal Description:

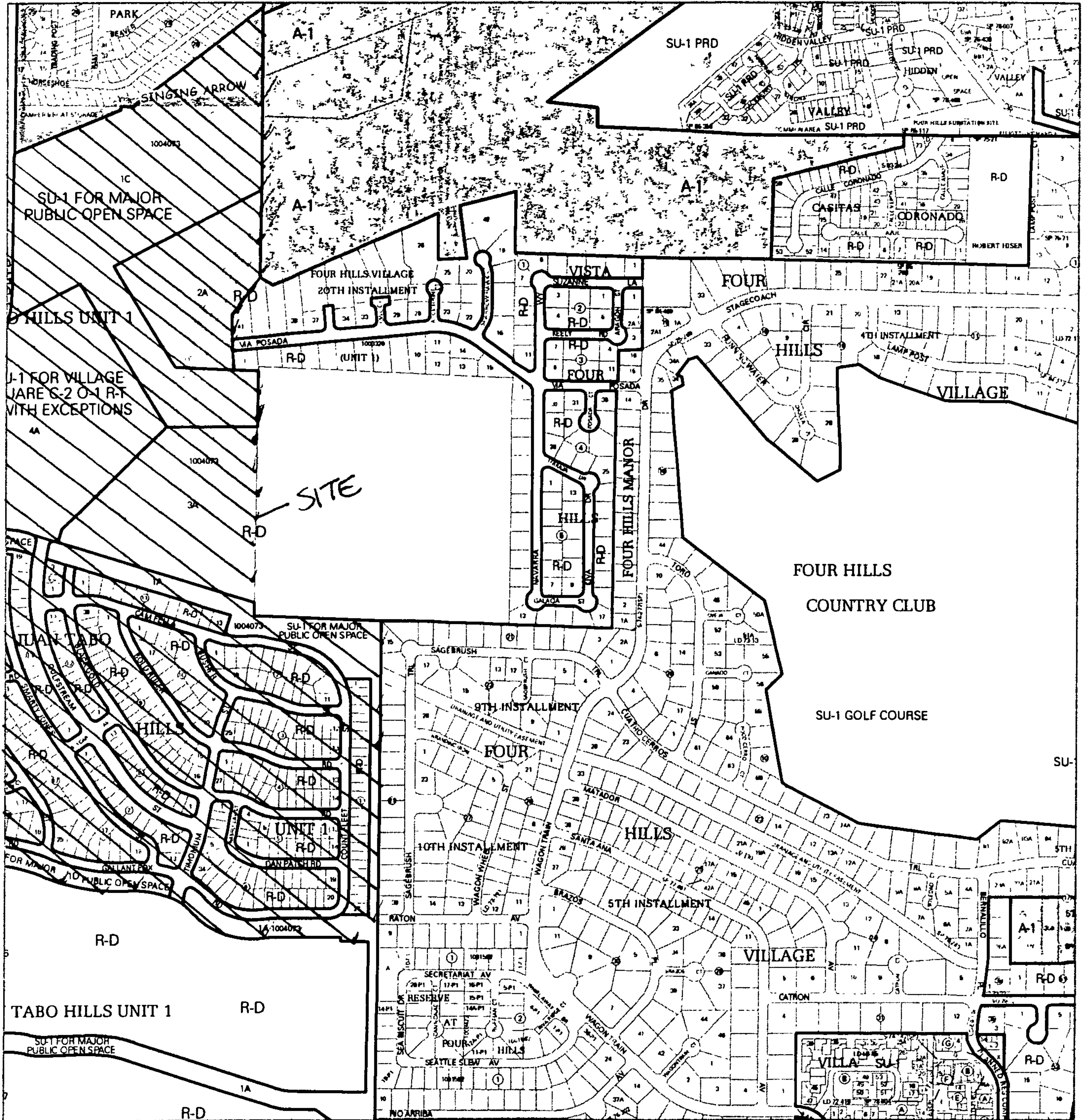
"Tracts 1, 2, 3, 4 and 5, Juan Tabo Hills Bulk Land Plat"

Please contact our office if you have any questions.

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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

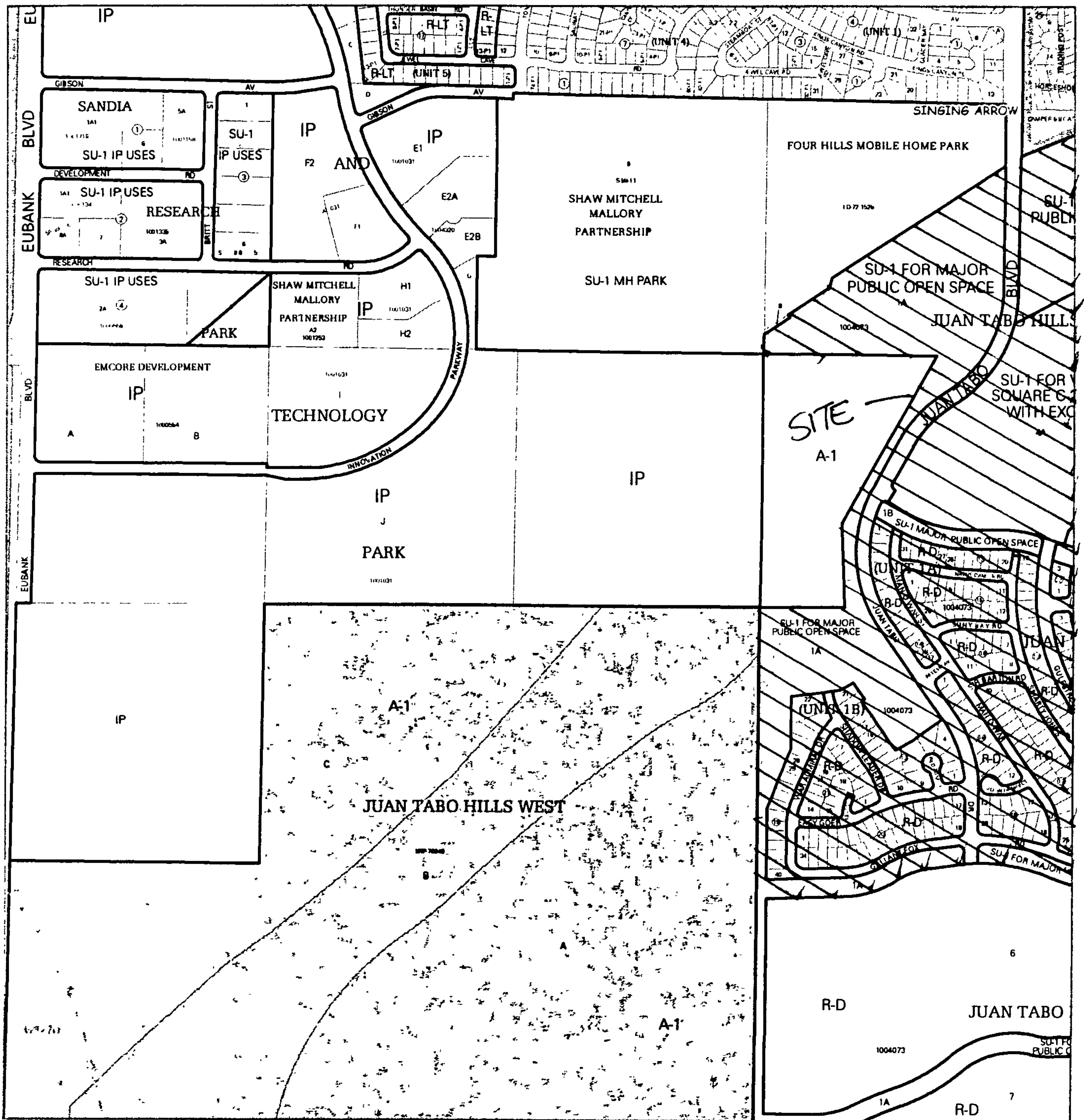
Zone Atlas Page:  
**M-22-Z**

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

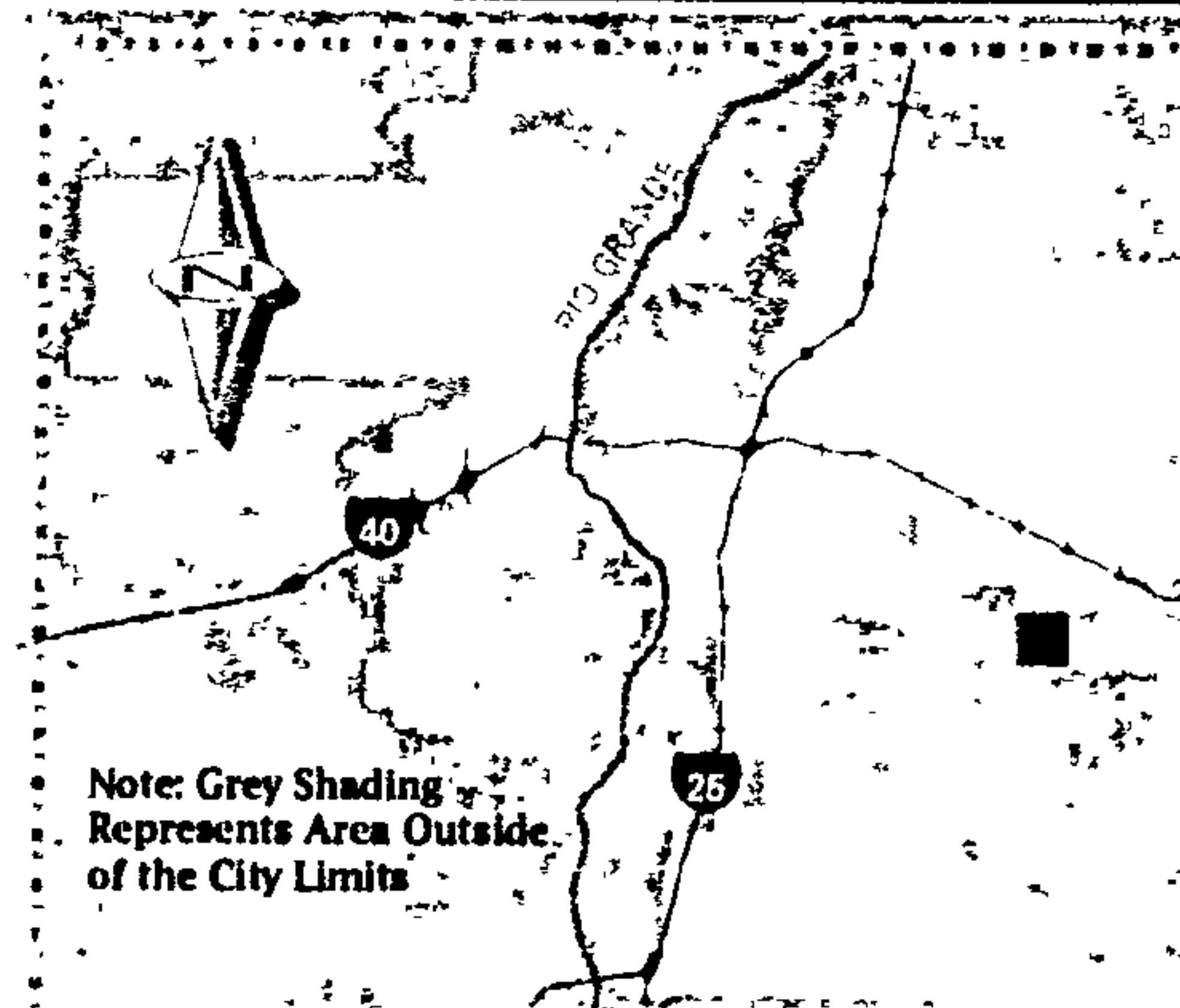
Map amended through: 9/6/2007



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



Map amended through: 9/6/2007



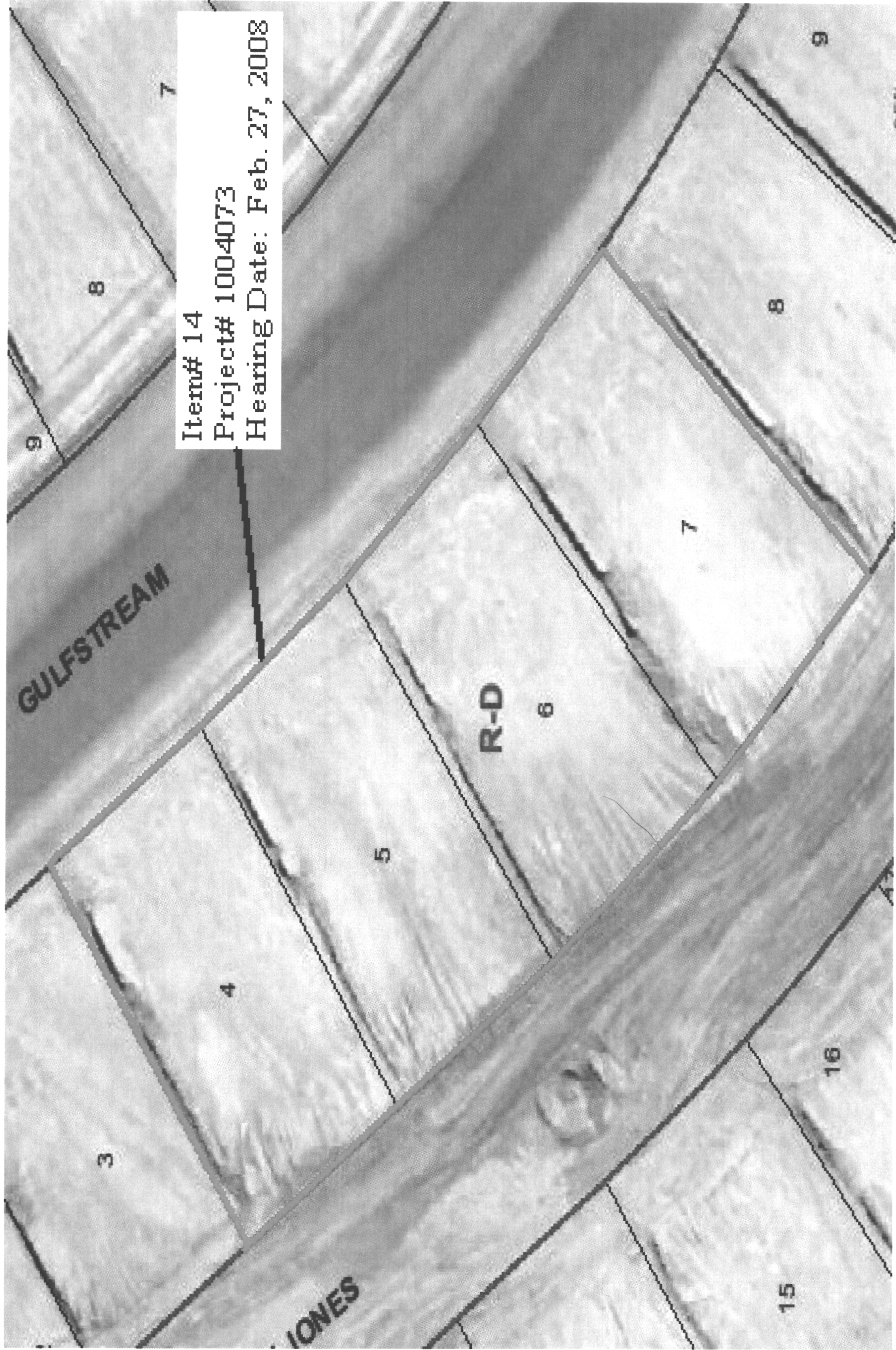
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-21-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





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 19, 2007

**Project# 1004073**

07DRB-70399 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

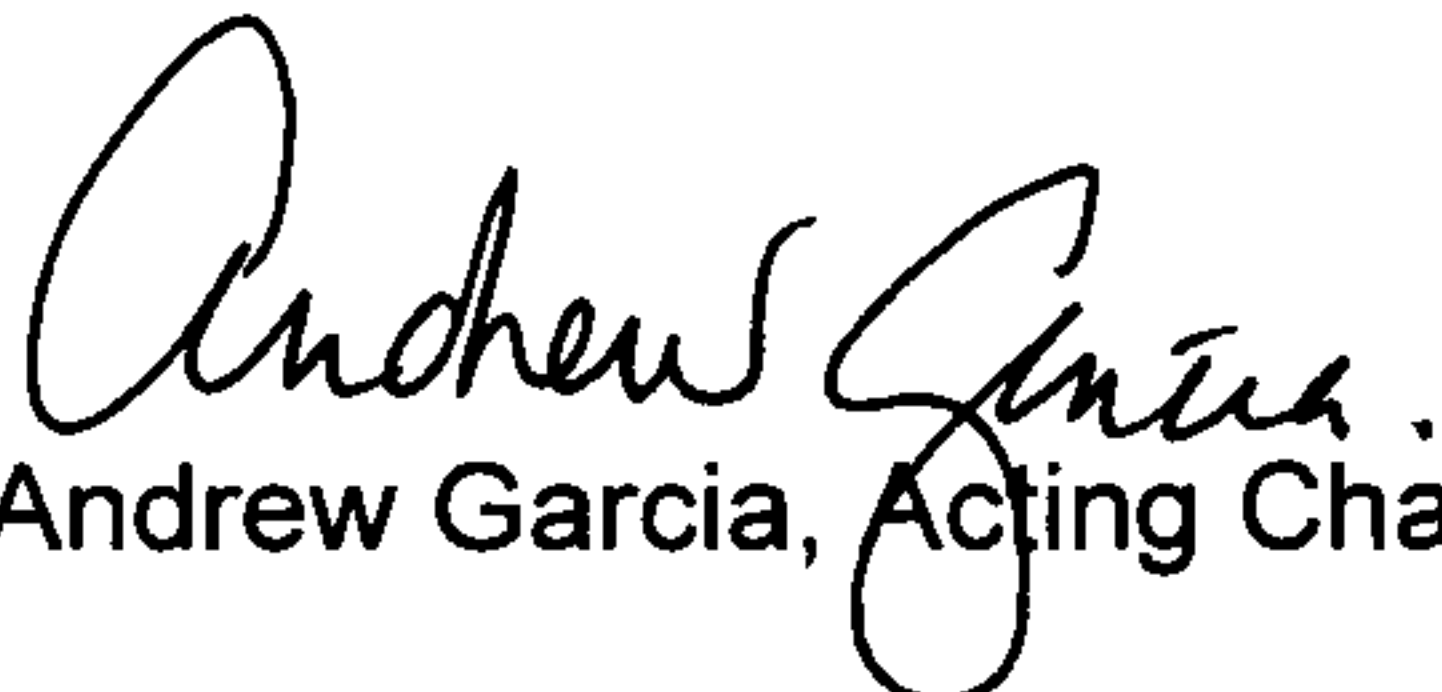
MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22)

At the December 19, 2007 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 3, 2008 in the manner described below. 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).

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.

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.

  
Andrew Garcia, Acting Chair

Cc: Mark Goodwin & Associates, P.A. – P.O. Box 90606 – Albuquerque, NM 87199

Cc: JTH, LLC – P.O. Box 1443 – Corrales NM, 87048

Marilyn Maldonado

File



#141

Completed 3/19/08  
RS



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70073	Project # 1004073
Project Name: JUAN TABO HILLS UNIT 1	
Agent: HOMES BY KIM BROOKS INC	Phone No.: 321-9099

Your request was approved on 2/27/08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: Add Open Space Note OS  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
    - 3 copies of the approved site plan. Include all pages.
    - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
    - Property Management's signature must be obtained prior to Planning Department's signature.
    - AGIS DXF File approval required. OK
    - Copy of recorded plat for Planning.

Created On:

**4073**

### DXF Electronic Approval Form

DRB Project Case #: 1004073

Subdivision Name: JUAN TABO HILLS UNIT 1 BLOCK 7 LOTS 4A 5A & 6A

Surveyor: CHRISTOPHER A MEDINA

Contact Person: CHRISTOPHER A MEDINA

Contact Information: 792-0513

DXF Received: 3/18/2008

Hard Copy Received: 3/18/2008

Coordinate System: NMSP Grid (NAD 83)

  
Approved

03-18-2008  
Date

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

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**AGIS Use Only**  
Copied fc **4073** to agiscov on **3/18/2008** Contact person notified on **3/18/2008**



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70073 Project # 1004073  
 Project Name: JUAN TABO HILLS UNIT 1  
 Agent: HOMES BY KIM BROOKS INC Phone No.: 321-9099

Your request was approved on 2/27/08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: Add Open Space Note  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

Created On:



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

February 27, 2008 9:00 AM

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1000788**  
08DRB-70056 2 YR YEAR EXTENSION  
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES**, zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WHICH WAS GRANTED THROUGH FEBRUARY 13, 2009.**
- 2. Project# 1006200**  
08DRB-70060 VACATION OF PUBLIC  
EASEMENTS  
08DRB-70061 VACATION OF PUBLIC  
RIGHT-OF-WAY  
08DRB-70070 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16) **THE VACATIONS WERE 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. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

3. **Project# 1006602**  
 08DRB-70053 VACATION OF PUBLIC EASEMENTS  
 08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY  
 08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20) **THE VACATIONS WERE 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 PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR THE CONDITION THAT THE EXISTING WATERLINE BE ABANDONED, AND TO PLANNING TO RECORD.**

- 8DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT  
 08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) *(Deferred from 1/30/08)*. **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE SITE PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO CITY ENGINEER FOR THE SIA.**

4. **Project# 1006833**  
 07DRB-70254 MAJOR - SDP FOR SUBDIVISION  
 07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *(Deferred from 10/10/07, 11/14/08, 12/12/0 & 12/30/07)* **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006973**  
08DRB-70057 VACATION OF PUBLIC EASEMENT
- SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-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.**
6. **Project# 1005108**  
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL
- THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**
7. **Project# 1007083**  
08DRB-70050 VACATION OF PUBLIC RIGHT-OF-WAY
- JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION**, located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-14) *(Deferred from 2/20/08).* **THE ABOVE ITEM WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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

8. **Project# 1006925**  
08DRB-70072 EPC APPROVED SDP FOR BUILD PERMIT
- CONSENSUS PLANNING INC agent(s) for Werner Gilchrist LLC request(s) the above action(s) for all or a portion of Lot(s) 3&4, Block 10, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2/DR, located on CORNELL DRIVE SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO SHOW CART STORAGE.**

9. **Project# 1006989**  
08DRB-70082 MINOR - SDP FOR BUILDING PERMIT  
08DRB-70083 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- LARRY READ AND ASSOCIATES agent(s) for HELMICK REALTY request(s) the above action(s) for all or a portion of Lot 16, Block 16, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU-2/IP, located on SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE containing approximately 0.63 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY PLAT. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO PLANNING TO CHECK FOR THE PLAT AND FOR ADDITIONAL COMMENTS.**

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

10. **Project# 1002885**  
08DRB-70080 EXT OF SIA FOR TEMP DEFR SDWK CONST
- HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 1-78, **OCOTILLO SUBDIVISION**, zoned R-D 4DU/A, located on HOLBROOK ST NE BETWEEN ANEHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
11. **Project# 1004254**  
08DRB-70079 EXT OF MAJOR PRELIMINARY PLAT
- WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS Unit 3**, zoned R-2, located on VERANDA RD NW BETWEEN RIO GRANDE BLVD NW AND GLENWOOD DR NW containing approximately 0.6061 acre(s). (G-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project# 1006939**  
08DRB-70078 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

13. **Project# 1003554**  
08DRB-70081 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for CENTRAL PARK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 5-A, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE BETWEEN CONCHAS ST SE AND EUBANK BLVD SE containing approximately 1.926 acre(s). (L-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS REGARDING RIGHT-OF-WAY DEDICATION, AND TO PLANNING.**

14. ~~Project# 1004073~~  
08DRB-70073 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HOMES BY KIM BROOKS INC agent(s) for RIO GRANDE ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 4-7, Block(s) 7, **JUAN TABO HILLS Unit 1**, zoned RD, located on SMARTY JONES ST SE BETWEEN BALLANT FOX RD SE AND SR BARTON RD SE containing approximately .56 acre(s). (M-22) **WITH THE GRADING AND DRAINAGE PLAN DATED 2/13/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE.**

15. **Project# 1006000**  
08DRB-70026 MINOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK**, zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16) **THE FINAL PLAT WAS APPROVED.**

16. **Project# 1007133**  
08DRB-70087 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON & CO. agent(s) for CITY OF ALBUQUERQUE ET. AL, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS Unit 2**, zoned SU-2/R-1, located on SHIPROCK PL NW BETWEEN 81ST ST NW AND KIBO PLACE NW containing approximately 3.3677 acre(s). (E-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**



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

17. **Project# 1006825**  
08DRB-70088 SKETCH PLAT REVIEW  
AND COMMENT
- EDWARD FITZGERALD ARCHITECTS agent(s) for URBAN ASSETS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, Block(s) 3, **NEW YEAR ADDITION**, zoned C-2, located on JEFFERSON NE BETWEEN LOMAS BLVD NE AND MARBLE NE containing approximately 0.6 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1007131**  
08DRB-70084 SKETCH PLAT REVIEW  
AND COMMENT
- DOUG SMITH agent(s) for TERRIE HERTWECK request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block 9, **HOMESTEAD GARDENSPOT ATTITION**, zoned C, located on SLATE AVE NW BETWEEN 3RD ST NW AND 2ND ST NW containing approximately 0.5866 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007132**  
08DRB-70086 SKETCH PLAT REVIEW  
AND COMMENT
- JEFF HENRY request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block 24, **MESA GRANDE**, zoned C-1, located on VALVERDE SE BETWEEN ZUNI SE AND CENTRAL SE containing approximately 0.3 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 30, 2008.

Other Matters: None

ADJOURNED: 10:50

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004073

AGENDA ITEM NO: 3

SUBJECT:

SIA – 2 YEAR

ENGINEERING COMMENTS:

No adverse comments

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: DECEMBER 19, 2007

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004073**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

GUD 2-13-08

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

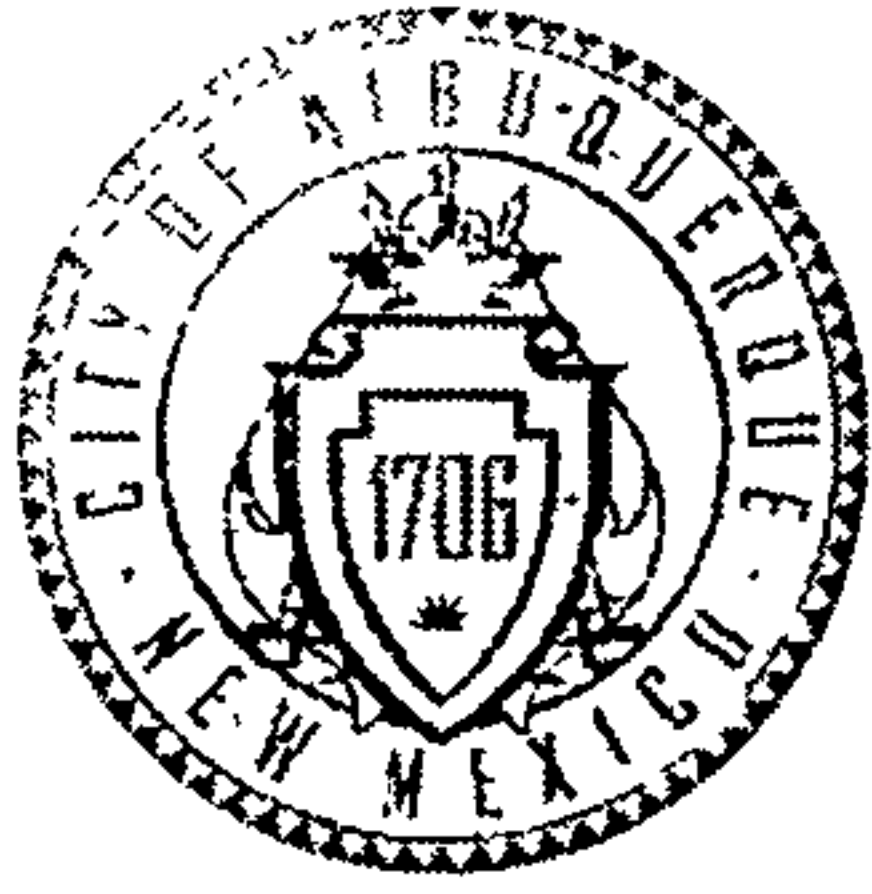
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** February 27, 2008



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1004073  
**Application Number:** 08DRB-70073

**DRB Date:** 2/27/2008  
**Item Number:** 14

**Subdivision:**

Lots 4-7, Block 7, Juan Tabo Hills Unit 1

**Zoning:** RD

**Zone Page:** M-22

**New Lots (or units) :** 3

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

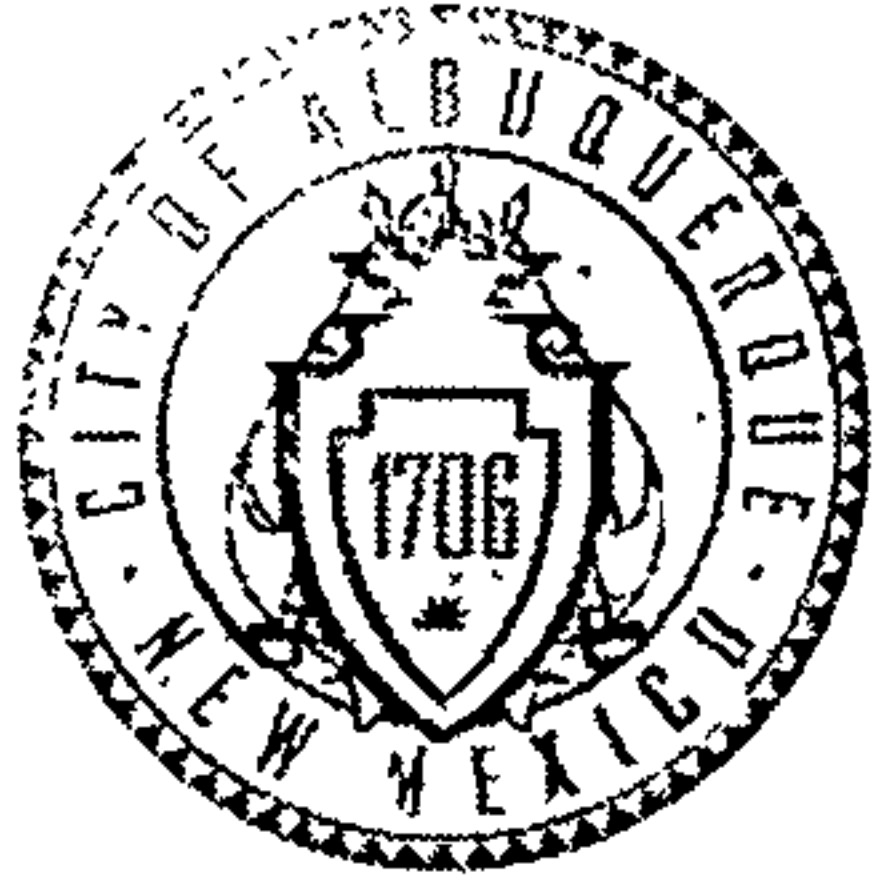
All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808



**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1004073  
**Application Number:** 08DRB-70073

**DRB Date:** 2/27/2008  
**Item Number:** 14

**Subdivision:**

Lots 4-7, Block 7, Juan Tabo Hills Unit 1

**Zoning:** RD

**Zone Page:** M-22

**New Lots (or units) :** 3

**Request for:**


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- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

**Signed:**   
 Christina Sandoval, (DMD)

Phone: 768-3808

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004073**

**AGENDA ITEM NO: 3**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED X <sup>2 yr</sup>; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** December 19, 2007

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 27, 2008  
DRB Comments**


**ITEM # 14**

**PROJECT # 1004073**

**APPLICATION # 08-70073**

**RE: Lots 4-7, Block 7 Juan Tabo Hills Unit 1**

For future reference, please revise solar note to be specific to this type of request, i.e. replace the words "FINAL PLATTING ACTION" with the word "PLAT."

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

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

02/14/2008 Issued By: PLNSDH

**Permit Number: 2008 070 073** **Category Code 910**

**Application Number:** 08DRB-70073, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SMARTY JONES ST SE BETWEEN BALLANT FOX RD SE AND SR BARTON RD SE

**Project Number:** 1004073

**Applicant**

Rio Grande Engineering

1808 Central Se  
Albuquerque NM 87108  
321-8088

**Agent / Contact**

Homes By Kim Brooks Inc

Po Box 80825  
Albuquerque NM 87189

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$375.00</b>

City of Albuquerque  
Treasury Division

2/14/2008 12:15PM LOC: ANX  
WS# 00/ TRANS# 0024  
RECEIPT# 0009152-00094152  
PERMIT 2008070073 ITEMS#  
Trans Amt \$375.00  
Conflict Mgmt. Fee \$20.00  
DRB Actions \$355.00  
Ch \$375.00





**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

Supplemental form

**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 2<sup>nd</sup> 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): Rio Grande Engineering PHONE: 321-9099  
 ADDRESS: 1606 Central SE FAX: 872-2205  
 CITY: Alb STATE NM ZIP 87106 E-MAIL: dauideri@riograndeengineering.com

APPLICANT: Horns By Kim Brooks, Inc PHONE: -  
 ADDRESS: Po Box 90925 FAX: -  
 CITY: Alb STATE NM ZIP 87199 E-MAIL: -

Proprietary interest in site: ~~sole~~ Sole owner List all owners: Sole

DESCRIPTION OF REQUEST: Replat of 4 lots to 3 lots.

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. 4,5,6,7 Block: 7 Unit: 1

Subdiv/Addn/TBKA: Juan Tabo Hills

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

Zone Atlas page(s): M-22 UPC Code: 102 205 505 418 331 810

102 205 505 717 831 809

102 205 506 117 331 808

102 205 506 516 931 807

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1004073

**CASE INFORMATION:**

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

No. of existing lots: 4 No. of proposed lots: 3 Total area of site (acres): .56

LOCATION OF PROPERTY BY STREETS: On or Near: Smarty Jans St. SE

Between: ~~Pro~~ Gallant Fox RD and SIR BARTON RD SE

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

SIGNATURE DM M DATE 2/13/08

(Print) David Sale Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING

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

Application case numbers  
08DRB - 70073

Action  
P&F  
CMF

S.F. Fees  
\$ 355.00

\$ 20.00

\$

\$

\$

\$

Total  
\$ 375.00

Hearing date February 27 2008

David Sale 2/14/08  
 Planner signature / date

Project # 1004073

**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
  - 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.

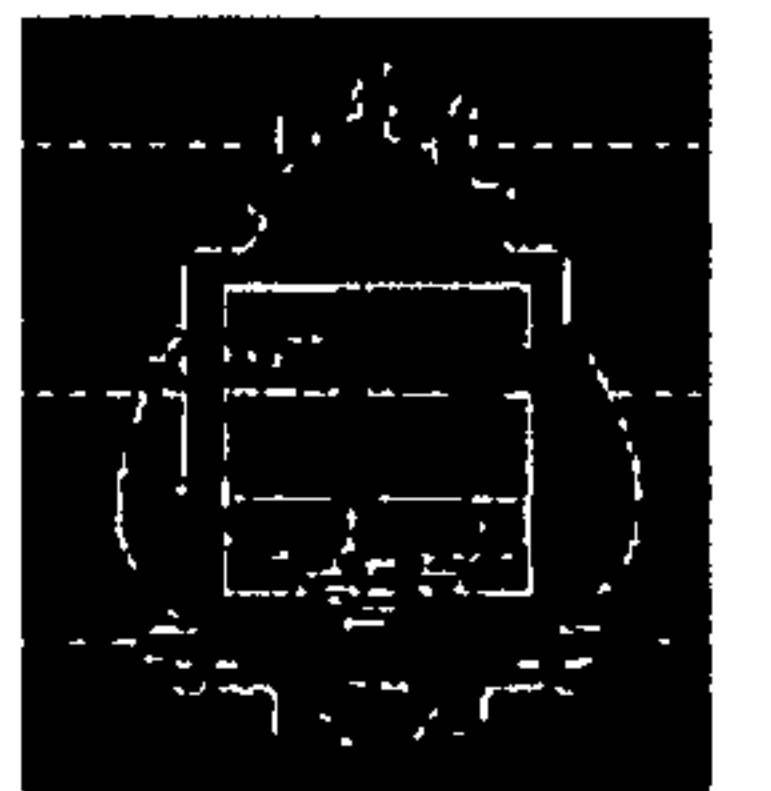
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

  - 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.

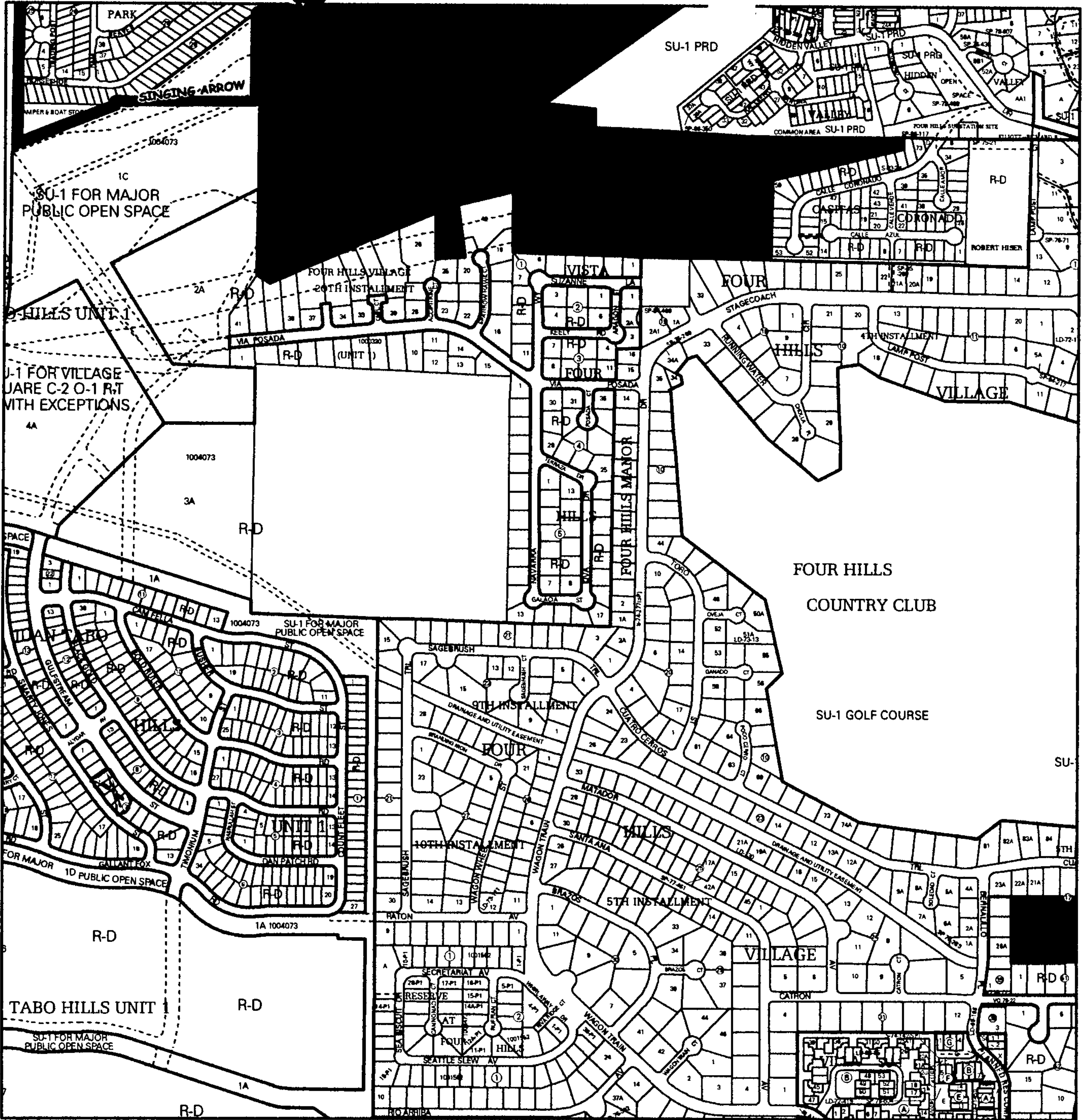
Rene Ryan  
Applicant name (print)  
Rene Ryan 2/14/08  
Applicant signature / date




Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB - 20073


Ventura 2/14/08  
Planner signature / date  
Project # 1004073



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



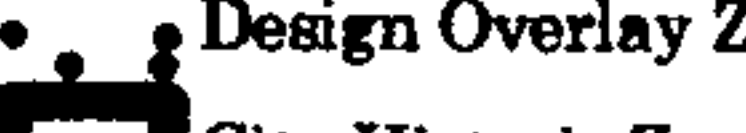
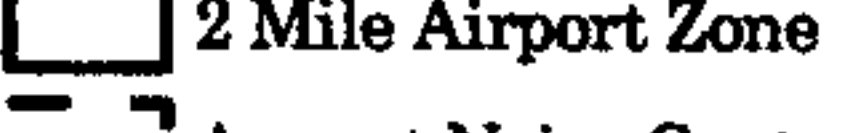







Map amended through: 1/4/2008



Zone Atlas Page:  
**M-22-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

102205505418331810  
 102205505717931804  
 102205506117331803  
 102205506516931807

**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 4-7, Block 7, Juan Tabo Hills Unit 1, which is zoned as R-D, on February 13, 2008 submitted by Homes By Kim Brooks, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is reducing 4 existing lots to 3 lots, causing a reduction of 1 lot.

ALBUQUERQUE PUBLIC SCHOOLS


By:   
Signature

BETTY KING  
Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2-13-08, by Betty King as Planner, Capital Master Plan 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: May 18, 2011



**Rio Grande  
Engineering**

**Land Development and Civil Engineering Services**

February 13, 2008

Mr. Jack Cloud  
Chair-Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: Preliminary/Final Plat Approval  
Lots 4-7 Block 7 Juan Tabo Hills, Unit 1  
Albuquerque, New Mexico**

Dear Mr. Cloud:

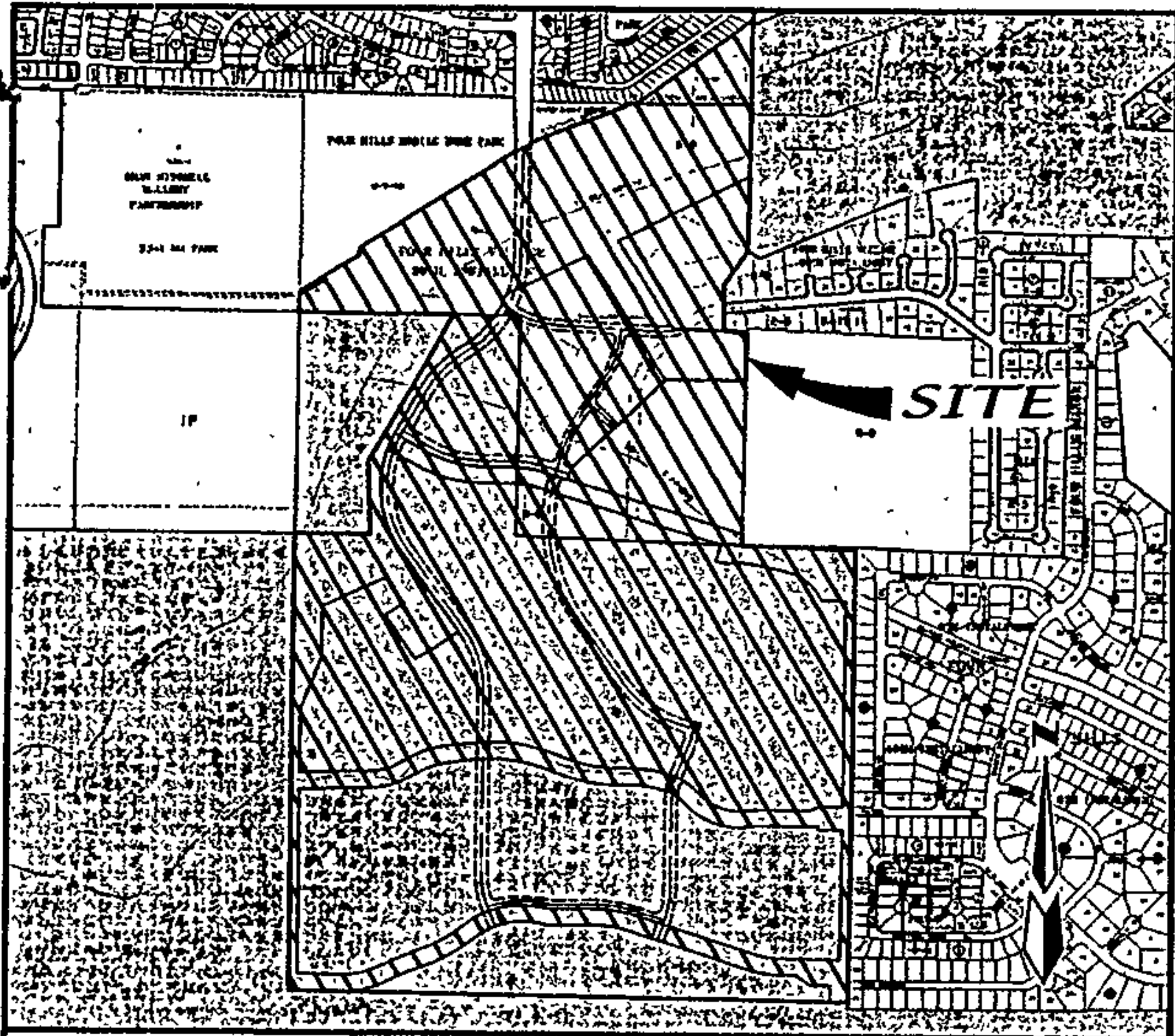
Rio Grande Engineering, on behalf of Homes by Kim Brooks, Inc., requests approval of the enclosed replat. This replat consist of the consolidation of 4 lots into 3. This is a minor subdivision action. The replat allows for larger lots and results in a reduction of one lot. The entire public infrastructure is completed and a grading plan and work plan has been included with this submittal.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

Cc: file



**VICINITY MAP SCALE = NTS ZONE ATLAS: M-21, M-22**

**SUBDIVISION DATA**

GROSS ACREAGE	244.4124 Acres
ZONE ATLAS NO.	M-21-Z & M-22-Z
NO. OF EXISTING TRACTS	5
NO. OF LOTS/TRACTS CREATED	456 LOTS/9 TRACTS
NO. OF TRACTS ELIMINATED	5
MILES OF FULL WIDTH STREETS CREATED	4.78
AREA DEDICATED TO CITY OF ALBUQUERQUE	32.9007 Acres
DATE OF SURVEY	December, 2003
ZONING	R-D

**FREE CONSENT AND DEDICATION (JTH LLC)**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

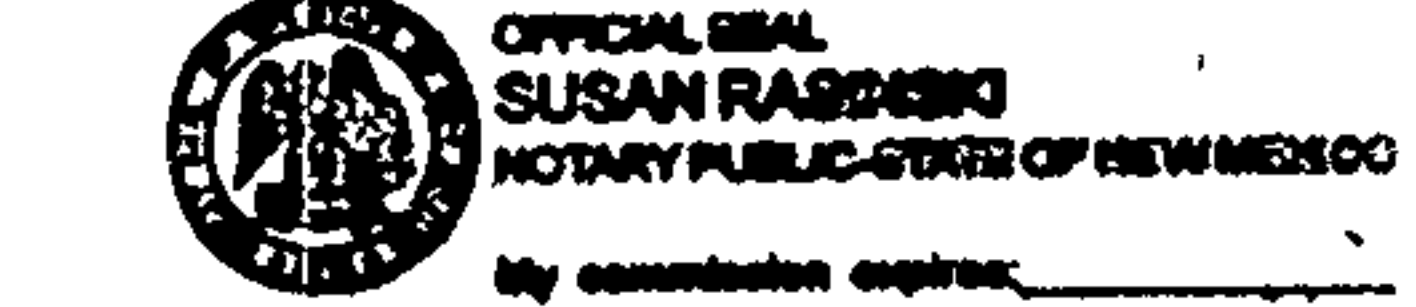
JTH LLC, Owner Tracts 2, 3, 4 and 5, Juan Tabo Hills  
 Robert Lupton, Manager  
 Robert Lupton, Manager  
 12-7-2005  
 Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 7, 2005  
 By Robert Lupton, Manager JTH LLC a New Mexico Limited Liability Company on behalf of said Company

Susan Rasband  
 9-10-2008  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**LEGAL DESCRIPTION**

A tract of land situate, within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 1, 2, 3, 4, AND 5, JUAN TABO HILLS BULK LAND PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 and containing 244.4124 acres more or less.

**PURPOSE OF PLAT**

- Subdivide Tract 5 into four hundred and fifty six (456) Residential lots, two (2) Tracts for future residential lots to be owned and maintained by the JTH LLC, and a 1.0785 acre portion recombined with open space Tract 1-A, dedicate Right-Of-Way and grant easements as shown hereon in this plat.
- Subdivide Tract 1 into four (4) Open Space tracts, dedicate Right-Of-Way and grant easements as shown hereon in this plat to be owned and maintained by City of Albuquerque.
- Subdivide Tract 4 into one (1) tract for future development and dedicate Right-Of-Way and grant easements as shown hereon in this plat to be owned and maintained by the JTH LLC
- Tracts 2 and 3 are renamed to Tracts 2-A and 3-A for granting easements as shown hereon in this plat to be owned and maintained by the JTH LLC
- Vacate Easements as shown hereon (see sheets 2 and 3 of 31).

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC. See tax certificate.

Juan Tabo Hills LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 FRANCIS J. JONES  
 12/22/05

**TABLE OF CONTENTS**

SHEET 1 COVER SHEET

SHEET 2 AND 3 EXISTING CONDITIONS

SHEET 4 THROUGH 26 FINAL PLAT GEOMETRY

SHEET 27 KEY MAP, SURVEY NOTES AND PUE NOTES

SHEET 28 THROUGH 31 CURVE AND LINE TABLES

**NOTES**

- Tracts 1-A, 1-B, 1-C and 1-D are open space dedicated to the city of Albuquerque per the exchange agreement dated 7-23-04
- A 25' wide floating access easement from Juan Tabo Blvd /Dr. across Tract 1-A to A.M.A.F.C.A. Tract "A" is hereby granted with this plat. Final location to be determined at a later date between city open space and A.M.A.F.C.A.
- A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C; PG-22) is further defined with this plat. Tract 5 has been removed from the Blanket drainage easement.

**FREE CONSENT AND DEDICATION (CITY OF ALBUQUERQUE)**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public rights-of-way shown hereon to the City of Albuquerque and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed

The purpose for subdividing City owned Tract 1 is to dedicate Right-of-way and grant easements as shown with this plat. There will be future subdivisions of this open space tract with future development. \* Juan Tabo Hills

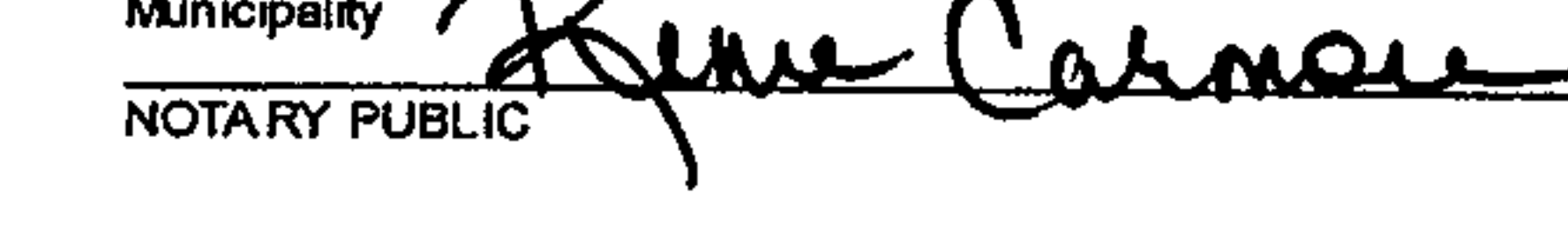
City of Albuquerque, owner Tract 1, Juan Tabo Hills  
 James B. Lewis, Chief Administrative Officer  
 James B. Lewis, Chief Administrative Officer  
 12-12-05  
 Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 12, 2005  
 By James B. Lewis, Chief Administrative Officer, City of Albuquerque a New Mexico Municipal Corporation on behalf of said Municipality

Rene Carmora  
 11/15/2006  
 NOTARY PUBLIC MY COMMISSION EXPIRES



FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994

Project Number: 1004073  
 Application Number: OSDRB-01854

**PLAT APPROVAL**

Utility Approvals:

PNM Electric Services	Lea D. Mark	12-19-05
PNM Gas Services	Lea D. Mark	12-19-05
Qwest Telecommunications	Lea D. Mark	12/16/05
Comcast	Lea D. Mark	12/16/05

**City Approvals:**

City Surveyor	Ph B Hart	12-8-05
Real Property Division	N/A	
Environmental Health Department	[Signature]	Dec 20, 2005
Traffic Engineering, Transportation Division	[Signature]	12-21-05
Water Utility Department	William G. Walsh	12/21/05
Parks and Recreation Department	Christina Sandoval	12/21/05
AMA/FA	Tamara M. Mazon	12-19-05
City Engineer	Bradley J. Bingham	12/21/05
ORB Chairperson, Planning Department	[Signature]	12-22-05

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich  
 12-07-05  
 Timothy Aldrich, No. 7719  
 Date

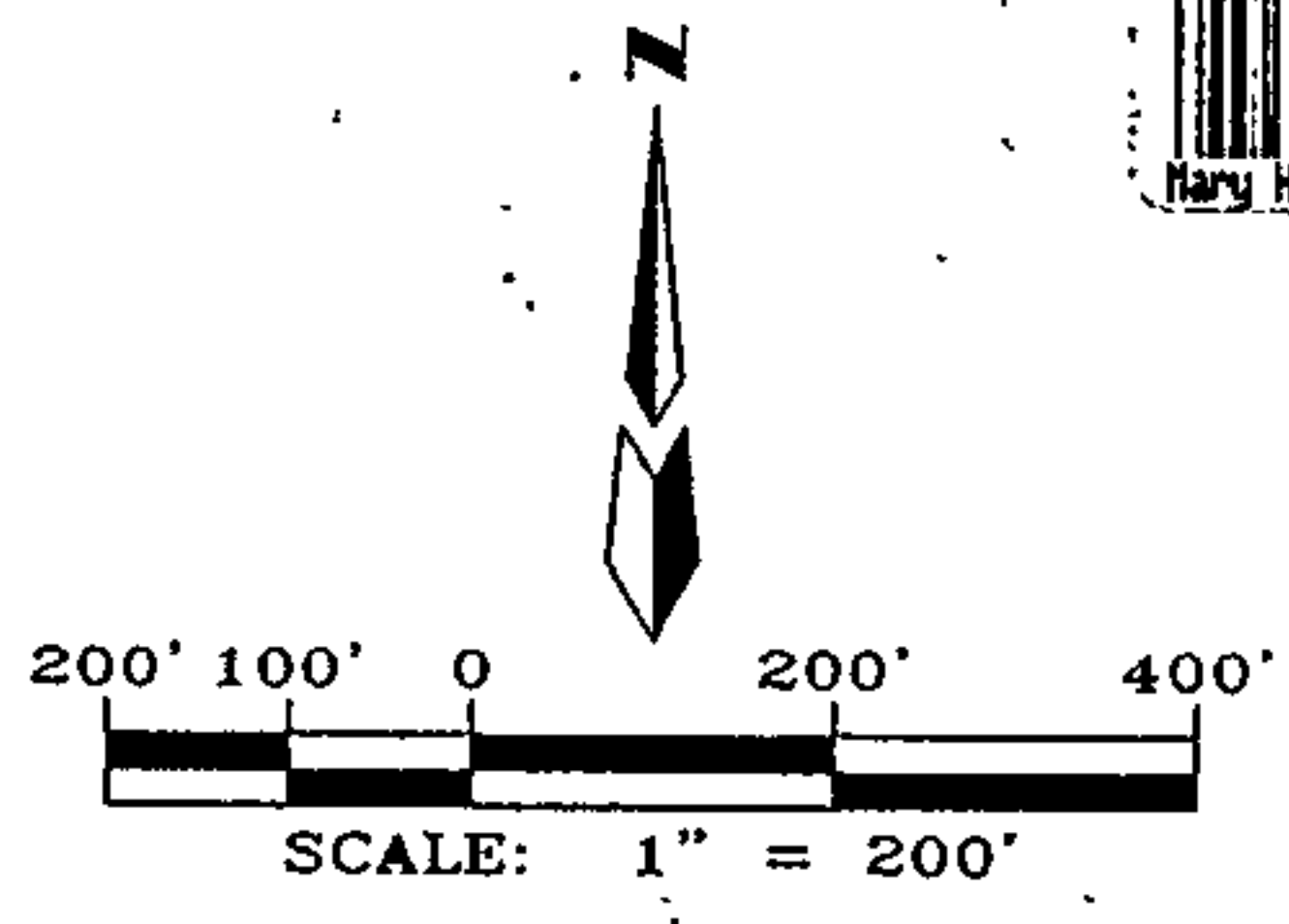


**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

**EXISTING CONDITIONS**

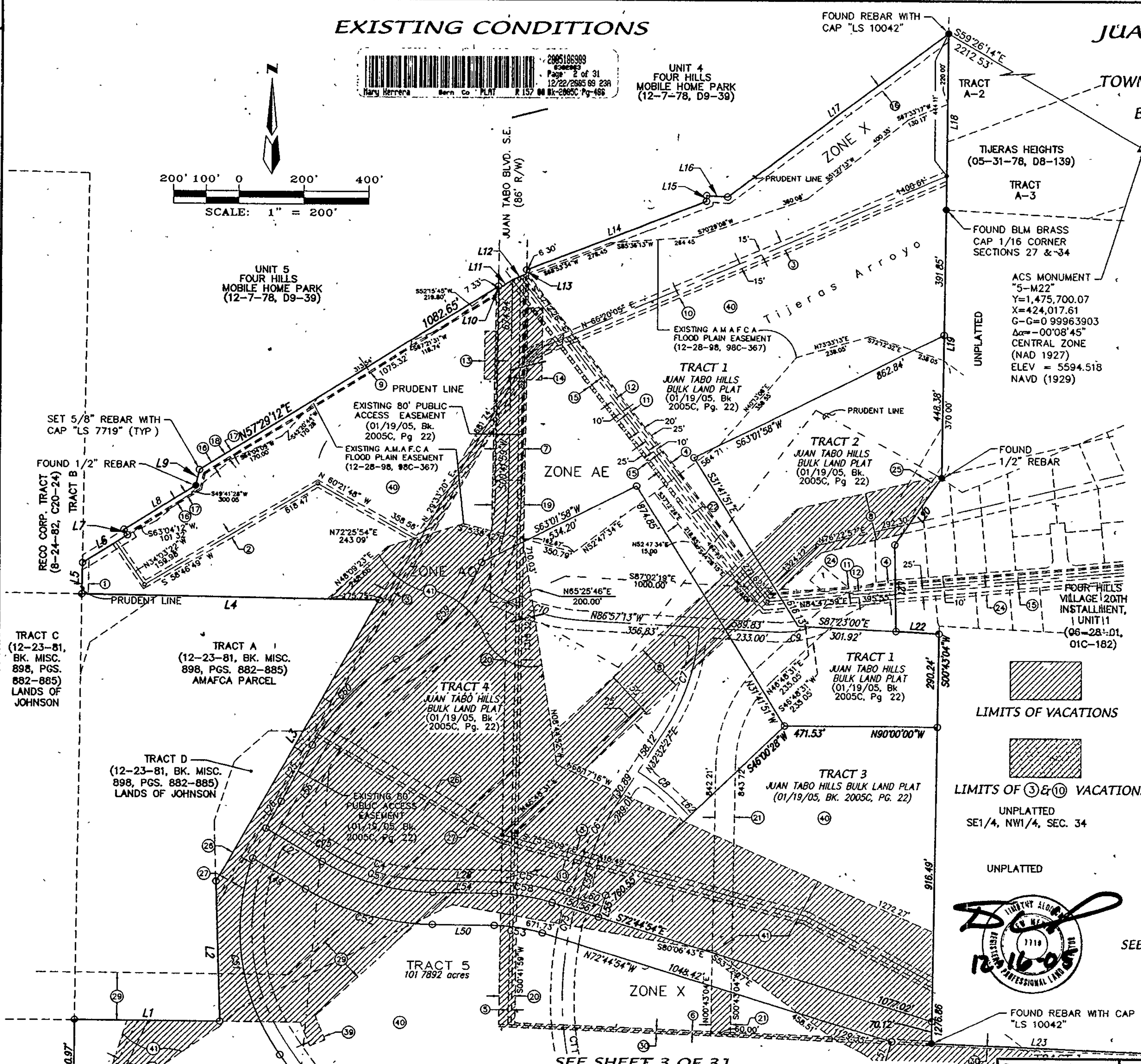
**FINAL PLAT FOR  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005**



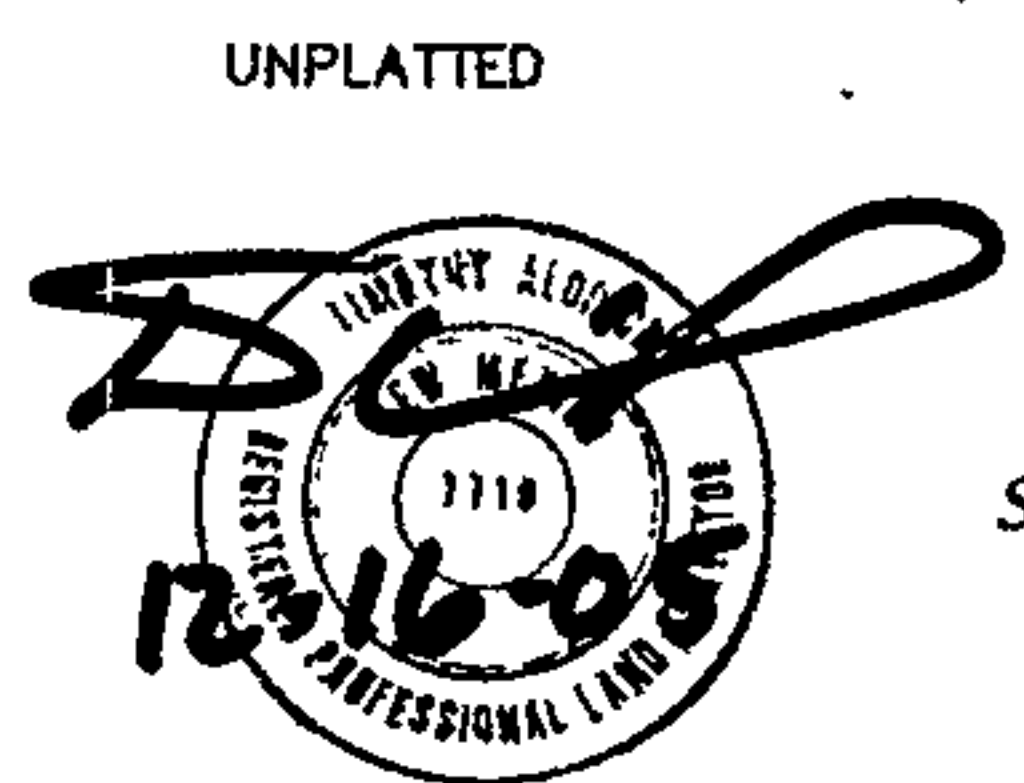
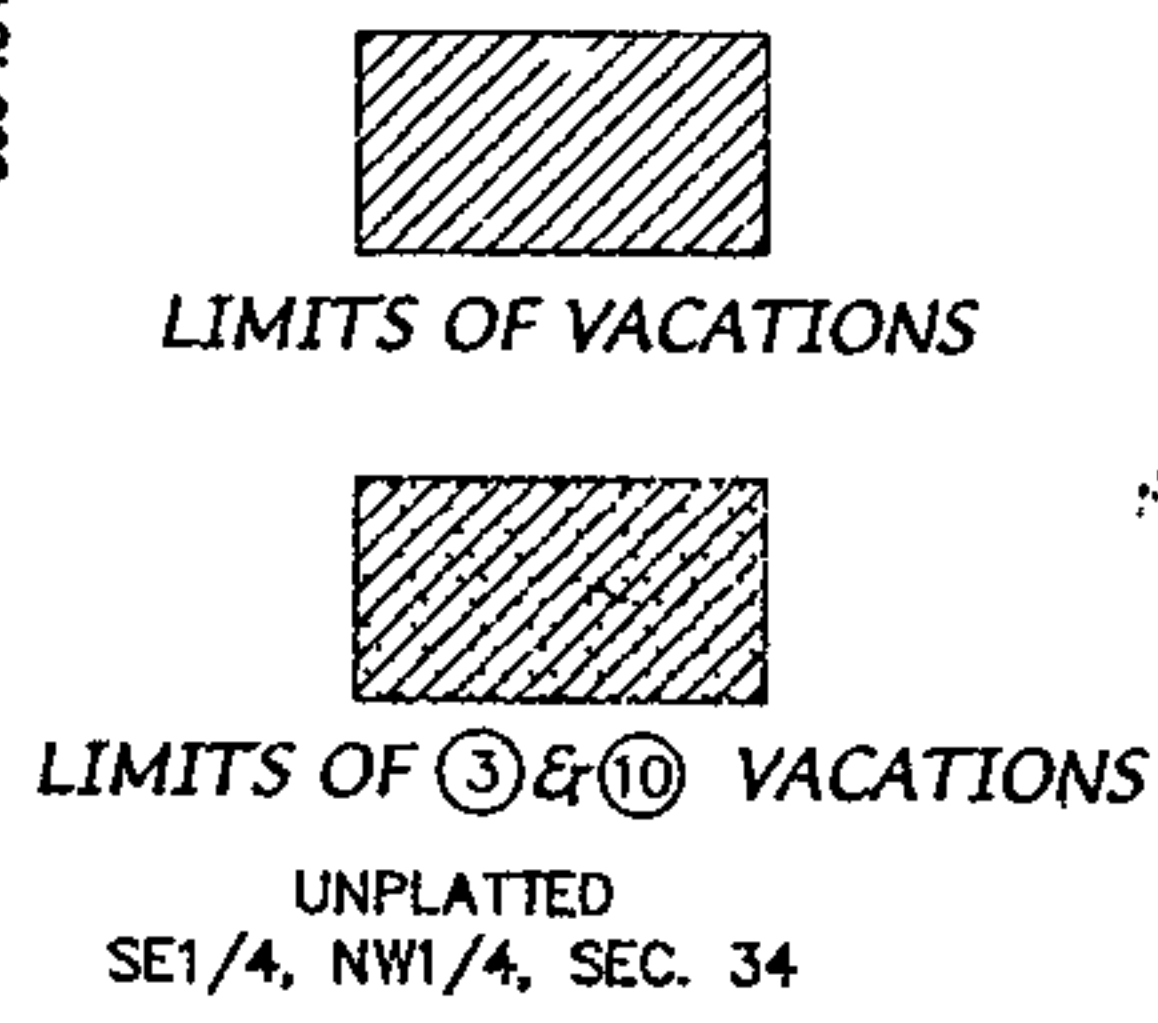
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Page 2 of 31  
12/22/2005 09:23A  
Mary Herrera Bern Co. PLT R 157 BK 2005C Pg 466

UNIT 4  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D9-39)

UNIT 5  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D9-39)



- EASEMENTS**
- ① 20' C.O.A DRAINAGE EASEMENT (01-07-81, C17-174) (03-28-72, BK MISC 254, PG 13)
  - ② 20' C.O.A UTILITY EASEMENT (01-07-81, C17-174) (12-18-78, MISC 657, PGS 880-882)
  - ③ 30' C.O.A PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK MISC 551, PG. 185-189) **VACATED 05DRB-01619**
  - ④ 50' C.O.A DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
  - ⑤ 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG 345) **VACATED 05DRB-01619**
  - ⑥ 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) **VACATED 05DRB-01619**
  - ⑦ 86' C.O.A. WIDE DRAINAGE EASEMENT (01-07-81, C17-174) (03-28-72, BK.MISC. 254, PG. 13) **VACATED 05DRB-01619**
  - ⑧ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, BK MISC 414, PG 443) (09-08-76, MISC. 495, PG 479)
  - ⑨ 10' PNM & MST&T EASEMENT (03-01-77, BK MISC. 522, PG. 404)
  - ⑩ 10' C.O.A TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) **PORTION VACATED 05DRB-01619**
  - ⑪ 10' C.O.A U.G SEWER LINE EASEMENT (06-21-79, BK MISC 698, PG 291-293) (07-09-79, BK MISC. 702, PG 289-291)
  - ⑫ 20' C.O.A PERMANENT UTILITY EASEMENT (05-16-78, MISC 608, PG 359-364)
  - ⑬ 40' X 150' C.O.A CONSTRUCTION & MAINTENANCE EASEMENT (03-23-90, BK.BCR 90-5, PG.4645-4655) **VACATED 05DRB-01619**
  - ⑭ 50' X 225' C.O.A CONSTRUCTION & MAINTENANCE EASEMENT (03-23-90, BK BCR 90-5, PG.4645-4655) **VACATED 05DRB-01619**
  - ⑮ 10' GAS EASEMENT (09-30-97, BK 97-27, PGS. 113-119) **VACATED 05DRB-01619**
  - ⑯ 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
  - ⑰ 15' C.O.A. PUBLIC ACCESS EASEMENT (12-29-98, 98C-367)
  - ⑱ 20' PRIVATE ACCESS EASEMENT FOR TRACT B (12-29-98, 98C-367)
  - ⑲ 98' C.O.A PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (12-29-98, 98C-367) **VACATED 05DRB-01619**
  - ⑳ 49' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (12-29-98, 98C-367) **VACATED 05DRB-01619**



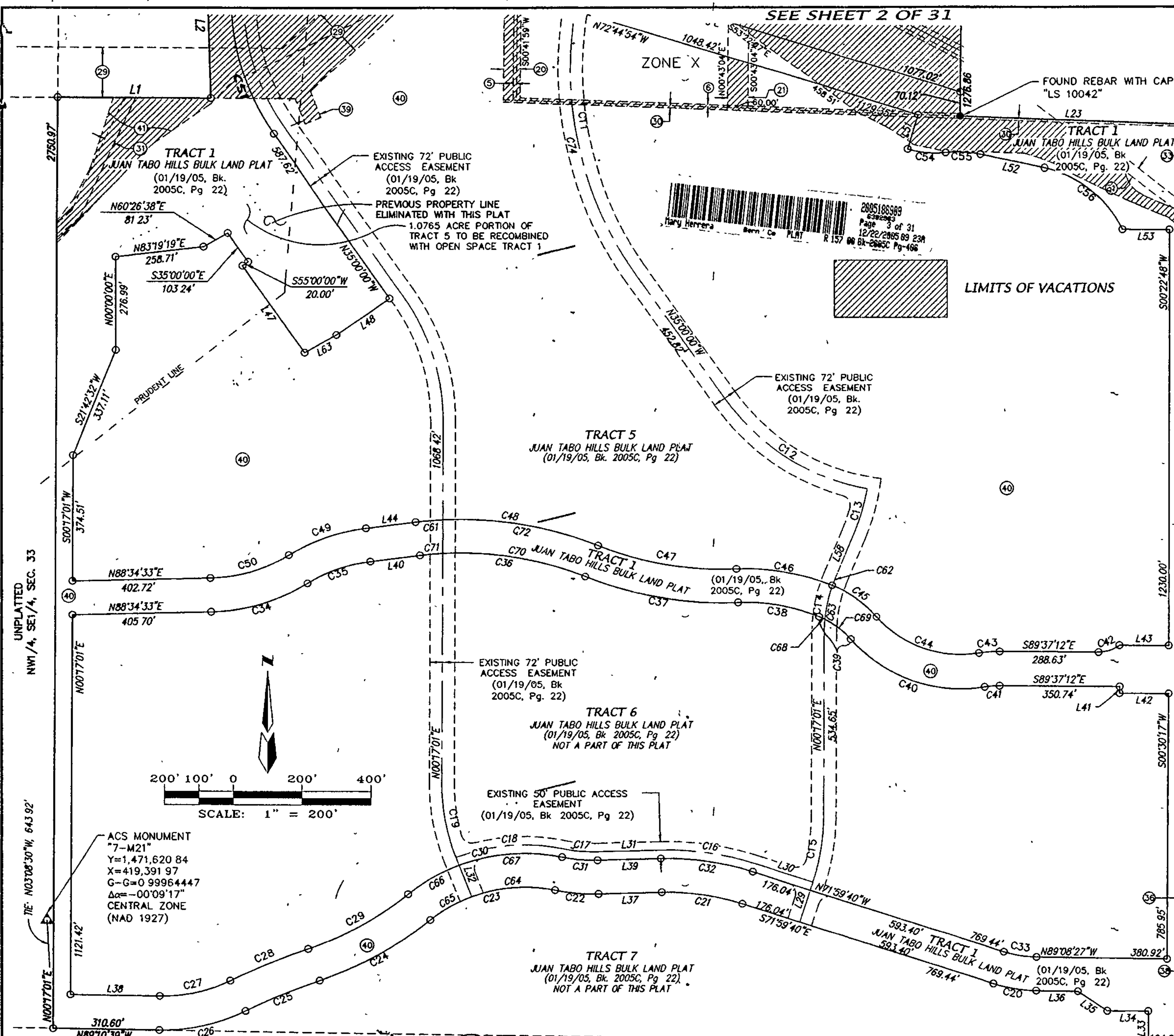
SEE SHEET 4 OF 31 FOR CONTINUATION OF EASEMENTS

**ALDRICH LAND SURVEYING**

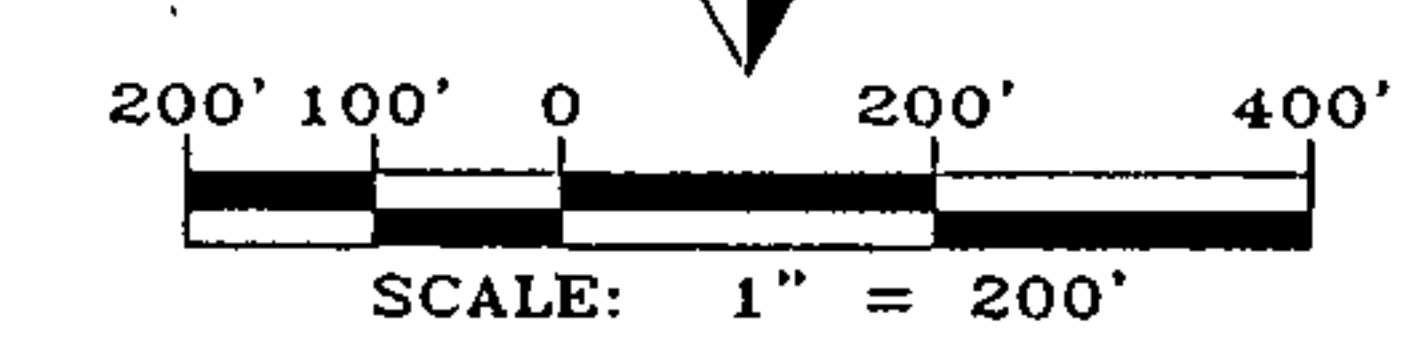
P.O. BOX 30701, ALBQ., N.M. 87199  
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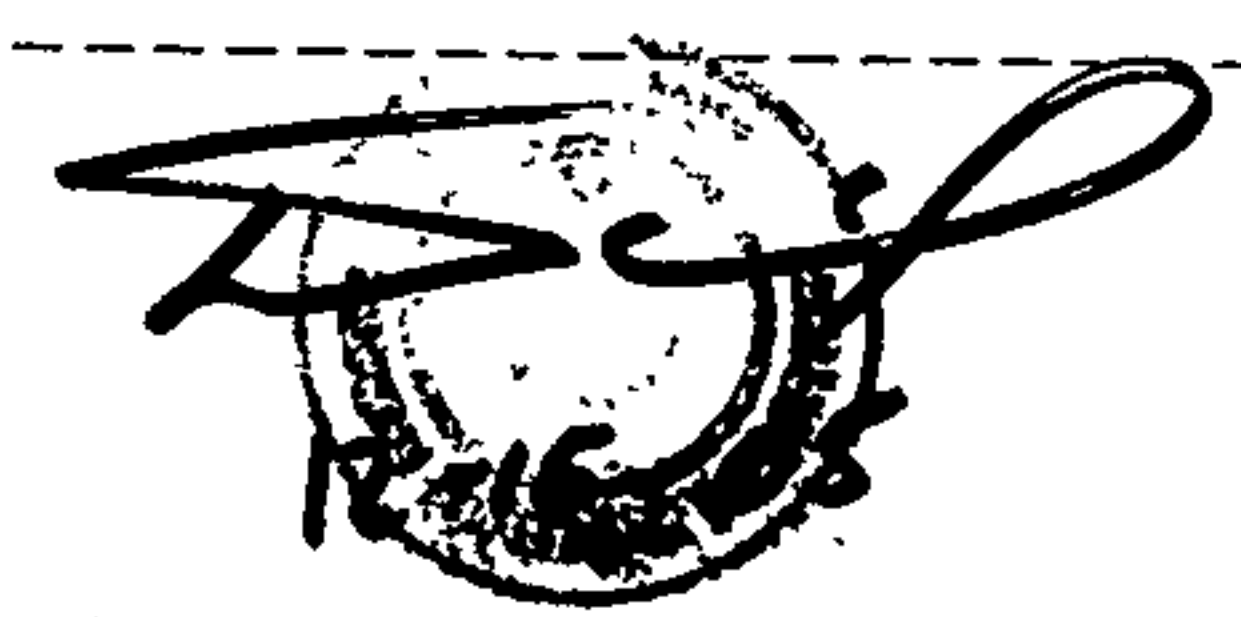
**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 1  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005  
EASEMENTS CONTINUED  
FROM SHEET 2 OF 30**



- ②1 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) **VACATED 05DRB-01619**
- ②2 C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- ②3 15' C.O.A. PUBLIC PEDESTRIAN & NON-VEHICULAR ACCESS EASEMENT (12-29-98, 98C-367)
- ②4 60' PUBLIC DRAINAGE EASEMENT VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG 871)
- ②5 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG 5720)
- ②6 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK 583, PGS 804-806)
- ②7 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK 583, PGS 804-806) **VACATED 05DRB-01619**
- ②8 10' PNM EASEMENT (08-24-82, C20-24)
- ②9 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK D401, PG 235)
- ③0 7' M.S.T.&T R/W EASEMENT (03-19-65, BK R/W 143, PG 323) **VACATED 05DRB-01619**
- ③1 30' SANITARY SEWER EASEMENT (03-14-79, BK.MISC 676, PGS 41-45)
- ③2 65' DRAINAGE & UTILITY EASEMENT (09-30-71, C8-41)
- ③3 7' UTILITY & DRAINAGE EASEMENT (09-30-71, C8-41)
- ③4 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- ③5 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- ③6 10' UTILITY EASEMENT (09-23-63, D3-78)
- ③7 25' PUBLIC WATERLINE, DRAINAGE AND NON-VEHICULAR ACCESS EASEMENT (09-23-63, D3-78)
- ③8 7' UTILITY & DRAINAGE EASEMENT (03-01-73, D5-105)
- ③9 PNM EASEMENT (03-19-58, D418-369)
- ④0 AN EXISTING BLANKET DRAINAGE EASEMENT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT (01/19/05, Bk 2005C, Pg. 22) **A PORTION VACATED VACATED 05DRB-01731**
- ④1 AN EXISTING 25' WIDE FLOATING ACCESS EASEMENT FROM NEW 80' WIDE PUBLIC ACCESS EASEMENT ACROSS NEW TRACT 1 TO AMAFCA TRACT "A" (01/19/05, Bk 2005C, Pg. 22) FINAL LOCATION TO BE DETERMINED AT A LATER DATE BETWEEN CITY OPEN SPACE AND AMAFCA. **VACATED 05DRB-01731**



ACS MONUMENT  
"7-M21"  
Y=1,471,620.84  
X=419,391.97  
G-G=0.99964447  
Δα=-00°09'17"  
CENTRAL ZONE  
(NAD 1927)



**ALDRICH LAND  
SURVEYING**  
P.O. BOX 30701, ALBUQUERQUE, N.M. 87190  
505-884-1990

**EXISTING CONDITIONS**

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Scale: AS SHOWN	Date: 12/14/05	Job: A04063	



**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
 C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

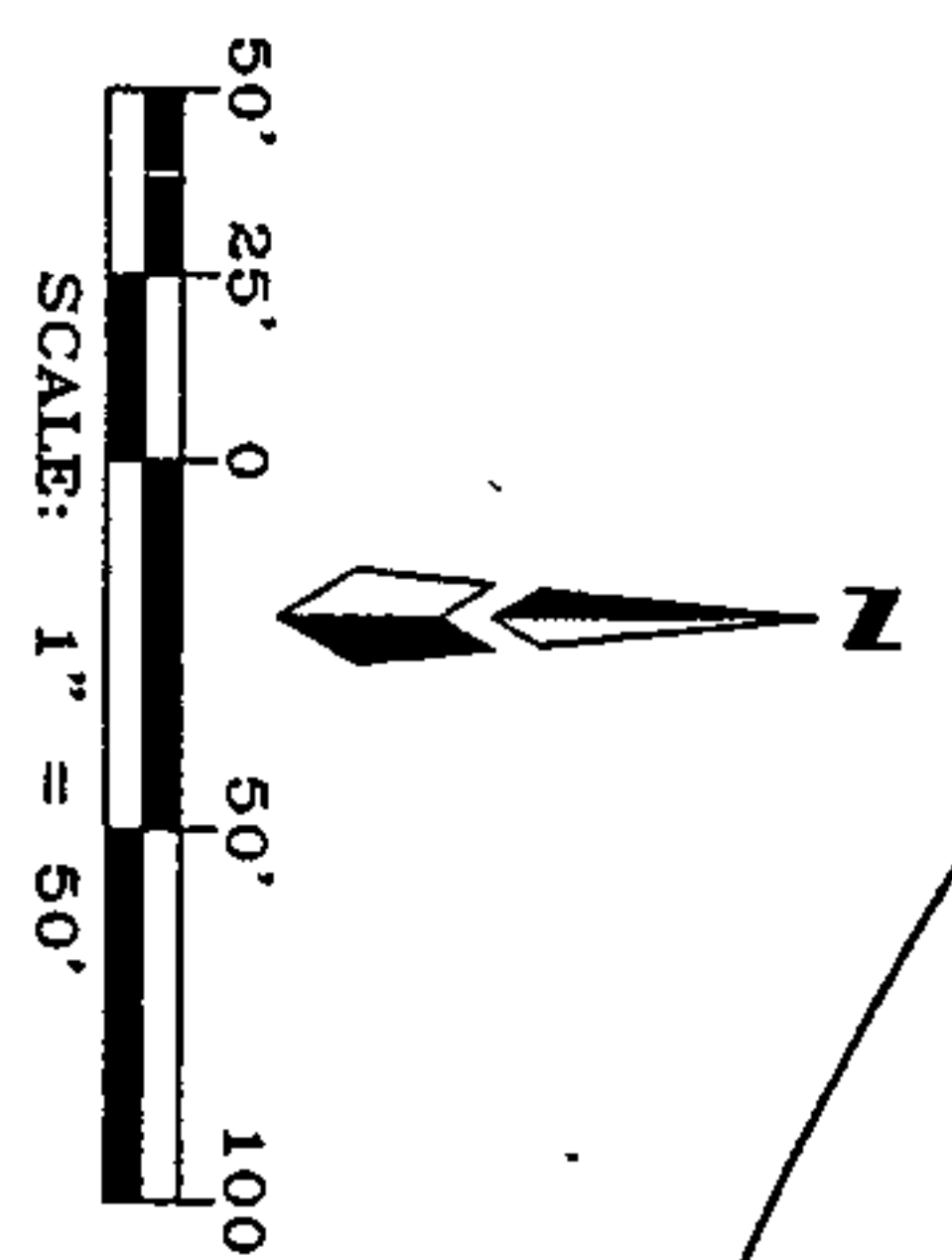
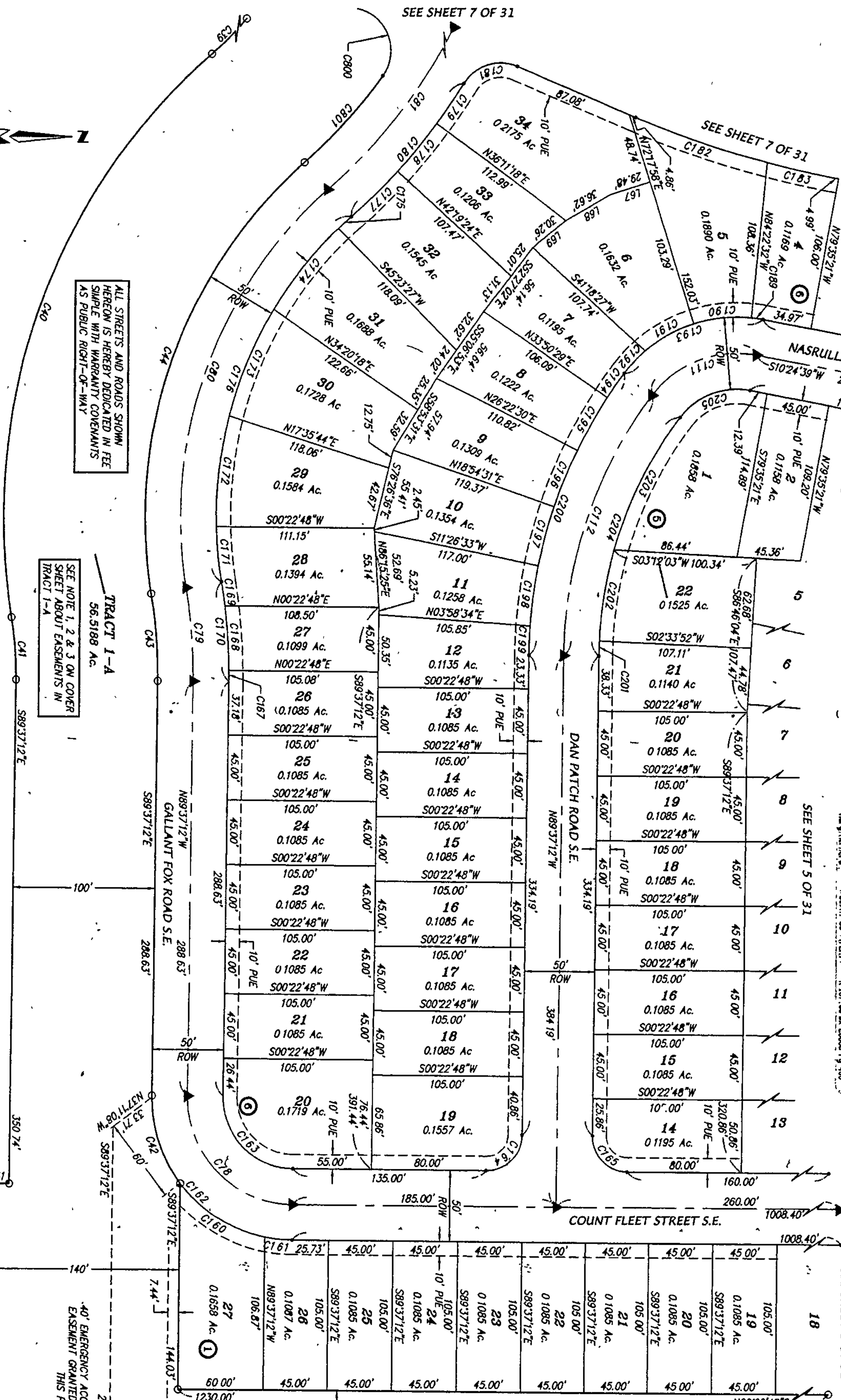
1 LOT NUMBER  
 2 BLOCK NUMBER  
 3 C.O.A. CENTERLINE MONUMENT  
 4 REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

**NOTE**

CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S., ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE" CENTERLINE MONUMENT. DO NOT DISTURB. PLS # 7719"



**FINAL PLAT FOR  
 JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

TRACT 1-A  
 56.5188 AC.  
 SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A

**ADDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

SEE SHEET 26 OF 31

TRACT 6  
 JUAN TABO HILLS BULK LAND PLAT  
 (01/19/05, BK. 2005C, Pg. 22)  
 NOT A PART OF THIS PLAT

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A

TRACT 1-A  
 56.5188 AC.

TRACT 1-A  
 56.5188 AC.  
 FND 5/8" REBAR WITH CAP "LS 7719" (TYP.)

EXIST 10' UTILITY EASEMENT (09-23-63, 03-78)  
 RATON AVENUE (EXIST 50' ROW)

FOUR HILLS 10TH INSTALLMENT (02-22-72, D4-194)

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Scale:	AS SHOWN	Date:	10/5/2005	Job:	A02079				

F:\A02085\A02079 4 HILLS\Final Plat Unit\dwg\A02079f02.dwg Last saved by: Stephen, plotted: 12/8/05

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

LEGEND  
 1 LOT NUMBER  
 2 BLOCK NUMBER  
 3 C.O.A. CENTERLINE MONUMENT. REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

NOTE:  
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", PLS # 7719"

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005.



**ADIRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-884-1990



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

FND 5/8" REBAR WITH CAP T.S. 7719" (T.P.)

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A



Dwg. A02079f02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 31
Scale AS SHOWN	Date: 10/5/2005	Job: A02079	

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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 1**

SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005



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Page 6 of 31  
12/22/2005 09:23  
1:157 89  
Dr-0005C Pg-456

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A

**NOTE**  
CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PGS, PTS, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SET 1/4, NW 1/4, SEC 34  
UNPLATTED

10' ONEST EASEMENT GRANTED BY THIS PLAT TRACT 1-A 56.5188 AC.

30' SANITARY SEWER EASEMENT (03-14-79, BK MISC. 676, PGS 41-45)

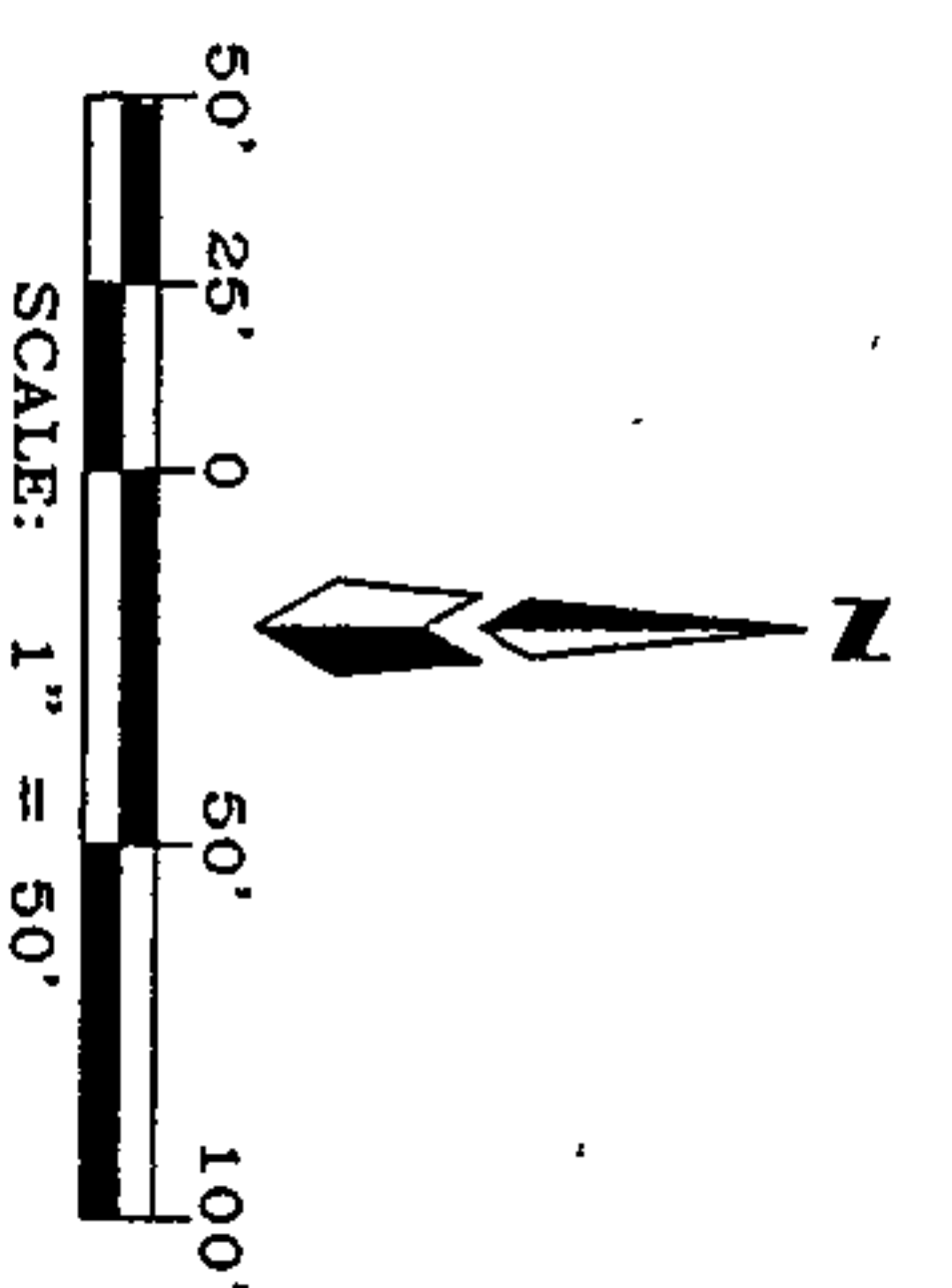
SEE SHEET 10 OF 31

SEE SHEET 20 OF 31 TRACT 3-A 14.3963 acres

FOUND 5/8" REBAR WITH CAP "LS 7719" (TRP.) 10' ONEST EASEMENT GRANTED BY THIS PLAT

FOUND REBAR WITH CAP "LS 10042" 10' ONEST EASEMENT GRANTED BY THIS PLAT

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



**LEGEND**  
1 LOT NUMBER  
2 BLOCK NUMBER  
3 C.O.A. CENTERLINE MONUMENT  
4 REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY  
5 ABBREVIATIONS  
6 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
7 ROW = RIGHT-OF-WAY  
8 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

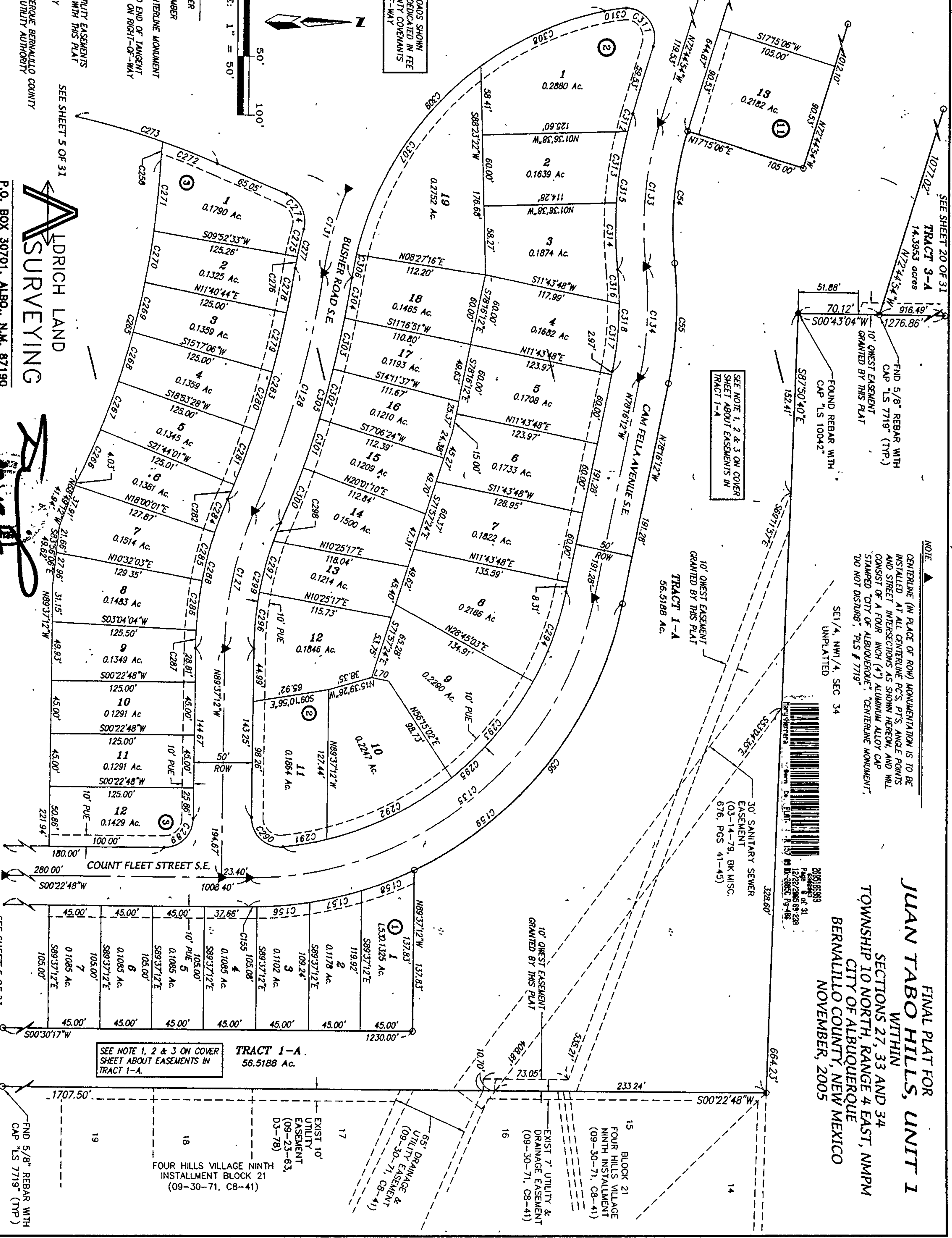
SEE SHEET 5 OF 31



P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

F:\A02095\A02095 & HILLSTOWN.dwg  
F:\A02079\A02079.dwg Lost saved by Stephen, plotted 12/8/05

Dwg: A02079p02.dwg  
Scale: AS SHOWN  
Date: 10/5/2005  
Job: A02079  
Sheet 6 of 31



SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A

TRACT 1-A  
56.5188 AC.

FOUR HILLS VILLAGE NINTH INSTALLMENT BLOCK 21 (09-30-71, C8-41)

BLOCK 21  
FOUR HILLS VILLAGE NINTH INSTALLMENT (09-30-71, C8-41)

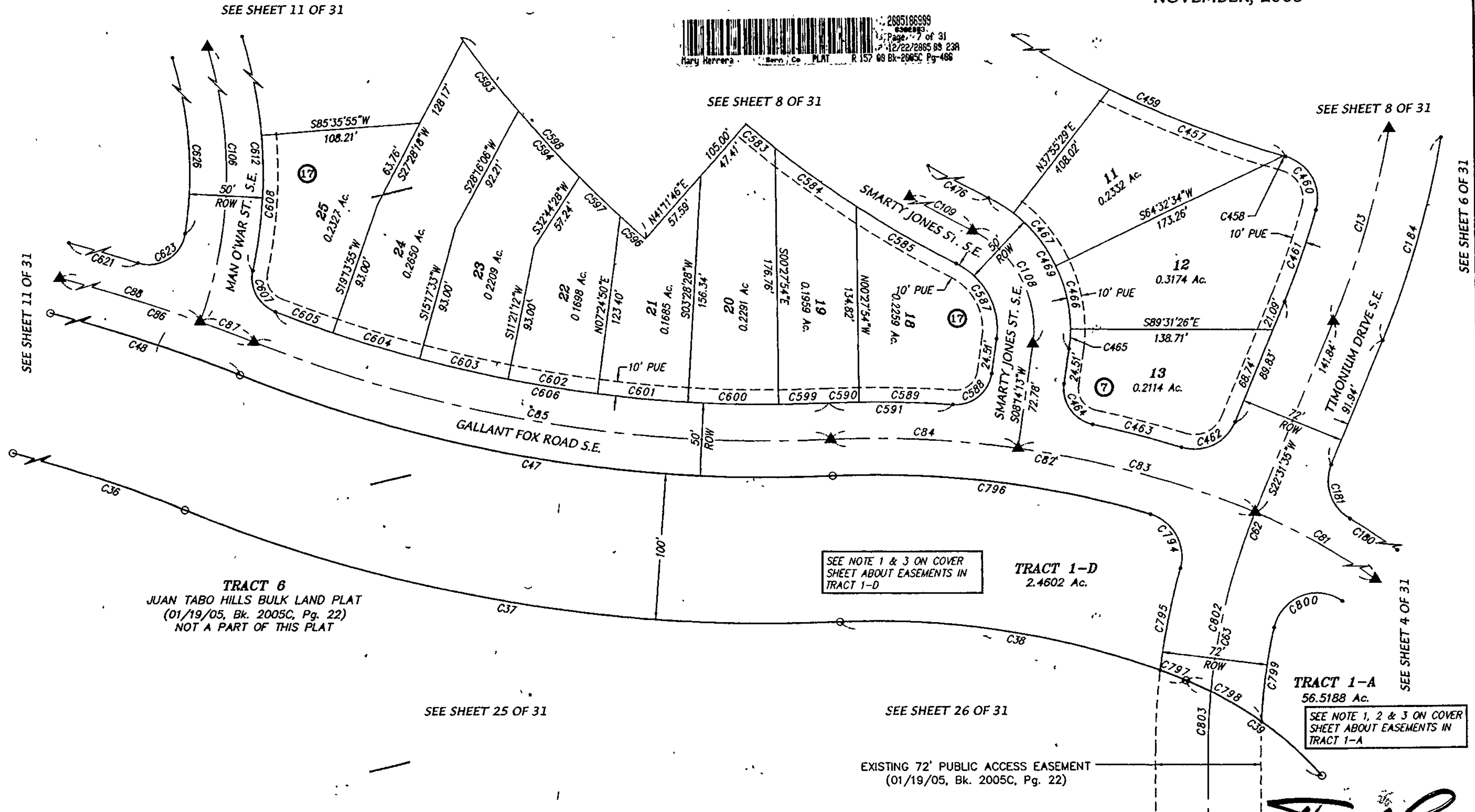
EXIST 7' UTILITY & DRAINAGE EASEMENT (09-30-71, C8-41)

EXIST 10' UTILITY EASEMENT (09-23-63, D3-78)

FOUND 5/8" REBAR WITH CAP "LS 7719" (TRP.)

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

NOTE. ▲  
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE  
 INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS  
 AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL  
 CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP  
 STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT",  
 "DO NOT DISTURB", "PLS # 7719"



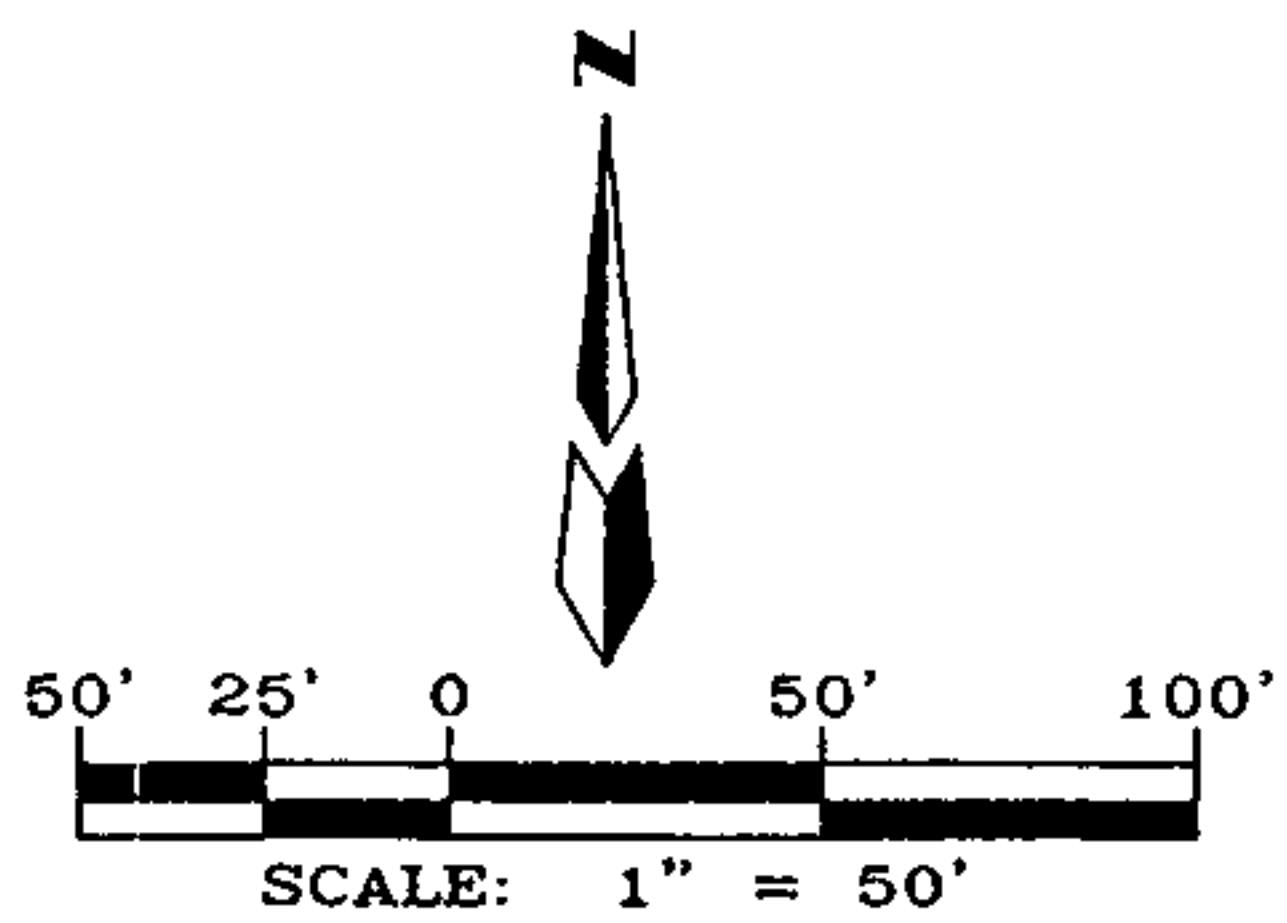
**TRACT 6**  
 JUAN TABO HILLS BULK LAND PLAT  
 (01/19/05, Bk. 2005C, Pg. 22)  
 NOT A PART OF THIS PLAT

SEE NOTE 1 & 3 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-D

**TRACT 1-D**  
 2.4602 Ac.

**TRACT 1-A**  
 56.5188 Ac.  
 SEE NOTE 1, 2 & 3 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A

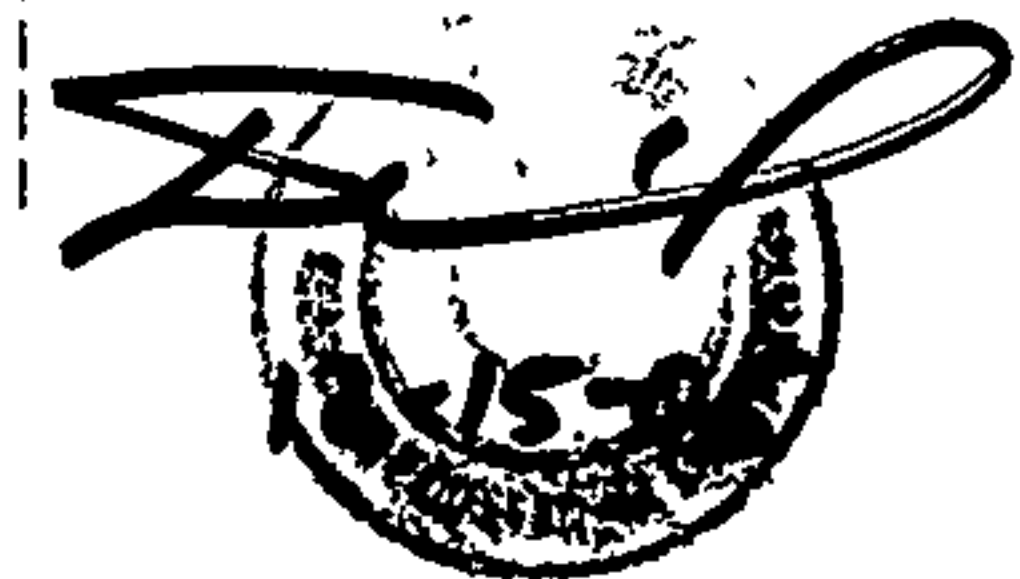
EXISTING 72' PUBLIC ACCESS EASEMENT  
 (01/19/05, Bk. 2005C, Pg. 22)



- LEGEND**
- 1 LOT NUMBER
  - ⑤ BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
  - ROW = RIGHT-OF-WAY
  - A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: A02079p02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

**LEGEND**

1 LOT NUMBER

⊙ BLOCK NUMBER

▲ C.O.A. CENTERLINE MONUMENT

REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

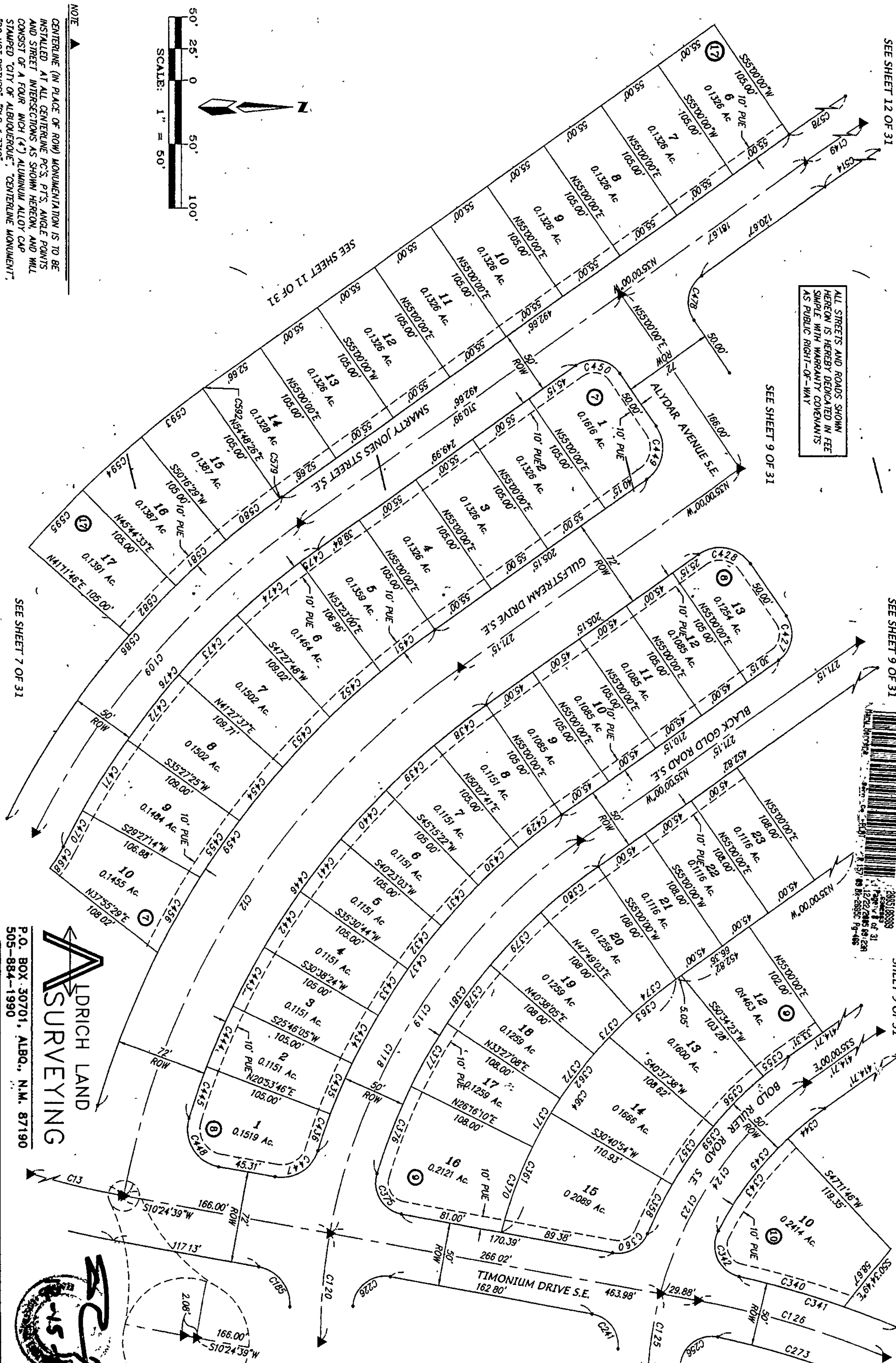
**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

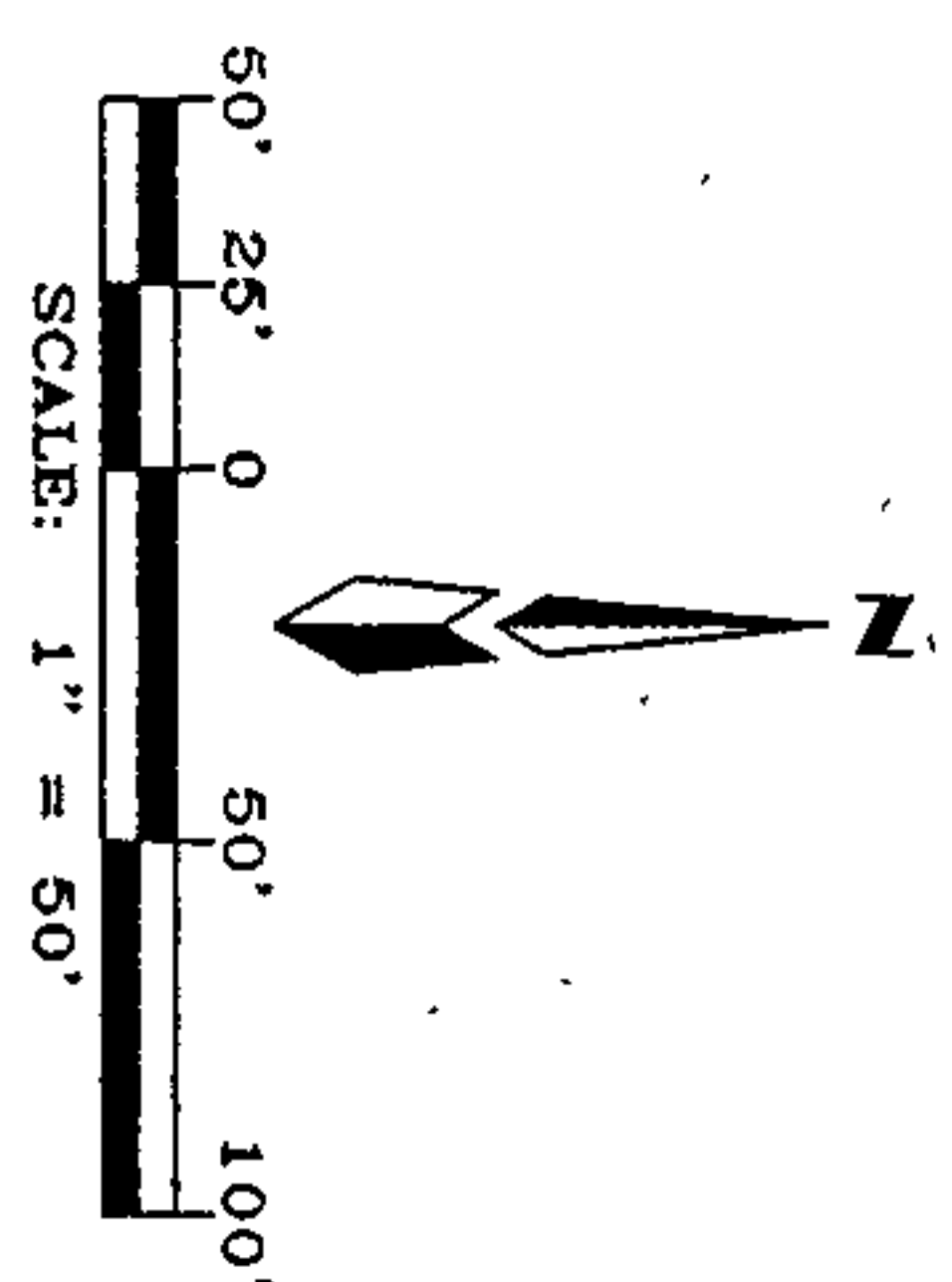
ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

**FINAL PLAT FOR**  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



**NOTE**

CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED 'CITY OF ALBUQUERQUE', 'CENTERLINE MONUMENT', 'DO NOT DISTURB', 'PLS # 7719'.

F:\A02079\A02079.dwg 4 HILLS\Final Plat Unit1.dwg [A02079]02.dwg Last saved by Stephen, plotted, 12/8/05

P.O. BOX 30701, ALBO., N.M. 87190  
 505-884-1990



Dwg: A02079p02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet: 8 of 31
Scale: AS SHOWN	Date: 11/11/2005	Job: A02079	



**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
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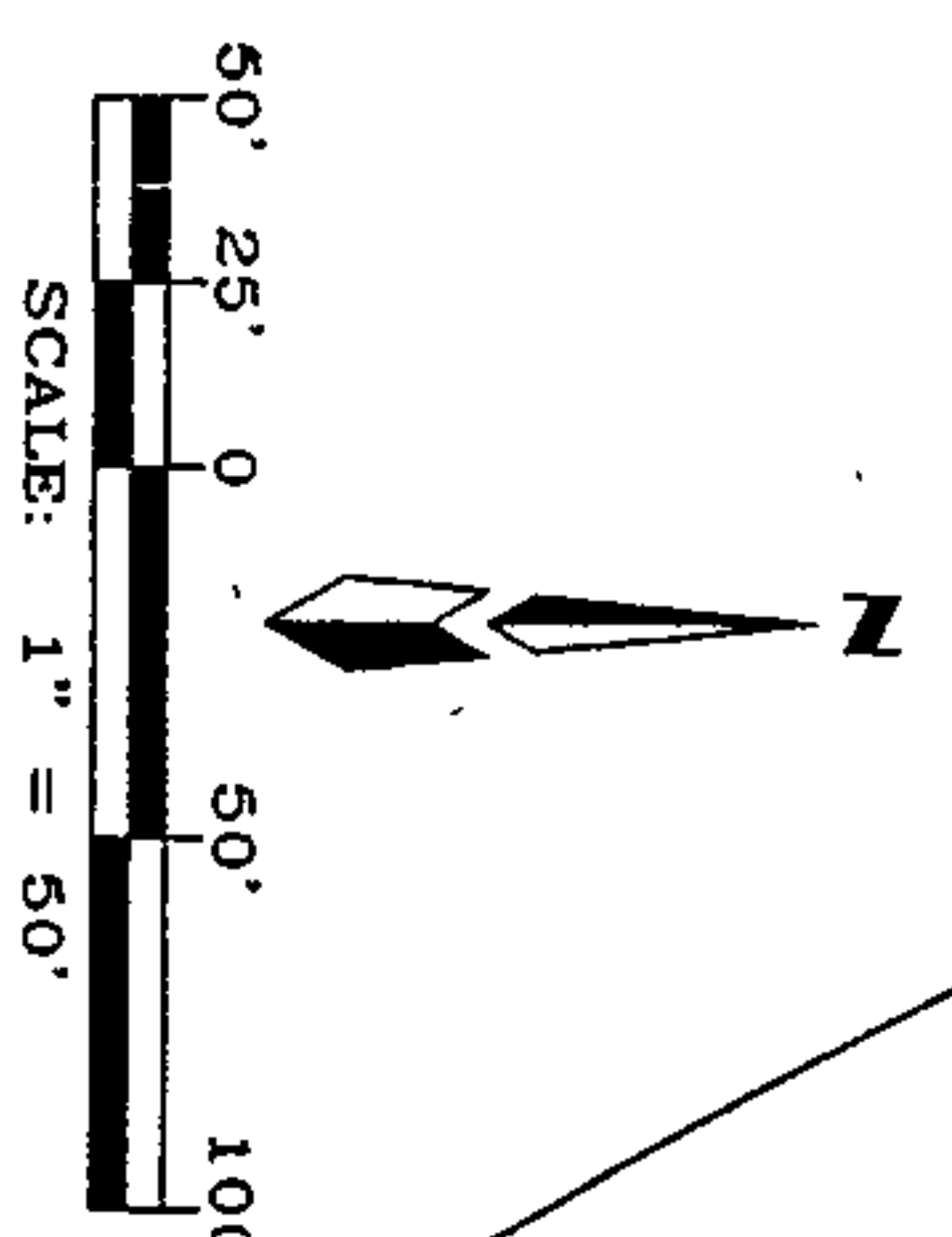
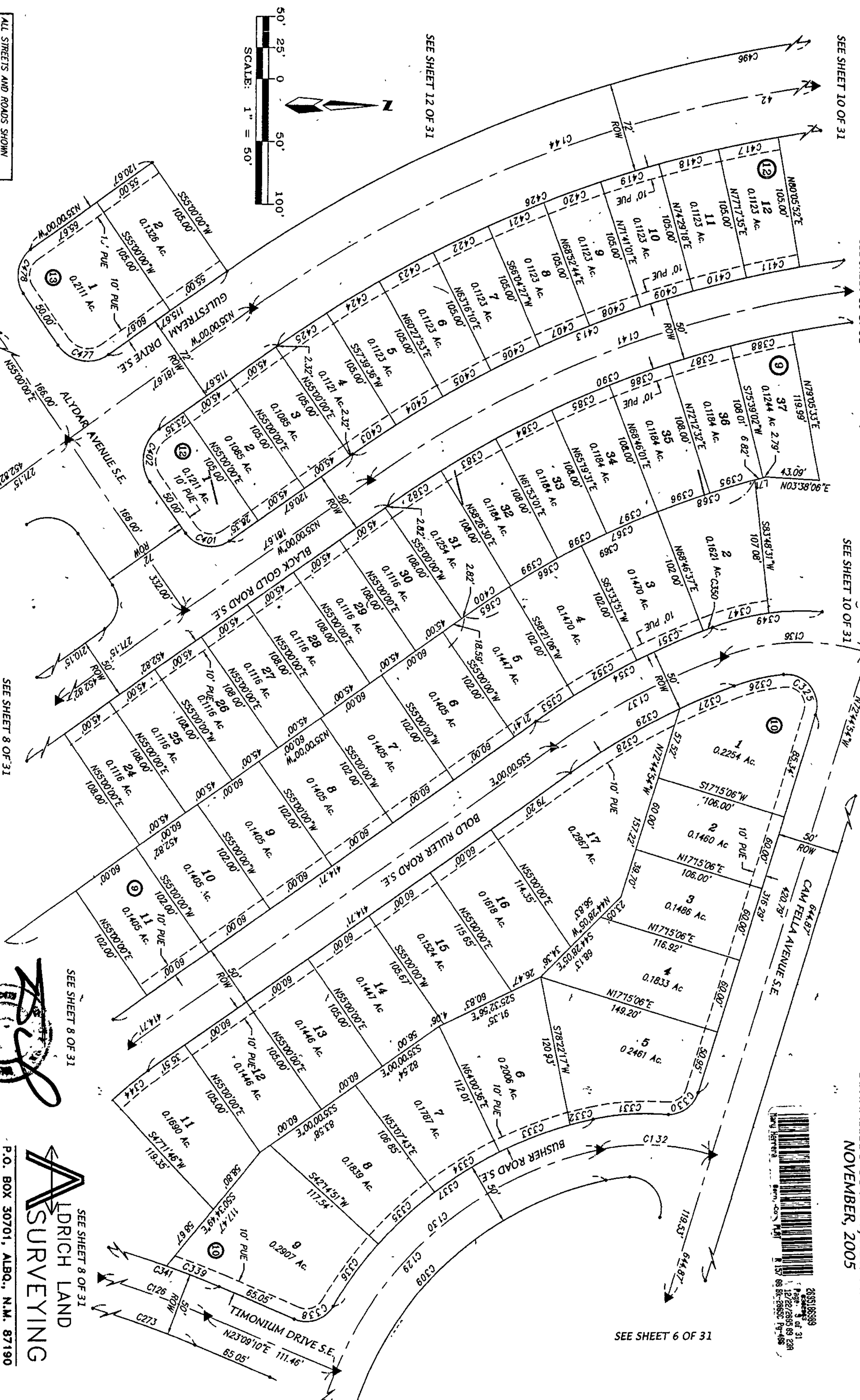
**LEGEND**

1 LOT NUMBER  
 2 BLOCK NUMBER  
 3 C.O.A. CENTERLINE MONUMENT  
 REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

**NOTE**

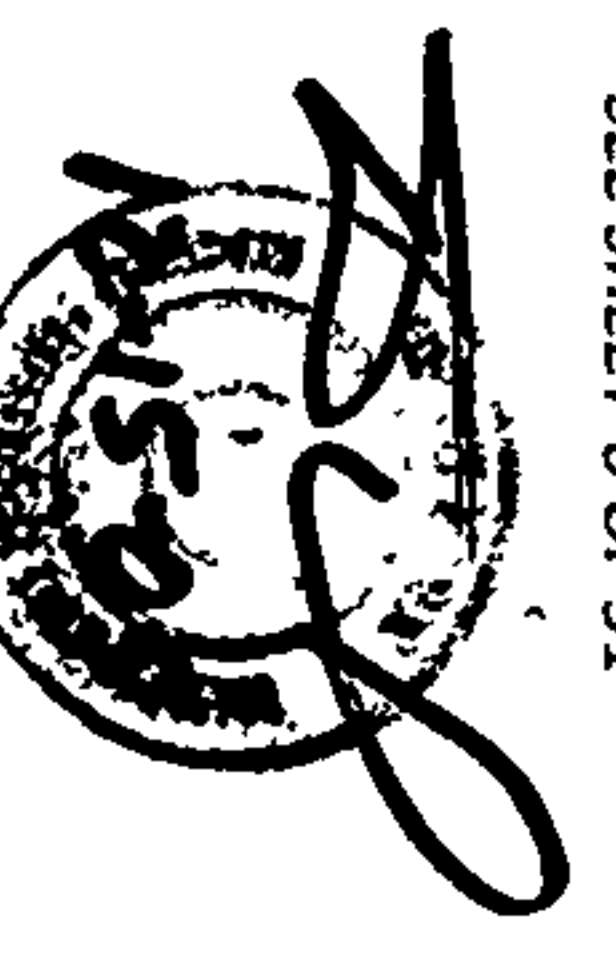
CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

**FINAL PLAT FOR  
 JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALLILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

SEE SHEET 8 OF 31  
 F:\A02079\F02.dwg 4 Hills Final Plat Unit 1.dwg \A02079p02.dwg Last saved by Stephen, plotted 12/8/05



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg	A02079\F02.dwg	Drawn	STEPHEN	Checked	ALS	Sheet	9 of 31
Scale	AS SHOWN	Date	11/11/2005	Job	A02079		

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

**ABBREVIATIONS**

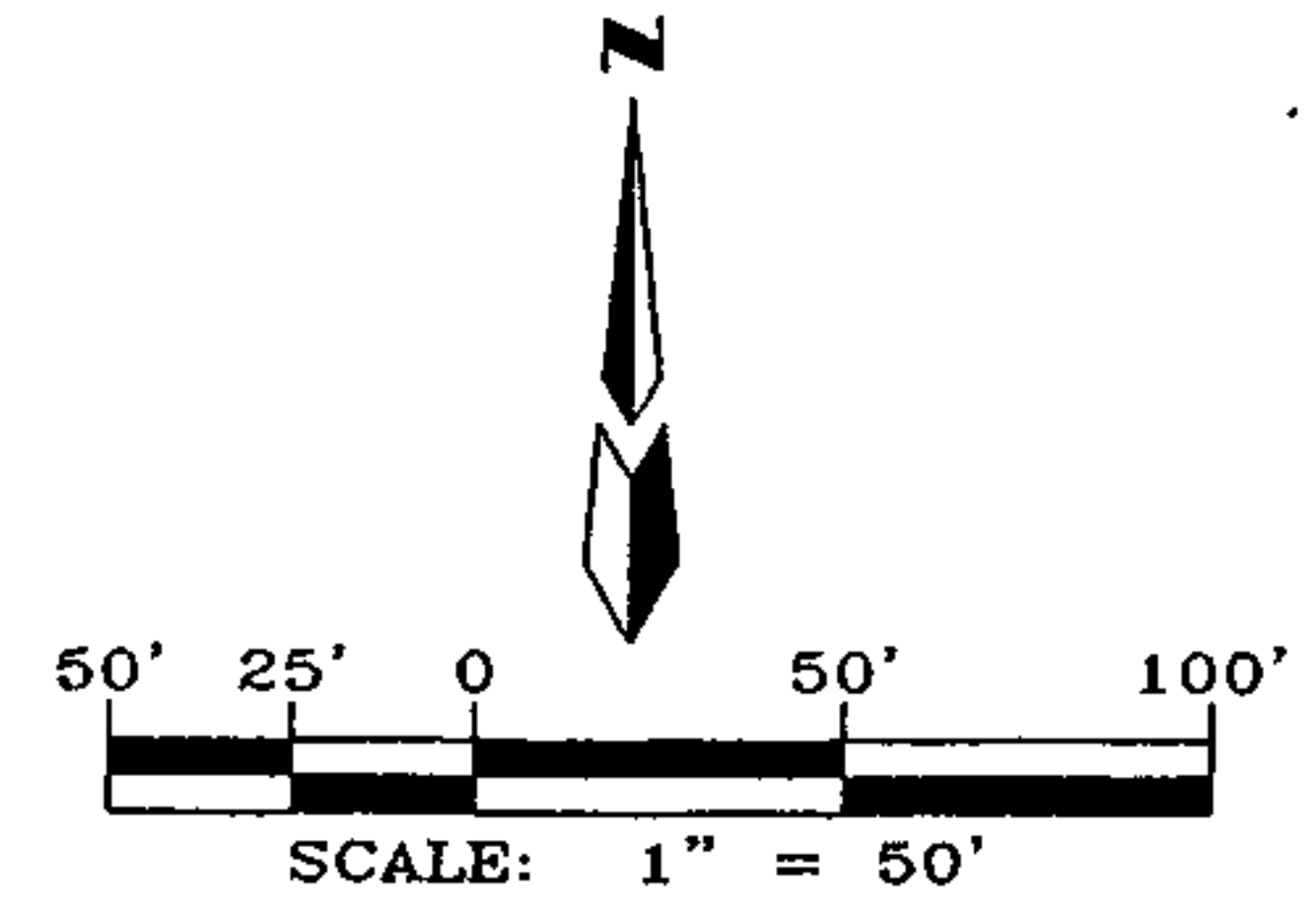
10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY  
 WATER UTILITY AUTHORITY

**LEGEND**

- 1 LOT NUMBER
- ⑤ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT  
 OR CURVE ON RIGHT-OF-WAY



TRACT 4-A  
 27.7621 acres

SEE SHEET 20 OF 31

TRACT 3-A  
 14.3953 acres

TRACT 1-A  
 56.5188 Ac.

**NOTE** ▲  
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE  
 INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS  
 AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL  
 CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP  
 STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT",  
 "DO NOT DISTURB", "PLS # 7719"

SEE NOTE 1, 2 & 3 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A.

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 10 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAY  
 ROW = RIGHT-OF-WAY  
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

SEE SHEET 12 OF 31  
 20' GUEST EASEMENT GRANTED BY THIS PLAY

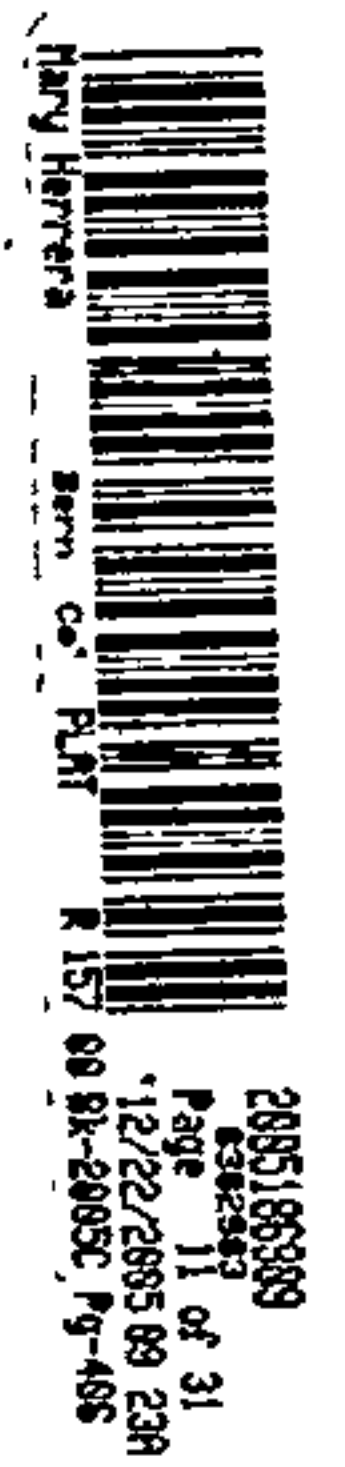
SEE SHEET 12 OF 31

FINAL PLAN FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

NOTE  
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C'S, P.T'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENT", DO NOT DISTURB, PLS # 7719"

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

40' SANITARY SEWER AND WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAN



SEE SHEET 14 OF 31

SEE SHEET 14 OF 31

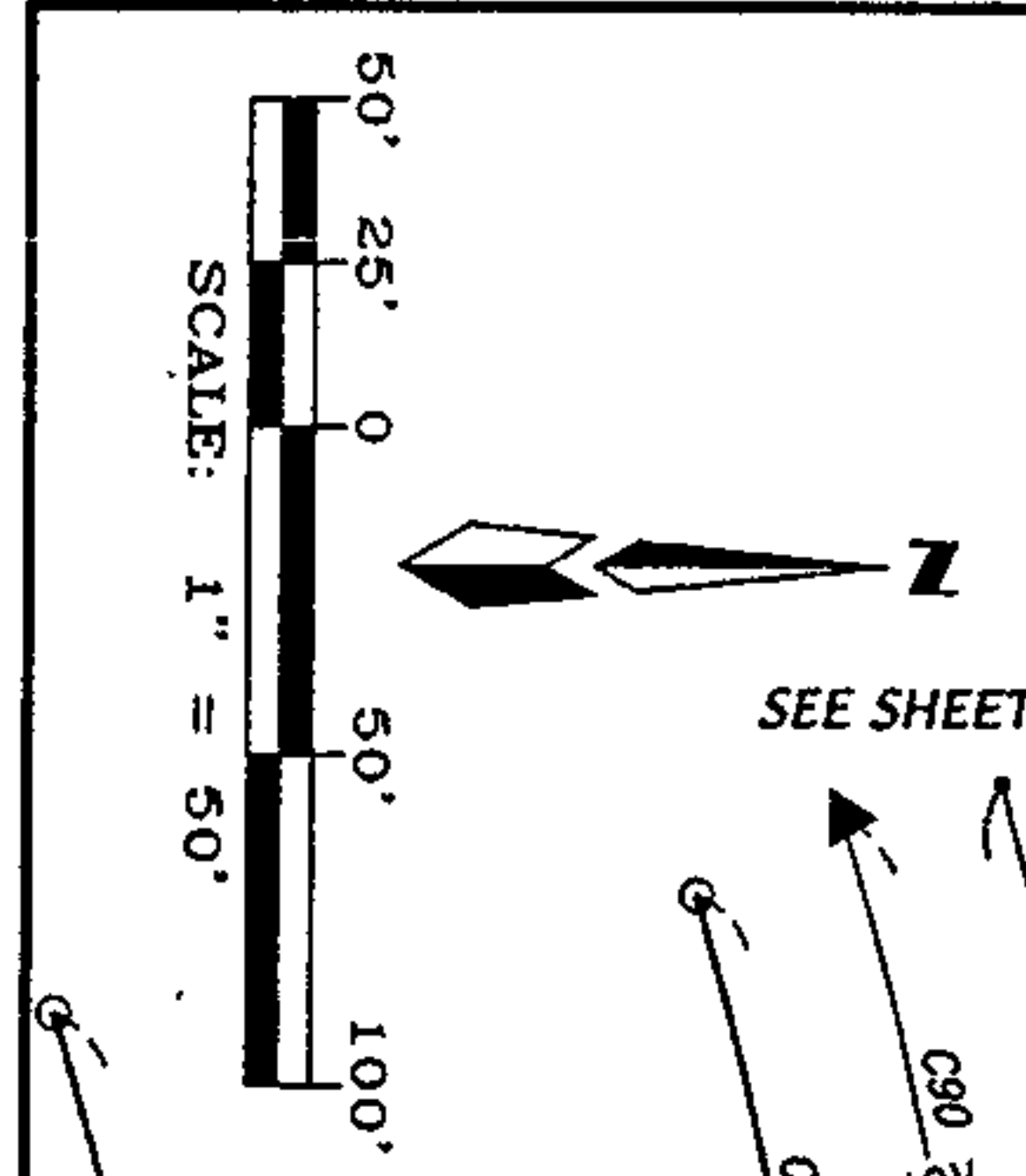
SEE SHEET 12 OF 31

SEE SHEET 12 OF 31

SEE SHEET 8 OF 31

SEE SHEET 7 OF 31

SEE SHEET 7 OF 31



LEGEND  
 1 LOT NUMBER  
 2 BLOCK NUMBER  
 3 C.O.A. CENTERLINE MONUMENT REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

TRACT 1-A  
 56.5188 Ac.  
 SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A

TRACT 1-D  
 2.4602 Ac.  
 SEE NOTE 1 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-D

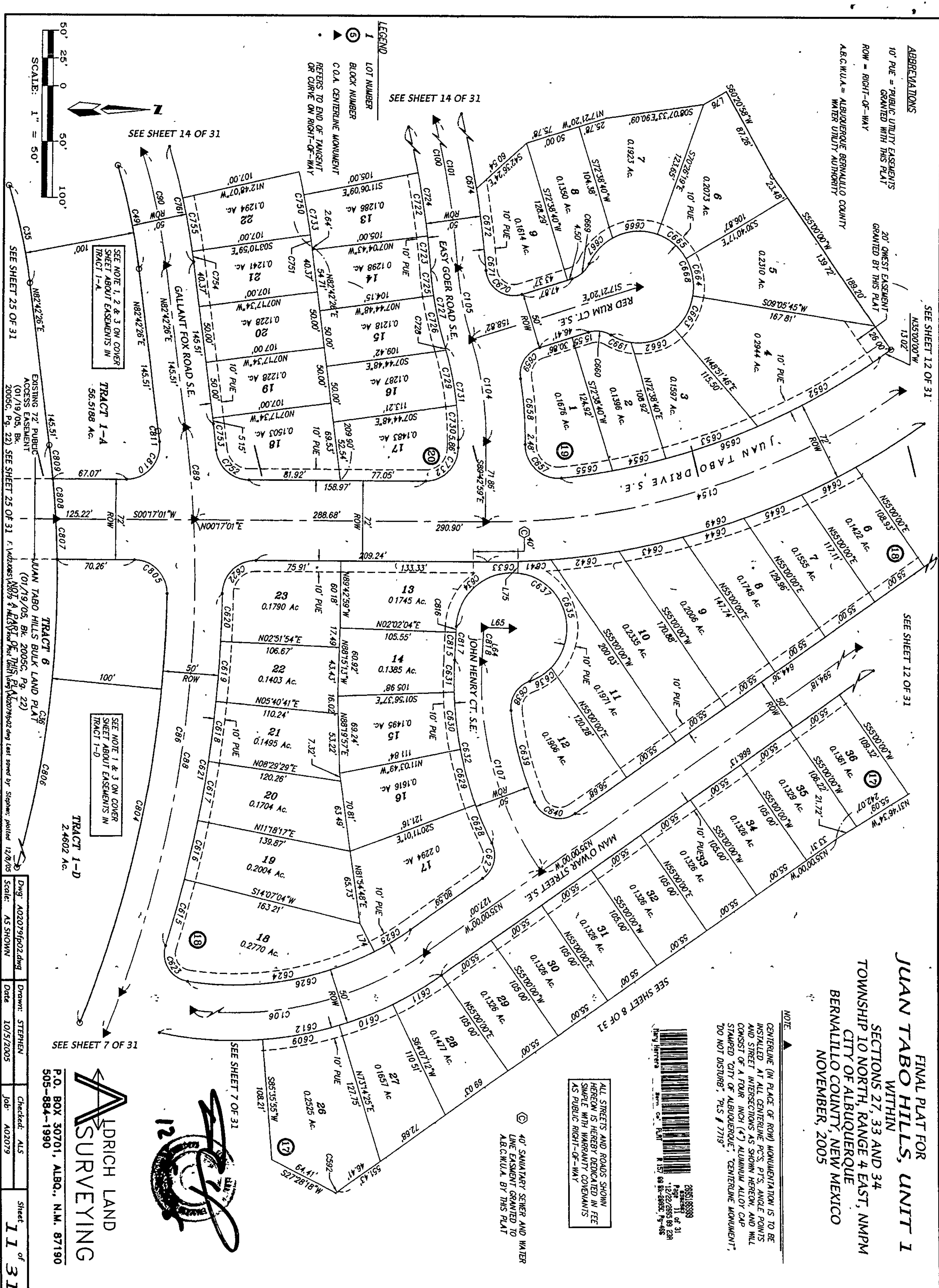
TRACT 6  
 BULK LAND PLAY  
 (01/19/05, Bk. 2005C, Pg. 22)  
 SEE SHEET 25 OF 31

TRACT 1-D  
 2.4602 Ac.  
 SEE NOTE 1 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-D

ADDRICH LAND SURVEYING  
 P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-884-1990



Dwg: A02079fpo2.dwg  
 Scale: AS SHOWN  
 Date: 10/5/2005  
 Drawn: STEPHEN  
 Checked: ALS  
 Job: A02079  
 Sheet: 11 of 31



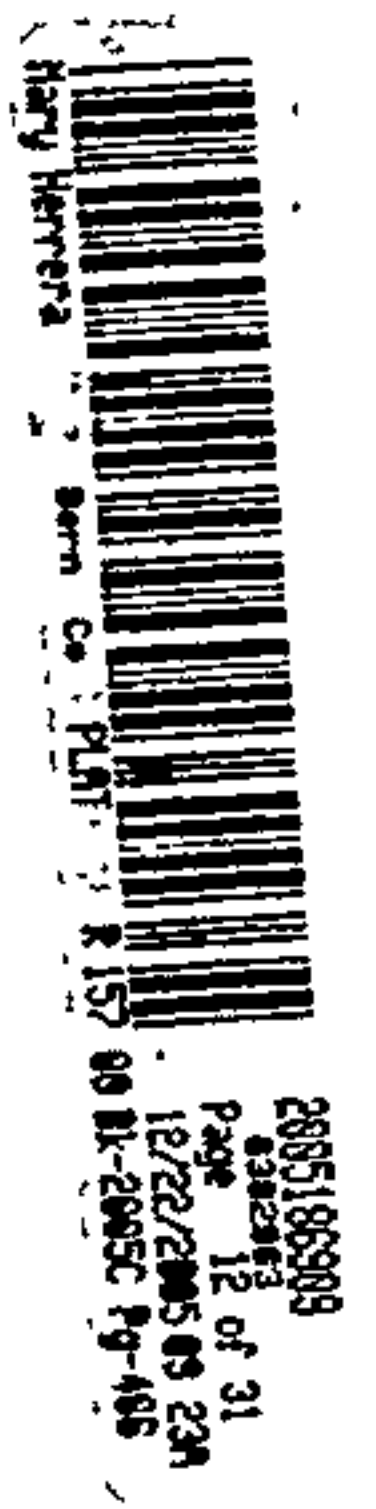


NOTE: CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", PLS # 7719.

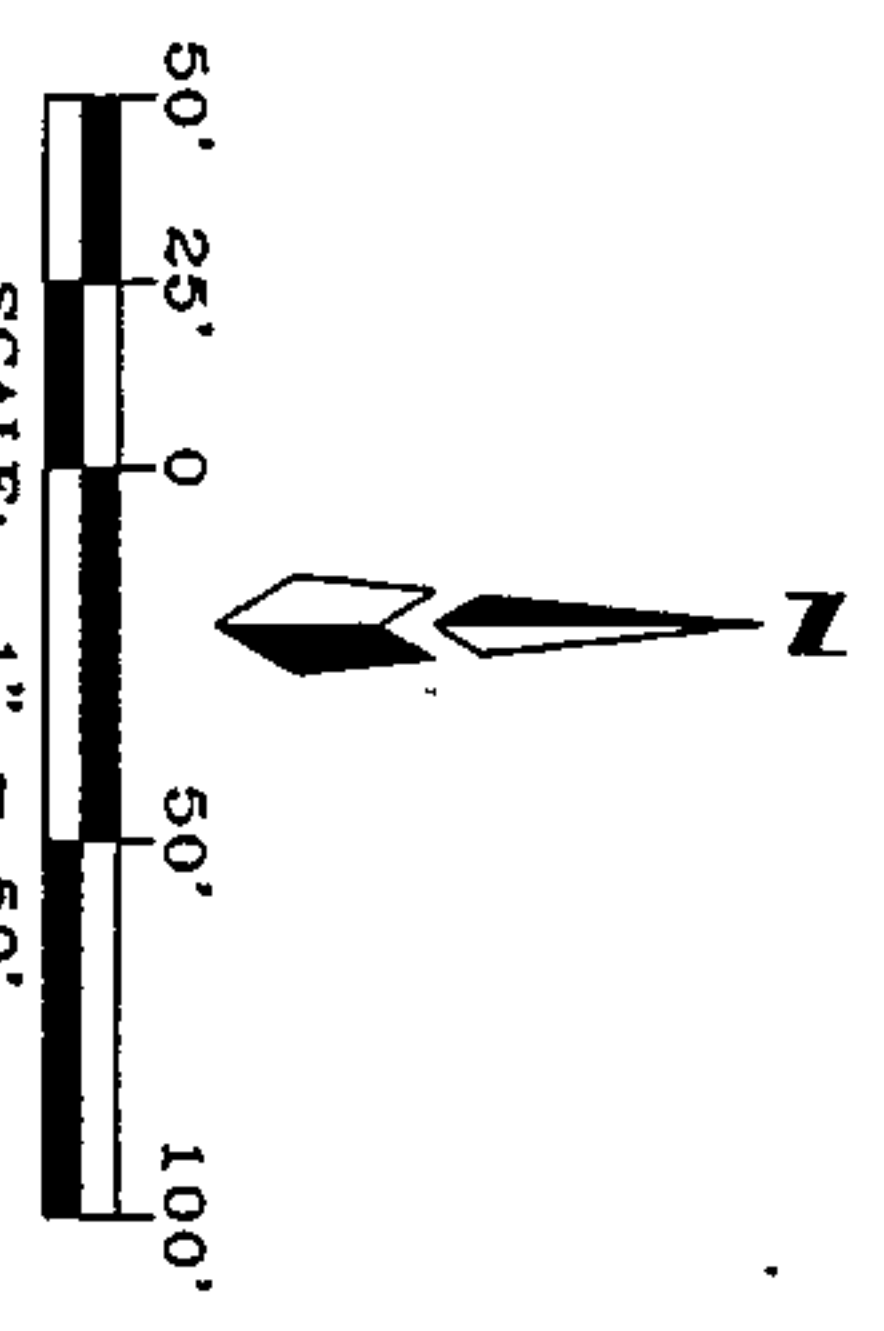
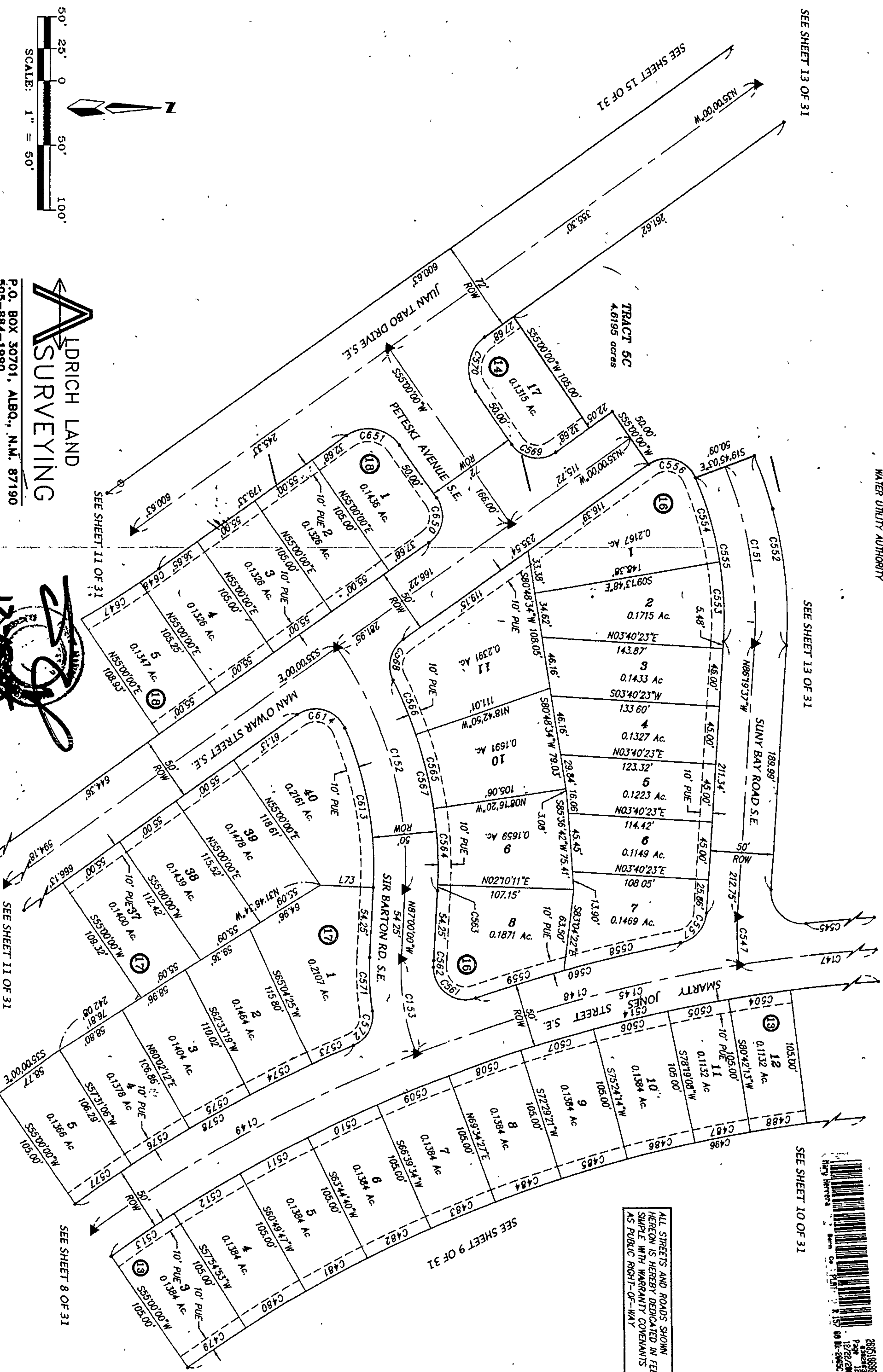
ABBREVIATIONS:  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 A.B.C.W.I.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

LEGEND:  
 1 LOT NUMBER  
 2 BLOCK NUMBER  
 3 C.O.A. CENTERLINE MONUMENT  
 REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



F:\A02085\A2079 & HILLS\Final Plat Unit 1.dwg \A02079\p02.dwg Last saved by Stephen, plotted: 12/8/05

Dwg: A02079p02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet: 12 of 31
Scale: AS SHOWN	Date: 11/11/2005	Job: A02079	

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY  
 WATER UTILITY AUTHORITY

EXISTING 30' C.O.A PERMANENT UTILITY  
 & DRAINAGE EASEMENT (01-26-78,  
 BK 583, PGS 804-806)

EXISTING 10' C.O.A TEMPORARY UTILITY  
 & DRAINAGE EASEMENT  
 (01-26-78, BK 583, PGS 804-806)

**LEGEND**

- 1 LOT NUMBER
- ⑤ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY



TRACT D  
 (12-23-81, BK MISC  
 898, PGS 882-885)  
 LANDS OF JOHNSON

EXISTING 30' C.O.A.  
 PERMANENT UTILITY &  
 DRAINAGE EASEMENT  
 (01-26-78, BK. 583,  
 PGS 804-806)

TRACT 4-A  
 25.6617 Ac.

TRACT 1-B  
 2.0560 acres

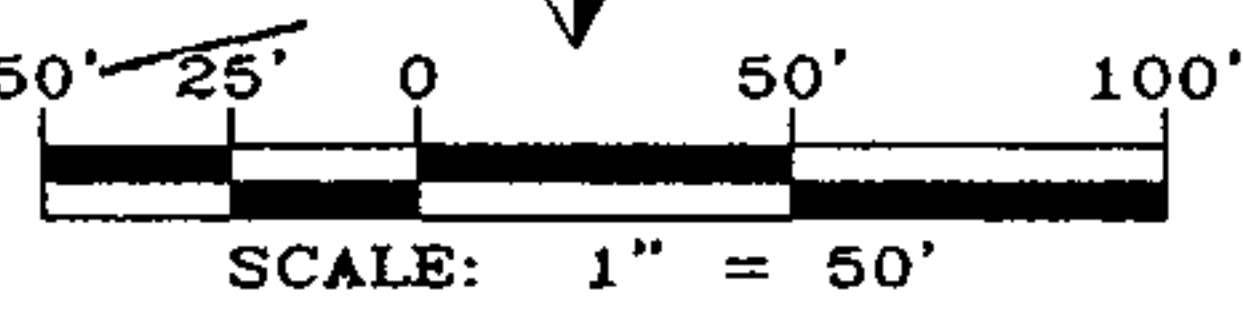
SEE NOTE 1 & 3 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-B.

**NOTE** ▲  
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 INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS  
 AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL  
 CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP  
 STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT",  
 "DO NOT DISTURB", "PLS # 7719".

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY



TRACT 5-C  
 4.6195 acres



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

SEE NOTE 1, 2 & 3 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A.

SEE SHEET 12 OF 31

SEE SHEET 12 OF 31

SEE SHEET 15 OF 31

SEE SHEET 10 OF 31

SEE SHEET 10 OF 31

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 13 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

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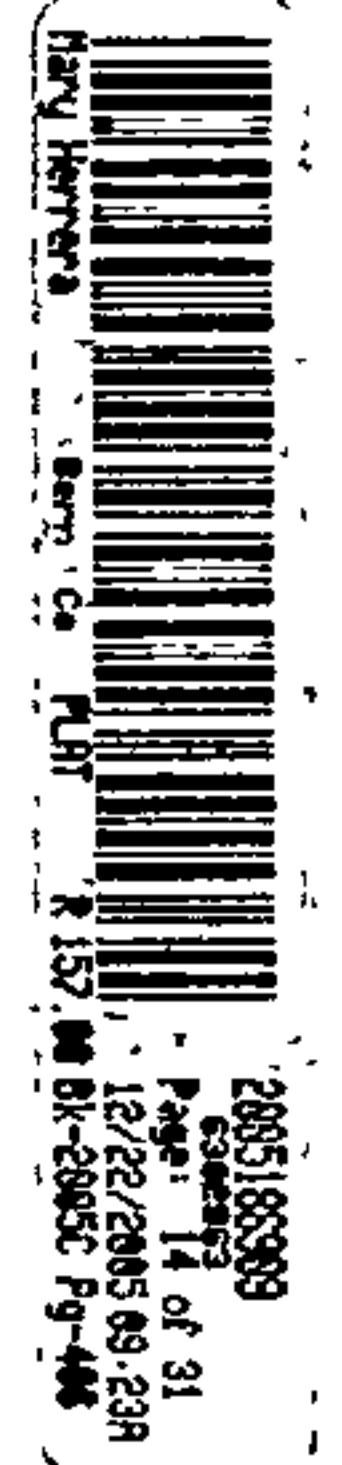
SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A

FOUND REBAR WITH CAP 'LS 7719' (TYP.)

TRACT 6  
JUAN TABO HILLS BULK LAND PLAT  
(01/19/05, BK. 2005G, Pg. 22)  
NOT A PART OF THIS PLAT

**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 1**  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005



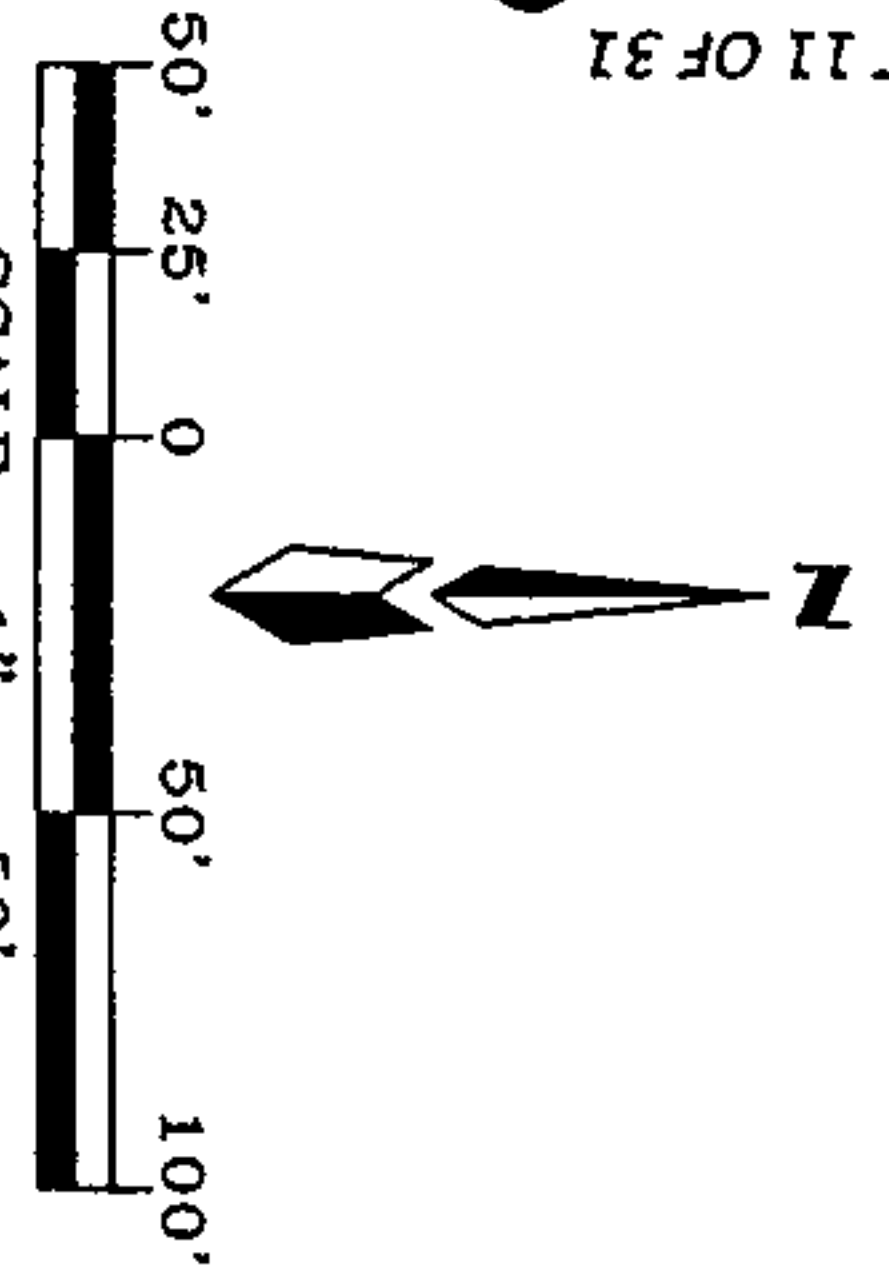
LEGEND  
1 LOT NUMBER  
⑤ BLOCK NUMBER  
▲ C.O.A. CENTERLINE MONUMENT  
● REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

ABBREVIATIONS  
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
ROW = RIGHT-OF-WAY  
A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

NOTE:  
ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NOTE:  
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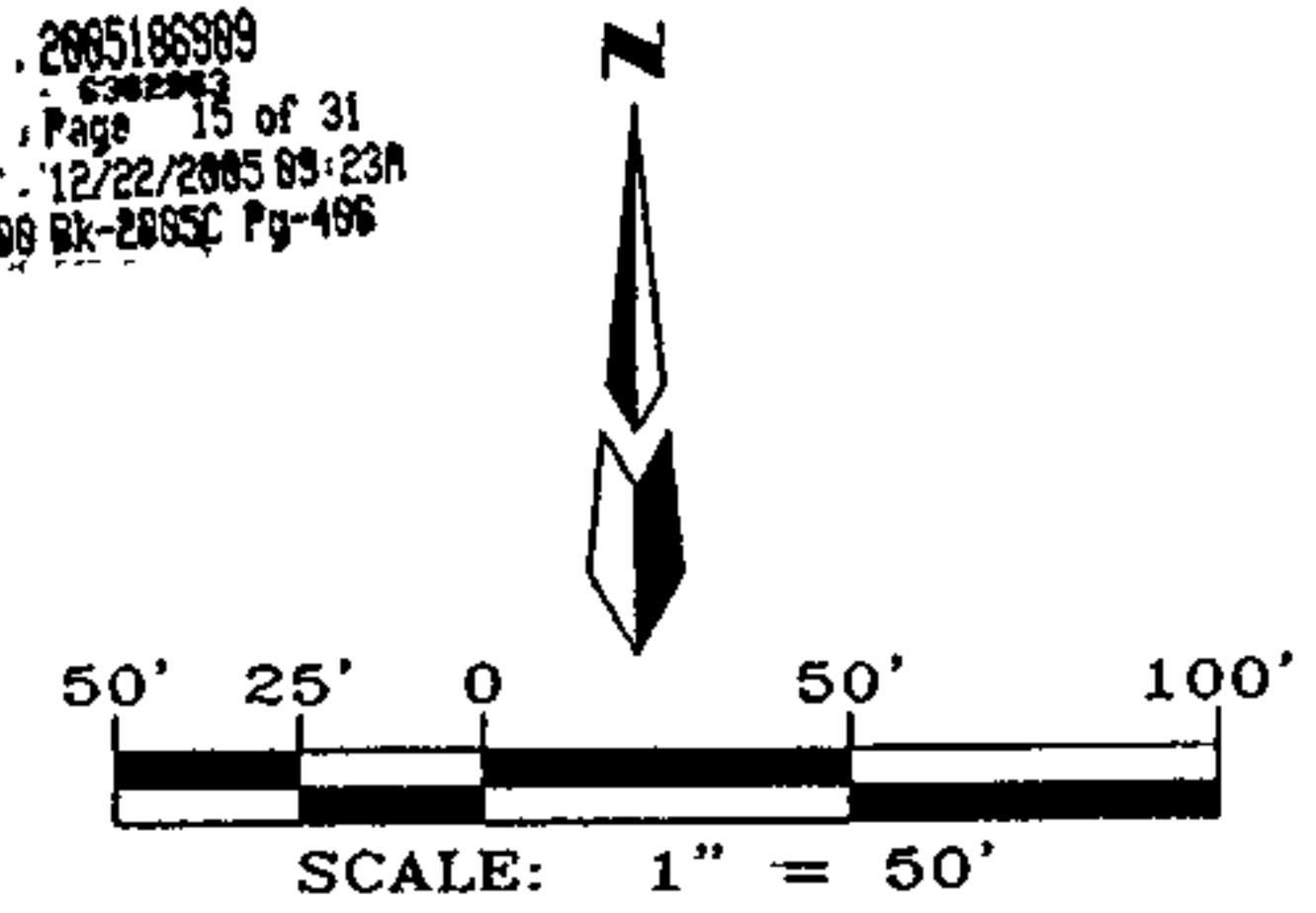
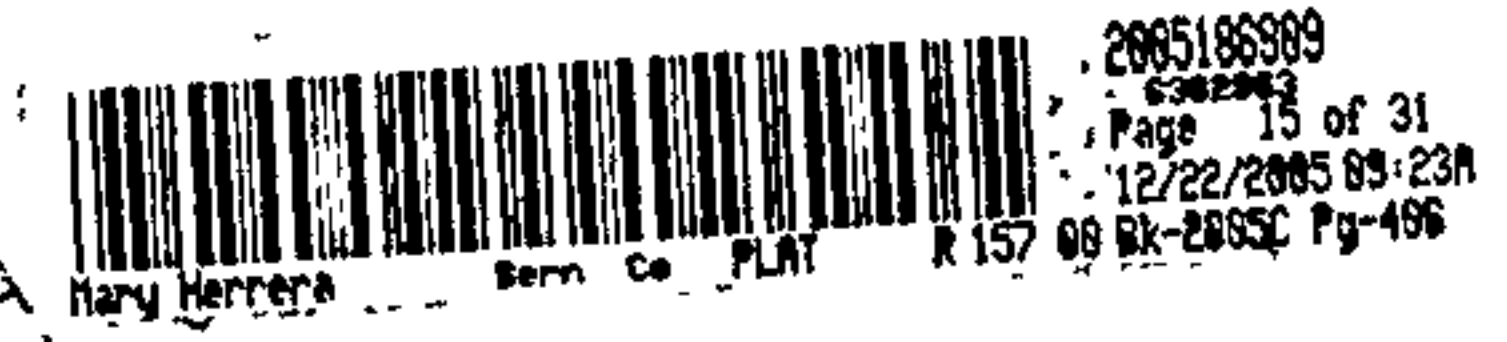
① 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT  
② 20' SANITARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT



Dwg: A02079p02.dwg  
Scale: AS SHOWN  
Date: 10/5/2005  
Drawn: STEPHEN  
Checked: ALS  
Job: A02079  
Sheet: 14 of 31

**LEDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBU, N.M. 87130  
505-884-1990

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



Ⓟ 20' SANITARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

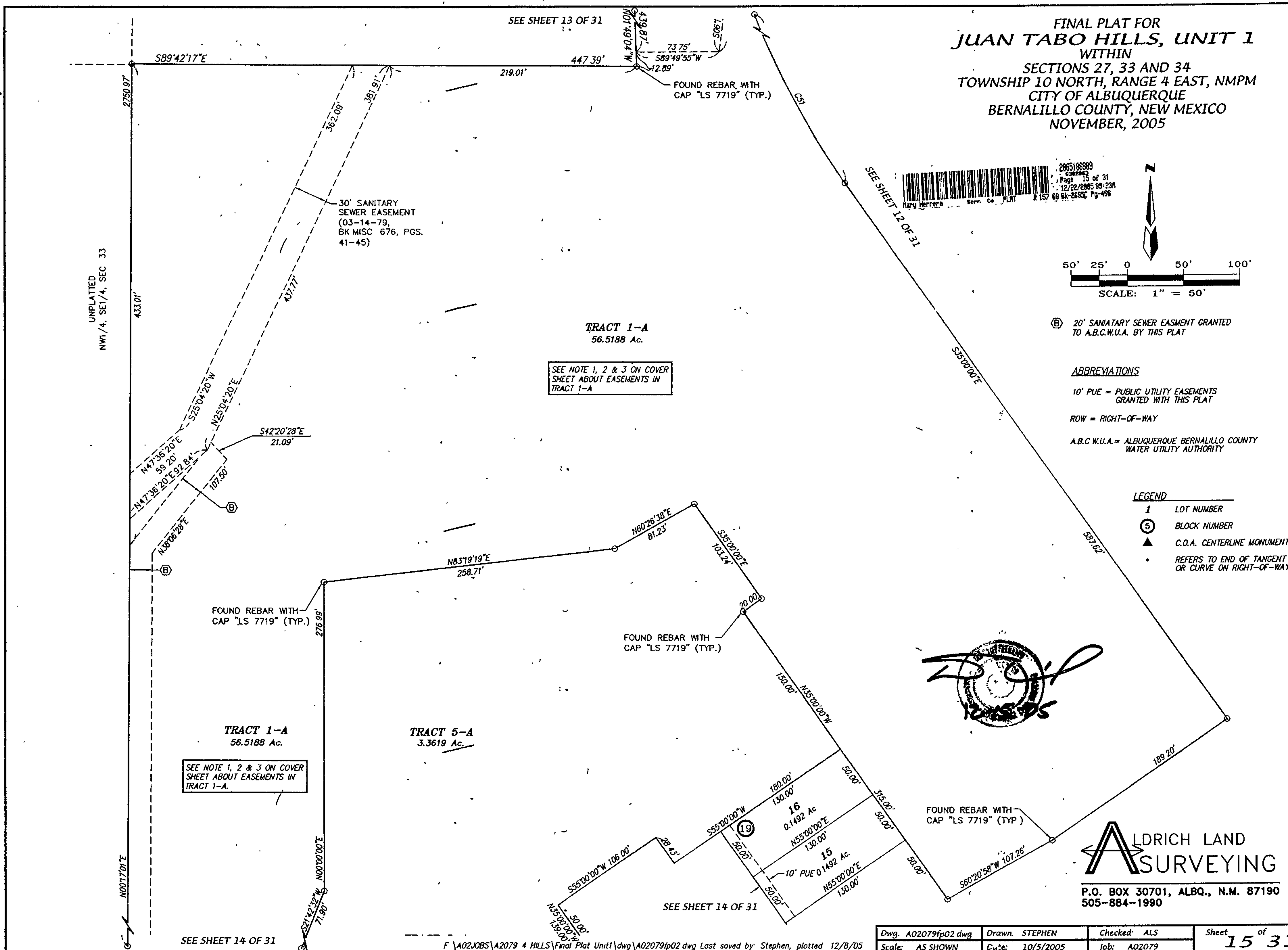
**LEGEND**

- 1 LOT NUMBER
- Ⓟ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



SEE SHEET 14 OF 31

F:\A02\JOBS\A2079 4 HILLS\Final Plat Unit1\dwg\A02079fp02.dwg Last saved by Stephen, plotted 12/8/05

Dwg. A02079fp02.dwg	Drawn. STEPHEN	Checked: ALS	Sheet 15 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

**TRACT 1-A**  
 56.5188 Ac.

EXISTING A.M.A.F.C.A. FLOOD  
 PLAIN EASEMENT (12-28-98,  
 98C-367)

SEE NOTE 1, 2 & 3 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A.

**TRACT 1-A**  
 56.5188 Ac.

EXISTING 60' PUBLIC ACCESS EASEMENT  
 (01/19/05, Bk. 2005C, Pg. 22)



- LEGEND**
- 1 LOT NUMBER
  - ⑤ BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
  - ROW = RIGHT-OF-WAY.
  - A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

**NOTE:** ▲  
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719"

*DL*  
 12-16-05

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

911.63'

**TRACT A**  
 (12-23-81, BK MISC  
 898, PGS 882-885)  
 AMAFCA PARCEL

N89°15'53"W

N81°33'09"E 142.83'

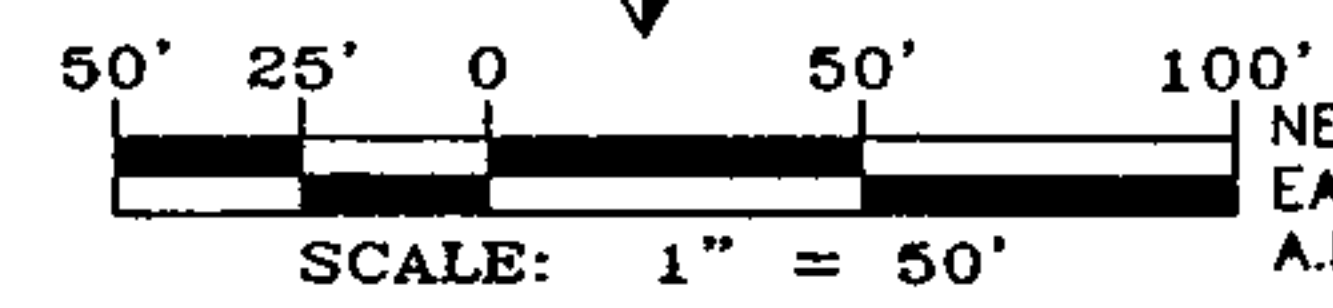
EXISTING 30' C.O.A  
 PERMANENT UTILITY &  
 DRAINAGE EASEMENT  
 (01-26-78, BK 583,  
 PGS 804-806)

NEW PUBLIC SERVICE COMPANY OF  
 NEW MEXICO EASEMENT GRANTED  
 BY THIS PLAT  
 EXISTING 10' C.O.A. TEMPORARY  
 UTILITY & DRAINAGE EASEMENT  
 (01-26-78, BK 583, PGS  
 804-806)

NEW 30' SANITARY SEWER  
 EASEMENT GRANTED TO  
 A.B.C.W.U.A. BY THIS PLAT

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

**TRACT 4A**  
 25.6617 Ac.



SEE NOTE 1, 2 & 3 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A

**TRACT D**  
 (12-23-81, BK. MISC.  
 898, PGS 882-885)  
 LANDS OF JOHNSON

EXISTING 30' C.O.A  
 PERMANENT UTILITY &  
 DRAINAGE EASEMENT  
 (01-26-78, BK. 583,  
 PGS 804-806)

EXISTING 30' C.O.A PERMANENT UTILITY  
 & DRAINAGE EASEMENT (01-26-78,  
 BK 583, PGS 804-806)

EXISTING 72' PUBLIC ACCESS EASEMENT  
 (01/19/05, Bk 2005C, Pg. 22)

EXISTING 10' C.O.A. TEMPORARY UTILITY  
 & DRAINAGE EASEMENT  
 (01-26-78, BK 583, PGS. 804-806)

SEE SHEET 13 OF 31

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Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 16 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

SEE SHEET 21 OF 31

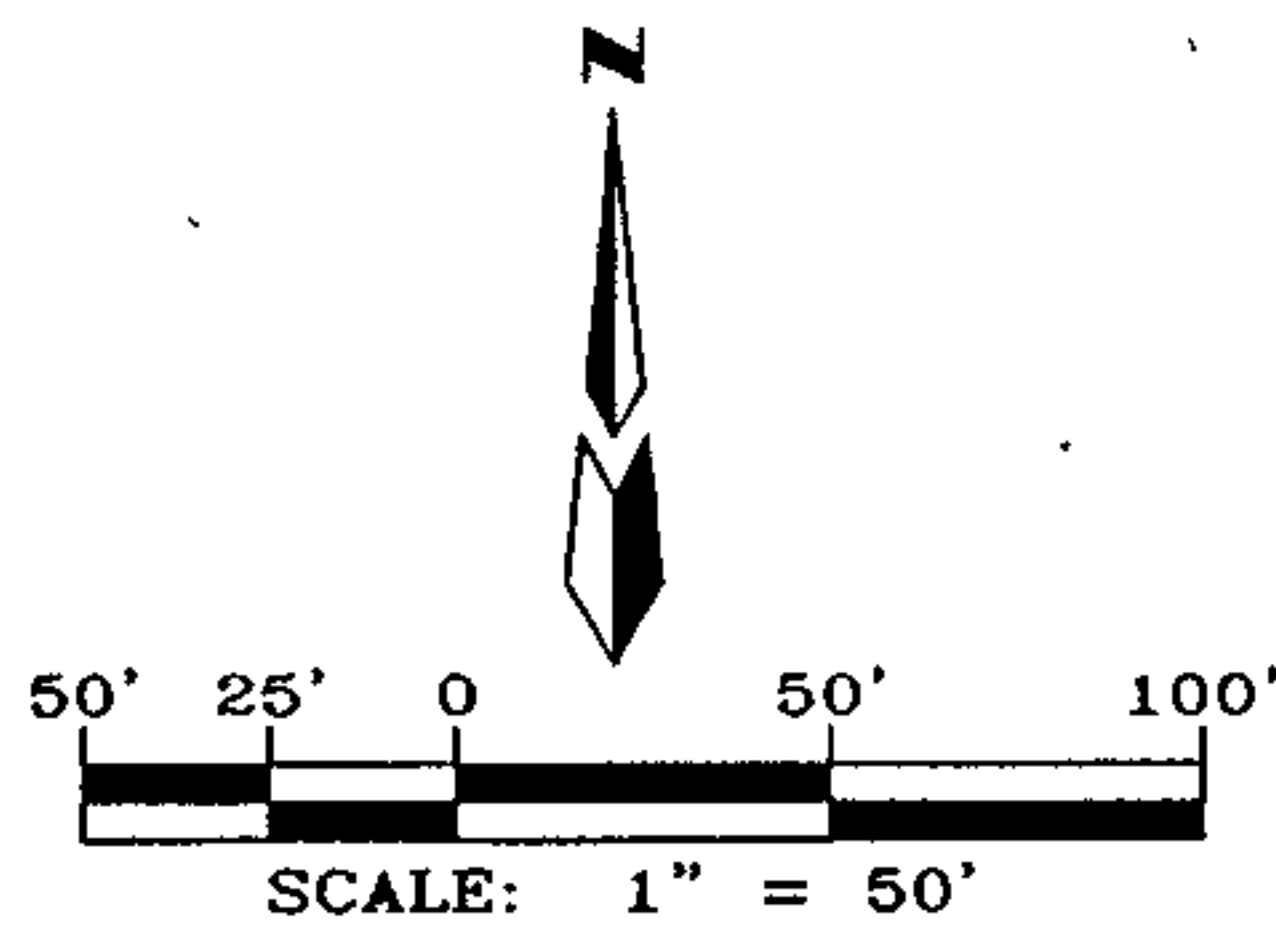
SEE SHEET 13 OF 31

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

SEE SHEET 18 OF 31

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



UNIT 5  
 FOUR HILLS MOBILE HOME PARK  
 (12-7-78, D9-39)

20' COA PUBLIC TRAIL ACCESS EASEMENT  
 (12-29-98, 98C-367)

15' COA PUBLIC ACCESS EASEMENT  
 (12-29-98, 98C-367)

20' PRIVATE ACCESS EASEMENT FOR TRACT B  
 (12-29-98, 98C-367)

EXISTING A.M.A.F.C.A. FLOOD-PLAIN EASEMENT  
 (12-28-98, 98C-367)

NOTE ▲  
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



TRACT 1-A  
 56.5188 Ac.

15' COA PUBLIC ACCESS EASEMENT  
 (12-29-98, 98C-367)

45' PUE AND MAINTANCE ACCESS EASEMENT GRANTED BY THIS PLAT

STREET MAINTANCE ACCESS EASEMENT GRANTED TO COA BY THIS PLAT

STREET MAINTANCE ACCESS EASEMENT GRANTED TO COA BY THIS PLAT

Tijeras Arroyo

JUAN TABO BOULEVARD S.E.

TRACT 1-A  
 56.5188 Ac.

20' COA UTILITY EASEMENT  
 (01-07-81, C17-174)  
 (12-18-78, MISC. 657, PGS 880-882)

30' SANIATARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A BY THIS PLAT

SEE NOTE 1 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-C

TRACT 1-C  
 31.4914 acres

15' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A WITH THIS PLAT



ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- A.B.C.W.U.A = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- C.O.A. = CITY OF ALBUQUERQUE

LEGEND

- 1 LOT NUMBER
- 5 BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

EXISTING A.M.A.F.C.A. FLOOD-PLAIN EASEMENT  
 (12-28-98, 98C-367)

EXISTING 30' COA PERMANENT UTILITY & DRAINAGE EASEMENT  
 (08-04-77, BK MISC. 551, PG 185-189)

EXISTING 30' COA PERMANENT UTILITY & DRAINAGE EASEMENT  
 (01-26-78, BK. 583, PGS 804-806)

EXISTING 10' COA TEMPORARY UTILITY & DRAINAGE EASEMENT  
 (01-26-78, BK 583, PGS 804-806)

NEW PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT GRANTED WITH THIS PLAT

EXISTING 60' PUBLIC ACCESS EASEMENT  
 (01/19/05, Bk 2005C, Pg. 22)

TRACT A  
 (12-23-81, BK MISC. 898, PGS 882-885)  
 AMAFCA PARCEL

TRACT 4A  
 25.6617 Ac.

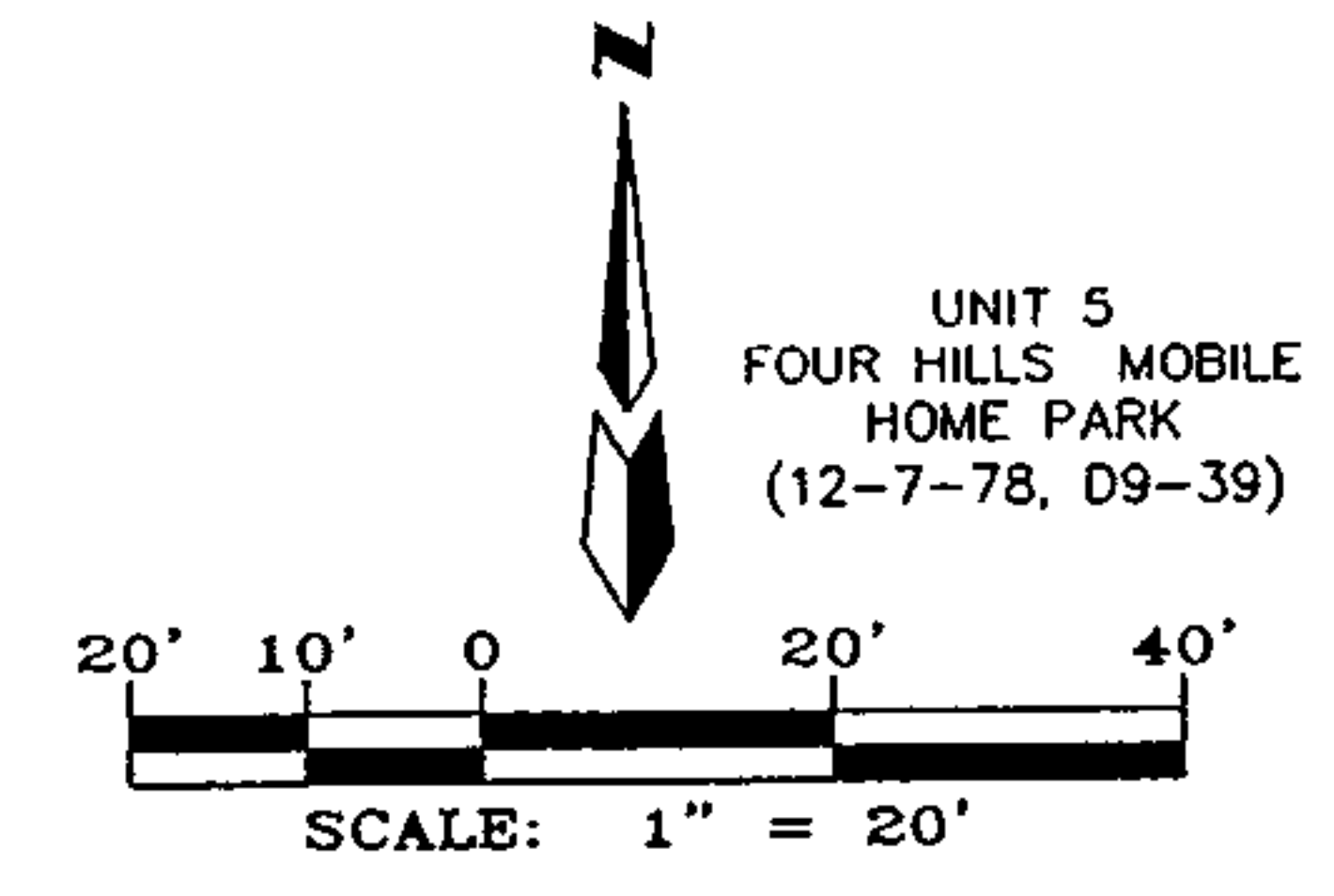
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Scale: AS SHOWN	Date: 11/11/2005	Job: A02079	

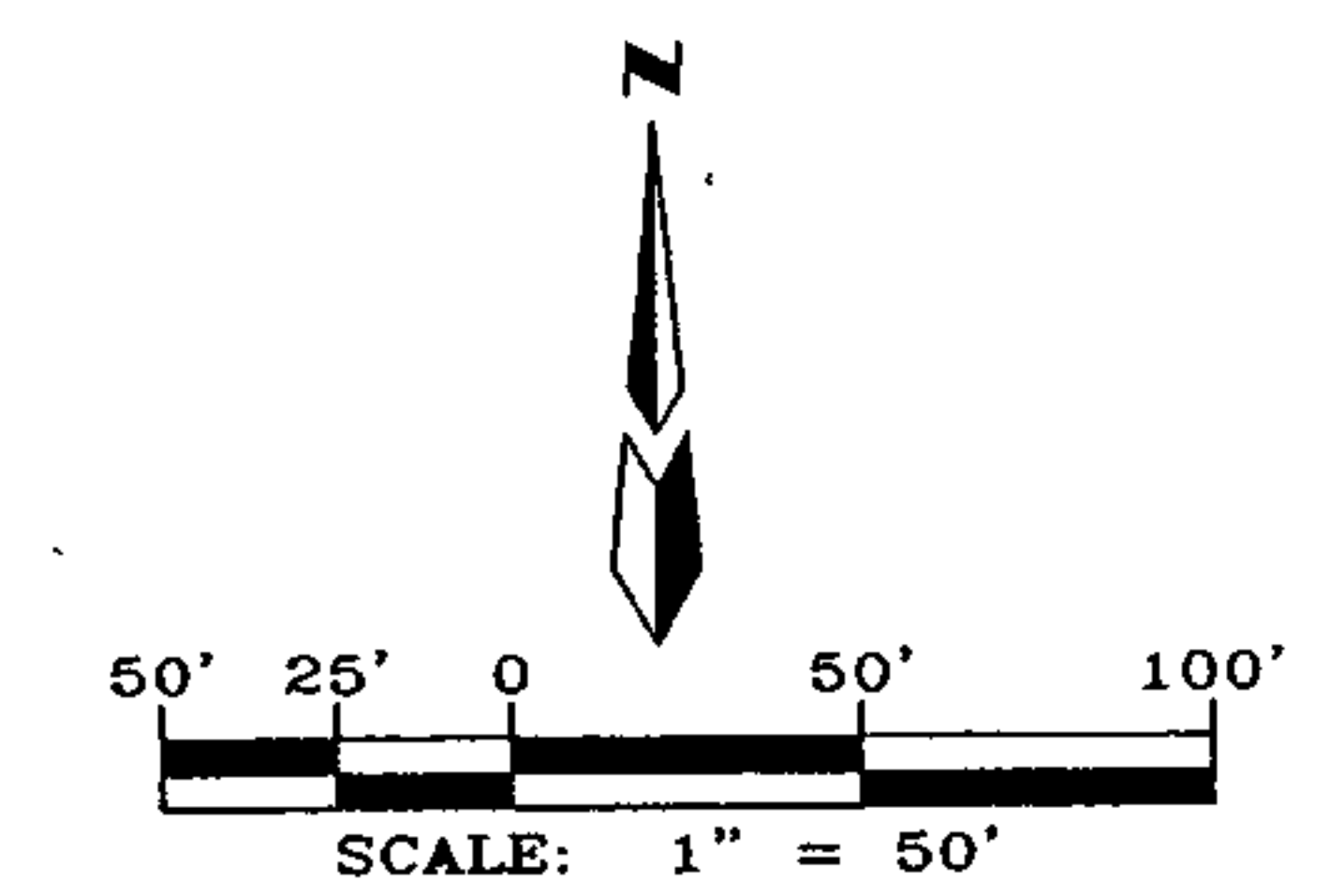
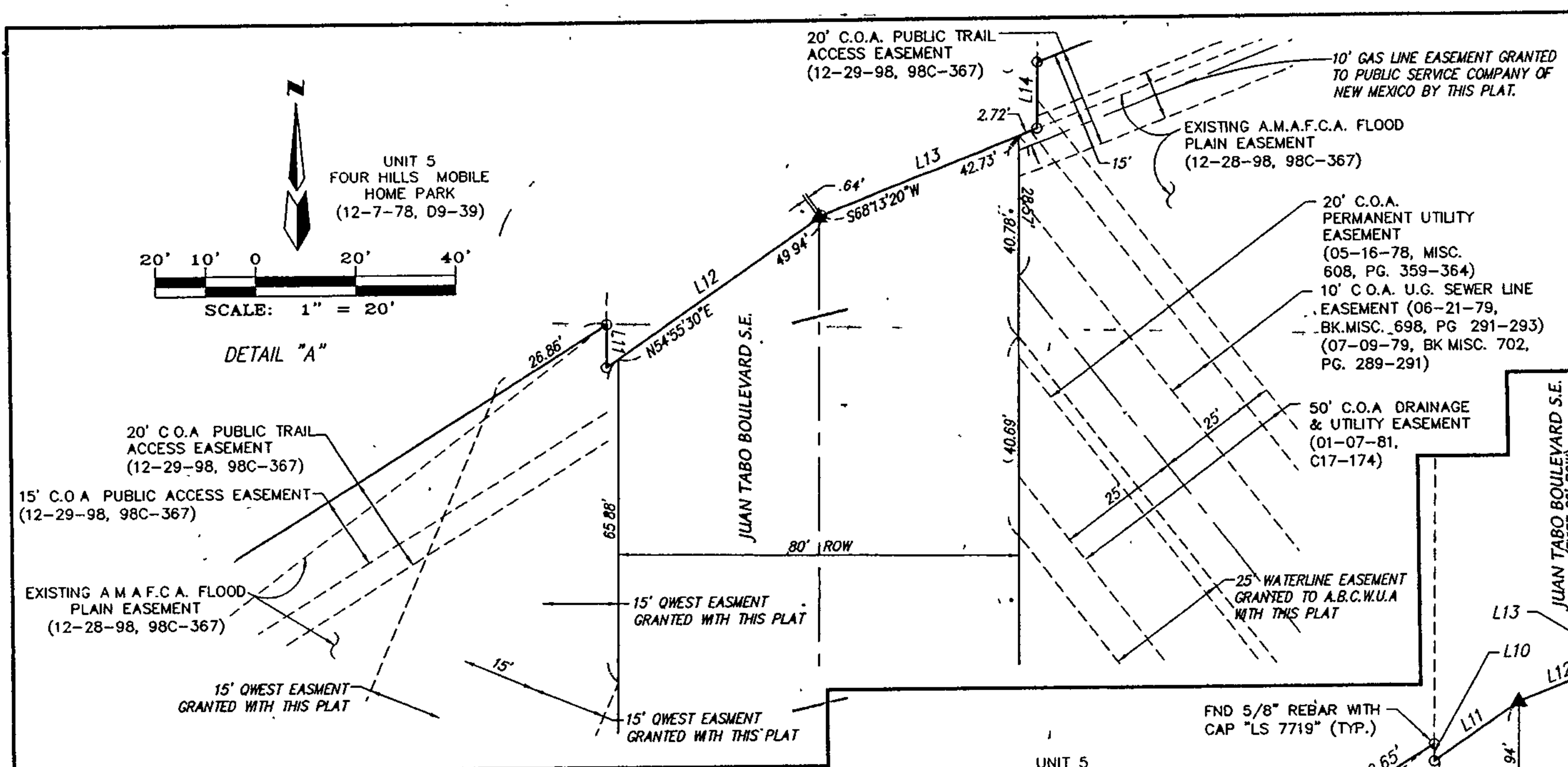
**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 1  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005**

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4382593  
Page 18 of 31  
12/22/2005 09:23h  
R 152.00 BK-2005C Pg-406

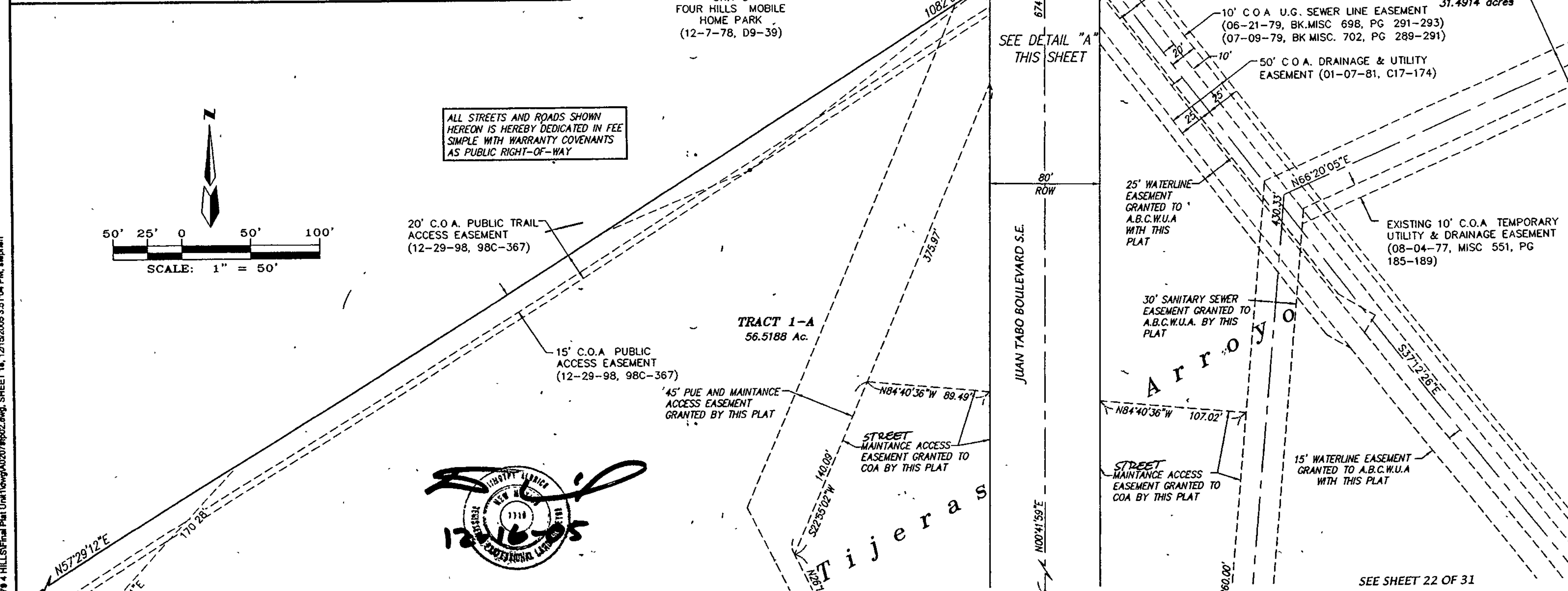
**NOTE**  
▲ CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



DETAIL "A"



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



SEE SHEET 17 OF 31

SEE SHEET 17 OF 31

SEE SHEET 22 OF 31

SEE SHEET 23 OF 31

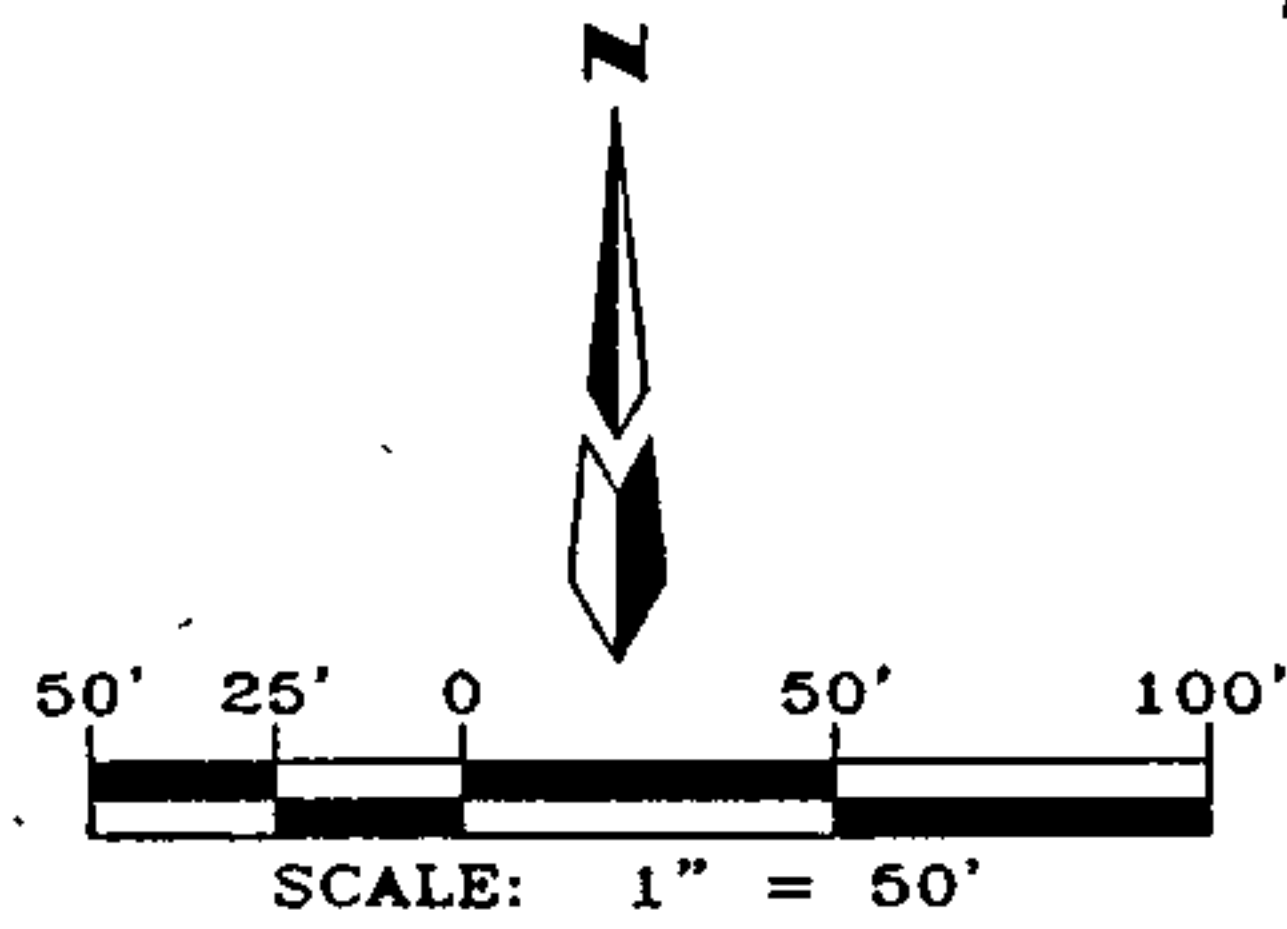
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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

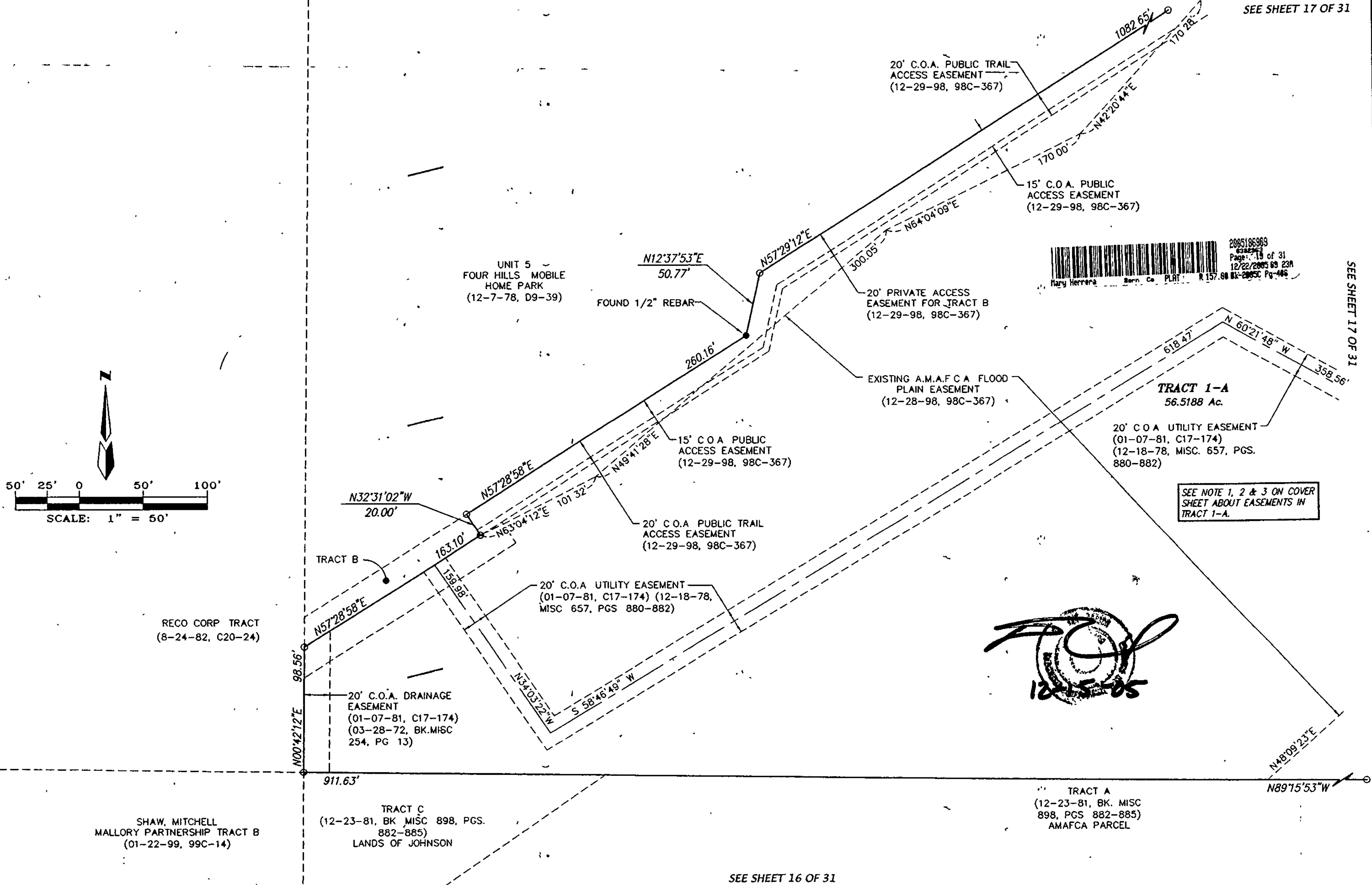
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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

SEE SHEET 17 OF 31



SEE SHEET 17 OF 31



SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

SEE SHEET 16 OF 31

F:\A02\JOBS\A2079 4 HILLS\Final Plat Unit1\dwg\A02079fp02.dwg Last saved by Stephen; plotted 12/8/05

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 19 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	



SEE SHEET 21 OF 31

TRACT 3-A  
14.3953 acres

60' C.O.A. PUBLIC  
ROADWAY EASEMENT  
(12-29-98, 98C-367)

10' QWEST EASEMENT  
GRANTED BY THIS PLAT

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005



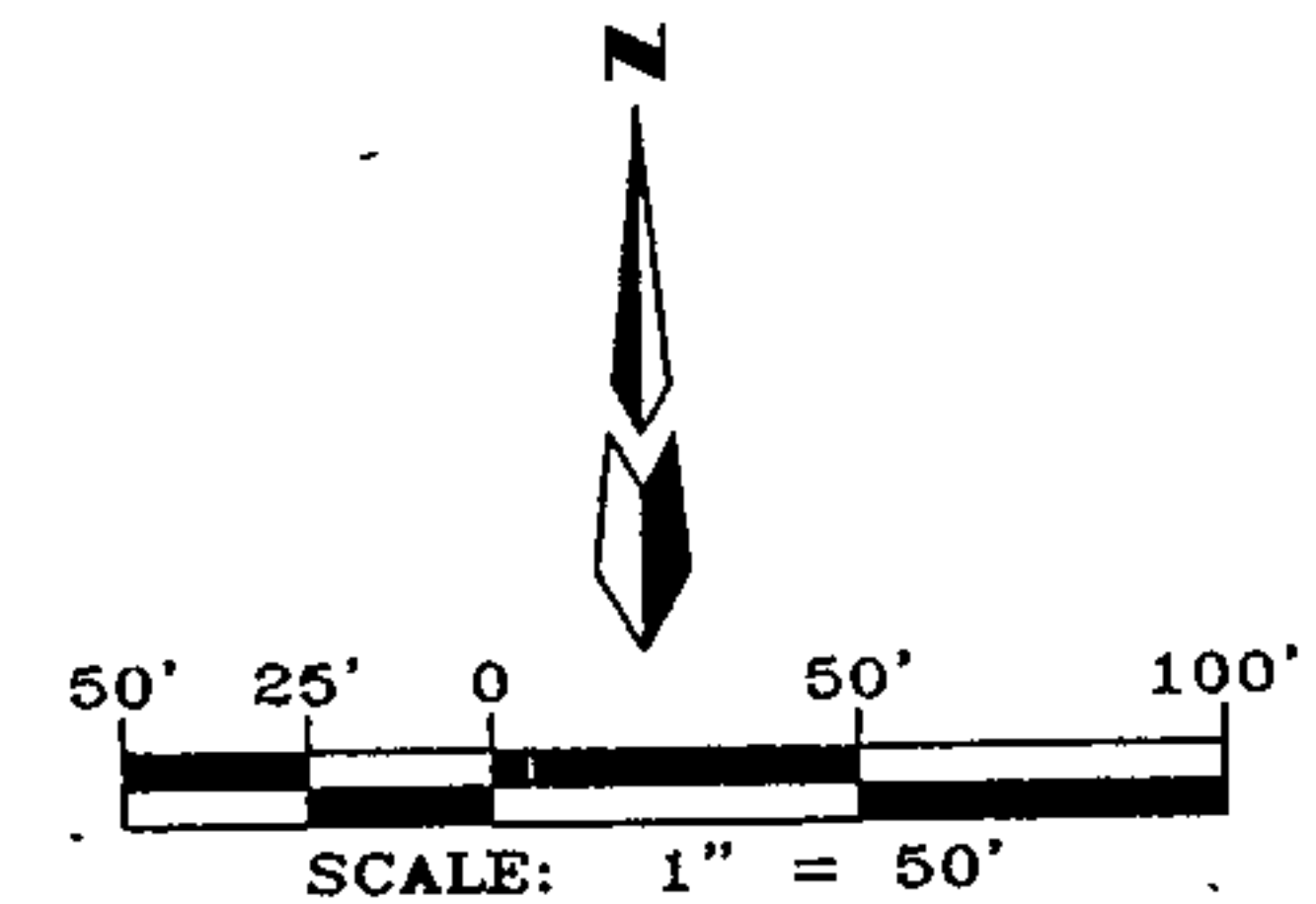
30' C.O.A. PERMANENT UTILITY &  
DRAINAGE EASEMENT (08-04-77,  
BK MISC 551, PG 185-189)

10' C.O.A. TEMPORARY  
UTILITY & DRAINAGE  
EASEMENT (08-04-77,  
MISC. 551, PG. 185-189)

60' C.O.A. PUBLIC  
ROADWAY EASEMENT  
(12-29-98, 98C-367)

TRACT 3-A  
14.3953 acres

SE1/4, NW1/4, SEC 34  
UNPLATTED



SE1/4, NW1/4, SEC 34  
UNPLATTED

10' QWEST EASEMENT  
GRANTED BY THIS PLAT

FOUND REBAR WITH  
CAP "LS 10042"

S87°50'40"E

664.23'

SEE SHEET 6 OF 31

SEE SHEET 10 OF 31

SEE SHEET 10 OF 31

TRACT 1-A  
56.5188 Ac.

SEE SHEET 10 OF 31

N72°44'54"W

1012.10'

1087.34'

100'

500.43'04"W

916.49'

298.62'

13.90'

N72°44'54"W

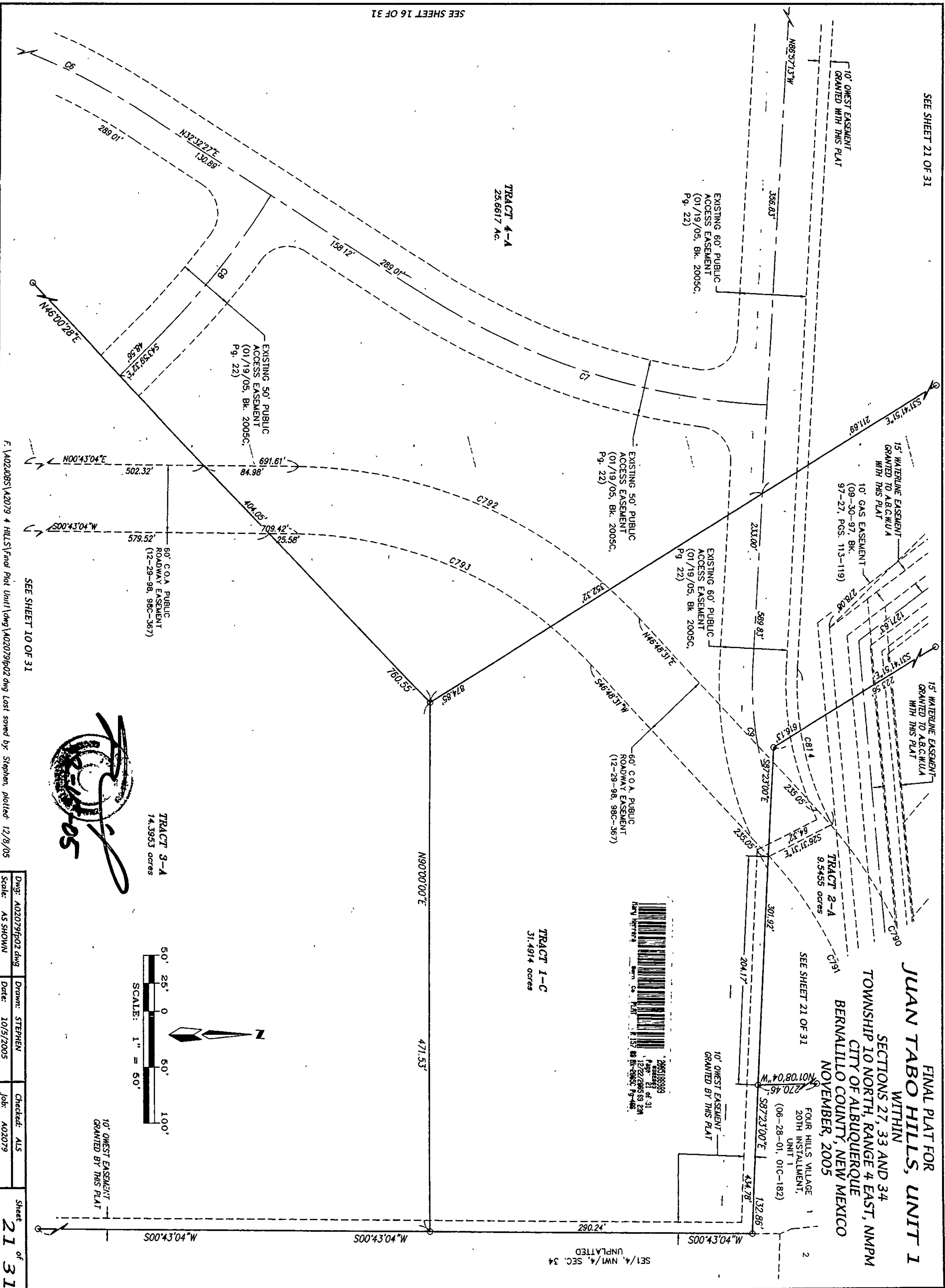
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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

# FINAL PLAT FOR JUAN TABO HILLS, UNIT 1

WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005

SEE SHEET 21 OF 31

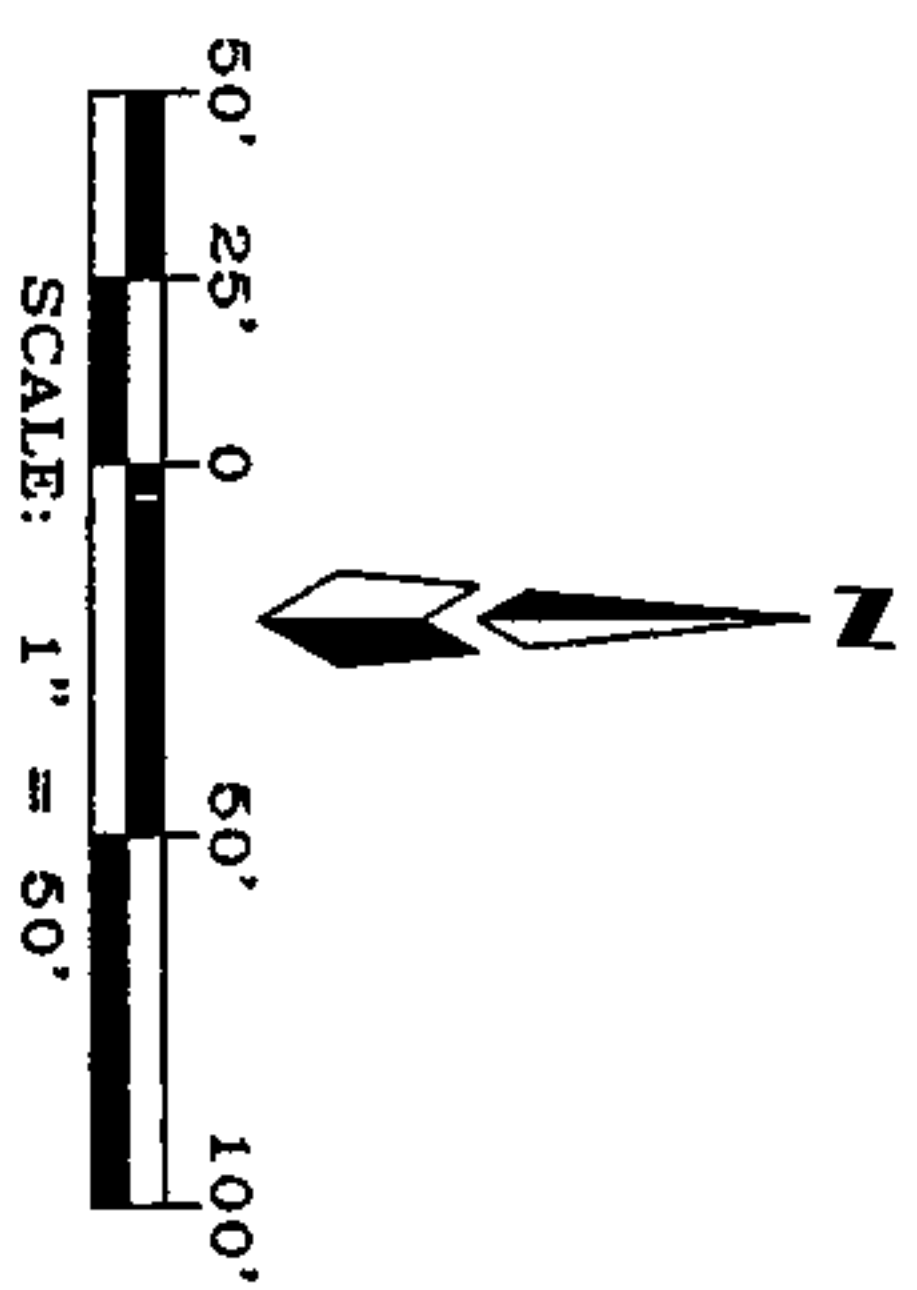
FOUR HILLS VILLAGE  
20TH INSTALLMENT,  
UNIT 1  
(06-28-01, 01C-182)



SET 1/4, NW 1/4, SEC. 34  
UNPLATTED



*Signature*  
12/8/05



TRACT 3-A  
14.3953 acres

TRACT 1-C  
31.4914 acres

TRACT 2-A  
9.3455 acres

TRACT 4-A  
25.6617 Ac.

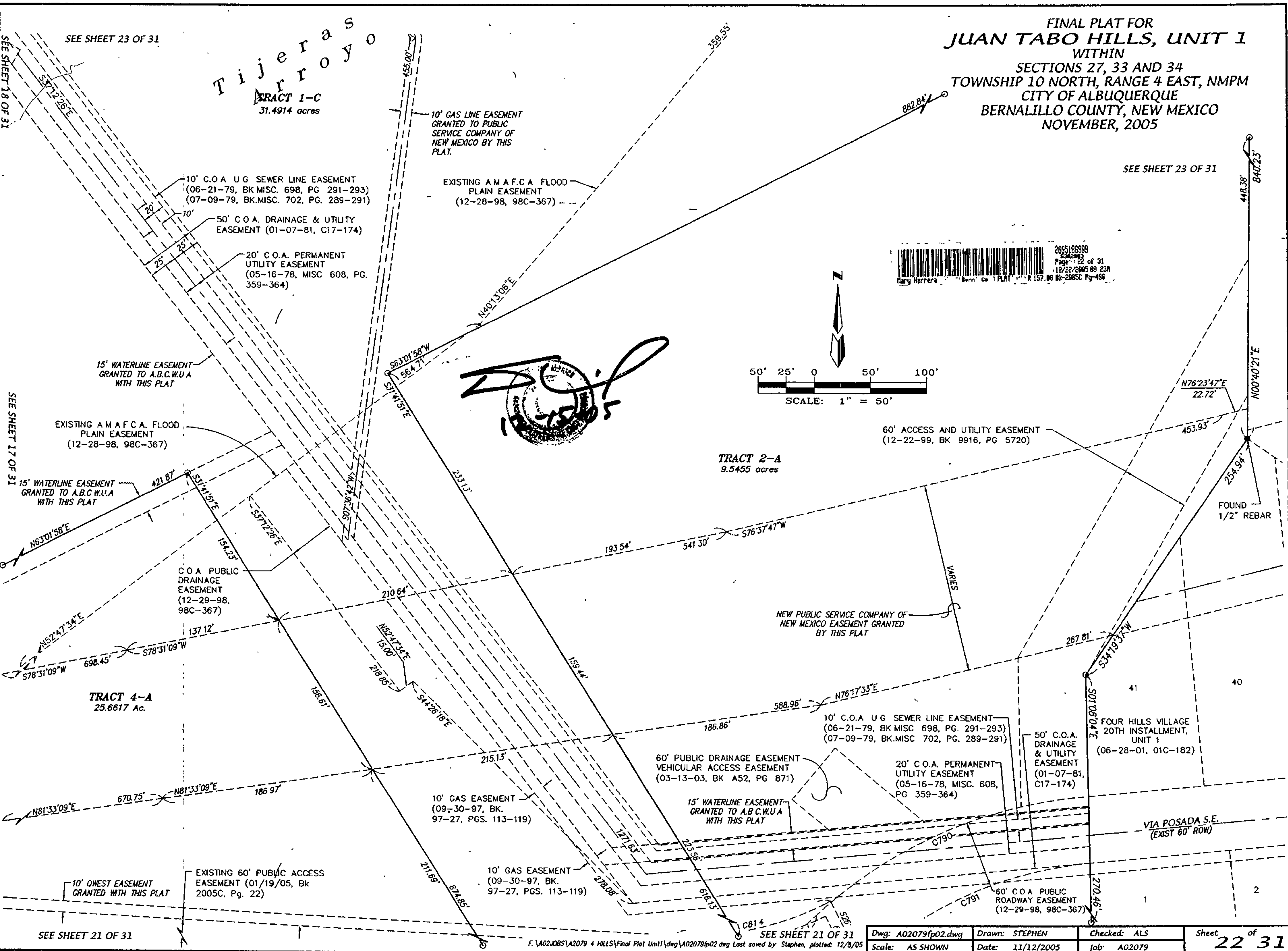
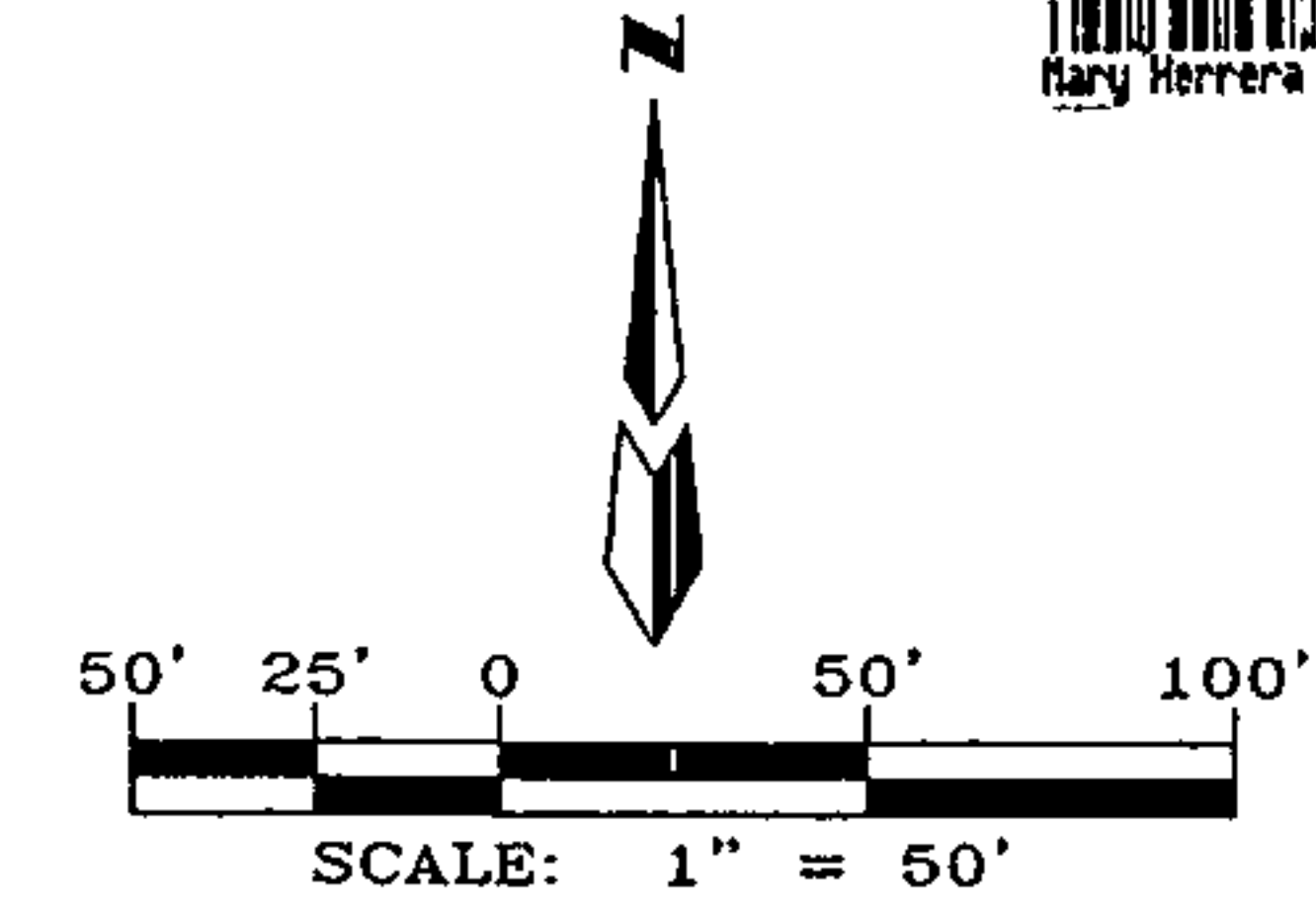
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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

Tijeras  
 TRACT 1-C  
 31.4914 acres

SEE SHEET 23 OF 31



SEE SHEET 23 OF 31

SEE SHEET 17 OF 31

TRACT 4-A  
 25.6617 Ac.

TRACT 2-A  
 9.5455 acres

10' OWEST EASEMENT GRANTED WITH THIS PLAT

EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk 2005C, Pg. 22)

10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)

10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)

60' PUBLIC DRAINAGE EASEMENT VEHICULAR ACCESS EASEMENT (03-13-03, BK A52, PG 871)

15' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A WITH THIS PLAT

10' C.O.A. UG SEWER LINE EASEMENT (06-21-79, BK MISC 698, PG. 291-293) (07-09-79, BK.MISC 702, PG. 289-291)

20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG 359-364)

50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)

FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1 (06-28-01, 01C-182)

VIA POSADA S.E. (EXIST 60' ROW)

60' ACCESS AND UTILITY EASEMENT (12-22-99, BK 9916, PG 5720)

NEW PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT GRANTED BY THIS PLAT

10' GAS LINE EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO BY THIS PLAT.

EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)

10' C.O.A. UG SEWER LINE EASEMENT (06-21-79, BK MISC. 698, PG 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)

50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)

20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC 608, PG. 359-364)

15' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A WITH THIS PLAT

EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)

15' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A WITH THIS PLAT

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 22 of 31
Scale: AS SHOWN	Date: 11/12/2005	Job: A02079	

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

SEE SHEET 24 OF 31

FND 5/8" REBAR WITH  
 CAP "LS 7719" (TYP.)

FOUND REBAR WITH  
 CAP "LS 10042"

UNIT 4  
 FOUR HILLS MOBILE HOME  
 PARK  
 (12-7-78, D9-39)

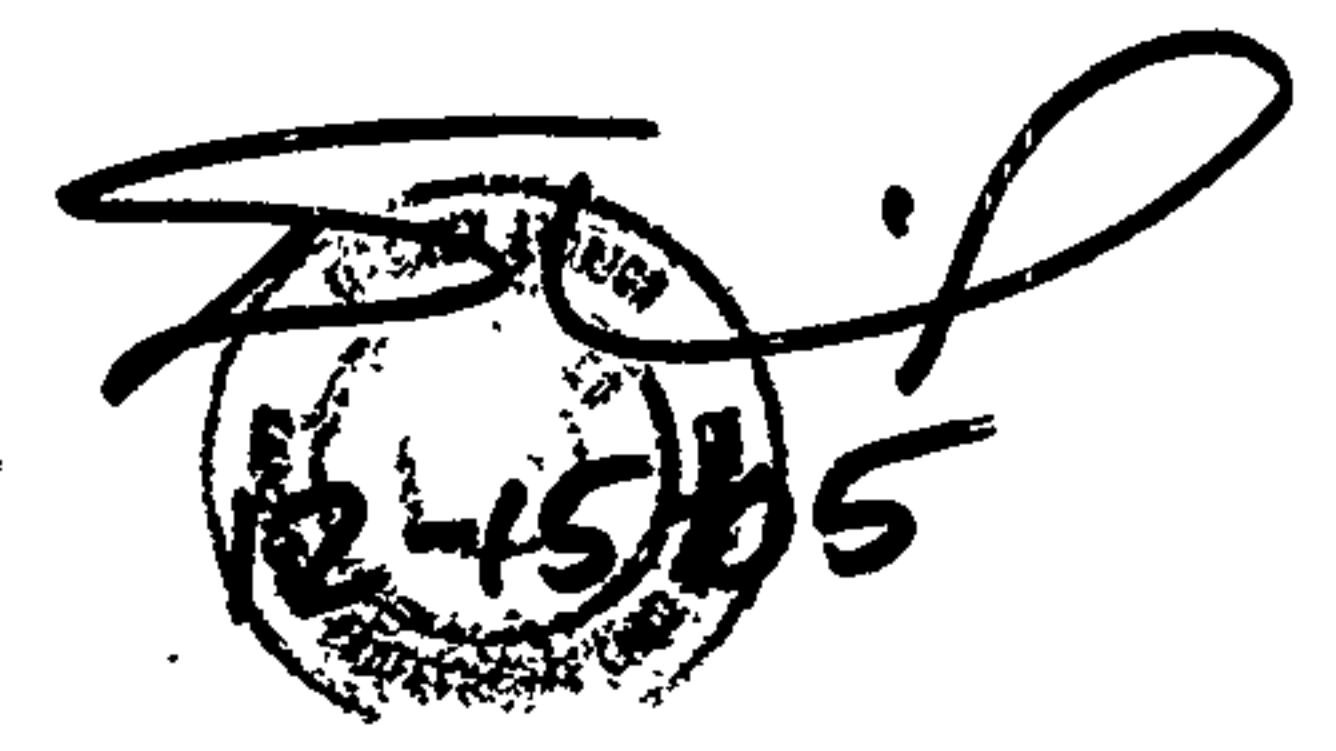
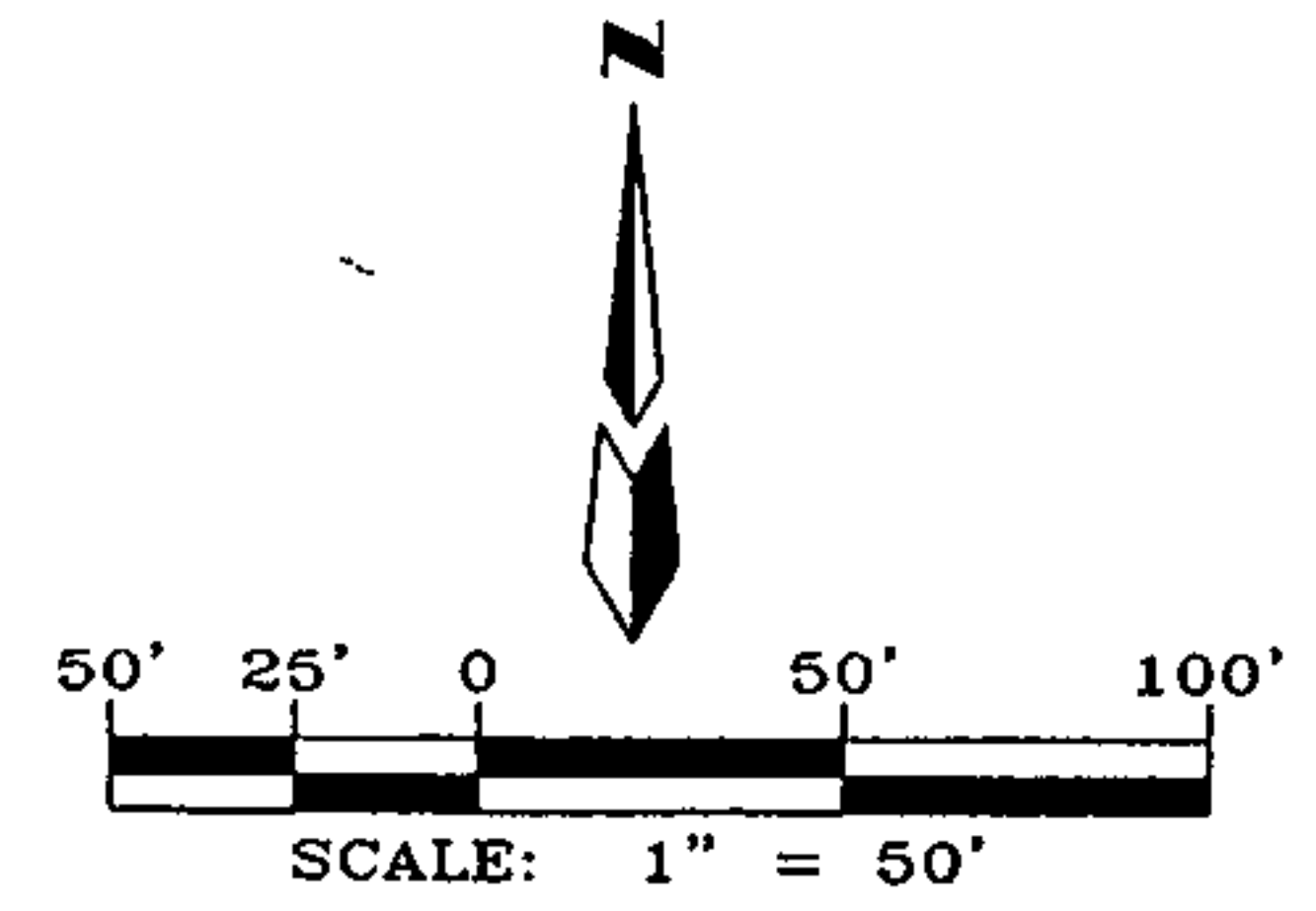
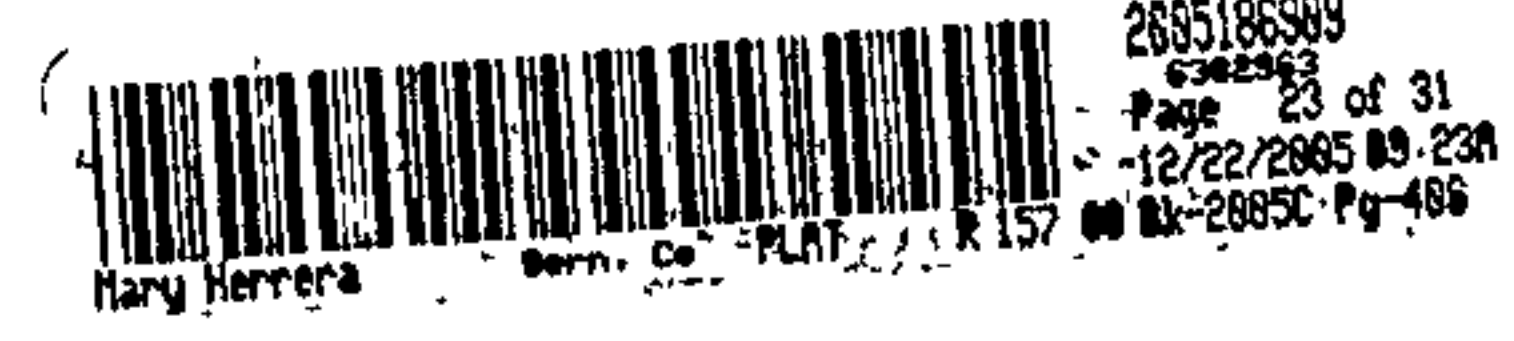
20' C.O.A. PUBLIC TRAIL  
 ACCESS EASEMENT  
 (12-29-98, 98C-367)

10' GAS LINE EASEMENT GRANTED  
 TO PUBLIC SERVICE COMPANY OF  
 NEW MEXICO BY THIS PLAT.

EXISTING 30' C.O.A. PERMANENT  
 UTILITY & DRAINAGE EASEMENT  
 (08-04-77, BK MISC. 551, PG.  
 185-189)

EXISTING A.M.A.F.C.A. FLOOD  
 PLAIN EASEMENT  
 (12-28-98, 98C-367)

EXISTING 10' C.O.A. TEMPORARY  
 UTILITY & DRAINAGE EASEMENT  
 (08-04-77, MISC. 551, PG. 185-189)



ACT 1-C  
 4914 acres

TRACT 1-C  
 31.4914 acres

TRACT 2-A  
 9.5455 acres

10' C.O.A. UG SEWER LINE EASEMENT  
 (06-21-79, BK MISC 698, PG. 291-293)  
 (07-09-79, BK.MISC. 702, PG. 289-291)

10' GAS LINE EASEMENT  
 GRANTED TO PUBLIC  
 SERVICE COMPANY OF  
 NEW MEXICO BY THIS  
 PLAT.

20' C.O.A. PERMANENT UTILITY EASEMENT  
 (05-16-78, MISC 608, PG 359-364)  
 15' WATERLINE EASEMENT GRANTED TO  
 A.B.C.W.U.A WITH THIS PLAT  
 50' C.O.A DRAINAGE & UTILITY  
 EASEMENT (01-07-81, C17-174)

SEE SHEET 18 OF 31

SEE SHEET 22 OF 31

SEE SHEET 22 OF 31

SEE SHEET 22 OF 31

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

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 Page 24 of 31  
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 Mary Herrera

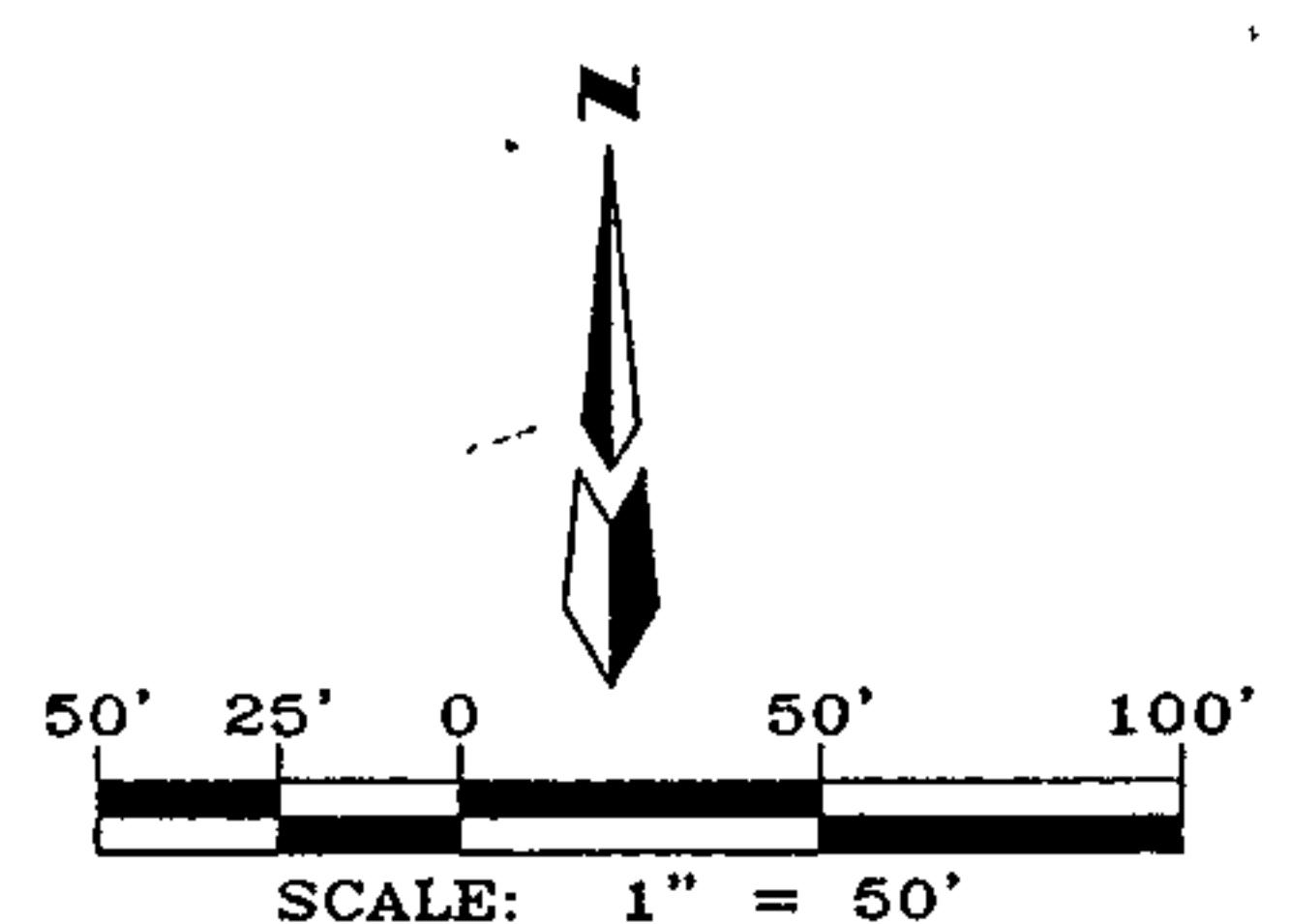
FOUND REBAR WITH  
 CAP "LS 10042"

UNIT 4  
 FOUR HILLS MOBILE HOME  
 PARK  
 (12-7-78, D9-39)

20' C O A. PUBLIC TRAIL  
 ACCESS EASEMENT  
 (12-29-98, 98C-367)

TIJERAS HEIGHTS  
 (05-31-78, D8-139)

TRACT  
 A-2



12-20-05

EXISTING A M A F C A FLOOD  
 PLAIN EASEMENT  
 (12-28-98, 98C-367)

TIJERAS HEIGHTS  
 (05-31-78, D8-139)

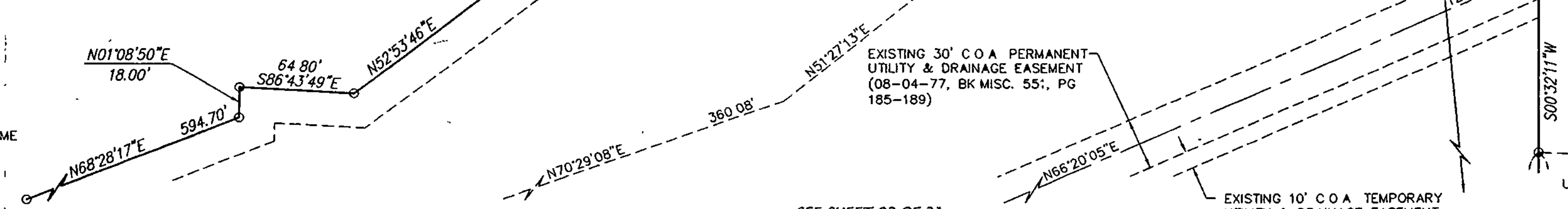
TRACT  
 A-3

TRACT 1-C  
 31.4914 acres

EXISTING 30' C O A PERMANENT  
 UTILITY & DRAINAGE EASEMENT  
 (08-04-77, BK MISC. 551, PG  
 185-189)

EXISTING 10' C O A TEMPORARY  
 UTILITY & DRAINAGE EASEMENT  
 (08-04-77, MISC. 551, PG 185-189)

UNIT 4  
 FOUR HILLS MOBILE HOME  
 PARK  
 (12-7-78, D9-39)



SEE SHEET 23 OF 31

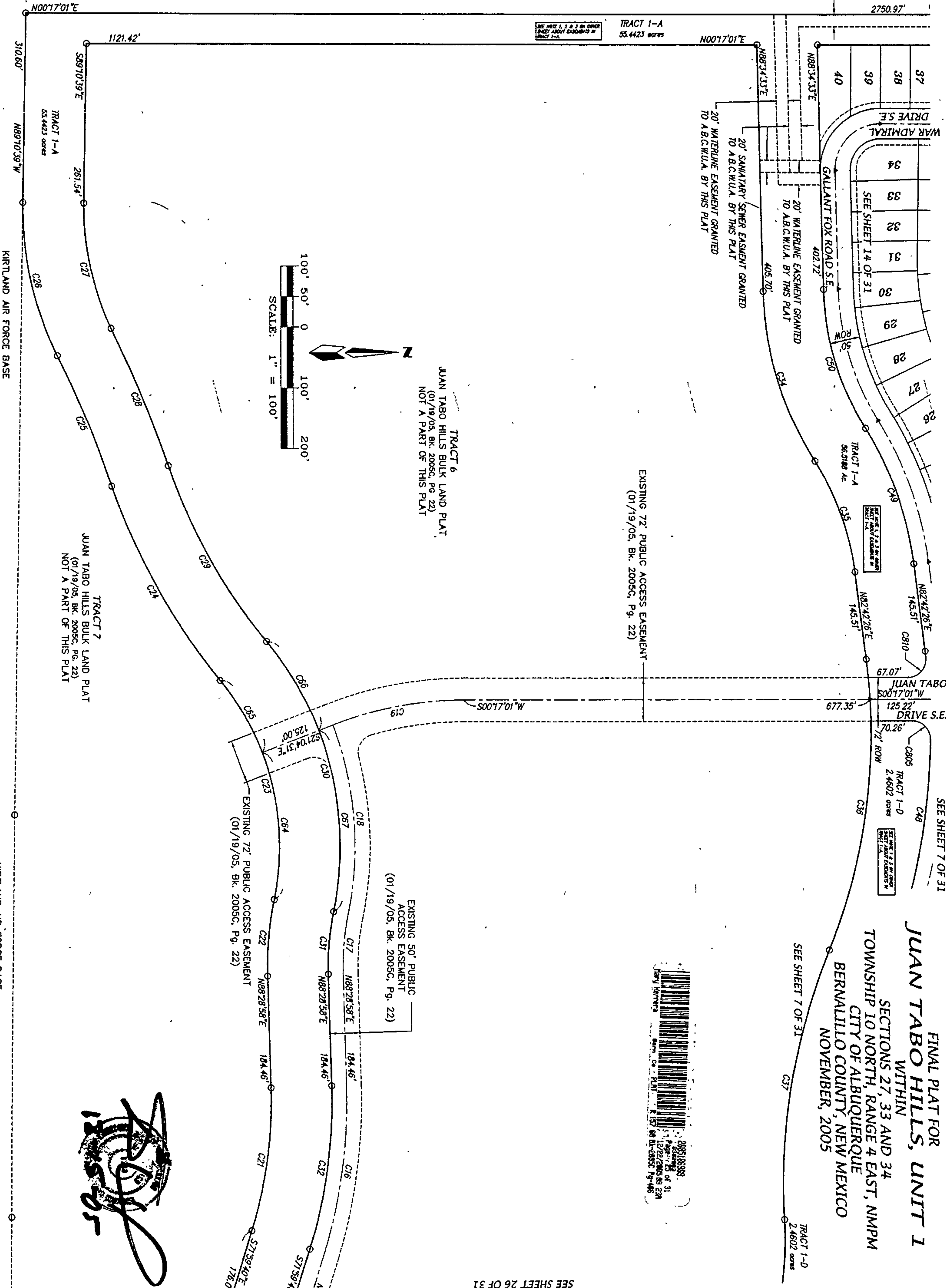
UNPLATTED

SEE SHEET 23 OF 31

UNPLATTED  
NW1/4, SE1/4, SEC. 33

20' SANITARY SEWER EASEMENT GRANTED  
TO A.B.C.W.U.A BY THIS PLAT

TRACT 1-A  
55.4423 acres



SEE SHEET 26 OF 31

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005

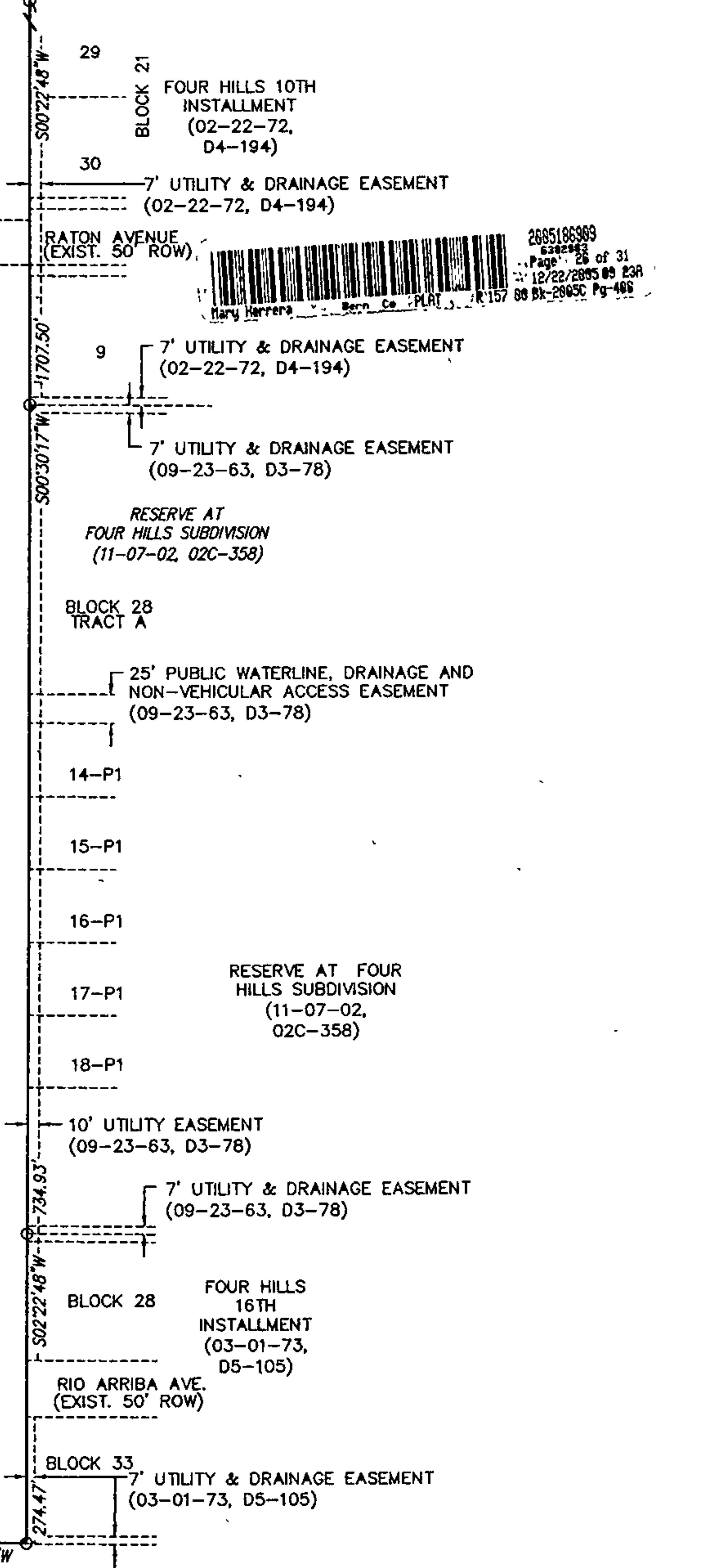
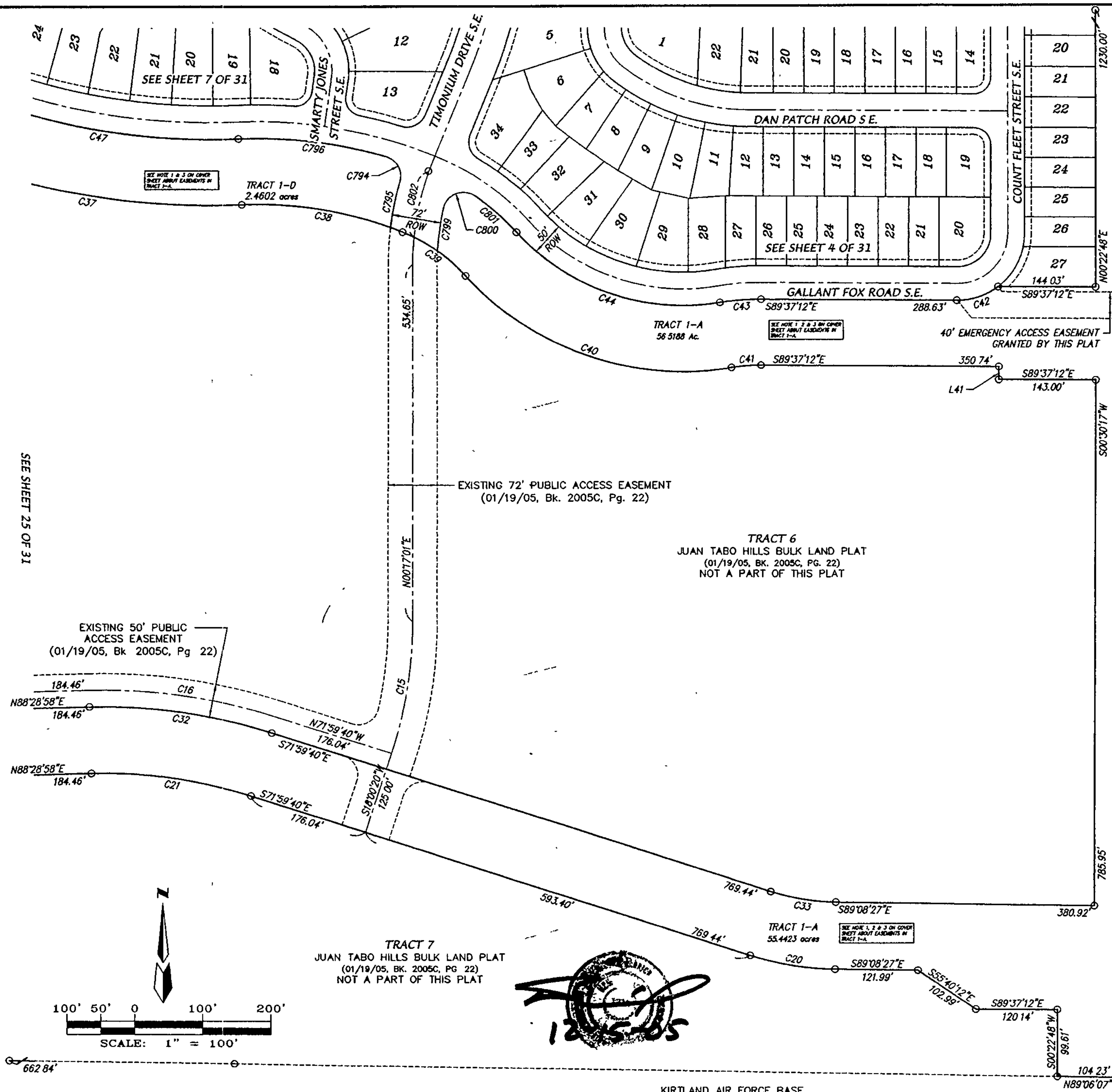
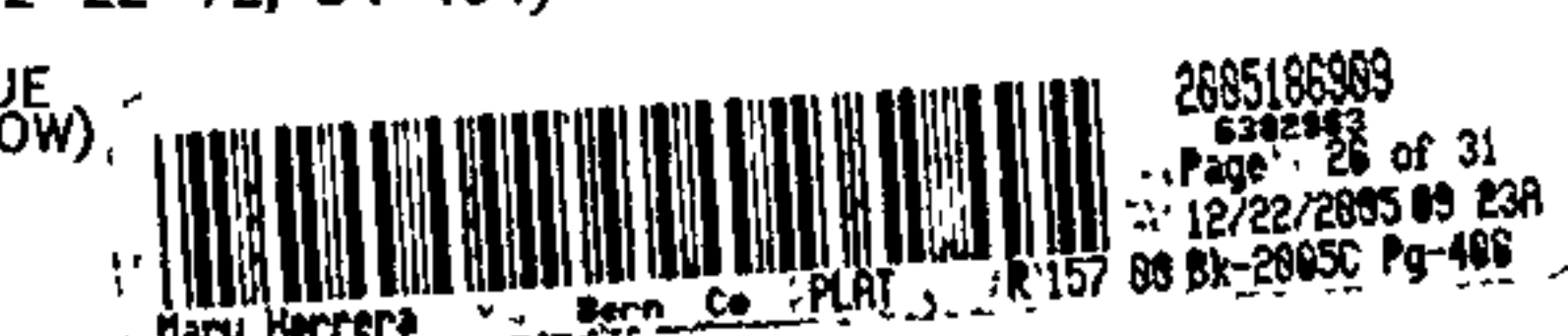


*ALS*

F:\A020851\A2079 4 HILLS\Final Plat Unit1.dwg \A02079\p02.dwg Last saved by: Stephen, plotted: 12/8/05

Dwg: A02079p02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	25 of 30

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 1**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



SEE SHEET 25 OF 31

SEE NOTE 1 & 3 ON OTHER SHEET ABOUT EASEMENTS IN TRACT 1-A

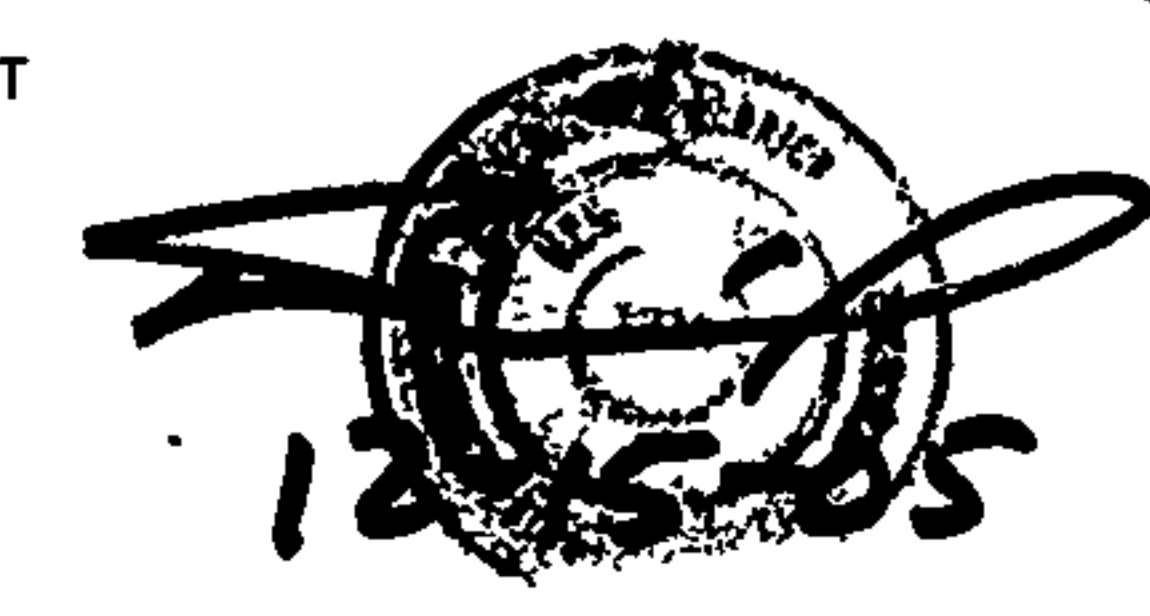
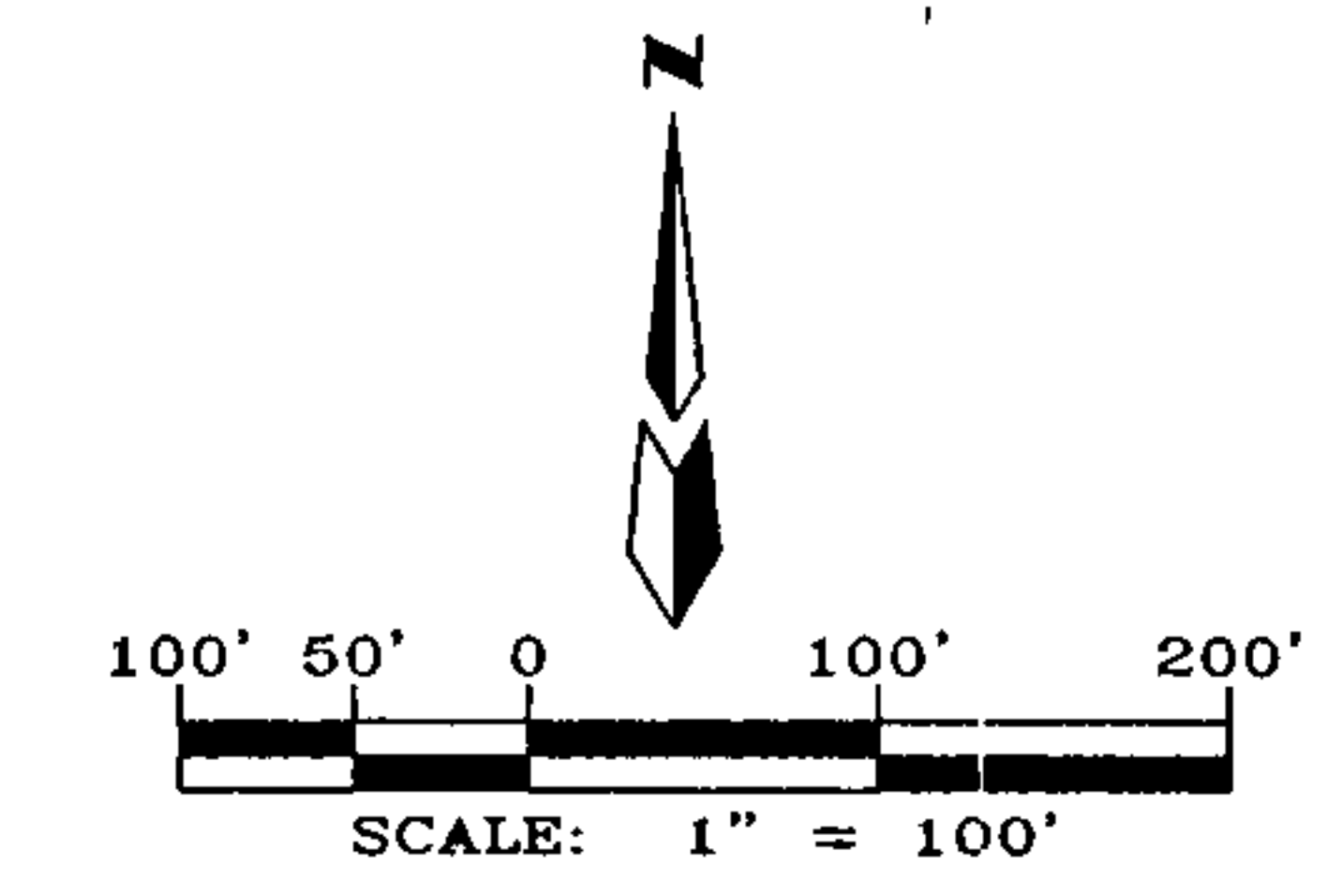
SEE NOTE 1 & 3 ON OTHER SHEET ABOUT EASEMENTS IN TRACT 1-A

EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk 2005C, Pg 22)

EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)

TRACT 6  
 JUAN TABO HILLS BULK LAND PLAT  
 (01/19/05, BK. 2005C, PG. 22)  
 NOT A PART OF THIS PLAT

TRACT 7  
 JUAN TABO HILLS BULK LAND PLAT  
 (01/19/05, BK. 2005C, PG. 22)  
 NOT A PART OF THIS PLAT



KIRTLAND AIR FORCE BASE

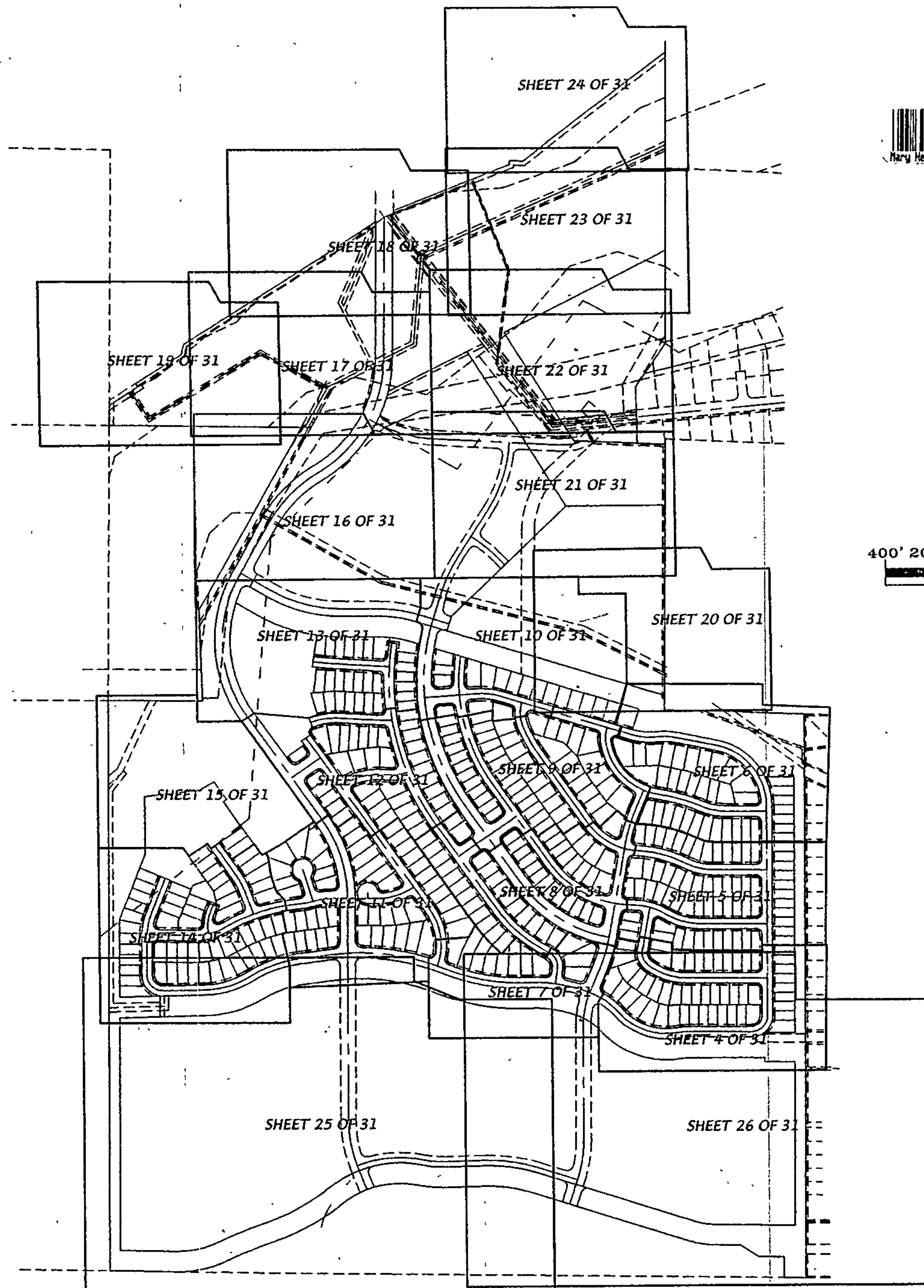
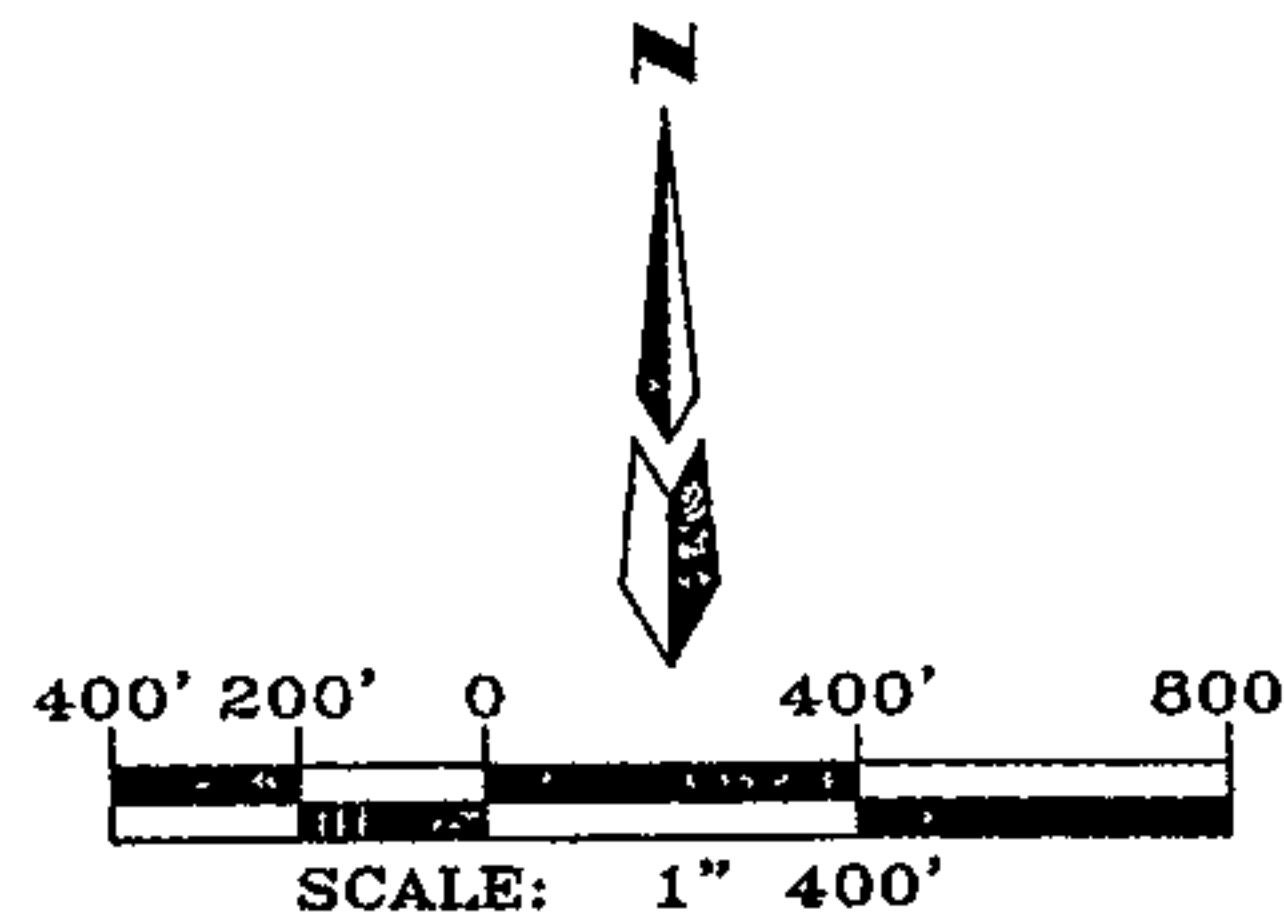
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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 1  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2005**



**SURVEY NOTES**

1. Bearings are New Mexico State Plane Grd Bearings (Central Zone).
2. Distances are ground distances
3. Bearings and Distances in Parenthesis are record
4. Basis of boundary are the following plats and documents of record entitled.  
 "BULK LAND PLAT FOR JUAN TABO HILLS"  
 (01-19-2005, BK-2005C, PG-22)  
 "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C"  
 (12-29-98, 98C-367)  
 "FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1"  
 (06-28-01, 01C-182)  
 "UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK"  
 (12-7-78, D9-39)  
 "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C"  
 (12-29-98, 98C-367)  
 "FOUR HILLS VILLAGE 16TH INSTALLMENT"  
 (03-01-73, D5-105)  
 "RESERVE AT FOUR HILLS SUBDIVISION"  
 (11-07-02, 02C-358)  
 "FOUR HILLS VILLAGE 10TH INSTALLMENT"  
 (02-22-72, D4-194)  
 "FOUR HILLS VILLAGE 9TH INSTALLMENT"  
 (09-30-71, C8-41)  
 "RESERVE AT FOUR HILLS SUBDIVISION"  
 (11-07-02, 02C-358)  
 "TIJERAS HEIGHTS"  
 (05-31-78, D8-139)  
 "AMAFCA PARCEL, TRACT A"  
 (12-09-93, 93S-112)  
 "SHAW, MITCHELL MARRORY PARTNERSHIP"  
 (01-22-99, 99C-14)  
 "QUITCLAIM DEED, RELEASE OF EASEMENT"  
 (04-11-03, A53-9238)  
 "CERTIFICATE OF SURVEY, TRACTS A, B, C & D" (PREPARED BY THOMAS MANN & ASSOC AND DATED 10-23-81)  
 Records of Bernalillo County, New Mexico
5. Date of Survey, December, 2003.
6. Title Report: Provided By LandAmerica Albuquerque Title File No 247920 TD (Effective Date November 12, 2004) File No 248174 TD (Effective Date, November 10, 2004.)
7. City of Albuquerque, New Mexico Zone: R-D
8. 100 Year Flood Zone Designation ZONE X, ZONE AE AND ZONE AO, flood depths of 1' and 3' as established by F.E.M.A and shown on Panel 367 of 825, FLOOD INSURANCE RATE MAP dated September 20, 1996, City of Albuquerque, Bernalillo County, New Mexico. (A portion of this property does lie within the 100 Year Flood Plain).



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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

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

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



**ALDRICH LAND  
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

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Scale. AS SHOWN	Date: 11/14/2005	Job: A02079	











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

11/20/2007 Issued By: PLNABG

**Permit Number: 2007 070 399** **Category Code 910**

**Application Number:** 07DRB-70399, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE

**Project Number:** 1004073

**Applicant**

Jth, Llc

Po Box 1443  
Corrales NM 87048  
892-5533

**Agent / Contact**

Mark Goodwin And Associates Pa  
Mark Goodwin  
P.O. Box 90806  
Albuquerque NM 87199

mark@goodwinengineers.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$145.00</b>

City of Albuquerque  
Treasury Division

11/20/2007 11:28AM LCC: ALIX  
WSW 006 TRASH 0005  
RECEIPT# 00084858-00084858  
PERMIT# 2007070399 IRCCS  
Trans Amt \$145.00  
App. Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CR \$145.00  
CHANGE \$0.00

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

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

**JUAN TABO HILLS, UNIT 1**

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

**Tract 5, Juan Tabo Hills**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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	Private P.E.	City Cnst Engineer
		32' FF	Res Pvmt	Gallant Fox	War Admiral Dr.	Count Fleet St.	/	/	/
		4'	C & G (Both Sides)						
		10'	Sidewalk (N Side)						
			Trail in Open Space (S Side)						
		32' FF	Res Pvmt	War Admiral Dr.	Gallant Fox Rd.	Shadow Leader Pl.	/	/	/
		4'	C & G (Both Sides)						
		32' FF	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Shadow Leader Pl.	Easy Goer Rd.	Terminus	/	/	/
		4'	C & G (Both Sides)						
		32' FF	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Easy Goer Rd.	War Admiral Dr.	Juan Tabo Blvd Dr.	/	/	/
		4'	C & G (Both Sides)						
		32' FF	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Red Rum Ct.	Easy Goer Rd.	Terminus	/	/	/
		4'	C & G (Both Sides)						
		32' FF	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Man O'War	Gallant Fox Rd.	Terminus	/	/	/
		4'	C & G (Both Sides)						
		32' FF	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Native Dancer Rd	Man O'War	Smarty Jones St.	/	/	/
		4'	C & G (Both Sides)						
		32' FF	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Suny Bay Rd.	Man O'War	Smarty Jones St.	/	/	/
		4'	C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Sir Barton Rd	Man O'War	Smarty Jones St	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	John Henry Ct	Man O'War	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		6'	Sidewalk	40' SAS, SD, WL and Access Easement	Juan Tabo Dr.	John Henry Ct.	/	/	/
		32' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St.	Gallant Fox Rd.	Native Dancer Rd.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Cam Fells St.	Black Gold	Count Fleet St.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Black Gold St.	North PL.	Count Fleet St.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Bold Ruler St.	Cam Fella St.	Count Fleet St.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Busher St.	Cam Fella St.	Count Fleet St.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Count Fleet St.	Cam Fella St.	Gallant Fox Rd.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Dan Patch Rd.	Nasrullah St.	Count Fleet St.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Nasrullah St.	Black Gold	Dan Patch Rd.	/	/	/
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		24' FF	Gravel Emergency Access Rd with gates	40' Emergency Access Easement	Gallant Fox Rd	Raton Ave	/	/	/
		60' FF (74' EE)	Bridge	Juan Tabo Blvd	over Tijeras Arroyo		/	/	/
			<b>WATER</b>						
		6"	Waterline	40' SAS, SD, WL, and Access Easement	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	Waterline	War Admiral Dr	Gallant Fox Dr	Easy Goer Rd	/	/	/
		6"	Waterline	War Admiral Dr	Easy Goer Rd	Shadow Leader Pl	/	/	/
		8"	Waterline	Gallant Fox Rd	War Admiral Dr	Juan Tabo Dr	/	/	/
		8"	Waterline	Gallant Fox Rd	Man O'War	Timonium Dr	/	/	/
		8"	Waterline	Count Fleet St	Bold Ruler St	Brusher St	/	/	/
		6"	Waterline	Count Fleet St	Brusher St	Cam Fella St	/	/	/
		8"	Waterline	Cam Fella St	Brusher St	Bold Ruler St	/	/	/
		6"	Waterline	Cam Fella St	Brusher St	Count Fleet St	/	/	/
		6"	Waterline	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		6"	Waterline	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O'War	/	/	/
		4"	Waterline	Kelso Ct	Easy Goer Rd	Terminus	/	/	/
		6"	Waterline	Shadow Leader	Easy Goer Rd	War Admiral Dr	/	/	/
		4"	Waterline	Shadow Leader	War Admiral Dr	Terminus	/	/	/
		6"	Waterline	Red Rum Ct	Easy Goer Rd	Terminus	/	/	/
		10"	Waterline	Man O'War	Gallant Fox Rd	North PL	/	/	/
		6"	Waterline	Native Dancer Rd	Man O'War	72' Public Esmt (Street L)	/	/	/
		6"	Waterline	Suny Bay Rd	Man O'War	Smarty Jones	/	/	/
		6"	Waterline	Sir Barton Rd	Man O'War	Smarty Jones	/	/	/
		8"	Waterline	Smarty Jones	Gallant Fox Rd	Native Dancer Rd	/	/	/
		4"	Waterline	Smarty Jones	Native Dancer Rd	Terminus	/	/	/
		12"	Waterline	Gulfstream Dr	Cam Fella	North PL	/	/	/
		8"	Waterline	Black Gold St	Cam Fella	Nasrullah St	/	/	/
		4"	Waterline	Black Gold St	Cam Fella	Terminus	/	/	/
		12"	Waterline	Bold Ruler St	Count Fleet St	Cam Fella	/	/	/



Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	SAS	Native Dancer Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Suny Bay Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Sir Barton Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Smarty Jones	Terminus	Gallant Fox	/	/	/
		8"	SAS	Cam Fella	Gulfstream	Count Fleet St	/	/	/
		8"	SAS	Busher	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Bold Ruler	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Black Gold	Terminus	Count Fleet St	/	/	/
		8"	SAS	Nasrullah	Black Gold	Dan Patch	/	/	/
		8"	SAS	Dan Patch	Nasrullah	Count Fleet St	/	/	/
		8"	SAS	Count Fleet St	Cam Fella	Gallant Fox	/	/	/
		8"	SAS	Gulfstream	Cam Fella	72' Public Esmt (Street L)	/	/	/
		18"	SAS	Juan Tabo Bridge			/	/	/
		8"	SAS	Juan Tabo Dr	72' Public Esmt (Street L)	Exst 30' SAS Esmt	/	/	/
		8"	SAS	20' SAS Esmt in Tr 1-A adj to Lot 40, Blk 19	War Admiral Dr	West PL	/	/	/
		8"	SAS	72' Public Access Esmt (Street L)	Gulfstream Dr	Juan Tabo Dr	/	/	/
		8"	SAS	20' SAS Esmt adj to W. Pl in Tract 1-A	South PL	Exist 30" SAS Esmt	/	/	/
		48"-60"	Storm Drain	Juan Tabo Bridge			/	/	/
			Detention Pond with Liner	Tract 1-A			/	/	/
			Transition Structure at East End of 96" RCP in Tract 1-A				/	/	/
		18"	Storm Drain	Gallant Fox	at Lot 18, Blk 17		/	/	/
		18"	Storm Drain	Gallant Fox	at Lot 22, Blk 18		/	/	/
		24"	Storm Drain	Gallant Fox	Lot 22	Juan Tabo	/	/	/
		18",24"	Storm Drain	Juan Tabo	Street L	Pond #1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Timonium Dr.	Busher St.	Black Gold St.	/	/	/
		4' 48' FF	Sidewalk (Both Sides) Perm Pvmt	Gulfstream Dr.	Timonium Dr.	North Prop. Line	/	/	/
		6' 48' FF	Sidewalk (Both Sides) Perm Pvmt	Timonium Dr.	Black Gold St.	Gallant Fox	/	/	/
		6' 48' FF	Sidewalk (Both Sides) Perm Pvmt	Alydar Ave.	Black Gold St.	Smarty Jones St.	/	/	/
		6' 48' FF	Sidewalk (Both Sides) Perm Pvmt	Cam Fella St	Black Gold St	Gulfstream Dr.	/	/	/
		6' 48' FF	Sidewalk (Both Sides) Perm Pvmt	Peteski Ave	Man O'War	Juan Tabo Blvd	/	/	/
		6' 48' FF	Sidewalk (Both Sides) Perm Pvmt	Juan Tabo Dr.	Gallant Fox	North Prop Line	/	/	/
		6' 25' FF	Sidewalk (Both Sides) Res Pvmt	Kelso Ct.	Easy Goer Rd	Terminus	/	/	/
		4' 24' FF	Sidewalk (West Side) Temp Pvmt	72' Public Access Esmt (Street L)	50' Public Access Esmt (Gulfstream Dr )	80' Public Access Esmt (Juan Tabo Dr.)	/	/	/
		25' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
		4' 60' FF	Sidewalk (East Side) Perm Pvmt	Juan Tabo Blvd	Existing Terminus	North Pl	/	/	/
		6'	C & G (Both Sides) Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		6"	Waterline	Busher St	Count Fleet St	Cam Fella St	/	/	/
		6"	Waterline	Dan Patch Rd	Count Fleet St	Nasrullah St	/	/	/
		6"	Waterline	Nasrullah St	Dan Patch	Black Gold St	/	/	/
		10"	Waterline	Gallant Fox Rd	Juan Tabo Dr	Man O' War St	/	/	/
		12"	Waterline	Gallant Fox Rd	Timonium Dr	Count Fleet St	/	/	/
		12"	Waterline	Count Fleet St	Bold Ruler St	Gallant Fox Rd	/	/	/
		12"	Waterline	Cam Fella St	Gulfstream Dr	Bold Ruler St	/	/	/
		6"	Waterline	Black Gold St	Nasrullah St	Count Fleet St	/	/	/
		8"	Waterline	20' WL Esmt	War Admiral Dr	West PL	/	/	/
				in Tr 1-A adj to Lot 40, Blk 19					
		10"	Waterline	80' Public Access Esmt (Juan Tabo)	72' Public Access Esmt (Street L)	60' Public Access Esmt (Via Posada)	/	/	/
		10"	Waterline	15' WL Esmt in Tr 1-C	80' Public Access Esmt (Juan Tabo)	Exist 20' COA Util Esmt	/	/	/
		10"	Waterline	72' Public Access Esmt (Street L)	80' Public Access Esmt (Juan Tabo)	Man O' War	/	/	/
		12"	Waterline	Exist 20' COA Util Esmt	8" Stub in Via Posada	10" Stub in Juan Tabo	/	/	/
		30"	Waterline	with two 30" valves			/	/	/
				Juan Tabo Bridge					
		8"	SAS	Sanitary Sewer					
		8"	SAS	40' SAS, SD, WL and	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	SAS	War Admiral Dr	Gallant Fox Rd	Shadow Leader Pl	/	/	/
		8"	SAS	Shadow Leader Pl	Easy Goer St	Terminus	/	/	/
		8"	SAS	Kelso Ct	Easy Goer St	Terminus	/	/	/
		8"	SAS	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		8"	SAS	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O' War St	/	/	/
		8"	SAS	Gallant Fox Rd	War Admiral Dr	Count Fleet St	/	/	/
		8"	SAS	Man O'War St	Gallant Fox Rd	72' Public Esmt (Street L)	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		18",24"	Storm Drain	Juan Tabo	at Via Posada	Pond #1	/	/	/
		18",24",36"	Storm Drain	Juan Tabo	Gallant Fox	Tract 1-A	/	/	/
		90"	Storm Drain	Juan Tabo	Tract 1-B	Tract 1-A	/	/	/
		48"	Storm Drain	Pond #1	Outfall	Tijeras (Tract 1-A)	/	/	/
		18",36"	Storm Drain	Gulfstream	Cam Fella	Tract 1-B	/	/	/
		18",24",30",36"	Storm Drain	Man O'War	Sir Baron	Tract 1-B	/	/	/
		18",24",30"	Storm Drain	Timonium	Black Gold	Brusher	/	/	/
		18",30"	Storm Drain	Timonium	at Tract 1-D		/	/	/
		18",24"	Storm Drain	Black Gold	Lot 37, Blk 9	Cam Fella	/	/	/
		30"	Storm Drain	Brusher	Timonium	Cam Fella			
		18",24",42"	Storm Drain	War Admiral	Easy Goer	Tract 1-A	/	/	/
		18",24",30"	Storm Drain	Cam Fella	Lot 6, Blk 11	Gulfstream			
		18",36",42"	Storm Drain	Cam Fella	Brusher	Tract 1-A	/	/	/
		18"	Storm Drain	Street L	at Juan Tabo				
		18"	Storm Drain	Easy Goer	at War Admiral		/	/	/
		18",24"	Storm Drain	Native Dancer	Lot 29, Blk 13	Man O'War			
		18,24,30,36,42,48	Storm Drain	Via Posada	130' E of Juan Tabo	Pond #1	/	/	/
		66"	Storm Drain	Pond #2	Outfall	Tijeras (Tract 1-A)	/	/	/
		90"	Storm Drain	Tract 1-A	Pond #2	Juan Tabo	/	/	/
		18",24",90"	Storm Drain	Tract 1-B	Juan Tabo	Gulfstream	/	/	/
		18,30,90,42,96	Storm Drain	Tract 1-A	Gulfstream	Transition Structure	/	/	/
		84",66",42"	Storm Drain	Tract 1-A	West Pl	Juan Tabo (S. of Gallant Fox)	/	/	/
		54",18",24"	Storm Drain	Tract 1-D	Juan Tabo	Timonium (S. of Gallant Fox)	/	/	/
		54",48",36",18"	Storm Drain	Tract 1-A	Timonium	East Pl (S of Gallant Fox)	/	/	/

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.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

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.

- \* Sidewalks to be deferred
- \*\* Sidewalk deferred on South side and from lot 18, Blk 11 to Black Gold Street
- 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 DPM
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan
- 6 LOMR Required for Release of Financial Guaranty
- 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 on thousand feet of a 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 Department, Environmental Services Division, Groundwater and Landfill Section.

AGENT / OWNER

Gregory J. Krenik  
NAME (print)

Mark Goodwin & Associates  
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 4/19/06 DRB CHAIR - date  
*[Signature]* 4/19/06 PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

*[Signature]* 4/14/06  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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)
- APEAL / 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 2<sup>nd</sup> 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): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O. Box 9060 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: JTH, LLC PHONE: 892-5533  
 ADDRESS: P.O. Box 1443 FAX: \_\_\_\_\_  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 1 - 2 Year Extension of Subdivision Improvements Agreement

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. Tracts 1, 2, 3, 4 and 5 Block: \_\_\_\_\_ Unit: 1  
 Subdiv/Addn/TBKA: Juan Tabo Hills  
 Existing Zoning: R-D Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M22 & M22 UPC Code: 102205512544020127 & 102205509913830116

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004073, 05DRB-01854

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 5 Tracts No. of proposed lots: 456 lots / 9 Tracts Total area of site (acres): 244.4124  
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd. NE  
 Between: Kubank Blvd NE and Four Hills Road SE

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

SIGNATURE [Signature] DATE 11-20-07  
 (Print) Mark Goodwin, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>07DRB - 70399</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>December 19, 2007</u></p>	<p>Action</p> <p><u>SIA</u></p> <p><u>CMF</u></p> <p><u>ADU</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 145.00</u></p>	<p>Fees</p> <p><u>\$ 50.00</u></p> <p><u>\$ 20.00</u></p> <p><u>\$ 75.00</u></p> <p>_____</p> <p>_____</p>
---	--	---	---	--

[Signature] 11/20/07 Project # 1004073  
 Planner signature / date

**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
- 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 (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.

for Mark Goodwin, PE  
 Applicant name (print)  
John Mackenzie 11-20-07  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 011DRB-\_\_\_\_\_-70399

Ken [Signature] 11/20/07  
 Planner signature / date  
 Project # 10041073

# 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 December 4, 2007 To December 19, 2007

#### 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.

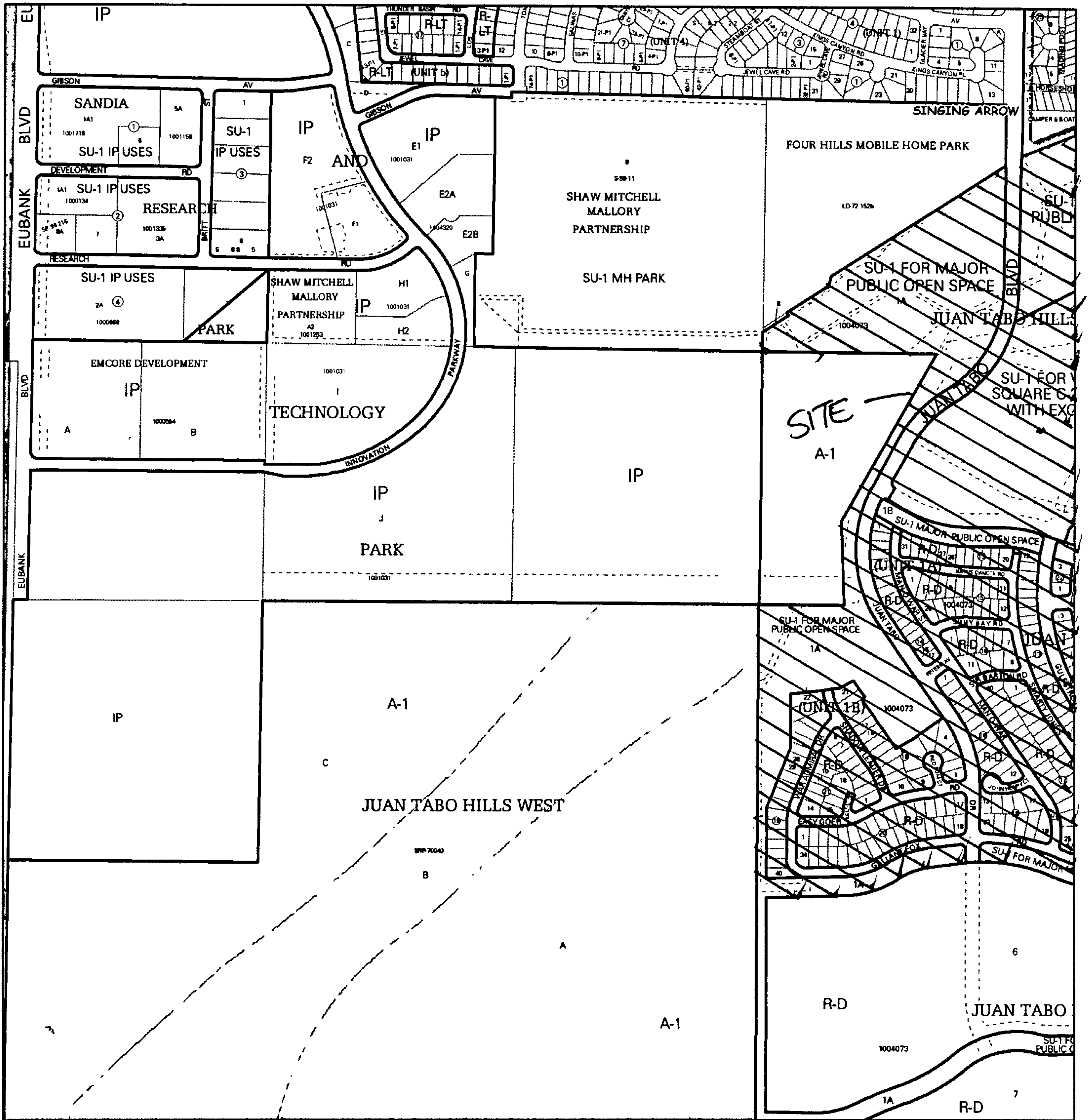
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Elizabeth Mack for Marko Architects & Associates - 11-20-07  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11/20/07 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004073





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/6/2007

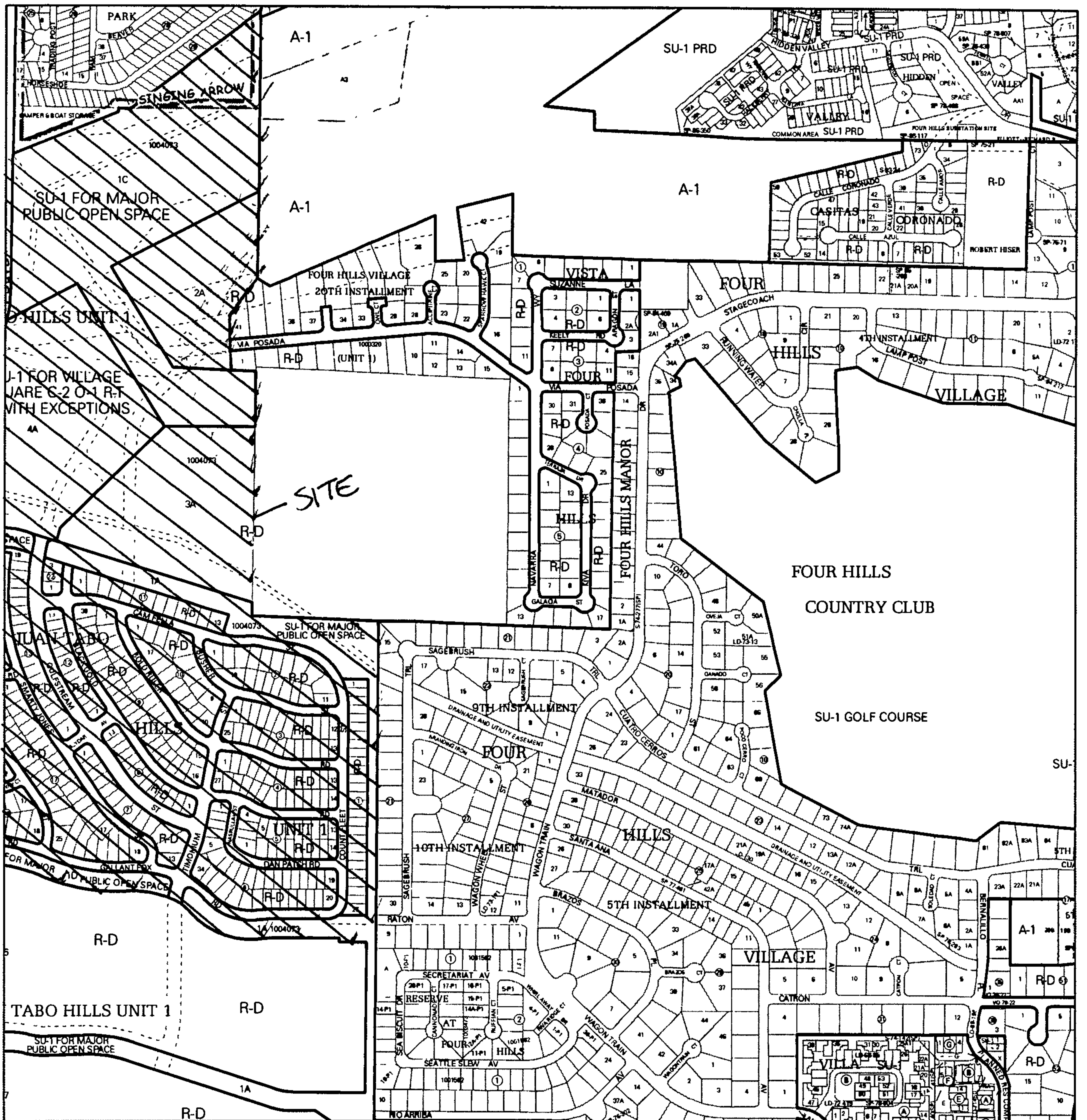
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-21-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



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

Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-22-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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 20, 2007

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Juan Tabo Hills, Unit 1 (1004073)**

Dear Ms. Matson:

On behalf of our client, JTH, LLC, and the requirements of the DPM we are requesting a 2-year extension of the SIA. The improvements are complete, and all punchlist items are done. We are preparing the Close Out package and anticipate submitting it soon. However, the SIA can not be released until the acceptance of the Public Improvements District (PID). We don't foresee that for several months. Once the PID is in place the Close Out package can be submitted and the SIA released.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

for Mark Goodwin, PE  
Chief Executive Officer

DMG/sr

Attachments

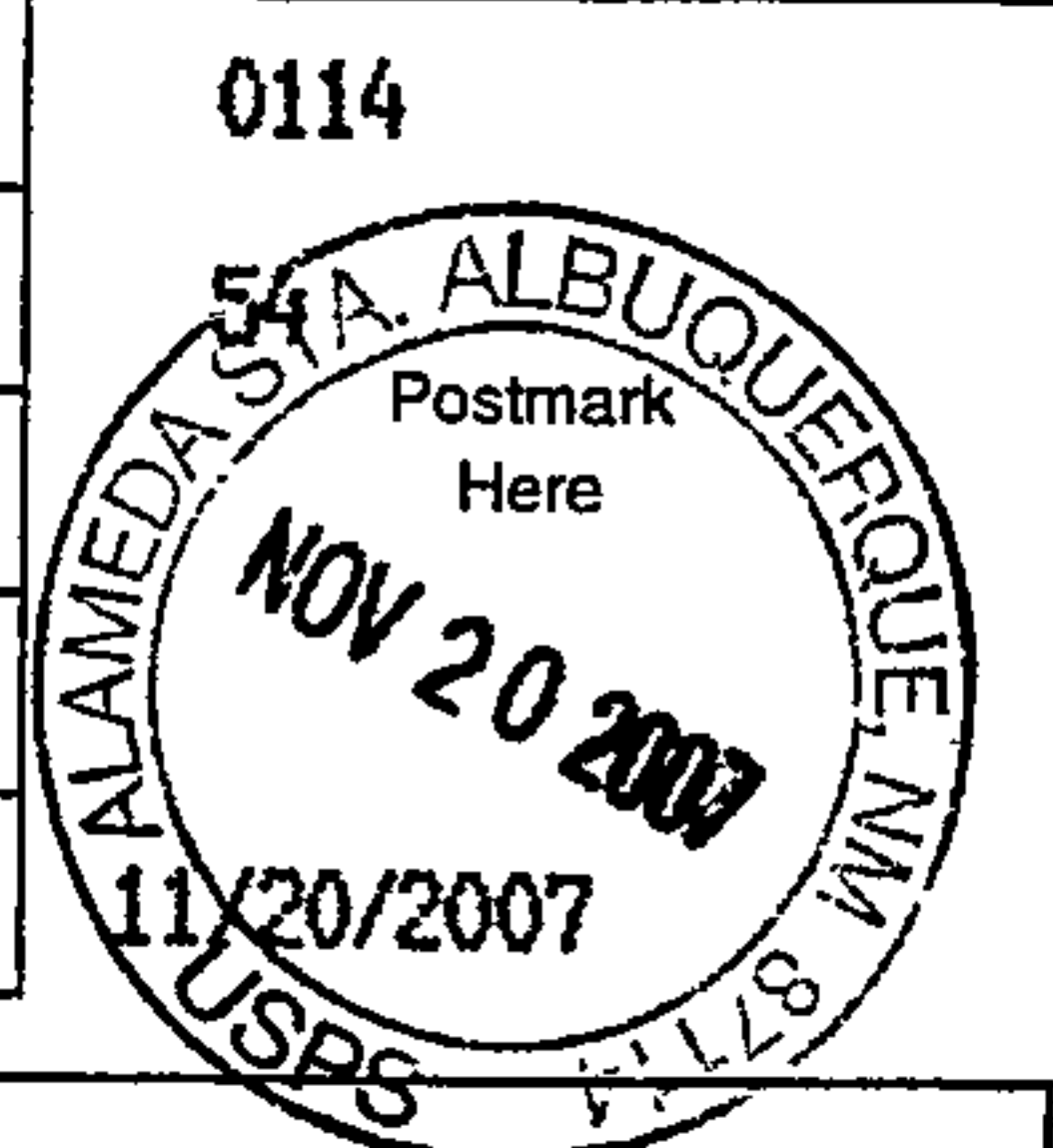
7006 2760 0002 6187 5777

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87123 **OFFICIAL USE**

Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.21



Sent To *Mr. Leroy Jafaya*  
 Street, Apt. No.; or PO Box No. *11723 Kings Canyon Rd. SE*  
 City, State, ZIP+4 *Albuquerque, NM 87123*

PS Form 3800, August 2006 See Reverse for Instructions

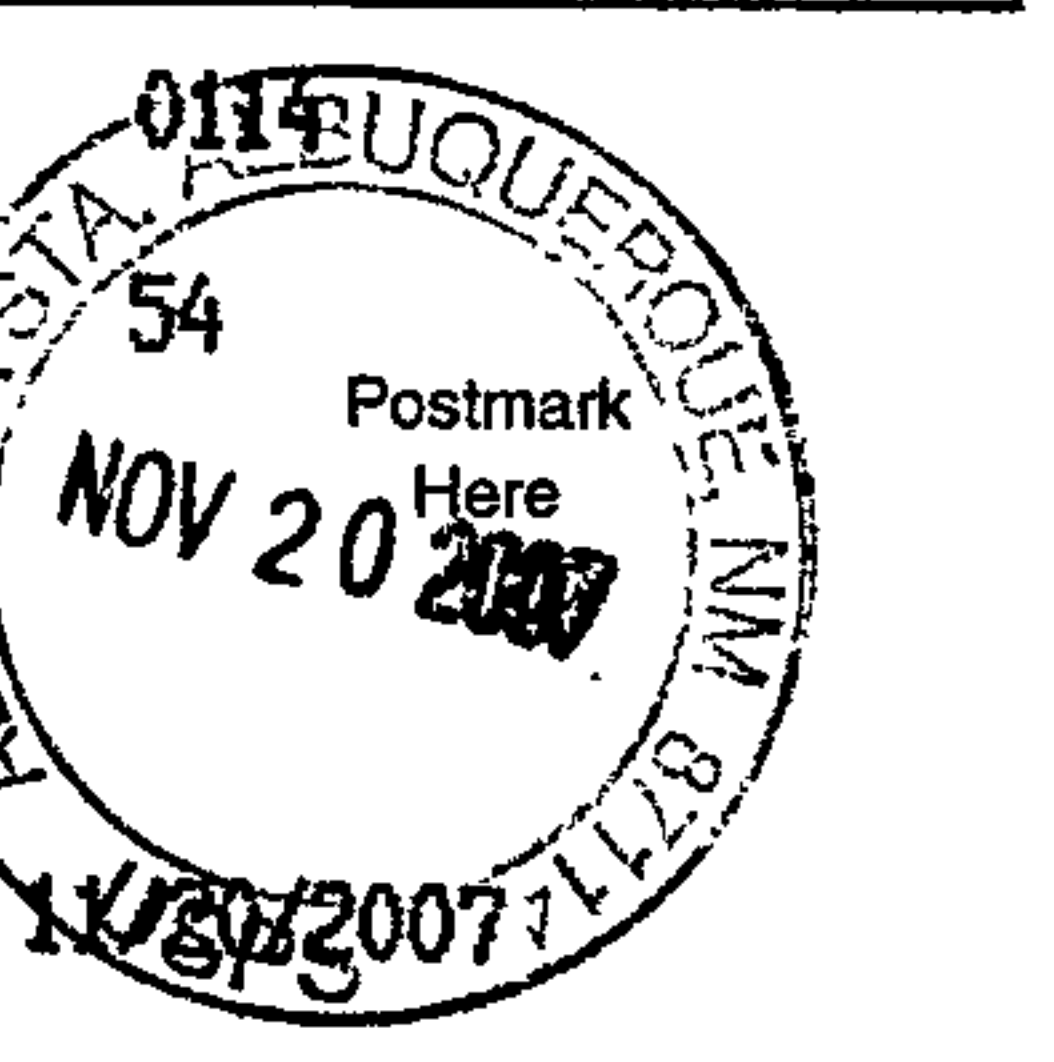
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.21



Sent To *Mr. Robert Gilson*  
 Street, Apt. No.; or PO Box No. *12328 Beaver Trail SE*  
 City, State, ZIP+4 *Albuquerque, NM 87123*

PS Form 3800, August 2006 See Reverse for Instructions

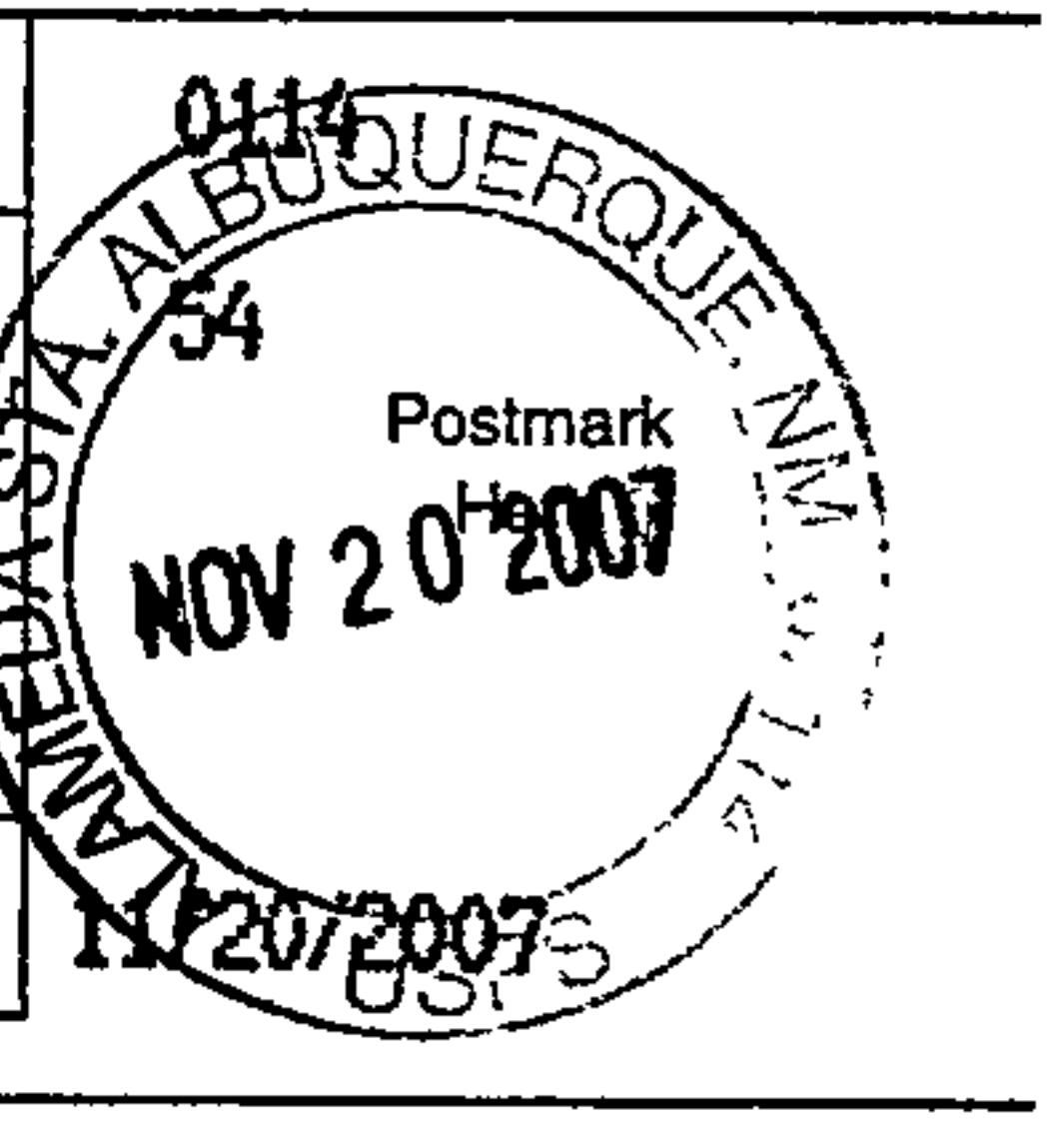
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.21



Sent To *Mr. Roger Mickelson*  
 Street, Apt. No.; or PO Box No. *1432 Catron Ave. SE*  
 City, State, ZIP+4 *Albuquerque, NM 87123*

PS Form 3800, August 2006 See Reverse for Instructions

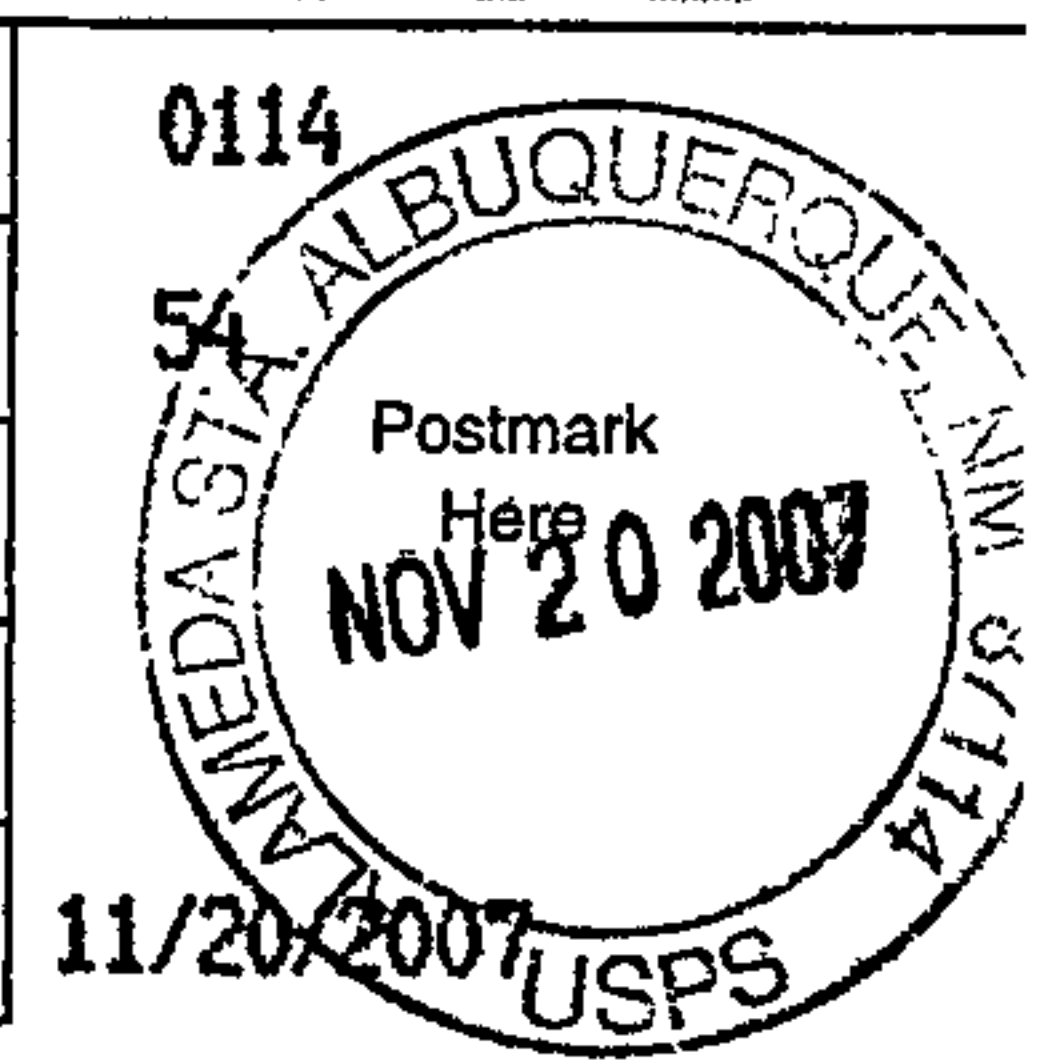
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.21



Sent To *Mr. Paul J. Kinahan*  
 Street, Apt. No.; or PO Box No. *801 Calle Coronado SE*  
 City, State, ZIP+4 *Albuquerque, NM 87123*

PS Form 3800, August 2006 See Reverse for Instructions

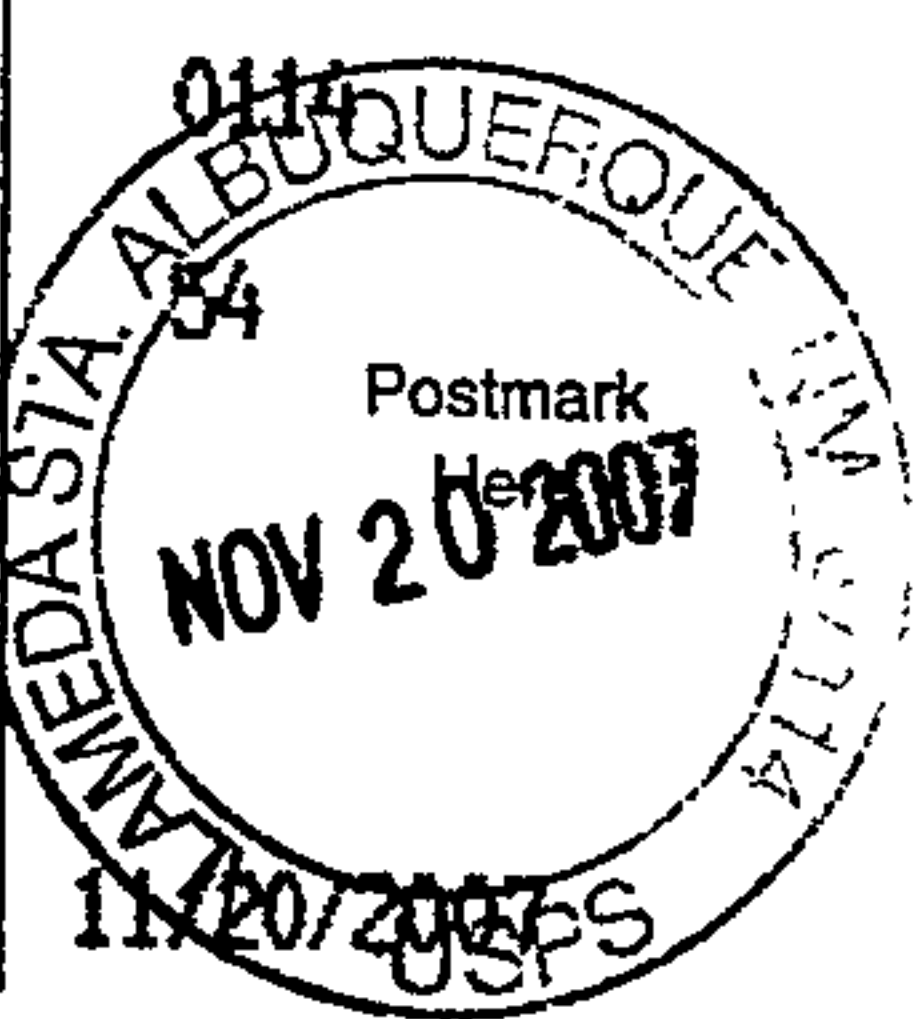
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Mr. Joe Koprivnikar  
 Street, Apt. No., or PO Box No. 13008 Nardina Way SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, August 2007 See Reverse for Instructions

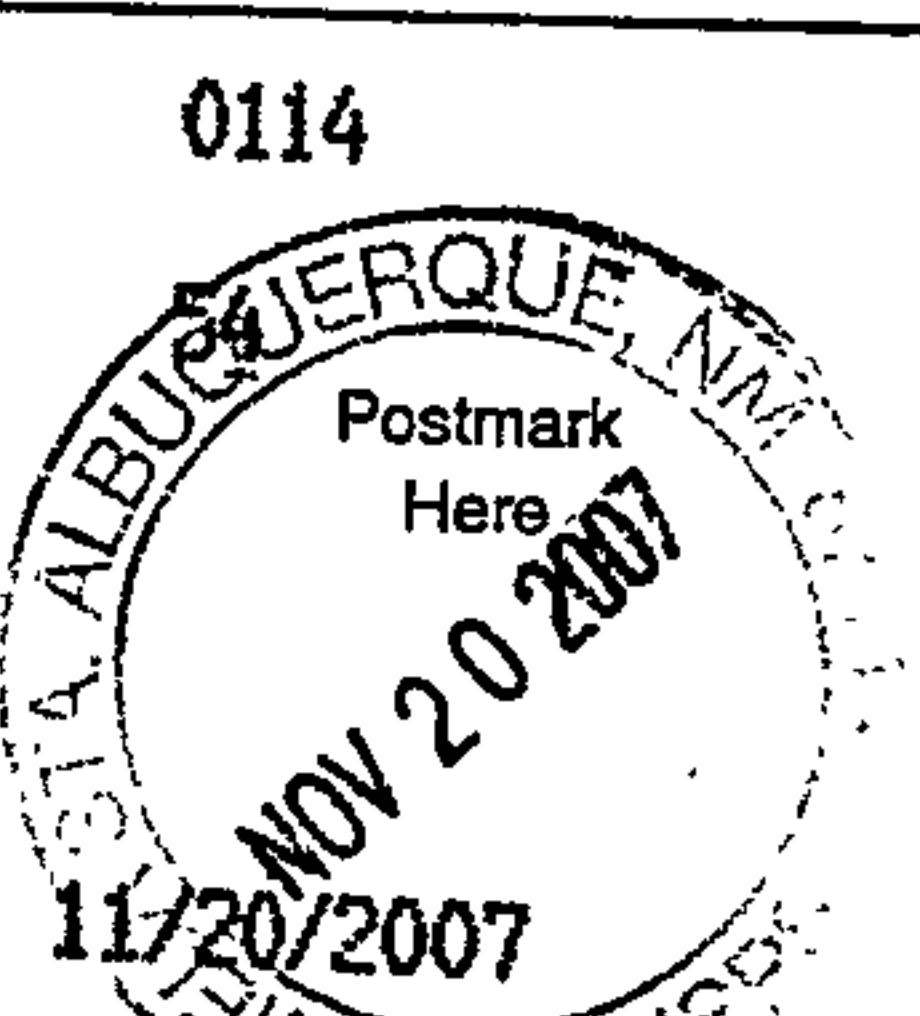
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Mr. Alfred Lorber  
 Street, Apt. No., or PO Box No. 1705 Stagesach Rd. SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, August 2007 See Reverse for Instructions

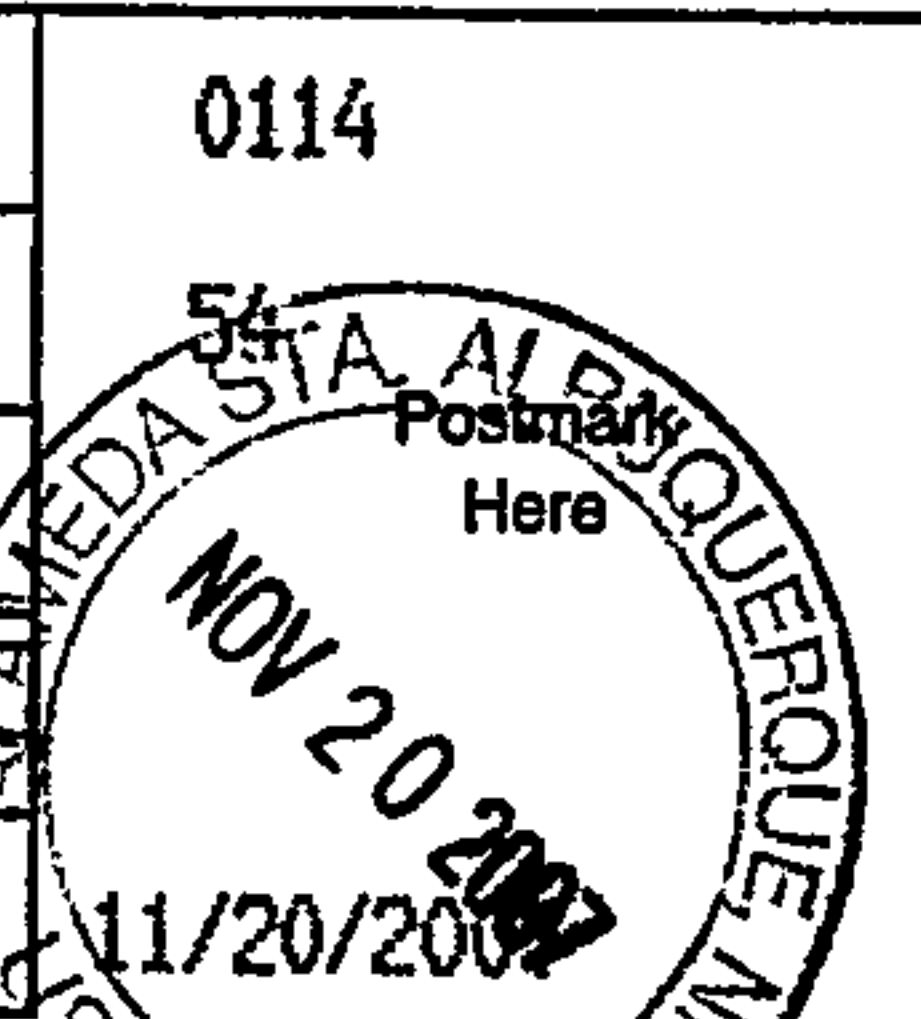
5969 4625 5000 0900 0000 4001

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Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Mr. Dale Shell  
 Street, Apt. No., or PO Box No. 10804 Thunder Basin SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

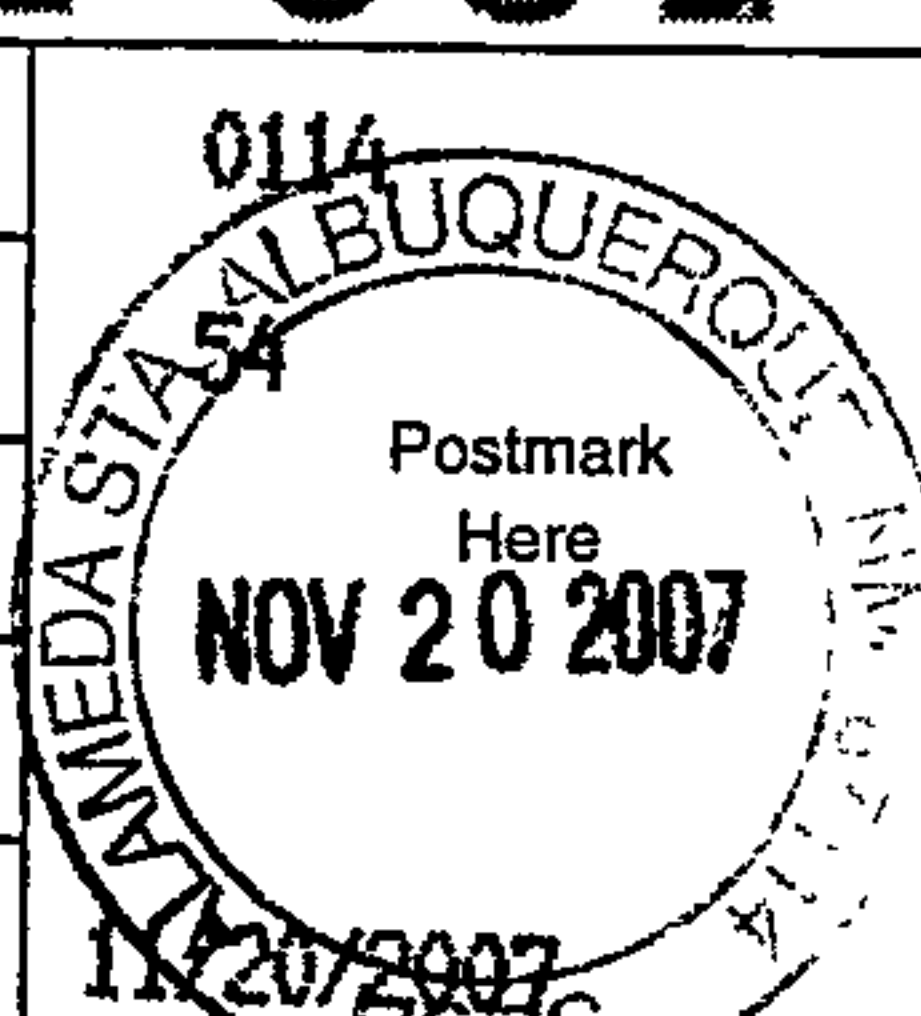
0925 2979 6187 5765

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ALBUQUERQUE NM 87123 **OFFICIAL USE**

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Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Ms. Sylvia Rabner  
 Street, Apt. No., or PO Box No. 11712 Wildhorse Trail SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, August 2007 See Reverse for Instructions



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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.

Date: November 16, 2007

TO CONTACT NAME: Lisa Anglada  
 COMPANY/AGENCY: Mark Goowin + Assoc.  
 ADDRESS/ZIP: P.O. Box 90606 87199  
 PHONE/FAX #: 282.2200 / 797.9539

Thank you for your inquiry of November 16, 2007 requesting the names of **Recognized**  
(date)  
**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Juan Tabo Hills, Unit 1, Tracts 1, 2, 3, 4 and 5 Juan Tabo Hills Bulk Land Plat  
 zone map page(s) M-21.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Tijeras Arroyo NA  
 Neighborhood Association  
 Contacts: Paul F. Kinahan  
801 Calle Coronado SE 87123  
294.1354(h)  
Joe Koprivnikar  
13008 Nandina Way SE 87123  
275.7519(h)

Four Hills M.H.P. Residents' Assoc. NA  
 Neighborhood Association  
 Contacts: Robert Gleason  
12328 Beaver Trl. SE 87123  
292.1888(h)  
Sylvia Rahner  
11712 Wildhorse Trl. SE 8123  
294.9430(h) 292.3452(w)

**See reverse side for additional Neighborhood Association Information: YES { } NO { X }**

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

planning.recognized.na.form(07/07)

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....

**Additional Neighborhood Association information**

Willow Wood NA  
Neighborhood Association

Contacts: Leroy Tafoya

11723 Kings Canyon Rd. SE 87123

977-8569(c)

Dale Shell

10804 Thunder Basin SE 87123

385-1179(c)

Four Hills Village HOA  
Neighborhood Association

Contacts: Roger Mickelson

1432 Catron Ave. SE 87123

332-9273(h)

Alfred Lorber

1705 Stagecoach Rd. SE 87123

275-6818(h)

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

Neighborhood Association

Contacts: \_\_\_\_\_

PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
lisa@goodwinengineers.com  
www.goodwinengineers.com

**Mark Goodwin & Associates**

# Fax

**To:** Stephani Winklepleck

**From:** Lisa Anglada

---

**Fax:** 924-3913

**Pages:** 3

---

**Re:** Juan Tabo Hills, Unit 1

**Date:** 11/16/2007

---

Requesting Recognized Neighborhood Associations for the above referenced project. Attached is the Zone Atlas Map with the correct properties outlined. The following is the Legal Description:

"Tracts 1, 2, 3, 4 and 5, Juan Tabo Hills Bulk Land Plat"

Please contact our office if you have any questions.

---





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 20, 2007

Mr. Paul F. Kinahan  
Tijeras Arroyo N.A.  
801 Calle Coronado SE  
Albuquerque, NM 87123

Mr. Joe Koprivnikar  
Tijeras Arroyo N.A.  
13008 Nandina Way SE  
Albuquerque, NM 87123

**Re: Juan Tabo Hills, Unit 1**

Dear Mr. Kinahan and Mr. Koprivnikar:

Enclosed please find a copy of the DRB Application for the 2 Year Extension of Subdivision Improvement Agreement for the referenced project. The anticipated date to be heard is December 12, 2007. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/a

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*November 20, 2007*

*Mr. Robert Gleason  
Four Hills M.H.P. Residents Association  
12328 Beaver Trail SE  
Albuquerque, NM 87123*

*Ms. Sylvia Rahner  
Four Hills M.H.P. Residents Association  
11712 Wildhorse Trail SE  
Albuquerque, NM 87123*

**Re: Juan Tabo Hills, Unit 1**

*Dear Mr. Gleason and Ms. Rahner:*

*Enclosed please find a copy of the DRB Application for the 2 Year Extension of Subdivision Improvement Agreement for the referenced project. The anticipated date to be heard is December 12, 2007. Please contact Gregory J. Krenik of our office if you have any questions or concerns.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**

*Lisa Anglada  
Administrative Assistant*

*/la*

*Enclosure*



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 20, 2007

Mr. Leroy Tafoya  
Willow Wood N.A.  
11723 Kings Canyon Road SE  
Albuquerque, NM 87123

Mr. Dale Shell  
Willow Wood N.A.  
10804 Thunder Basins SE  
Albuquerque, NM 87123

**Re: Juan Tabo Hills, Unit 1**

Dear Mr. Tafoya and Mr. Shell:

Enclosed please find a copy of the DRB Application for the 2 Year Extension of Subdivision Improvement Agreement for the referenced project. The anticipated date to be heard is December 12, 2007. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*November 20, 2007*

*Mr. Roger Mickelson  
Four Hills Village HOA  
1432 Catron Ave. SE  
Albuquerque, NM 87123*

*Mr. Alfred Lorber  
Four Hills Village HOA  
1705 Stagecoach Road SE  
Albuquerque, NM 87123*

**Re: Juan Tabo Hills, Unit 1**

*Dear Mr. Mickelson and Mr. Lorber:*

*Enclosed please find a copy of the DRB Application for the 2 Year Extension of Subdivision Improvement Agreement for the referenced project. The anticipated date to be heard is December 12, 2007. Please contact Gregory J. Krenik of our office if you have any questions or concerns.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**

*Lisa Anglada  
Administrative Assistant*

*/la*

**Enclosure**

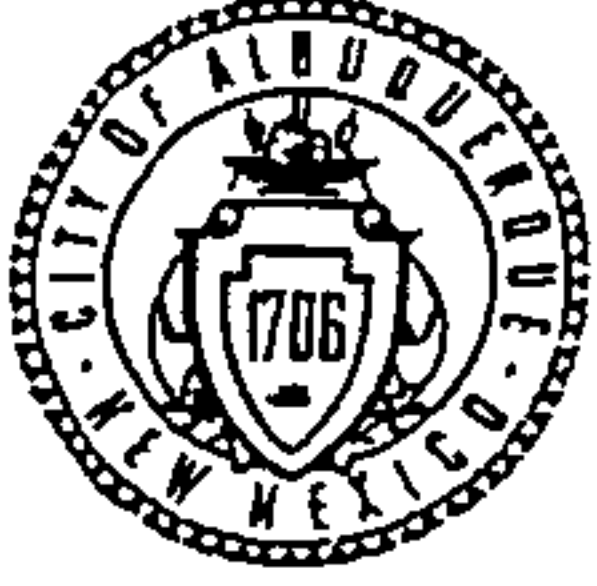


EXHIBIT "A"

## OFFICIAL NOTICE OF DECISION

6. **Project # 1004073**  
05DRB-00514 Major-Preliminary Plat Approval  
05DRB-00515 Major-Vacation of Public Easements  
05DRB-00516 Minor-Subd Design (DPM) Variance  
05DRB-00517 Minor-Sidewalk Waiver  
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05] (M-21/M-22)*

At the May 25, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 5/25/05 and approval of the grading plan engineer stamp dated 5/12/05 the preliminary plat was approved with the following condition of final plat approval:

A replat of Tract 1 is required to grant the necessary easements and rights-of-way.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

A Subdivision Design Variance from minimum DPM design standards was approved as indicated on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



OFFICIAL NOTICE OF DECISION  
PAGE 2

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [*Deferred from 5/18/05*](M-21)

The site plan for subdivision was approved with final sign off delegated to Planning for design requirements on the plan.

If you wish to appeal this decision, you must do so by June 9, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

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 Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: JTH LLC, P.O. BOX 1443, Corrales, NM 87048  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: JTH, LLC PHONE: 892-5533  
 ADDRESS: PO BOX 1443 FAX: \_\_\_\_\_  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200  
 ADDRESS: PO BOX 90606 FAX: 747-9539  
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT - JUAN TABO HILLS, UNIT 2

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

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

Lot or Tract No. 6 & 7 Block: \_\_\_\_\_ Unit: 1  
 Subdiv. / Addn. JUAN TABO HILLS

Current Zoning: RD Proposed zoning: SAME

Zone Atlas page(s): M21 & M22 No. of existing lots: 3 No. of proposed lots: 399 + 5 TRACT

Total area of site (acres): 82.9917 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 102205512544020127 ; 102205509913830126 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD NE

Between: EUBANK BLVD NE and FOUR HILLS ROAD SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004073

1004715

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

SIGNATURE \_\_\_\_\_ DATE 6-28-07

(Print) GREGORY J. KRENK, PE Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>D2DRB</u> - <u>70000</u>	<u>VPE</u>	<u>Y</u>	\$ <u>300.00</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>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>7-25-07</u>			Total \$ <u>395.00</u>

Project # 1004073

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE** (PUBLIC HEARING CASE)
    - \_\_\_ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC RIGHT-OF-WAY**
  - VACATION OF PUBLIC EASEMENT** DRB 27
    - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
    - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
    - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - Letter briefly describing, explaining, and justifying the request
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - Fee (see schedule)
    - Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
  - SIDEWALK DESIGN VARIANCE**
  - SIDEWALK WAIVER**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
    - \_\_\_ The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
    - \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the vacation
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries
    - \_\_\_ Fee (see schedule)
    - \_\_\_ Any original and/or related file numbers are listed 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.

\_\_\_\_\_  
 GREGORY J. KRENK, PE  
 Applicant name (print)  
 \_\_\_\_\_  
 6-28-07  
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 07DRB \_\_\_\_\_ -07100  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_  
 Planner signature / date  
**Project # 1004073**



# 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 7/10/07 To 7/25/07

#### 5. REMOVAL

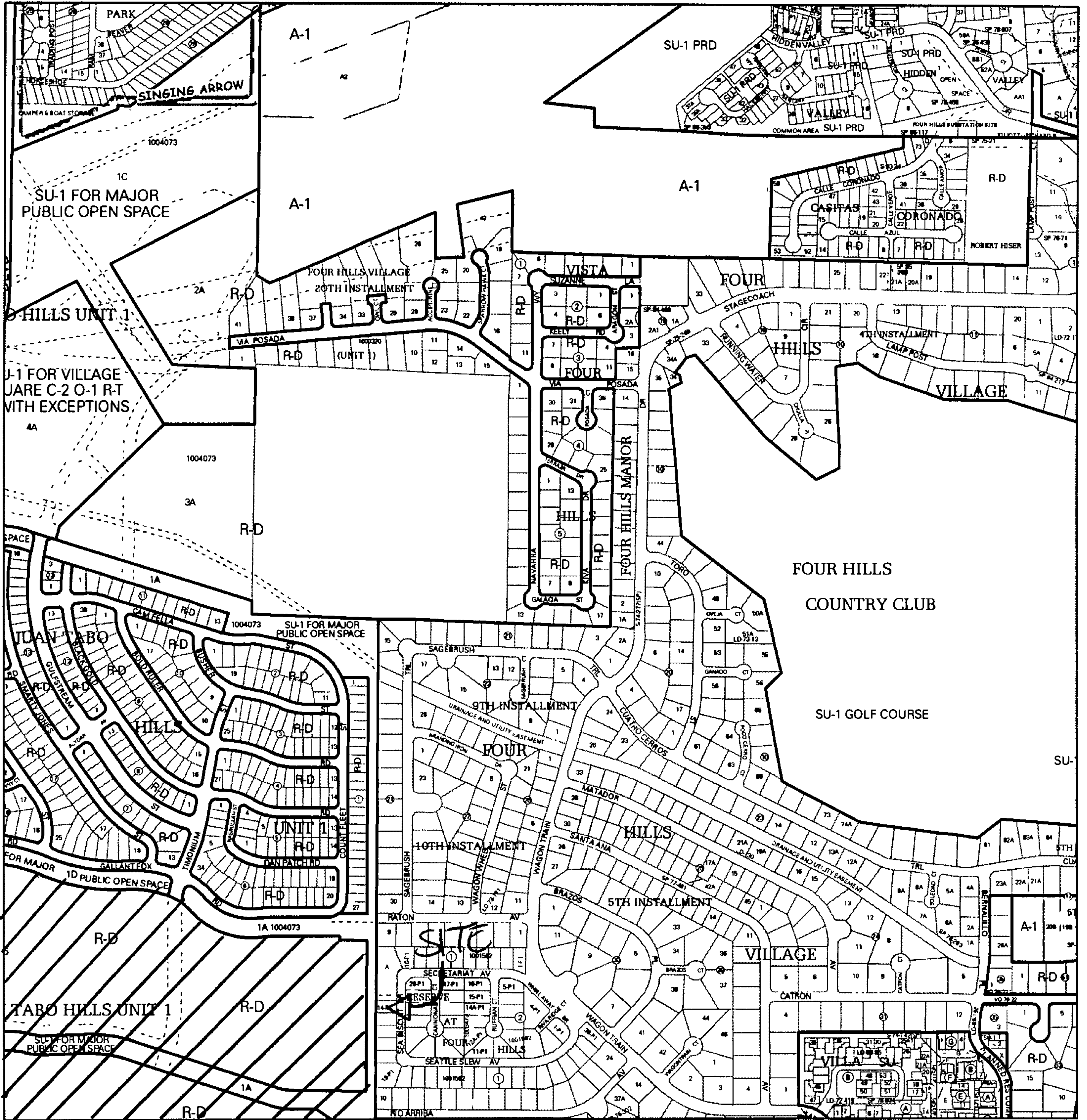
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Elizabeth M. [Signature] / Mark [Signature] 6-29-07  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 7/29/07 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004073



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-22-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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*June 28, 2007*

*Ms. Sharon Matson, Chair  
Design Review Board  
City Of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103*

**Re: Juan Tabo Hills, Unit 2**

*Dear Ms. Matson:*

*We wish to vacate a portion of a public roadway easement. This vacation was originally heard with the first Unit 2 Plat. Since the City of Albuquerque has not signed the final plat, we can not record by the July 12<sup>th</sup> deadline, which the original vacation request expires. Therefore we are requesting this vacation of easement.*

*Please contact our office with any questions you may have.*

*Sincerely,*

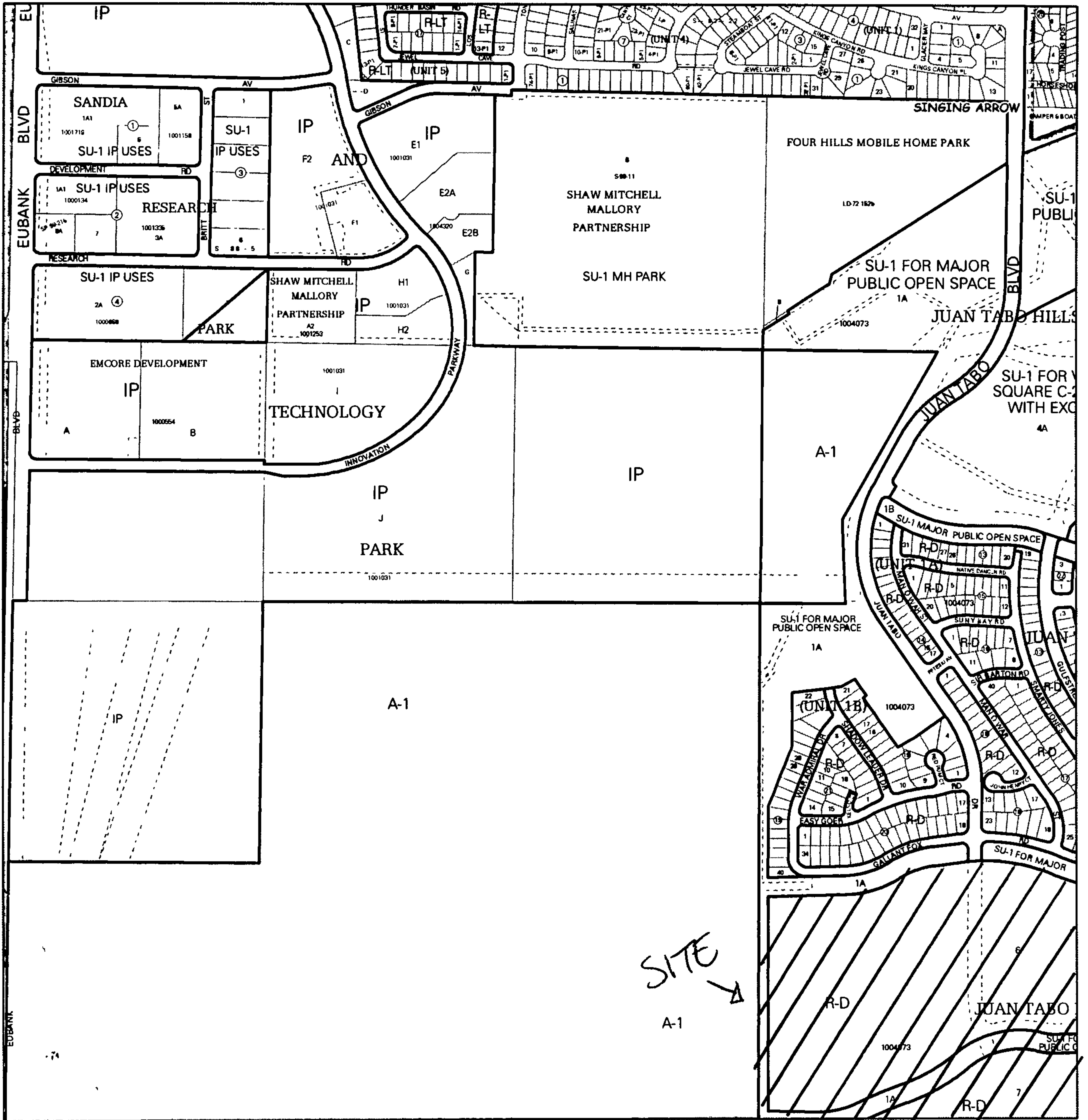
**MARK GOODWIN & ASSOCIATES, PA**



*Gregory J. Krenik, PE  
Vice-President*

*GJK/la*

*Attachment*



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

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-21-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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*June 29, 2007*

*Mr. Paul F. Kinahan  
Tijeras Arroyo  
801 Calle Coronado SE  
Albuquerque, NM 87123*

*Mr. Jerry Dow  
Tijeras Arroyo  
13112 Nandina LN. SE  
Albuquerque, NM 87123*

**Re: Juan Tabo Hills, Unit 2**

*Dear Mr. Kinahan and Mr. Dow:*

*Enclosed please find a copy of the DRB Application for the Vacation of Easement for the referenced project. The anticipated date to be heard is July 25, 2007. Please contact Gregory J. Krenik of our office if you have any questions or concerns.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**

*Lisa Anglada  
Administrative Assistant*

*/la*

*Enclosure*



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*June 29, 2007*

*Mr. Roger Mickelson  
Four Hills Village HOA  
1432 Catron Ave SE  
Albuquerque, NM 87123*

*Mr. Alfred Larber  
Four Hills Village HOA  
1705 Stagecoach Rd SE  
Albuquerque, NM 87123*

**Re: Juan Tabo Hills, Unit 2**

*Dear Mr. Mickelson and Mr. Larber:*

*Enclosed please find a copy of the DRB Application for the Vacation of Easement for the referenced project. The anticipated date to be heard is July 25, 2007. Please contact Gregory J. Krenik of our office if you have any questions or concerns.*

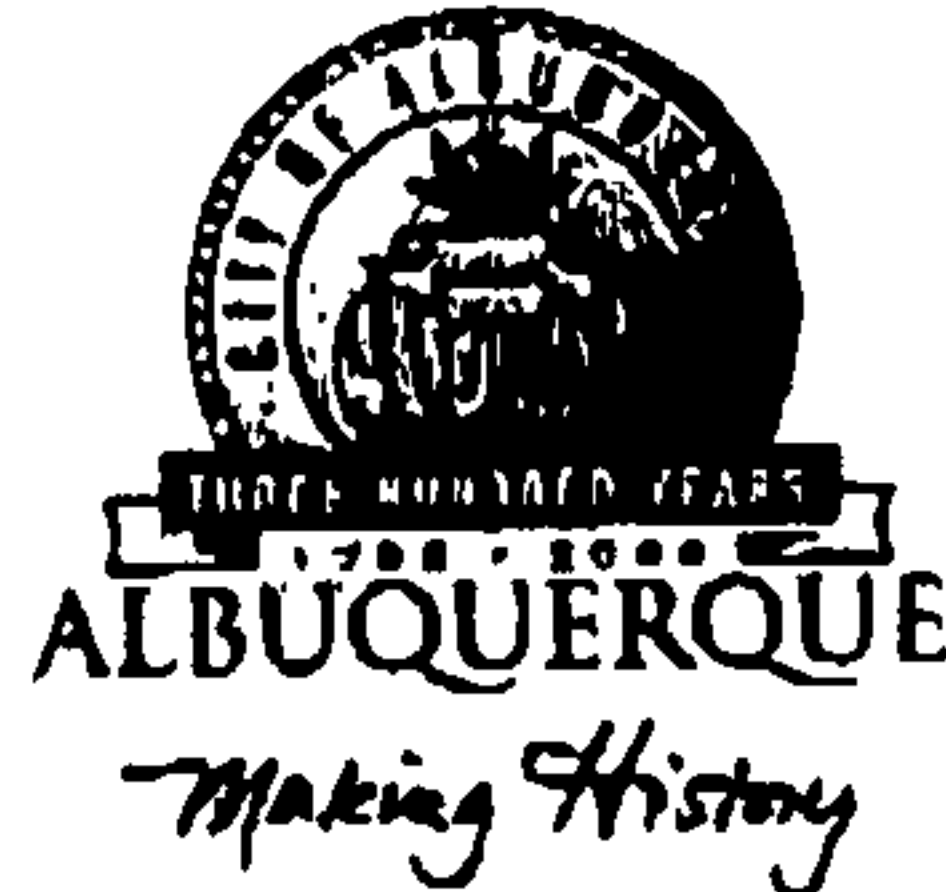
*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**

*Lisa Anglada  
Administrative Assistant*

*la*

*Enclosure*



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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.

Date: June 27, 2007

TO CONTACT NAME: Lisa Anadada  
 COMPANY/AGENCY: Mark Goodwin & Associates  
 ADDRESS/ZIP: PO Box 90608 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 6-27-07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 6 and 7, Juan Tabo Hills, Unit 1

zone map page(s) M-21.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Tijeras Arroyo  
 Neighborhood Association  
 Contacts: Paul F. Kinahan  
801 Calle Coronado SE  
294-1354 (h) 87123  
Jerry Dow  
1312 Nandina Ln. SE  
239-9445 (h) 87123

Four Hills Village HOA  
~~Neighborhood Association~~  
 Contacts: Roger Mickelson  
1432 Cotton Ave SE 87123  
332-9273 (h)  
Alfred Lorber  
1705 Stagecoach Rd SE  
275-6818 (h) 87123

**See reverse side for additional Neighborhood Association Information: YES { } NO**

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Orlinda A. Carmona  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 • Attention: Both contacts per  
 • neighborhood association  
 • need to be notified.  
 • .....

PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
lisa@goodwinengineers.com  
www.goodwinengineers.com

**Mark Goodwin & Associates**

# Fax

**To:** Stephani Winklepleck **From:** Lisa Anglada

---

**Fax:** 924-3913 **Pages:** 3

---

**Re:** Juan Tabo Hills, Unit 2 **Date:** 6/27/2007

---

Please provide us with the Recognized Neighborhood Associations for the above referenced project. Attached are the zone atlas maps with the sites and the following is the legal:

"Tracts 6 and 7, Juan Tabo Hills, Unit 1"

Please contact our office if you have any questions.

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

06/29/2007 Issued By: PLNABG

**Permit Number: 2007 070 100**

**Category Code 0910**

**Application Number: 07DRB-70100, Vacation Of Public Easement**

**Address:**

**Location Description: JUAN TABO HILLS BETWEEN EUBANK BLVD AND FOUR HILLS**

**Project Number: 1004073**

**Applicant**  
Jth, Llc

**Agent / Contact**

Po Box 1443  
Corrales, NM 87048  
892-5533

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
<b>TOTAL:</b>		<b>\$395.00</b>

City Of Albuquerque  
Treasury Division

6/29/2007 10:41AM LOC: ANHX  
 JSR 003 TRANCH 0013  
 RECEIPT# 00078953-00078956  
 PER. IT# 200.070100 TRECCS  
 Trans Amnt \$395.00  
 APN Fee \$75.00  
 Conflict Mgmt. Fee \$20.00  
 DRB Actions \$300.00  
 Ch \$395.00  
 CHANGE \$0.00

Thank You



Current DRC

Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

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

**JUAN TABO HILLS, UNIT 1**

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

**Tract 5, Juan Tabo Hills**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

*replaces infrastructure list dated 5/25/05 # 1004073*

Date Submitted: 4/12/06

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 5/25/06

Date Preliminary Plat Expires: 5/25/06

DRB Project No.: 1004073

DRB Application No.: 05-00514

*#5*

**ORIGINAL**

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
		32' FF	Res Pvmt C & G (Both Sides)	Gallant Fox	War Admiral Dr.	Count Fleet St	/	/	/
		4'	Sidewalk (N Side)						
		10'	Trail in Open Space (S Side)						
		32' FF	Res Pvmt C & G (Both Sides)	War Admiral Dr.	Gallant Fox Rd.	Shadow Leader Pl.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Shadow Leader Pl.	Easy Goer Rd.	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Easy Goer Rd.	War Admiral Dr	Juan Tabo Blvd Dr.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Red Rum Ct.	Easy Goer Rd.	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Man O'War	Gallant Fox Rd.	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Native Dancer Rd.	Man O'War	Smarty Jones St	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Suny Bay Rd.	Man O'War	Smarty Jones St.	/	/	/
		4'	Sidewalk (Both Sides)						

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Sir Barton Rd.	Man O'War	Smarty Jones St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	John Henry Ct	Man O'War	Terminus	/	/	/
		4' 6'	Sidewalk (Both Sides) Sidewalk	40' SAS, SD, WL and Access Easement	Juan Tabo Dr.	John Henry Ct.	/	/	/
		32' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St.	Gallant Fox Rd.	Native Dancer Rd.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Cam Fells St	Black Gold	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Black Gold St.	North PL.	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Bold Ruler St.	Cam Fella St.	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Busher St.	Cam Fella St.	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Count Fleet St.	Cam Fella St.	Gallant Fox Rd.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Dan Patch Rd.	Nasrullah St.	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Nasrullah St.	Black Gold	Dan Patch Rd.	/	/	/
		4'	Sidewalk (Both Sides)						

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Timonium Dr.	Busher St.	Black Gold St.	/	/	/
		4'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Gulfstream Dr.	Timonium Dr.	North Prop. Line	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Timonium Dr.	Black Gold St.	Gallant Fox	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Alydar Ave.	Black Gold St.	Smarty Jones St.	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Cam Fella St	Black Gold St.	Gulfstream Dr.	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Peteski Ave	Man O'War	Juan Tabo Blvd	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Juan Tabo Dr.	Gallant Fox	North Prop Line	/	/	/
		6'	Sidewalk (Both Sides)						
		25' FF	Res Pvmt C & G (Both Sides)	Kelso Ct.	Easy Goer Rd	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		24' FF	Temp Pvmt	72' Public Access Esmt (Street L)	50' Public Access Esmt (Gulfstream Dr.)	80' Public Access Esmt (Juan Tabo Dr.)	/	/	/
		25' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
		4'	Sidewalk (East Side)						
		60' FF	Perm Pvmt C & G (Both Sides)	Juan Tabo Blvd	Existing Terminus	North Pl	/	/	/
		6'	Sidewalk (Both Sides)						

29.33' F-F  
  
 Sidewalk (West Side) BOTH SIDES

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		24' FF	Gravel Emergency Access Rd with gates	40' Emergency Access Easement	Gallant Fox Rd	Raton Ave	/	/	/
		60' FF (74' EE)	Bridge	Juan Tabo Blvd	over Tijeras Arroyo		/	/	/
		6"	Waterline	40' SAS, SD, WL, and Access Easement	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	Waterline	War Admiral Dr	Gallant Fox Dr	Easy Goer Rd	/	/	/
		6"	Waterline	War Admiral Dr	Easy Goer Rd	Shadow Leader Pl	/	/	/
		8"	Waterline	Gallant Fox Rd	War Admiral Dr	Juan Tabo Dr	/	/	/
		8"	Waterline	Gallant Fox Rd	Man O'War	Timonium Dr	/	/	/
		8"	Waterline	Count Fleet St	Bold Ruler St	Brusher St	/	/	/
		6"	Waterline	Count Fleet St	Brusher St	Cam Fella St	/	/	/
		8"	Waterline	Cam Fella St	Brusher St	Bold Ruler St	/	/	/
		6"	Waterline	Cam Fella St	Brusher St	Count Fleet St	/	/	/
		6"	Waterline	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		6"	Waterline	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O'War	/	/	/
		4"	Waterline	Kelso Ct	Easy Goer Rd	Terminus	/	/	/
		6"	Waterline	Shadow Leader	Easy Goer Rd	War Admiral Dr	/	/	/
		4"	Waterline	Shadow Leader	War Admiral Dr	Terminus	/	/	/
		6"	Waterline	Red Rum Ct	Easy Goer Rd	Terminus	/	/	/
		10"	Waterline	Man O'War	Gallant Fox Rd	North PL	/	/	/
		6"	Waterline	Native Dancer Rd	Man O'War	72' Public Esmt (Street L)	/	/	/
		6"	Waterline	Suny Bay Rd	Man O'War	Smarty Jones	/	/	/
		6"	Waterline	Sir Barton Rd	Man O'War	Smarty Jones	/	/	/
		8"	Waterline	Smarty Jones	Gallant Fox Rd	Native Dancer Rd	/	/	/
		4"	Waterline	Smarty Jones	Native Dancer Rd	Terminus	/	/	/
		12"	Waterline	Gulfstream Dr	Cam Fella	North PL	/	/	/
		8"	Waterline	Black Gold St	Cam Fella	Nasrullah St	/	/	/
		4"	Waterline	Black Gold St	Cam Fella	Terminus	/	/	/
		12"	Waterline	Bold Ruler St	Count Fleet St	Cam Fella	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		6"	Waterline	Busher St	Count Fleet St	Cam Fella St	/	/	/
		6"	Waterline	Dan Patch Rd	Count Fleet St	Nasrullah St	/	/	/
		6"	Waterline	Nasrullah St	Dan Patch	Black Gold St	/	/	/
		10"	Waterline	Gallant Fox Rd	Juan Tabo Dr	Man O' War St	/	/	/
		12"	Waterline	Gallant Fox Rd	Timonium Dr	Count Fleet St	/	/	/
		12"	Waterline	Count Fleet St	Bold Ruler St	Gallant Fox Rd	/	/	/
		12"	Waterline	Cam Fella St	Gulfstream Dr	Bold Ruler St	/	/	/
		6"	Waterline	Black Gold St	Nasrullah St	Count Fleet St	/	/	/
		8"	Waterline	20' WL Esmt	War Admiral Dr	West PL	/	/	/
				in Tr 1-A adj to Lot 40, Blk 19					
		10"	Waterline	80' Public Access Esmt (Juan Tabo)	72' Public Access Esmt (Street L)	60' Public Access Esmt (Via Posada)	/	/	/
		10"	Waterline	15' WL Esmt in Tr 1-C	80' Public Access Esmt (Juan Tabo)	Exist 20' COA Util Esmt	/	/	/
		10"	Waterline	72' Public Access Esmt (Street L)	80' Public Access Esmt (Juan Tabo)	Man O' War	/	/	/
		12"	Waterline	Exist 20' COA Util Esmt	8" Stub in Via Posada	10" Stub in Juan Tabo	/	/	/
		30"	Waterline	with two 30" valves			/	/	/
				Juan Tabo Bridge					
			<b>Sanitary Sewer</b>						
		8"	SAS	40' SAS, SD, WL and	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	SAS	War Admiral Dr	Gallant Fox Rd	Shadow Leader Pl	/	/	/
		8"	SAS	Shadow Leader Pl	Easy Goer St	Terminus	/	/	/
		8"	SAS	Kelso Ct	Easy Goer St	Terminus	/	/	/
		8"	SAS	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		8"	SAS	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O' War St	/	/	/
		8"	SAS	Gallant Fox Rd	War Admiral Dr	Count Fleet St	/	/	/
		8"	SAS	Man O'War St	Gallant Fox Rd	72' Public Esmt (Street L)	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	SAS	Native Dancer Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Suny Bay Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Sir Barton Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Smarty Jones	Terminus	Gallant Fox	/	/	/
		8"	SAS	Cam Fella	Gulfstream	Count Fleet St	/	/	/
		8"	SAS	Busher	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Bold Ruler	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Black Gold	Terminus	Count Fleet St	/	/	/
		8"	SAS	Nasrullah	Black Gold	Dan Patch	/	/	/
		8"	SAS	Dan Patch	Nasrullah	Count Fleet St	/	/	/
		8"	SAS	Count Fleet St	Cam Fella	Gallant Fox	/	/	/
		8"	SAS	Gulfstream	Cam Fella	72' Public Esmt (Street L)	/	/	/
		18"	SAS	Juan Tabo Bridge			/	/	/
		8"	SAS	Juan Tabo Dr	72' Public Esmt (Street L)	Exst 30' SAS Esmt	/	/	/
		8"	SAS	20' SAS Esmt in Tr 1-A adj to Lot 40, Blk 19	War Admiral Dr	West PL	/	/	/
		8"	SAS	72' Public Access Esmt (Street L)	Gulfstream Dr	Juan Tabo Dr	/	/	/
		8"	SAS	20' SAS Esmt adj to W. PI in Tract 1-A	South PL	Exist 30" SAS Esmt	/	/	/
		48"-60"	<b>Storm Drain</b> Storm Drain Detention Pond with Liner Transition Structure at East End of 96" RCP in Tract 1-A	Juan Tabo Bridge Tract 1-A			/	/	/
		18"	Storm Drain	Gallant Fox	at Lot 18, Blk 17		/	/	/
		18"	Storm Drain	Gallant Fox	at Lot 22, Blk 18		/	/	/
		24"	Storm Drain	Gallant Fox	Lot 22	Juan Tabo	/	/	/
		18",24"	Storm Drain	Juan Tabo	Street L	Pond #1	/	/	/



# ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		18",24"	Storm Drain	Juan Tabo	at Via Posada	Pond #1	/	/	/
		18",24",36"	Storm Drain	Juan Tabo	Gallant Fox	Tract 1-A	/	/	/
		90"	Storm Drain	Juan Tabo	Tract 1-B	Tract 1-A	/	/	/
		48"	Storm Drain	Pond #1	Outfall	Tijeras (Tract 1-A)	/	/	/
		18",36"	Storm Drain	Gulfstream	Cam Fella	Tract 1-B	/	/	/
		18",24",30",36"	Storm Drain	Man O'War	Sir Baron	Tract 1-B	/	/	/
		18",24",30"	Storm Drain	Timonium	Black Gold	Brusher	/	/	/
		18",30"	Storm Drain	Timonium	at Tract 1-D		/	/	/
		18",24"	Storm Drain	Black Gold	Lot 37, Blk 9	Cam Fella	/	/	/
		30"	Storm Drain	Brusher	Timonium	Cam Fella	/	/	/
		18",24",42"	Storm Drain	War Admiral	Easy Goer	Tract 1-A	/	/	/
		18",24",30"	Storm Drain	Cam Fella	Lot 6, Blk 11	Gulfstream	/	/	/
		18",36",42"	Storm Drain	Cam Fella	Brusher	Tract 1-A	/	/	/
		18"	Storm Drain	Street L	at Juan Tabo		/	/	/
		18"	Storm Drain	Easy Goer	at War Admiral		/	/	/
		18",24"	Storm Drain	Native Dancer	Lot 29, Blk 13	Man O'War	/	/	/
		18,24,30,36,42,48	Storm Drain	Via Posada	130' E. of Juan Tabo	Pond #1	/	/	/
		66"	Storm Drain	Pond #2	Outfall	Tijeras (Tract 1-A)	/	/	/
		90"	Storm Drain	Tract 1-A	Pond #2	Juan Tabo	/	/	/
		18",24",90"	Storm Drain	Tract 1-B	Juan Tabo	Gulfstream	/	/	/
		18,30,90,42,96	Storm Drain	Tract 1-A	Gulfstream	Transition Structure	/	/	/
		84",66",42"	Storm Drain	Tract 1-A	West Pl	Juan Tabo (S. of Gallant Fox)	/	/	/
		54",18",24"	Storm Drain	Tract 1-D	Juan Tabo	Timonium (S. of Gallant Fox)	/	/	/
		54",48",36",18"	Storm Drain	Tract 1-A	Timonium	East Pl (S of Gallant Fox)	/	/	/

ORIGINAL

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.	City Crst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature      Date	City User Dept. Signature      Date

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.

- \* Sidewalks to be deferred
- \*\* Sidewalk deferred on South side and from lot 18, Blk 11 to Black Gold Street
- 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 DPM
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan
- 6 LOMR Required for Release of Financial Guaranty
- 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 on thousand feet of a 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 Department, Environmental Services Division, Groundwater and Landfill Section.

AGENT / OWNER

Gregory J. Krenik  
NAME (print)

Mark Goodwin & Associates  
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*J. Matson* 4/19/06 DRB CHAIR - date  
*Christina Sandoval* 4/19/06 PARKS & GENERAL RECREATION - date

*[Signature]* 4-19-06  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 4-19-06  
UTILITY DEVELOPMENT - date

*Bradley L. Bingham* 4/19/06  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	3-16-07	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*March 16, 2007*

*Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103*

**Re: Juan Tabo Hills, Unit 1 – Subdivision Design Variance**

*Dear Ms. Matson:*

*On behalf of the owner, JTH, LLC, we are requesting a Subdivision Design Variance. The builder inadvertently constructed houses on Lots 1 & 2, Block 21, facing Kelso Court instead of Shadow Leader. This creates a situation where 6 houses front on a stub street. The builder wishes a variance that would both allow for 1) widening the stub street on the west side by moving the curb 4'-4" to the west and allowing 6 homes to front on the widened stub street (Kelso Ct.), and 2) to allow the sidewalk to be at the back of the curb. The street would now be 29'-4" F-F with sidewalk on both sides but at the back of curb.*

*Please contact our office if you have any questions.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**

  
*Gregory J. Krenik, PE  
Vice President*

*GJK/sr*

*Attachments*

*replaces infrastructure list dated 5/25/05 # 1004073*

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

**JUAN TABO HILLS, UNIT 1**

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

**Tract 5, Juan Tabo Hills**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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	Private P.E.	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Gallant Fox	War Admiral Dr.	Count Fleet St	/	/	/
		4'	Sidewalk (N Side)						
		10'	Trail in Open Space (S Side)						
		32' FF	Res Pvmt C & G (Both Sides)	War Admiral Dr.	Gallant Fox Rd.	Shadow Leader Pl.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Shadow Leader Pl.	Easy Goer Rd.	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Easy Goer Rd.	War Admiral Dr.	Juan Tabo Blvd Dr.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Red Rum Ct.	Easy Goer Rd.	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Man O'War	Gallant Fox Rd.	Terminus	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Native Dancer Rd.	Man O'War	Smarty Jones St.	/	/	/
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Suny Bay Rd.	Man O'War	Smarty Jones St	/	/	/
		4'	Sidewalk (Both Sides)						

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Sir Barton Rd.	Man O'War	Smarty Jones St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	John Henry Ct	Man O'War	Terminus	/	/	/
		4' 6'	Sidewalk (Both Sides) Sidewalk	40' SAS, SD, WL and Access Easement	Juan Tabo Dr.	John Henry Ct.	/	/	/
		32' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St.	Gallant Fox Rd.	Native Dancer Rd.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Cam Fells St.	Black Gold	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Black Gold St.	North PL.	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Bold Ruler St.	Cam Fella St.	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Busher St.	Cam Fella St.	Count Fleet St.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Count Fleet St	Cam Fella St.	Gallant Fox Rd.	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Dan Patch Rd.	Nasrullah St.	Count Fleet St	/	/	/
		4' 32' FF	Sidewalk (Both Sides) Res Pvmt C & G (Both Sides)	Nasrullah St.	Black Gold	Dan Patch Rd.	/	/	/
		4'	Sidewalk (Both Sides)						

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Timonium Dr.	Busher St.	Black Gold St.	/	/	/
		4' FF	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Gulfstream Dr.	Timonium Dr.	North Prop. Line	/	/	/
		6' FF	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Timonium Dr.	Black Gold St.	Gallant Fox	/	/	/
		6' FF	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Alydar Ave.	Black Gold St.	Smarty Jones St.	/	/	/
		6' FF	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Cam Fella St	Black Gold St.	Gulfstream Dr.	/	/	/
		6' FF	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Peteski Ave	Man O'War	Juan Tabo Blvd	/	/	/
		6' FF	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Juan Tabo Dr.	Gallant Fox	North Prop Line	/	/	/
		6' FF	Sidewalk (Both Sides)						
		25' FF	Res Pvmt C & G (Both Sides)	Kelso Ct.	Easy Goer Rd	Terminus	/	/	/
		4' FF	Sidewalk (Both Sides)						
		24' FF	Sidewalk (West Side) <b>BOTH SIDES</b> Temp Pvmt	72' Public Access Esmt (Street L)	50' Public Access Esmt (Gulfstream Dr.)	80' Public Access Esmt (Juan Tabo Dr.)	/	/	/
		25' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
		4' FF	Sidewalk (East Side)						
		60' FF	Perm Pvmt C & G (Both Sides)	Juan Tabo Blvd	Existing Terminus	North PI	/	/	/
		6' FF	Sidewalk (Both Sides)						

29.33' F-F  
  
**BOTH SIDES**

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' FF	Gravel Emergency Access Rd with gates	40' Emergency Access Easement	Gallant Fox Rd	Raton Ave	/	/	/
		60' FF (74' EE)	Bridge	Juan Tabo Blvd	over Tijeras Arroyo		/	/	/
		6"	Waterline	40' SAS, SD, WL, and Access Easement	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	Waterline	War Admiral Dr	Gallant Fox Dr	Easy Goer Rd	/	/	/
		6"	Waterline	War Admiral Dr	Easy Goer Rd	Shadow Leader Pl	/	/	/
		8"	Waterline	Gallant Fox Rd	War Admiral Dr	Juan Tabo Dr	/	/	/
		8"	Waterline	Gallant Fox Rd	Man O'War	Timonium Dr	/	/	/
		8"	Waterline	Count Fleet St	Bold Ruler St	Brusher St	/	/	/
		6"	Waterline	Count Fleet St	Brusher St	Cam Fella St	/	/	/
		8"	Waterline	Cam Fella St	Brusher St	Bold Ruler St	/	/	/
		6"	Waterline	Cam Fella St	Brusher St	Count Fleet St	/	/	/
		6"	Waterline	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		6"	Waterline	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O'War	/	/	/
		4"	Waterline	Kelso Ct	Easy Goer Rd	Terminus	/	/	/
		6"	Waterline	Shadow Leader	Easy Goer Rd	War Admiral Dr	/	/	/
		4"	Waterline	Shadow Leader	War Admiral Dr	Terminus	/	/	/
		6"	Waterline	Red Rum Ct	Easy Goer Rd	Terminus	/	/	/
		10"	Waterline	Man O'War	Gallant Fox Rd	North PL	/	/	/
		6"	Waterline	Native Dancer Rd	Man O'War	72' Public Esmt (Street L)	/	/	/
		6"	Waterline	Suny Bay Rd	Man O'War	Smarty Jones	/	/	/
		6"	Waterline	Sir Barton Rd	Man O'War	Smarty Jones	/	/	/
		8"	Waterline	Smarty Jones	Gallant Fox Rd	Native Dancer Rd	/	/	/
		4"	Waterline	Smarty Jones	Native Dancer Rd	Terminus	/	/	/
		12"	Waterline	Gulfstream Dr	Cam Fella	North PL	/	/	/
		8"	Waterline	Black Gold St	Cam Fella	Nasrullah St	/	/	/
		4"	Waterline	Black Gold St	Cam Fella	Terminus	/	/	/
		12"	Waterline	Bold Ruler St	Count Fleet St	Cam Fella	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		6"	Waterline	Busher St	Count Fleet St	Cam Fella St	/	/	/
		6"	Waterline	Dan Patch Rd	Count Fleet St	Nasrullah St	/	/	/
		6"	Waterline	Nasrullah St	Dan Patch	Black Gold St	/	/	/
		10"	Waterline	Gallant Fox Rd	Juan Tabo Dr	Man O' War St	/	/	/
		12"	Waterline	Gallant Fox Rd	Timonium Dr	Count Fleet St	/	/	/
		12"	Waterline	Count Fleet St	Bold Ruler St	Gallant Fox Rd	/	/	/
		12"	Waterline	Cam Fella St	Gulfstream Dr	Bold Ruler St	/	/	/
		6"	Waterline	Black Gold St	Nasrullah St	Count Fleet St	/	/	/
		8"	Waterline	20' WL Esmt in Tr 1-A adj to Lot 40, Blk 19	War Admiral Dr	West PL	/	/	/
		10"	Waterline	80' Public Access Esmt (Juan Tabo)	72' Public Access Esmt (Street L)	60' Public Access Esmt (Via Posada)	/	/	/
		10"	Waterline	15' WL Esmt in Tr 1-C	80' Public Access Esmt (Juan Tabo)	Exist 20' COA Util Esmt	/	/	/
		10"	Waterline	72' Public Access Esmt (Street L)	80' Public Access Esmt (Juan Tabo)	Man O' War	/	/	/
		12"	Waterline	Exist 20' COA Util Esmt	8" Stub in Via Posada	10" Stub in Juan Tabo	/	/	/
		30"	Waterline	Juan Tabo Bridge			/	/	/
		8"	SAS	40' SAS, SD, WL and	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	SAS	War Admiral Dr	Gallant Fox Rd	Shadow Leader Pl	/	/	/
		8"	SAS	Shadow Leader Pl	Easy Goer St	Terminus	/	/	/
		8"	SAS	Kelso Ct	Easy Goer St	Terminus	/	/	/
		8"	SAS	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		8"	SAS	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O' War St	/	/	/
		8"	SAS	Gallant Fox Rd	War Admiral Dr	Count Fleet St	/	/	/
		8"	SAS	Man O'War St	Gallant Fox Rd	72' Public Esmt (Street L)	/	/	/



# ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		8"	SAS	Native Dancer Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Suny Bay Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Sir Barton Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Smarty Jones	Terminus	Gallant Fox	/	/	/
		8"	SAS	Cam Fella	Gulfstream	Count Fleet St	/	/	/
		8"	SAS	Busher	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Bold Ruler	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Black Gold	Terminus	Count Fleet St	/	/	/
		8"	SAS	Nasrullah	Black Gold	Dan Patch	/	/	/
		8"	SAS	Dan Patch	Nasrullah	Count Fleet St	/	/	/
		8"	SAS	Count Fleet St	Cam Fella	Gallant Fox	/	/	/
		8"	SAS	Gulfstream	Cam Fella	72' Public Esmt (Street L)	/	/	/
		18"	SAS	Juan Tabo Bridge			/	/	/
		8"	SAS	Juan Tabo Dr	72' Public Esmt (Street L)	Exst 30' SAS Esmt	/	/	/
		8"	SAS	20' SAS Esmt in Tr 1-A adj to Lot 40, Blk 19	War Admiral Dr	West PL	/	/	/
		8"	SAS	72' Public Access Esmt (Street L)	Gulfstream Dr	Juan Tabo Dr	/	/	/
		8"	SAS	20' SAS Esmt adj to W. PI in Tract 1-A	South PL	Exist 30" SAS Esmt	/	/	/
		48"-60"	<b>Storm Drain</b>						
			Storm Drain	Juan Tabo Bridge			/	/	/
			Detention Pond with Liner	Tract 1-A			/	/	/
			Transition Structure at East End of 96" RCP in Tract 1-A				/	/	/
		18"	Storm Drain	Gallant Fox	at Lot 18, Blk 17		/	/	/
		18"	Storm Drain	Gallant Fox	at Lot 22, Blk 18		/	/	/
		24"	Storm Drain	Gallant Fox	Lot 22	Juan Tabo	/	/	/
		18",24"	Storm Drain	Juan Tabo	Street L	Pond #1	/	/	/

# ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		18",24"	Storm Drain	Juan Tabo	at Via Posada	Pond #1	/	/	/
		18",24",36"	Storm Drain	Juan Tabo	Gallant Fox	Tract 1-A	/	/	/
		90"	Storm Drain	Juan Tabo	Tract 1-B	Tract 1-A	/	/	/
		48"	Storm Drain	Pond #1	Outfall	Tijeras (Tract 1-A)	/	/	/
		18",36"	Storm Drain	Gulfstream	Cam Fella	Tract 1-B	/	/	/
		18",24",30",36"	Storm Drain	Man O'War	Sir Baron	Tract 1-B	/	/	/
		18",24",30"	Storm Drain	Timonium	Black Gold	Brusher	/	/	/
		18",30"	Storm Drain	Timonium	at Tract 1-D		/	/	/
		18",24"	Storm Drain	Black Gold	Lot 37, Blk 9	Cam Fella	/	/	/
		30"	Storm Drain	Brusher	Timonium	Cam Fella			
		18",24",42"	Storm Drain	War Admiral	Easy Goer	Tract 1-A	/	/	/
		18",24",30"	Storm Drain	Cam Fella	Lot 6, Blk 11	Gulfstream			
		18",36",42"	Storm Drain	Cam Fella	Brusher	Tract 1-A	/	/	/
		18"	Storm Drain	Street L	at Juan Tabo				
		18"	Storm Drain	Easy Goer	at War Admiral		/	/	/
		18",24"	Storm Drain	Native Dancer	Lot 29, Blk 13	Man O'War			
		18,24,30,36,42,48	Storm Drain	Via Posada	130' E. of Juan Tabo	Pond #1	/	/	/
		66"	Storm Drain	Pond #2	Outfall	Tijeras (Tract 1-A)	/	/	/
		90"	Storm Drain	Tract 1-A	Pond #2	Juan Tabo	/	/	/
		18",24",90"	Storm Drain	Tract 1-B	Juan Tabo	Gulfstream	/	/	/
		18,30,90,42,96	Storm Drain	Tract 1-A	Gulfstream	Transition Structure	/	/	/
		84",66",42"	Storm Drain	Tract 1-A	West Pl	Juan Tabo (S. of Gallant Fox)	/	/	/
		54",18",24"	Storm Drain	Tract 1-D	Juan Tabo	Timonium (S. of Gallant Fox)	/	/	/
		54",48",36",18"	Storm Drain	Tract 1-A	Timonium	East Pl (S. of Gallant Fox)	/	/	/

ORIGINAL

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.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**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.

- \* Sidewalks to be deferred
- \*\* Sidewalk deferred on South side and from lot 18, Blk 11 to Black Gold Street
- 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 DPM
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan
- 6 LOMR Required for Release of Finanical Guaranty
- 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 on thousand feet of a landfill", A Review and Approval of the Site Plan, the proposed construction, design drawings, and cretification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

**AGENT / OWNER**

**Gregory J. Krenik**  
NAME (print)

**Mark Goodwin & Associates**  
FIRM

*[Signature]*  
SIGNATURE - date  
4-12-06

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*[Signature]* 4/19/06 DRB CHAIR - date

*[Signature]* 4-19-06 TRANSPORTATION DEVELOPMENT - date

*[Signature]* 4-19-06 UTILITY DEVELOPMENT - date

*[Signature]* 4/19/06 CITY ENGINEER - date

*[Signature]* 4/19/06 PARKS & GENERAL RECREATION - date

\_\_\_\_\_- date

\_\_\_\_\_- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

INFRASTRUCTURE LIST

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 05/25/05  
Date Preliminary Plat Expires: 05/25/06

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

DRB Project No: 1004073  
DRB Application No.: 05-00514

**JUAN TABO HILLS, UNIT 1**  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract 5, Juan Tabo Hills**  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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
		32' FF	<b>PAVING</b> Res Pvmt	Gallant Fox	War Admiral Dr	Count Fleet St.	/	/	/
		4'	* Sidewalk (N Side)						
		10'	Trail in Open Space (S Side)						
		32' FF	Res Pvmt	War Admiral Dr.	Gallant Fox Rd.	Shadow Leader Pl	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Shadow Leader Pl	Easy Goer Rd	Terminus	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd Dr	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Red Rum Ct.	Easy Goer Rd	Terminus	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Man O'War	Gallant Fox Rd	Terminus	/	/	/
		4'	* Sidewalk (Both Sides)						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Native Dancer Rd	Man O'War	Smarty Jones St.	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Suny Bay Rd.	Man O'War	Smarty Jones St	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Sir Barton Rd.	Man O'War	Smarty Jones St.	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	John Henry Ct	Man O'War	Terminus	/	/	/
		4'	* Sidewalk (Both Sides)						
		6'	Sidewalk	40' SAS, SD, WL and Access Easement	Juan Tabo Dr	John Henry Ct	/	/	/
		32' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St.	Gallant Fox Rd	Native Dancer Rd	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Cam Fella St	Black Gold	Count Fleet St	/	/	/
		4'	** Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Black Gold St	North PL	Count Fleet St.	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Bold Ruler St	Cam Fella St	Count Fleet St.	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Busher St	Cam Fella St	Count Fleet St	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Count Fleet St.	Cam Fella St	Gallant Fox Rd	/	/	/
		4'	* Sidewalk (Both Sides)						

Project name:

Juan Tabo Hills, Unit 1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' FF	Res Pvmt C & G (Both Sides)	Dan Patch Rd	Nasrullah St	Count Fleet St	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Nasrullah St	Black Gold	Dan Patch Rd	/	/	/
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Timonium Dr	Busher St	Black Gold St	/	/	/
		4'	* Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Gulfstream Dr.	Timonium Dr	North Prop. Line	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Timonium Dr	Black Gold St	Gallant Fox	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Alydar Ave	Black Gold St	Smarty Jones St	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Cam Fella St	Black Gold St	Gulfstream Dr	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Peteski Ave	Man O'War	Juan Tabo Blvd	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt C & G (Both Sides)	Juan Tabo Dr	Gallant Fox	North Prop Line	/	/	/
		6'	Sidewalk (Both Sides)						
		25' FF	Res Pvmt C & G (Both Sides)	Kelso Ct	Easy Goer Rd	Terminus	/	/	/
		4'	* Sidewalk (West Side)						
		24' EE	Temp Pvmt	72' Public Access Esmt	50' Public Access Esmt	80' Public Access Esmt	/	/	/

Project name:

Juan Tabo Hills, Unit 1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		25' FF	Res Pvmt C & G (Both Sides)	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
		4'	Sidewalk (East Side)						
		60' FF	Perm Pvmt C & G (Both Sides)	Juan Tabo Blvd	Existing Terminus	North PL	/	/	/
		6'	Sidewalk (Both Sides)						
		24' EE	Gravel Emergency Access Rd with gates	40' Emergency Access Easement	Gallant Fox Rd	Raton Ave	/	/	/
		60' FF (74' EE)	Bridge	Juan Tabo Blvd	over Tijeras Arroyo		/	/	/
			<b>WATER</b>						
		6"	Waterline	40' SAS, SD, WL and Access Easement	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	Waterline	War Admiral Dr	Gallant Fox Dr	Easy Goer Rd	/	/	/
		6"	Waterline	War Admiral Dr	Easy Goer Rd	Shadow Leader Pl	/	/	/
		8"	Waterline	Gallant Fox Rd	War Admiral Dr	Juan Tabo Dr	/	/	/
		8"	Waterline	Gallant Fox Rd	Man O'War	Timonium Dr	/	/	/
		8"	Waterline	Count Fleet St	Bold Ruler St	Brusher St	/	/	/
		6"	Waterline	Count Fleet St	Brusher St	Cam Fella St	/	/	/
		8"	Waterline	Cam Fella St	Brusher St	Bold Ruler St	/	/	/
		6"	Waterline	Cam Fella St	Brusher St	Count Fleet St	/	/	/
		6"	Waterline	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		6"	Waterline	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O'War	/	/	/
		4"	Waterline	Kelso Ct	Easy Goer Rd	Terminus	/	/	/
		6"	Waterline	Shadow Leader	Easy Goer Rd	War Admiral Dr	/	/	/
		4"	Waterline	Shadow Leader	War Admiral Dr	Terminus	/	/	/
		6"	Waterline	Red Rum Ct	Easy Goer Rd	Terminus	/	/	/
		10"	Waterline	Man O'War	Gallant Fox Rd	North PL	/	/	/
		6"	Waterline	Native Dancer Rd	Man O'War	Smarty Jones	/	/	/
		6"	Waterline	Suny Bay Rd	Man O'War	Smarty Jones	/	/	/
		6"	Waterline	Sir Barton Rd	Man O'War	Smarty Jones	/	/	/
		8"	Waterline	Smarty Jones	Gallant Fox Rd	Native Dancer Rd	/	/	/
		4"	Waterline	Smarty Jones	Native Dancer Rd	Terminus	/	/	/
		12"	Waterline	Gulfstream Dr	Cam Fella	North PL	/	/	/
		8"	Waterline	Black Gold St	Cam Fella	Nasullah St	/	/	/
		4"	Waterline	Black Gold St	Cam Fella	Terminus	/	/	/
		12"	Waterline	Bold Ruler St	Count Fleet St	Cam Fella	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Busher St	Count Fleet St	Cam Fella St	/	/	/
		6"	Waterline	Dan Patch Rd	Count Fleet St	Nasrullah St	/	/	/
		6"	Waterline	Nasrullah St	Dan Patch	Black Gold St	/	/	/
		10"	Waterline	Gallant Fox Rd	Juan Tabo Dr	Man O' War St	/	/	/
		12"	Waterline	Gallant Fox Rd	Timonium Dr	Count Fleet St	/	/	/
		12"	Waterline	Count Fleet St	Bold Ruler St	Gallant Fox Rd	/	/	/
		12"	Waterline	Cam Fella St	Gulfstream Dr	Bold Ruler St	/	/	/
		6"	Waterline	Black Gold St	Nasrullah St	Count Fleet St	/	/	/
		8"	Waterline	40' SAS, SD & WL Esmt in Tr 1 adj to Lot 40, Blk 19	War Admiral Dr	West PL	/	/	/
		10"	Waterline	80' Public Access Esmt	72' Public Access Esmt	60' Public Access Esmt	/	/	/
		10"	Waterline	20' WL Esmt in Tr 4	80' Public Access Esmt	Exist 20' COA Util Esmt	/	/	/
		8"	Waterline	50' Public Access Esmt	60' Public Access Esmt	72' Public Access Esmt	/	/	/
		10"	Waterline	72' Public Access Esmt	80' Public Access Esmt	Man O' War	/	/	/
		12"	Waterline	20' WL Esmt thru Tr 1&3	50' Public Access Esmt	Exist 20' COA Util Esmt	/	/	/
		8"	Waterline	60' Public Access Esmt	50' Public Access Esmt	20' WL Esmt Tr 1 & 2	/	/	/
		8"	Waterline	20' WL Esmt in Tr 1	20' WL Esmt	East PL	/	/	/
		12"	Waterline	Exist 20' COA Util Esmt	8" Stub in Via Posada	10" Stub in Juan Tabo	/	/	/
		30"	Waterline	<i>W/ TWO 30" VALVES</i> Juan Tabo Bridge			/	/	/
<b>SANITARY SEWER</b>									
		8"	SAS	20' SAS Easement	Juan Tabo Dr	30' SAS Easement	/	/	/
		8"	SAS	40' SAS, SD, WL and Access Easement	Juan Tabo Dr	John Henry Ct	/	/	/
		8"	SAS	War Admiral Dr	Gallant Fox Rd	Shadow Leader Pl	/	/	/
		8"	SAS	Shadow Leader Pl	Easy Goer St	Terminus	/	/	/
		8"	SAS	Kelso Ct	Easy Goer St	Terminus	/	/	/
		8"	SAS	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		8"	SAS	John Henry Ct	40' SAS, SD, WL & Access Esmt	Man O' War St	/	/	/
		8"	SAS	Gallant Fox Rd	War Admiral Dr	Count Fleet St	/	/	/
		8"	SAS	Man O'War St	Gallant Fox Rd	Terminus	/	/	/
		8"	SAS	Native Dancer Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Suny Bay Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Sir Barton Rd	Man O' War	Smarty Jones	/	/	/
		8"	SAS	Smarty Jones	Terminus	Gallant Fox	/	/	/
		8"	SAS	Cam Fella	Gulfstream	Count Fleet St	/	/	/
		8"	SAS	Busher	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Bold Ruler	Cam Fella	Count Fleet St	/	/	/
		8"	SAS	Black Gold	Terminus	Count Fleet St	/	/	/
		8"	SAS	Nasrullah	Black Gold	Dan Patch	/	/	/



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SAS	Dan Patch	Nasrullah	Count Fleet St	/	/	/
		8"	SAS	Count Fleet St	Cam Fella	Gallant Fox	/	/	/
		8"	SAS	Gulfstream	Cam Fella	North PL	/	/	/
		18"	SAS	Juan Tabo Bridge			/	/	/
		8"	SAS	30' SAS, SD Esmt in Tr 1 adj to West PL	South PL	30' SAS Easement	/	/	/
		8"	SAS	Juan Tabo Dr	72' Public Esmt	20' SAS Easement	/	/	/
		8"	SAS	40' SAS, SD & WL Esmt in Tr 1 adj to Lot 40, Blk 19	War Admiral Dr	West PL	/	/	/
		8"	SAS	72' Public Access Esmt	Gulfstream Dr	Juan Tabo Dr	/	/	/
<b>STORM DRAIN</b>									
		48"-60"	Storm Drain	Juan Tabo Bridge			/	/	/
		18",24", 30", 42"	Storm Drain	War Admiral Dr	Easy Goer Rd	Gallant Fox	/	/	/
		18",24",36"	Storm Drain	Cam Fella	Bold Ruler	Gulfstream	/	/	/
		18"-24"	Storm Drain	Gallant Fox	AtSmarty Jones		/	/	/
		18",24",30"	Storm Drain	Timonium Dr	Black Gold	Busher	/	/	/
		30",36"	Storm Drain	Busher	Timonium	Cam Fella	/	/	/
		36"	Storm Drain	Cam Fella	Busher	20' SD Esmt in Tr 1 Adj to Lot 18, Blk 11	/	/	/
		36"	Storm Drain	20' SD Esmt in Tract 1 Adj to Lot 18, Blk 11	Cam Fella	Four Hill Channel	/	/	/
		18", 24", 30", 36"	Storm Drain	Gulfstream	Cam Fella	Tract 1	/	/	/
		18",24", 30", 36"	Storm Drain	Man O' War	Sir Barton	Tract 1	/	/	/
		18",24"	Storm Drain	Gallant Fox	At Juan Tabo		/	/	/
		24", 36", 48", 54' 60" 84"	Storm Drain	20' SD Esmt in Tr 1 Adj to Gallant Fox	East PL	War Admiral Dr	/	/	/
		18"	Storm Drain	Black Gold St	Lot 27, Blk 4	Timonium Dr	/	/	/
		84"	Storm Drain	30' SAS, SD Esmt in Tr 1 Adj to West PL	South PL	Pond just north of Lot 23, Blk 18	/	/	/
		24"	Storm Drain	20' Esmt in Tract 1 and Tract A	Shadow Leader PI	Pond just north of Lot 23, Blk 18	/	/	/
		24" ,42", 96", 108"	Storm Drain	20' SD Esmt in Tr 1 along North PL	Gulfstream Dr	Juan Tabo Dr	/	/	/
		108"	Storm Drain	Juan Tabo Dr	Tract 1	Lot 40, Blk 13	/	/	/
		108"	Storm Drain	20' SD Esmt in Tr 1	Juan Tabo Dr	Pond just North of Lot 23, Blk 18	/	/	/

Project name: Juan Tabo Hills, Unit 1

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
30' EE	Concrete Channel	50' SD Esmt in Tr 1	Exist Channel	Gulfstream Dr
84"	Storm Drain	Along N PL 40' SAS, SD & WL Esmt Tr 1 adj to Lot 40, Blk 19	War Admiral Dr	West PL

Private Inspector	City Inspector	City Cnst Engineer
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>

DETENTION POND W/LINER TRACT 1  
TRAIL TO PROVIDE ACCESS TO STOPMANN TRACT 1

- \* Sidewalks to be deferred.
- \*\* Sidewalk defered on South side and from Lot 18, Blk 11 to Black Gold Street
- 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 DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.
- 6 LOMR Required for Release of Financial Guaranty
- 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 ONE THOUSAND FEET OF A LANDFILL." A REVIEW AND APPROVAL OF THE SITE PLAN, THE PROPOSED CONSTRUCTION, DESIGN DRAWINGS, AND A CERTIFICATION OF CONSTRUCTION WILL BE REQUIRED BY THE ENVIRONMENTAL HEALTH DEPARTMENT, ENVIRONMENTAL SERVICES DIVISION, GROUNDWATER AND LANDFILL SECTION."

AGENT / OWNER

Gregory J. Krenik, PE  
**MARK GOODWIN & ASSOCIATES**  
 FIRM  
 SIGNATURE - date 5-25-05  
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/25/05 DRB CHAIR - date  
[Signature] 5-25-05 TRANSPORTATION DEVELOPMENT - date  
[Signature] 5/25/05 UTILITY DEVELOPMENT - date  
[Signature] 5/25/05 CITY ENGINEER - date  
[Signature] 5/25/05 PARKS & GENERAL SERVICES - date  
 AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	3-16-07	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> V		<input type="checkbox"/> EPC Submittal
			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: JTH, LLC PHONE: 892.5533  
 ADDRESS: P.O. Box 1443 FAX: 338.4708  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision Design Variance  
(Juan Tabo Hills, Unit 1)

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

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

Lot or Tract No. Lots 1-2 & 15-18 Block: 21 Unit: 1  
 Subdiv. / Addn. Juan Tabo Hills  
 Current Zoning: RD Proposed zoning: RD  
 Zone Atlas page(s): M 21 No. of existing lots: n/a No. of proposed lots: n/a  
 Total area of site (acres): 2 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 10215545616940909, 10215545717540910 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Kelso Ct. SE  
 Between: Easy Goer Road SE and End of stub

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1004073,  
05 DRB - 01854

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

SIGNATURE Mark Goodwin DATE 3.5.07  
 (Print) for Gregory J. Krenik, PE \_\_\_\_\_ Applicant  Agent   
102105543217940901, 102105543117540902, 10215542917040903, 10210554271

**FOR OFFICIAL USE ONLY**

Form revised 4/04 6440904

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB . 00275</u>	<u>SDV</u>		\$ <u>-0-</u>
<input type="checkbox"/> All fees have been collected	_____	_____	<u>CMF</u>	\$ <u>20.00</u>
<input 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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>3.14.07</u>	_____	_____	\$ <u>20.00</u>
<u>Completed 3/6/07</u>		Project # <u>1004073</u>		

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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.

for Gregory J. Krenik, PE  
 Applicant name (print)  
Meluh Goodwin 3.5.07  
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers  
 090RB - 00275

Clare Serora 3/6/07  
 Planner signature / date  
**Project # 1004073**



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 5, 2007

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Juan Tabo Hills, Unit 1 – Subdivision Design Variance**

Dear Ms. Matson:

On behalf of the owner, JTH, LLC, we are requesting a Subdivision Design Variance. The builder inadvertently constructed houses on Lots 1 & 2, Block 21, facing Kelso Court instead of Shadow Leader. This creates a situation where 6 houses front on a stub street. The builder wishes a variance that would allow for widening the stub street on the west side by moving the curb 4' to the west and allowing 6 homes to front on the widened stub.

Please contact our office if you have any questions.

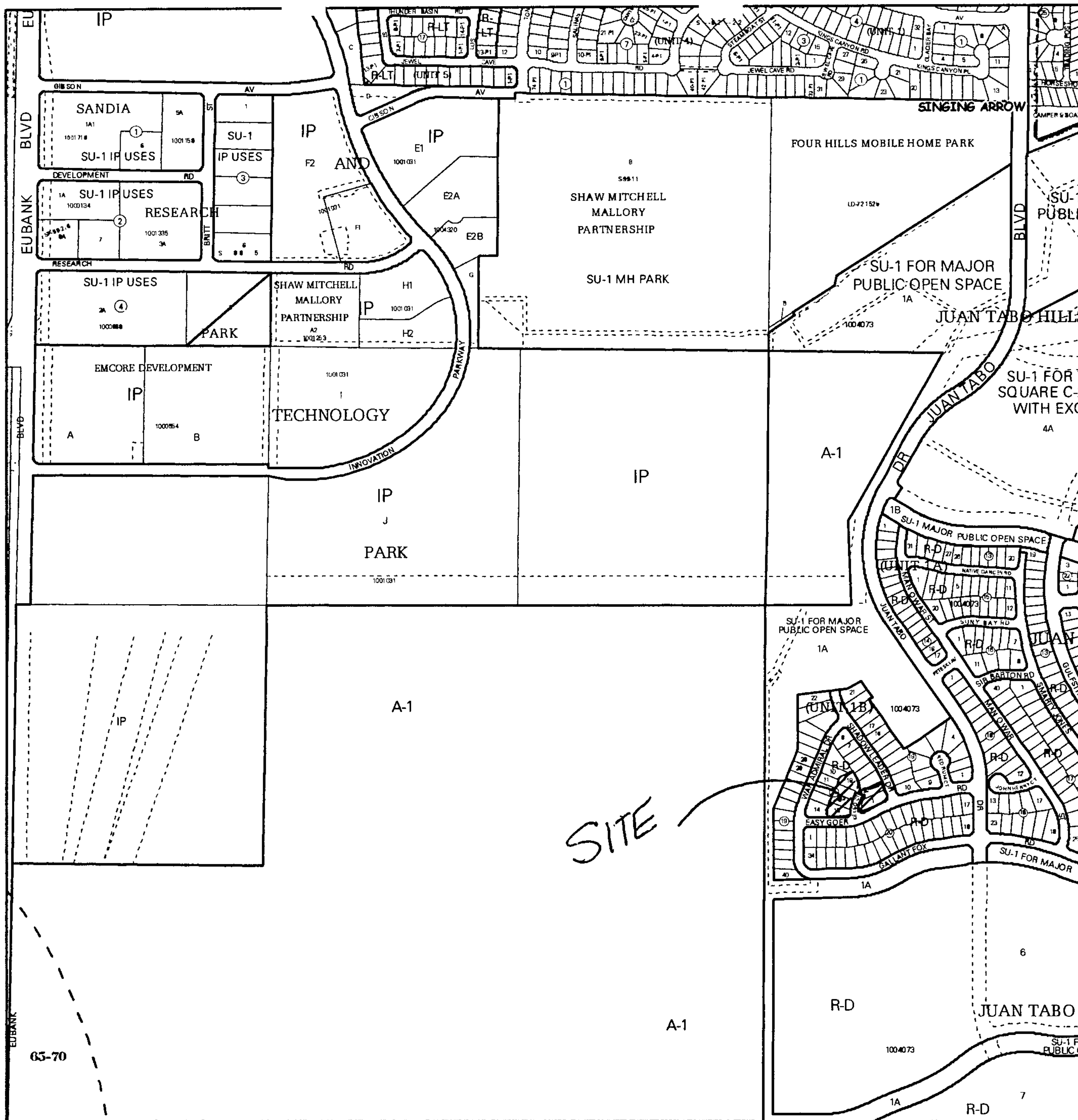
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE  
Chief Executive Officer

DMG/sr

Attachments



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

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-21-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

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME

JTH LLC

AGENT

Mark Goodman & Assoc

ADDRESS

PROJECT & APP #

1004073 / 07DRB00275

PROJECT NAME

Gran Falls Hills

\$ 20.00 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

3/6/2007 11:57AM LCC: 411X  
RECEIPT# 00077296 WSH 007 TRANS# 0030  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$20.00  
J24 Misc \$20.00  
V. \$20.00  
CHANGE \$0.00

Thank You

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME JTH LLC

AGENT MARK GOODWIN & ASSOC.

ADDRESS \_\_\_\_\_

PROJECT & APP # 1004073 / 07 DRB 00275

PROJECT NAME JUAN TABO HILLS, UNIT 1

\$ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*

- Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

D. MARK GOODWIN AND ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

5019

DUPLICATE 956841920

City of Albuquerque  
DATE 3/15/2007  
Treasury Division

PAY TO THE ORDER OF

City of Albuquerque

3/15/2007

3:24PM

\$ 50.00

Lefty 10/100

RECEIPT# 00078012 WSH 007

TRANSH 0050

Account# 441006

Fund 011 DOLLARS

Activity 4983000

TRMSFP

Trans Amt

\$50.00

J24 Misc

\$50.00

CK

CHANGE

*Susan Pasinski*  
Thank You

FOR JTH 1004073

0005019 107006813 283007003



**SIDEWALK EXHIBIT**

2<sup>nd</sup> revised

PROJECT # 1004073

EXHIBIT D

Date 3/28/07

1/30

