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, March 11, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002944
09DRB-70056 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC,** zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

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)

Project# 1004913
09DRB-70059 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-D, **UNM LANDS WEST** zoned C-3, located on CAMINO DEL SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15)

Project# 1007074
09DRB-70011 VACATION OF PUBLIC RIGHT-OF-WAY

[no new submittal – readvertisement only]

ROSS HOWARD SURVEYING CO agent(s) for YVONNE BENCOMO request(s) the referenced/ above action(s) for all or a portion of CIMINO ROAD NW from Rio Grande Blvd NW to Pedroncelli Rd NW and adjacent to Tract(s) 99 – 104 & 109, **M.R.G.C.D. MAP NO 31** zoned RA-2, located on the north side of GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND PEDRONCELLI RD NW containing approximately .7424 acre(s). (F-13)

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.

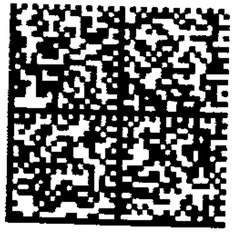
Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 23, 2009.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.42⁰
0004261639 FEB 20 2009
MAILED FROM ZIP CODE 87102



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

DRB

NIXIE 871 CE 1 84 02/23/09

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103199898 *0968-07704-20-35

87113$2700 R123
87103@1998

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, April 15, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000610
09DRB-70116 VACATION OF PUBLIC EASEMENTS

PRECISION SURVEYS INC agent(s) for SIDE DOOR SELF STORAGE LLC request(s) the referenced/ above action(s) for all or a portion of a Public Drainage Easement plus a PNM and MST & T Easement on Tract(s) 333-A-1-C-1-A, **TOWN OF ATRISCO Unit 8,** zoned SU-1/ C-2 USES and SU-1/ OFFICE & SELF STORAGE, located on the east side of COORS BLVD NW between OURAY RD NW and MIAMI RD NW containing approximately 5.3265 acre(s). (H-11)

Project# 1001696
09DRB-70115 MAJOR – 6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

PICO LA CUEVA LLC request(s) the referenced/ above action(s) for all or a portion of **PICO LA CUEVA SUBDIVISION,** zoned R-D, located in the northeast corner of the intersection of ALAMEDA BLVD NE and BARSTOW ST NE containing approximately 3.16 acre(s). (C-20)

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)

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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 30, 2009.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.42⁰
0004261639 MAR 27 2009
MAILED FROM ZIP CODE 87102

DRF

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

87113+2700
87103@1293

NIXIE 871 CE 1 84 03/31/09
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 87103129393 *0668-13246-27-44

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/10th 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/2nd 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.

Carol Toffaletti

CITY OF A BUQUERQU

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004073 **AGENDA ITEM NO: 4**

SUBJECT:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

4-7-09
An approved drainage report is ~~required~~ for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION: signed IL

APPROVED X; 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: April 8, 2009

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 10041073 **AGENDA#** 5 **DATE:** 3/25/09

1. **Name:** _____ **Address:** _____ **Zip:** _____
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:** _____

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004073 **AGENDA#** 3 **DATE:** 3/11/09

1. **Name:** _____ **Address:** _____ **Zip:** _____
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:** _____

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, March 11, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002944 09DRB-70056 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT	MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC,** zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)
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)
Project# 1004913 09DRB-70059 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT	HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-D, **UNM LANDS WEST** zoned C-3, located on CAMINO DEL SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15)

Project# 1007074
09DRB-70011 VACATION OF PUBLIC RIGHT-OF-WAY

[no new submittal – readvertisement only]

ROSS HOWARD SURVEYING CO agent(s) for YVONNE BENCOMO request(s) the referenced/ above action(s) for all or a portion of CIMINO ROAD NW from Rio Grande Blvd NW to Pedroncelli Rd NW and adjacent to Tract(s) 99 – 104 & 109, **M.R.G.C.D. MAP NO 31** zoned RA-2, located on the north side of GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND PEDRONCELLI RD NW containing approximately .7424 acre(s). (F-13)

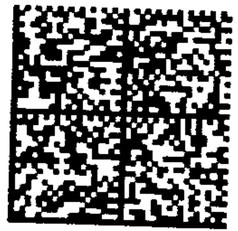
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special 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.

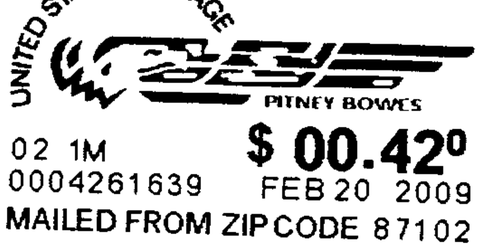
Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 23, 2009.

CITY OF ALBUQUERQUE

Planning Department





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

DR 1.

87103$1293 B015

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004073 AGENDA ITEM NO: 5

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION
DESIGN VARIANCE
VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

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.

8 Apr 09

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 DATE: MARCH 25, 2009
Transportation Development 505-924-3991

#12

UNIT 1B

DRB CASE ACTION LOG (FINAL PLAT)

Comp #5 6-26-06

REVISED 9/28/05

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.: **06DRB-00860 (FP)**	Project # **1004073**
Project Name: **JUAN TABO HILLS, UNIT 1B**	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/21/06 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Record the 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.**

Called agent for P/U. 6-26-06 #5.

Project Number 1004073

#12

UNIT 1A

DRB CASE ACTION LOG (FINAL PLAT)

Comp #5- 6-26-06

REVISED 9/28/05

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.: **06DRB-00858 (FP)** Project #~~1004676~~ 1004073

Project Name: **JUAN TABO HILLS, UNIT 1A**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/21/06 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Record the 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.**

Called agent for P/U. ES. 6-26-06

Project Number 1004073

#12

UNIT 1B

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: **06DRB-00860 (FP)** Project # **1004073**

Project Name: **JUAN TABO HILLS, UNIT 1B**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN**), was approved on 6/21/06 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:
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): Record the 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.**

OK

Project Number 1004073

#12

UNIT 1A

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: **06DRB-00858 (FP)** Project # ~~1004670~~ 1004073

Project Name: **JUAN TABO HILLS, UNIT 1A**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 6/21/06 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:
- ☒ PLANNING (Last to sign): Record the 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.**

Project Number 1004073

UNIT 1A

Bluesheet

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 21, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engine
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: 11:10 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 # 1003175** 06DRB-00733 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 24 acre(s). [REF: 04DRB-01126] (N-9) **A ONE-YEAR SIA WAS APPROVED.**

2. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/28/06.**

3. **Project # 1004913**
06DRB-00730 Major-Vacation of Public Easements
06DRB-00731 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Parcel(s) 1, 2, A & B, UNPLATTED LANDS OF UNM (to be known as **TRACTS A, B, C, & D, UNM LANDS WEST**) zoned C-3, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1004496**
06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06 & 6/14/06]* (K-23/L-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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.

5. Project # 1004624
06DRB-00872 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for HUNT UPTOWN III LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, SAINT PIUS X (to be known as **UPTOWN VILLAGE APARTMENTS**) zoned SU-2 FOR R-2 AND O-1, located on INDIAN SCHOOL RD NE, between ESPANOLA NE and UPTOWN LOOP RD NE containing approximately 7 acre(s). [REF: 06EPC00023] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 6/21/06]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/28/06.**

6. Project # 1004773
06DRB-00865 Minor-SiteDev Plan Subd
06DRB-00866 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 20 & 21, Tract(s) A, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 – M-1 special neighborhood zone, located on HOLLY AVE NE, between I-25 and SAN PEDRO NE containing approximately 4 acre(s). [REF: 06DRB-00377, 06DRB-00750] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST. APPLICATION #06DRB00866, THE SITE PLAN FOR BUILDING PERMIT, WAS WITHDRAWN AT THE AGENT'S REQUEST.**

06DRB-00750 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, NORTH

ALBUQUERQUE ACRES, UNIT B (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] [Was Indef Deferred for the site plan.] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for ALEXANDER SAMUELS REALTY GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS OF ZOLIN/KUNATH (to be known as **VILLAGE CENTER**) zoned SU-1 for C-1, SU-1 for MIXED USE, located on UNSER BLVD NW NW, between NIGHT WHISPER DR NW and CALLE PERRO RD NW containing approximately 3 acre(s). **[David Stallworth, EPC Case Planner]** *[Deferred from 6/7/06]* (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1002405**
06DRB-00796 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 6/14/06]* (G-11) **THE SITE PLAN FOR**

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

9. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE,** zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06 & 6/14/06]* (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR DRC PLANS AND A PAPER EASEMENT.**

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

10. **Project # 1003610**
06DRB-00873 Minor-Final Plat Approval

WILSON AND COMPANY agent(s) for CURB INC LLC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JSJ HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO BLVD SW and MESA ARENOSA SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00137, 04DRB-00261, 04DRB-00262, 04DRB-00263, 05DRB-01761] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND TO VERIFY THE VACATION OF 34-FEET OF A PUBLIC ACCESS AND UTLITY EASEMENT.**

11. Project # 1004412
06DRB-00870 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ABLE ARAGON request(s) the above action(s) for all or a portion of Lot(s) 361, 362 & 363, **RIO GRANDE HEIGHTS,** zoned R-2 residential zone, located on 55TH ST SW, between SUNSET GARDENS RD SW and GONZALES RD SW containing approximately 1 acre(s). [REF: 05DRB-01413] (K-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. Project # 1004073
06DRB-00860 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A, **JUAN TABO HILLS, UNIT 1B,** zoned RD, located on WAR ADMIRAL DR SE, between SHADOW LEADER DR SE and TRACT 1-A, containing approximately 3 acre(s). (M-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

06DRB-00858 Major-Final Plat Approval -

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5-C, **JUAN TABO HILLS, UNIT 1A,** zoned RD, located on JUAN TABO BLVD SE, between PETESKI AVE SE and TRACT 1-B, containing approximately 5 acre(s). (M-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. Project # 1003655
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05 & 1/11/06 & 2/22/06]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. Project # 1001028
05DRB-01886 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06]* (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. Project # 1004804
06DRB-00751 Minor-Prelim&Final Plat Approval

JESUS SANDOVAL agent(s) for ALEX MCLUSSER request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS,** zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

16. Project # 1004675
06DRB-00836 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for T.S. MCNANEY request(s) the above action(s) for all or a portion of Lot(s) 1, SP KINSCHERFF LAND (to be known as **VISTA DE LA LUZ SUBDIVISION)** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 28 acre(s). [REF: 06EPC-00140] (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004970**
06DRB-00871 Minor-Sketch Plat or Plan

THOMAS KALM ATTORNEY agent(s) for BEN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-2 & C-3, located on MENAUL BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 1 acre(s). [REF: DRB-98-289] (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for June 14, 2006. **NO MINUTES WERE APPROVED THIS WEEK AT THE ADMINISTRATIVE ASSISTANT'S REQUEST.**

ADJOURNED: 11:10 A.M.

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: June 20, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Greg Krenik, Mark Goodwin & Associates, PA

FROM: James Joseph, INTERA Inc.

SUBJECT: *COA Project No. 1004073*; **Juan Tabo Hills Unit 1A, Tract 5C**, zoned RD, located on Juan Tabo Boulevard SE between Peteski Avenue SE and Tract 1-B (*06DRB-00860 – Major-Final Plat Approval*); and **Juan Tabo Hills Unit 1B, Tract 5A** zoned RD, located on War Admiral Drive SE between Shadow Leader Drive SE and Tract 1-A (*06DRB-00858 – Major-Final Plat Approval*).

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 (revised September 2004)". The AEHD has previously notified the Planning Department of the compliance requirements for this project in a memo to Sheran Matson on May 17, 2005. This notification is being resubmitted due to significant changes in the platting of this subdivision. 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, Groundwater and Landfill Section for each lot in Units 1A and 1B.

INTERA

6000 Uptown Blvd NE Suite 100
Albuquerque, NM 87110
Phone: (505) 246-1600
Fax: (505) 246-2600

FACSIMILE COVER SHEET

TO: SHERAN MATSON FROM: Jim Joseph

COMPANY: PLANNING DEPT - DRB NO. OF PAGES: 2
(Including cover page)

FAX #:

PHONE #: DATE: 6/20/06

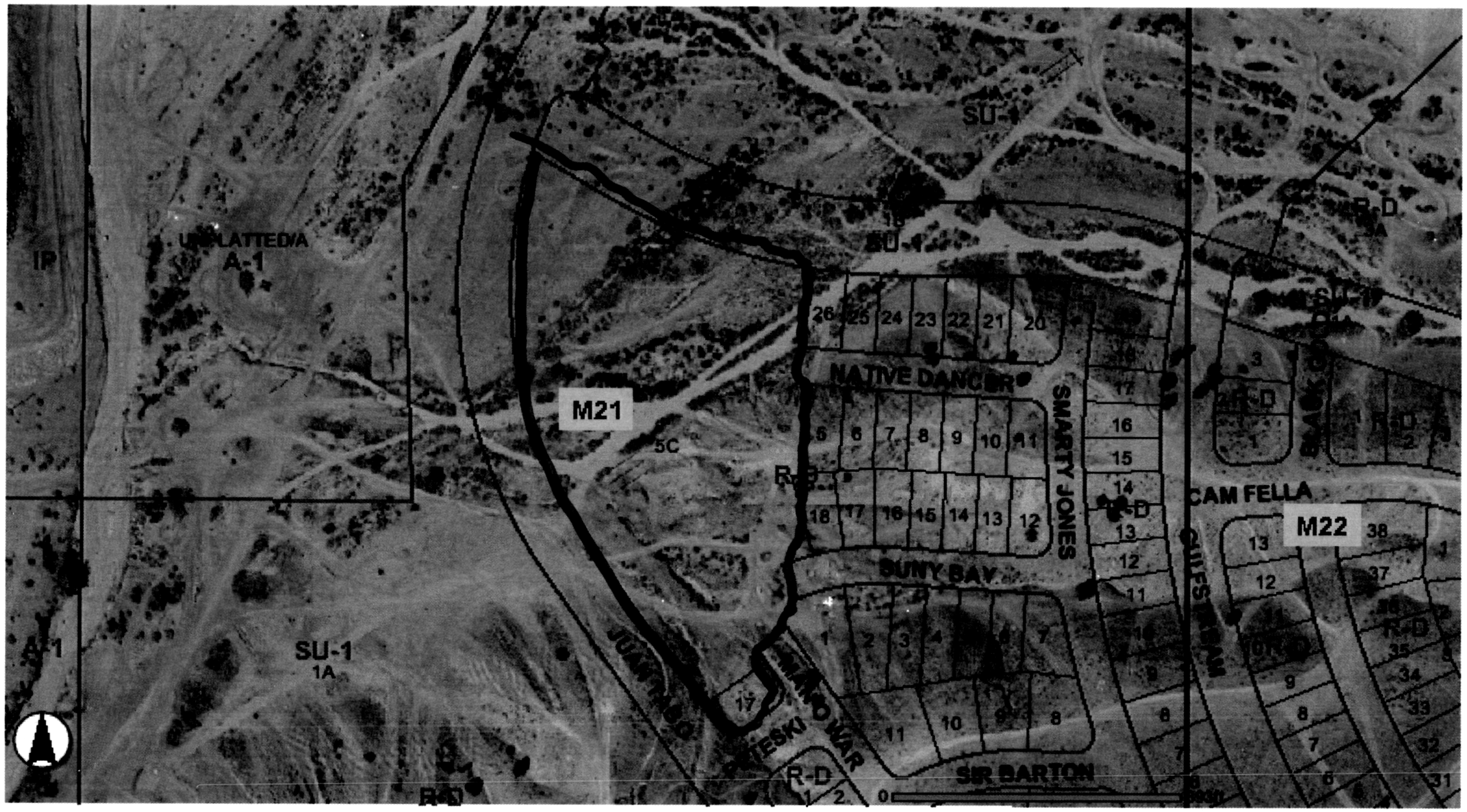
PLEASE MAKE COPIES FOR:

SUBJECT:

PLEASE NOTE TRANSMISSION REGARDING TOMORROW'S AGENDA.

If there are any problems with this transmission, please call (505) 246-1600

Thank You



IP
UNPLATTED/A
A-1
SU-1
1A
M21
5C
NATIVE DANCER
SMARTY JONES
SUNY BAY
CAM FELLA
M22
GULFSTREAM
SIR BARTON
JUAN TABO
PETESKI
MANOWAR
R-D

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 21, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engine
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: 11:10 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 # 1003175**
   06DRB-00733 Major-Two Year SIA

   BOHANNAN HUSTON INC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 24 acre(s). [REF: 04DRB-01126] (N-9) **A ONE-YEAR SIA WAS APPROVED.**

2.	**Project # 1003612** 06DRB-00737 Major-Preliminary Plat Approval 06DRB-00738 Major-Vacation of Pub Right-of-Way 06DRB-00739 Minor-Temp Defer SDWK	THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/28/06.**
3.	**Project # 1004913** 06DRB-00730 Major-Vacation of Public Easements 06DRB-00731 Minor-Sketch Plat or Plan	JEFF MORTENSEN & ASSOCIATES INC agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Parcel(s) 1, 2, A & B, UNPLATTED LANDS OF UNM (to be known as **TRACTS A, B, C, & D, UNM LANDS WEST**) zoned C-3, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
4.	**Project # 1004496** 06DRB-00667 Major-Preliminary Plat Approval 06DRB-00668 Major-Vacation of Pub Right-of-Way 06DRB-00669 Major-Vacation of Public Easements 06DRB-00671 Minor-SiteDev Plan Subd/EPC 06DRB-00670 Minor-Sidewalk Waiver	GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06 & 6/14/06]* (K-23/L-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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.

5. Project # 1004624
06DRB-00872 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for HUNT UPTOWN III LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, SAINT PIUS X (to be known as **UPTOWN VILLAGE APARTMENTS**) zoned SU-2 FOR R-2 AND O-1, located on INDIAN SCHOOL RD NE, between ESPANOLA NE and UPTOWN LOOP RD NE containing approximately 7 acre(s). [REF: 06EPC00023] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 6/21/06]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/28/06.**

6. Project # 1004773
06DRB-00865 Minor-SiteDev Plan Subd
06DRB-00866 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 20 & 21, Tract(s) A, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 – M-1 special neighborhood zone, located on HOLLY AVE NE, between I-25 and SAN PEDRO NE containing approximately 4 acre(s). [REF: 06DRB-00377, 06DRB-00750] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST. APPLICATION #06DRB00866, THE SITE PLAN FOR BUILDING PERMIT, WAS WITHDRAWN AT THE AGENT'S REQUEST.**

06DRB-00750 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, NORTH

ALBUQUERQUE ACRES, UNIT B (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] [Was Indef Deferred for the site plan.] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for ALEXANDER SAMUELS REALTY GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS OF ZOLIN/KUNATH (to be known as **VILLAGE CENTER**) zoned SU-1 for C-1, SU-1 for MIXED USE, located on UNSER BLVD NW NW, between NIGHT WHISPER DR NW and CALLE PERRO RD NW containing approximately 3 acre(s). **[David Stallworth, EPC Case Planner]** *[Deferred from 6/7/06]* (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1002405**
06DRB-00796 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 6/14/06]* (G-11) **THE SITE PLAN FOR**

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

9. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE,** zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06 & 6/14/06]* (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR DRC PLANS AND A PAPER EASEMENT.**

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

10. **Project # 1003610**
06DRB-00873 Minor-Final Plat Approval

WILSON AND COMPANY agent(s) for CURB INC LLC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JSJ HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO BLVD SW and MESA ARENOSA SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00137, 04DRB-00261, 04DRB-00262, 04DRB-00263, 05DRB-01761] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND TO VERIFY THE VACATION OF 34-FEET OF A PUBLIC ACCESS AND UTLITY EASEMENT.**

11. Project # 1004412
06DRB-00870 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ABLE ARAGON request(s) the above action(s) for all or a portion of Lot(s) 361, 362 & 363, **RIO GRANDE HEIGHTS,** zoned R-2 residential zone, located on 55TH ST SW, between SUNSET GARDENS RD SW and GONZALES RD SW containing approximately 1 acre(s). [REF: 05DRB-01413] (K-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. Project # 1004073
06DRB-00860 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A, **JUAN TABO HILLS, UNIT 1B,** zoned RD, located on WAR ADMIRAL DR SE, between SHADOW LEADER DR SE and TRACT 1-A, containing approximately 3 acre(s). (M-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

06DRB-00858 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5-C, **JUAN TABO HILLS, UNIT 1A,** zoned RD, located on JUAN TABO BLVD SE, between PETESKI AVE SE and TRACT 1-B, containing approximately 5 acre(s). (M-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. Project # 1003655
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05 & 1/11/06 & 2/22/06]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. Project # 1001028
05DRB-01886 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06]* (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. Project # 1004804
06DRB-00751 Minor-Prelim&Final Plat Approval

JESUS SANDOVAL agent(s) for ALEX MCLUSSER request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS,** zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

16. Project # 1004675
06DRB-00836 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for T.S. MCNANEY request(s) the above action(s) for all or a portion of Lot(s) 1, SP KINSCHERFF LAND (to be known as **VISTA DE LA LUZ SUBDIVISION)** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 28 acre(s). [REF: 06EPC-00140] (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004970**
06DRB-00871 Minor-Sketch Plat or Plan

THOMAS KALM ATTORNEY agent(s) for BEN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-2 & C-3, located on MENAUL BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 1 acre(s). [REF: DRB-98-289] (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for June 14, 2006. **NO MINUTES WERE APPROVED THIS WEEK AT THE ADMINISTRATIVE ASSISTANT'S REQUEST.**

ADJOURNED: 11:10 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: 12**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

DATE: June 21, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1370

DXF Electronic Approval Form

DRB Project Case #: ~~1001370~~ 1004073

Subdivision Name: JUAN TABO HILLS UNIT 1

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN P STASIEWICZ

Contact Information: 828-2200

DXF Received: 12/9/2005 Hard Copy Received: 12/9/2005

Coordinate System: NMSP Grid (NAD 83)

Approved 12-9-2005 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **1370** to agiscov on **12/9/2005** Contact person notified on **12/9/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2005

3. Project # ~~1001370~~ 1004073
05DRB-01731 Major-Vacation of Public Easements

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, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22)

At the December 7, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B(2) 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 December 22, 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.

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.)

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001370 AGENDA#: 3 DATE: 12.7.05

1. Name: Greg Krenek Address: MGA Zip: _____
2. Name: Other Man Address: Kern County 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: _____

BOAT STORAGE
UNPLATTED
SW 1/4 NE 1/4
UNPLATTED
UNPLATTED
M21
M22
M23
UNPLATTED/KIRTLAND AFB
SAGEBRUSH + SE RATON SE

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001370 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED X; 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

DATE: December 7, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2005

Project # 1001370
05DRB-01731 Major-Vacation of Public Easements

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, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No adverse comments.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Four Hills Village HOA (R) and Tijeras Arroyo NA (R).

APS

The following comments were previously provided for DRB cases on November 9, 2005.

According to Mark Goodwin & Associates, Juan Tabo Hills will consist of 3 to 4 phases. The first phase, **Juan Tabo Unit 1**, will consist of **498 single-family units**. **The proposed development will impact Manzano Mesa Elementary, Van Buren Middle School, and Highland High School.**

School	2005-06 40 Day Count	Capacity	Space Available
MANZANO MESA ES	600	610	10
VAN BUREN MS	628	760	132
HIGHLAND HS	1,963	2,150	187

APS

Manzano Mesa recently opened in 2004 and is already reaching capacity. Contingent upon the Feb'06 election, Manzano Mesa will complete its second phase by the end of 2006, which will increase the school capacity to 750 students. Van Buren MS and Highland HS have excess capacity to support future growth.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

Provide new capacity (long term solution)
Construct new schools or additions
Add portables
Use of non-classroom spaces for temporary classrooms
Lease facilities
Use other public facilities
Improve facility efficiency (short term solution)
Schedule Changes
Double sessions
Multi-track year-round
Other
Float teachers (flex schedule)
Shift students to Schools with Capacity (short term solution)
Boundary Adjustments / Busing
Grade reconfiguration
Combination of above strategies

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

Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.

PNM Electric & Gas

The Vacation of Public Easements is **not approved**. Have PNM transmission and distribution lines been relocated?

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 no objection to this vacation of public of public easements and will continue to coordinate with the applicant on this project.

City Engineer — The Hydrology section has no objection to the vacation request.

Transportation Development

No objection to request. Rights-of-ways and easements for transportation will be evaluated with further platting actions.

Parks & Recreation — Defer to affected agencies.

Utilities Development — No objection to Vacation request.

Planning Department

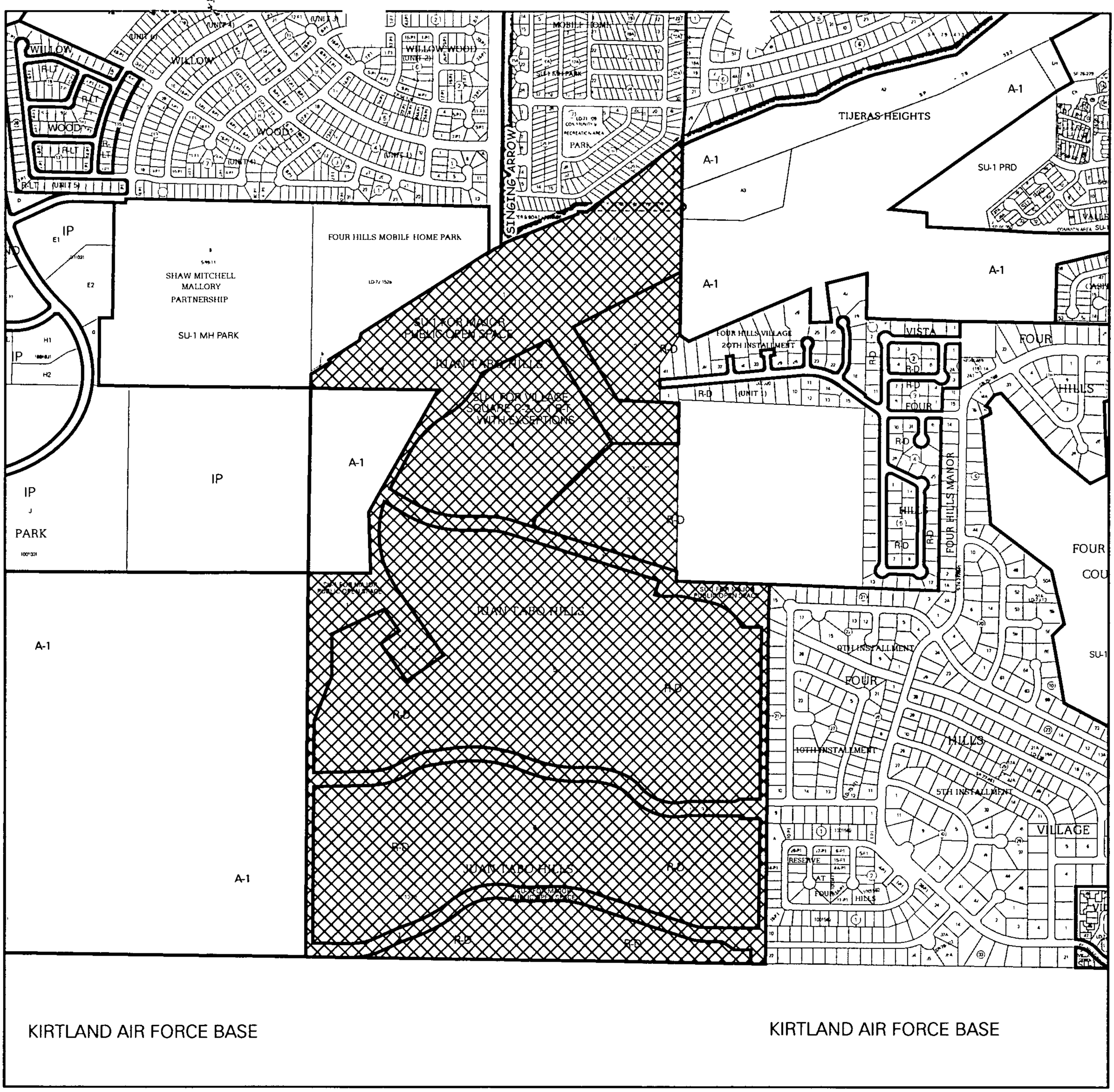
No objection to the additional vacation requests. Defer to the affected agencies.

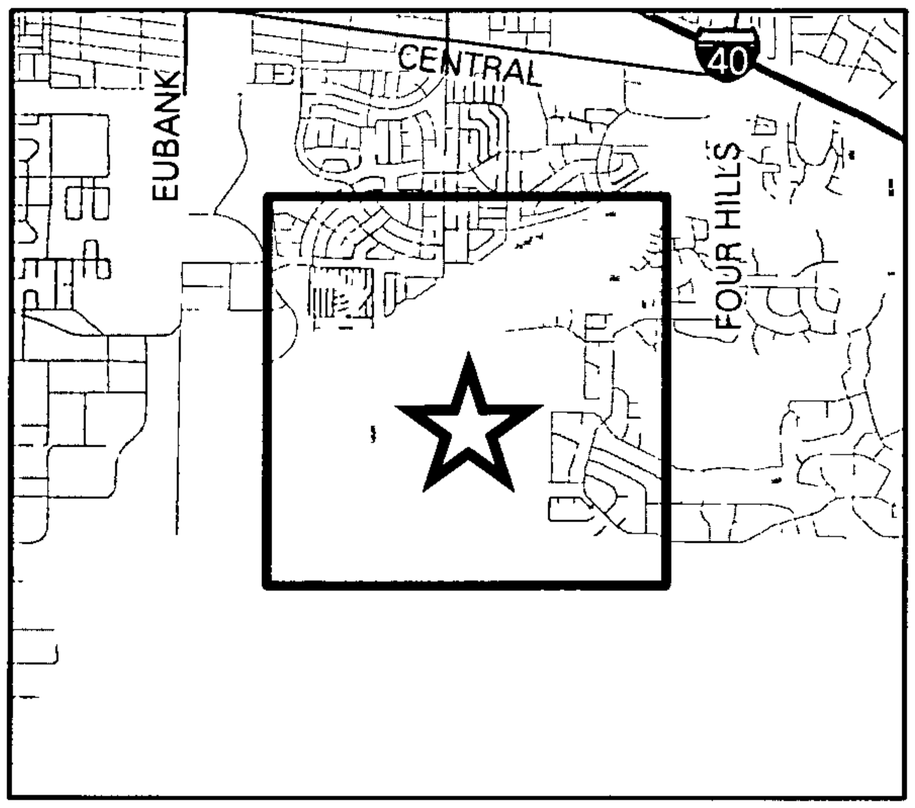
Impact Fee Administrator

Impact Fees are not applicable to the proposed vacation of easements.

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

cc:JTH LLC, P.O. Box 1443, Corrales, NM 87048
Mark Goodwin & Associates, P.O. Box 90606, 87199





ZONING MAP

Note: Grey shading indicates County

1 inch equals 1,000 feet

Project Number:
1001370
Hearing Date:
12/7/05
Zone Map Page:
M-21 & M-22
Additional Case Numbers:
Z-8-30 S-98-30 AX-80-10
DRB-98-20

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 7, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004161
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

Project # 1002819
05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned SU-1, R-2 & RT, located on 98TH ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9)

Project # 1001370
05DRB-01731 Major-Vacation of Public Easements

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, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22)

Project # 1004543
05DRB-01722 Major-Vacation of Pub Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94TH ST NW and 98TH ST NW containing approximately 0 acre(s). (K-9)

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, NOVEMBER 21, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: DECEMBER 7, 2005
Zone Atlas Page: M-21 & M-22-Z
Notification Radius: 100 Ft.

Project# 1001370
App#05DRB-01731

Cross Reference and Location: JUAN TABO BLVD SE BETWEEN EUBANK BLVD SE AND FOUR HILLS RD SE

Applicant: JTH, LLC
Address: 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 21 day's prior to the meeting.

Date Mailed: NOVEMBER 18, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1001370
Application# 05DRB-01731

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
M21 + M22	1022055	099-138	301-16	✓ Dup
	1021055	466-196	401-43	✓ Dup 2
		465-065	32	✓ Dup 2
		266-130	22	✓
		064-190	301-22	✓
		099-289	201-10CA	No Legal Description
		035-289	05CA	No Legal Description
		215-305	204-04	✓
		330-328	101-44	✓ Dup 2
		420-328	24	✓
		451-335	25	✓
		486-328	22	✓ Dup 2
	1022065	125-440	201-27	✓ Dup 2
		198-334	38	✓ COA
	1022056	065-123	301-01	✓ Dup
	1021055	455-490	101-10	✓ Dup 2
		338-460	60	✓
		215-488	204-02	✓

Yvonne C. Saavedra/APD/CABQ
11/15/2005 02:55 PM

To Yvonne C. Saavedra/APD/CABQ@COA
cc
bcc
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/15/2005 02:55 PM -----

mainframe@coa1mp3.cabq.gov
11/15/2005 02:53 PM

To
cc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01022055                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01022055099138301l6   LEGAL: W1/2  SW1 /4 AND W1/2 E1/2 SW1/4 SEC 34 T10N R4E
LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: JUAN TABO HILLS LLC
                             OWNER ADDR: 08910   ADAMS                    ST SE
ALBUQUERQUE NM          87110
01021055465196401l3   LEGAL: NE1/ 4 SE 1/4 SEC 33 T10N R4E  CONT 40.0000 AC
LAND USE:
                          PROPERTY ADDR: 00000   EUBANK
                             OWNER NAME: JUAN TABO HILLS LLC
                             OWNER ADDR: 08910   ADAMS                    ST SE
ALBUQUERQUE NM          87110
01021055465065401l2   LEGAL: SE1/ 4 SE 1/4 SEC 33 T10N R4E  CONT 40.0000 AC
LAND USE:
                          PROPERTY ADDR: 00000   EUBANK
                             OWNER NAME: JUAN TABO HILLS LLC
                             OWNER ADDR: 08910   ADAMS                    ST NE
ALBUQUERQUE NM          87113
01021055266130401l2   LEGAL: TRAC T OF  LAND W1/2 SE1/4 & E1/2 SW1/4 & SW1/4
SW1/  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: SANDY WASH LLC
                             OWNER ADDR: 00744   MONTCLAIRE                NE
ALBUQUERQUE NM          87110
01021055064190301l2   LEGAL: TR O F LA ND IN SEC 33 T10N R4E IN NW1/4 SW1/4
EXC N  LAND USE:
                          PROPERTY ADDR: 00000   EUBANK
                             OWNER NAME: STATE OF NEW MEXICO
                             OWNER ADDR: PO BOX 1148
SANTA FE    NM          87504
01021055099289201l0ca *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
01021055035289201l5ca *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
```

0102105521530520404 LEGAL: TR J BUL K LAND PLAT OF SANDIA SCIENCE & TECHNOLOGY LAND USE:
PROPERTY ADDR: 00000 ELIZABETH
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: PO BOX 25704
ALBUQUERQUE NM 87125

0102105533032810144 LEGAL: SW O F NE CONT 40.0000 AC
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504

0102105542032810124 LEGAL: W1/2 SE1 /4 NE1/4 EXCL THE N'WLY PORT SEC 33 T10N R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107

0102105545133510125 LEGAL: A TR OF LAND IN THE CENTER OF THE SE1/4 NE1/4 SEC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: JOHNSON MARY ETAL
OWNER ADDR: 09924 COLUMBUS CI NW
ALBUQUERQUE NM 87114

0102105548532810122 LEGAL: E1/2 SE1 /4 NE1/4 SEC 33 T10N R4E AKA TR B
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: JUAN TABO HILLS LLC
OWNER ADDR: 08910 ADAMS ST NE
ALBUQUERQUE NM 87113

0102205512544020127 LEGAL: TR A BUL K LAND PLAT FOR FOUR HILLS VILLAGE 20TH
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JUAN TABO HILLS LLC
OWNER ADDR: 08910 ADAMS ST NE
ALBUQUERQUE NM 87113

0102205519833420138 LEGAL: SE1/ 4NW1 /4 T10N R4E SEC34 CONT 40.00 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0102205606512330101 LEGAL: PARC EL 2 UNIT 1 2 3 4 & 5 FOUR HILLS MOBILE HOMES LAND USE:
PROPERTY ADDR: 00000 PIRU
OWNER NAME: FOUR HILLS COMMUNITY LLC
OWNER ADDR: 12300 SINGING ARROW SE
ALBUQUERQUE NM 87123

0102105545549010110 LEGAL: PARC EL 3 UNITS NO 1 2 3 4 & 5 FOUR HILLS MOBILE HO LAND USE:
PROPERTY ADDR: 00000 JUAN TABO
OWNER NAME: FOUR HILLS COMMUNITY LLC
OWNER ADDR: 12300 SINGING ARROW SE
ALBUQUERQUE NM 87123

0102105533846010160 LEGAL: TRAC T B PLAT OF TRACTS "A" & "B" LANDS OF SHAW,
MI LAND USE:
PROPERTY ADDR: 00000 GIBSON
OWNER NAME: SOUTH POINTE VILLAGE MHC INC
OWNER ADDR: 03000 TOWN CENTER
SOUTHFIELD MI 48075
0102105521548820402 LEGAL: TR E BUL K LAND PLAT OF SANDIA SCIENCE &
TECHNOLOGY LAND USE:
PROPERTY ADDR: 00000 OPPORTUNITY/ELIZABET
OWNER NAME: SHAW, MITCHELL & MALLORY
OWNER ADDR: 01110 PENNSYLVANIA NE
ALBUQUERQUE NM 87110
.
QUIT

102105506419030122	LEGAL: TRACT OF LAND IN SEC 33 T10N R4E IN NW1/4 SW1/4 T CONT 34.6200 AC	
	PROPERTY ADDR:	1800 EUBANK NE
	OWNERS NAME:	STATE OF NEW MEXICO
	OWNERS ADDR:	PO BOX 1148 SANTA FE, NM 87504
10210550992892011OCA	NO LEGAL DESCRIPTION IN SONATA & GIS	
102105503528920105CA	NO LEGAL DESCRIPTION IN SONATA & GIS	
102105521530520404	LEGAL: TRACT J BULK LAND PLAT OF SANDIA SCIENCE & TECH NT 27.0060 AC	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	BOARD OF EDUCATION
	OWNERS ADDR:	PO BOX 25704 ALBUQUERQUE, NM 87125
102105533032810144	LEGAL: SW OF NE CONT 40.0000 AC	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	STATE OF NEW MEXICO
	OWNERS ADDR:	PO BOX 1148 SANTA FE, NM 87504
102205519833420138	LEGAL: SE1/4NW1/4 T1ON R43 SEC 34 CONT 40.00 AC	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	CITY OF ALBUQUERQUE
	OWNERS ADDR:	PO BOX 1293 ALBUQUERQUE, NM 87103

Project # 1001370

JTH, LLC
PO BOX 1443
CORRALES, NM 87048

Project # 1001370
JOHN BUTCHER
Four Hills Village H.O.A.
708 LAMP POST CIR. SE
ALBUQUERQUE, NM 87123

102205509913830116

JUAN TABO HILLS LLC
8910 ADAMS ST SE
ALBUQUERQUE NM 87110

102105521530520404

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

102105545133510125

JOHNSON MARY ETAL
9924 COLUMBUS CI NW
ALBUQUERQUE NM 87114

102105521548820402

SHAW, MITCHELL & MALLORY
1110 PENNSYLVANIA NE
ALBUQUERQUE NM 87110

Project # 1001370

MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Project # 1001370
ION ABRAHAM
Tijeras Arroyo N.A.
843 CALLE CORONADO SE
ALBUQUERQUE, NM 87123

102105526613040122

SANDY WASH LLC
744 MONTCLAIRE NE
ALBUQUERQUE NM 87110

102105533032810144

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE, NM 87504

102205606512330101

FOUR HILLS COMMUNITY LLC
12300 SINGING ARROW SE
ALBUQUERQUE NM 87123

Project # 1001370
JAMES R GROUT
Four Hills Village H.O.A.
1512 STAGECOACH RD SE
ALBUQUERQUE, NM 87123

Project # 1001370
SARA SOKOLOWSKI
Tijeras Arroyo N.A.
13129 NANDINA LN SE
ALBUQUERQUE, NM 87123

102105506419030122

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE, NM 87504

102105542032810124

A M A F C A
2600 PROSPECT NE
ALBUQUERQUE NM 87107

102105533846010160

SOUTH POINTE VILLAGE MHC INC
3000 TOWN CENTER
SOUTHFIELD MI 48075

Four Hills

SCIENCE

IP

SANDIA

SU-1 P USES

SU-1 IP USES

RESEARCH

PARK

TECHNOLOGY

SHAW MITCHELL MALLORY PARTNERSHIP

SU-1 MH PARK

FOUR HILLS MOBILE HOME PARK

FOUR HILLS VILLAGE 20TH INSTALLMENT

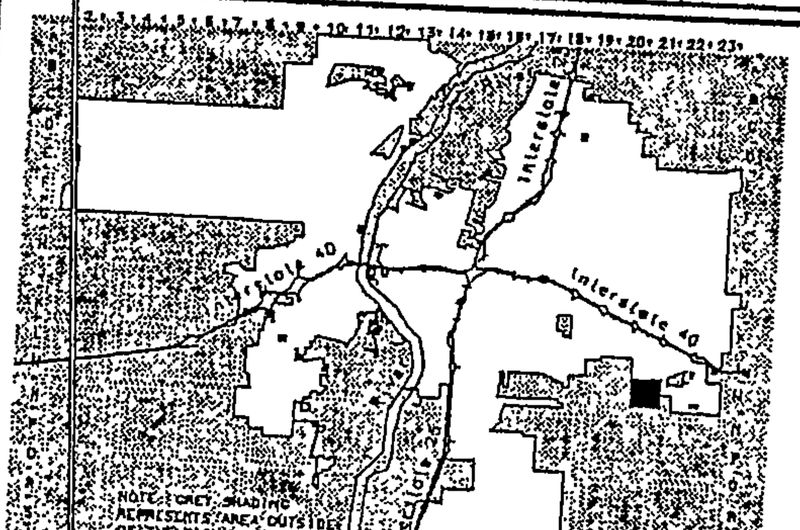
SITE

GIBSON AV

EUBANK BLVD

RESEARCH PD

INNOVATION PARKWAY



A Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

M-21-Z

Map Amended through November 01, 2003

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

November 8, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills

Dear Ms. Matson:

On behalf of our client, JTH, LLC, and the requirements of the DPM we are submitting the following DRB application package for additional Vacation of Easements.

The development scheme for this project requires realignment of Juan Tabo Blvd into and through the site requiring relocation of certain easements.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J Krenik, PE
Vice President

GJK/sr

Attachments

L-21-Z L-22-Z L-23-Z

M-21-Z M-23-Z

N-22-Z

PARK

A-1

R-D

SITE

FOUR HILLS VILLAGE 20TH INSTALLMENT

VISTA

FOUR HILLS VILLAGE 4TH INSTALLMENT

FOUR HILLS VILLAGE 5TH INSTALLMENT

FOUR HILLS VILLAGE 9TH INSTALLMENT

FOUR HILLS VILLAGE 10TH INSTALLMENT

FOUR HILLS COUNTRY CLUB

SU-1 GOLF COURSE

SU-1 PRD

CASITAS CORONADO

HIDDEN VALLEY

SINGING ARROW

TULEROSA ARROYO

VIA POSADA

KEELY RD

STAGECOACH

RUNNING WATER

LAMP POST

SAGEBRUSH TRL

QUATRO CERROS

MATADOR

SANTA ANA

WAGON TRAIN

BRAZOS

CATRON

SECRETARIAT AV

SEATTLE SLEW AV

RESERVE AT FOUR HILLS

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

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

RIO GRANDE

CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

October 13, 2005

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **October 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 5, JUAN TABO HILLS** zone map **M-21-22.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

FOUR HILLS VILLAGE H.O.A. (FHV) "R"
***James R. Grout**
1512 Stagecoach Rd. SE/87123 296-5571 (h) 280-9517 (c)
John Butcher
708 Lamp Post Cir. SE/87123 883-0006 (h) 331-8413 (c)

TIJERAS ARROYO N.A. (TJA) "R"
Ion Abraham
843 Calle Coronado SE/87123 323-8399 (h)
Sara Sokolowski
13129 Nandina Ln. SE/87123 615-8618 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(10/06/05)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

CITY OF ALBUQUERQUE

FYI

Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

November 17, 2005

TO: Roger Mickelson and John Butcher, Four Hills Village HOA
Ion Abraham and Sara Sokolowski, Tijeras Arroyo NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one hundred two (102) acre(s): Major Vacation of Public Easements for Juan Tabo Hills for the realignment of Juan Tabo Boulevard SE.**

Proposed by: **Mark Goodwin and Associates, P.A. at 828-2200**
Agent for: **JTH, LLC.**

For property located: **On or near Juan Tabo Boulevard SE between Eubank Boulevard SE and Four Hills Road SE.**

P.O. Box 1293

The case number(s) assigned is: **05DRB- 01731, Project # 1001370.**

City Planning accepted application for this request on **November 10, 2005**.

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the **Development Review Board (DRB) at 9 a.m. on Wednesday, December 7, 2005** in **the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova at 924-3946** to confirm this date, time, and to seek further information.

If you **have any questions -OR- have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

#15

COMPLETED 12/22/05 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: **05DRB-01854 (FP)** Project # **1004073**

Project Name: **JUAN TABO HILLS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/21/05 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Record plat AGIS SH
- ☐ _____
- ☐ _____

☒ _____

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.**

Project Number 1004073

#15

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: **05DRB-01854 (FP)** Project # **1004073**

Project Name: **JUAN TABO HILLS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/21/05 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:
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): Record plat
- ☒ AGIS DXF
- ☐
- ☐

☒ **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.** O Kay
- ☐ **Copy of recorded plat for Planning.**

Project Number 1004073

R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. Project # 1003004
05DRB-01883 Minor-Extension of Preliminary Plat

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D and 416, ATRISCO GRANT, UNIT 3 (to be known as **STINSON PARK)** zoned R-D, located on TOWER RD SW SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 03EPC-01644, 04EPC-00132, 04DRB-01974, 04DRB-01975,05DRB-01776] (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

15. Project # 1004073
05DRB-01854 Minor-Final Plat Approval

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 HILLS SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21, M-22) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD.**

12.	**Project # 1000871** 05DRB-01839 Minor-SiteDev Plan Subd/EPC 05DRB-01840 Minor-SiteDev Plan BldPermit/EPC	DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION,** zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] **[David Stallworth, EPC Case Planner]** *[Deferred from 12/14/05]* (E-17, E-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN, TO MATCH THE PLAT TO THE SITE PLAN AND CASE PLANNERS INITIALS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN, TO MATCH THE PLAT TO THE SITE PLAN AND CASE PLANNERS INITIALS.**
	05DRB-01837 Minor-Prelim&Final Plat Approval	TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5,** zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). *[Deferred from 12/14/05]* (E-17/E-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMP DEDICATION AND PLANNING TO CHECK THAT PLAT MATCHES SITE PLAN, AGIS DXF FILE AND TO RECORD.**

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

13.	**Project # 1001028** 05DRB-01886 Minor-Prelim&Final Plat Approval	PERCISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned

16. **Project # 1004601**
05DRB-01884 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LESLIE & PIERRE AMESTOY request(s) the above action(s) for all or a portion of Lot(s) C-1 & B-1-A, **IRVINGLAND PARTNERS,** zoned M-1 light manufacturing zone, located on ASPEN GLADE RD NW, between SIERRA HILL DR NW and SILVER ARROW RD NW containing approximately 3 acre(s). [REF: Project 1001021,CZ-79-12] (B-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE AND NMU INC. SIGNATURE.**

17. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

18. **Project # 1004575**
05DRB-01847 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for VITALIA CANDELARIA request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES,** zoned RA-2, located on DURANES RD NW, between the DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 7, 2005. **THE DRB MINUTES FOR DECEMBER 7, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 21, 2005 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: 11:45 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 # 1004530**
   05DRB-01769 Major-Vacation of Public Easements
   05DRB-01774 Major-Preliminary Plat Approval
   05DRB-01773 Major-SiteDev Plan BldPermit
   05DRB-01772 Minor-Vacation of Private Easements
   05DRB-01770 Minor-Sidewalk Waiver
   05DRB-01771 Minor-Temp Defer SDWK

   ISAAC BENTON & ASSOCIATES agent(s) for AMERI- CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/17/05 THE PRELIMNARY PLAT WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. 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.

2. **Project # 1004556**
05DRB-01781 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC, request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE, between WASHINGTON ST NE and MASTHEAD ST NE containing approximately 10 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS (OPTIONS), TIS CONFIRMATION AND PLANNING FOR MAINTENANCE AGREEMENT ON LANDSCAPE PLAN, WATER CONSERVATION ORDINANCE STATEMENT, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004557**
05DRB-01783 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-6 and 27-32, Block(s) 2, 27 & 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP & R-D, located on

LOUISIANA BLVD NE, between ALAMEDA NE and MODESTO AVE NE. [REF: 04DRB00067] (C-18) **THE DRAINAGE PLAN TO DETERMINE THE COST ALLOCATION FOR STORM DRAIN IMPROVEMENTS PER THE DPM WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**

4. Project # 1004360
05DRB-01736 Major-SiteDev Plan Subd
05DRB-01737 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A SIDEWALK DEFERRAL APPLICATION IS REQUIRED. PLACE ADA RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY AND ACCESS MAINTENANCE NOTE IS REQUIRED.**

5. Project # 1004387
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05]* (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE OWNER SHALL SIGN THE FINAL PLAT. SPRUCE PARK LLC MUST CLOSE ON THE PURCHASE OF PROPERTY WITHIN THE 15-DAY APPEAL PERIOD OR APPLICANT WILL WITHDRAW THE VACATION. A CONDITIONAL USE PERMIT MUST BE APPROVED BY THE ZHE FOR RESIDENTIAL LOTS IN THE O-1 ZONE. PLAT MUST SHOW RESIDENTIAL LOTS.**

6. Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS AP[ROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

7. Project # 1002635
05DRB-01887 Minor-Amnd SiteDev Plan BldPermt/EPC

CONSENSUS PLANNING agent(s) for GOZ G SEGARS request(s) the above action(s) for Tract(s) A, **LANDS OF CANDELARIA & TRAMWAY SW,** zoned SU-1 FOR C-1, located on TRAMWAY BLVD NE, between CANDELARIA RD NE and COMANCHE RD NE containing approximately 3 acre(s). [REF: 03EPC00702] **[Catalina Lehner, EPC Case Planner]** (H-22) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES FOR CANDELARIA MEDIAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. Project # 1004473
05DRB-01888 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ,** zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] **[Carmen Marrone, EPC Case Planner]** (E-12/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. Project # 1004471
05DRB-01881 Minor-SiteDev Plan Subd/EPC
05DRB-01882 Minor-SiteDev Plan BldPermit/EPC
05DRB-01889 Minor-Prelim&Final Plat Approval

ARCH & PLAN LAND USE CONSULTANTS LLC agent(s) for HACIENDA MARTINEZ LLC request(s) the above action(s) for all or a portion of Tract(s) C3 A-1-A-1, **SEVEN BAR RANCH,** zoned SU-1 FOR IP, located on NM 528 NW, between COTTONWOOD DR NW and CIELO VISTA DEL SUR NW containing approximately 1 acre(s). [REF: Z-79-146-4-5]

[Stephanie Shumsky, EPC Case Planner] *[Deferred from 12/21/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 1-4-06.**

10. Project # 1001523
05DRB-01797 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] *[Deferred from12/7/05]* (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED CROSS ACCESS AND CROSS DRAINAGE EASEMENT DOCUMENT, PARKING CALCS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. Project # 1004603
05DRB-01885 Minor-SiteDev Plan BldPermit

JIM MILLER agent(s) for PETER PINEDA request(s) the above action(s) for all or a portion of Tract(s) 18, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 FOR IP, located southeast of UNSER BLVD NW and 98TH ST NW and containing approximately 2 acre(s). (H-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING RADII, TRIP GENERATION COMPARISON AND IMPACT FEE VERIFICATION AND PLANNING FOR SITE LIGHTING, NUMBER OF PLANTS ON LANDSCAPE LEGEND, REPLACE JUNIPERS AND 3 COPIES OF THE SITE PLAN.**

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004073	**DRB Date:** 12/21/2005
Application Number: 05DRB-01854	**Item Number:** 15

Subdivision:

Tract 5, Juan Tabo Hills

Zoning: RD

Zone Page: M-21

New Lots (or units) : 0

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] 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:

Place the following note on the plat.

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004073 **AGENDA ITEM NO: 15**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

DATE: December 21, 2005

4073

DXF Electronic Approval Form

DRB Project Case #: 1004073

Subdivision Name: JUAN TABO HILLS UNIT 1

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN P STASIEWICZ

Contact Information: 828-2200

DXF Received: 12/9/2005 Hard Copy Received: 12/9/2005

Coordinate System: NMSP Grid (NAD 83)

Approved — 12-22-2005 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **4073** to agiscov on **12/22/2005** Contact person notified on **12/22/2005**

CITY OF ALBUQUERQUE
Planning Department
December 21, 2005
DRB Comments

ITEM # 15

PROJECT # 1004073 APPLICATION # 05-01854

RE: Juan Tabo Hills /final plat

The site is within 1000 feet of a landfill area. Please contact Marcia Pincus at 768-2618 for further details.

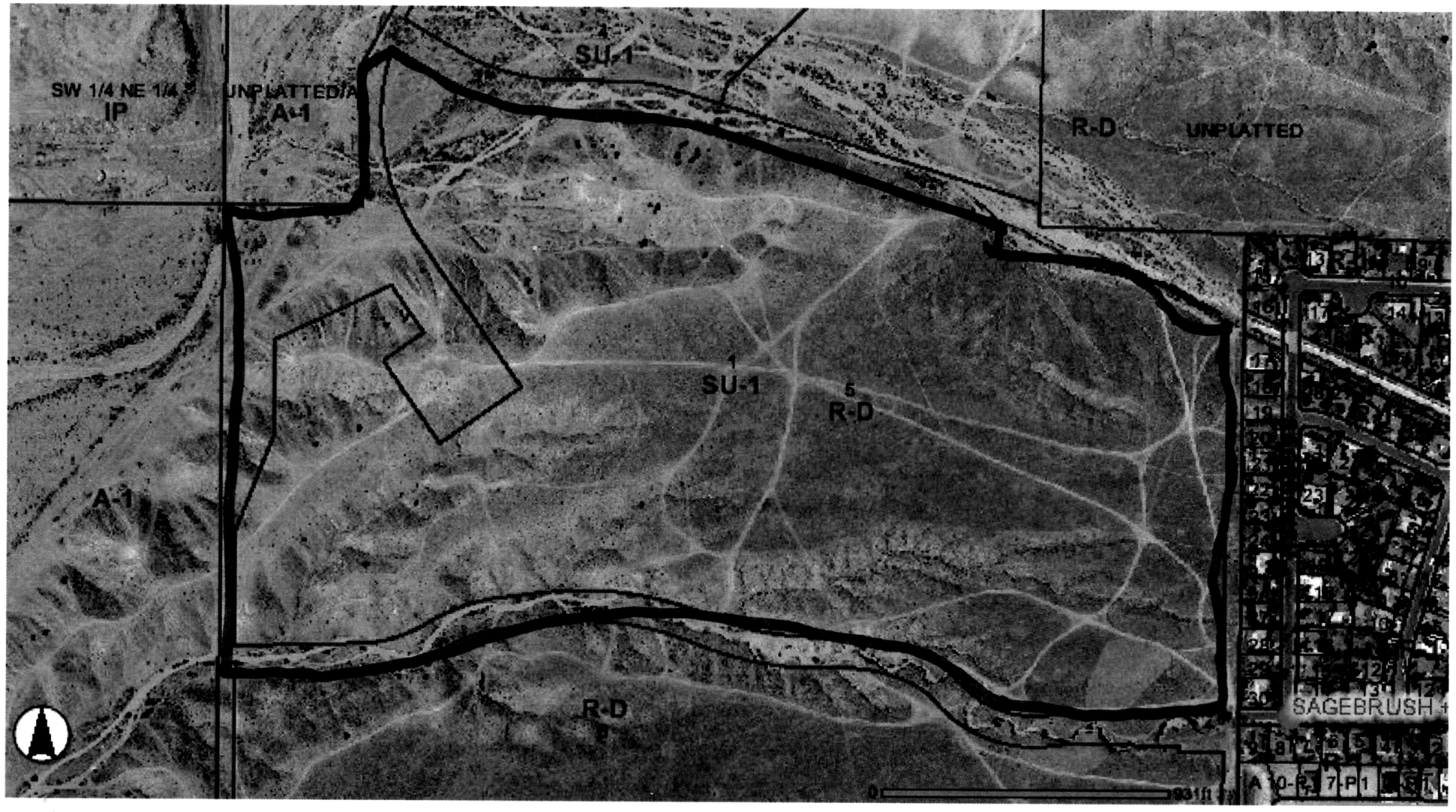
Has anything changed from the preliminary plat?

Is the Tract 1 condition of final plat met? agree

AGIS dxf approval is required. Planning will take delegation to record the plat after AGIS dxf approval has occurred.

Andrew Garcia.

Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov


SW 1/4 NE 1/4
IP
UNPLATTED/A
A-1
SU-1
R-D
UNPLATTED
SU-1
R-D
A-1
R-D
SAGEBRUSH

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

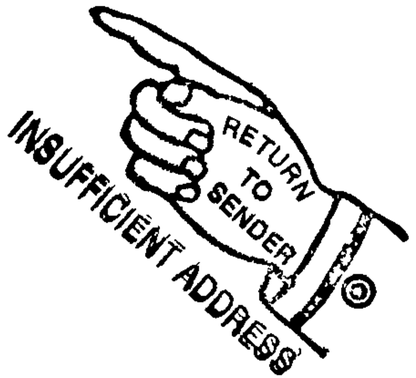
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 3, 2007.

CITY OF ALBUQUERQUE

Planning Department

EPC
DRB

Or Current Resident
JUAN TABO HILLS LLC
8910 ADAMS ST SE
ALBUQUERQUE, NM 87110



UTF

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.

CITY OF ALBUQUERQUE

RETURN TO SENDER
NO SUCH NUMBER

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 NOV 30 2007
MAILED FROM ZIP CODE 87102

Planning Department

EPC
DEB

Or Current Resident
FULLER HOMES INC
6260 RIVERSIDE PLAZA NW
ALBUQUERQUE, NM 87120

Return to Sender

87120+1707

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/09/2011 Issued By: PLNTES 102602

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 053** **Category Code 910**

Application Number: **11DRB-70053**, Ext Of Major Preliminary Plat

Address:

Location Description: ON JUAN TABO BETWEEN TIJERAS ARROYO & GALLANT FOX SE

Project Number: 1004073

Applicant

MARK GOODWIN AND ASSOCIATES, P.A.
SUSAN RASINSKI
P.O. BOX 90606
ALBUQUERQUE NM 87199

susan@goodwinengineers.com

Agent / Contact

Mark Goodwin And Associates, P.A.
Susan Rasinski
P.O. Box 90606
Albuquerque NM 87199

susan@goodwinengineers.com

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

City Of Albuquerque
Treasury Division

3/9/2011 11:15AM LOC: ANNX
WS# 006 TRANS# 0016
RECEIPT# 00130665-00130665
PERMIT# 2011070053 TRSCVG
Tran: Amt $70.00
Conflict Mangt Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 279

10/04/2011 Issued By: BLDAVM 124703

Application Number: **11DRB-70279**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: JUAN TABO SE BETWEEN EUBANK SE AND FOUR HILLS SE

Project Number: 1004073

Applicant
RAYLEE HOMES, INC

PO BOX 1443
CORRALES NM 87048
892-5533

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.
SUSAN RASINSKI
P.O. BOX 90606
ALBUQUERQUE NM 87199

SUSAN@GOODWINENGINEERS.COM

Application Fees

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

City Of Albuquerque
Treasury Division

10/4/2011 9:28AM LOC: ANNX
JS# 005 TRANS# 0013
RECEIPT# 00138322-00138322
PERMIT# 2011070279 TRSLNF
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/01/2010 Issued By: PLNSDH 72349

Permit Number: **2010 070 105** **Category Code 910**

Application Number: **10DRB-70105**, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD ~~NE~~ SE AND SOUTH OF TIJERAS ARROYO

Project Number: 1004073

Applicant
Jth Llc
Po Box 1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Gregory Krenik Pe
P.O. Box 90606
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	$90.00
	TOTAL:	**$185.00**

City Of Albuquerque
Treasury Division

4/1/2010 10:37AM LOC: ANNX
WS# 006 TRANS# 0006
RECEIPT# 00116943-00116943
PERMIT# 2010070105 TRSBLC
Trans Amt $185.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $90.00
CK $185.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/29/2010 Issued By: PLNSDH 66877

Permit Number: **2010 070 033** **Category Code 910**

Application Number: **10DRB-70033**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: JUAN TABO BLVD NE BETWEEN EUBANK NE AND FOUR HILLS RD NE

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 90606
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
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

1/29/2010 10:56AM LOC: ANNX
WS# 008 TRANS# 0007
RECEIPT# 00114919-00114919
PERMIT# 2010070033 TRSLJS
Trans Amt $145.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $145.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/12/2010 Issued By: E08375 70567

Permit Number: **2010 070 087** **Category Code 910**

Application Number: **10DRB-70087**, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BLVD SE BETWEEN TIJERAS ARROYO AND GALLANT FOX RD 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 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
TOTAL:		**$70.00**

City Of Albuquerque
Treasury Division

3/12/2010 9:49AM LOC: ANNX
WS# 008 TRANS# 0007
RECEIPT# 00116333-00116333
PERMIT# 2010070087 TRSBLC
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/07/2009 Issued By: PLNSDH

Permit Number: **2009 070 319** **Category Code 910**

Application Number: **09DRB-70319**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: JUAN TABO BLVD SE BETWEEN EUBANK SE AND FOUR HILLS SE

Project Number: 1004073

Applicant
Jth Llc

Po Box 1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Gregory Krenik Pe
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

10/7/2009 10:13AM LOC: ANNX
WS# 008 TRANS# 0002
RECEIPT# 00111373-00111373
PERMIT# 2009070319 TRSASR
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: Wednesday, April 28, 2010 **Project: #1004073**
Zone Atlas Page: (M 21&22) **App#** 10DRB-70105
Notification Radius: 100 Ft.

Cross Reference and Location: located on the East side of JUAN TABO BLVD SE and South of the TIJERAS ARROYO

Applicant: JTH, LCC
PO BOX 1443
CORRALES, NM 87048

Agent: MARK GOODWIN & ASSOC.
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: April 9, 2010
SIGNATURE: *Erin Tremblin - AT*

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, April 28, 2010,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1004073
10DRB-70105 VACATION OF PUBLIC EASEMENT

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 (tbka VOLTERRA VILLAGE,** zoned SU-1 FOR VILLAGE, 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)

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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2010.

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	1021055 5192951 0205	DORWART JEFF R	11839 NATIVE DANCER RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 22 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1161 AC	0.116074 13
2	1022055 0272882 0402	GREGORY TOMMY W	11910 CENTRAL AVE SE	ALBUQUERQUE	NM	87123	R	A1A	LT 2 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1123 AC	0.112252 86
3	1021055 4633064 0416	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 2 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1151 AC	0.114907 37
4	1021055 4983071 0208	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-B FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 2.0560 AC	2.068506 5
5	1022055 1561073 3529	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-A-6 CORR FINAL PLAT FOR JUAN TABO HILLS UNIT 2CONT 11.6989 AC	11.67050 729
6	1021055 4643114 0417	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 1 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1561 AC	0.155851 42
7	1022055 0272932 0403	VARELA ALAN M	1701 BLACK GOLD RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 3 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1581 AC	0.157531 67
8	1022055 0102943 1218	MARTINEZ DONNA L	1704 SMARTY JONES ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 18 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1132 AC	0.113204 96
9	1021055 5232941 0206	PADILLA BIALQUIN & ERLINDA	PO BOX 543	EL PRADO	NM	87529	R	A1A	LT 21 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1186 AC	0.118625 2
10	1022055 0412852 0501	MASCARENAS DAVID R	1800 CAM FELLA ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 1 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .2467 AC	0.246366 36
11	1021055 4203281 0124	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	W1/2 SE1/4 NE1/4 EXCL THE NWLY PORT SEC 33 T10N R4EAKA TR A CONT 16.3720 AC +/-	16.33414 292
12	1021055 5052951 0202	CHEMENEVA LIUDMILA	11827 NATIVE DANCER RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 25 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1114 AC	0.111563 24
13	1022055 0102993 1219	JOHNSON DIANE M & HUBBART GERALD W III	239 HENDREN LN NE	ALBUQUERQUE	NM	87123	R	A1A	LT 19 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1614 AC	0.161128 27
14	1021055 4763011 0209	JUAN TABO HILLS LLC	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 31 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1702 AC	0.162515 18
15	1021055 4952961 0213	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 27 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1163 AC	0.115591 63
16	1022055 0163742 0120	JUAN TABO HILLS LLC	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	TR 4-A FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 25.6617 AC	25.63332 662
17	1021055 5152961 0204	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 23 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1135 AC	0.113536 45
18	1021055 4912971 0212	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 28 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1162 AC	0.114702 92
19	1021055 4854411 0130	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-A-7 CORR FINAL PLAT FOR JUAN TABO HILLS UNIT 2CONT 16.9469 AC	16.86255 474
20	1021055 5092951 0203	CHERNY GENE & ELENA CHERNOV	11831 NATIVE DANCER RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 24 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1110 AC	0.111007 64
21	1021055 5292941 0207	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 20 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1931 AC	0.193049 59
22	1022055 1003272	JUAN TABO HILLS LLC	8910 ADAMS ST NE	ALBUQUER	NM	87110	V	A1A	TR 3-A FINAL PLAT FOR JUAN TABO HILLS U	14.39437

	0115			QUE					NIT 1CONT 14.3953 AC	854
23	1021055 4332524 0823	CITY OF ALBUQU ERQUE	PO BOX 129 3	ALBU QUER QUE	N M	871 03	V	A1 A	TR 1-A- 1 CORR FINAL PLAT FOR JUAN TABO HI LLS UNIT 2CONT 13.3641 AC	13.3 8465 514
24	1021055 4513351 0125	JOHNSON MARY ETAL	9924 COLU MBUS CIR NW	ALBU QUER QUE	N M	871 14	V	A1 A	A TR OF LAND IN THE CENTER OF THE SE1/4 NE1/4 SEC 33 T10NR4E AKA TR D CONT 1.0895 AC +/-	0.99 7261 24
25	1022055 0735032 0127	CITY OF ALBUQU ERQUE	PO BOX 129 3	ALBU QUER QUE	N M	871 03	V	A1 A	TR 1- C FINAL PLAT FOR JUAN TABO HILLS U NIT 1CONT 31.4914 AC	31.5 7532 369
26	1021055 5002961 0201	JD HOME BUILDE R CORPORATION	PO BOX 902 18	ALBU QUER QUE	N M	871 99	V	A1 A	LT 26 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1CONT .1162 AC	0.11 6367 93
27	1021055 4813001 0210	JD HOME BUILDE R CORPORATION	PO BOX 902 18	ALBU QUER QUE	N M	871 99	V	A1 A	LT 30 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1ACONT .1297 AC	0.12 5825 07
28	1021055 4862991 0211	JD HOME BUILDE R CORPORATION	PO BOX 902 18	ALBU QUER QUE	N M	871 99	V	A1 A	LT 29 BLK 13 FINAL PLAT FOR JUAN TA BO HILLS UNIT 1ACONT .1202 AC	0.11 7522 68

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
102205502728820402
GREGORY TOMMY W
11910 CENTRAL AVE SE
ALBUQUERQUE NM 87123

OR CURRENT RESIDENT
102105546330640416
JD HOME BUILDER CORPORATION
PO BOX 90218
ALBUQUERQUE NM 87199

OR CURRENT RESIDENT
102205501029931219
JOHNSON DIANE M & HUBBART GERALD W III
239 HENDREN LN NE
ALBUQUERQUE NM 87123

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

OR CURRENT RESIDENT
102105547630110209
JUAN TABO HILLS LLC
PO BOX 90218
ALBUQUERQUE NM 87199

OR CURRENT RESIDENT
102205501029431218
MARTINEZ DONNA L
1704 SMARTY JONES ST SE
ALBUQUERQUE NM 87123

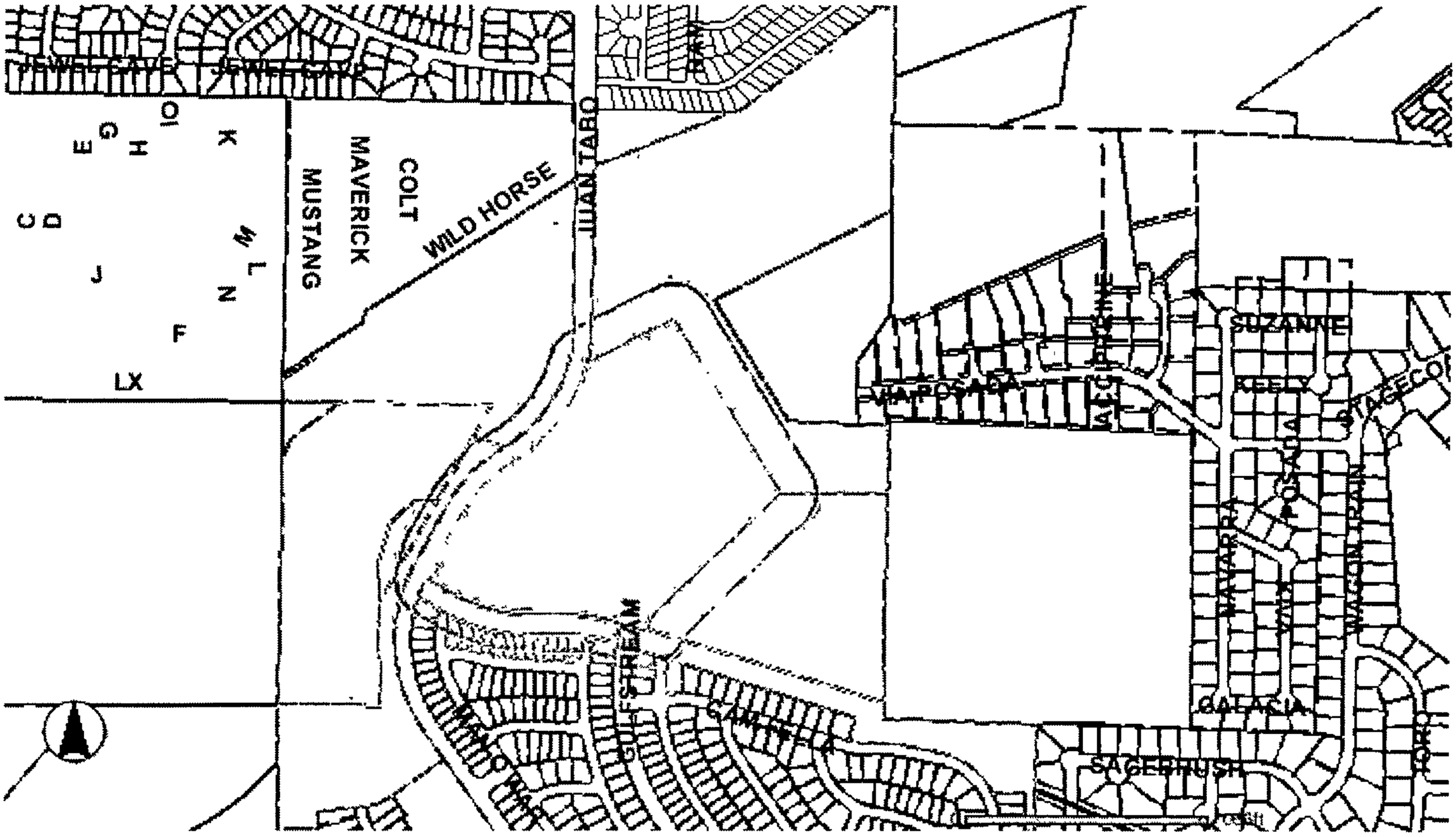
OR CURRENT RESIDENT
102205504128520501
MASCARENAS DAVID R
1800 CAM FELLA ST SE
ALBUQUERQUE NM 87123

OR CURRENT RESIDENT
102105552329410206
PADILLA BIALQUIN & ERLINDA
PO BOX 543
EL PRADO NM 87529

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

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

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


JEWEL CAVE
JEWEL CAVE
MUSTANG
MAVERICK
COLT
WILD HORSE
JUAN TABO
SUZANNE
KEELY
MARQUETTE
MARQUETTE
CATALPA
SAGEBRUSH
LX

Current DRC
Project Number. 756183

FIGURE 12

Date Submitted: 4/22/10
Date Site Plan Approved:
Date Preliminary Plat Approved: 5/25/05
Date Preliminary Plat Expires: 5/25/06
DRB Project No : 1004073
DRB Application No.:

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	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (N Side)						
		10'	Stabilized Crusher Fine Trail in Open Space (S Side)						
		32' FF	Res Pvmt	War Admiral Dr	Gallant Fox Rd	Shadow Leader Pl.	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Shadow Leader Pl	Easy Goer Rd.	Terminus	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Easy Goer Rd.	War Admiral Dr.	Juan Tabo Blvd Dr.	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Red Rum Ct.	Easy Goer Rd	Terminus	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Man O'War	Gallant Fox Rd	Terminus	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Native Dancer Rd	Man O'War	Smarty Jones St	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Suny Bay Rd	Man O'War	Smarty Jones St	/	/	/
			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	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		32' FF	Res Pvmt	Sir Barton Rd	Man O'War	Smarty Jones St	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	John Henry Ct	Man O'War	Terminus	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		6'	Sidewalk	40' SAS, SD, WL and Access Easement	Juan Tabo Dr.	John Henry Ct.	/	/	/
		32' FF	Res Pvmt	Smarty Jones St	Gallant Fox Rd	Native Dancer Rd	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Cam Fells St	Black Gold	Count Fleet St	/	/	/
			C & G (Both Sides)						
		4'	** Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Black Gold St	North PL.	Count Fleet St.	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Bold Ruler St.	Cam Fella St	Count Fleet St	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Busher St	Cam Fella St	Count Fleet St.	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Count Fleet St	Cam Fella St	Gallant Fox Rd	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Dan Patch Rd.	Nasrullah St	Count Fleet St.	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Nasrullah St	Black Gold	Dan Patch Rd.	/	/	/
			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	Timonium Dr.	Busher St	Black Gold St	/	/	/
			C & G (Both Sides)						
		4'	* Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Gulfstream Dr	Timonium Dr	North Prop. Line	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Timonium Dr.	Black Gold St	Gallant Fox	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Alydar Ave.	Black Gold St	Smarty Jones St	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Cam Fella St	Black Gold St	Gulfstream Dr	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Peteski Ave	Man O'War	Juan Tabo Blvd	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Juan Tabo Dr.	Gallant Fox	North Prop Line	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		29' - 33' FF	Res Pvmt	Kelso Ct.	Easy Goer Rd	Terminus	/	/	/
			C & G (Both Sides)						
		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	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East Side)						
		60' FF	Perm Pvmt	Juan Tabo Blvd	Existing Terminus	North Pl	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		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	with two 30" valves Juan Tabo Bridge			/	/	/
			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	/	/	/
		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, St L	/	/	/
		18"	SAS	Juan Tabo Bridge			/	/	/
		8"	SAS	Juan Tabo Dr	72' Public Esmt, St 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 Pt in Tract 1-A	South PL	Exist 30" SAS Esmt	/	/	/

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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 rquirements.

* 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 Finanacial 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

4-22-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - 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 AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 466

03/04/2013 Issued By: BLDAVM 182322

Application Number: **13DRB-70466**, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BETWEEN TIJERAS ARROYO AND GALLANT FOX

Project Number: 1004073

Applicant
JTH, LLC

PO BOX 1443
CORRALES NM 87048

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

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

City of Albuquerque Treasury
Date:3/4/2013 Office:ANNEX
Stat ID:WS000007 Cashier:TRSMDC
Batch: 1555 Trans #:26
Permit: 20130704466
Receipt Num 00103433
Payment Total:$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
Check Tendered : $140.00

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/13/2009 Issued By: E08375

Permit Number: **2009 070 061** **Category Code 910**

Application Number: **09DRB-70061**, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD BETWEEN HORSESHOE AND GALLANT FOX

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 90606
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	$90.00
	TOTAL:	**$185.00**

City Of Albuquerque
Treasury Division

2/13/2009 11:25AM LOC: ANNX
WS# 007 TRANS# 0014
RECEIPT# 00110719-00110720
PERMIT# 2009070061 TRSLJS
Trans Amt $3,685.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $90.00
CK $3,595.00
CA $90.00
CHANGE $0.00

City Of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/13/2009 Issued By: E08375

Permit Number: **2009 070 064** **Category Code 910**

Application Number: **09DRB-70064**, Major - Preliminary Plat Approval

Address:

Location Description: JUAN TABO BLVD BETWEEN HORSESHOE AND GALLANT FOX

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 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$3,500.00
	TOTAL:	**$3,500.00**

City Of Albuquerque
Treasury Division

2/13/2009 11:25AM LOC: ANNX
WSH 007 TRANS# 0014
RECEIPT# 00110719-00110719
PERMIT# 2009070064 TRSLJS
Trans Amt $3,685.00
DRB Actions $3,500.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/20/2009 Issued By: E09375

Permit Number: **2009 070 117** **Category Code 910**

Application Number: 09DRB-70117, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD S OF TIJERAS ARROYO

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 90606
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	$345.00
	TOTAL:	**$440.00**

City Of Albuquerque
Treasury Division

3/20/2009 10:22AM OR: ARNA
CSA 006, TRAN# 0013
RECEIPT# 00104397-00104397
PERMIT# 2009070117 TRS#MG
Trans Amt $440.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $345.00
CK $440.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/03/2009 Issued By: PLNSDH

Permit Number: **2009 070 092** **Category Code 910**

Application Number: 09DRB-70092, Epc Approved Sdp For Subdivision

Address:

Location Description: JUAN TABO BLVD SE BETWEEN GALLANT FOX RD SE AND TIJERAS ARROYO

Project Number: 1004073

Applicant
Jth Inc

Po Box 1443
Corrales NM 87048
891-5533

Agent / Contact
Dekker Perich Sabatini
Kym Dicome
7601 Jefferson Ne Suite 100
Albuquerque NM 87109

chrisg@dpsabq.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/3/2009 11:09AM LOC: ANNX
WSB CCB TRANS# 0003
RECEIPT# 00102587-00102587
PERMIT# 2009070092 TRSASR
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

UNIT 1A

Supplemental form

SUBDIVISION — **S**
- ___ 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 — **D**
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**
- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal — **V**
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)** — **P**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — **L** **A** **D**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: 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:**
AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 1A ___ Final Plat Approval

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. 5-C Block: Unit:
Subdiv. / Addn. Juan Tabo Hills UNIT 1A
Current Zoning: RD Proposed zoning: same
Zone Atlas page(s): M21 & N22 No. of **existing** lots: 1 No. of **proposed** lots: 27
Total area of site (acres): 4.6195 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? Yes
UPC No. 102205512544020127, 102205599138301116 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd SE
Between: Peteski Ave SE and Tract 1-B

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): S98-30
DRB98-20, AX80-10, 2-8-30, 1004073
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 13

SIGNATURE DATE 6-8-06
(Print) Gregory A. Brenik, PE ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

NA ☐ **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
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06DRB - ___ - 00858	FP	S(3)	$ 0
	Cmf		$ 20.20
			$
			$
			$
			Total $ 20.20

Hearing date 06-21-06

6/13/06

Project # 1004073

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

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N/A Design elevations & cross sections of perimeter walls **3 copies** DONE WITH PRELIMINARY PLAT
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
PEND ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed 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.

Gregory J. Brenik, PE
Applicant name (print)

6-13-06
Applicant signature / date

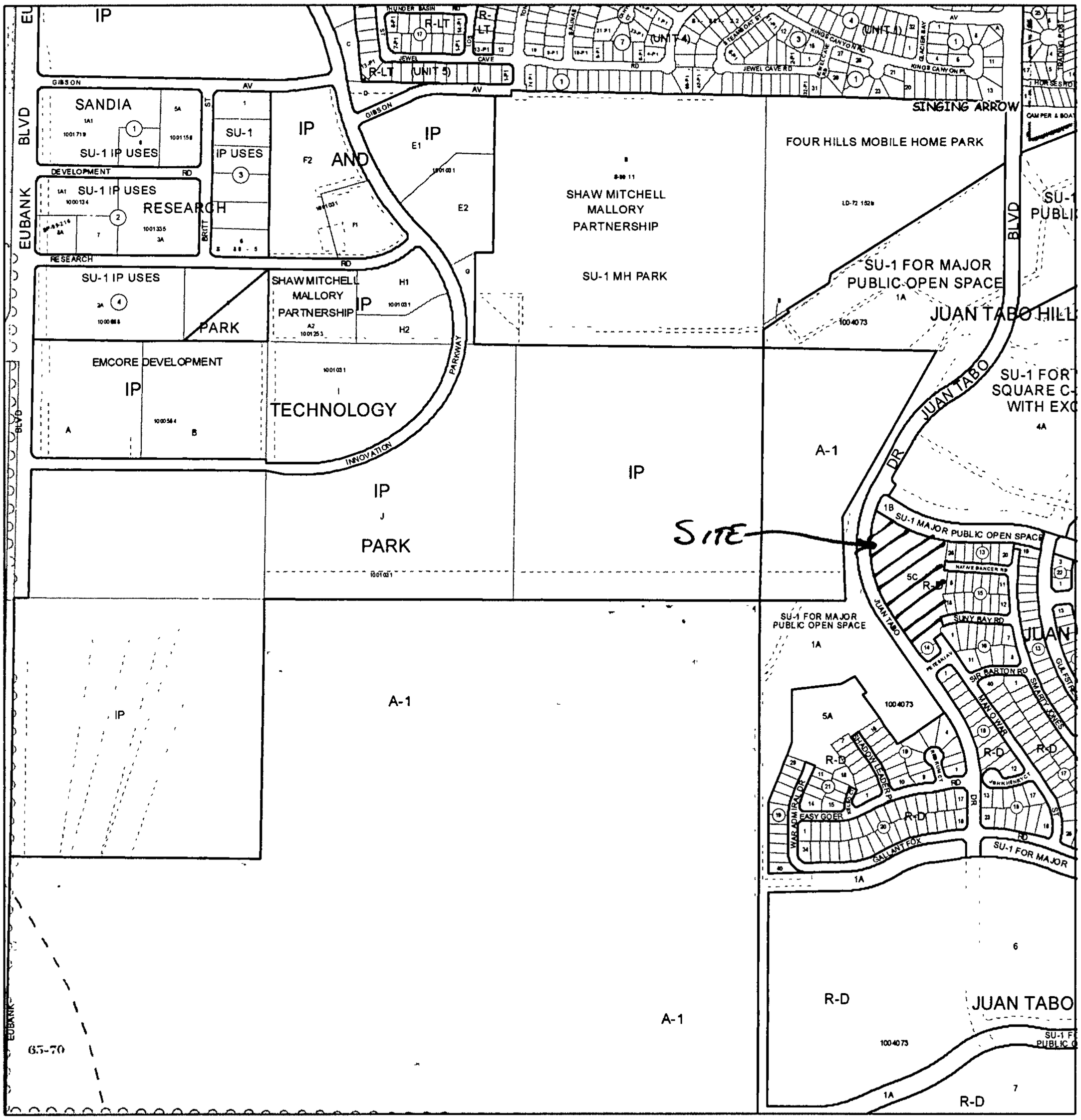
Form revised **11/04**

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

Application case numbers
06DRB - _____ - 00858
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date

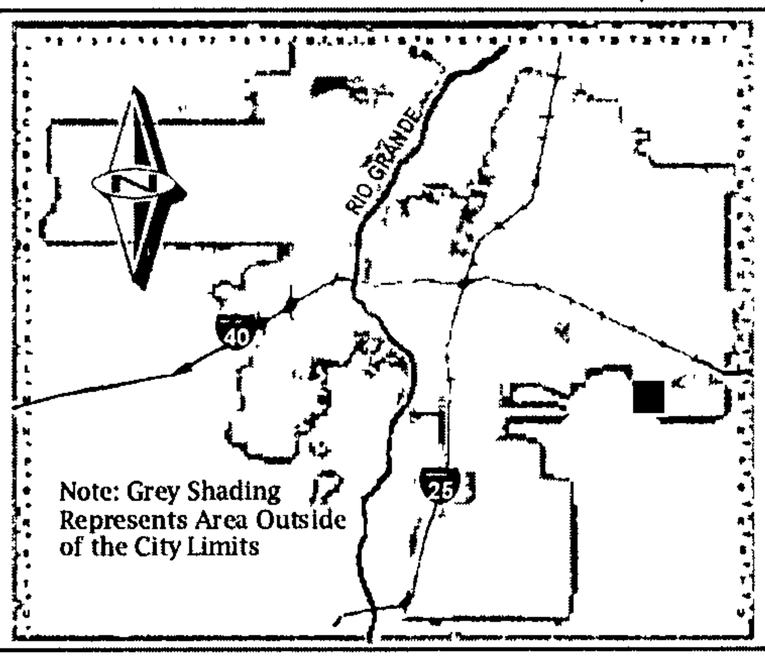
Project # 1004073



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

M-21-Z

Selected Symbols

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

0 750 1,500 Feet

Susan 111-6944
email

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

Juan Tabo Hills, Unit 1 CPN 756183

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5th day of December, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and JTH, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 1443, Corrales, NM 87048 whose telephone number is 892-5533, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] a portion of Tract 5, Juan Tabo Hills Bulk Plat, recorded on 1/19/2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 22 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] JTH, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Juan Tabo Hills, Unit 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 20th of October 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 756183.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 19.00
2005180370
6376423
Page: 1 of 6
12/07/2005 04:15P
Bk-A107 Pg-9884

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/ 06DRB-00858

PROJECT NAME JUAN TABO HILLS Unit 1A

$ 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.***

4837

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

95-681/1070

DATE 6-12-06

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty No/100

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR JTH LLC

⑈004837⑈ ⑆107006813⑆ 28300700 3⑈

DUPLICATE
City Of Albuquerque
Treasury Division DOLLARS

Security Features Details on Back

6/13/2006 11:22AM LOC: ANNX
RECEIPT# 00061960 WS# 006 TRANS# 0027
Account 441032 Fund 0110
Activity 3424000
Trans Amt $20.00
J74 MJ

CHANGE $20.00
$0.00

Thank You

©HARLAND STYLE XKJ

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

UNIT 1B

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision Purposes
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING** — **A**
- ____ Annexation
- ____ County Submittal
- ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: 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:** ____

AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 1B — Final Plat Approval

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. 5-A Block: ____ Unit: 1

Subdiv. / Addn. Juan Tabo Hills Unit 1B

Current Zoning: RD Proposed zoning: same

Zone Atlas page(s): M21 & M22 No. of **existing** lots: 1 No. of **proposed** lots: 15

Total area of site (acres): 3.3619 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? yes

UPC No. 102205512544020127, 102205599138301116 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: War Admiral Dr. SE.

Between: Shadow Leader Dr. SE and Tract 1-A

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): S98-30

DRB98-20, AX80-10, 2-8-30, 1004073

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

SIGNATURE ____ DATE 6-8-06 (13)

(Print) Gregory D. Kronik, PE ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

NA ☐ **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
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers: 06DRB - ____ - 00860

Hearing date 6-21-06

Action	S.F.	Fees
FP	S(3)	$ 0
CMF	___	$ 20.00
____	___	$ ____
____	___	$ ____
____	___	$ ____
		Total $ 20.00

Kn 6/13/04

Project # 1004073

UNIT IR
RI LIBRARY

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

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application
Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N/A Design elevations & cross sections of perimeter walls **3 copies** DONE WITH PRELIMINARY PLAT
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
FWD ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed 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.

Gregory J. Brenik, PE
Applicant name (print)

6-13-06
Applicant signature / date

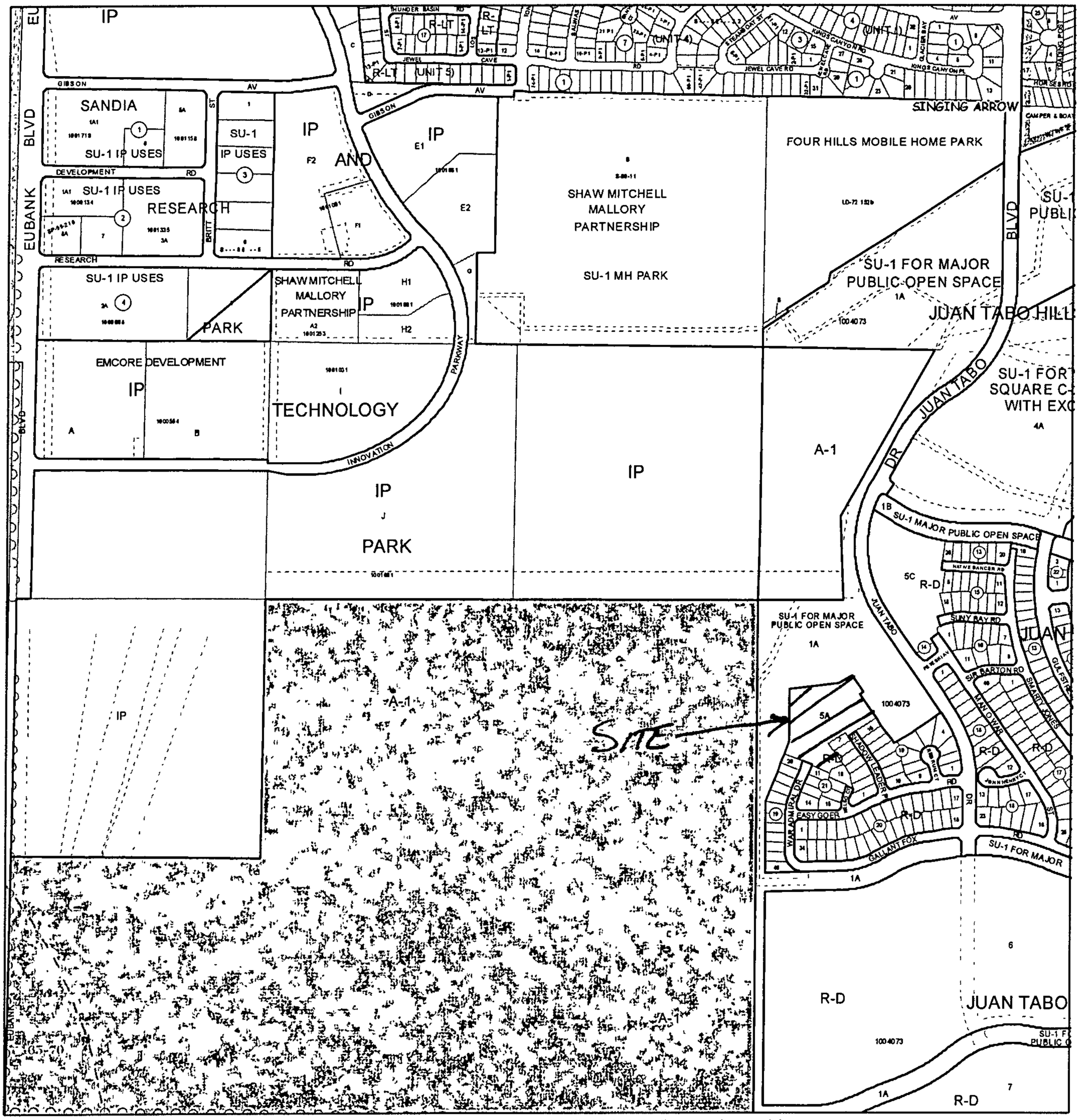
Form revised **11/04**

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

Application case numbers
06DRB - ____ - 00860
____ - ____ - ____
____ - ____ - ____

Kim Sims 6/13/06
Planner signature / date

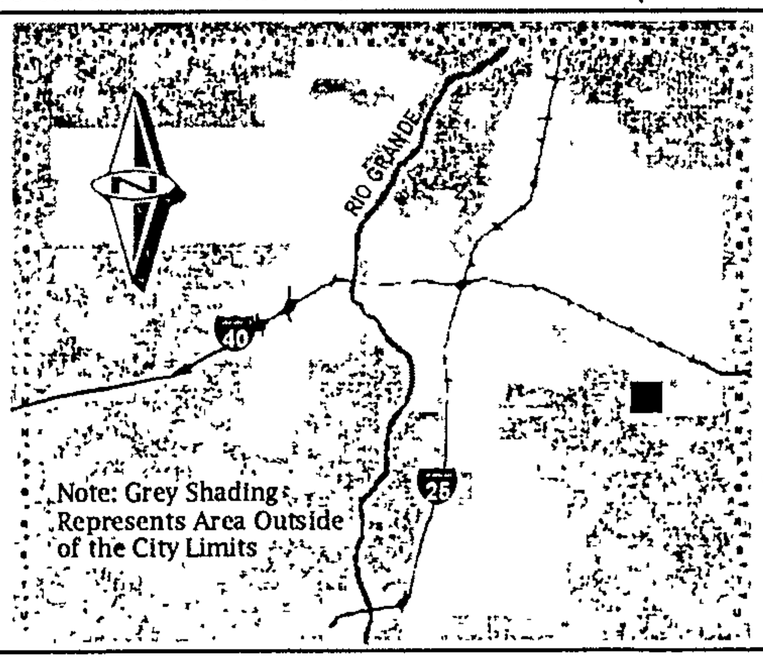
Project # 1004073



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

M-21-Z

Selected Symbols

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

0 750 1,500 Feet

Susan 1/11/2006
email

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

Juan Tabo Hills, Unit 1 CPN 756183

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5th day of December, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and JTH, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 1443, Corrales, NM 87048 whose telephone number is 892-5533, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] a portion of Tract 5, Juan Tabo Hills Bulk Plat, recorded on 1/19/2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 22 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] JTH, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Juan Tabo Hills, Unit 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 20th of October 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 756183.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

2005180370
6376423
Page: 1 of 6
12/07/2005 04:15P
Bk-A107 Pg-9884
Mary Herrera Bern. Co. AGRE R 19.00

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 / 06DRB-00860

PROJECT NAME JUAN TABO HILLS Unit 1B

$ 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.

4838

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

95-681/1070

DATE 6-12-06

PAY TO THE ORDER OF City of Albuquerque — $ 20.00

Twenty NO/100 DOLLARS

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR JTH 1B

DUPLICATE
City Of Albuquerque
Treasury Division
6/13/2006 11:21AM LUC: ANNX
RECEIPT# 00051959 WS# 006 TRANS# 0026
Account 441032 Fund 0110
Activity 3424000 JTSE JA
Trans Amt $20.00
JE4 Misc $20.00
Change $0.00

Security Features Details on Back.

⑈004838⑈ ⑆107006813⑆ 28300700 3⑈

© HARLAND STYLE XKJ

Current DRC
Project Number _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted. 4/12/06
Date Site Plan Approved _____
Date Preliminary Plat Approved: 5/25/05
Date Preliminary Plat Expires. 5/25/06
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.

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	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (N Side)						
		10'	Trail in Open Space (S Side)						
		32' FF	Res Pvmt	War Admiral Dr.	Gallant Fox Rd.	Shadow Leader Pl.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Shadow Leader Pl.	Easy Goer Rd.	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Easy Goer Rd.	War Admiral Dr	Juan Tabo Blvd Dr	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Red Rum Ct.	Easy Goer Rd	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Man O'War	Gallant Fox Rd	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Native Dancer Rd	Man O'War	Smarty Jones St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Suny Bay Rd	Man O'War	Smarty Jones St	/	/	/
			C & G (Both Sides)						
		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	Sir Barton Rd	Man O'War	Smarty Jones St	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	John Henry Ct	Man O'War	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		6'	Sidewalk	40' SAS, SD, WL and Access Easement	Juan Tabo Dr	John Henry Ct.	/	/	/
		32' FF	Res Pvmt	Smarty Jones St.	Gallant Fox Rd.	Native Dancer Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Cam Fells St.	Black Gold	Count Fleet St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Black Gold St.	North PL	Count Fleet St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Bold Ruler St.	Cam Fella St	Count Fleet St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Busher St	Cam Fella St	Count Fleet St	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Count Fleet St.	Cam Fella St.	Gallant Fox Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Dan Patch Rd.	Nasrullah St.	Count Fleet St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Nasrullah St	Black Gold	Dan Patch Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

(rev 9-05)

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		32' FF	Res Pvmt	Timonium Dr.	Busher St.	Black Gold St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Gulfstream Dr.	Timonium Dr	North Prop. Line	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Timonium Dr	Black Gold St.	Gallant Fox	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Alydar Ave.	Black Gold St.	Smarty Jones St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Cam Fella St	Black Gold St.	Gulfstream Dr	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Peteski Ave	Man O'War	Juan Tabo Blvd	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Perm Pvmt	Juan Tabo Dr.	Gallant Fox	North Prop Line	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		25' FF	Res Pvmt	Kelso Ct	Easy Goer Rd	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (West Side)						
		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	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East Side)						
		60' FF	Perm Pvmt	Juan Tabo Blvd	Existing Terminus	North Pl	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						

(rev 9-05)

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		/	/	/
			WATER						
		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	/	/	/

(rev 9-05)

ORIGINAL

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 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 with two 30" valves Juan Tabo Bridge	8" Stub in Via Posada	10" Stub in Juan Tabo	/	/	/
		30"	Waterline				/	/	/
			Sanitary Sewer						
		8"	SAS	40' SAS, SD, WL and Access Esmt	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)	/	/	/

(rev 9-05)

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. Pl in Tract 1-A	South PL	Exist 30" SAS Esmt	/	/	/
			Storm Drain						
		48"-60"	Storm Drain	Juan Tabo Bridge			/	/	/
			Detention Pond with Liner	Tract 1-A					
			Transitiion 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	/	/	/

(rev 9-05)

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"	Strom 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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature **Date**

Approval of Creditable Items:

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 rquirements.

* Sidewalks to be deferred

** Sidewalk deferred on Souht 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 Finanacial 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

4-12-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

D Watson 4/19/06
DRB CHAIR - date

Christina Sandoval 4/19/06
PARKS & GENERAL RECREATION - date

4-19-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Robert Bruen 4.19.06
UTILITY DEVELOPMENT - date

_____ **- date**

Bradley L. Bingham 4/19/06
CITY ENGINEER - date

_____ **- date**

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ✓ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**
- ___ 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... — **L** **A**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: 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:** ___

AGENT (if any): Mark Goodwin & Assoc PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: ___

CITY: Albuq STATE NM ZIP 87199 E-MAIL: ___

DESCRIPTION OF REQUEST: Juan Tabo Hills - Vacation of Easements

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. 5 Block: ___ Unit: ___

Subdiv. / Addn. Juan Tabo Hills

Current Zoning: RD Proposed zoning: Same

Zone Atlas page(s): M21 & M22 No. of **existing** lots: 1 No. of **proposed** lots: 49B+1T

Total area of site (acres): 101.789 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? YES

UPC No. 102205512544020127, 102205599138301116 MRGCD Map No. ___

LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd SE

Between: Eubank Blvd, SE and Four Hills Rd 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.): S98-30

DRB98-20, AX 80-10, 2-8-30

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

SIGNATURE ___ DATE 11-11-05

(Print) Gregory J Krenik ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☑ All checklists are complete	05DRB - 01731	VPE	V	$ 270.00
☑ All fees have been collected	___-___-___	___	ADV	$ 75.00
☑ All case #s are assigned	___-___-___	___	CMF	$ 20.00
☑ AGIS copy has been sent	___-___-___	___	___	$ ___
☑ Case history #s are listed	___-___-___	___	___	$ ___
☐ Site is within 1000ft of a landfill				Total
N/A ☐ F.H.D.P. density bonus				$ 365.00
N/A ☐ F.H.D.P. fee rebate	Hearing date 12.7.05			

Sandy Handley 11/10/05

Project # ~~1001370~~ 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. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

X 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.)
X 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
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

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

GREGORY D. KRENIK
Applicant name (print)

11-11-05
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
OSDRB - 01731
____ - ____ - ____
____ - ____ - ____

Laurie Handley 11/10/05
Planner signature / date

Project # 1003370

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

November 8, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills

Dear Ms. Matson:

On behalf of our client, JTH, LLC, and the requirements of the DPM we are submitting the following DRB application package for additional Vacation of Easements.

The development scheme for this project requires realignment of Juan Tabo Blvd into and through the site requiring relocation of certain easements.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J Krenik, PE
Vice President

GJK/sr

Attachments

Near Tubo Hills

IP

SCIE

EUBAN

EUBANK BLVD

GIBSON AV

SANDIA

SU-1 P USES

DEVELOPMENT RD

SU-1 P USES RESEARCH

RESEARCH RD

SU-1 IP USES

PARK

SU-1 IP USES

SHAW MITCHELL MALLORY PARTNERSHIP

IP

TECHNOLOGY

INNOVATION PARKWAY

IP

PARK

IP

A-1

WOOD

R-LT UNIT 5

JEWEL CAVE RD

KINGS CANYON PL

GLACIER BAY

IP

E

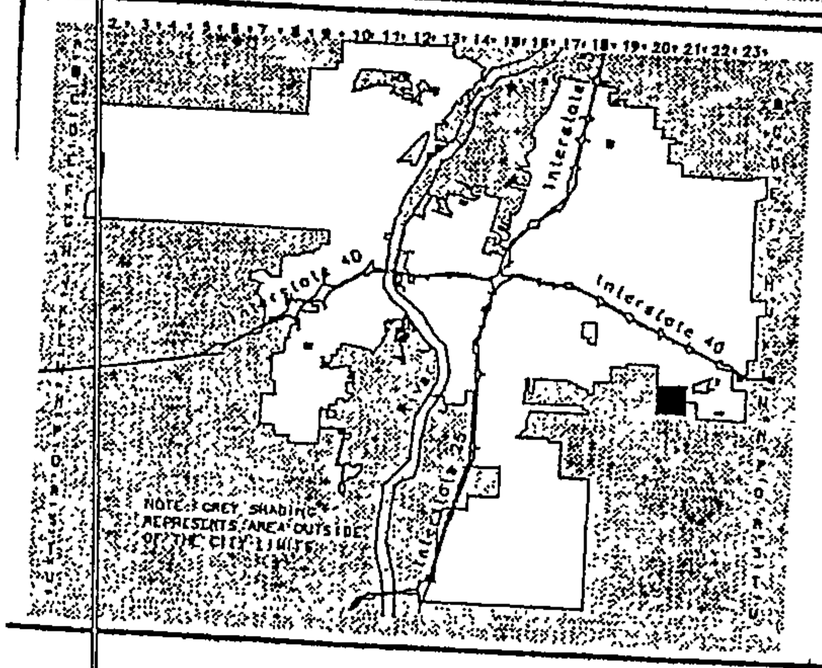
SHAW MITCHELL MALLORY PARTNERSHIP

SU-1 MH PARK

FOUR HILLS MOBILE HOME PARK

FOUR HILLS VILLAGE 20TH INSTALLMENT

SITE



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

A lbuquerque G eographic I nformation S ystem

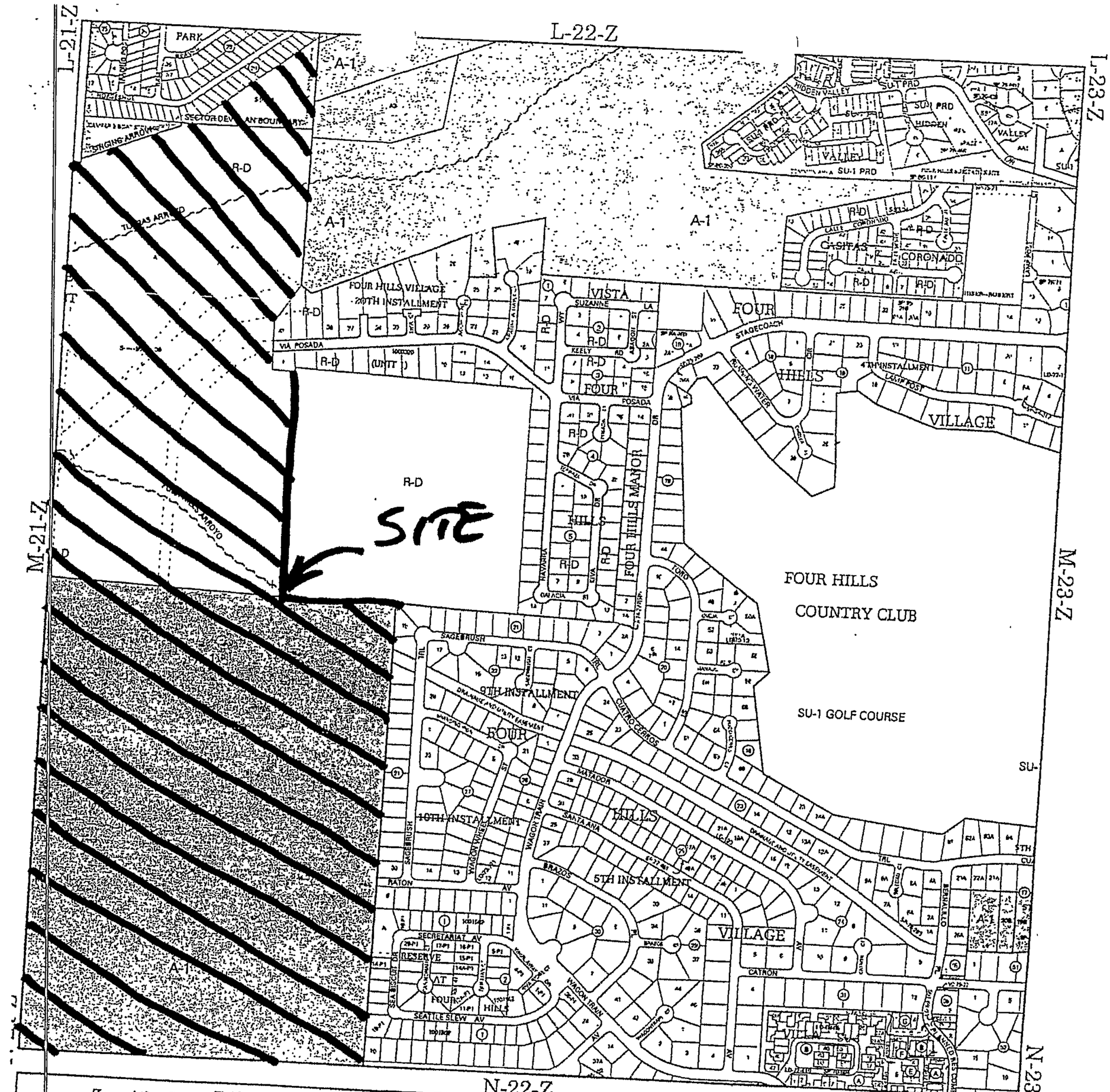
PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

M-21-Z

Map Amended through November 01, 2003



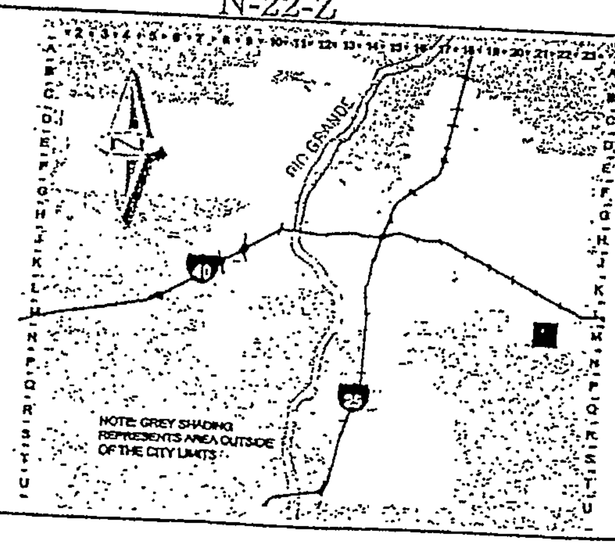
Zone Atlas Page: **M-22-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 • 2006

ALBURQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

October 13, 2005

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **October 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 5, JUAN TABO HILLS** zone map **M-21-22.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

FOUR HILLS VILLAGE H.O.A. (FHV) "R"
***James R. Grout**
1512 Stagecoach Rd. SE/87123 296-5571 (h) 280-9517 (c)
John Butcher
708 Lamp Post Cir. SE/87123 883-0006 (h) 331-8413 (c)

Dec'd 4/4

TIJERAS ARROYO N.A. (TJA) "R"
Ion Abraham
843 Calle Coronado SE/87123 323-8399 (h)
Sara Sokolowski
13129 Nandina Ln. SE/87123 615-8618 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(10/06/05)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

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

November 9, 2005

Mr. Ion Abraham
Tijeras Arroyo N.A.
843 Calle Coronado SE
Albuquerque, NM 87123

Ms. Sara Sokolowski
Tijeras Arroyo N.A.
13129 Nandina Ln. SE
Albuquerque, NM 87123

Re: Juan Tabo Hills

Dear Mr. Abraham and Ms. Sokolowski:

Enclosed please find a copy of the DRB Application for the Vacation of Easements for the referenced project. The anticipated date to be heard is December 14, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik
Vice President

Enclosure

F:\1-Projects\2002\A02079 - Juan Tabo Hills\N.A. Letter.doc

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

November 9, 2005

Mr. Ion Abraham
Tijeras Arroyo N.A.
843 Calle Coronado SE
Albuquerque, NM 87123

Ms. Sara Sokolowski
Tijeras Arroyo N.A.
13129 Nandina Ln. SE
Albuquerque, NM 87123

Re: Juan Tabo Hills

Dear Mr. Abraham and Ms. Sokolowski:

Enclosed please find a copy of the DRB Application for the Vacation of Easements for the referenced project. The anticipated date to be heard is December 14, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik
Vice President

Enclosure

F:\1-Projects\2002\A02079 - Juan Tabo Hills\W.A. Letter.doc

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

November 9, 2005

Mr. James R Grout
Four Hills Village H.O.A.
1512 Stagecoach Rd SE
Albuquerque, NM 87123

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

Re: Juan Tabo Hills

Dear Mr. Grout and Mr. Butcher:

Enclosed please find a copy of the DRB Application for the Vacation of Easements for the referenced project. The anticipated date to be heard is December 14, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik
Vice President

Enclosure

F:\1-Projects\2002\A02079 - Juan Tabo Hills\N.A. Letter.doc

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

November 9, 2005

Mr. James R Grout
Four Hills Village H.O.A.
1512 Stagecoach Rd SE
Albuquerque, NM 87123

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

Re: Juan Tabo Hills

Dear Mr. Grout and Mr. Butcher:

Enclosed please find a copy of the DRB Application for the Vacation of Easements for the referenced project. The anticipated date to be heard is December 14, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik
Vice President

Enclosure

F:\1-Projects\2002\A02079 - Juan Tabo Hills\W.A. Letter.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JTH, LLC

AGENT MARK GOODWIN & ASSOCIATES

ADDRESS P.O. BOX 90606

PROJECT & APP # 1001370/05DRB01731

PROJECT NAME VACATION EXHIBIT FOR JUAN TABO HILLS, UNIT

$ 20.00 441032/3424000 Conflict Management Fee

$ 270.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 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

$ 365.00 **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
11/10/2005 9:47AM LOC: ANNX
RECEIPT# 00049632 WS# 006 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $365.00
J24 Misc
$270.00
Thank You

11/10/2005 9:47AM LOC: ANNX
RECEIPT# 00049632 WS# 006 TRANS# 0013
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4684
95-681/1070

DATE 11.9.05

PAY TO THE ORDER OF City of Albuquerque $ 365.00

Three hundred Sixty five and 00/100 DOLLARS

Security Features Details on Back

BANK OF THE WEST
5001 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Juan Tabo Hills

⑈004684⑈ ⑆107006813⑆ 28300700 3⑈

DUPLICATE
City Of Albuquerque
Treasury Division
11/10/2005 9:48AM LOC: ANNX
RECEIPT# 00049633 WS# 006 TRANS# 0013
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $75.00
J24 Misc

CK $75.00
CHANGE $0.00

$365.00
Thank You

© HARLAND STYLE XKJ

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 11.22.05 To 12-7.05

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.

Lauren Vallmer — (Applicant or Agent)

11-10-05 — (Date)

I issued 2 signs for this application,

11-10.05 — (Date)

Claudia Jensen — (Staff Member)

DRB PROJECT NUMBER: 1001370

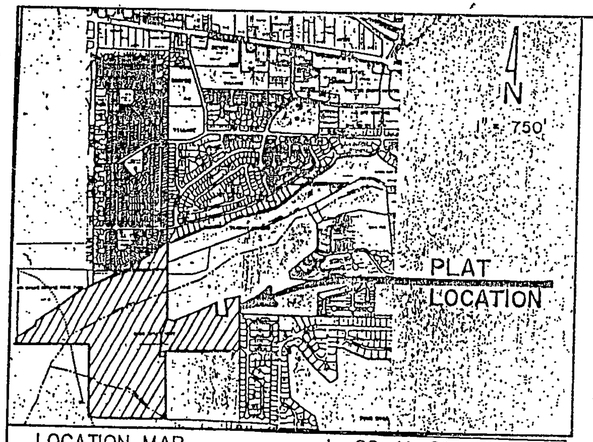
Rev. 1/11/05

1998167174
Page: 1 of 3
12/29/1998 02:16P
Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-98C Pg-367

BULK LAND PLAT FOR
FOUR HILLS VILLAGE 20TH INSTALLMENT
TRACTS A, B AND C
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1998

(19) & (20) & (21)

(41)



LOCATION MAP L-22, M-21 AND M-22

PURPOSE OF PLAT

1. To correct previous illegal subdivision of property.
2. To create tract A, B and C as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

1. DRB Case No.: 98-020
2. Zone Atlas Index No.: L-22, M-21 and M-22
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 2
5. Total Number of Tracts created: 3
6. Gross Subdivision Acreage: 120.3401 Acres
7. Total Mileage of Full Width Streets Created: 0

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 4 Upc Code will be allocated per Cert
PROPERTY OWNER OF RECORD: Hat Limited
BERNALILLO COUNTY TREASURER'S OFFICE: Paulina Ashcroft 10/29/98

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in paranthesis are record.
4. Basis of boundary are the following plats of record entitled:
"SUMMARY PLAT FOR ANNEXATION, FOUR HILLS WEST" (1-7-81, C17-174),
"AMENDED REPLAT OF TRACT 1, VISTA FOUR HILLS" (5-25-79, D9-133),
"SUMMARY PLAT FOR ANNEXATION TO THE CITY OF ALBUQUERQUE OF NW1/4, NE1/4, S1/2NE1/4, NW1/4 AND NW1/4SW1/4 OF SECTION 33, T.10N., R.4E., N.M.P.M." (8-24-82, C20-24),
"UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK" (12-7-78, D9-39)
"AMENDED PLAT OF TIJERAS HEIGHTS" (12-18-78, D9-42),
"SUMMARY PLAT, BEING A REPLAT OF A SUMMARY PLAT OF TIJERAS HEIGHTS" (5-31-78, D8-139),
"WARRANTY DEED" (Document No. 82-18044),
"QUITCLAIM DEED" (Document No. 82-18045),
"WARRANTY DEED" (Document No. 86-122458),
"WARRANTY DEED" (Document No. 86-122461),
"WARRANTY DEED" (Document No. 86-122464),
all being records of Bernalillo County, New Mexico.
5. Field Survey performed in March 18, 1994.
6. Centerline (In lieu of R/W) monumentation 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".
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 98010715550416
8. Title Report provided by Rio Grande Title Company, Inc., Policy No. OP 32 0022 60 3774, File No. 11-28987-m, dated December 16, 1993.
9. "City of Albuquerque Water and Sanitary Sewer Service to FOUR HILLS VILLAGE 20TH INSTALLMENT must be verified and coordinated with the Public Works Department, City of Albuquerque."

(NOTES CONTINUED ON SHEET 2 OF 3)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. U.S. West 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 enclosures.

4. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs of bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground of 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 the 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 listed above 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.

FREE CONSENT AND DEDICATION

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 consent to the granting of easements. 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.

Owner: Tract A and C
HAT Limited, a New Mexico limited Partnership
By:
Trails Management Inc., a New Mexico corporation, General Partner

Mary S Strickman 4-10-98
Mary S. Strickman, President of General Partner Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 10 day of April, 1998, this instrument was acknowledged before me by Mary S. Strickman of HAT Limited, a New Mexico Limited Partnership, as President of General Partner.

Frances Mandall
Notary Public

Owner: Tract B
Shaw, Mitchell and Mallory Partnership

Geneva B Mitchell 4-10-98
Geneva B. Mitchell, General Partner for Shaw, Mitchell and Mallory Partnership Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 10 day of April, 1998, this instrument was acknowledged before me by Geneva B. Mitchell of Shaw, Mitchell and Mallory Partnership, as its General Partner.

Frances Mandall
Notary Public

APPROVED AND ACCEPTED BY:

Subdivision Case No. 98-30

Planning Director, City of Albuquerque, N.M. — 12/28/98 Date

City Engineering Div., City of Albuquerque, N.M. — 12-16-98 Date

Albuquerque Metropolitan Arroyo Flood Control Authority — 12-7-98 Date

Traffic Div., City of Albuquerque, N.M. — 9-28-98 Date

Water Utilities Dept., City of Albuquerque, N.M. — 9-28-98 Date

Design and Development, CIP, City of Albuquerque, N.M. — 10-9-98 Date

City Surveyor, City of Albuquerque, N.M. — 04-19-98 Date

Property Management, City of Albuquerque, N.M. — 12-16-98 Date

County Treasurer, Bernalillo County, N.M. — Date

PNM Gas Services Division — 10-3-98 Date

PNM Electric Services Division — 10-3-98 Date

U.S. West Telecommunications — 10-06-98 Date

Jones Intercable, Inc. — 10/2/98 Date

SP 99-26

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 — NEW MEXICO — 7719 — REGISTERED PROFESSIONAL LAND SURVEYOR

Timothy Aldrich, P.S. No. 7719 — 04-08-98 Date

TA 10-29-98

Drawn By:	RJA	Date:	04-07-98
Checked By:	TA	Drawing Name:	9447ABC1.DWG
Job No.:	94-47	Sheet:	1 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

1998010117
315768B
Page: 2 of 3
12/29/1998 02:16P
Bk-98C Pg-367
Judy D. Woodward Bern. Co. PLAT R 17.00

BULK LAND PLAT FOR
FOUR HILLS VILLAGE 20TH INSTALLMENT
TRACTS A, B AND C
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1998

(NOTES CONTINUED FROM SHEET 1 OF 3)

10. Maintanence of the private access easement as shown hereon shall be the responsibility of the owner(s) and/or proprietor(s) of TRACT B.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 12/29, 1998 IN BK 98-20 PAGE 5311.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

EASEMENT DEDICATION FOR FLOOD PLAIN

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF, AND ACCESS TO SUCH FACILITIES, AND FOR SUBORDINATE RECREATIONAL USE AND ACCESS ON SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS, OR FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE EASEMENT GRANTED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, BY WRITTEN AGREEMENT FILED FOR PUBLIC RECORD, TO MAINTAIN. UNLESS GRANTEE SPECIFICALLY AGREES, BY SUCH WRITTEN AGREEMENT, TO MAINTAIN PROPERTY AND/OR IMPROVEMENTS, SUCH MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. LANDSCAPING OR MAINTENANCE WORK, BY THE GRANTOR, WITHIN THE EASEMENT HEREBY CONVEYED SHALL NOT ALTER THE PRESENT FLOW-LINE, CAPACITY, OR PERMABILITY OF THE PRESENT FLOOD WAY AREA, EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY THE GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE REAL PROPERTY DESCRIBED HEREIN MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED HEREIN. ANY PORTION OF LANDS, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITIAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

Owner: Tract A and Lots 1 through 58 (TRACT C)
HAT Limited, a New Mexico Limited Partnership

Mary S. Strickman 4-10-98
Mary S. Strickman, President — Date

DESCRIPTION

A tract of land situate within Sections 27, 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being all of FOUR HILLS WEST 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 7, 1981 in Volume C17, Folio 174 together with an undesignated tract of land as described in a Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 1982 as Document No. 82-18044 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, from whence the Albuquerque Control Survey Monument 5-M22" bears S 73°01'22" E, 607.40 feet;

THENCE S 00°40'49" W, 965.94 feet to the southeast corner, said point being on the westerly line of LOT 1, BLOCK 4, AMENDED VISTA FOUR HILLS 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 May 25, 1979 in Volume D9, Folio 133;

THENCE leaving said westerly line N 87°22'47" W, 1334.54 feet to a point;

THENCE S 00°43'04" W, 1301.64 feet to a point;

THENCE N 87°50'40" W, 1334.73 feet to a point;

THENCE N 00°41'59" E, 1313.95 feet to a point;

THENCE N 89°15'53" W, 1301.80 feet to the southwest corner, said point being common with the southeast corner of RECO CORP. TRACT 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 August 24, 1982 in Volume C20, Folio 24;

THENCE along the easterly line of said RECO CORP. TRACT N 00°42'12" E, 122.47 feet to a point, said point being common with the southwest corner of FOUR HILLS MOBILE HOME PARK, UNIT 5 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 December 7, 1968 in Volume D9, Folio 39;

THENCE leaving said easterly line along the southerly line of said FOUR HILLS MOBILE HOME PARK, UNIT 5 N 57°28'58" E, 410.16 feet to a point;

THENCE continuing N 12°37'53" E, 50.77 feet to a point;

THENCE continuing N 57°29'12" E, 1082.65 feet to a point, said point being common with the southeast corner of said FOUR HILLS MOBILE HOME PARK, UNIT 5 and further being on the westerly right-of-way line of Juan Tabo Boulevard N.E.;

THENCE along said right-of-way line S 00°39'45" W, 8.73 feet to a point;

THENCE leaving said right-of-way line N 54°55'30" E, 52.84 feet to a point;

THENCE N 68°13'20" E, 46.69 feet to a point, said point being on the easterly right-of-way line of Juan Tabo Boulevard N.E.;

THENCE along said right-of-way line N 00°53'32" E, 13.27 feet to a point, said point being common with the southwest corner of FOUR HILLS MOBILE HOME PARK, UNIT 4 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 December 7, 1978 in Volume D9, Folio 39;

THENCE leaving said right-of-way line along the southerly line of said FOUR HILLS MOBILE HOME PARK, UNIT 4 N 68°28'17" E, 594.70 feet to a point;

THENCE continuing N 01°08'51" E, 18.00 feet to a point;

THENCE continuing S 86°43'49" E, 64.80 feet to a point;

THENCE continuing N 52°53'46" E, 852.28 feet to a point, said point being common with the southeast corner of said FOUR HILLS MOBILE HOME PARK, UNIT 4 and further being on the westerly line of LOT 29, TIJERAS HEIGHTS 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 December 18, 1978 in Volume D9, Folio 42;

THENCE S 00°32'11" W, 550.16 feet to a point, said point being common with the southwest corner of TRACT A-3, TIJERAS HEIGHTS 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 May 31, 1978 in Volume D8, Folio 139;

THENCE S 00°40'21" W, 840.23 feet to a point;

THENCE S 54°46'54" E, 76.86 feet to a point;

THENCE N 66°43'25" E, 947.13 feet to a point;

THENCE S 00°00'57" E, 240.00 feet to a point;

THENCE N 87°42'03" E, 152.78 feet to a point;

THENCE N 07°36'10" W, 276.71 feet to a point;

THENCE N 76°01'08" E, 299.14 feet to the point of beginning and containing 120.3401 acres more or less.

7719

REVISED: 10-29-98
REVISED: 09-15-98

Drawn By:	RJA	Date:	04-07-98
Checked By:	TA	Drawing Name:	9447ABC2.DWG
Job No.:	94-47	Sheet:	2 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

1998115/1/4
515769B
Page: 3 of 3
12/29/1998 02:16P
Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-98C Pg-367

BULK LAND PLAT FOR
FOUR HILLS VILLAGE 20TH INSTALLMENT
TRACTS A, B AND C
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1998

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

TRACT B — DETAIL
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

PRUDENT LINE
(Tijeras Arroyo Drainage Management Plan, Phase 2, February 1988).

NOTE:
TRACT B, is entirely encumbered with an existing City of Albuquerque Easement (filed April 6, 1982, Doc. # 8218046) containing a city waterline.

UNIT 4 FOUR HILLS MOBILE HOME PARK (12-7-78, D9-39)

UNIT 5 FOUR HILLS MOBILE HOME PARK (12-7-78, D9-39)

LOT 29 TIJERAS HEIGHTS (12-18-78, D9-42)

TRACT A-2 TIJERAS HEIGHTS (5-31-78, D8-139)

TRACT A-3 TIJERAS HEIGHTS (5-31-78, D8-139)

UNPLATTED

RECO CORP. TRACT (8-24-82, C20-24)

TRACT A
98.3447 ACRES

TRACT A
(12-23-81, BK. MISC. 898, PGS. 882-885)
AMAFCA PARCEL

TRACT B
(12-23-81, BK. MISC. 898, PGS. 882-885)

TRACT C
21.9235 ACRES

BLOCK 1 VISTA FOUR HILLS (5-25-79, D9-133)

BLOCK 4 VISTA FOUR HILLS (5-25-79, D9-133)

DETAIL FOR EASEMENTS (19 & 20)
NTS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(A)	430.00'	345.91'	182.93'	336.66'	N 23°45'47" E	46°05'27"
(B)	400.78'	265.76'	137.97'	260.92'	N 65°48'23" E	37°59'37"
(C)	340.78'	225.98'	117.32'	221.86'	S 65°48'23" W	37°59'37"
(D)	370.00'	297.64'	157.40'	289.68'	S 23°45'47" W	46°05'27"

	BEARING	LENGTH
(TA)	N64°47'46"E	4.25'

REVISED: 12-03-98
REVISED: 10-28-98
REVISED: 09-15-98

Drawn By:	RJA	Date:	04-07-98
Checked By:	TA	Drawing Name:	9447ABC3.DWG
Job No.:	94-47	Sheet:	3 of 3

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)
ELEV.= N\A
(NAVD 1929)

ACS MONUMENT "5-M22"
Y= 1,475,700.07
X= 424,017.61
G-G= 0.99963903
Δα= -00°08'45"
CENTRAL ZONE
(NAD 1927)
ELEV.= 5594.52
NAVD (1929)

P.O.B. FOUND REBAR WITH CAP "LS 7270" (TYP.)

FOUND REBAR WITH CAP "LS 10042"

FOUND BLM BRASS CAP 1/16 CORNER SECTIONS 27 & 34

FOUND BLM BRASS CAP 1/4 CORNER SECTIONS 33 & 34

FOUND 1/2" REBAR

FOUND 1/2" PIPE

VIA POSADA S.E. (50' R/W)

JUAN TABO BLVD. S.E. (86' R/W)

A.M.A.F.C.A. FLOOD PLAIN EASEMENT (DEDICATED BY THIS PLAT) (TYP.) SEE SHEET 2 OF 3.

CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)

1. 20' C.O.A. DRAINAGE EASEMENT (1-7-81, C17-174)
2. 20' C.O.A. UTILITY EASEMENT (1-7-81, C17-174) (12-16-76, MISC. 657, PGS. 880-882)
3. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189) (1-7-81, C17-174)
4. 50' C.O.A. DRAINAGE & UTILITY EASEMENT STAY (1-7-81, C17-174)
5. 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
6. 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
7. 86' C.O.A. WIDE DRAINAGE EASEMENT (1-7-81, C17-174)
8. 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT STAY (4-1-75, MISC. 414, PG. 443 & 9-8-76, MISC. 495, PG. 479)
9. 10' PNM & M.S.T.&T. EASEMENT STAY (3-1-77, MISC. 522, PG. 404)
10. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189)
11. 10' C.O.A. U.G. SEWER LINE EASEMENT (6-21-79, MISC. 698, PG. 291-293 & STAY 7-9-79, MISC. 702, PG. 289-291)
12. 20' C.O.A. PERMANENT UTILITY EASEMENT STAY (5-16-78, MISC. 608, PG. 359-364)
13. 40' X 150' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.BCR 90-5, PG.4645-4655)
14. 50' X 225' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.BCR 90-5, PG.4645-4655)
15. 10' GAS EASEMENT STAY (09-30-97, BK. 97-27, PGS. 113-119)
16. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (GRANTED BY THIS PLAT)
17. 15' C.O.A. PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT)
18. 20' PRIVATE ACCESS EASEMENT FOR TRACT B (GRANTED BY THIS PLAT) (SEE NOTE 10, SHEET 2 OF 3)
19. 98' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
20. 49' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
21. 60' C.O.A. PUBLIC ROADWAY EASEMENT (GRANTED BY THIS PLAT)
22. C.O.A. PUBLIC DRAINAGE EASEMENT (GRANTED TO C.O.A. BY THIS PLAT)
23. 15' C.O.A. PUBLIC PEDESTRIAN & NON-VEHICULAR ACCESS EASEMENT STAY (GRANTED BY THIS PLAT)

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

EASEMENT

HAROLDINE ADAIR NICHOLSON, a married woman, as her sole and separate estate, and LURA ALICE ADAIR HINDS, a married woman, as her sole and separate estate, hereby grant to OUR HILLS MOBILE HOMES PARK, INC. an easement for drainage on, upon and over the following described property in Bernalillo County, New Mexico:

PARCEL 1

A tract of land owned by Grantors 86 feet wide extending 43 feet on each side of the extended centerline of Juan Tabo Boulevard, S.E., Albuquerque, New Mexico, commencing at the northerly property line of Grantors' property and continuing southward to the bottom of Tijeras Canyon.

PARCEL 2

A tract of land 20 feet wide adjacent to and to the east of the westerly property line of the property owned by Grantors in the NE¼ of the NE¼ of Section 33, Township 10 North, Range 4 East, N.M.P.M.

WITNESS our hands this 27th day of March, 1972.

GRANTORS:

Haroldine Adair Nicholson
HAROLDINE ADAIR NICHOLSON
(a married woman)

Lura Alice Adair Hinds
LURA ALICE ADAIR HINDS
(a married woman)

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 27 day of March, 1972, by HAROLDINE ADAIR NICHOLSON and LURA ALICE ADAIR HINDS.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-1-72

State of New Mexico
County of Bernalillo } SS.
This instrument was filed for record on
MAR 28 1972
At 2 o'clock P.M. Recorded in Vol. 254
of records of said County Folio 13
Clerk & Recorder
Deputy Clerk

17-1

8

56721 **EASEMENT**

443

THIS INDENTURE made this 24th day of March ..... 19 75, by and between

Dale Bellamah Land Co., Inc. ..... hereinafter First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns.

WITNESSETH:

That the said First Parties, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico and more particularly described as follows, to-wit:

An easement for three transmission line within the SW¼NW¼, NW¼ NW¼ , the NE¼NW¼, of Section 34, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico and more particularly described as follows:

An easement one hundred and fifty (150) feet wide being twenty five (25) feet right, measured at right angle, and one hundred and twenty five (125) feet left measured at right angle to the following described survey line: Beginning at survey station 47+44.5, a point in the West line of the above mentioned Section 34, whence the North-west corner of the SW¼NW¼, Section 34 bears N. 00° 43' 41" E., 721.12 feet distant, running thence N. 46° 54' 27" E., 1325.88 feet to an angle point being P.I. station 60+40.38; thence N. 76° 19' 14" E., 1351.58 feet to survey station 74+34.88; running thence as a traverse line N. 76° 19' 14" E., 151.22 feet to survey station 75+81.08; continuing thence as the herein described easement N. 76° 19' 14" E., 264.00 feet to survey station 78+07.18, a point in the North-South ¼ line of Section 34 whence the North ¼ corner of Section 34 bears N. 00° 41' 12" E., 565.06 feet distant. Also, an easement for the necessary down guy and anchors at P.I. station 60+40.38.

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, tool or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS ..its.. hand and seal this 25th ..... day of March

..... , 1975

ATTEST: (SEAL) DALE BELLAMAH LAND CO., INC. (SEAL)

Connie L. Dailey, Secretary (SEAL) Travis B. Shaw, Vice Chairman (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of

19 , by

My commission expires:
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on

APR 1 1975 at 1 o'clock p.m. Recorded in Vol. 1114 of records of said County Folio 713

Emma C. Angelo
Clerk & Recorder
Deputy Clerk

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 25th day of March, 19 75

by Travis B. Shaw (Name of Officer)

Vice Chairman (Title of Officer) of Dale Bellamah Land Co., Inc. (Corporation acknowledged), a corporation, on behalf of said corporation

My commission expires 6/26/77 (Seal) Notary Public

04166A

76 48018 **EASEMENT** 479 (8)

THIS INDENTURE made this 31st day of August, 19 76, by and between

DALE BELLAMAH LAND CO., INC.

hereinafter called First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns,

WITNESSETH:

That the said First Parties, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communication line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows, to-wit:

An easement for three transmission lines within the NW¼ of Section 34, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

An easement one hundred and fifty (150) feet wide, being twenty five (25) feet right and one hundred and twenty five (125) feet left, measured at right angles to the following described survey centerline. Beginning at centerline survey station 47+14.50 a point in the west boundary line of Section 34, T.10N., R.4E., N.M.P.M., whence the west ¼ corner (U.S.G.L.O. Brass cap) of said Section 34, bears S. 00° 43' 41" W., 592.55 feet distant; running thence as an easement N. 46° 54' 27" E. 1325.88 feet, P.I. centerline survey station 60+40.38; thence N. 76° 19' 14" E., 1351.58 feet to centerline survey station 73+91.96, a point in the west boundary line of a 1.70 acre tract of land; thence running as a traverse line N. 76° 19' 14" E., 151.22 feet to centerline survey station 75+43.18, a point in the east boundary line of said 1.70 acre tract of land; continuing thence as an easement one hundred and fifty (150) feet wide N. 76° 19' 14" E., 264.00 feet to centerline survey station 78+07.18 a point in the east boundary line of the northwest ¼ of Section 34, T.10N., R.4E., N.M.P.M., whence the north ¼ corner (U.S.G.L.O. Brass cap) in the north boundary line of said section 34 bears N. 00° 41' 12" E., 565.06 feet distant.

Also an easement for necessary down guys and anchors at centerline survey station 60+40.38.

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS hand and seal this 31st day of August, 19 76

ATTEST:

Connie L. Dailey, Secretary

DALE BELLAMAH LAND CO., INC. (SEAL)

D.E. Boyle, President (SEAL)

RIGHT-OF-WAY DEPT.
PUBLIC SERVICE COMPANY OF NEW MEXICO
P. O. BOX ....
ALBUQUERQUE, NEW MEXICO 87109

ACKNOWLEDGMENT FOR NATURAL PERSONS

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

The foregoing instrument was acknowledged before me this .... day of ....
19 , by ....

My commission expires:
(Seal)

.... Notary Public

FOR RECORDER'S USE ONLY

State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record on

SEP 8 1976

At 1:17 o'clock P.m. Recorded in Vol. 495
of records of said County Folio 479

.... Clerk & Recorder

.... Deputy

ACKNOWLEDGMENT FOR CORPORATION

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

The foregoing instrument was acknowledged before me this
31st day of August, 19 76
by D.E. Boyle (Name of Officer)
President (Title of Officer) of Dale Bellamah Land Co., Inc. (Corporation Acknowledging)
a corporation on behalf of said corporation.

My commission expires:
(Seal) 6/26/77

Notary Public

#17-2

GRANT OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that H.N. LOGAN AND MARY E. LOGAN

of the County of Bernalillo, and State of New Mexico, hereinafter called the "Grantor", in consideration of the sum of One Dollar ($1.00) and other valuable consideration in the Grantor in hand paid by Public Service Company of New Mexico, a corporation organized and existing under the laws of the State of New Mexico, hereinafter called the "Grantee," the receipt of which consideration is hereby acknowledged by the Grantor, hereby grants into the Grantee, its successors and assigns, the easement and right of way to construct, maintain, change, renew and operate its line or lines for the transmission of electrical energy, and all incidentals thereto, and, in connection therewith, to construct, maintain and operate a telephone line as may be found advisable, including the necessary steel and wood pole towers, poles, wires, guys, stubs and other fixtures, together with the right of ingress and egress and the right to trim or cut down any trees and remove any objects which may interfere with the construction and operation of such lines and structures, together with the right to construct and maintain a road along said right of way for the purpose of constructing and maintaining transmission lines, over, upon, and along a strip of land

[illegible] feet in width, owned by the Grantor, situate in the County of Bernalillo, and State of New Mexico, said strip of land being [illegible] feet on each side of the following described center line, to-wit: An easement within the SE¼ Sec. 33, T. 10 N., R. 2 E., Bernalillo County, New Mexico, for a 46 KV electric transmission line, the said easement being particularly described as follows: An easement one hundred fifty (150) feet wide, fifty (50) feet left and one hundred (100) feet right of the following described survey line: Said survey line beginning at a point on the easterly boundary line of the above mentioned SE¼ of Sec. 33, which point bears S. 00°02'E., 25.0 feet, and right angles from the NE corner of Sec. 33 bears S. 00°02'E., 25.0 feet and right angles from said corner; thence N. 89°58'E., 38+95.1 feet to Sta. 38+95.1 being an angle point, said angle point being an equation of survey Sta. 38+95.1 = Sta. 39+00.0; thence continuing thence N. 89°58'E., 323.2 feet to Sta. 42+18.3, being a point on the easterly boundary line of the SE¼ of Sec. 33, which point bears N. 00°26'E., 721.4 feet distant, containing 5.153 acres more or less. All as shown on Public Service Company of New Mexico Drawing No. A-1280-E. Also as shown and marked on Public Service Company of New Mexico Drawing No. A-1280-E. Also as shown and marked on Public Service Company of New Mexico Drawing No. A-1280-E. Also as shown and marked on Public Service Company of New Mexico Drawing No. A-1280-E.

TO HAVE AND TO HOLD said strip of land for so long as the Grantee, its successors and assigns, shall use the same for the purposes aforesaid, the easement and right of way hereby granted to cease and revert to the Grantor, his heirs and assigns, if the Grantee, its successors and assigns, shall have ceased to use said strip of land for said purposes for a continuous period of two years.

The Grantor covenants and agrees for himself, his heirs and assigns, not to erect any building or structure within the limits of said strip of land, and the Grantee, its successors and assigns, shall have the right to remove, at Grantee's expense, objects interfering with the construction, maintenance, operation, control, and use of said line.

This grant is subject to the right of the Grantor, his heirs and assigns, to pass over said strip of land from one portion of his land to the other portion thereof, and to otherwise use, pasture and cultivate the surface of said strip of land consistent with the use of said strip of land by the Grantee, its successors and assigns, for the purposes aforesaid.

The Grantee, for itself, its successors and assigns, hereby agrees to pay for any damage which may arise from construction, maintaining, operating or removing said electric transmission line or lines to the same shall affect fences, irrigation or drainage ditches, or growing crops, said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor, his heirs or assigns, one by the Grantee, its successors or assigns, and the third person by the two persons aforesaid, the award of such three persons to be final and conclusive.

The word "Grantor," wherever used herein, shall include, either one or more persons, individual or corporate, and the masculine wherever used shall include the feminine.

WITNESS the hand and seal of the Grantor this 20th day of SEPTEMBER, 19 59

H.N. Logan (SEAL)

Mary E. Logan (SEAL)

(SEAL)

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

On this 20th day of SEPTEMBER, 19 59, before me personally appeared H.N. LOGAN + MARY E. LOGAN to me known to be the person S described in and who executed the foregoing instrument and acknowledged that THEY executed the same as THEIR free act and deed.

WITNESS my hand and seal the day and year last above written.

Clifford H. Collett
Notary Public

My commission expires APRIL 3, 1960

ACKNOWLEDGEMENT
(Corporation)

STATE OF NEW MEXICO
COUNTY OF

On this day of 19 before me personally appeared to me personally known, who being by me duly sworn, did say that he is of a corporation organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

Notary Public

My commission expires

42137

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on

OCT - 4 1957

at 1:37 o'clock P m. Recorded in Vol. 401
of records of said County Folio 335

Clerk & Recorder

Deputy Clerk

JAN 08 '04 10:35AM ABQ TITLE

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z** **A**
- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: 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:** ___
AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 1 Final Plat Approval

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. 5 Block: ___ Unit: ___
Subdiv. / Addn: Juan Tabo Hills
Current Zoning: RD Proposed zoning: Same
Zone Atlas page(s): M21 & M22 No. of **existing** lots: 1 No. of **proposed** lots: 498+LT
Total area of site (acres): 101.789 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? YES
UPC No. 102205512544020127, 102205599138301116 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd SE
Between: Eubank Blvd SE and Four Hills Rd 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.): 598-30 DRB98-30, AX80-10, 2-8-30

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

SIGNATURE ___ DATE 12-9-05
(Print) Gregory J. Krenik, PE ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☑ **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 05DRB-___-01854

Action	S.F.	Fees
FP	S(3)	$___
		$___
		$___
		$___
		$___
		Total $___

Hearing date 12/21/05

12/9/05

Project # 1004073

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

☐ SKETCH PLAT REVIEW AND COMMENT — YOUR ATTENDANCE IS REQUIRED.

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT — Your attendance is required.

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☒ MAJOR SUBDIVISION FINAL PLAT APPROVAL — Your attendance is required.

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
X Design elevations & cross sections of perimeter walls **3 copies** DONE WITH PRELIMINARY PLAT
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
X SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Any original and/or related file numbers are listed on the cover application
X **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL — Your attendance is required.

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes) — Your attendance is required.
☐ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)
☐ AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed 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.

GREGORY J. KRENIK
Applicant name (print)

12-9-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB-_____-01854
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1004073

Joe Montano

From: LAdamsko@cabq.gov
Sent: Thursday, December 08, 2005 3:31 PM
To: SMatson@cabq.gov
Cc: Joe Montano; John MacKenzie; Robert Lupton
Subject: Re: Final plat application for Juan Tabo Hills Unit One

CAO signature on plat should be routed tomorrow morning. Should have by Monday or Tuesday. Glen Haiken has signed off. waiting on attorney initials before routing to 11th floor. I do not see any obstacles from this end.

Linda M. Adamsko
Real Property Manager
City of Albuquerque Legal Department
(505) 768-3318 phone
(505) 768-3817 fax

Sheran A. Matson/PLN/CABQ

12/08/2005 03:07 PM

To "Joe Montano" <JoeDavid@goodwinengineers.com>@PUBCABQ
cc "John MacKenzie" <John@goodwinengineers.com>, ladamsko@cabq gov, "Robert Lupton " <rlupton@rayleevantage.com>
Subject Re: Final plat application for Juan Tabo Hills Unit One Link

Joe David

What is the DRB Project #? I will look in the file & get back with you.

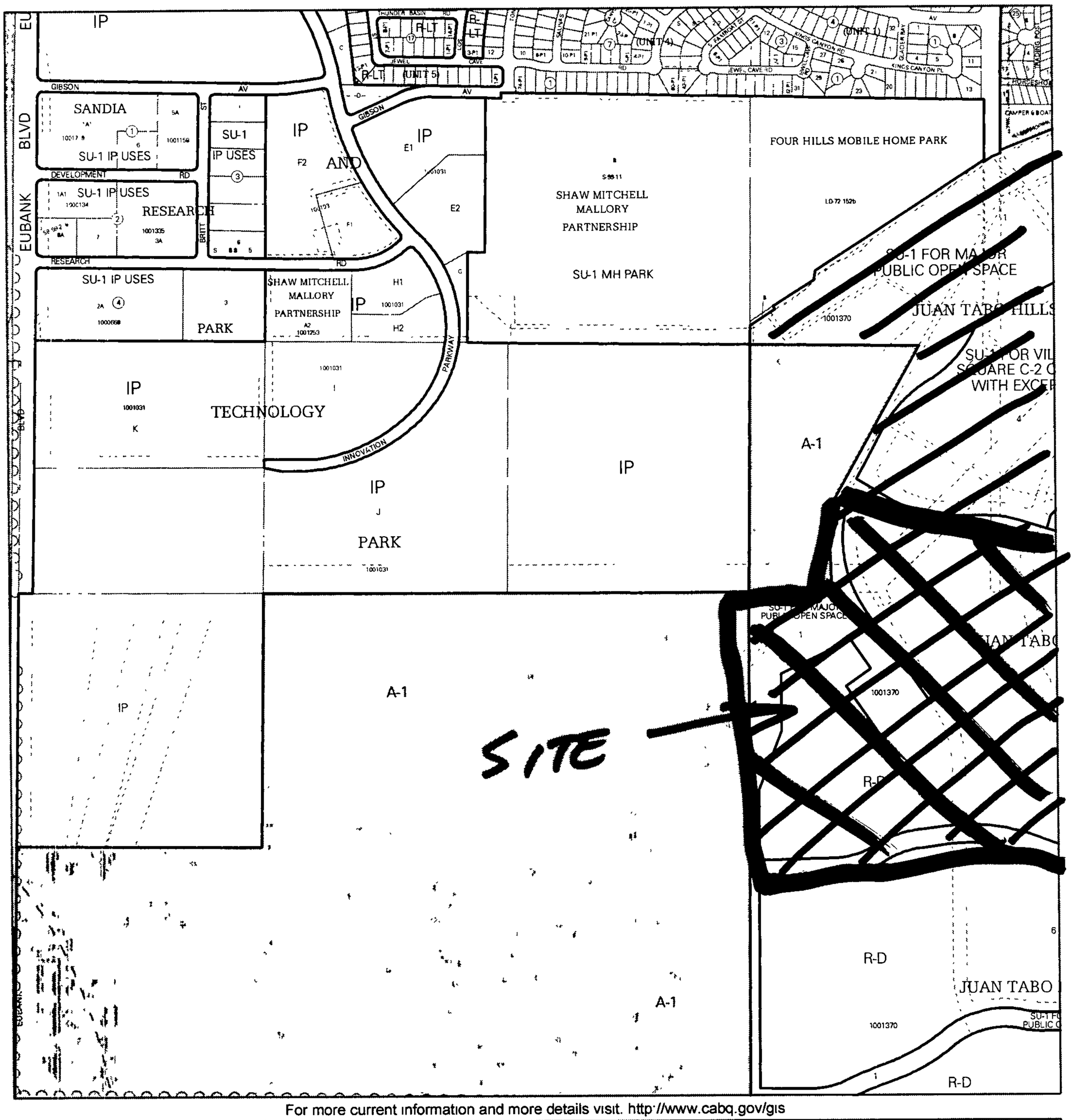
Thanks

Sheran

"Joe Montano" <JoeDavid@goodwinengineers.com>

12/08/2005 02:46 PM

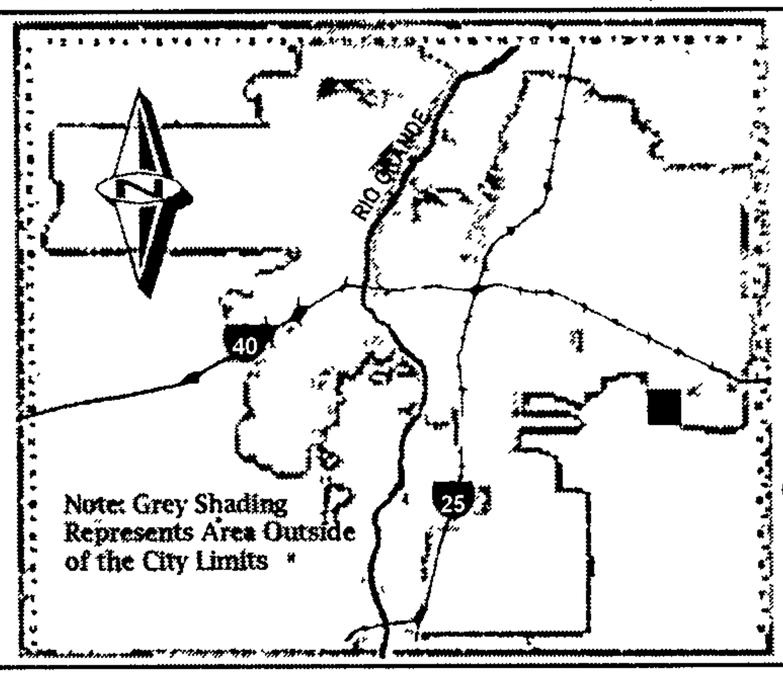
To <SMatson@cabq.gov>, <ladamsko@cabq.gov>
cc "Robert Lupton " <rlupton@rayleevantage.com>, "John MacKenzie" <John@goodwinengineers.com>
Subject Final plat application for Juan Tabo Hills Unit One



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



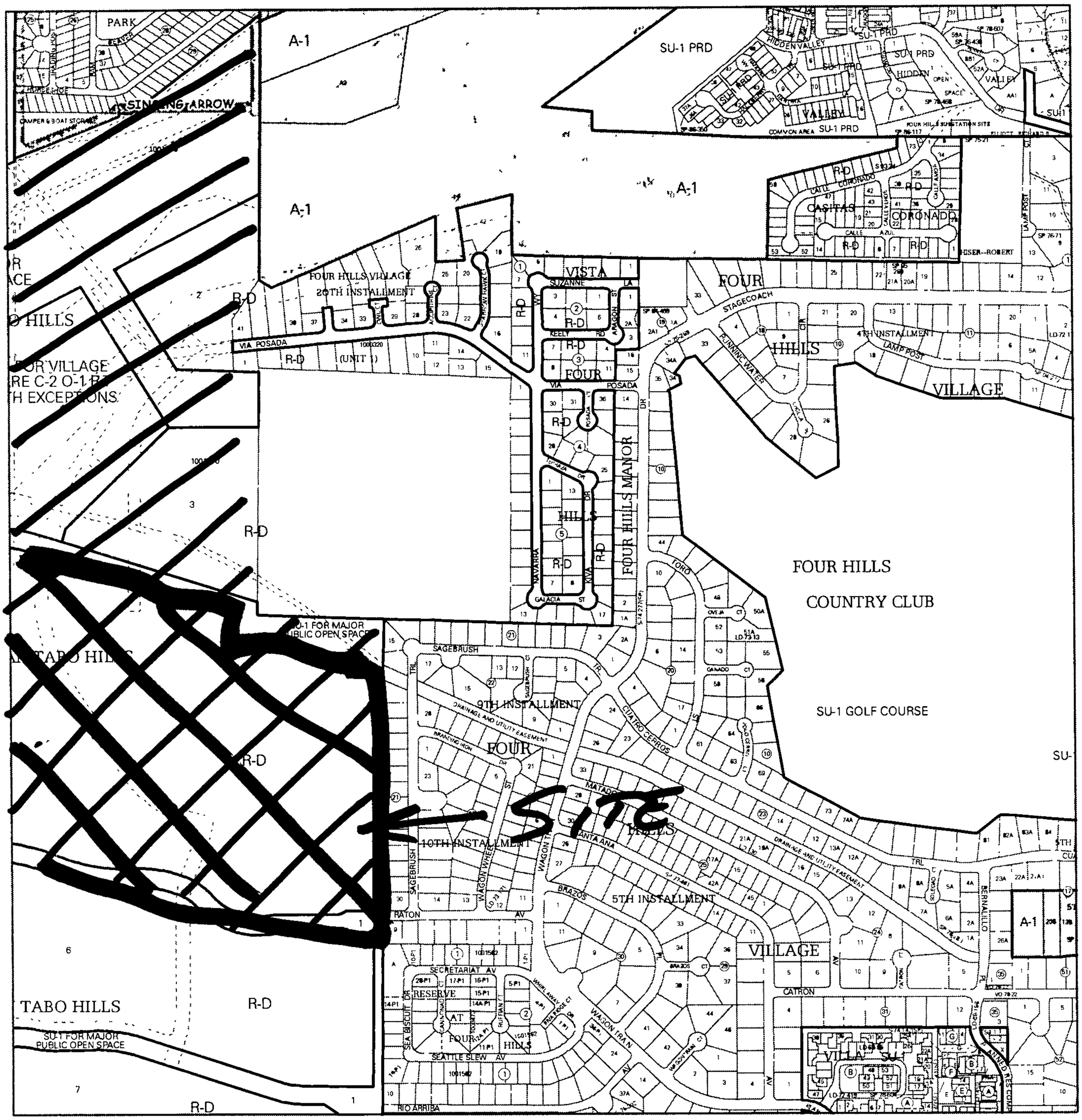
Zone Atlas Page:

M-21-Z

Selected Symbols

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

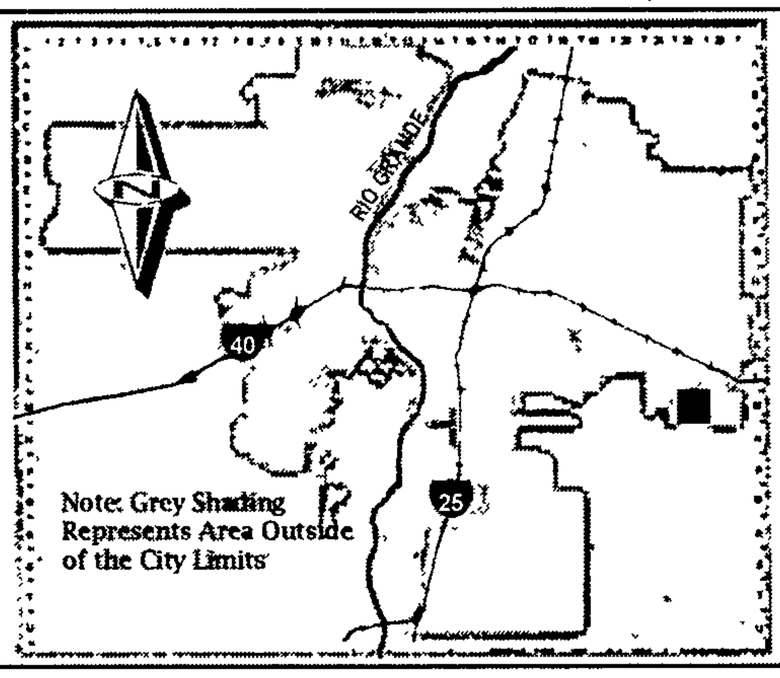
0 — 750 — 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 750 1,500 Feet

1902

Susan McGaA email

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

Juan Tabo Hills, Unit 1 CPN 756183

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5th day of December, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and JTH, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 1443, Corrales, NM 87048 whose telephone number is 892-5533, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] a portion of Tract 5, Juan Tabo Hills Bulk Plat, recorded on 1/19/2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 22 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] JTH, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Juan Tabo Hills, Unit 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 20th of October 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 756183.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

2005180370
6376423
Page: 1 of 6
12/07/2005 04:15P
Bk-A107 Pg-9884
Mary Herrera Bern. Co. AGRE R 19.00

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JTH. LLC

AGENT MARK GOODWIN & ASSOCIATES

ADDRESS P.O. Box 90606

PROJECT & APP # 1004073 / 01854

PROJECT NAME Juan Tabo 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.**

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4710

95-681/1070

DATE 12-9-05

PAY TO THE ORDER OF City of Albuquerque — City Of Albuquerque Treasury Divisi $ 20.00

Twenty NO/100 — 12/9/2005 2:37PM LOC: ANNX DOLLARS

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc $20.00

FOR Juan Tabo Hills, Unit 1

⑈004710⑈ ⑆107006813⑆ 28300700 3⑈

$20.00

Thank You

© HARLAND STYLE XKJ

Gregory Krenik

From: Stephen Stasiewicz
Sent: Sunday, December 11, 2005 2:01 PM
To: John MacKenzie
Cc: Gregory Krenik
Subject: FW: Project No. 1001370

From: dmzamora@cabq.gov [mailto:dmzamora@cabq.gov]
Sent: Friday, December 09, 2005 2:52 PM
To: Stephen Stasiewicz
Subject: Project No. 1001370

The .dxf file for Project No. 1001370 (Juan Tabo Hills Unit 1) has been approved.

↑

S46OLD 8E 1004073

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

#16

Completed 6/7/05

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 2/5/04

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.: **05DRB-00781 (SPS)** Project #: **1004073**

Project Name **JUAN TABO HILLS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN),** was approved on 3/23/05 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:
- ☒ PLANNING (Last to sign): Design Guidelines Barbara Montoya 6/07/05

- ☐ **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.
  - ☒ **Include 3 copies of the approved site plan ~~along with the original~~s.**
  - ☐ **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.**

Project Number 1004073

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 2/5/04

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.: **05DRB-00781 (SPS)** Project #: **1004073**

Project Name **JUAN TABO HILLS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOPMENT PLAN**), was approved on 3/23/05 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:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): Design guidelines
- ☐
- ☐
- ☐

- ☐ **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.
- ☒ **Include 3 copies of the approved site plan ~~along with the originals~~.**
- ☐ **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.**

Project Number 1004073

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.

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004073 AGENDA#: 6 DATE: 5/25/05

1. Name: Greg Krenik Address: Agent Zip: _____
2. Name: Robert Lupton 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: _____

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004073 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION: signed I.L.

APPROVED X; 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

DATE: May 25, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 18, 2005 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: 12:50 P.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 # 1000560**
   05DRB-00680 Major-Vacation of Public Easements

   TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028] (D-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1002739**
05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/27/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN 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. A SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00693 Minor-Amnd SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned RD, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD**.

3. **Project # 1003749**
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION, THE APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED PRIOR TO FINAL PLAT SUBMITTAL TO DRB. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

4. **Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN 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.**

5. **Project # 1002855**
05DRB-00692 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION,** zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00790 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 5A, 7A, 18-A-1-A, 13-A, 15-A AND 18-A-1, Block(s) 24 & 25 **EAST END ADDITION,** zoned SU-1 special use zone, located on VERMONT AVE NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 4 acre(s). [REF: 04DRB01326, 03DRB01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE, MODIFICATION OF EASEMENT LANGUAGE, APPLICATION NUMBER FOR VACATION ON PLAT AND REMOVE PUE.**

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

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 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) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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). [REF: 05DRB00514, 05DRB00515, 05DRB00516, 05DRB00517,05DRB00518]-*[Deferred from 5/18/05]*(M-21) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

7. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 5/11/05 & 5/18/05]* (C-19) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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.

8. **Project # 1003715**
05DRB-00780 Minor-SiteDev Plan BldPermit/EPC

DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAILS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] **[Carmen Marrone, EPC Case Planner]** (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003572**
05DRB-00795 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD., CO., request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE'S LETTER, 3 COPIES OF THE SITE PLAN AND OTHER PLANNING COMMENTS.

10. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] **[Russell Brito, EPC Case Planner for Debbie Stover]** *[Deferred from 5/11/05]* (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PREVIOUS COMMENTS, CITY STANDARD NOTES, PUBLIC RIGHT-OF-WAY EASEMENT ALONG UNIVERSITY, CROSS ACCESS EASEMENTS AND TO PLANNING FOR RUPERT HOLLAND'S LETTER.**

11. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5,** zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s).[REF:Z-79-80-2,S-80-26] *[Deferred from 4/27/05 & 5/11/05]* (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR SHARED SERVICE AGREEMENT FOR SANITARY SEWER OR REVISED UTILITY PLAN AND 3 COPIES OF SITE DEVELOPMENT PLAN.**

05DRB-00791 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D1, **JOURNAL CENTER,** zoned IP industrial park zone, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-DAY APPEAL PERIOD (5/26/05), ADA RAMP EASEMENT, CROSS ACCESS AGREEMENT AND UTILITIES DEVELOPMENT FOR PRIVATE SAS SERVICE AGREEMENT AND AGIS DXF FILE.**

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

12. **Project # 1003761**
05DRB-00787 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DOUGLAS VAUGHN request(s) the above action(s) for all or a portion of Lot(s) 14, 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 05DRB00210] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003467**
04DRB-01706 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438, 04DRB00814] *[Was Indef deferred for SIA]* (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

14. **Project # 1001990**
05DRB-00792 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, **B & R ADDITION,** zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1000296**
05DRB-00789 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for GARY AND JUNE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 16-A-1-P1, **OXBOW VILLAGE,** zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between OXBOW DR NW and ST JOSEPHS DR NW containing approximately 1 acre(s). (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003087**
05DRB-00788 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98TH ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1003573**
04DRB-01417 Minor- Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05 for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURES.**

20. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] *(Deferred from 5/4/05 & 5/18/05)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

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

21. **Project # 1004172**
05DRB-00776 Minor-Sketch Plat or Plan

WALLACE BINGHAM agent(s) for GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 5-19, Block(s) C, **DURAN & ALEXANDER ADDITION,** zoned SU-2, located on 4TH STREET NW, between MARBLE NW and GRANITE NW containing approximately 2 acre(s). [REF: ZA-80-245] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004178**
05DRB-00794 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for GREVEY INVESTMENTS, HELEN GREVEY request(s) the above action(s) for all or a portion of Lot(s) 27, **MESA VILLAGE,** zoned C-1, C-2 & O-1, located on EUBANK BLVD NE, between LOMAS BLVD NE and WALKER DR NE containing approximately 5 acre(s). (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003666**
05DRB-00793 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **LANDS OF FREEWAY OLD TOWN LIMITED,** zoned S-MI, located on 10TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: 04DRB01405] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004163**
05DRB-00743 Minor-Sketch Plat or Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION,** zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004168**
05DRB-00761 Minor-Sketch Plat or Plan

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION,** zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. (L-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

26. **Project # 1004176**
05DRB-00782 Minor-Sketch Plat or Plan

BENJAMIN R LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MANUEL G JARAMILLO,** zoned RA-2, located on LOS LUCEROS NW, between DURANES NW and ZICKERT NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004173**
05DRB-00777 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST,** zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004177**
05DRB-00783 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST,** zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004179**
05DRB-00796 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3,** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELLIS DR NW and GLENWOOD DR NW. (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for May 4, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004073 AGENDA#: 6 DATE: 5/18/05

1. Name: Greg Krenek Address: MCA Zip:
2. Name: Robert Lupton Address: JCT 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:

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004073 **AGENDA ITEM NO: 6**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

5-25-05

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

DATE: May 18, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

ITEM # 6

PROJECT # 1004073 APPLICATION # 05-00781

RE: Juan Tabo Hills/sps

on Page 2
The SPS needs a ~~typical lot landscape plan~~, a statement of building setbacks, maximum building height statement, minimum lot size and design requirements that the homes, etc within the subdivision must meet.

The word "Signoff" should be removed from the signature block as this is a DRB approved site plan.

Sheran A Matson, AICP
924-3880 Fax 924-3864
smatson@cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 20, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant
Wilfred Gallegos, Transportation Development — Roger Green, Utility Development
Brad Bingham, Alternate City Engineer — 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: 11:55 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 # 1000788**
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA,** zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION** AND LOT D-1-A OF **ARBOLERA DE VIDA** PHASE 2, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2,** zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION,** zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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.

10. **Project # 1003872**
05DRB-00604 Minor-SiteDev Plan BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION,** zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] **[Stephanie Shumsky, EPC Case Planner]** (L-16) **SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK,** zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER,** zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] **[Russell Brito for Debbie Stover, EPC Case Planner]** (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s).[REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05 & 4/20/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE,** zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as **GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/6/05]* (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1003231**
05DRB-00588 Major-Final Plat Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT,** zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6)** zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS,** zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION,** zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23,AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat Approval
05DRB-00614 Minor-Subd Design (DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2,** zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELLIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat Approval
05DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE,** zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s).[REF:03EPC00159,03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31,** zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN **NW** containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004073 AGENDA#: 6 DATE: 4/20/05

1. Name: Greg Krueck Address: MAA Zip:
2. Name: WARREN ROWE Address: TH ROWE Zip: 87123
3. Name: Address: 909 Matador SE Zip: 87123
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:

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: 6**

SUBJECT:

Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

APP:(x)

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__; COMMENTS PROVIDED ___; WITHDRAWN 5-18-05

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

DATE: April 20, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

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 & ASOCIATES, 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). (M-21/M-22)

AMAFCA

No objection to requested actions. AMAFCA will sign Final Plat and work order plans with regard to easement and drainage issues on the Tijeras Arroyo.

COG — The Long Range Bikeway System identifies a trail connection from Juan Tabo to the Four Hills area in the vicinity of Raton Ave and Wagon Train DR. Coordination with the City's DMD should occur to ensure project inclusion as appropriate.

Transit

Transit suggests providing a pedestrian connection between John Henry Ct and Juan Tabo Blvd. No objection to the other requests.

Comments for future platting: Transit service may be desirable in the future on Juan Tabo into this development. As currently designed, it appears that transit buses would be forced to travel on a 50' ROW, residential street at some point in order to turn buses around at the southern end of the route. There appears to be no full loop of streets designed as collectors or higher. Transit suggests providing some east-west collector street connecting Juan Tabo and Gulfstream Dr. or Timonium Dr. in the middle or southern portion of the development (e.g. Street A on the Grading and Drainage Plan).

Zoning Enforcement

The zoning for this land is R-D. No approved Sector Development Plan or Site Development Plan exists for this area. Per the Zoning Code R-1 or R-T regulations may apply depending on approved development. Because the majority of the lots do not meet the R-1 regulations of 5,000 square feet minimum lot size and 50-feet lot width, the R-T controls are the logical choice.

Neighborhood Coordination

Letters sent to Four Hills MHP Residents Association (R) and Four Hills Village Home Owners Association (R).

APS	No comments received.
Police Department	No comments at this time.
Fire Department	All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

An approved Drainage Master Plan for the entire basin is required for Preliminary Plat approval. No objection to vacation request. Defer to Transportation for DPM variance request.

Transportation Development

Need to provide a traffic distribution map to verify street widths and identify Major Locals. A few block lengths exceed DPM criteria. Along the outer streets, when will the sidewalk be placed? (Cam Fella)

No objection to the design variance, sidewalk waiver or deferral of sidewalks. The use of curved streets will require sight distance to be evaluated. No objection to the vacation requests.

Transportation Develo...ent

Where are the offsite mitigation measures from the TIS? (I don't recall meeting on these issues) The bridge needs to be listed on the infrastructure list (width, etc.) Unsure if temporary pavement will be required for Gulf Stream from the north property line to complete loop at this time. Why does the widened portion of Cam Fella only have 4' sidewalks? Do we need turn bays on Juan Tabo Drive at the major entrances? How does the 60' section of Juan Tabo fit within a 72' right-of-way? John Henry Court is missing on infra. list. Are any easements to the East affected with regards to access?

Parks & Recreation

Park dedication requirements need to be discussed. No objection to the sidewalk deferral or waiver requests. Defer to the affected agencies regarding the vacation. Defer to Transportation regarding the design variance.

Utilities Development

No objection to Vacation request. Availability Statement has not been completed. Will need to defer until Availability is complete and utility plan has been reviewed. Defer Design Variance request to Transportation. No objection to Sidewalk Waiver/Deferral.

Planning Department

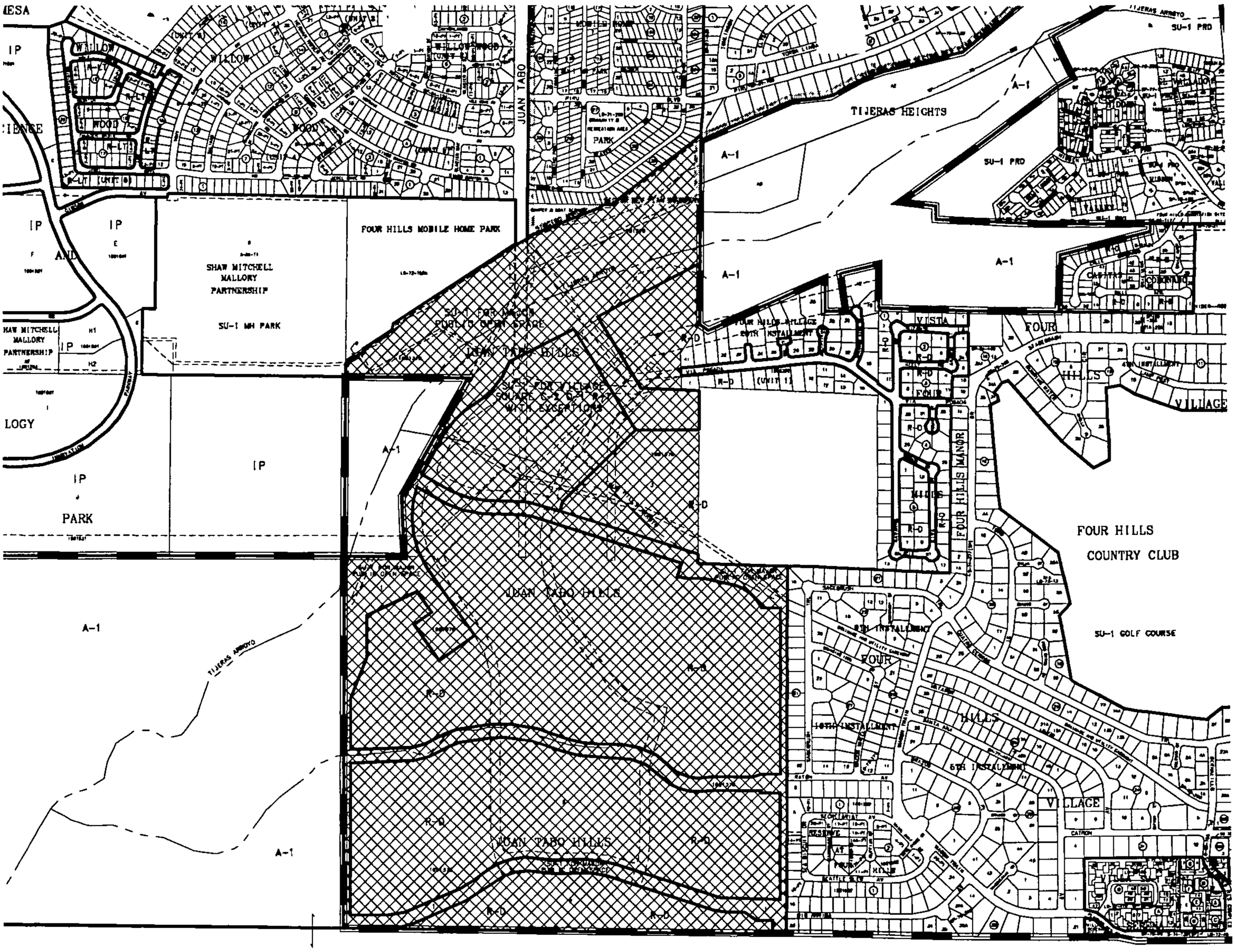
Planning has no objection to any of the requested actions. However, Planning cannot approve the preliminary plat until the perimeter wall design is approved.

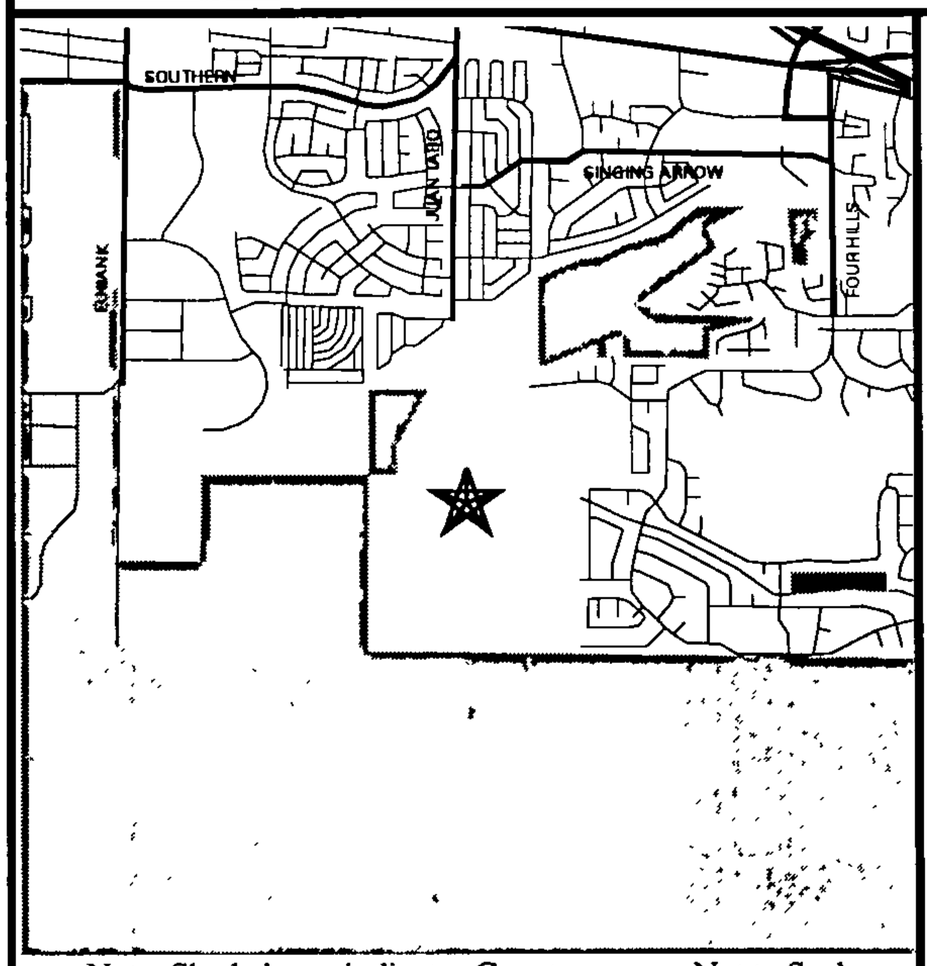
The maximum size requirement for this submittal is 11" x 17".

The only problem with the design itself is that the decorative column should have a note stating that it will project a minimum of 4" on the public side.

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

cc: JTH LLC, P.O. Box 1443, Corrales, NM 87124
Mark Goodwin & Associates PA, Attn: Greg Krenik, P.O. Box 90606, 87199





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"= 1173 '

PROJECT NO.
1004073

HEARING DATE
4-20-05

MAP NO.
M-21

ADDITIONAL CASE NUMBER(S)
05DRB-00514
05DRB-00515
05DRB-00516

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 31, 2005

TO: Ruth Rose and Sylvia Rahner, Four Hills MHP Resident's Association
Christina Parlapiano and Roger Mickelson, Four Hills Village Homeowners Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one hundred two (102) acre(s): Major Preliminary Plat Approval; Major Vacation of Public Easements; Minor Subdivision Design (DPM) Variance; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for Juan Tabo Hills, Unit 1.**

Proposed by: **Mark Goodwin and Associates at 828-2200**
Agent for: **JTH, LLC**

For property located: **On or near Juan Tabo Boulevard SE between Eubank Boulevard SE and Four Hills Road SE.**

The case number(s) assigned is: **05DRB-00514, 00515, 00516, 00517 and 00518, Project # 1004073.**

City Planning accepted application for this request on **March 25, 2005**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, April 20, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004071
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

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 & ASOCIATES, 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). (M-21/M-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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 4, 2005.

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, April 20, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000788
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11)

Project # 1001674
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Pacel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13)

Project # 1001871
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA,** zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19)

Project # 1000029
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION** AND LOT D-1-A OF **ARBOLERA DE VIDA** PHASE 2**,** zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 003DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13)

SEE PAGE 2 . . . .

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 20, 2005
Zone Atlas Page: M-21-Z & M-22-Z
Notification Radius: 100 Ft.

Project# 1004073
App# 05DRB-00514
App# 05DRB-00515
App# 05DRB-00516
App# 05DRB-00517
App# 05DRB-00518

Cross Reference and Location:

Applicant: JTH, LLC
Address: PO BOX 1443
CORRALES NM 87124

Agent: MARK GOODWIN & ASSOCIATES
ATTN: GREGORY J. KRENIK
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: APRIL 1, 2005

Signature: KYLE TSETHLIKAI

102205606512330101	LEGAL: PARC EL 2 UNIT 1 2 3 4 & 5 FOUR HILLS MOBILE HOMES	LAND USE:			
	PROPERTY ADDR: 00000 PIRU				
	OWNER NAME: FOUR HILLS PARK GROUP				
	OWNER ADDR: 00000	NEWPORT BEACCA			92658
102205622707230331	LEGAL: WLY PORT TR A-2 TIJERAS HTS EXCEPT N/ELY PORT TIJE	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: DON L HONOSH CONTRACTOR INC				
	OWNER ADDR: 12812 PIRU	SE	ALBUQUERQUE	NM	87123
102205614006030302	LEGAL: 28 T IJER AS HEIGHTS BEING A REPL OF TR A-1 TIJERAS	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: SENA JOHN R & ROSE W				
	OWNER ADDR: 00000	ALBUQUERQUE	NM		87185
102205613006630301	LEGAL: 29 T IJER AS HEIGHTS BEING A REPL OF TR A-1 TIJERAS	LAND USE:			
	PROPERTY ADDR: 00000 PIRU				
	OWNER NAME: DON L HANOSH CONTRACTOR INC				
	OWNER ADDR: 12812 PIRU	BL SE	ALBUQUERQUE	NM	87123
102205512544020127	LEGAL: TR A BUL K LAND PLAT FOR FOUR HILLS VILLAGE 20TH	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: HAT LIMITED				
	OWNER ADDR: 06301 INDIAN SCHOOL	RD NE	ALBUQUERQUE	NM	87110
102205616601730332	LEGAL: TR A -3 T IJERAS HEGHTS BEING A REPL OF TR A-1 TIJER	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: ENERDYNE CORPORATION				
	OWNER ADDR: 00000	ALBUQUERQUE	NM		87103
102105533846010160	LEGAL: TRAC T B PLAT OF TRACTS "A" & "B" LANDS OF SHAW, MI	LAND USE:			
	PROPERTY ADDR: 00000 GIBSON				
	OWNER NAME: N' TANDEM PROPERTIES L.P.				
	OWNER ADDR: 06160 S SYRACUSE	WA	GREENWOOD VICO		80111
102105545549010110	LEGAL: PARC EL 3 UNITS NO 1 2 3 4 & 5 FOUR HILLS MOBILE HO	LAND USE:			
	PROPERTY ADDR: 00000 JUAN TABO				
	OWNER NAME: FOUR HILLS PARK GROUP				
	OWNER ADDR: 00000	NEWPORT BEACCA			92658
102205520249920140	LEGAL: TR O F LA ND IN N 1/2 NE NW SEC 34 T1ON R4E CONT 17.	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: PERRY JERRY G ETAL				
	OWNER ADDR: 02524 DEL SUR	SW	ALBUQUERQUE	NM	87105
102205513143020202	LEGAL: LOT 40 P LAT FOR FOUR HILLS VILLAGE 20TH INSTALLMEN	LAND USE:			
	PROPERTY ADDR: 00000 VIA POSADA				
	OWNER NAME: ARTISTIC HOMES INC				
	OWNER ADDR: 04420 TOWER	RD SW	ALBUQUERQUE	NM	87121
102205514043220203	LEGAL: LOT 39 P LAT FOR FOUR HILLS VILLAGE 20TH INSTALLMEN	LAND USE:			
	PROPERTY ADDR: 00000 VIA POSADA				
	OWNER NAME: ARTISTIC HOMES INC				
	OWNER ADDR: 04420 TOWER	RD SW	ALBUQUERQUE	NM	87121

102205512042220201	LEGAL: LOT 41 P LAT FOR FOUR HILLS VILLAGE 20TH INSTALLMEN	LAND USE:			
	PROPERTY ADDR: 00000 VIA POSADA				
	OWNER NAME: AZULEJO LLC				
	OWNER ADDR: 06301 INDIAN SCHOOL	NE	ALBUQUERQUE	NM	87110
102105540941310150	LEGAL: TR B BUL K LAND PLAT FOR FOUR HILLS VILLAGE 20TH	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: SHAW, MITCHELL & MALLORY LTD P				
	OWNER ADDR: 11100 GIBSON	BL SE	ALBUQUERQUE	NM	87123
102205513640820314	LEGAL: LOT 2 PL AT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT	LAND USE:			
	PROPERTY ADDR: 00000 VIA POSADA				
	OWNER NAME: AZULEJO LLC				
	OWNER ADDR: 06301 INDIAN SCHOOL	NE	ALBUQUERQUE	NM	87110
102205512340720315	LEGAL: LOT 1 PL AT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT	LAND USE:			
	PROPERTY ADDR: 00000 VIA POSADA				
	OWNER NAME: AZULEJO LLC				
	OWNER ADDR: 06301 INDIAN SCHOOL	NE	ALBUQUERQUE	NM	87110
102105533032810144	LEGAL: SW O F NE CONT 40.0000 AC	LAND USE:			
	PROPERTY ADDR: 00000				
	OWNER NAME: STATE OF NEW MEXICO				
	OWNER ADDR: 00000	SANTA FE		NM	87504
102105540438910123	LEGAL: A TR OF LAND IN SEC 33 T1ON R4E IN THE NWLY POR OF	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: JOHNSON MARY ETAL				
	OWNER ADDR: 09924 COLUMBUS	CI NW	ALBUQUERQUE	NM	87114
102105542032810124	LEGAL: A TR OF LAND IN SEC 33 T1ON R4E IN THE W1/2 SE1/4	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: A M A F C A				
	OWNER ADDR: 02600 PROSPECT	NE	ALBUQUERQUE	NM	87107
102105548532810122	LEGAL: A TR OF LAND IN SEC 33 T1ON R4E IN THE E1/2 SE1/4	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: HAT LIMITED				
	OWNER ADDR: 06301 INDIAN SCHOOL	RD NE	ALBUQUERQUE	NM	87110
102205519833420138	LEGAL: SE1/ 4NW1 /4 T1ON R4E SEC34 CONT 40.00 AC	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: CITY OF ALBUQUERQUE				
	OWNER ADDR: 00000	ALBUQUERQUE	NM		87103
102105545133510125	LEGAL: A TR OF LAND IN SEC 33 T1ON R4E IN CENTER OF SE1/4	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: JOHNSON MARY ETAL				
	OWNER ADDR: 09924 COLUMBUS	CI NW	ALBUQUERQUE	NM	87114
102105526613040122	LEGAL: TRAC T OF LAND W1/2 SE1/4 & E1/2 SW1/4 & SW1/4 SW1/	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: THE CATHEDRAL CH ST JOHN &				
	OWNER ADDR: 00744 MONTCLAIRE	NE	ALBUQUERQUE	NM	87110

102205509913830116	LEGAL: SEC3 4 10 N 4E W SWWOFEOFSW CONT 120.00ACRES	LAND USE:		
	PROPERTY ADDR: 00000 N/A			
	OWNER NAME: ABRAMS HARRIET SHALIT ETAL			
	OWNER ADDR: 00000	ALBUQUERQUE NM	87103	
102105546519640143	LEGAL: NE1/ 4 SE 1/4 SEC 33 10N 4E CONT 40.000 AC	LAND USE:		
	PROPERTY ADDR: 00000 EUBANK			
	OWNER NAME: ABRAMS HARRIET SHALIT ETAL			
	OWNER ADDR: 00000	ALBUQUERQUE NM	87103	
102205520326030415	LEGAL: 15 2 1 FO UR HILLS VILLAGE 9TH INSTALLMENT	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: ROY DR SAMEER & CHITRA TRUSTEE			
	OWNER ADDR: 00705 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205521026530416	LEGAL: 14 2 1 FO UR HILLS VILLAGE 9TH INSTALLMENT	LAND USE:		
	PROPERTY ADDR: 00000 STAGEBRUSH			
	OWNER NAME: YAGODA DOROTHY			
	OWNER ADDR: 00709 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520524930414	LEGAL: 16 2 1 FO UR HILLS VILLAGE 9TH INSTALLMENT	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: STEWART VELMA C RLT			
	OWNER ADDR: 00701 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520423530501	LEGAL: 0017 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: GRAZIER J MARK & JEANNE M			
	OWNER ADDR: 01001 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520422430502	LEGAL: 018 021F OUR HILLS VILLAGE TENTH INSTALLMENT	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: YOUNG JAMES A ETUX			
	OWNER ADDR: 01005 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520421630503	LEGAL: 0019 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 N/A			
	OWNER NAME: JOHNSON BRADLEY J ETUX			
	OWNER ADDR: 01013 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520420830504	LEGAL: 0020 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGE BRUSH			
	OWNER NAME: JOHNSON BRADLEY J			
	OWNER ADDR: 01013 SAGE BRUSH	TR SE ALBUQUERQUE NM	87123	
102205520420030505	LEGAL: 0021 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: FLEMING JAMES			
	OWNER ADDR: 01017 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520419130506	LEGAL: 0022 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: HOLLIS PATRICIA R			
	OWNER ADDR: 01021 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	

102205520418230507	LEGAL: 0023 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: REAHARD GERALDENE B			
	OWNER ADDR: 01025 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520417330508	LEGAL: 0024 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: WICKETTS KURT G & CAMALLA F			
	OWNER ADDR: 01029 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520416430509	LEGAL: 0025 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: DOLLAHON WILLIAM J & GLORIA A			
	OWNER ADDR: 01101 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520415730510	LEGAL: 0026 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: SPLAWN DAN & M ALICE			
	OWNER ADDR: 01105 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520414930511	LEGAL: 0027 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: STEELE RICHARD H &			
	OWNER ADDR: 01109 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520414130512	LEGAL: 0028 0021 FOUR HILLS VILLAGE TENTH INSTAL	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: DRISKILL JOHN D & FAY H			
	OWNER ADDR: 01113 SAGE BRUSH	TR SE ALBUQUERQUE NM	87123	
102105546506540132	LEGAL: SE 1 /4 S E 1/4 40 AC	LAND USE:		
	PROPERTY ADDR: 00000 EUBANK			
	OWNER NAME: CITY OF ALBUQUERQUE			
	OWNER ADDR: 00000	ALBUQUERQUE NM	87103	
102205520413330513	LEGAL: 0029 0021 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: WASHBURN ISABEL M			
	OWNER ADDR: 01117 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520412430514	LEGAL: 0030 0021 FOUR HILLS VILLAGE TENTH INSTAL	LAND USE:		
	PROPERTY ADDR: 00000 SAGEBRUSH			
	OWNER NAME: NORRIS WILLIAM H & PRISCILLA M			
	OWNER ADDR: 01121 SAGEBRUSH	TR SE ALBUQUERQUE NM	87123	
102205520210630237	LEGAL: 0009 0028 FOUR HILLS VILLAGE TENTH INST	LAND USE:		
	PROPERTY ADDR: 00000 RATON			
	OWNER NAME: BOYD HARRY V & JOYCE H TRUSTEE			
	OWNER ADDR: 00712 OVERBROOK	DR FORT WALTON FL	32548	
102205521010630238	LEGAL: 0008 0028 FOUR HILLS VILLAGE TENTH INSTAL	LAND USE:		
	PROPERTY ADDR: 00000 RATON			
	OWNER NAME: BONNEY ROGER B & JILL E			
	OWNER ADDR: 00704 RATON	ST SE ALBUQUERQUE NM	87123	

102205520108630248	LEGAL: TR A PLA FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205521109330251	LEGAL: LT 1 0-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SECRETARIAT			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205520106830247	LEGAL: LT 1 4-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SEA BISCUIT			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205520106130246	LEGAL: LT 1 5-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SEA BISCUIT			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205520105430236	LEGAL: LT 1 6-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SEA BISCUIT			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205520104830235	LEGAL: LT 1 7-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SEA BISCUIT			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205520104130234	LEGAL: LT 1 8-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SEA BISCUIT			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205520103230233	LEGAL: LT 1 9-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SEA BISCUIT			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205521003130232	LEGAL: LT 2 0-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS		LAND USE:	
	PROPERTY ADDR: 00000 SEATTLE SLEW			
	OWNER NAME: SIVAGE-THOMAS HOMES, INC			
	OWNER ADDR: 07445 PAN AMERICAN	FW NE	ALBUQUERQUE NM	87109
102205520002230215	LEGAL: 10 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT		LAND USE:	
	PROPERTY ADDR: 00000 RIO ARRIBA			
	OWNER NAME: PENNY JR NORRIS R ETUX			
	OWNER ADDR: 00701 RIO ARRIBA	SE	ALBUQUERQUE NM	87123
102205520802230214	LEGAL: 11 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT		LAND USE:	
	PROPERTY ADDR: 00000 RIO ARRIBA			
	OWNER NAME: GARRISON STANLEY D & VICKIE T			
	OWNER ADDR: 00705 RIO ARRIBA	SE	ALBUQUERQUE NM	87123

102205520000441212	LEGAL: 22 3 3 FO UR HILLS VILLAGE 16TH INST		LAND USE:	
	PROPERTY ADDR: 00000 RIO ARRIBA			
	OWNER NAME: SCHIFFER TOM R & ANNE E TRUSTE			
	OWNER ADDR: 01436 CATRON	AV SE	ALBUQUERQUE NM	87123
102205520800441213	LEGAL: 23 3 3 FO UR HILLS VILLAGE 16TH INST		LAND USE:	
	PROPERTY ADDR: 00000 N/A			
	OWNER NAME: NOLAN BONNIE			
	OWNER ADDR: 00704 RIO ARRIBA	SE	ALBUQUERQUE NM	87123
102105426726710144	LEGAL: T9N R4E SEC 4 CONT 640 AC		LAND USE:	
	PROPERTY ADDR: 00000 N/A			
	OWNER NAME: U S A DEPT OF ARMY HDQRS			
	OWNER ADDR: 02050 WYOMING	BL SE	KIRTLAND AFBNM	87117
102205426927010144	LEGAL: T9N R4E SEC 3 CONT 640 AC		LAND USE:	
	PROPERTY ADDR: 00000 N/A			
	OWNER NAME: U S A DEPT OF ARMY HDQRS			
	OWNER ADDR: 02050 WYOMING	BL SE	KIRTLAND AFBNM	87117

"Attachment A"

3/24/05
SUAN RASINSKI, MARK GOODWIN & ASSOC., PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: M-21 & M-22

Four Hills MHP Residents' Assoc. (R)
***Ruth Rose**
860 Trading Post Trl. SE / 87123 296-6297 (h)
Sylvia Rahner
11712 Wildhorse Trl. SE / 87123 294-9430 (h)

Four Hills Village HOA (R)
***Christina Parlapiano**
1341 Camino Cerrito SE / 87123 296-3378 (h)
Roger Michelson
1432 Catron Ave. SE / 87123 332-9273 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: JTH, LLC **DATE OF REQUEST:** 3 / 23 / 2005 **ZONE ATLAS PAGE(S):** M21 & M22

CURRENT:

ZONING R-D

PARCEL SIZE (AC/SQ. FT.) 101.7892 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 5 BLOCK #

SUBDIVISION NAME Juan Tabo Hills

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 [X] Preliminary Plat

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT	[ ]	# OF UNITS:	546
NEW CONSTRUCTION	[X]	BUILDING SIZE:	(sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT	[ ]		

GENERAL DESCRIPTION OF ACTION: [1]

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

APPLICANT OR REPRESENTATIVE Lorraine Dacus DATE 3-25-05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes: JUAN TABO HILLS TIS

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.***

Tony Loyd 3-25-05

TRAFFIC ENGINEER DATE

Environmental Health Department

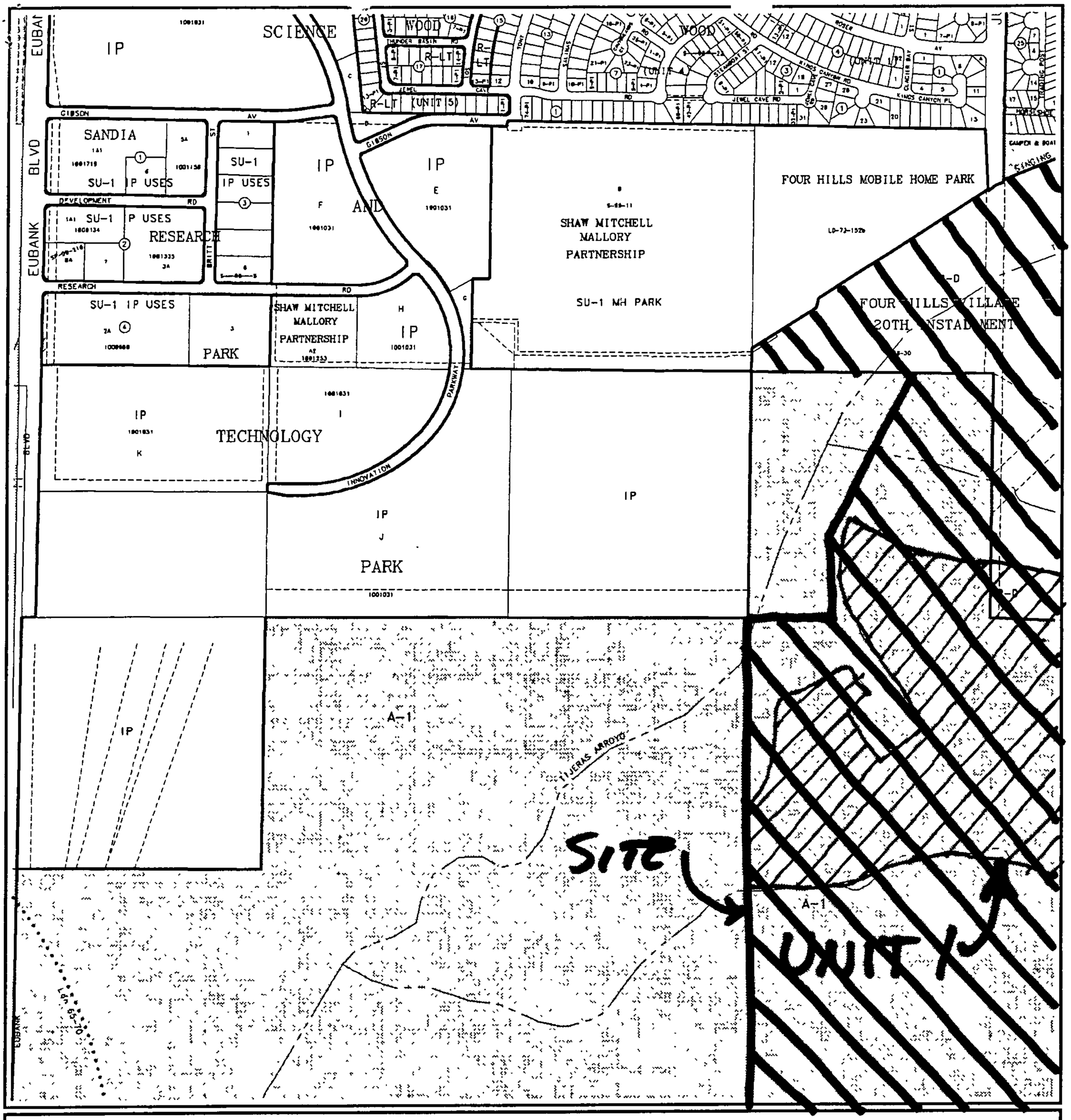
Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted – regardless of the project size, location or traffic generated."

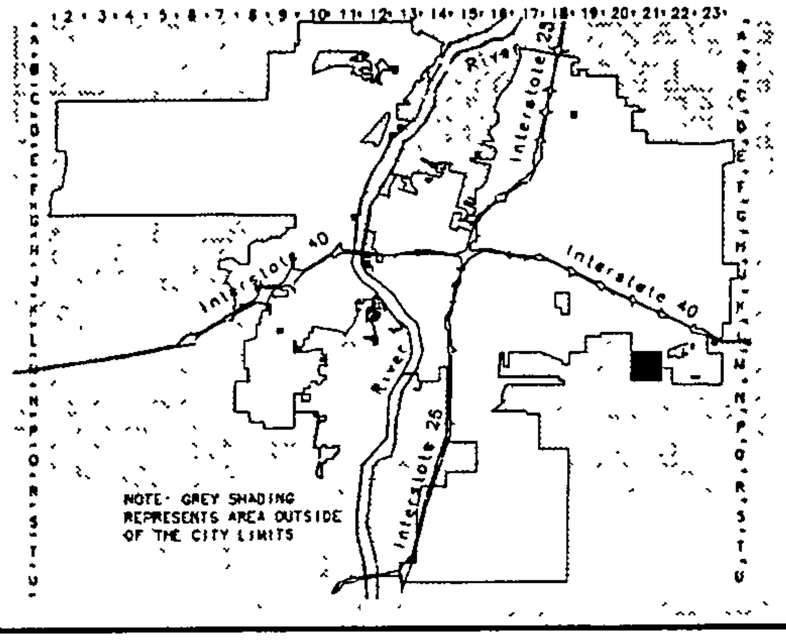
Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** 12/3/04
-FINALIZED ___/___/___

Tony Loyd 3-25-05

TRAFFIC ENGINEER DATE





ABQ GIS Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

M-21-Z

Map Amended through November 01, 2003

L-22-Z

L-21-Z

L-23-Z

M-21-Z

M-23-Z

N-21-Z

N-23-Z

N-22-Z

SITE

UNIT 1

FOUR HILLS COUNTRY CLUB

SU-1 GOLF COURSE

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

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

© Copyright 2004

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

 4/20/05

Project # 1004071
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

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 & ASOCIATES, 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). (M-21/M-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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 4, 2005.

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, April 20, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000788
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11)

Project # 1001674
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Pacel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13)

Project # 1001871
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA,** zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19)

Project # 1000029
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION** AND LOT D-1-A OF **ARBOLERA DE VIDA** PHASE 2**,** zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 003DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13)

SEE PAGE 2 . . . .

CITY OF ALBUQUERQUE

ALBUQUERQUE NM 87103

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329277
$ 00.37⁰
APR 05 2005
MAILED FROM ZIP CODE 87102

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

1021055404389101 23

JOHNSON MARY ETAL
9924 COLUMBUS CI NW
ALBUQUERQUE NM 87114

87114443027 02

Current DRC
Project Number._____

ORIGINAL

#6

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted 5/25/05
Date Site Plan Approved _____
Date Preliminary Plat Approved 05/25/05
Date Preliminary Plat Expires 05/25/06
DRB Project No. 1004073
DRB Application No 05-00514

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.

SIA Sequence #	COA DRC Project #	Size		Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
				PAVING						
		32' FF		Res Pvmt	Gallant Fox	War Admiral Dr	Count Fleet St	/	/	/
				C & G (Both Sides)						
		4'	*	Sidewalk (N Side)						
		10'		Trail in Open Space (S Side)						
		32' FF		Res Pvmt	War Admiral Dr.	Gallant Fox Rd.	Shadow Leader Pl	/	/	/
				C & G (Both Sides)						
		4'	*	Sidewalk (Both Sides)						
		32' FF		Res Pvmt	Shadow Leader Pl	Easy Goer Rd	Terminus	/	/	/
				C & G (Both Sides)						
		4'	*	Sidewalk (Both Sides)						
		32' FF		Res Pvmt	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd Dr	/	/	/
				C & G (Both Sides)						
		4'	*	Sidewalk (Both Sides)						
		32' FF		Res Pvmt	Red Rum Ct.	Easy Goer Rd	Terminus	/	/	/
				C & G (Both Sides)						
		4'	*	Sidewalk (Both Sides)						
		32' FF		Res Pvmt	Man O'War	Gallant Fox Rd	Terminus	/	/	/
				C & G (Both Sides)						
		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)	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 4'	Res Pvmt C & G (Both Sides) Sidewalk (East Side)	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
		60' FF 6'	Perm Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Juan Tabo Blvd	Existing Terminus	North PL	/	/	/
		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		/	/	/
			WATER						
		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	Nasrullah St	/	/	/
		4"	Waterline	Black Gold St	Cam Fella	Terminus	/	/	/
		12"	Waterline	Bold Ruler St	Count Fleet St	Cam Fella	/	/	/

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
		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	w/ TWO 30" VALVES Juan Tabo Bridge			/	/	/
			SANITARY SEWER						
		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	/	/	/

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
		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	/	/	/
			STORM DRAIN						
		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	At Smarty 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 Pl	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 #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' EE	Concrete Channel	50' SD Esmt in Tr 1 Along N PL	Exist Channel	Gulfstream Dr	/	/	/
		84"	Storm Drain	40' SAS, SD & WL Esmt Tr 1 adj to Lot 40, Blk 19	War Admiral Dr	West PL	/	/	/
		10'	DETENTION POND W/LINER TRACT 1 TRAIL TO PROVIDE ACCESS TO STORMDRAIN 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

5-25-05

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/25/05

DRB CHAIR - date

Christina Sandoval 5/25/05

PARKS & GENERAL SERVICES - date

5-25-05

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

5/25/05

UTILITY DEVELOPMENT - date

5/25/05

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: May 17, 2005

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Greg Krenik, Mark Goodwin & Associates, PA

FROM: James Joseph, INTERA Inc.

SUBJECT: **Juan Tabo Hills, Lot 5 Unit 1 and Tract 5** zoned R-D, located on Juan Tabo Boulevard SE, between Eubank Boulevard SE and Four Hills Road SE containing approximately 102 acres. *COA Project No. 1004073 – 05DRB-00514, 05DRB-00515, 05DRB-00516, 05DRB-00517, 05DRB-00518, 05DRB00781*

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 (revised September 2004)". 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, Groundwater and Landfill Section.

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: May 17, 2005

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Greg Krcnik, Mark Goodwin & Associates, PA

FROM: James Joseph, INTERA Inc.

SUBJECT: **Juan Tabo Hills, Lot 5 Unit 1 and Tract 5** zoned R-D, located on Juan Tabo Boulevard SE, between Eubank Boulevard SE and Four Hills Road SE containing approximately 102 acres. *COA Project No. 1004073 – 05DRB-00514, 05DRB-00515, 05DRB-00516, 05DRB-00517, 05DRB-00518, 05DRB00781*

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 (revised September 2004)". 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, Groundwater and Landfill Section.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

__X__ Major Subdivision action
_____ Minor Subdivision action
_____ Vacation **V**
_____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

__X__ ...for Subdivision Purposes
_____ ...for Building Permit
_____ IP Master Development Plan
_____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

_____ 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)

APPEAL / PROTEST of... **A**

_____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

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: Juan Tabo Hills – Site Development Plan.
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

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

Lot or Tract No. 5 Block: __ Unit: __
Subdiv. / Addn. Juan Tabo Hills
Current Zoning: RD Proposed zoning: Same
Zone Atlas page(s): M21 & M22 No. of **existing** lots: 1 No. of **proposed** lots: 498 & 1 Tract
Total area of site (acres): 101.7892 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 102205512544020127, 102205509913830116 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd NE
Between: Eubank Blvd SE 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
05DRB00514, 05DRB00515, 05DRB00516 05DRB00517, 05DRB00518
Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team ☐. Date of review: 10/18/2002

SIGNATURE _____ DATE 5-9-05

(Print) Gregory J. Kronik, PE ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 00781	SPS	P(3)	$ 385.00
☑ All fees have been collected	____ - ____ - ____	CMF	___	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	___	$ ____
☑ AGIS copy has been sent	____ - ____ - ____	____	___	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	___	$ ____
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus	Hearing date 5-18-05			$ 405.00
☑ F.H.D.P. fee rebate				

5-5-05

Project #

1004073

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

- ☐ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Any original and/or related file numbers are listed on the cover application

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

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ☒ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ 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
- ☒ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ 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) Copies as needed above
- ☐ 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
- ☐ 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)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- ☐ 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 (not required for SDP for Subdivision)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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
Applicant name (print)

5-9-05
Applicant signature / date

Form revised September 2001

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

Application case numbers
05DRB -00781
- - -
- - -

5-9-05
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

May 6, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills, Unit 1 - 1004073

Dear Ms. Matson:

As part of the Preliminary Plat review and comments, we have been required to submit a Site Development Plan for Subdivision. This submittal is for that requirement.

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

Sincerely,

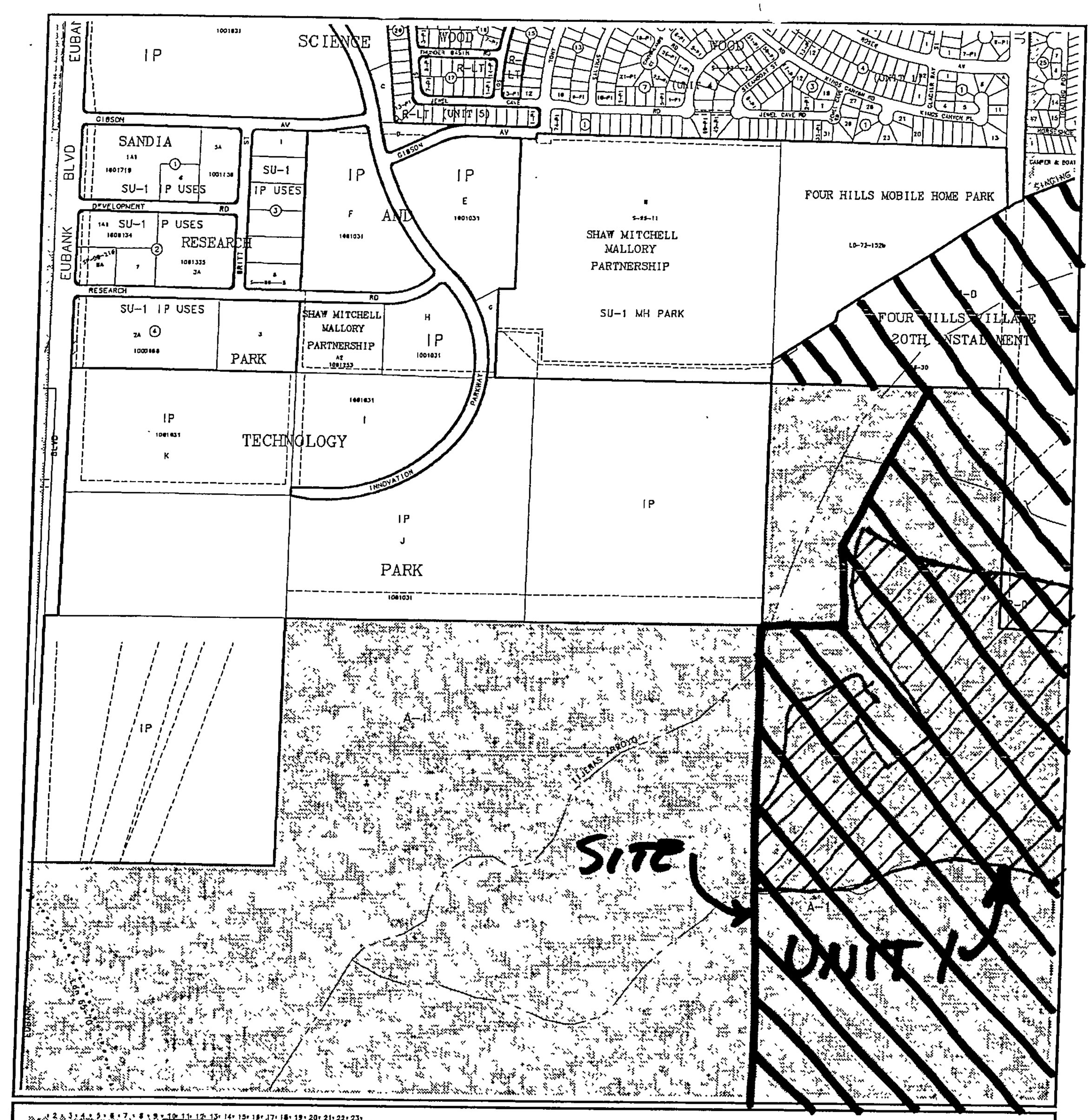
MARK GOODWIN & ASSOCIATES, PA

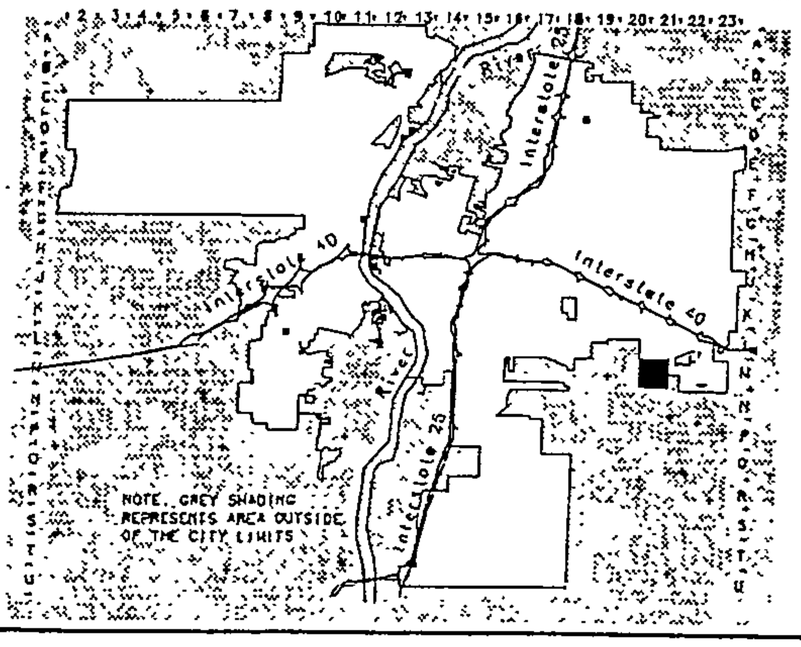
Gregory J. Krenik, PE
Vice President

GJK/sr

Attachments

F:\1-Projects\2002\A02079 - Juan Tabo Hills\DRB Submittal - Site Plan.doc





A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

M-21-Z

Map Amended through November 01, 2003

L-21-Z

L-22-Z

L-23-Z

M-21-Z

M-23-Z

N-21-Z

N-22-Z

N-23-Z

SITE

PARK

A-1

R-D

SU-1 PRD

VALLEY

CASITAS

CORONADO

FOUR HILLS VILLAGE 20TH INSTALLMENT

VISTA

FOUR HILLS VILLAGE 4TH INSTALLMENT

FOUR HILLS MANOR

FOUR HILLS COUNTRY CLUB

SU-1 GOLF COURSE

9TH INSTALLMENT

10TH INSTALLMENT

5TH INSTALLMENT

RESERVE AT FOUR HILLS

TIJERAS ARROYO

SINGING ARROW

HIDDEN VALLEY

SUZANNE LA

VIA POSADA

KEELY AD

STAGECOACH

RUNNING WATER

LAMP POST

SAGEBRUSH TRL

GALACIA ST

TORO

CUATRO CERROS

MATADOR

SANTA ANA

BRAZOS

WAGON TRAIN

WAGON WHEEL

RATON AV

SECRETARIAT AV

SEATTLE SLEW AV

CATRON

BERNALILLO

UNIT

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

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

RIO GRANDE

CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

© Copyright 2004

JTH, LLC
PO Box 1443
Corrales, NM 87048
(505) 353-5300
(505) 892-4212 fax

April 19, 2005

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills

To Whom It May Concern:

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of JTH, LLC, for the Site Development Plan submittal for the referenced project.

Please contact our office if you have any questions.

Sincerely,

Robert Lupton, Manager

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JTH LLC

AGENT MARK GOODWIN & ASSOC

ADDRESS

PROJECT & APP # 1004073/05DRB00781

PROJECT NAME Juan Tabo Hills

$ 20.00 441032/3424000 Conflict Management Fee

$ 385.00 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

$ 405.00 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

5/9/2005 2:52PM LOC: ANNX
RECEIPT# 00040227 WS# 008 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $405.00
J24 Misc $385.00
CK $405.00
CHANGE $0.00

Thank You

JTH, LLC 12-04
505-892-5533
POST OFFICE BOX 1443
CORRALES, NM 87048

1014
95-32/1070 NM
9880

Date 5/9/05

Pay to the Order of City Of Albuquerque $ 405 —

four hundred five + 00/100 Dollars

Security features are included. Details on back.

Bank of America

ACH R/T 107000327 385- Sdp plan approval
20- conflict resolution

For

⑆107000327⑆ 004271353553⑈ 1014

©Clarke American

GUARDIAN® SAFETY BLUE DRBBL

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

5/9/2005 2:52PM LOC: ANNX
RECEIPT# 00040226 WS# 008 TRANS# 0026
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $405.00
J24 Misc $20.00

Thank You

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	3188	
CONNECTION TEL		97979539
SUBADDRESS		
CONNECTION ID		
ST. TIME	03/30 15:38	
USAGE T	00'54	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Greg Kremik **FAX #** 797-9539

 # PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

#1004073

COMMENTS:

Juan Tabo Hills, Unit 1
Ref comments only.

Defer to the Traffic Engineer. Planning has no objection to the vacation request.

Project # 1004071
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

Because the property is zoned for residential uses, the minimum 40 acre tract size for bulk land variances is lowered to 5 acres. All 4 tracts meet this minimum size requirement.

Planning has no objection to any of the requested actions.

Remember a separate "Notice of Subdivision Plat Conditions" signed by the property owner and the DRB Chairperson must be recorded at the same time as the approved bulk land plat.

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 & ASOCIATES, 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). (M-21/M-22)

Planning has no objection to any of the requested actions. However, Planning cannot approve the preliminary plat until the perimeter wall design is approved.

The maximum size requirement for this submittal is 11" x 17".

The only problem with the design itself is that the decorative column should have a note stating that it will project a minimum of 4" on the public side.

(defer 4 weeks)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 03-25-05
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: ~~1001370~~
DRB Application No.:_____
1004073

INFRASTRUCTURE LIST

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		32' FF	Res Pvmt	Gallant Fox	War Admiral Dr	Count Fleet St.	/	/	/
			C & G Both Sides						
		4'	Sidewalk-Both Sides**						
		32' FF	Res Pvmt	War Admiral Dr.	Gallant Fox Rd.	Shadow Leader Pl	/	/	/
			C & G Both Sides						
		4'	Sidewalk-Both Sides*						
		32' FF	Res Pvmt	Shadow Leader Pl	Easy Goer Rd	Terminus	/	/	/
			C & G Both Sides						
		4'	Sidewalk- Both Sides*						
		32' FF	Res Pvmt	Easy Goer Rd.	War Admiral Dr	Juan Tabo Blvd Dr	/	/	/
			C & G Both Sides						
		4'	Sidewalk-Both Sides *						
		32' FF	Res Pvmt	Red Rum Ct.	Easy Goer Rd	Terminus	/	/	/
			C & G Both Sides						
		4'	Sidewalk-Both Sides *				/	/	/
		32' FF	Res Pvmt	Man O'War	Gallant Fox Rd	Terminus	/	/	/
			C & G Both Sides						
		4'	Sidewalk- Both Sides *						

Project name: Juan Tabo Hills Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Native Dancer Rd	Man O'War	Smarty Jones St.	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Suny Bay Rd.	Man O'War	Smarty Jones St.	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Sir Barton Rd	Man O'War	Smarty Jones St.	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	John Henry Ct	Man O'War	Terminus	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk- Both Sides *	Smarty Jones St.	Gallant Fox Rd	Native Dancer Rd	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides ***	Cam Fella St	Black Gold	Count Fleet St	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Black Gold St	N.P.L	Count Fleet St.	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Bold Ruler St	Cam Fella St	Count Fleet St.	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Busher St	Cam Fella St.	Count Fleet St	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Count Fleet St.	Cam Fella St	Gallant Fox Rd	/	/	/

Project name: Juan Tabo Hills Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Dan Patch Rd	Nasrullah St	Count Fleet St	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Nasrullah St	Black Gold	Dan Patch Rd	/	/	/
		32' FF 4'	Res Pvmt C & G Both Sides Sidewalk-Both Sides *	Timonium Dr	Busher St	Black Gold St	/	/	/
		48' FF 6'	Perm Pvmt C & G Both Sides Sidewalk-Both Sides	Gulf Stream Dr.	Timonium Dr	North Prop. Line	/	/	/
		48' FF 6'	Perm Pvmt C & G Both Sides Sidewalk-Both Sides	Timonium Dr	Black Gold St	Gallant Fox	/	/	/
		48' FF 6'	Perm Pvmt C & G Both Sides Sidewalk-Both Sides	Alydar Ave	Black Gold St	Smarty Jones St	/	/	/
		48' FF 4'	Perm Pvmt C & G Both Sides Sidewalk-Both Sides	Cam Fella St	Black Gold St	Gulf Stream Dr	/	/	/
		48' FF 6'	Perm Pvmt C & G Both Sides Sidewalk-Both Sides	Peteski Ave	Man O'War	Juan Tabo Blvd	/	/	/
		48' FF 6'	Perm Pvmt C & G Both Sides Sidewalk-Both Sides	Juan Tabo Blvd	Gallant Fox	North Prop Line	/	/	/
		25' FF 4'	Res Pvmt C & G Both Sides Sidewalk-West Side *	Kelso Ct	Easy Goer Rd	Terminus	/	/	/

Project name: Juan Tabo Hills Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		25' FF	Res Pvmt	Smarty Jones St	Native Dancer Rd	Terminus	/	/	/
			C & G Both Sides						
		4'	Sidewalk-East Side*						
		60' FF	Perm jPvmt	Juan Tabo Blvd	Existing Terminus	N. P. L	/	/	/
			C & G Both Sides						
		6'	Sidewalk-Both Sides						
			WATER						
		8"	Waterline	War Admiral Dr	Gallant Fox Dr	Shadow Leader Pl	/	/	/
		8"	Waterline	Gallant Fox Rd	War Admiral Dr	Count Fleet St	/	/	/
		8"	Waterline	Count Fleet St	Gallant Fox Rd	Cam Fella St	/	/	/
		8"	waterline	Cam Fella St	Count Fleet St	Gulf Stream Dr.	/	/	/
		8"	Waterline	Easy Goer Rd	War Admiral Dr	Juan Tabo Blvd	/	/	/
		8"	Waterline	John Henry Ct	Juan Tabo Blvd	Man O'War	/	/	/
		8"	Waterline	Kelso Ct	Easy Goer Rd	Terminus	/	/	/
		8"	Waterline	Shadow Leader	Easy Goer Rd	Terminus	/	/	/
		8"	Waterline	Red Rum Ct	Easy Goer Rd	Terminus	/	/	/
		8"	Waterline	Man O'War	Gallant Fox Rd	N.P.L	/	/	/
		8"	Waterline	Native Dancer Rd	Man O'War	Smarty Jones	/	/	/
		8"	Waterline	Suny Bay Rd	Man O'War	Smarty Jones	/	/	/
		8"	Waterline	Sir Barton Rd	Man O'War	Smarty Jones	/	/	/
		8"	Waterline	Smarty Jones	Gallant Fox Rd	Terminus	/	/	/
		8"	Waterline	Gulfstream Dr	Cam Fella	N.P.L	/	/	/
		8"	Waterline	Black Gold st	Count Fleet St	Terminus	/	/	/
		8"	Waterline	Bold Ruler St	Count Fleet St	Cam Fella	/	/	/
		8"	Waterline	Busher St	Count Fleet St	Cam Fella St	/	/	/
		8"	Waterline	Dan Patch Rd	Count Fleet St	Nasrullah St	/	/	/
		8"	Waterline	Nasrullah St	Dan Patch	Black Gold St	/	/	/
		30"	Waterline	Juan Tabo Bridge			/	/	/
			SANITARY SEWER						
		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	Juan Tabo Blvd	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	/	/	/

Project name: Juan Tabo Hills Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		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	Gulf Stream	Cam Fella	N. P. L	/	/	/
		18"	SAS	Juan Tabo Bridge			/	/	/
			STORM DRAIN						
		48"-60"	Storm Drain	Juan Tabo Bridge			/	/	/
		18",24",36"	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	At Smarty Jones		/	/	/
		18",24",36"	Storm Drain	Timonium Dr	Black Gold	Busher	/	/	/
		36",42"	Storm Drain	Busher	Timonium	Cam Fella	/	/	/
		42"	Storm Drain	Cam Fella	Busher	Lot 21,Blk11	/	/	/
		42"	Storm Drain	Tract 1	Cam Fella	Four Hill Channel	/	/	/
		18",24"	Storm Drain	Cam Fella	Bold Ruler	Gulfstream	/	/	/
		36",42"	Storm Drain	Gulfstream	Cam Fella	Tract 1	/	/	/
		18",24",36'	Storm Drain	Mon O' War	Sir Barton	Tract 1	/	/	/
		18",24"	Storm Drain	Gallant Fox	At Juan Tabo		/	/	/

Project name: Juan Tabo Hills Unit 1

*** Sidewalk defered on South side and from Lot 18, Blk 11 to Black Gold Street

** Sidewalk defered on North side

* Sidewalks 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 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 LOMAR Required for Release of Financial Guaranty

AGENT / OWNER

Gregory J. Krenik, PE

MARK GOODWIN & ASSOCIATES
FIRM

3-25-05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

__X__ Major Subdivision action
_____ Minor Subdivision action
__X__ Vacation **V**
__X__ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

_____ ...for Subdivision Purposes
_____ ...for Building Permit
_____ IP Master Development Plan
_____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

_____ 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)

APPEAL / PROTEST of... **A**

_____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: JTH, LLC PHONE: 892-5533

ADDRESS: PO Box 1443 FAX:

CITY: Corrales STATE NM ZIP 87124 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: Preliminary Plat for Unit 1, temp sidewalk deferral, vacation of public easements, sidewalk waiver & variance form minimum standards of the DPM.

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

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

Lot or Tract No. 5 Block: __ Unit: __

Subdiv. / Addn. Juan Tabo Hills

Current Zoning: RD Proposed zoning: Same

Zone Atlas page(s): M21 & M22 No. of **existing** lots: 1 No. of **proposed** lots: 546 & 1 Tract

Total area of site (acres): 101.7892 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 102205512544020127, 102205509913830116 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd NE

Between: Eubank Blvd SE 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.): 1001370

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 10/18/2002

SIGNATURE _____ DATE 3-25-05

(Print) Gregory J. Krenik, PE ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **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	S.F.	Fees
05 DRB -	- 00514	PP		$ 3500.00
05 DRB -	- 00515	VPE		$ 270.00
05 DRB -	- 00516	SDV		$ 0.00
05 DRB -	- 00517	SW		$ 0.00
05 DRB -	- 00518	TDS		$ 0.00
		CMF Adv.		~~Total~~ 20.00 75.00
				$

Hearing date 4-20-05 Total $ 3865.00

Planner signature / date 3-25-05

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

- X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- X Proposed Infrastructure List
- X Design elevations & cross sections of perimeter walls
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Property owner's and City Surveyor's signature on the proposed plat
- X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
❑ MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
❑ MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ 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 ONE MONTH after the filing deadline. **Your attendance is required.**

❑ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- __ **1** copy of each of the following items
- __ 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
- __ 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
- __ Any original and/or related file numbers are listed on the cover application
- __ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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 D. KRENIK
Applicant name (print)

3-25-05
Applicant signature / date

Form revised 9/01, 8/03 and **9/03**

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

Application case numbers
05DRB - _____ - 00514
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 3-25-05
Planner signature / date

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. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ 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. (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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. (folded to fit into an 8.5" by 14" pocket) **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. KRENIK
Applicant name (print)

3-25-05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05 DRB - - 00515
05 DRB - - 00516
05 DRB - - 00517
05 DRB 00518

Andrew Garcia 3-25-05
Planner signature / date

Project # 1004073

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

March 23, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills, Unit 1

Dear Ms. Matson:

On behalf of my client, JTH, LLC, I am requesting the following:

1. *Preliminary Plat approval to subdivide one tract into 546 residential lots and 1 tract.*

2. *Approval of a Sidewalk Waiver that will eliminate sidewalks on one side of the stub streets.*

3. *Approval of a variance from minimum standards of the DPM to allow for 25' FF stub streets.*

4. *Approval of a temporary deferral of sidewalk construction for all the interior sidewalks adjacent to the residential lots. The sidewalks will be constructed in conjunction with the construction of each individual home at a later date.*

5. *Approval to vacate PNM, telephone and public roadway easements.*

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

Sincerely,

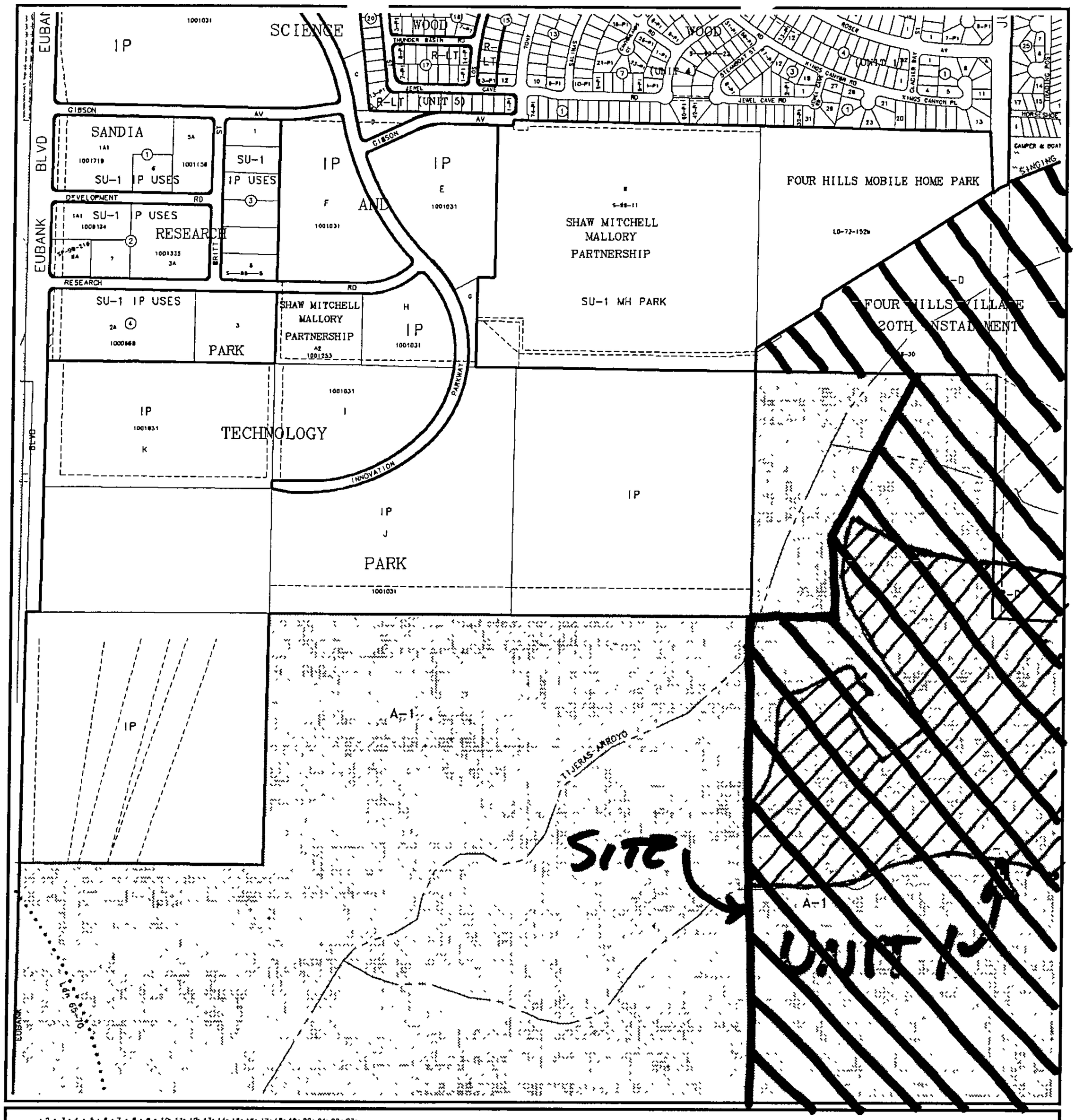
MARK GOODWIN & ASSOCIATES, PA

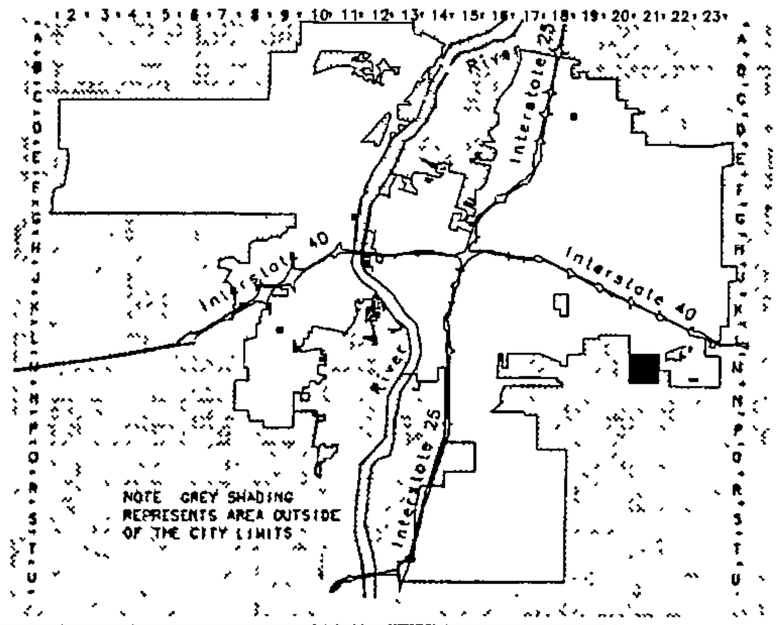
Gregory J. Krenik, PE
Vice President

GJK/sr

Attachments

F:\1-Projects\2002\A02079 - Juan Tabo Hills\DRB Submittal Letter.doc





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

M-21-Z

Map Amended through November 01, 2003

L-21-Z L-22-Z L-23-Z

M-21-Z M-23-Z

N-21-Z N-22-Z N-23-Z

PARK

A-1

R-D

SECTOR DEVELOPMENT BOUNDARY

SINGING ARROW

TOMASITAS ARROYO

FOUR HILLS VILLAGE 20TH INSTALLMENT

VIA POSADA

(UNIT 1)

VISTA SUZANNE

KEELY RD

ARAGON ST

FOUR HILLS VILLAGE 4TH INSTALLMENT

LAMP POST

STAGECOACH

SU-1 PRD

HIDDEN VALLEY

CASITAS

CORONADO

CALLE CORONINO

FOUR HILLS MANOR

HILLS

NAVARRA

GALACIA ST

KIVA

TORO

FOUR HILLS COUNTRY CLUB

SU-1 GOLF COURSE

SAGEBRUSH

9TH INSTALLMENT

DRAINAGE AND UTILITY EASEMENT

SAGEBRUSH TRL

CUATRO CERROS

MATADOR

10TH INSTALLMENT

WAGON WHEEL

WAGON TRAIN

SANTA ANA

BRAZOS

5TH INSTALLMENT

VILLAGE

RATON AV

SECRETARIAT AV

RESERVE

SEATTLE SLEW AV

CATRON

BERNALILLO

SITE

UNIT 1

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

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

RIO GRANDE

ALBUQUERQUE

Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

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

March 24, 2005

Ms. Ruth Rose
Four Hills M.H.P. Residents
860 Trading Post Trail SE
Albuquerque, NM 87123

Ms. Sylvia Rahner
Four Hills M.H.P. Residents
11712 Wildhorse Trail SE
Albuquerque, NM 87123

Re: Juan Tabo Hills

Dear Ms. Rose and Ms. Rahner:

Enclosed please find a copy of the DRB Application for the Preliminary Plat for the referenced project. The anticipated date to be heard is April 20, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2002\A02079 - Juan Tabo Hills\neighborhood assoc.doc

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

March 24, 2005

Mr. Roger Mickelson
Four Hills Village H.O.A.
1432 Catron Ave SE
Albuquerque, NM 87123

Ms. Christina Parlapiano
Four Hills Village H.O.A.
1341 Camino Cerrito SE
Albuquerque, NM 87123

Re: Juan Tabo Hills

Dear Mr. Mickelson and Ms. Parlapiano:

Enclosed please find a copy of the DRB Application for the Preliminary Plat for the referenced project. The anticipated date to be heard is April 20, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2002\A02079 - Juan Tabo Hills\neighborhood assoc.doc

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

March 24, 2005

Susan Rasinski
Mark Goodwin & Assoc., PA
P.O. Box 90606 / 87199
Phone: 828-2200 Fax: 797-9539

Thank you for your inquiry of **March 24, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 5, JUAN TABO HILLS**, Zone Map **M-21 & M-22**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME JUAN TABO HILLS UNIT I

AGIS MAP # M21 + M22

LEGAL DESCRIPTION TRACT 5, JUAN TABO HILLS

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 3-25-05 [date].

Applicant / ~~Agent~~ — Date 3-25-05

Hydrology Division Representative — Date 3/25/05

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 3-22-05 [date].

Applicant / ~~Agent~~ — Date 3-25-05

Utilities Division Representative — Date 3-25-05

DRB#____-_____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: JTH, LLC **DATE OF REQUEST:** 3 / 23 / 2005 **ZONE ATLAS PAGE(S):** M21 & M22

CURRENT:

ZONING R-D

PARCEL SIZE (AC/SQ. FT.) 101.7892 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 5 BLOCK #

SUBDIVISION NAME Juan Tabo Hills

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 [X] Preliminary Plat

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT	[ ]	**GENERAL DESCRIPTION OF ACTION:** [1]	
NEW CONSTRUCTION	[X]	# OF UNITS:	546
EXPANSION OF EXISTING DEVELOPMENT	[ ]	BUILDING SIZE:	(sq. ft.)

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

APPLICANT OR REPRESENTATIVE Lorraine Davis DATE 3-25-05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes: JUAN TABO HILLS TIS

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.***

Tony Loyd 3-25-05

TRAFFIC ENGINEER DATE

Environmental Health Department

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted – regardless of the project size, location or traffic generated."

Required **TIS** **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** 12/3/04 Tony Loyd 3-25-05

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

"Attachment A"

3/24/05
SUAN RASINSKI, MARK GOODWIN & ASSOC., PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: M-21 & M-22

Four Hills MHP Residents' Assoc. (R)
***Ruth Rose**
860 Trading Post Trl. SE / 87123 296-6297 (h)
Sylvia Rahner
11712 Wildhorse Trl. SE / 87123 294-9430 (h)

Four Hills Village HOA (R)
***Christina Parlapiano**
1341 Camino Cerrito SE / 87123 296-3378 (h)
Roger Michelson
1432 Catron Ave. SE / 87123 332-9273 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
    a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
    b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
    c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

****

(below this line for ONC use only)

Date of Inquiry: **3/24/05** Time Entered: **1:58 PM** ONC Rep. Initials: **JK**

7004 0750 0000 3405 3679

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE, NM 87123

Postage	$ 1.29	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KGNFG6
Total Postage & Fees	$ 5.34	03/25/05

Sent To R. Rose Four Hills MHP
Street, Apt. No.; or PO Box No. 860 Trading Post Dr. SE
City, State, ZIP+4 Abuq NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3686

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE, NM 87123

Postage	$ 1.29	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KGNFG6
Total Postage & Fees	$ 5.34	03/25/05

Sent To S. Palmer, Four Hills MHP
Street, Apt. No.; or PO Box No. 11712 Wildhorse Tr. SE
City, State, ZIP+4 Abuq NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3693

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE, NM 87123

Postage	$ 1.29	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KGNFG6
Total Postage & Fees	$ 5.34	03/25/05

Sent To R. Mickelson - Four Hills Village
Street, Apt. No.; or PO Box No. 1432 Catron SE
City, State, ZIP+4 Abuq NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3709

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE, NM 87123

Postage	$ 1.29	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KGNFG6
Total Postage & Fees	$ 5.34	03/25/05

Sent To C. Parlapiano - Four Hills Village
Street, Apt. No.; or PO Box No. 1341 Camino Cerrito SE
City, State, ZIP+4 Abuq NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT Mark Goodwin & Associates, P.A.

ADDRESS P.O. Box 90606

PROJECT & APP # ~~1004073~~ / 05DRB-00514, 00515, 00516, 00517, 00518

PROJECT NAME _____

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 3770.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ 75.00 **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

$ 3865.00 **TOTAL AMOUNT DUE**

****NOTE**: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

Counterreceip

JTH, LLC 12-04
505-892-5533
POST OFFICE BOX 1443
CORRALES, NM 87048

1002
95-32/1070 NM
9880

Date 3/24/05

Pay to the Order of City of Albuquerque $ 3865—

Three thousand eight hundred sixty five + 00/100 Dollars

Security features are included. Details on back.

Bank of America

ACH R/T 107000327

For Plat application fee

Vincent Page

MP

⑆107000327⑆ 004271353553⑈ 1002

©Clarke American

GUARDIAN® SAFETY BLUE DRBBL

2005-0001

DUPLICATE
City Of Albuquerque
Treasury Division

3/25/2005 12:10PM LOC: ANNX
RECEIPT# 00038495 WS# 008 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $3,865.00
J24 Misc $20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

3/25/2005 12:10PM LOC: ANNX
RECEIPT# 00038497 WS# 008 TRANS# 0017
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt $3,365.00
J24 Misc $75.00
CK $3,865.00
CHANGE $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

3/25/2005 12:10PM LOC: ANNX
RECEIPT# 00038496 WS# 008 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $3,865.00
J24 Misc $3,770.00
Thank You

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 April 5, 2005 To April 20, 2005

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.

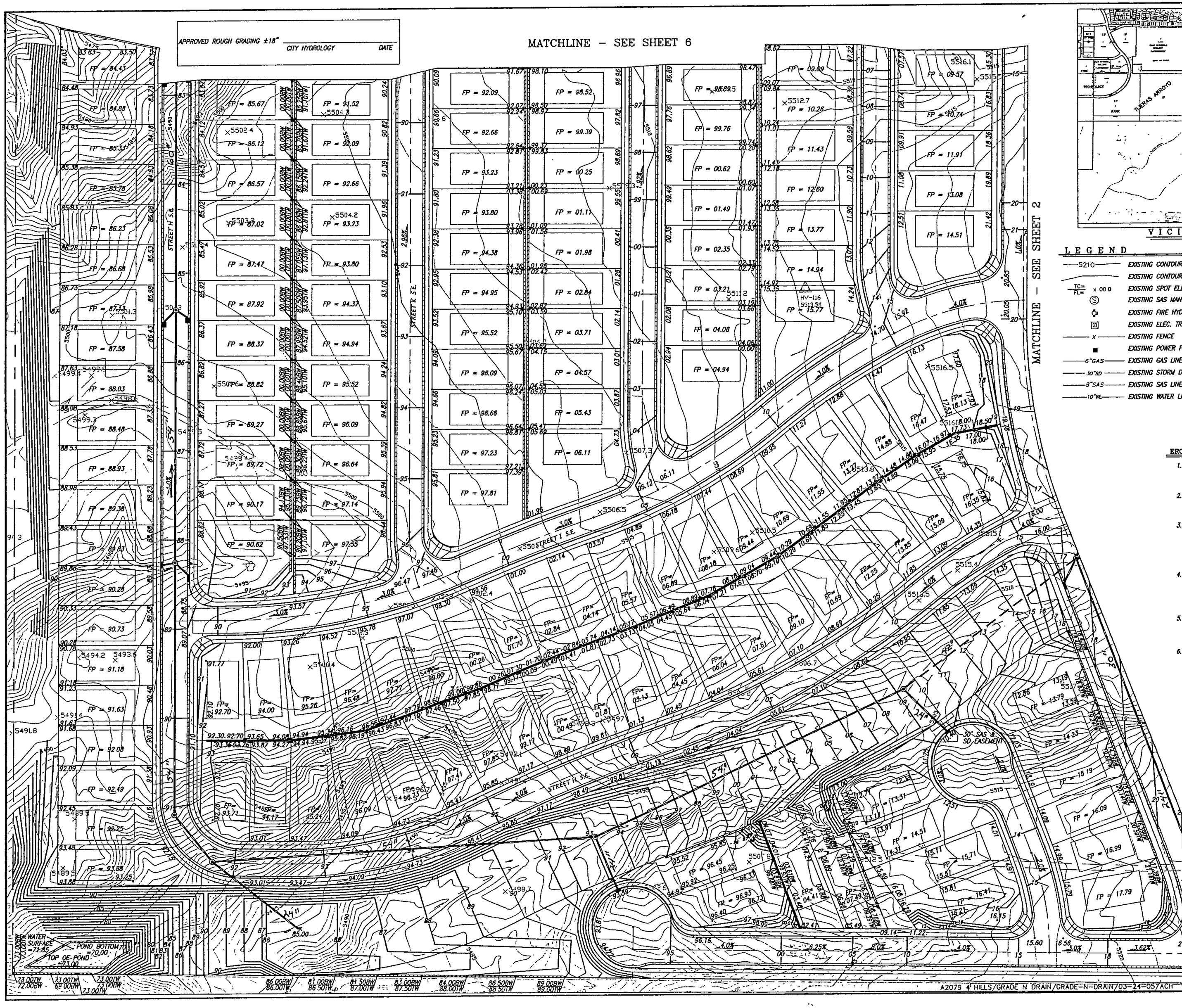
Lauraine Quis — (Applicant or Agent)

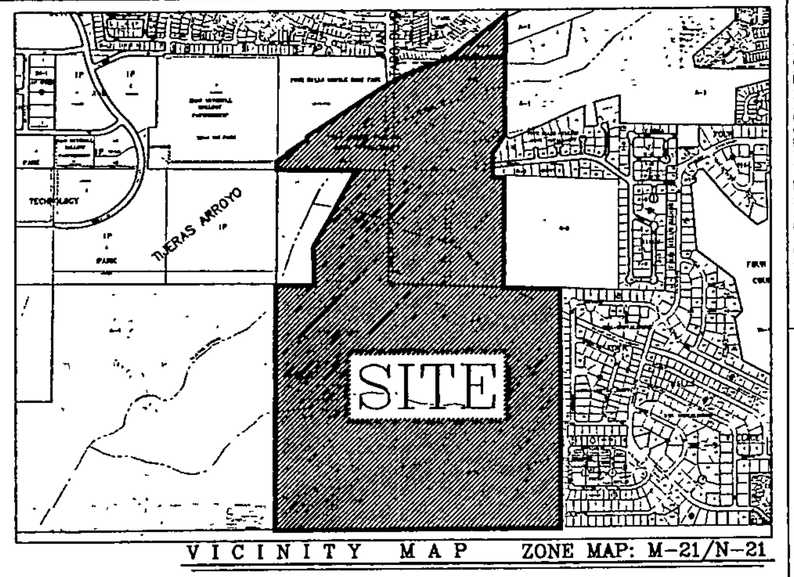
3-25-05 — (Date)

I issued 3 signs for this application, 3-25-05 (Date), Andrew Garcia (Staff Member)

DRB PROJECT NUMBER: ~~1001370~~ 1004073

Rev. 1/11/05





VICINITY MAP ZONE MAP: M-21/N-21

LEGEND

5210	EXISTING CONTOUR (MAJOR)		NEW MOUNTABLE CURB & GUTTER
	EXISTING CONTOUR (MINOR)		NEW STANDARD CURB & GUTTER
TC= FL= x 00 0	EXISTING SPOT ELEVATION		NEW SIDEWALK
Ⓢ	EXISTING SAS MANHOLE		NEW RIGHT-OF-WAY
	EXISTING FIRE HYDRANT		NEW CENTERLINE
	EXISTING ELEC. TRANSFORMER		NEW LOT LINES
x	EXISTING FENCE		NEW EASEMENTS
■	EXISTING POWER POLE		NEW RETAINING WALL
6"GAS	EXISTING GAS LINE	20.00	NEW SPOT ELEVATIONS
30"SD	EXISTING STORM DRAIN		NEW FLOW DIRECTION
8"SAS	EXISTING SAS LINE		NEW SLOPE
10"WL	EXISTING WATER LINE		NEW HIGH POINT
		75	NEW CONTOUR
			NEW STORM DRAIN INLET

EROSION CONTROL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

50' 25' 0 50' 100'

SCALE: 1" = 50'

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO/DAY/YR.	MO/DAY/YR.

CITY PROJECT NO.	ZONE MAP NO	SHEET	OF
	M-21/N-21	1	13

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

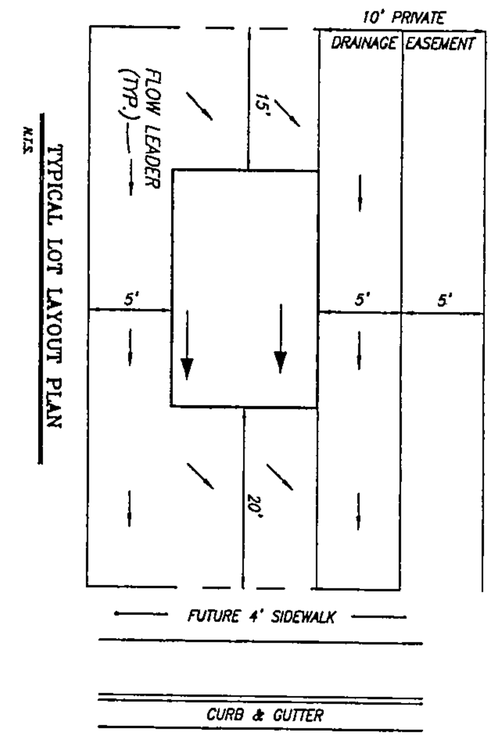
ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	GJK	DATE 03/05
DRAWN BY	ACH	DATE 03/05
CHECKED BY	DMG	DATE 03/05

F:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 11:22:11 AM, chris,
\\Server01\HP DesignJet 10500ps by HP



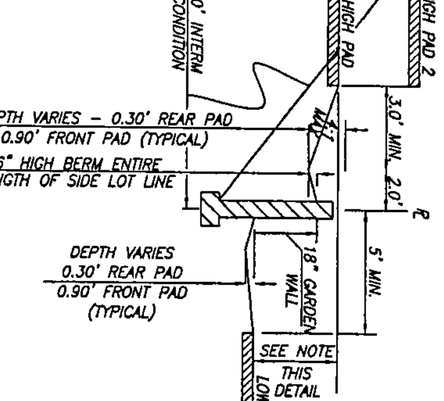
TYPICAL LOT LAYOUT PLAN
N.T.S.

SCALE: 1" = 50'
50' 25' 0 50' 100'

MATCHLINE – SEE SHEET 1

MATCHLINE – SEE SHEET 5

MATCHLINE – SEE SHEET 3



SIDEYARD DETAIL
N.T.S.

*PAD TO PAD 1.5' > 3.0' CONSTRUCT STEM WALL
N.T.S.

*PAD TO PAD < 1.5' CONSTRUCT GARDEN WALL
N.T.S.

*PAD TO PAD > 3.0' CONSTRUCT RETAINING WALL
N.T.S.

NOTES

NOTE:

USE RETAINING WALLS:
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 3.0' OR MORE A RETAINING WALL MUST BE CONSTRUCTED BETWEEN THE LOTS AS SHOWN ON THE PLAN AND THERE WILL BE NO PRIVATE DRAINAGE EASEMENT.

USE STEM WALLS:
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS GREATER THAN 1.5' BUT LESS THAN 3.0', A STEM WALL SHALL BE CONSTRUCTED BY THE BUILDER ON THE "HIGH SIDE" OF LOT PAD.

FOR ALL SIDE YARDS:
EACH LOT OWNER MUST CONSTRUCT, OPERATE AND MAINTAIN HIS OWN SEPARATE DRAINAGE SWALE ALL THE WAY TO THE STREET AND CROSS LOT DRAINAGE WILL BE PREVENTED BY SOME COMBINATION OF WALLS AND BERMS ON THE COMMON LOT LINE TO BE JOINTLY MAINTAINED BY BOTH LOT OWNERS.

CITY PROJECT NO.	
DESIGN REVIEW COMMITTEE	
CITY ENGINEER APPROVAL	
LAST DESIGN UPDATE	MO./DAY/YR.
ZONE MAP NO. M-21/N-21	MO./DAY/YR
SHEET 2 OF 13	

TITLE:
JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	GJK	DATE	03/05
DRAWN BY	ACH	DATE	03/05
CHECKED BY	DMG	DATE	03/05

ENGINEER'S SEAL
GREGORY JAMES KOSLOW
NEW MEXICO
11929
REGISTERED PROFESSIONAL ENGINEER
6-12-05

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

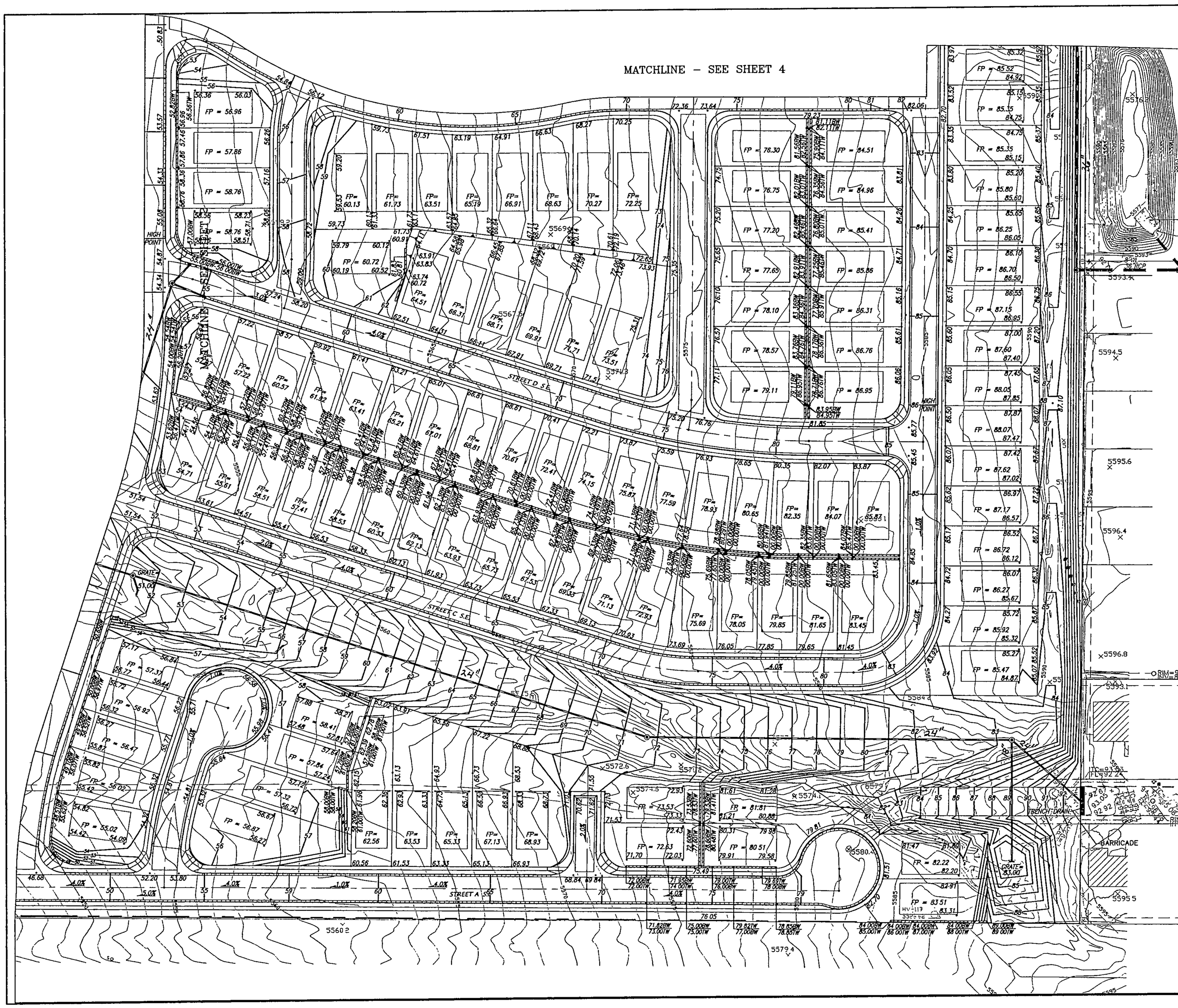
BENCH MARKS

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	



NOTES

50' 25' 0 50' 100'

SCALE: 1" = 50'

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO/DAY/YR	MO/DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	M-21/M-22	3	13

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

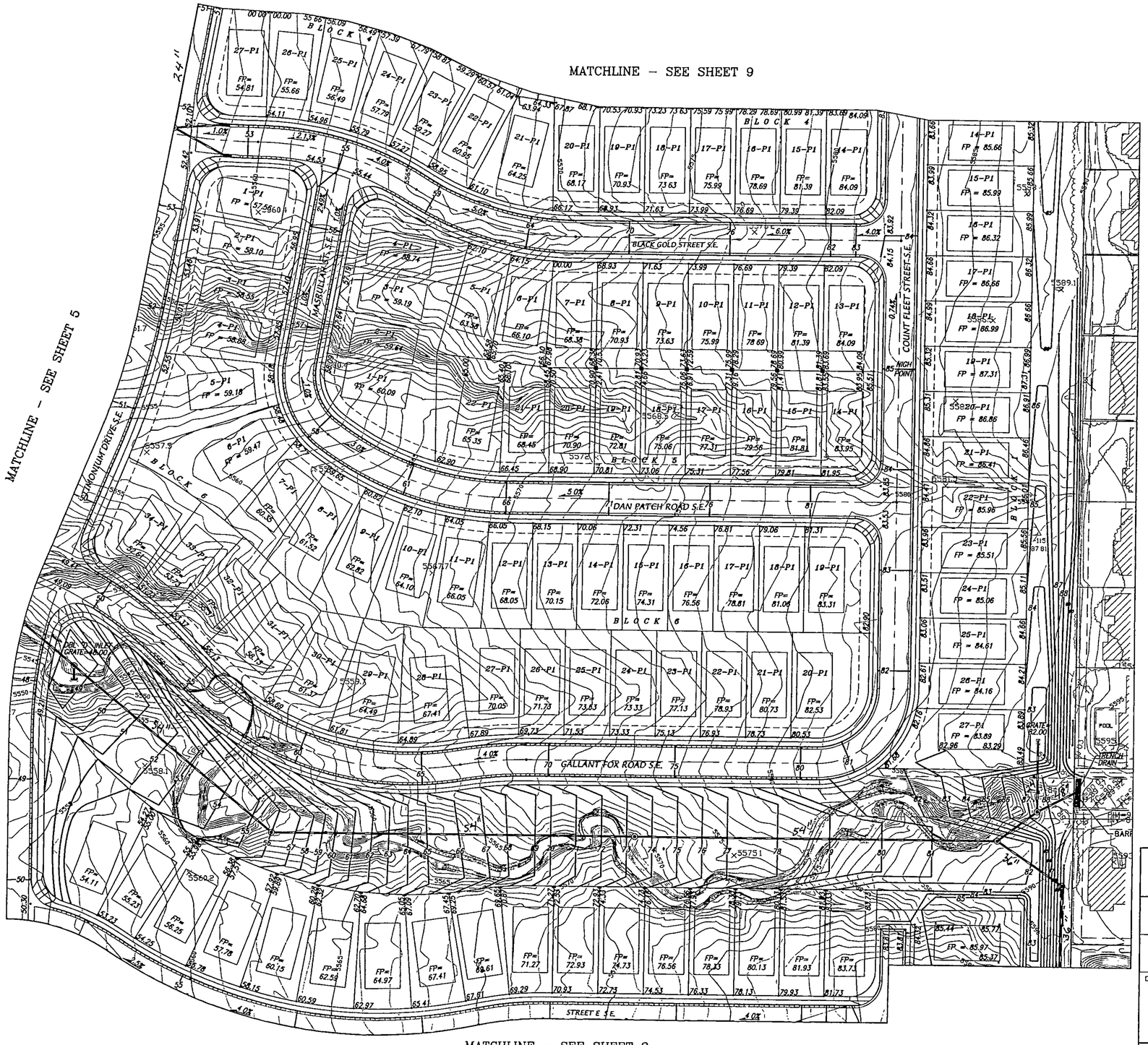
ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DESIGN	
DESIGNED BY	GJK	DATE	03/05
DRAWN BY	ACH	DATE	03/05
CHECKED BY	DMG	DATE	03/05

F:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 11:27:06 AM, chris,
\\Server01\HP Designjet 1050C by HP

NOTES



50' 25' 0 50' 100'

SCALE: 1" = 50'

NO	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	GJK	DATE	03/05
DRAWN BY	ACH	DATE	03/05
CHECKED BY	DMG	DATE	03/05

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY		DATE
NO.		

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO/DAY/YR.	MO/DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	M-21/N-21	4	13

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

F:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 11 31 17 AM, chris.
\\Server01\HP DesignJet 1050C by HP

MATCHLINE – SEE SHEET 8

MATCHLINE – SEE SHEET 6

MATCHLINE – SEE SHEET 4

MATCHLINE – SEE SHEET 2

JUAN TABO BLVD. N.E.

JOHN HENRY ST.

SAINT JOHNS ST. S.E.

GALLANT FOX ROAD S.E.

CAMONIUM DRIVE S.E.

40' SAS, SD, WL AND PUBLIC ACCESS EASEMENT

6' SIDEWALK CULVERT

DBL "D" INLET

GRATE = 01.00

HIGH POINT

36"

24"

30"

NOTES

AS BUILT INFORMATION

CONTRACTOR

WORK STARTED BY — DATE

WORK COMPLETED BY — DATE

ACCEPTANCE BY — DATE

FIELD ACTION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER — NEW MEXICO — 9235 — GREGORY A. KING

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	GK
		DESIGNED BY — DATE	03/05
		DRAWN BY — DATE	ACH 03/05
		CHECKED BY — DATE	DMG 03/05

50' 25' 0 50' 100'

SCALE: 1" = 50'

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE.

JUAN TABO HILLS SUBDIVISION GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR	MO./DAY/YR

CITY PROJECT NO.

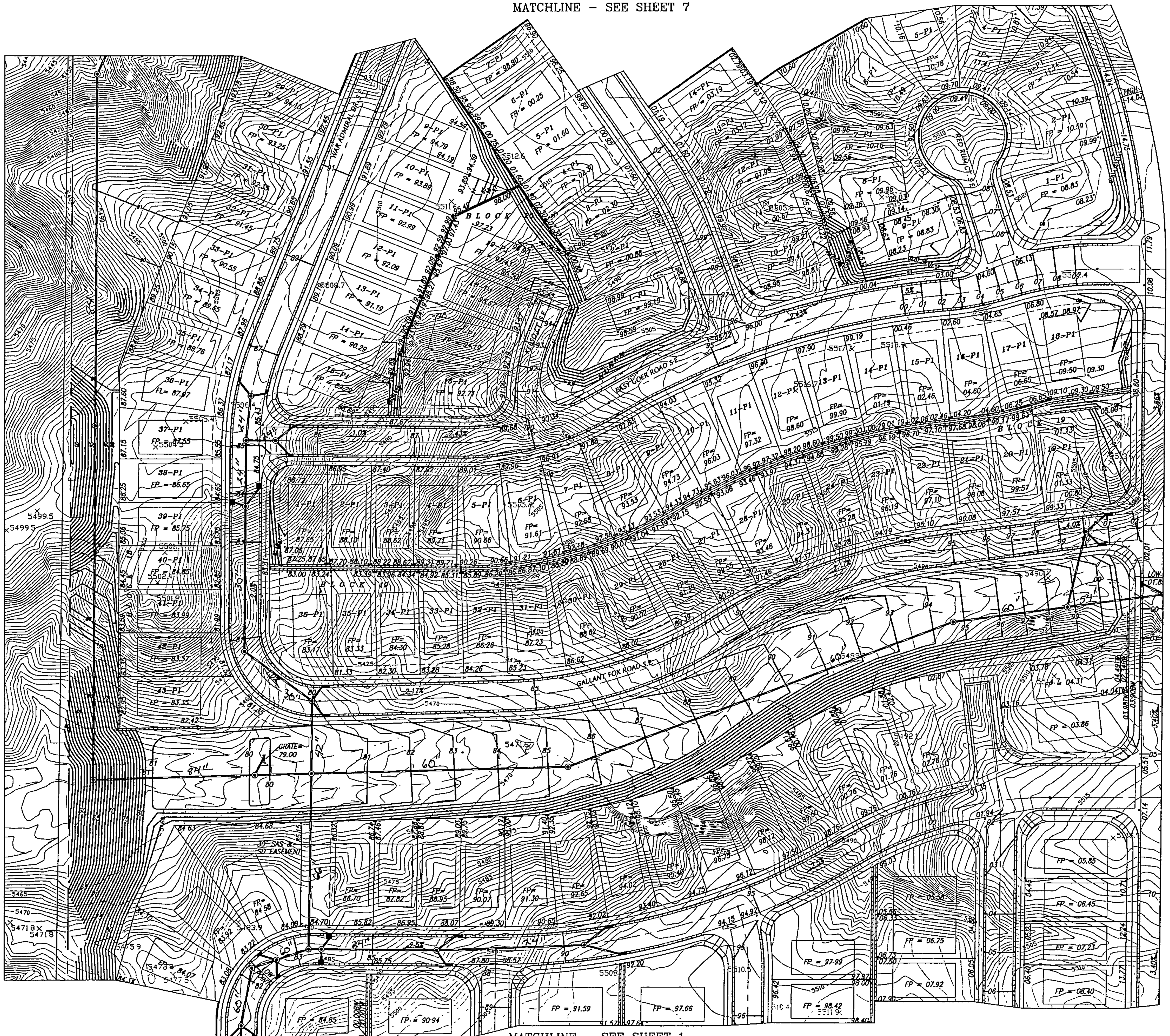
ZONE MAP NO. M-21/M-22

SHEET 5 OF 13

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

F:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 11:36:09 AM, ctuis,
\\Server01\HP DesignJet 1050C_ by HP

MATCHLINE - SEE SHEET 7



MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 5

NOTES

50' 25' 0 50' 100'

SCALE: 1" = 50'

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

F:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 2:46:55 PM, chris,
\\Server01\HP DesignJet 1050C -by HP

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN			
DESIGNED BY	G/K	DATE	03/05
DRAWN BY	ACH	DATE	03/05
CHECKED BY	DMG	DATE	03/05

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR	MO./DAY/YR

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	M-21/M-22	6	13

MATCHLINE – SEE SHEET 11

NOTES

AS BUILT INFORMATION

CONTRACTOR — DATE

STAKED BY — DATE

INSPECTOR'S AS-BUILT BY — DATE

FIELD VERIFICATION BY — DATE

DRAWING CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY GJK	DATE 03/05
		DRAWN BY ACH	DATE 03/05
		CHECKED BY DMG	DATE 03/05

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO. M-21/M-22

SHEET 7 OF 13

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

F:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN dwg, 5/11/2005 4:04:46 PM, chris,
\\Server01\HP Designjet 1050C by HP

MATCHLINE – SEE SHEET 11

MATCHLINE – SEE SHEET 7

MATCHLINE – SEE SHEET 9

MATCHLINE – SEE SHEET 5

SUNY BAY RD. S.E.

SIR BARTON RD. S.E.

BLACK GOLD STREET S.E.

GILLESTRIAM DRIVE S.E.

ALYDAR AVENUE S.E.

ALYDAR AVENUE S.E.

NOTES

SURVEY INFORMATION
FIELD NOTES BY DATE
NO.

BENCH MARKS

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
STAKED BY
INSPECTOR'S
FIELD CHANGES BY DATE
FIELD
DRAWING(S) BY DATE
CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY	GK
		DRAWN BY	ACH
		CHECKED BY	DMG

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
JUAN TABO HILLS SUBDIVISION GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR

CITY PROJECT NO.

ZONE MAP NO. M-21/M-22

SHEET 8 OF 13

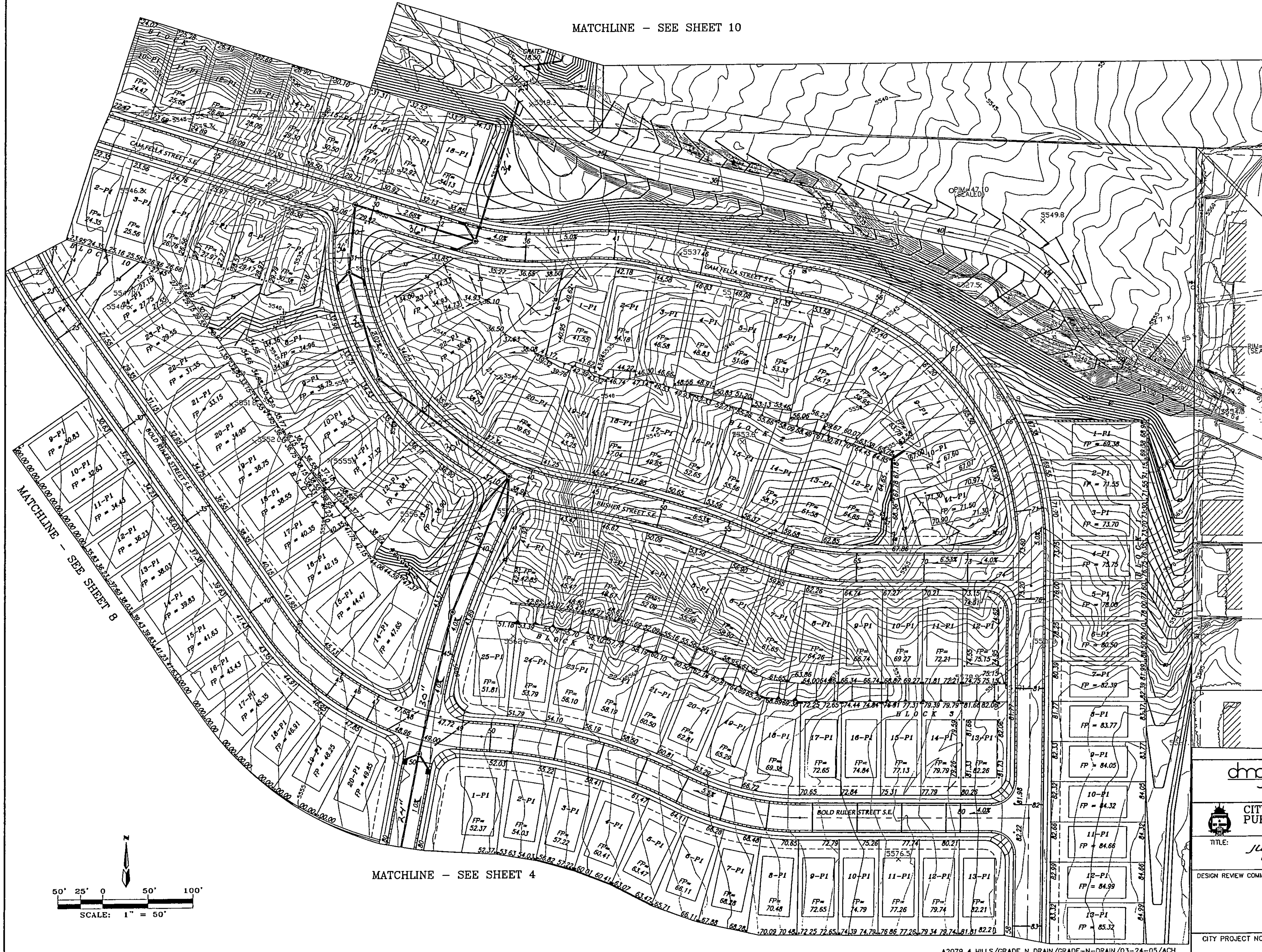
N

50' 25' 0 50' 100'

SCALE: 1" = 50'

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

I:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/11/2005 5:45 34 PM, chris, \\Server04\HP DesignJet 1050C by HP



NOTES

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

BENCH MARKS

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

GREGORY JAMES KRENIK, NEW MEXICO, 11020, REGISTERED PROFESSIONAL ENGINEER, 5-12-05

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	GJK	DATE	03/05
DRAWN BY	ACH	DATE	03/05
CHECKED BY	DMG	DATE	03/05

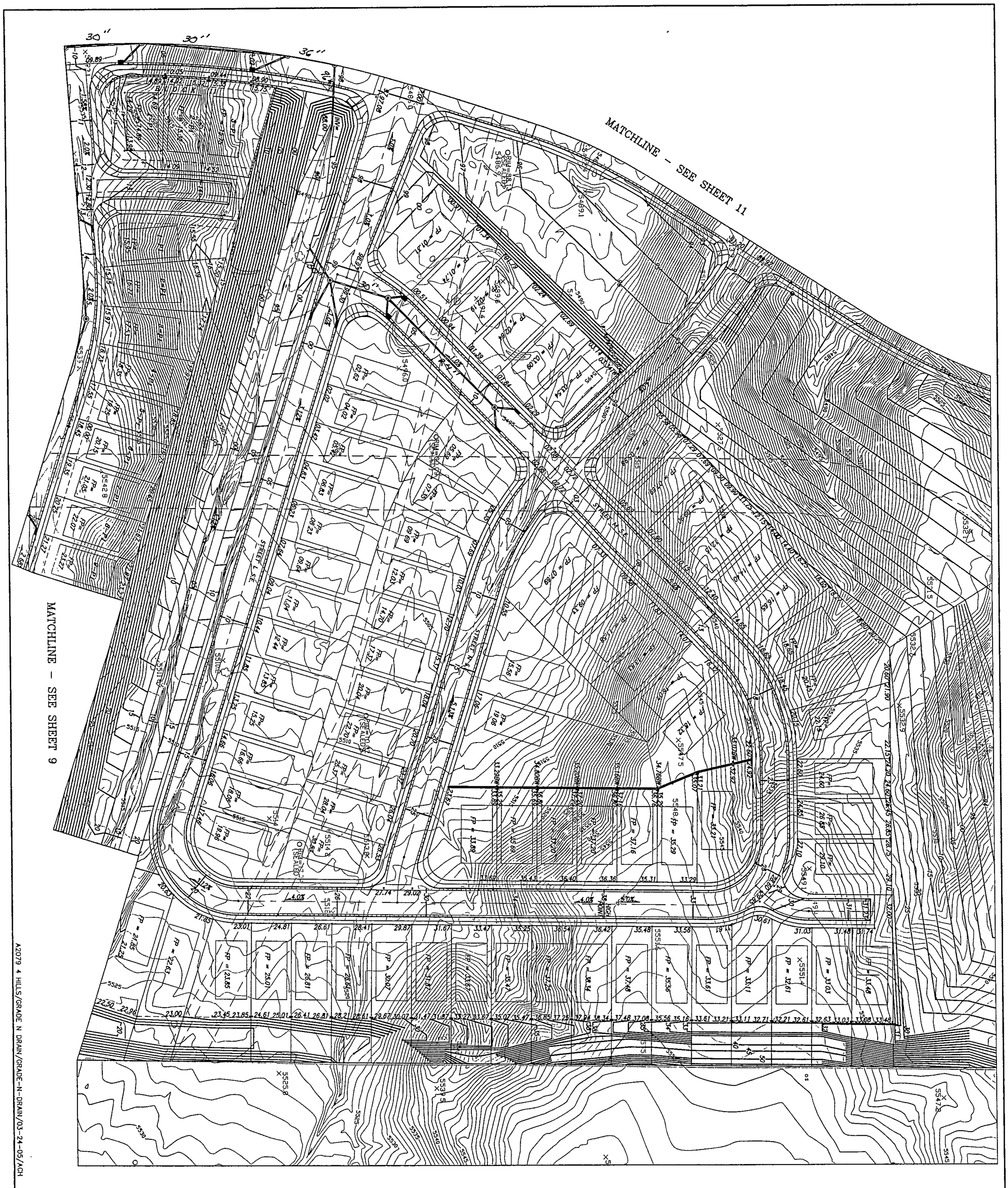
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO. M-21/M-22	SHEET 9 OF 13		

F:\A02\JOBS\A2079 - HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 2:21:31 PM, chris,
\\Server01\HP DesignJet 1050C by HP



NOTES

				ENGINEER'S SEAL	SURVEY INFORMATION			BENCH MARKS	AS BUILT INFORMATION
					FIELD NOTES				CONTRACTOR
					NO.	BY	DATE		WORK STAKED BY DATE
									INSPECTOR'S ACCEPTANCE BY DATE
									FIELD VERIFICATION BY DATE
									DRAWINGS CORRECTED BY DATE
NO.	DATE	REMARKS	BY						MICRO-FILM INFORMATION
		REVISIONS							RECORDED BY DATE
		DESIGN							NO.
DESIGNED BY	GJK	DATE	03/05						
DRAWN BY	ACH	DATE	03/05						
CHECKED BY	DMG	DATE	03/05						

GREGORY JAMES MARTIN, NEW MEXICO, 11929, REGISTERED PROFESSIONAL ENGINEER, 5-12-05

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	M-21/M-22	10	13

LAST DESIGN UPDATE — MO./DAY/YR.

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

NOTES

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S FIELD NOTES BY — DATE
FIELD VERIFICATION BY — DATE
DRAWING CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

GERALD LEE HANNAH — NEW MEXICO — 7326 — REGISTERED PROFESSIONAL ENGINEER — 5-12-05

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE 03/05
DESIGNED BY	GK		
DRAWN BY	ACH		DATE 03/05
CHECKED BY	DMG		DATE 03/05

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO /DAY/YR.	MO /DAY/YR

CITY PROJECT NO. | ZONE MAP NO M-21/M-22 | SHEET 11 OF 13

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

F:\A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 2:27:29 PM, chris,
\\Server01\HP Designjet 1050C by HP

F \A02JOBS\A2079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN dwg, 5/12/2005 2 35 25 PM, chris,
\\Server01\HP DesignJet 1050C by HP

A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

CITY PROJECT NO.

ZONE MAP NO M-21/M-22

SHEET 12 OF 13

LAST DESIGN UPDATE

	MO/DAY/YR
	MO/DAY/YR

CITY ENGINEER APPROVAL

DESIGN REVIEW COMMITTEE

TITLE

JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

NO	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	GJK	DATE	03/05
DRAWN BY	ACH	DATE	03/05
CHECKED BY	DMG	DATE	03/05

ENGINEER'S SEAL

GREGORY JAMES KOSLOW
NEW MEXICO
11020
REGISTERED PROFESSIONAL ENGINEER
5-12-05

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

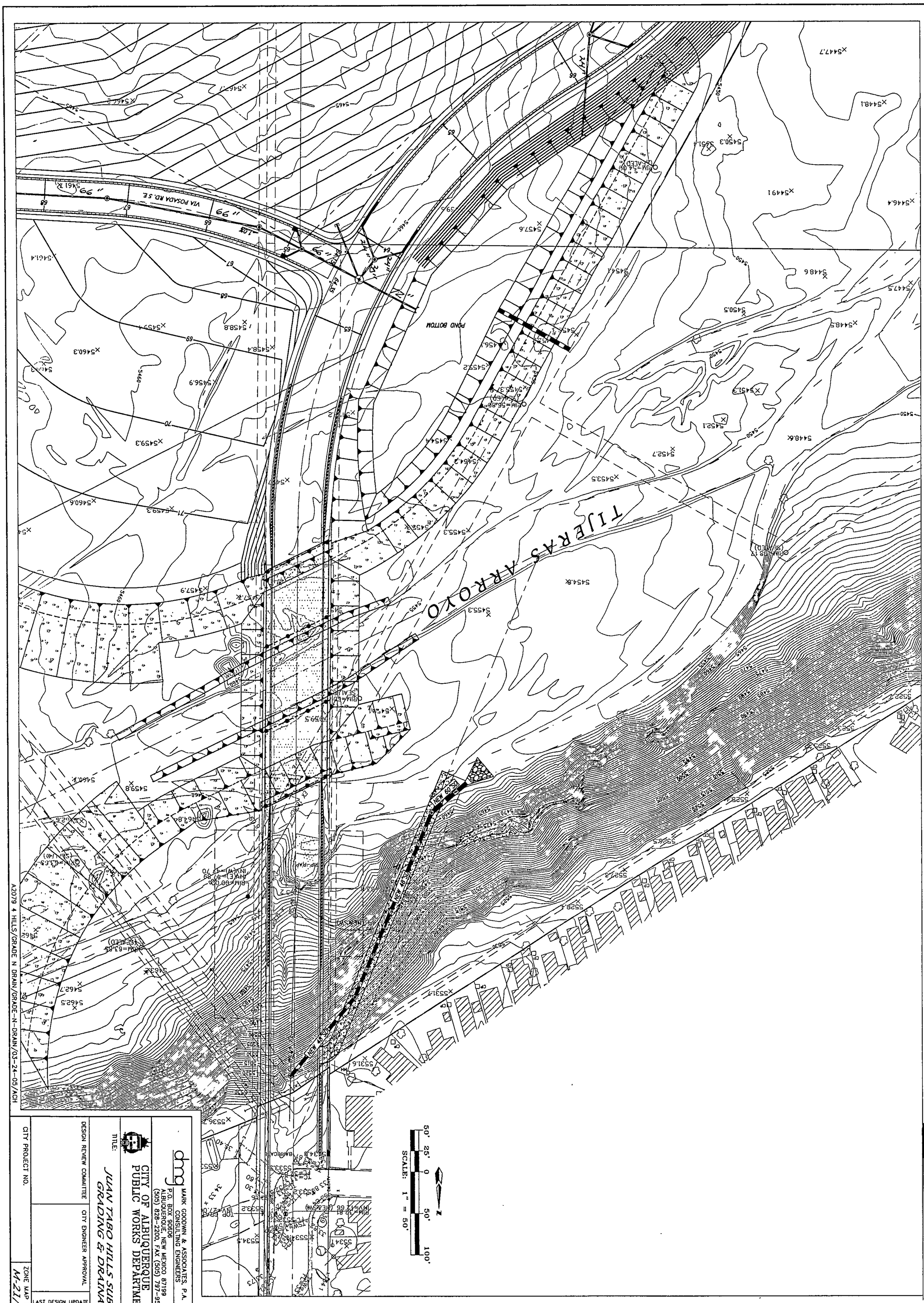
AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

F:\A02JOBS\A2079_4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN.dwg, 5/12/2005 2:36:46 PM, chris,
\\Server01\HP DesignJet 1050C by HP



A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

NOTES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
JUAN TABO HILLS SUBDIVISION
GRADING & DRAINAGE PLAN

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	*GJK*	DATE	*03/05*
DRAWN BY	*ACH*	DATE	*03/05*
CHECKED BY	*DMG*	DATE	*03/05*

ENGINEER'S SEAL
GREGORY JAMES KNOWLES
NEW MEXICO
17928
REGISTERED PROFESSIONAL ENGINEER

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

CITY PROJECT NO.	
ZONE MAP NO	M-21/M-22
SHEET	13 OF 13
LAST DESIGN UPDATE	MO./DAY/YR.
DESIGN REVIEW COMMITTEE	
CITY ENGINEER APPROVAL	MO./DAY/YR.

Mountain States Telephone And Telegraph Company Representative
8U 74488
Austin C. Crysler Jr.

N. M. Form 7321B . 5-79

Exchange Albuquerque NE

R/W 26636

Job No. Routine

RIGHT-OF-WAY EASEMENT

345

THE UNDERSIGNED GRANTOR (and each and all of them if more than one) for and in consideration of Certain Valuable Considerations dollars ($/////////////////) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado Corporation, 931-14th Street, Denver, Colorado 80202 and ///// ///// ///// ///// ///// ///// ///// ///// , Grantee (S), its (their) successors, assigns, lessees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication, power transmission and other facilities, from time to time, as said Grantee (S) may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to-wit:

An easement ten (10) feet in width being the easterly (10) feet of the westerly forty three (43) feet and an easement seven (7) feet in width being the southerly seven (7) feet of the Northwest quarter of Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian. Excepting there from that portion which lies within the existing Right-Of-Way of Juan Tabo Blvd. S.E.

The easement herein described is limited to underground construction with necessary above ground appurtenances.

The buried cable within the above described easement may be relocated if said buried cable interferes with development.

situate in County of Bernalillo, State of New Mexico, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right to way jointly with Grantee for their utility purposes.

The Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

SIGNED AND DELIVERED this 29th day of December, A.D., 19 80,

at Albuquerque, New Mexico.

Dale Bellamah Land Co., Inc.

D. T. Robertson - Vice President

STATE OF New Mexico

COUNTY OF Bernalillo

This instrument was acknowledged before me this 29th day of December 19 80, by D. T. Robertson, Vice President Dale Bellamah Land Co. Inc.

Notary Public
My commission Expires: 7/28/

Space Reserved For Recorders Certificate

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
DEC 31 10 22 AM '80
BK 821 PG 345
CO. CLERK & RECORDER
DEPUTY

GRANT OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, That H. V. LOGAN AND MARY E. LOGAN

of the County of Bernalillo, and State of New Mexico, hereinafter called the "Grantor" in consideration of the sum of One Dollar ($1.00) and other valuable consideration to the Grantor in hand paid by Public Service Company of New Mexico, a corporation organized and existing under the laws of the State of New Mexico, hereinafter called the "Grantee," the receipt of which consideration is hereby acknowledged by the Grantor, hereby grants unto the Grantee, its successors and assigns, the easement and right of way to construct, maintain, change, renew and operate its line or lines for the transmission of electrical energy, and as incident thereto, and, in connection therewith, to construct, maintain and operate a telephone line as may be found advisable, including the necessary steel and wood pole towers, poles, wires, guys, stubs and other fixtures, together with the right of ingress and egress and the right to trim or cut down any trees and remove any objects which may interfere with the construction and operation of such lines and structures, together with the right to construct and maintain a road along said right of way for the purpose of constructing and maintaining transmission lines, over, upon, and along a strip of land

* feet in width, owned by the Grantor, situate in the County of Bernalillo, and State of New Mexico, said strip of land being feet on each side of the following described center line, to-wit: An easement within the SE¼NE¼, Sec. 33, T.11N., R.4E., N.M.P.M., Bernalillo County, New Mexico, for a 46 KV and 115 KV transmission lines. Said easement being more particularly described as follows: An easement one hundred fifty (150) feet wide, being twenty-five (25) feet right measured at right angle, and one hundred twenty-five (125) feet left, measured at right angle to the following described survey line: Said survey line beginning at Sta. 31+24.1 ahead, a point on the westerly boundary line of the above mentioned SE¼NE¼, Sec. 33, whence a U.S.C.&G.S. brass cap set for the N. 1/16 corner of Sec. 33 bears S.0°02'E., 25.0 feet, and running thence N.89°58'E., 690.3 feet to an angle point, said angle point being an equation of survey Sta. 38+95.1 back = 38+91.3 ahead, continuing thence N.46°32'E., 823.2 feet to Sta. 47+14.5, being a point on the East boundary line of the SE¼NE¼ of Sec. 33, whence a Brass Cap set for the N. 1/16 corner of Sec. 33, T.11N., R.4E., bears N.0°26'E., 721.4 feet distant, containing 5.453 acres more or less. As shown on Public Service Company of New Mexico Drawing No. A-1586-B. Also an easement for down guy anchors from each pole of a three pole structure at Sta. 38+95.1 back = 38+91.3 ahead running N.89°58'E., 170 feet, more or less, to Sta.

TO HAVE AND TO HOLD said strip of land for so long as the Grantee, its successors and assigns, shall use the same for the purposes aforesaid, the easement and right of way hereby granted to cease and revert to the Grantor, his heirs and assigns, if the Grantee, its successors and assigns, shall have ceased to use said strip of land for said purposes for a continuous period of two years.

The Grantor covenants and agrees for himself, his heirs and assigns, not to erect any building or structure within the limits of said strip of land, and the Grantee, its successors and assigns, shall have the right to remove, at Grantee's expense, objects interfering with the construction, maintenance, operation, control and use of said lines.

This grant is subject to the right of the Grantor, his heirs and assigns, to pass over said strip of land from one portion of his land to the other portion thereof and to otherwise use, pasture and cultivate the surface of said strip of land consistent with the use of said strip of land by the Grantee, its successors and assigns, for the purposes aforesaid.

The Grantee, for itself, its successors and assigns, hereby agrees to pay for any damage which may arise from construction, maintaining, operating or removing said electric transmission line or lines so far as the same shall affect fences, irrigation or drainage ditches or growing crops, said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor, his heirs or assigns, one by the Grantee, its successors or assigns, and the third person by the two persons aforesaid, the award of such three persons to be final and conclusive.

The word "Grantor" wherever used herein shall include either one or more persons, individual or corporate, and the masculine wherever used shall include the feminine.

WITNESS the hand and seal of the Grantor this 20TH day of SEPTEMBER 1957

H V Logan (SEAL)

Mary E. Logan (SEAL)

(SEAL)

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

On this 20TH day of SEPTEMBER 1957 before me personally appeared H.V. LOGAN & MARY E. LOGAN to me known to be the person S described in and who executed the foregoing instrument and acknowledged that THEY executed the same as THEIR free act and deed.

WITNESS my hand and seal the day and year last above written.

Alfred M Catlett
Notary Public

My commission expires: APRIL 3 1960

ACKNOWLEDGEMENT
(Corporation)

STATE OF NEW MEXICO
COUNTY OF

On this day of 19..... before me personally appeared to me personally known, who being by me duly sworn did say that he is of a corporation, organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

Notary Public

My commission expires:

42137

236

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on

OCT - 4 1957

at 1:37 o'clock P. M. Recorded in Vol. 401
of records of said County Folio 235

Clerk & Recorder

Deputy Clerk

10-4-57

323

RIGHT OF WAY EASEMENT 45042 Form 3390 N-5
M.S.T.& T. Co.
(6-63)

M. S. T. & T. Co. File No. 11170. County File No. _____

Correct _____
Right of Way Engineer

Approved _____
FOR NEW MEXICO OUTSIDE PLANT ENGINEER

THE UNDERSIGNED, for certain valuable consideration, the RECEIPT whereof is hereby confessed and acknowledged, hereby grant unto THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, its successors and assigns, the right, privilege and authority to construct, reconstruct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, cables, wires and fixtures upon, under and beneath the property owned by the UNDERSIGNED, or in which the UNDERSIGNED have any interest in land hereafter described in the County of Bernalillo, and State of New Mexico and with the right to permit the wires and fixtures of any other company and the right to remove brush and trees as required for maintenance and installation purposes.

Subject land of the UNDERSIGNED is described as follows:

An easement within Section 34, Township 10 North, Range 4 East, N.M.P.M. and being more particularly described as follows:

Beginning at the West Quarter corner of Section 34, Township 10 North, Range 4 East for a point of beginning of the land herein described; thence S. 87° 58' 50" E. a distance of 2003.28 feet; thence S. 00° 22' 40" W. a distance of 7 feet; thence N. 87° 58' 50" W. a distance of 2003.28 feet; thence N. 00° 10' 33" W. a distance of 7 feet to the point of beginning of the land herein described.

This easement is granted on the premise that it is adjacent to the existing property line and that in the future it will be adjacent to a property line. It is agreed and understood that in the event the property line and the future street are incompatible with this easement, the telephone company will relocate same at no expense to the property owner, its successors and assigns.

This right of way easement is granted only for underground and buried cable with the understanding that necessary installations for terminals and splices may be placed on and above the ground. However, poles or guy wires normally associated with aerial telephone facilities may not be installed on this easement.

IN WITNESS WHEREOF, the parties have caused these presents to be executed by their duly authorized officers.

SHALIT REALTY

By _____
President

ATTEST:

_____
Secretary

State of New Mexico
County of BERNALILLO ss

This instrument was acknowledged before me this 8th day of March, 19 62, by DORIS SHALIT President of SHALIT REALTY a New Mexico Corporation on behalf of said corporation.

_____
Notary

My Commission Expires 2-3-68

Mail to: The Mountain States Telephone and Telegraph Company

P. O. Box 1355 Albuquerque, New Mexico

RIGHT OF WAY

Samuel Shalit and Doris Shalit, his wife

...of the State of New Mexico, hereinafter called the "Grantor" in consideration of ...tion to the Grantor in hand paid by Public Service Company of New ...of the State of New Mexico, hereinafter called the "Grantee," the ...the Grantor, hereby grants unto the Grantee, its successors and as...grantee, renew and operate its line or lines for the transmission of ...herewith, to construct, maintain and operate a telephone line or ...wood pole towers, poles, wires, guys, stubs and other fixtures, to... trim or cut down any trees and remove any objects which may ...lines and structures, together with the right to construct and maintain a road ...and maintaining transmission lines, over, upon, and along a strip of land ...which, owned by the Grantor, situate in the County of Bernalillo, and State of New ...Mexico, and said strip of land being ...following described center line, to-wit:

...feet on each side of the

An easement for down guys and anchors in the SE¼ Section 33, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows: Beginning at the Northwest corner of said easement whence a brass cap set for the Northwest corner of the NE¼SE¼ Section 33 bears S.89°58'W., 693.4 feet distant, and running thence N.89°58'E., 53.8 feet; thence S.21°45'E., 60 feet; thence S.68°15'W., 50 feet; thence N.21°45'E., 80 feet to the place of beginning and containing 0.080 acre more or less.

TO HAVE AND TO HOLD said strip of land for so long as the Grantee, its successors and assigns, shall use the same for the purposes aforesaid, the covenants and rights of way hereby granted to cease and revert to the Grantor, his heirs and assigns, if the Grantee, its successors and assigns, shall have failed to use said strip of land for said purposes for a continuous period of two years.

The Grantor covenants and agrees for himself, his heirs and assigns, not to erect any building or structure within the limits of said strip of land, and the Grantee, its successors and assigns, shall have the right to remove, at Grantee's expense, objects interfering with the construction, maintenance, operation, control and use of said lines.

This grant is subject to the right of the Grantor, his heirs and assigns, to pass over said strip of land from one portion of his land to the other portion thereof, and to otherwise use, pasture and cultivate the surface of said strip of land consistent with the use of said strip of land by the Grantee, its successors and assigns, for the purposes aforesaid.

The Grantee, for itself, its successors and assigns, hereby agrees to pay for any damage which may arise from construction, maintaining, operating or removing said electric transmission line or lines so far as the same shall affect fences, irrigation or drainage ditches, or growing crops, said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor, his heirs or assigns, one by the Grantee, its successors or assigns, and the third person by the two persons aforesaid, the award of such three persons to be final and conclusive

The word "Grantor," wherever used herein, shall include either one or more persons, individual or corporate, and the masculine wherever used shall include the feminine.

WITNESS the hand and seal of the Grantor this 13th day of February, 1958

Samuel Shalit (SEAL)

Doris Shalit (SEAL)

(SEAL)

STATE OF NEW MEXICO
COUNTY OF Bernalillo

On this 13th day of February, 1958, before me personally appeared Samuel Shalit and Doris Shalit to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

WITNESS my hand and seal the day and year last above written.

Clifford H. Talbot
Notary Public

My commission expires April 3, 1960

ACKNOWLEDGMENT
(Corporation)

STATE OF NEW MEXICO)
COUNTY OF .....

On this ..... day of ..... 19 ..... before me personally appeared ..... to me personally known, who being by me duly sworn did say that he is ..... of ..... a corporation, organized under the laws of the State of ..... and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said ..... acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

..... Notary Public

My commission expires .....

ORIGINAL
DOCUMENTS
TO BE VACATED

58521

State of New Mexico] SS
County of Bernalillo,]
This instrument was filed for record on

MAR 19 1958

o'clock m. Recorded in Vol.
of records of said County Folio
Clerk & Recorder
Deputy Clerk

PRELIMINARY 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
JANUARY, 2005

SIDEWALK EXHIBIT

- DEFERRED SIDEWALK CONSTRUCTION
- SIDEWALK WAIVER
- SUBDIVISION DESIGN VARIANCE

SCALE: 1" = 100'

EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05 2005C-22)

TRACT A
(12-23-81, BK MISC 898, PGS 882-885)
AMAFCA PARCEL

TRACT 1
(01/19/05 2005C-22)

TRACT A IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.

TRACT A
1.0765 Acres

JUAN TABO BLVD S.E.

NATIVE DANCER ROAD S.E.

SUNY BAY ROAD S.E.

SIR BARTON RD. S.E.

GALLANT FOX ROAD S.E.

EASY GOER ROAD S.E.

JOHN HENRY CT. S.E.

RED RUM PLACE S.E.

SMARTY JONES STREET S.E.

MAN O'WAR STREET S.E.

WAR ADMIRAL DRIVE S.E.

PETERSEN AVENUE S.E.

ALYDAR AVENUE S.E.

BLACK GOLD ROAD S.E.

GULFSTREAM DRIVE S.E.

CAM FELLA STREET S.E.

BOLD RULER STREET S.E.

BUSHER STREET S.E.

TIMONIUM DRIVE S.E.

DAN PATCH ROAD S.E.

COUNT FLEET STREET S.E.

RATON AVEN

FOUR HILLS 10TH INSTALLMENT (02-22-72, 04-194)

FOUR HILLS VILLAGE NINTH INSTALLMENT BLOCK 21 (09-30-71, 08-41)

ACS MONUMENT "5-M22"
Y=1,475,700.07
X=424,017.61
G-G=0.99963903
Δα=-00°08'45"
CENTRAL ZONE
(NAD 1927)
ELEV. = 5594.518
NAVD (1929)

ACS MONUMENT "7-M21"
Y=1,471,620.84
X=419,391.97
G-G=0.99954447
Δα=-00°09'17"
CENTRAL ZONE
(NAD 1927)

LEGEND

1-P1	LOT NUMBER
(17)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
	EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05 2005C-22)

EXHIBIT C
Date 4/26/05

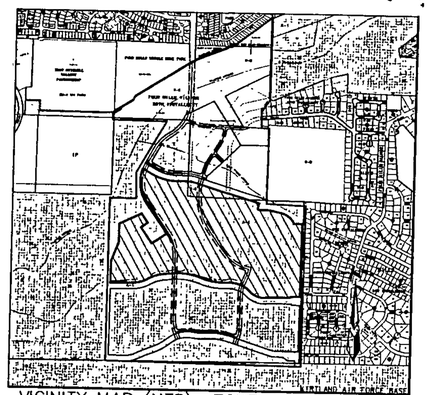
SHEET 2 OF 2

A02JOBS\A2079 4 HILLS\preliminary plat\BASE.dwg- Layout1 (03-25-05) SPS

PRELIMINARY 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
JANUARY, 2005

VACATION EXHIBIT



VICINITY MAP (NTS) ZONE ATLAS MAP M-21

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 TRACT 5, JUAN TABO HILLS, BULK 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 contains 101.7892 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 5 INTO 548 RESIDENTIAL LOTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE	101.7892 AC
ZONE ATLAS NO.	M-21-Z
NO. OF LOTS CREATED	546 LOTS
NO. OF TRACTS CREATED	1 TRACT
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	30.4682 AC
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

EASEMENTS

(3) 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC 551, PG 185-189)

(5) 10' U.G. TELEPHONE EASEMENT (12-31-80, BK.MISC. 254, PG. 13) VACATED WITH THIS PLAT

(6) 7' U.G TELEPHONE EASEMENT (12-31-80, MISC 821, PG. 345) VACATED WITH THIS PLAT

(10) 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)

(21) 60' C.O.A PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH THIS PLAT

(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)

(29) 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG 235) VACATED WITH THIS PLAT

(30) 7' M.S.T.&T. R/W EASEMENT (03-19-65, BK.R/W 143, PG 323) VACATED WITH THIS PLAT

(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)

(39) PNM EASEMENT (03-19-58, D418-369) VACATED WITH THIS PLAT

(28) 49' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH THIS PLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°37'12"W	144.03
L2	S82°42'26"W	145.51
L3	N35°13'05"W	187.08
L4	N55°00'00"E	137.23
L5	N35°00'00"W	315.00
L6	N60°20'58"E	107.26
L7	N55°00'00"E	189.20
L8	N59°38'23"W	188.47
L9	N89°27'44"W	188.92
L10	S17°15'06"W	105.00
L11	S78°16'12"E	191.28
L12	N89°37'12"W	137.83
L13	N22°31'35"E	141.84

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	65.56	100.00	37°33'56"	34.01	N71°35'50"E	64.40
C2	61.16	350.00	10°00'45"	30.66	S85°22'26"W	61.08
C3	331.42	325.00	58°25'41"	181.74	S70°25'06"E	317.25
C4	160.47	350.00	26°16'09"	81.67	N54°20'20"W	159.07
C5	285.71	650.00	25°11'04"	145.20	N80°03'57"W	283.41
C6	412.64	950.00	24°53'13"	209.63	S80°12'52"E	409.40
C7	541.02	1050.00	29°31'18"	276.66	N82°31'55"W	535.05
C8	239.72	550.00	24°58'22"	121.79	S70°13'15"W	237.83
C9	242.23	450.00	30°50'29"	124.13	N73°09'19"E	239.31
C10	645.94	686.00	53°56'30"	349.09	S08°01'45"E	622.25
C11	408.11	786.00	29°49'21"	208.30	S74°33'04"E	404.51
C12	149.94	514.00	16°42'50"	75.51	N81°06'19"W	149.41
C13	112.97	275.00	23°32'17"	57.30	S84°31'02"E	112.18
C14	102.20	325.00	18°01'00"	51.52	N87°16'41"W	101.78
C15	298.80	325.00	52°40'35"	160.85	N51°55'54"W	288.38
C16	25.01	435.11	3°17'16"	12.51	S20°32'46"W	25.01
C17	137.45	650.00	12°06'56"	68.98	N16°28'07"E	137.19
C18	505.85	650.00	44°35'21"	266.51	S57°17'40"E	493.18
C19	812.20	1040.16	44°44'20"	428.07	S12°37'50"E	791.72

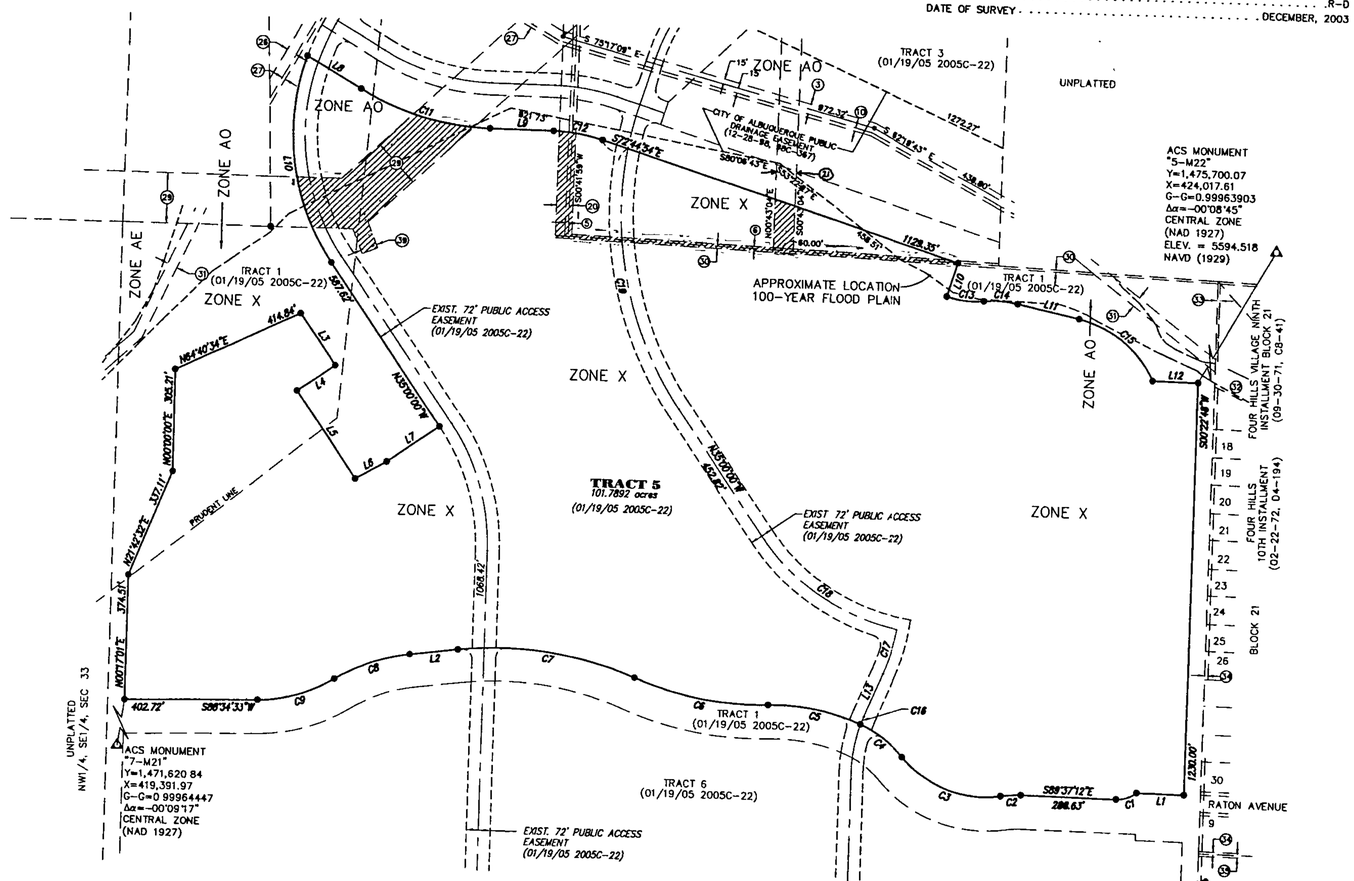
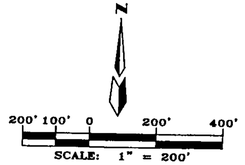


EXHIBIT B
Date 4/20/05



OWNERS

JTH, LLC PO Box
1443 Corrales, NM
87048 892-5533

ENGINEERS

D MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NOTES

1 UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719

2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719

3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.

4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.

5. ALL DISTANCES SHALL BE GROUND DISTANCES.

6 MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 2-28-05

Owner: JTH, LLC
Vincent Pizzano, Member — DATE 2/14/05

LEGEND

- I-P1 LOT NUMBER
- (17) BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- AREA OF VACATION

A02JOBS\A2079 4 HILLS\preliminary plat\cover.dwg, 2/17/2005 8:36:02 AM, SPS

A02JOBS\A2079 4 HILLS\preliminary plat\cover.dwg - PRELIM (02-12-05) SPS

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 19, 2004

Juan Tabo Hills LLC & Others
Post Office Box 121317
Albuquerque, NM 87195

CERTIFICATE OF ZONING

Annexation & Establishment of Zoning	Date of Final Action: **April 19, 2004**
Council Bill: **O-04-24**	Enactment # **23-2004**
File: **03EPC-01062 / 03EPC-01920**	Project # **1001370**

LEGAL DESCRIPTION: Four tracts of land described as the NE¼ of the SE¼ of S-33, T-10N, R-4E, the W½ of the SW¼ and the W½ of the E½ of the SW¼ of S-34, T-10N, R-4E, the SE¼ of the SE¼ of S-33, T-10N, R-4E, the E½ of the SE¼ of the NE¼ of S-33, T-10N, R-4E, located at the south end of Juan Tabo Boulevard, south of Tijeras Arroyo, on the west side of the Four Hills Neighborhood, north of Kirtland Air Force Base, containing approximately 227 acres (M-21, M-22). Christopher Hyer, Staff Planner

The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

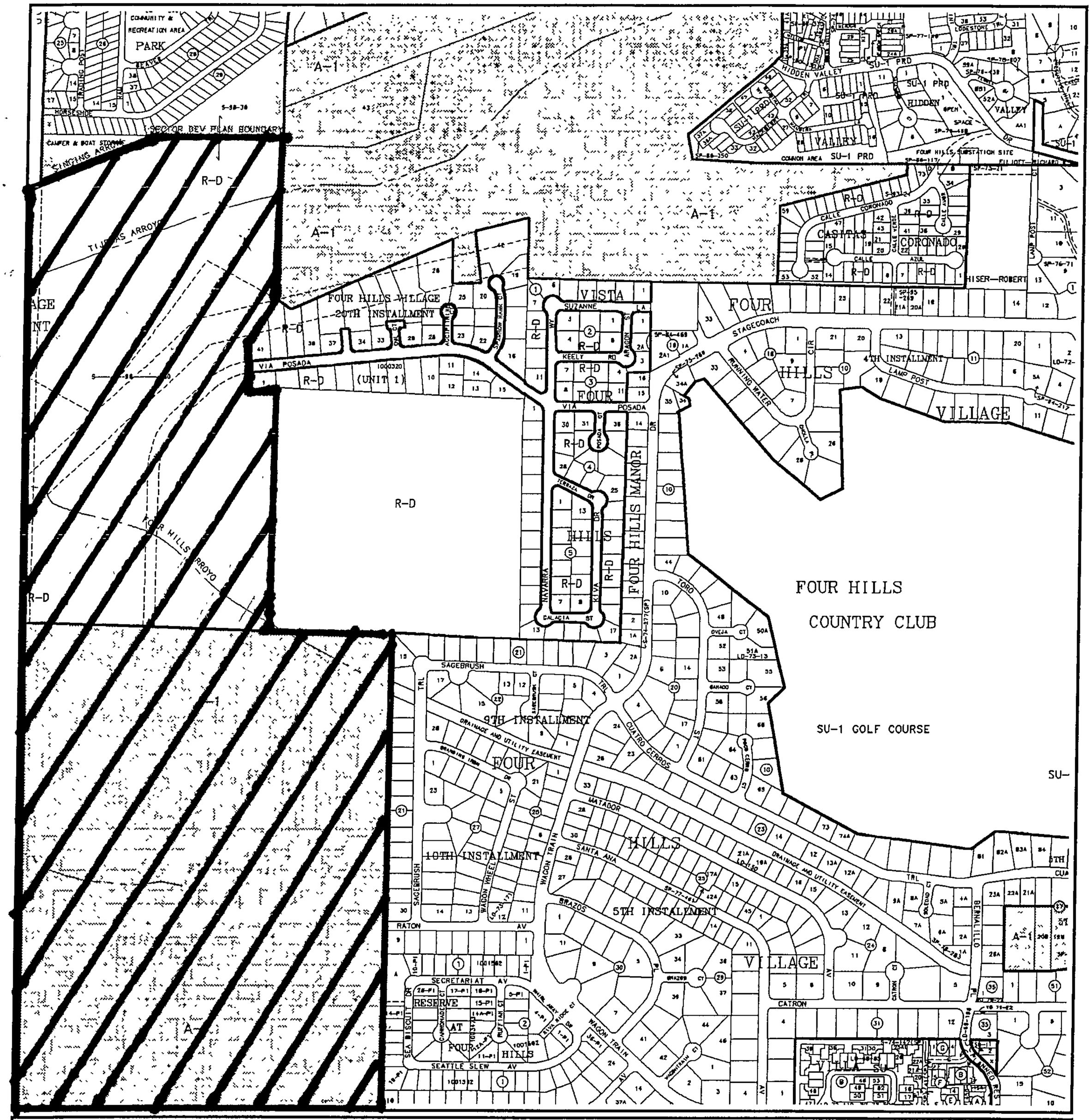
R-D, SU-1 for MPOS and SU-1 for Village Square C-2 w/exclusions, O-1 and R-T
(see attached ordinance)

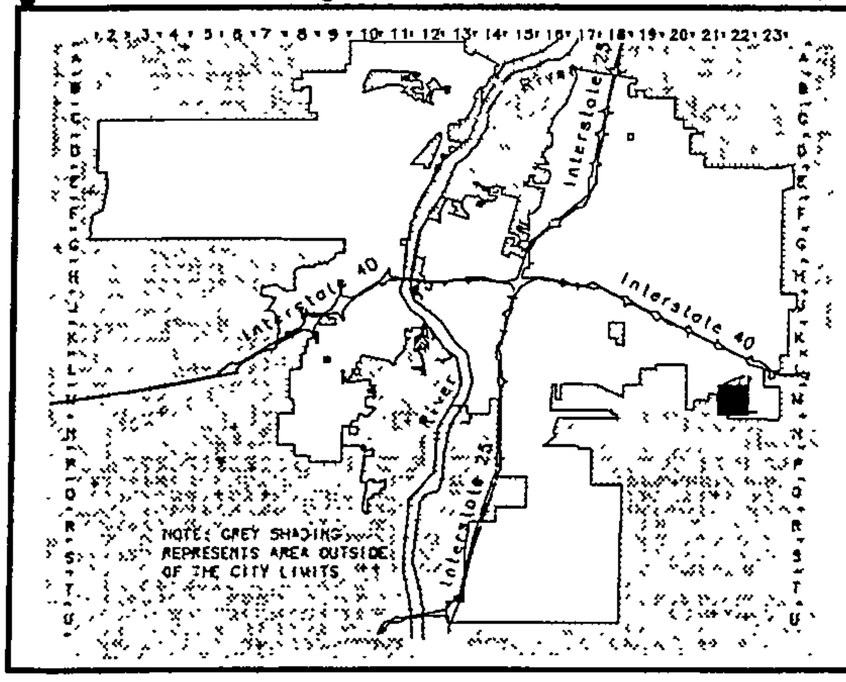
Successful applicants are reminded that other regulations of the City must by complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

for Richard Dineen
Planning Director

cc: Mark Goodwin & Associates, PA, P.O. Box 90606, Albuq. NM 87199
Gail Massie, Executive Hills HOA, 629 Executive Hills Ln. SE, Albuq. NM 87123
Lucy Delmore, Executive Hills HOA, 637 Executive Hills Ln.SE, Albuq. NM 87123
Robert J. Gleason, Four Hills MHP Residents, 12328 Beaver Trl. SE. Albuq. NM 87123
Carol G. Helmann, Four Hills MHP Residents, 12301 Horseshoe SE, Albuq. NM 87123
Roger Mickelson, Four Hills Village HOA, 1432 Catron Ave. SE, Albuq. NM 87123
Jeff Weagley, Four Hills Village HOA, P.O. Box 50607, Albuq. NM 87181
Calvin W. Irwin, Willow Wood, 10819 Wolf Creek Rd. SE, Albuq. NM 87123
Joel Voisine, Willow Wood, 1000 Steamboat St. SE, Albuq. NM 87123
Hidden Valley Comm., 605 Green Valley Dr. SE, Albuq. NM 87123
Zoning Enforcement
Neal Weinberg, AGIS
File





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

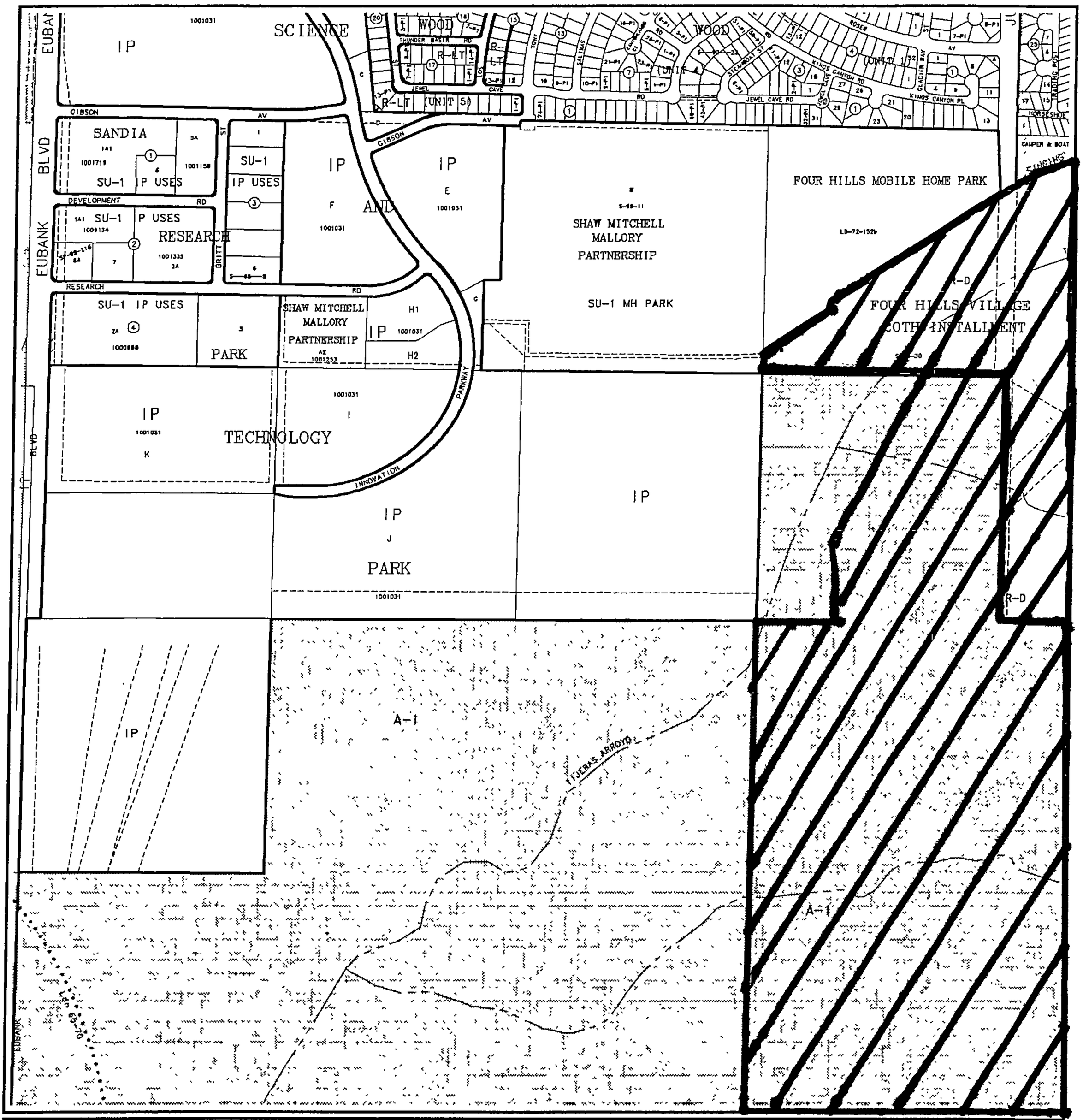
GRAPHIC SCALE IN FEET

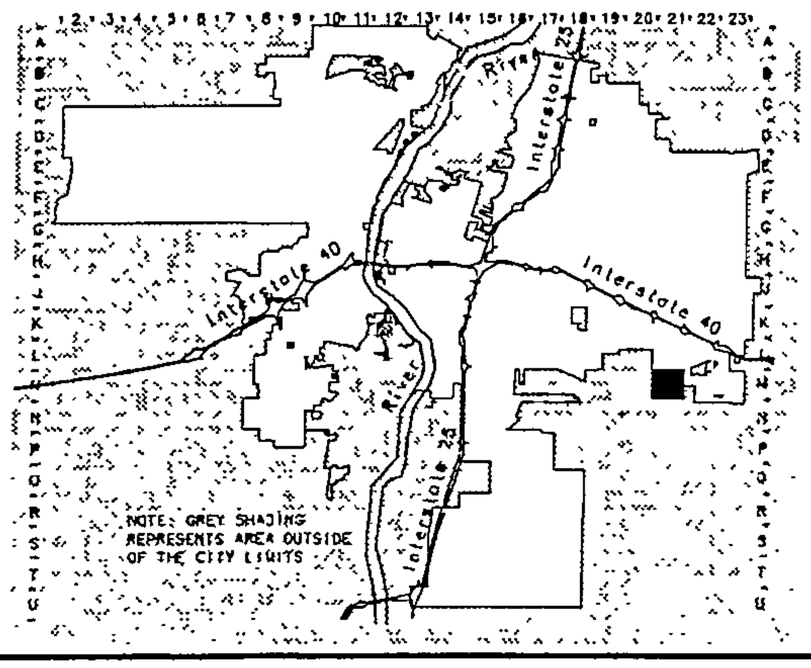
250 0 750 1000

Zone Atlas Page

M-22-Z

Map Amended through November 03, 2004





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-21-Z

Map Amended through November 03, 2004

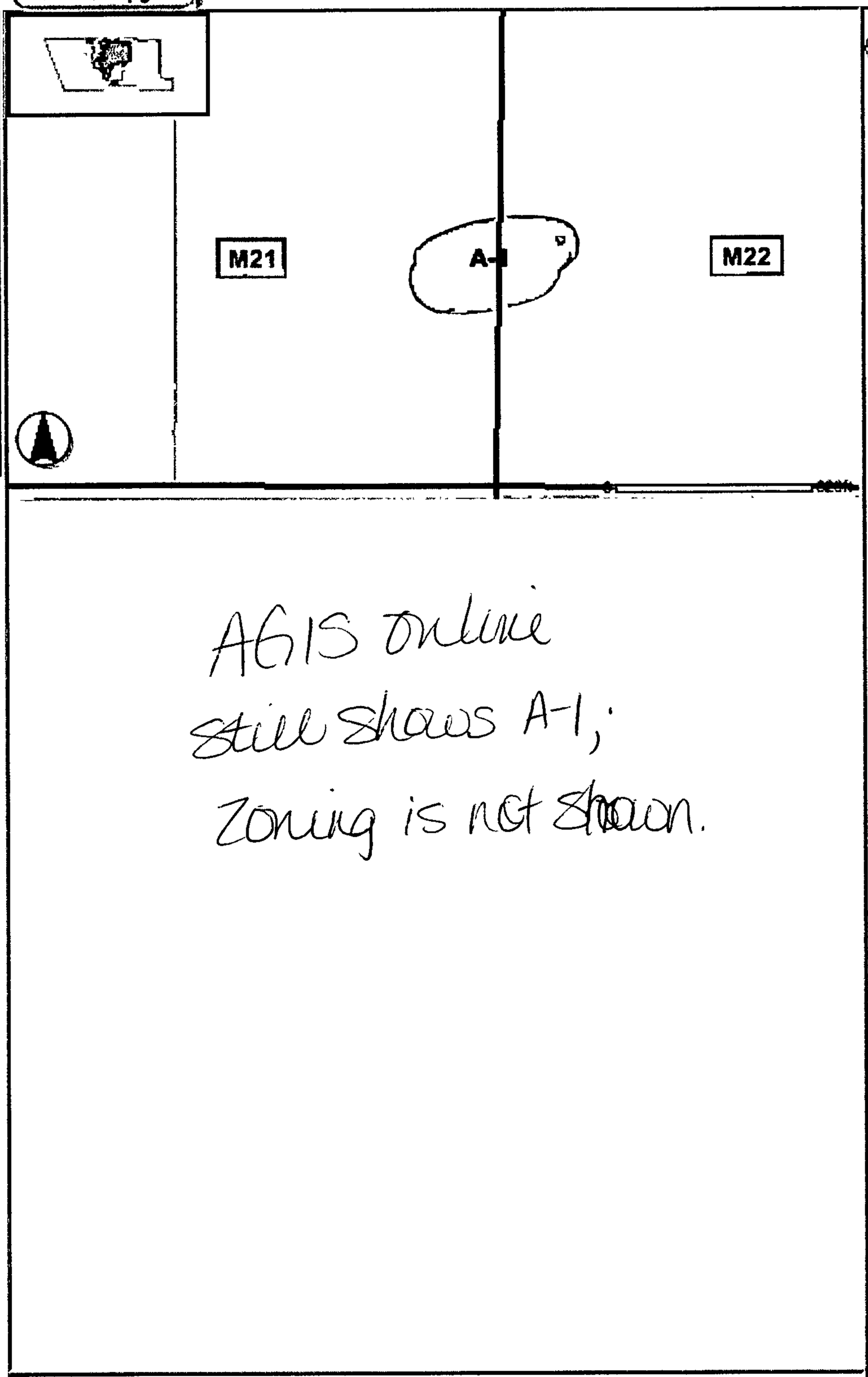
Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



AGIS Online still shows A-1; Zoning is not shown.

LAYERS

- All Layers
  - STREETS
  - BASEMAP
    - PARCELS
    - METRO ADDRESS
    - EAST PARCEL
    - ZONING
    - OWNERSHIP
    - 10FT CONTOURS
    - 2FT CONTOURS
    - PTADD
  - INFRASTRUCTURE
  - BOUNDARIES
  - SITES
  - ENVIRONMENT
  - DBS
  - APS
  - TRAFFIC ENG.
  - AIR PHOTO
    - 2004 AIR PHOTO
    - 2002 AIR PHOTO
    - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

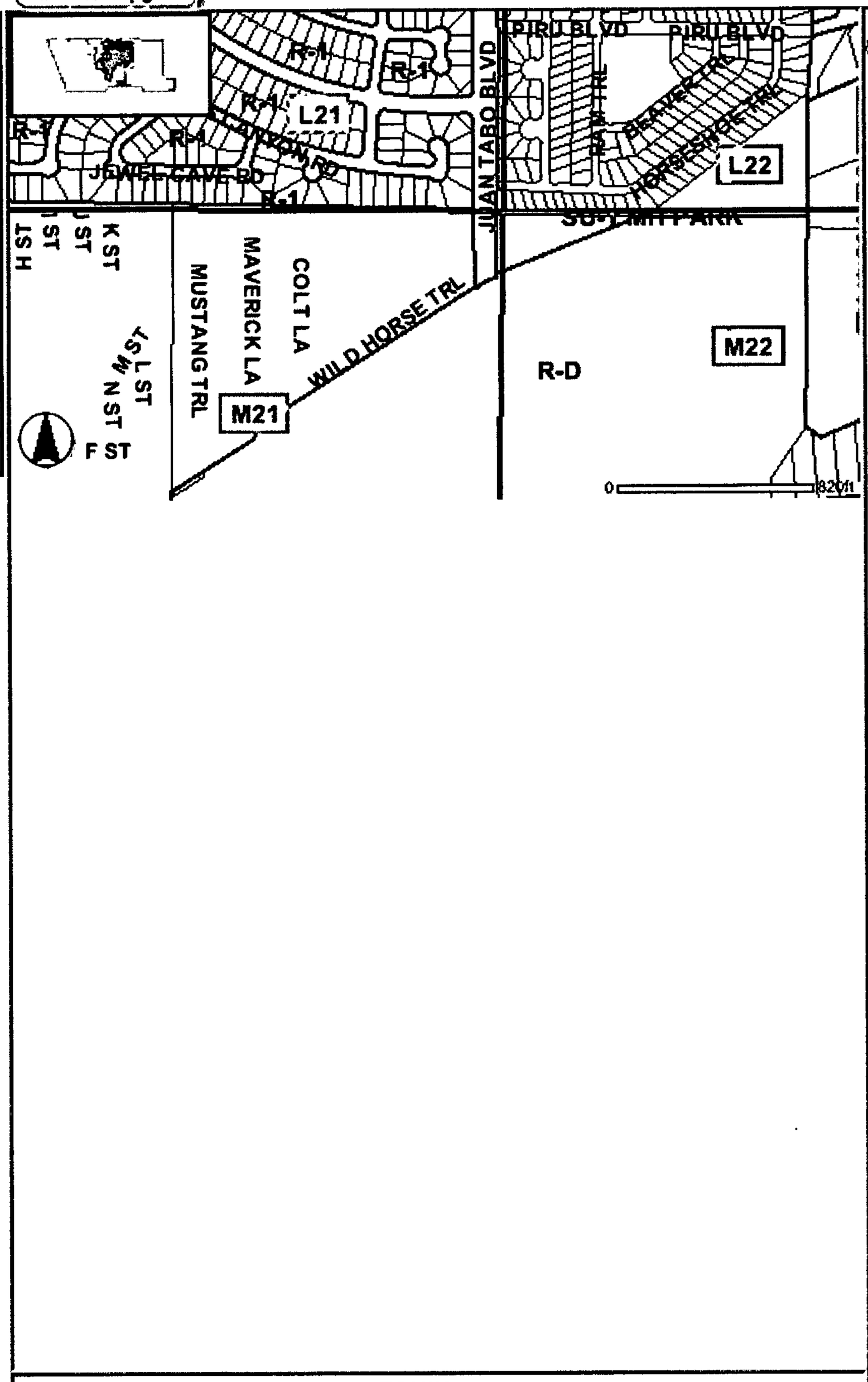
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

ZONING is now the Active Layer

Pan **SEARCH** **REFRESH** **HELP** **INDEX PAGE** **CONTACT**

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- All Layers
  - STREETS
  - BASEMAP
    - PARCELS
    - METRO ADDRESS
    - EAST PARCEL
    - ZONING
    - OWNERSHIP
    - 10FT CONTOURS
    - 2FT CONTOURS
    - PTADD
  - INFRASTRUCTURE
  - BOUNDARIES
  - SITES
  - ENVIRONMENT
  - DBS
  - APS
  - TRAFFIC ENG.
  - AIR PHOTO
    - 2004 AIR PHOTO
    - 2002 AIR PHOTO
    - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

ZONING

Rec	SDE.ZONE.ZONING
1	R-D

Zoom In SEARCH CONTACT REFRESH HELP INDEX PAGE