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*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

April 26, 2016

Development Review Board
Attention: Mr. Jack Cloud, Chair
600 2nd Street NW
Albuquerque, NM 87102

**Re: Desert Sands Request for Preliminary Plat, Grading, Vacation of Public Easements,
Variance from Minimum Standards for Sidewalk Deferral & Waiver**

Dear Development Review Board:

LGI New Mexico has a purchase agreement with Lands of Salazar Family Trust, the owner of Tracts 'A-1-A' and 'A-1-B' of the Bulk Plat of Lands of Salazar Family Trust ET AL and wishes to develop 248 residential lots on this 41.8264 acres in two phases. So, they hired Mark Goodwin & Associates, PA to prepare a Preliminary Plat, Site Plan, Drainage Analysis Report, and other minor supporting documents. The project location is shown on Zone atlas map N-09 attached. This project is zoned R-LT and lies within the Rio Bravo Sector Development Plan.

The purpose of the Preliminary Plat is to subdivide Tracts 'A-1-A' and 'A-1-B' of the Bulk Plat of Lands of Salazar Family Trust ET AL into 248 residential lots and 3 tracts in two phases. The purpose is also to dedicate right-of-way and to grant easements as shown. Public infrastructure for this subdivision is identified on the Infrastructure List included with this application.

The phasing plan is that Unit 1 must precede Unit 2 or the two units may proceed simultaneously, but Unit 2 may not precede unit 1. The Phasing Plan also includes the grading of the entire site, both Units 1 and 2 at the same time, and the existing 12" waterline relocation must occur simultaneously with the grading. The retaining walls in Unit 2 do not need to be constructed with Unit 1 and may be deferred to Unit 2.

The Vacations are shown on sheet 1 of the Preliminary Plat. The applicant wishes to vacate the existing easements and replace them with new easements and right-of-ways. The three Vacations include:

- Easement (1) a portion of an existing 60' Water and Sanitary Sewer Easement,
- Easement (4) a blanket Drainage Easement, and
- Easement (10) a blanket Qwest easement.

New Easements and Right of ways will be created on this Preliminary Plat so that the existing 12" water line, the drainage, and the public utilities (including Qwest) will be rerouted through this subdivision and still serve the originally intended purposes of these easements. The Water & Sanitary Sewer easement and the Qwest easements were granted by paper easements. The Blanket Drainage easement was granted on the Vacation and Bulk Land Plat Tracts A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 and 34D-1 Lands of Salazar Family Trust, JSJ Investments Company and Falba Hannett, recorded in June 18, 2003,

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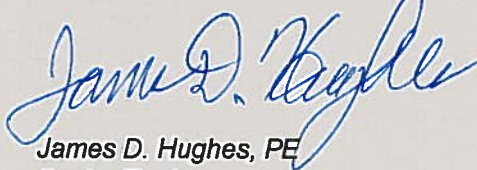
2003C-180. Copies of the documents that created the existing easements are provided with this application.

Temporary Deferral of Sidewalk Construction is being requested for sidewalks along the fronts of lots where the sidewalks may be damaged during the construction of the house on the individual lots. So this request is to allow deferral of the sidewalk constructed until after the house construction is complete. The sidewalks along the major streets are not included in this deferral request and will be built at the same time the street is constructed.

Sidewalk Waiver is being requested to waive the requirement for sidewalk on one side of all of the stub streets (Artemisia Ave., Farinosa Ave., and Tierra Dorado Dr.) because the sidewalk on the side of the street with no lots fronting on it comes to a dead end at the end of the stub. People won't walk on it because it does not go anywhere. Similarly a sidewalk waiver is being requested on the south side of the Secate Blanco Ave. cul-de-sac because no lots front on it, it is a dead end, and does not go anywhere, so no one will walk on it.

If you have any further questions, please feel free to contact me directly.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA



James D. Hughes, PE
Senior Engineer

Xc: Erik Hillstrom
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