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

April 24, 2015

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

Re: Juan Tabo Hills Estates Request for Preliminary Plat, Site Plan for Subdivision, Grading, Vacation of Public Easements, Variance from Minimum Standards for Sidewalk Deferral & Waiver

Dear Development Review Board:

Juan Tabo Hills West, LLC is the owner of Tract 'A' of the Juan Tabo Hills West Subdivision and wishes to develop 351 single family detached residential lots on this 85.1059 acres Tract. So, they hired Mark Goodwin & Associates, PA to prepare a Preliminary Plat, Site Plan, Drainage Analysis Report, and other minor supporting documents. They also hired Hunt & Davis to represent them in these applications to the DRB. Tract A was annexed into the city of Albuquerque in The project location is shown on Zone atlas map M-21 attached.

The purpose of the Preliminary Plat is to subdivide Tract A of Juan Tabo Hills West Subdivision into 351 residential lots and 12 tracts, and to subdivide Tract 1-A-1 of Juan Tabo Hills Unit 2 into 2 tracts. 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. Also included with this application please find the Pre-Annexation agreement and the Amendment to the Pre-Annexation Agreement

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 'A' - an existing 30' Sanitary Sewer Easement and extra 10' Temporary Construction Easement, Easement 'B' - an existing 100' Drainage Easement, and Easement 'E' - an existing 50' wide Private Access Easement. New Easements and Right of ways will be created on this Preliminary plat so that the 24" Sanitary Sewer trunk line, the drainage, and the private access can be rerouted through this subdivision and still serve the originally intended purposes of these easements. The drainage and private access easements were created by the Juan Tabo Hills West Plat and other paper easements. 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 and street side yards 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.

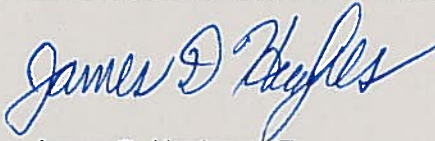
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Sidewalk Waiver is being requested to waive the requirement for sidewalk on one side of all of the stub streets (Rodey Ave., Duke City St., Hubbard St., Silver Dollar St., Canyon Wren Ct., White Dove St., and Lobo Trot Rd.) because the sidewalk on 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.

With the annexation, this property was zoned R-D. The use regulations in the R-D district require that a Site Development Plan be approved by the Planning Director since the area is not covered by a Sector Development Plan, so a Site Development Plan and Landscape plan have been included with this application.

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

Sincerely,
MARK GOODWIN & ASSOCIATES, PA



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Senior Engineer

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