



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

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

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

November 6, 2015

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

RE: Juan Tabo Hills Estates Preliminary Plat, Project # 1005278

Dear Mr. Cloud,

The purpose of this letter is to explain how the comments as contained in the DRB Official Notice of Decision (May 21, 2015) have been addressed. The following items have been revised and are being re-submitted for review and approval.

1. Preliminary Plat (including Sheet 1 Vacation Exhibit),
2. Infrastructure List,
3. Sidewalk Exhibit
4. Perimeter Wall Detail
5. Grading and Drainage Plan

As discussed at the first DRB the site Development Plan is not needed for Tract A of Juan Tabo Hills West, so that portion of the site plan has been deleted from the site plan. The remaining site plan for Tract 1-A-1 has been simplified by removing the landscape plan, the utility plan, the paving plan, and the grading plan. The site plan was approved by EPC on Aug 14, 2015 with final sign-off delegated to DRB. See separate letter explaining how EPC conditions of approval have been satisfied.

Parks and Recreation comments (1.) requesting changes to the landscape plan are now not applicable since the Landscape Plan and Tract A have been deleted from the site plan, though some separate exhibits have been provided to Carol Dumont to aid in her review. (2.) Previous agreement(s) say that the privately maintained Neighborhood Park is a private park which will be owned and maintained by the HOA. The private park is not subject to City review and approval and so has not been added to the infrastructure List (3.) The signature block on the infrastructure list has been changed to read Parks and Recreation Department. (4.) The Memorandum of Understanding between the USACE and the NMSHPO was distributed to DRB members during the first DRB meeting which outlines the approved plan of action for compliance with all cultural resource regulations (federal, state and local). (5.) The underground utilities are on the Infrastructure list and an updated copy of the Conceptual Utility Plan has been provided to aid in the review of the Infrastructure List. Contours and spot elevations have been

F:\1-Projects\2011\A11039 - JTH West Preliminary Plat\Outgoing\2015-10-14 2nd DRB app and Grading plan 2 hydrology\2015-10-07 Response to DRB Comments.docx

added to the Grading Plan. Separate permits will be obtained from the Corps of Engineers and AMAFCA that will address fencing along the arroyo. (6.) Ten foot wide AC Trails have been added to tracts H and J and are located in the best place available to insure privacy of the residents. AMAFCA has no objection to the approval of the Preliminary Plat and will be reviewing more detailed plans after Preliminary Plat Approval keeping in mind federal water quality standards and regulations.

The City Engineer/Hydrology comments (1.) A copy of the 404 application has been delivered to Hydrology. (2.) AMAFCA has stated that they have no objection to the Preliminary Plat in their review comments and at a subsequent meeting. They said they will review more detailed plans after Preliminary Plat Approval and prior to approval of the Turnkey Agreement. (3.) The Grading Plan has been revised per comments received from Hydrology and resubmitted to Hydrology for review and approval. Hydrology has never provided any comments on the Drainage Report. There are not any encroachments into the Floodway so the City Engineer has determined that a CLOMR is not required prior to Preliminary Plat approval. (4.) Mark Goodwin agreed to provide a LOMR for Juan Tabo Hills Unit 3B at the time the LOMR is provided for Juan Tabo Hills Estates.

ABCWUA comments (1.) A development agreement has been submitted to ABCWUA for Board approval. It should be introduced to the Board at the October 21 meeting and then hopefully approved at the following meeting on November 18. (2.) Mark Goodwin is not willing to provide an acknowledgement letter. (3.) Site Plan comments are not applicable since the Conceptual Utility sheet has been removed from the Site Plan. However the Conceptual Utility Plan has been updated and provided as an aid to review of the Preliminary Plat and the Infrastructure List. (4.) The Infrastructure List has been revised by (4.i) changing the 8" water lines to 10" in Pocono Rd, Silver Dollar St, Manzano Vista Ave, Rock Squirrel and Sandia Sunset, (4.ii) 8" water line connection added between the existing line in Blue Ribbon Rd and the existing line in Tract 1-A-1-B which connects to Gallant Fox Rd., (4.iii) the 6" waterline in the stub on the south end of Hubbard remained 6" on the infrastructure list and was changed to 6" on the Conceptual Utility Plan, (4.iv) the north end of the Canyon Wren water line was changed to 8", (4.v) the 6" water lines in stub streets were changed to 4" water lines, (4.vi) the White Dove St. water line was changed from 6" to 8", (4.vii) the removal of the existing 21" SAS was added, (4.viii) the removal of the existing 8" SAS in Tract 1-A-1-B was added, and two Pressure Reducing Stations were added to the Infrastructure List. (5.) The Preliminary Plat was revised by adding the Vacation of a portion of Tract D to Sheet 1, and by separating the storm easements from the sanitary and waterline easements.

In the course of addressing the ABCWUA comments several paving items were also modified on the Infrastructure list. The width of the paved portion of the roads was increased along the alignment of the large diameter storm drain that runs through the development. The right of way widths remain unchanged, and the pavement was widened in the direction of the adjacent HOA tracts, and the sidewalks were pushed outside of the right of ways into easements on the HOA tracts, thus allowing the P-1 suffix to be dropped from the residential lots on the opposite side of the street, because now those

streets are wide enough to accommodate on street parking. Finally the 4' sidewalks were changed to 10' wide AC trails in response to DMD comments and the 2040 Long Range Bikeway System Map.

The affected streets include all of Sandia Sunset Ave and the portions of the streets that front on Tract K (The Neighborhood Park) south of Sandia Sunset. Rocky Top right of way is wide enough to contain the 10' wide trail and a paved street width sufficient for on street parking without pushing the trail into an easement on the HOA tracts.

Transportation comments (1.) access issues were addressed in the TIS approved with the annexation of this property and the access points are in the locations that will be least disruptive to the existing residences in the adjacent neighborhood. It is the intention of this road layout to avoid increased traffic on the existing streets in the adjacent development while complying with the need for a second access point for emergency vehicles in the unlikely event that the primary access point is blocked. The capacity of the two lane road was addressed in the TIS and the proposed width of pavement is 8' wider than required by the DPM. (2.) Rocky Top Dr. continues on sheet 3 of the plat all of the way to Juan Tabo. A match line has been added to both sheets 2 and 3 and the street name has been labeled on sheet 3. (3.) Blue Ribbon Rd. does not connect to this development because that road is not designed to handle increased traffic from this development. Blue Ribbon is classified as "Local" and has houses fronting on it. The existing average weekday traffic (about 800 AWDT) is at the upper limit for that classification of street. This development is intentionally not connecting a street to Blue Ribbon Drive to avoid adding traffic to a street that is already at capacity. (4.) Pedestrians access and circulation is accommodated by sidewalks on both sides of all the streets except the stub streets. A 10' AC Bike Trail has also been added to both the Infrastructure List and Sidewalk Exhibit. The additional trail satisfies Condition #6 of the EPC's Site Plan approval and the Transportation Planning (DMD) comment. (5) A Curb and Sidewalk Dimensions Exhibit has been provided showing distance from back of curb to property line and sidewalk locations.

Planning Department comments (1) the original open space calculations table has not changed. (2) The Memorandum of Agreement signed by the owners, the SHPO and the Corps was handed to the DRB members at the first DRB. Copies of the 404 permit application have been submitted to Hydrology and AMAFCA. In a meeting with Mark Goodwin, the City Engineer determined that a CLOMR is not required. A LOMR is on the infrastructure list. The Grading and Drainage Plan has been modified per separate comments received from hydrology including the addition of cross-sections, spot elevations and slopes. The private grading on the HOA tracts on the south and east sides of the site shows level areas for the purpose of private enjoyment by the HOA, they are not "Trails" and are not open to the public. (3) Easement 'E', a 50' access easement being vacated with this plat, is now labeled on Sheet 1. Justification for the Vacation of this easement is as follows. This easement was created at the time Tract A was created for the purpose of providing access to Tracts B & C of the Juan Tabo Hills West Plat. That access is being replaced and improved by public roads onsite which lead to a new easement through Tract N being granted with this plat and by separate document on the adjoining Tract B as shown on sheet 2 of

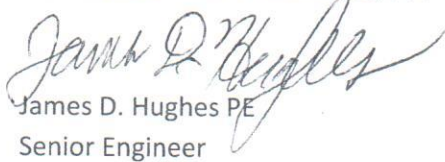
Mr. Jack Cloud
Juan Tabo Hills Estates Preliminary Plat
Project # 1005278
October 12, 2015
Page 4

the Plat. Grades in the new access location will be more easily traversed than are the grades of the existing terrain in the existing easement location. Justifications for the vacations of the other easements were provided in the explanation letter that accompanied the original application. The justification for the newly added vacation of a portion of the 20' SAS easement 'D' is that the existing line is in an inconvenient location for ABCWUA to maintain due to steep terrain and so it is being relocated to a new SAS line to be constructed through Tract J and in Sandia Sunset Ave. where it can more easily be maintained.

Separate letters of explanation have been provided explaining how the EPC conditions of approval of the Site Plan (Aug 14, 2015) have been satisfied and explaining how the Hydrology comments on the Grading and Drainage Plan (May 26, 2015) have been addressed.

Sincerely,

Mark Goodwin and Associates, PA



James D. Hughes PE
Senior Engineer

/jdh



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower
Private Development EPC DRB LUCC Liquor Submittal
 Administrative Amendments (AA's)

City Project Special Exception Application (ZHE)

CONTACT NAME: _____ Kay Brashear _____
COMPANY NAME: _____ Mark Goodwin & Associates, PA _____
ADDRESS/ZIP: _____ P.O. Box 90606, Albuquerque, NM 87199 _____
PHONE: (505) 828-2200 FAX: (505) 797-9539 _____

LEGAL DESCRIPTION INFORMATION

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

LEGAL DESCRIPTION

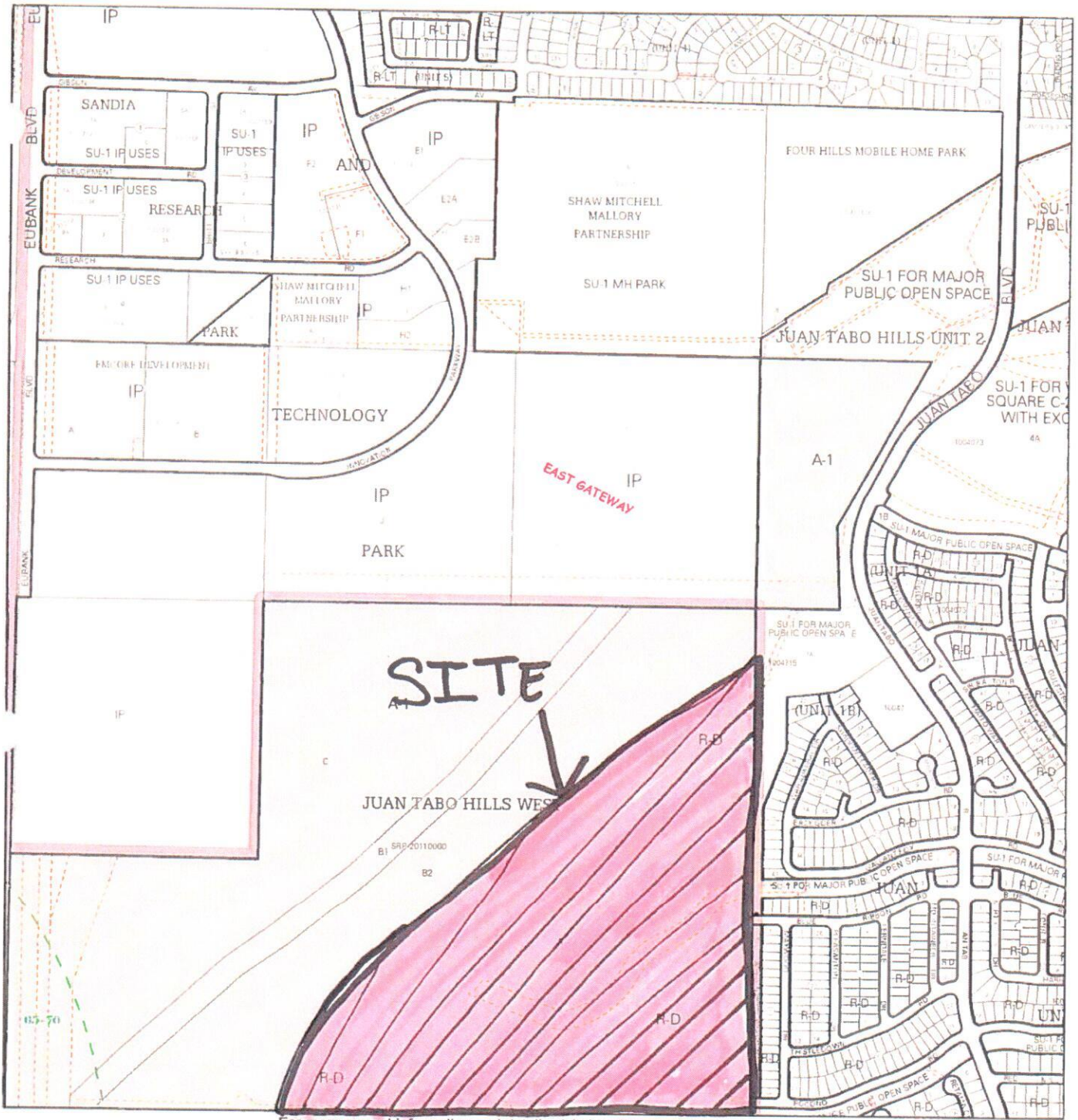
Tract A Juan Tabo Hills West/Tract 1-A-1 Juan Tabo Hills Unit 2 (Known as Four Hills Estates)

LOCATED ON _____ Juan Tabo Blvd. _____
Street Name or Other Identifying Landmark
BETWEEN _____ Juan Tabo Hills Unit 1 & 2. _____ AND Street
Name or Other Identifying Landmark

Tijeras Arroyo
Street Name or Other Identifying Landmark

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (M-21).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)



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

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-21-Z

Selected Symbols

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



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

November 12, 2015

Kay Brashear
Mark Goodwin & Associates, PA
P.O. Box 90606/87199
Phone: 505-828-2200/ Fax: 505-797-9539

Dear Kay:

Thank you for your inquiry of **November 12, 2015** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT A JUAN TABO HILLS WEST/TRACT 1-A-1 JUAN TABO HILLS UNIT 2 (KNOWN AS FOUR HILLS ESTATES) LOCATED ON JUAN TABO BLVD. BETWEEN JUAN TABO HILLS UNIT 1 & 2 AND TIJERAS ARROYO** zone map M-21.

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

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

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) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant

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.

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

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

!!!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.
 - d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 11/12/15 Time Entered: 12:05 a.m. ONC Rep. Initials: DC

ATTACHMENT "A"

November 12, 2015

Kay Brashear

Mark Goodwin & Associates, PA

P.O. Box 90606/87199

Phone: 505-828-2200/ Fax: 505-797-9539

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

Megen Blackburn

2044 Maywood Dr. SE/87123 508-3113 (h)

Richard Lujan

11819 Blue Ribbon SE/87123 203-3369 (h)



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November 12, 2015

Mr. Roger Mickelson
East Side Coalition
1432 Catron Ave SE
Albuquerque, NM 87123

Re: Application for Juan Tabo Hills Estates – Preliminary Plat

Dear Mr. Mickelson,

Enclosed please find a copy of the DRB Re-Submittal requesting approval for Preliminary Plat for the referenced project. The anticipated date to be heard is December 9, 2015. Please contact Cathy Davis of Hunt & Davis, PC at 881-3191 if you have any questions or concerns.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager

/kb

Enclosure



D. Mark Goodwin & Associates, P.A.
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November 12, 2015

Ms. Megan Blackburn
Juan Tabo Hills N.A.
2044 Maywood Dr. SE
Albuquerque, NM 87123

Mr. Richard Lujan
Juan Tabo Hills N.A.
11819 Blue Ribbon SE
Albuquerque, NM 87123

Re: Application for Juan Tabo Hills Estates – Preliminary Plat

Dear Ms. Blackburn and Mr. Lujan

Enclosed please find a copy of the DRB Re-Submittal requesting approval for Preliminary Plat for the referenced project. The anticipated date to be heard is December 9, 2015. Please contact Cathy Davis of Hunt & Davis, PC at 881-3191 if you have any questions or concerns.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager

/kb

Enclosure

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Street, Apt. No.,
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PS Form 3800, June 2002 See Reverse for Instructions

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NOV 14 2010
ALBUQUERQUE, NM 87109
Postmark

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Roger Mickelson East Side
Street, Apt. No.,
or PO Box No. 1432 Catron Ave SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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Street, Apt. No.,
or PO Box No. 11819 Blue Ribbon SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions