



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 21, 2015

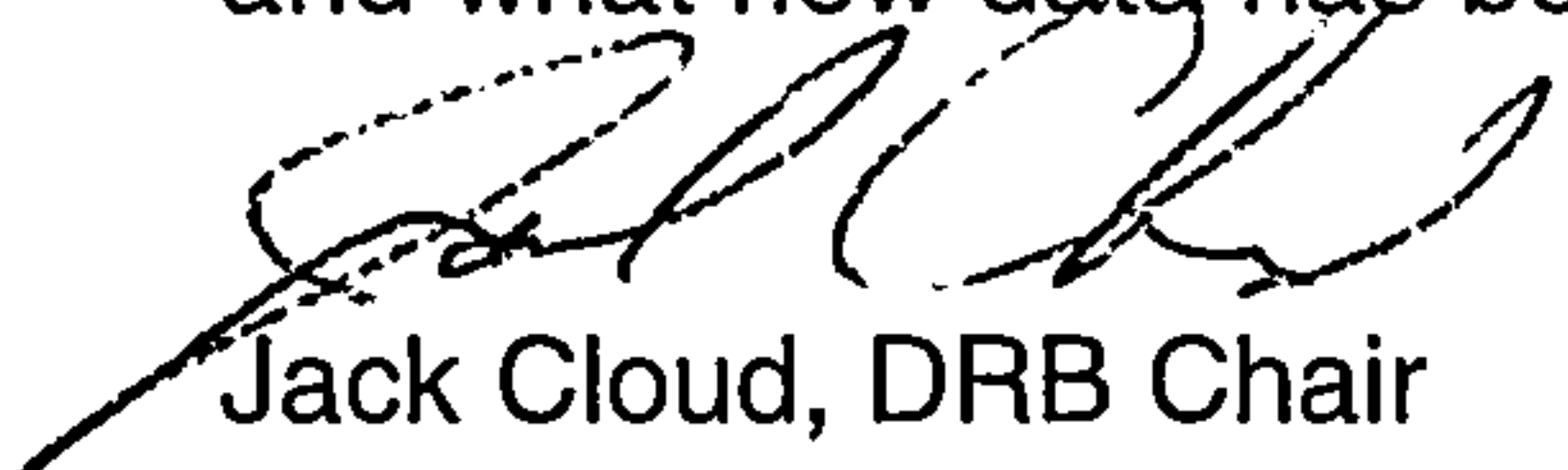
**Project# 1005278**

- 15DRB-70170 VACATION OF EASEMENTS
- 15DRB-70171 SIDEWALK WAIVER
- 15DRB-70172 TEMP DEF SIDEWALK CONST
- 15DRB-70173 PRELIMINARY PLAT
- 15DRB-70174 SITE DEVELOPMENT PLAN FOR SUBDIVISION

HUNT & DAVIS, PC agents for JTH WEST, LLC and the CITY OF ALBUQUERQUE request the referenced/ above actions for TRACT A, **JUAN TABO HILLS WEST** and TRACT 1-A-1, Block 7, **JUAN TABO HILLS UNIT 2**, zoned R-D and SU-1/ MAJOR PUBLIC OPEN SPACE, located on the west side of JUAN TABO BLVD SE between the TIJERAS ARROYO and POCONO RD SE, containing approximately 98.47 acres. (M-21)

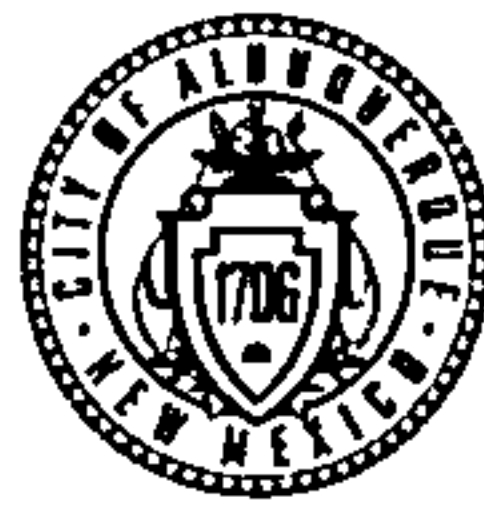
At the May 20, 2015 Development Review Board/ DRB meeting, with the agreement of the agents and applicants, the referenced/ above actions were Indefinitely Deferred pending submittal of required data as noted in the following comments from the Board.

When submitting for re-advertising and hearing, please prepare a letter to accompany the submittal specifying all modifications that have been made since the DRB hearing and what new data has been included to meet each of the Board members' comments.



Jack Cloud, DRB Chair

JTH West, LLC	P.O. Box 57060	87187
cc: Catherin Davis	2632 Mesilla NE	87110
Mark Goodwin/ James D. Hughes	P.O. Box 90606	87199
Robert Valdiviez	1801 Shadow Leader Dr SE	87123
Roger Mickelson	1432 Catron Ave SE	87123
Robert Lupton	8600 Glenridge Pl NW	87114



CITY OF ALBUQUERQUE  
DEVELOPMENT REVIEW BOARD

May 20, 2015

**Project# 1005278**  
15DRB-70170 VACATION OF EASEMENTS  
15DRB-70171 SIDEWALK WAIVER  
15DRB-70172 TEMP DEF SIDEWALK CONST  
15DRB-70173 PRELIMINARY PLAT  
15DRB-70174 SITE DEVELOPMENT PLAN FOR  
SUBDIVISION

HUNT & DAVIS, PC agents for JTH WEST, LLC and the CITY OF ALBUQUERQUE request the referenced/ above actions for TRACT A, **JUAN TABO HILLS WEST** and TRACT 1-A-1, Block 7, **JUAN TABO HILLS UNIT 2**, zoned R-D and SU-1/ MAJOR PUBLIC OPEN SPACE, located on the west side of JUAN TABO BLVD SE between the TIJERAS ARROYO and POCONO RD SE, containing approximately 98.47 acres. (M-21)

<p><b>PARKS AND RECREATION</b> <i>Carol Dumont</i> cdumont@cabq.gov</p>	<ol style="list-style-type: none"> <li>1. Amendment to the Pre-Annexation Agreement dated April 16, 2015 includes requirement for the Developer to construct a neighborhood park ....and “shall be designed, landscaped and have playground and recreational equipment for adults and children installed in accordance with City Standards...” There does not appear to be a playground or recreational equipment on the Landscape Plan showing the proposed development of the Park but other amenities are clearly indicated.</li> <li>2. Neighborhood Park to be built by Developer is to be added to Infrastructure List.</li> <li>3. Please change signature block on Infrastructure List to reflect Parks and Recreation Department not Parks and General Services.</li> <li>4. The Archaeological Site including and adjacent Tract O must be cleared through the State Historic Preservation Agency which supersedes the City of Albuquerque Archaeological Ordinance prior to Preliminary Plat approval.</li> <li>5. The Neighborhood Park will be owned and maintained by the HOA but will be available to the general public and will be built to City Standards. The site has some constraints that may affect its development, most significantly, the scour wall along the western edge. No trees may be planted within an appropriate distance of the scour wall due to risk of roots penetrating the Shotcrete which could cause the scour wall to fail. Specific information about the location and size of the underground utility easements and what infrastructure runs under the Park site is required. Information about grades are necessary to assess the slope on the Park site. We have not been provided spot elevations on the Park site and is necessary for us to assure that compliance with the Americans with Disabilities Act can be achieved. Coordination with the Corps of Engineers may be required regarding what type of protective railing or high tensile fencing may be used at the edge of the park so as not to affect the scour wall integrity and drainage capacity.</li> <li>6. Please pull 6’ crusher fine path on open space tracts H &amp; J away from the rear lot walls for privacy of the residents. Please review EPA standards/guidelines for dog waste near waterways with AMAFCA and have approvals prior to preliminary plat approval.</li> </ol>
<p><b>CITY ENGINEER/ HYDROLOGY</b> <i>Rita Harmon</i> RHarmon@cabq.gov</p>	<ol style="list-style-type: none"> <li>1. Applicants have made application for a 404 permit, but have not received approval. The Army Corp of Engineers (COE) is requiring a CLOMR. A “Preservation Easement” to some entity is still undetermined. A copy of the permit and the mitigation plan should be submitted for review.</li> <li>2. The scour wall design will be presented to the AMAFCA board for approval</li> </ol>

of the Turnkey Agreement. AMAFCA are supportive of the maintenance of the scour wall, but need to see the mitigation plan of the 404 permit before committing. One of the board members is not supportive of the developed flows into the arroyo.

3. The drainage report is under review. If the project is encroaching a floodway, a CLOMR will be required.

4. Approval of the drainage report for JTH Estates is contingent on a LOMR submittal to FEMA for JTH 3B, as the Base

**ABCWUA**

*Kris Cadena*

KCadena@abcwua.org

1. A Development Agreement will be required for this development as it is outside the defined service boundary of the ABCWUA.

2. Provide a letter stating your acknowledgement that a development agreement approved by the WUA Board is necessary to obtain water and sanitary sewer service and moving forward will be at your risk of potentially not receiving service after expending substantial monies on design and construction.

3. Site Plan for Subdivision

a. Include note that states water and sanitary sewer service will not be sold to the development without a development agreement approved by the Water Authority Board.

b. Proposed grading plan shows all lots to be below 5480' (within Pressure Zone 4ER).

c. Utility Plan shows direct connection to 5E water lines without PRVs.

d. Show sanitary sewer lines to be removed (both 21" and 8" along east side of property)

e. Label streets and existing water and sanitary sewer in Utility Plan.

f. Per the Serviceability Statement

i. New metered water service to the property cannot currently be served by the 5E pressure zone that is east of the project location due to existing elevations. The developer has the option to grade the site so the finished floor elevations of the subdivision are at least 5480 feet, which will cause the site to be within the 5E Pressure Zone. The 1982 Master Plan identifies this area as being within the 5E Pressure Zone. This will allow the project to acquire service contingent upon a developer funded project to extend the ten inch Distribution Main along the south border of the project location as well as along the Tijeras Arroyo per the 1982 Master Plan. The project shall also include a looped system internal to the subject site to include connections to the proposed ten inch Distribution Main and the eight inch Distribution Main east of the property near Gallant Fox Rd. This option will eliminate the requirement for pressure reducing valves (PRVs) due to zone crossings.

ii. The Serviceability Statement also mentioned an alternative option which would grade the site to a maximum elevation of 5480' to be served from the 4ER Pressure Zone via PRVs. This option is not desirable as there is not 4ER waterlines readily available for connection for a looped system. The Water Authority would prefer to not have PRVs.

4. Infrastructure List

i. Serviceability Statement indicates preferred option to be served from 5E infrastructure which would require a 10" distribution main along the south border of the site and run along the Tijeras Arroyo per the 1982 Master Plan.

ii. Pending ability to be served from 5E, require connection of existing

	<p>8" waterline along Blue Ribbon Rd. and 8" waterline between Gallant Fox Rd. and Blue Ribbon Rd.</p> <ul style="list-style-type: none"> <li>iii. Infrastructure List states 6" waterline along Hubbard St. from Fred Harvey Ave to Lot 1 Block 20 and Utility Plan shows 8".</li> <li>iv. 6" waterline along Canyon Wren Ct. from North End of Cul-de-sac to Lot 26 Block 17 is shown as 8" waterline on Utility Plan. Plan shows 6" waterline along the hammerhead only.</li> <li>v. General comment: Areas where a proposed 6" waterline serves less than 8 lots can be served with a 4" waterline instead if fire hydrants are not being served from said line.</li> <li>vi. 6" waterline along White Dove St. from Harrier Hawk Ave. to Manzano Vista Ave. is shown as an 8" on the Utility Plan.</li> <li>vii. Include removal of existing 21" sanitary sewer interceptor.</li> <li>viii. Include removal of 8" collector located east of the project location that runs north/south.</li> </ul> <p>5. Preliminary Plat</p> <ul style="list-style-type: none"> <li>a. Easement D (existing 20' sanitary sewer easement) along east property line needs to be vacated as this line will be removed.</li> </ul>
<p><b>TRANSPORTATION DEVELOPMENT</b>  <i>Racquel Michel</i>  <i>RMichel@cabq.gov</i></p>	<ul style="list-style-type: none"> <li>1. Demonstrate how this development meets access criteria. A concern of ours is that 90% of the traffic will be directed through one access and that connection is only a two lane road.</li> <li>2. Please show the entire connection to Juan Tabo Blvd. It is very unclear how the new road will tie in.</li> <li>3. Does Sandia Sunset Ave. connect to Blue Ribbon Rd? Please show all existing infrastructure.</li> <li>4. Transportation development prefers a layout with more vehicular and pedestrian circulation. Please show any proposed pedestrian connections.</li> <li>5. Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.</li> </ul>
<p><b>PLANNING DEPARTMENT</b>  <i>Jack Cloud</i>  <i>jcloud@cabq.gov</i></p>	<p>The R-D Open Space calculations can be addressed/ shown with the plat.</p> <p>More information is needed to evaluate the Preliminary Plat. Per the Archaeological Ordinance, a Certificate of Approval is needed from the State Historical Preservation Office in conjunction with a copy of the approved U.S. Corps of Engineers Clean Waters Act 404 Permit. A copy of the Conditional Letter of Map Revision/ CLOMR from FEMA is needed. The Grading and Drainage Plan needs more information for adequate review, e.g. proposed elevations for trails and for tie slopes, cross-sections at the points of maximum proposed cut or fill per the Subdivision Ordinance, etc.</p> <p>Easement 'E' proposed for vacation needs to be identified on the Exhibit/ Sheet 1 of the Preliminary Plat. The Subdivision Ordinance requires justification for vacations such that the DRB can make Findings of Fact that there is a net benefit to the public welfare, and that no property rights are abridged. Also refer to comments from affected agencies plus any public hearing comments.</p>



**Project# 1005278**

- 15DRB-70170 VACATION OF EASEMENTS
- 15DRB-70171 SIDEWALK WAIVER
- 15DRB-70172 TEMP DEF SIDEWALK CONST
- 15DRB-70173 PRELIMINARY PLAT
- 15DRB-70174 SITE DEVELOPMENT PLAN FOR SUBDIVISION

HUNT & DAVIS, PC agents for JTH WEST, LLC and the CITY OF ALBUQUERQUE request the referenced/ above actions for TRACT A, JUAN TABO HILLS WEST and TRACT 1-A-1, Block 7, JUAN TABO HILLS UNIT 2, zoned R-D and SU-1/ MAJOR PUBLIC OPEN SPACE, located on the west side of JUAN TABO BLVD SE between the TIJERAS ARROYO and POCONO RD SE, containing approximately 98.47 acres. (M-21)

<p><b>PARKS AND RECREATION</b> <i>Carol Dumont</i> cdumont@cabq.gov</p>	<ol style="list-style-type: none"> <li>1. Amendment to the Pre-Annexation Agreement dated April 16, 2015 includes requirement for the Developer to construct a neighborhood park ....and "shall be designed, landscaped and have playground and recreational equipment for adults and children installed in accordance with City Standards..." There does not appear to be a playground or recreational equipment on the Landscape Plan showing the proposed development of the Park but other amenities are clearly indicated.</li> <li>2. Neighborhood Park to be built by Developer is to be added to Infrastructure List.</li> <li>3. Please change signature block on Infrastructure List to reflect Parks and Recreation Department not Parks and General Services.</li> <li>4. The Archaeological Site including and adjacent Tract O must be cleared through the State Historic Preservation Agency which supersedes the City of Albuquerque Archaeological Ordinance prior to Preliminary Plat approval.</li> <li>5. The Neighborhood Park will be owned and maintained by the HOA but will be available to the general public and will be built to City Standards. The site has some constraints that may affect its development, most significantly, the scour wall along the western edge. No trees may be planted within an appropriate distance of the scour wall due to risk of roots penetrating the Shotcrete which could cause the scour wall to fail. Specific information about the location and size of the underground utility easements and what infrastructure runs under the Park site is required. Information about grades are necessary to assess the slope on the Park site. We have not been provided spot elevations on the Park site and is necessary for us to assure that compliance with the Americans with Disabilities Act can be achieved. Coordination with the Corps of Engineers may be required regarding what type of protective railing or high tensile fencing may be used at the edge of the park so as not to affect the scour wall integrity and drainage capacity.</li> <li>6. Please pull 6' crusher fine path on open space tracts H &amp; J away from the rear lot walls for privacy of the residents.</li> </ol> <p>Please review EPA standards/guidelines for dog waste near waterways with AMAFCA and have approvals prior to preliminary plat approval.</p>
<p><b>CITY ENGINEER/ HYDROLOGY</b> <i>Rita Harmon</i> RHarmon@cabq.gov</p>	<ol style="list-style-type: none"> <li>1. Applicants have made application for a 404 permit, but have not received approval. The Army Corp of Engineers (COE) is requiring a CLOMR. A "Preservation Easement" to some entity is still undetermined. A copy of the permit and the mitigation plan should be submitted for review.</li> <li>2. The scour wall design will be presented to the AMAFCA board for approval</li> </ol>

of the Turnkey Agreement. AMAFCA staff are supportive of the maintenance of the scour wall, but need to see the mitigation plan of the 404 permit before committing. One of the board members is not supportive of the developed flows into the arroyo.

3. The drainage report is under review. If the project is encroaching a floodway, a CLOMR will be required.

4. Approval of the drainage report for JTH Estates is contingent on a LOMR submittal to FEMA for JTH 3B, as the Base

**ABCWUA**

*Kris Cadena*  
KCadena@abcwua.org

1. A Development Agreement will be required for this development as it is outside the defined service boundary of the ABCWUA.

2. Provide a letter stating your acknowledgement that a development agreement approved by the WUA Board is necessary to obtain water and sanitary sewer service and moving forward will be at your risk of potentially not receiving service after expending substantial monies on design and construction.

3. Site Plan for Subdivision

a. Include note that states water and sanitary sewer service will not be sold to the development without a development agreement approved by the Water Authority Board.

b. Proposed grading plan shows all lots to be below 5480' (within Pressure Zone 4ER).

c. Utility Plan shows direct connection to 5E water lines without PRVs.

d. Show sanitary sewer lines to be removed (both 21" and 8" along east side of property)

e. Label streets and existing water and sanitary sewer in Utility Plan.

f. Per the Serviceability Statement

i. New metered water service to the property cannot currently be served by the 5E pressure zone that is east of the project location due to existing elevations. The developer has the option to grade the site so the finished floor elevations of the subdivision are at least 5480 feet, which will cause the site to be within the 5E Pressure Zone. The 1982 Master Plan identifies this area as being within the 5E Pressure Zone. This will allow the project to acquire service contingent upon a developer funded project to extend the ten inch Distribution Main along the south border of the project location as well as along the Tijeras Arroyo per the 1982 Master Plan. The project shall also include a looped system internal to the subject site to include connections to the proposed ten inch Distribution Main and the eight inch Distribution Main east of the property near Gallant Fox Rd. This option will eliminate the requirement for pressure reducing valves (PRVs) due to zone crossings.

ii. The Serviceability Statement also mentioned an alternative option which would grade the site to a maximum elevation of 5480' to be served from the 4ER Pressure Zone via PRVs. This option is not desirable as there is not 4ER waterlines readily available for connection for a looped system. The Water Authority would prefer to not have PRVs.

4. Infrastructure List

i. Serviceability Statement indicates preferred option to be served from 5E infrastructure which would require a 10" distribution main along the south border of the site and run along the Tijeras Arroyo per the 1982 Master Plan.

ii. Pending ability to be served from 5E, require connection of existing

	<p>8" waterline along Blue Ribbon Rd. and 8" waterline between Gallant Fox Rd. and Blue Ribbon Rd.</p> <ul style="list-style-type: none"> <li>iii. Infrastructure List states 6" waterline along Hubbard St. from Fred Harvey Ave to Lot 1 Block 20 and Utility Plan shows 8".</li> <li>iv. 6" waterline along Canyon Wren Ct. from North End of Cul-de-sac to Lot 26 Block 17 is shown as 8" waterline on Utility Plan. Plan shows 6" waterline along the hammerhead only.</li> <li>v. General comment: Areas where a proposed 6" waterline serves less than 8 lots can be served with a 4" waterline instead if fire hydrants are not being served from said line.</li> <li>vi. 6" waterline along White Dove St. from Harrier Hawk Ave. to Manzano Vista Ave. is shown as an 8" on the Utility Plan.</li> <li>vii. Include removal of existing 21" sanitary sewer interceptor.</li> <li>viii. Include removal of 8" collector located east of the project location that runs north/south.</li> </ul> <p>5. Preliminary Plat</p> <ul style="list-style-type: none"> <li>a. Easement D (existing 20' sanitary sewer easement) along east property line needs to be vacated as this line will be removed.</li> </ul>
<p><b>TRANSPORTATION DEVELOPMENT</b>  <i>Racquel Michel</i>  <i>RMichel@cabq.gov</i></p>	<ul style="list-style-type: none"> <li>1. Demonstrate how this development meets access criteria. A concern of ours is that 90% of the traffic will be directed through one access and that connection is only a two lane road.</li> <li>2. Please show the entire connection to Juan Tabo Blvd. It is very unclear how the new road will tie in.</li> <li>3. Does Sandia Sunset Ave. connect to Blue Ribbon Rd? Please show all existing infrastructure.</li> <li>4. Transportation development prefers a layout with more vehicular and pedestrian circulation. Please show any proposed pedestrian connections.</li> <li>5. Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.</li> </ul>
<p><b>PLANNING DEPARTMENT</b>  <i>Jack Cloud</i>  <i>jcloud@cabq.gov</i></p>	<p>The R-D Open Space calculations can be addressed/ shown with the plat.</p> <p>More information is needed to evaluate the Preliminary Plat. Per the Archaeological Ordinance, a Certificate of Approval is needed from the State Historical Preservation Office in conjunction with a copy of the approved U.S. Corps of Engineers Clean Waters Act 404 Permit. A copy of the Conditional Letter of Map Revision/ CLOMR from FEMA is needed. The Grading and Drainage Plan needs more information for adequate review, e.g. proposed elevations for trails and for tie slopes, cross-sections at the points of maximum proposed cut or fill per the Subdivision Ordinance, etc.</p> <p>Easement 'E' proposed for vacation needs to be identified on the Exhibit/ Sheet 1 of the Preliminary Plat. The Subdivision Ordinance requires justification for vacations such that the DRB can make Findings of Fact that there is a net benefit to the public welfare, and that no property rights are abridged. Also refer to comments from affected agencies plus any public hearing comments.</p>



Item #4

# DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1005278

Date: 5/20/15

NAME: Mark Goodwin ADDRESS: P.O. 90606 Alb ZIP: 87199

NAME: ROBERT VALDIVIEZ ADDRESS: 1801 SHADOW LEADER DR ZIP: 87123

NAME: James D Hughes ADDRESS: 2909 Ghiradelli St. NE ZIP: 87106

NAME: Catherine DAVIS ADDRESS: 2632 Mesilla NE ZIP: 87110

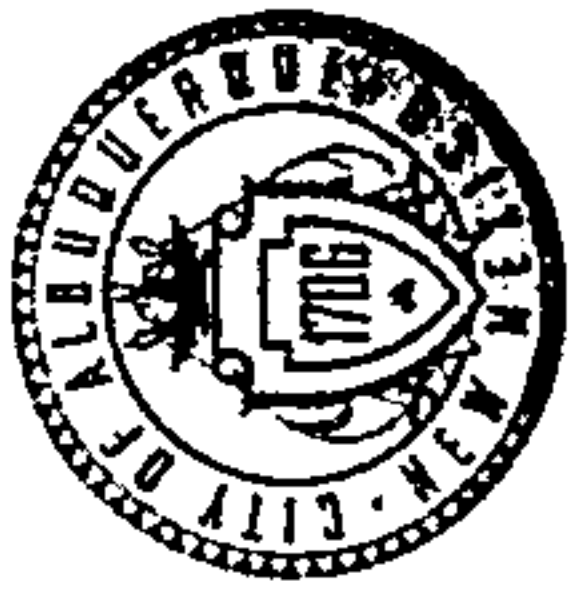
NAME: Roger Mickelson ADDRESS: 1432 Cadron Ave SE ZIP: 87123

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_





Item # 4

# DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1005278

Date: 5/21/15

NAME: Robert Lopez ADDRESS: 800 Brandy Ln ZIP: 87114

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 21, 2013  
DRB Comments**

**ITEM # 8**

**PROJECT # 1005278**

**APPLICATION # 13-70655**

**RE: Tract A, Juan Tabo Hills West**

The proposed subdivision has not been significantly modified from the previous Sketch Plat of August 2012. Additionally, topographic contours have been removed; these are necessary information to describe the proposed subdivision as called for in the Subdivision Ordinance for sketch plat review.

The Findings of the EPC and City Council were apropos of annexing into the City and establishment of R-D zoning; however, these and other Comprehensive Plan policies require further implementation through the Fundamental Considerations of the Subdivision Ordinance. As such, the proposed subdivision concept (dated October 2012/ submitted August 2013 for DRB review) would generally not be acceptable based on previously submitted information and, but not necessarily limited to, the following Comprehensive Plan policies:

**Policy II.B.5.d**

**The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern. Techniques include design criteria in the development review process for building siting and design; implementation through the subdivision and development review process; and shaping and managing development by subdivision and re-subdivision.**

*The confluence with the Tijeras Arroyo from the continuation of the City Open space parcel (Tract 1A1, Block 7, JTH Unit 2, that lies between JTH Units 1 & 2) provides a significant distinction from those units to the east with this parcel vis a vis natural environmental conditions, as well as scenic and recreational concerns. Similar mass grading for this parcel would be unsuitable where it may have been suitable for the development to the east. To be clear, the properties are not essentially the same; indeed, the proposed subdivision concept does not even continue the building siting and design of this existing open space, i.e. approximately 100 ft width and 1,000 ft lengths. For compliance with this Policy and Policy II.B.5.e (ensuring integrity of existing neighborhoods), the continuation of this open space needs to minimally be of similar sized parcels which could be shaped somewhat, but generally follow the existing drainageway with street crossings only at approximate locations of proposed Rocky Top Dr and Running Bear Ave.*

**Policy II.B.5.f**

**Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.**

Techniques include implementation through the zoning and subdivision processes, and identifying incentives (e.g. density bonuses).

*It is not understood that the intent to dedicate the Tijeras Arroyo along with a standard detached single-family platting of 85 acres would conform to this policy. Besides not having accepted the non-annexed Tijeras Arroyo property, the EPC and City Council noted that with the R-T zoning controls of the R-D zone the subdivision process would allow shared open areas between truly clustered homes. The parcel could be developed with 425 homes with this technique as opposed to the proposed 366 detached single-family lots (which are arguably oriented away from, not towards pedestrian or bikeways). Additionally Policy II.B.5.m calls for site design which maintains and enhances unique vistas, as would be available through truly clustered development.*

**Policy II.B.5.g**

**Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate. Techniques include implementation through the Subdivision Ordinance.**

*Again, as previously noted under Policies II.B.5.d and e, the continuation of the existing open space trail needs to minimally be of similar sized parcels as the existing open space trail and follow the existing drainageway.*

*54-1990*  
Regarding the extension of Blue Ribbon Rd, the Subdivision Ordinance as well as Resolution ~~279~~ 1480 require that planned streets also be convenient, not just the minimum necessary for vehicular capacity. The lack of a trip distribution exhibit does not nullify the apparent out of direction travel or inconvenience that the proposed subdivision concept would impose on future homeowners as well as emergency providers. It also appears that the annexation and establishment of zoning were predicated on two existing connections, which would obviously include Blue Ribbon Rd. Regarding the proposed third street connection, the owner of that tract (the City) will need to approve and be a participant of the plat.

---

Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

**ARTICLE 14: SUBDIVISION REGULATIONS  
PART 2: FUNDAMENTAL CONSIDERATIONS**

***14-14-2-1 GENERAL APPROPRIATENESS.***

Land may be subdivided only in accordance with procedures established by this article. The Development Review Board shall approve the subdivision of land when it determines that the land is suitable for subdivision for the purposes proposed, the subdivision complies with this article, and that the subdivision is not contrary to the best interests of the public health, safety, and general welfare.

***14-14-2-2 CONFORMANCE WITH PLANNING AND ZONING.***

(A) *Planning.* The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed shall conform to the Albuquerque/Bernalillo County Comprehensive Plan and any other adopted plan, including but not limited to the Long Range Major Street Plan and other facility plans. No plat shall be approved if it contains elements clearly and significantly inconsistent with the adopted plans.

***14-14-2-3 LAND SUITABILITY.***

(A) No land shall be subdivided which is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or other conditions likely to be harmful to the public health, safety, or general welfare, unless such unsuitable conditions are corrected or mitigated to the satisfaction of the city. In determining suitability the city shall take into consideration prior zoning actions and determinations of land use as decided by the appropriate zoning authority. The Development Review Board shall state any decision regarding unsuitability in writing and afford the subdivider an opportunity to present data regarding such unsuitability. Thereafter, the Development Review Board may affirm, modify or withdraw its determination regarding such unsuitability.

(B) Land to be subdivided must have or be provided with adequate infrastructure improvements as specified in Part 4 of this article. Demonstrated capability, agreements, and assurances to provide nonprogrammed facilities through private funding will be satisfactory as provided in Part 5 of this article. Programmed facilities are those included in an adopted Capital Improvements Budget with funds authorized.

(C) The availability of adequate access, fire protection, police protection, refuse service, public schools, public parks and recreation facilities, other elements of public or private infrastructure, and privately provided utilities shall all be weighed in considering proposed subdivisions. They are not all necessarily required.

(D) The following types of problems will require an engineering analysis to demonstrate that such hazards have been or will be eliminated or sufficiently ameliorated:

- (1) Special drainage or flood hazard conditions;
- (2) Difficult topography;
- (3) Soil conditions which are unusually limiting; and
- (4) Other physical hazards to life, health, or property.

Sub. Ord.  
14-14-3-3 Sketch Plat

(A) *Purpose and Intent.* The purpose of sketch plat review is to obtain necessary, information and describe the proposed subdivision, lot sizes, street arrangement, and purpose of the proposed subdivision. The subdivider shall describe the overall concept in the sketch plat. The city shall advise the subdivider of community goals, plans, available data, and policies pertinent to the site that might affect the potential development (including off-site considerations, whether the property can be served by community facilities), whether infrastructure is available, and shall advise the subdivider as to the general acceptability of the proposed subdivision concept.

(B) *Procedure.*

(1) *Application.* Review and advice on sketch plat subdivision proposals are initiated by application to the Development Review Board. The application shall be accompanied by the number of copies of a sketch plat together with other supplementary material as specified in this article and the *Development Process Manual*. Subdividers shall bring in at the sketch plat stage a concept for all the contiguous land subject to their control, if any. However, the preliminary and final plat may encompass only a portion of such land.

(2) *Review.* The Development Review Board shall review the sketch plat and supplemental material submitted for conformity to this article. Within 15 days following receipt by the city of complete required submittals the Development Review Board shall inform the subdivider whether the proposal appears to meet the requirements of this article. If it is determined that the proposal does not appear to meet the requirements, the Development Review Board shall state in writing all the deficiencies found in the sketch plat submittal and advise the subdivider as to suggested changes. The Development Review Board will advise the subdivider as to any special analyses or other materials which must be submitted with a preliminary plat.

**DEVELOPMENT REVIEW BOARD MEETING – August 21, 2013**

**PARKS & RECREATION DEPARTMENT COMMENTS**

Project #1005278 Four Hills Estates Subdivision – Sketch Plat

**Archaeological Site** – Please refer to Open Space Division comments.

**Gallant Fox Open Space** – This Open Space was dedicated to the City as Open Space to meet Open Space requirements of the zoning and is maintained by the HOA. Coordination with the Open Space Division is required to determine how to change use from City open space to public right-of way. Limits of construction and protection of the adjacent open space shall be coordinated with the Open Space Division

**Park Site** - The identification and construction of a minimum 2.0 acre park is a requirement of the Pre-Annexation Agreement. The Agreement also specifies types of improvements must be included in the Park. Please show it on the Plat and coordinate design with the Parks and Recreation Strategic Planning and Design Division as it will be owned and maintained by the HOA and open to the public for use.

**Off-site 12 acre Tract B-1** was to be conveyed to the City prior to May 4, 2011 according to the Pre-Annexation Agreement. It was created as a separate tract to meet Bernalillo County requirement for annexation approval but has not been properly conveyed. The property is unsuitable for Major Public Open Space. According to the Agreement, a payment in lieu is due the City. Defer to City Attorney regarding status.

**Scour Wall** - Depending on whether the Tract B-2 is dedicated to the City or not, the limits of disturbance and re-vegetation of the Open Space arroyo tract B-2 will need to be discussed with PRD-OSD at such time as scour wall is to be built.

**Label all Open Space Tracts** - Thank you for identifying the Open Space tracts on the Plat. Please note, however, that the adjacent Tract G in the existing Juan Tabo Hills development is not identified as Open Space. Please add this information to the Plat.

**Tract B-2 Open Space** - This tract may not be suitable for Major Public Open Space dedication. Further study is necessary as the entire 40 acres needs to be evaluated and considered as to its appropriateness due to its condition. Defer to Open Space Division comments.

**Improvements required by the Pre-Annexation Agreement** need to be added to the Infrastructure List and Financially Guaranteed.

**Developing Urban Area Policies of the Comprehensive Plan** – Design of the proposed development does not appear to comply with the following policies:

**Policy II.B.5.d**

**The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, recreational concerns.**

*This is an area of steep slopes and active small arroyos which presents interesting opportunities for parks, natural open spaces and a trail network. The development is required to provide a*

*minimum 2.0 acre park on site. The natural open space potential is diminished through a proposed mass grading of the site and construction of a scour wall in the Tijeras Arroyo. Only one trail is provided for the entire development. The trail intersects with four streets (ending in a cul-de-sac and top of the 2:1 slope scour wall which effectively blocks access to the Tijeras Arroyo itself). Please refer to Planning comments about the alignment and scale of the open space and trail shown on the proposed plat.*

**Policy II.B.f**

**Clustering of homes to provide larger shared open areas and houses oriented towards pedestrians or bikeways shall be encouraged.**

*Open areas in residential neighborhoods offer the opportunity for additional pedestrian and bike paths that connect to other open areas in the neighborhood. The RT zoning standards allow for this clustering of homes with open spaces in between to encourage the opportunity to provide more trails and bike paths that would be a network of trails rather than one trail for the entire development. This type of design would maintain views and create more opportunities for outdoor recreation for all ages.*

**Policy II.B.g**

**Development shall be carefully designed to conform to topographic features and include trail corridors in the development where appropriate.**

*The existing topographic features of this property could be incorporated into the design of the neighborhood with less mass grading. This type of design could provide additional trail corridors including a primary corridor matching the existing Juan Tabo Hills Open Space trail corridors. Trail corridors offer more choices in trail use and create more opportunities for residents to use the outdoor recreational opportunities of the area including, but not limited to, pedestrian and bicycle off-street access to the park.*

**Open Space Division Comments on Project 1005278, Four Hills Estates Subdivision**  
Response to comments from applicant dated August 13, 2013 based on initial Sketch Plat  
(August 2012).

1. Regarding item #1; Archaeological Site

Data recovery and/or a site preservation plan for the archaeological site needs to be coordinated through formal consultation between the applicant, the U.S. Army Corps of Engineers, and the New Mexico State Historic Preservation Division as part of the Clean Water Act §404 permitting process.

2. Regarding item #4; Off-site 12-acre Tract B-1

Proper conveyance of Tract B-1 to the City has not been completed according to the terms of the 2011 Pre-Annexation agreement between the applicant and the City. In addition, site assessment and ultimate conveyance of the 40 acre Tract B-2 has not been completed according to the pre-annexation agreement. The total amount land suitable for Open Space Impact Free credits, if any, is currently unknown.

3. "Main Access Road," Connection to Subdivision by Rocky Top Road

The proposed main access road (Rocky Top Road) to the subdivision will traverse existing Major Public Open Space (MPOS) in Tract G of the existing Juan Tabo Hills subdivision. The amount of land needed for the roadway and associated slopes and retaining walls was to be offset by reducing Open Space credits of the 40-acre conveyance of Tract B-2 in Tijeras Arroyo. (Pre-Annexation agreement ¶8). Since the amount of creditable land, if any, in Tract B-2 is not known, applicant is requested to describe how the loss of MPOS is intended to be offset if no creditable land exists.



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 15, 2012  
DRB Comments


ITEM # 15

PROJECT # 1005278

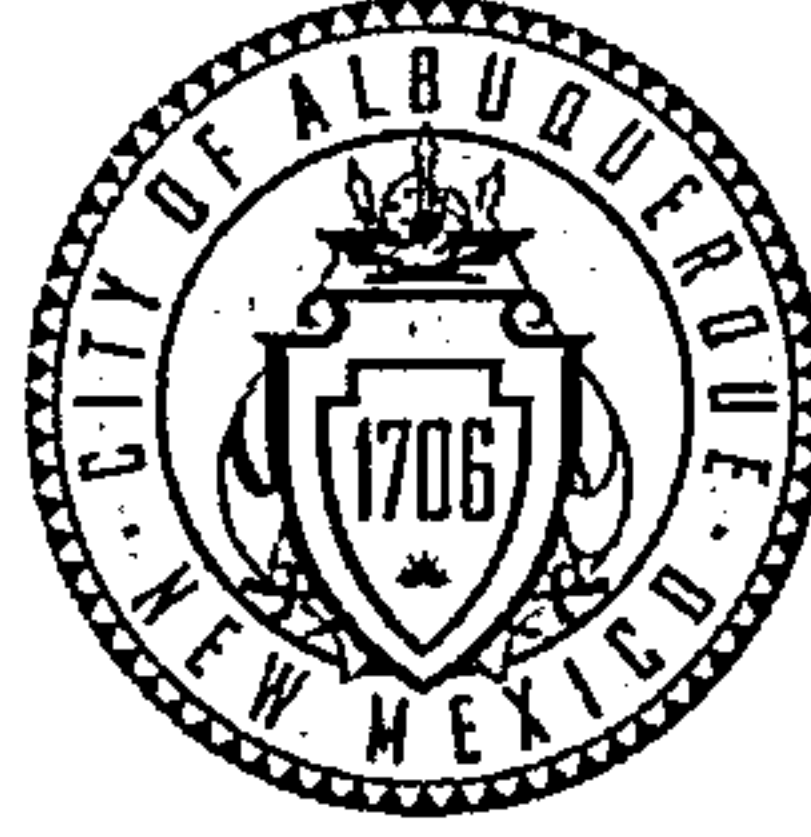
APPLICATION # 12-70241

RE: Tract A, Juan Tabo Hills West

The proposed subdivision needs to be significantly modified to conform to the policies of the Comprehensive Plan as outlined in the adopted Findings of the EPC and to the land suitability requirements of the Subdivision Ordinance. In any future subdivision, Blue Ribbon Rd SE in Unit 2 needs to be connected with proposed street network. Please identify which tract(s) are proposed for park area.

  
\_\_\_\_\_  
Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

*Block lengths need to be checked*



**INTER-OFFICE MEMORANDUM**

**COMMENTING AGENCIES**

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*  
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*  
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*  
AMAFCA.....*Lynn Mazur*  
APD CRIME PREVENTION.....*Steve Sink*  
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*  
FIRE DEPARTMENT.....*Antonio Chinchilla*  
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*  
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*  
PNM.....*Daniel Aragon*  
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*  
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*  
COMCAST CABLE.....*Mike Mortus*  
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*  
ENVIRONMENTAL HEALTH.....*Paul Olson*

*Your comments on the following case(s) are requested.*

PROJECT # 1005278

Board hearing date:

**WEDNESDAY, May 20, 2015**



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

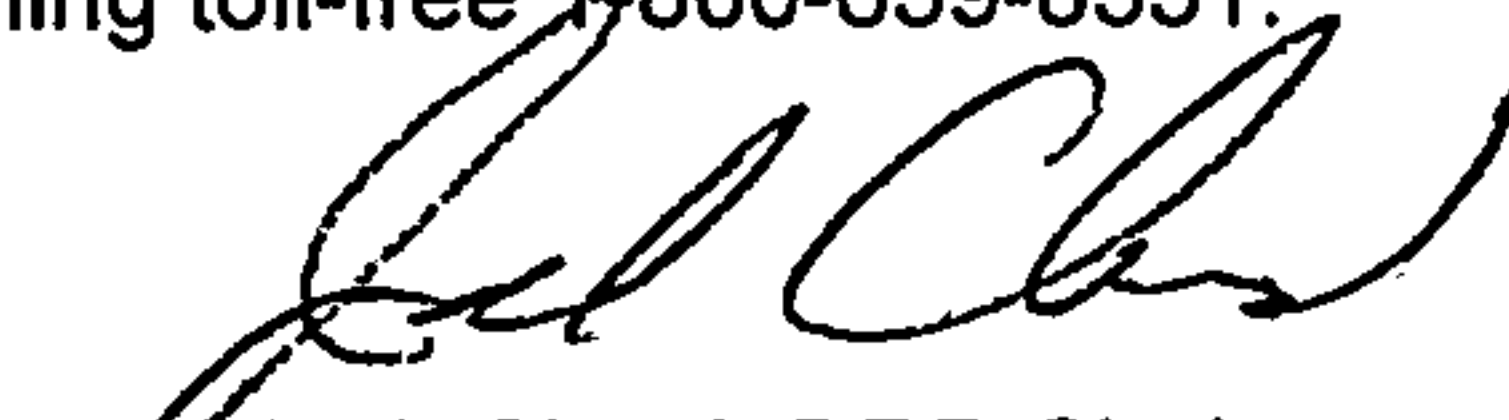
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, May 20, 2015** beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday May 19, 2015**, beginning at **3:00 p.m.** for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

**Project# 1005278**

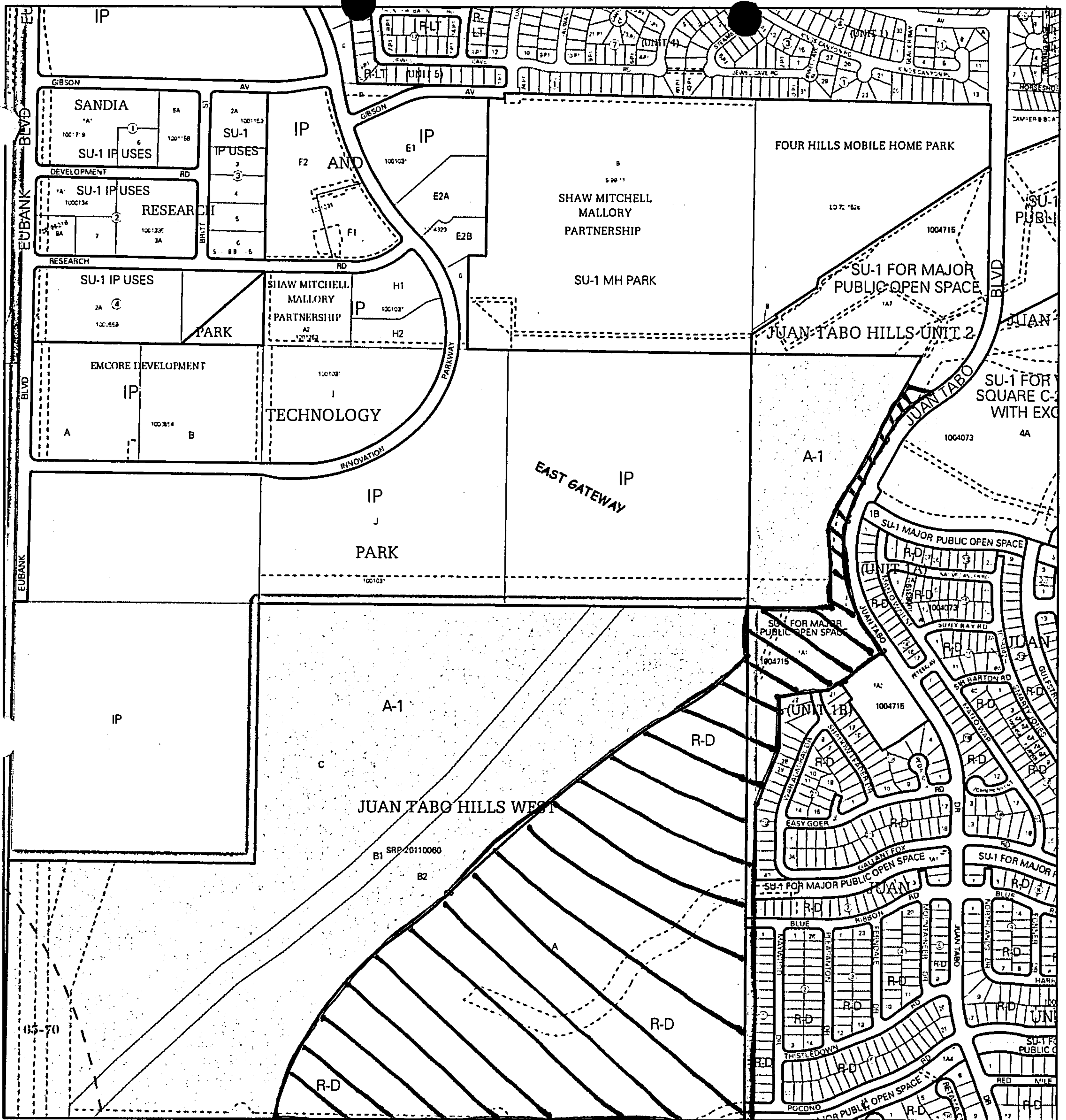
15DRB-70170 VACATION OF EASEMENTS  
15DRB-70171 SIDEWALK WAIVER  
15DRB-70172 TEMP DEF SIDEWALK CONST  
15DRB-70173 PRELIMINARY PLAT  
15DRB-70174 SITE DEVELOPMENT PLAN FOR  
SUBDIVISION

HUNT & DAVIS, PC agents for JTH WEST, LLC and the CITY OF ALBUQUERQUE request the referenced/ above actions for TRACT A, **JUAN TABO HILLS WEST** and TRACT 1-A-1, Block 7, **JUAN TABO HILLS UNIT 2**, zoned R-D and SU-1/ MAJOR PUBLIC OPEN SPACE, located on the west side of JUAN TABO BLVD SE between the TIJERAS ARROYO and POCONO RD SE, containing approximately 98.47 acres. (M-21)

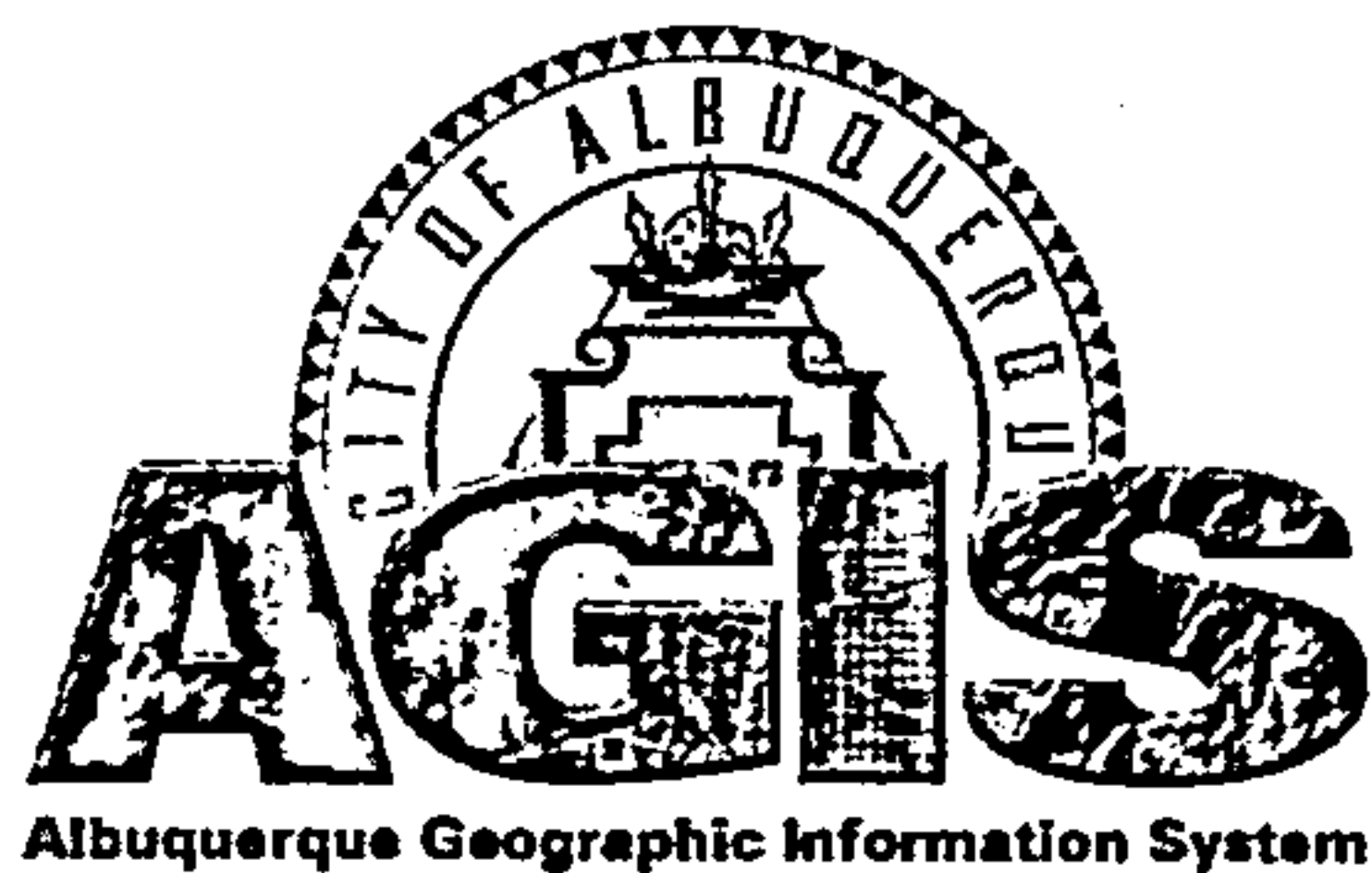
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special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

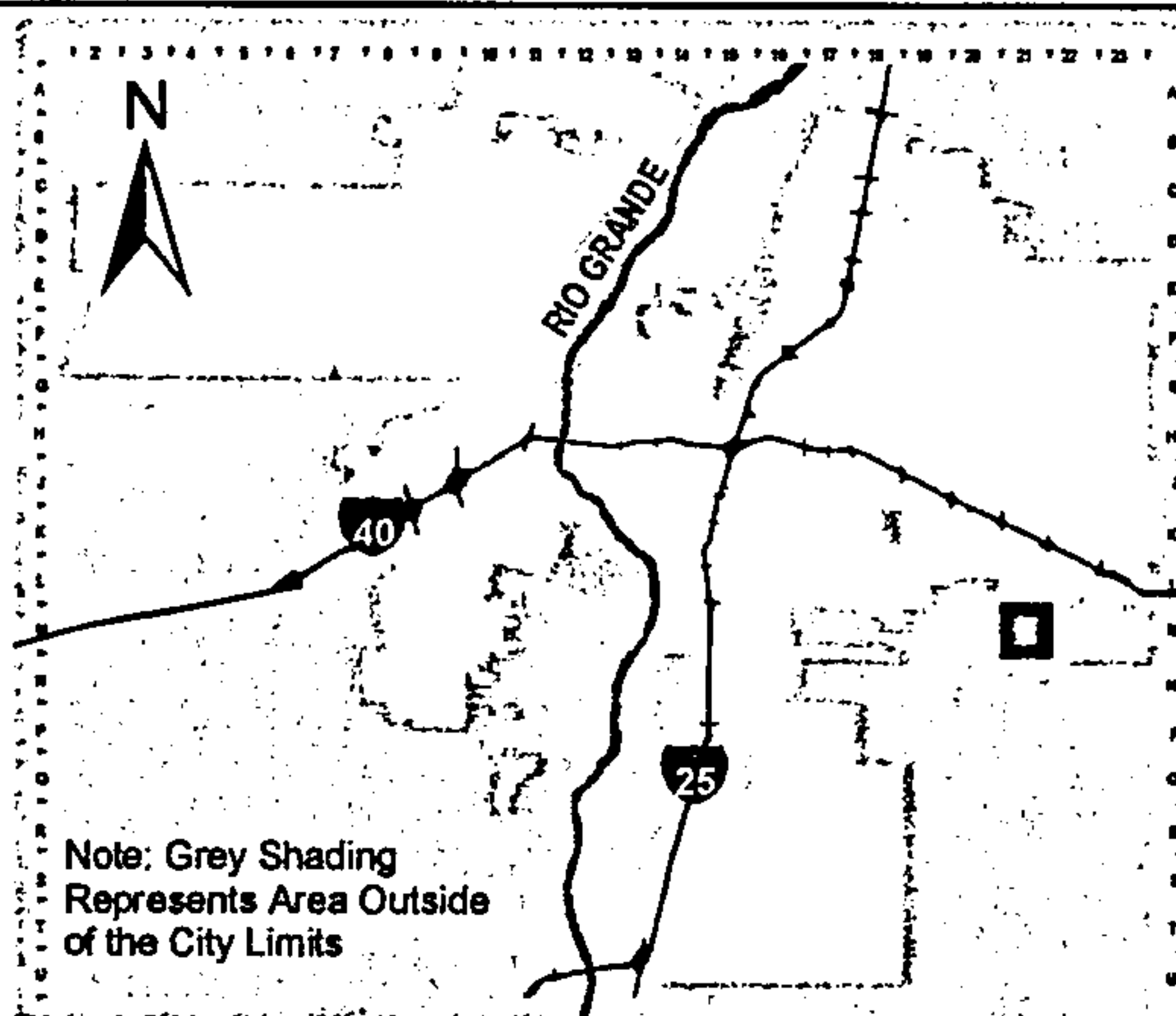
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, May 4, 2015.**



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



Map amended through: 4/2/2012



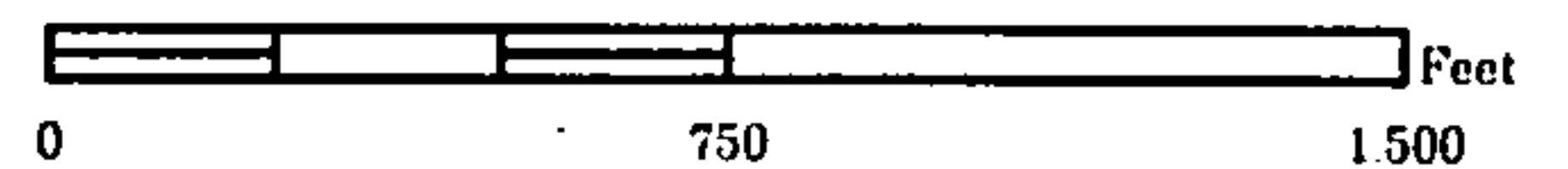
Note: Grey Shading Represents Area Outside of the City Limits

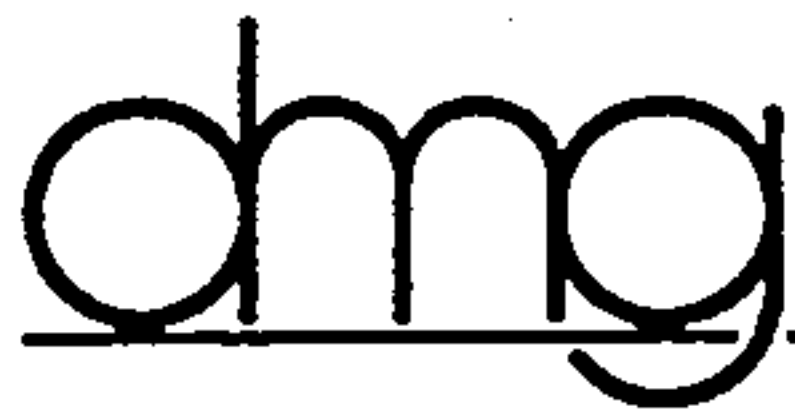
Zone Atlas Page:

**M-21-Z**

Selected Symbols

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





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 ~

April 24, 2015

Development Review Board  
Attention: Mr. Jack Cloud, Chair  
600 2<sup>nd</sup> 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.

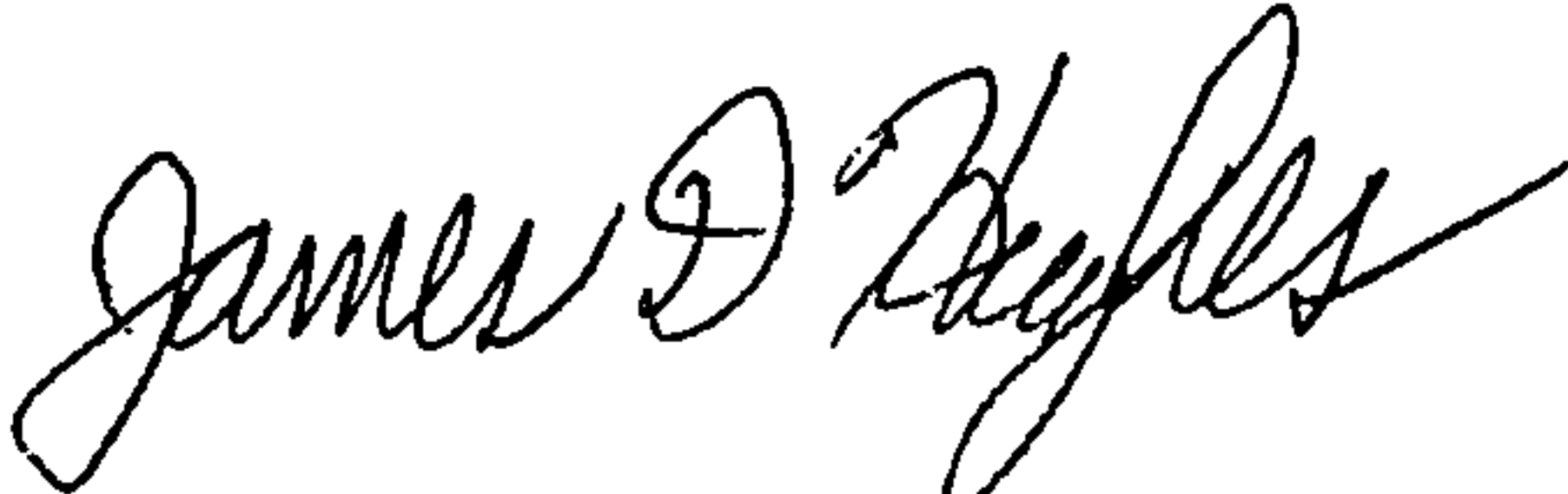
Development Review Board  
Juan Tabo Hills Estates  
April 24, 2015  
Page 2

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



James D. Hughes, PE  
Senior Engineer

Xc:

Ms. Cathy Davis  
Hunt & Davis Law, PC  
2632 Mesilla NE  
Albuquerque, NM 87110

Mr. Rex Wilson  
JTH, LLC  
P.O. Box 9470  
Albuquerque, NM 87119

Mr. Scott Grady  
JTH, LLC  
P.O. Box 1443  
Corrales, NM 87047



# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

April 21, 2015

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

Dear Kay:

Thank you for your inquiry of **April 21, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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 BOULEVARD SE BETWEEN JUAN TABO HILLS, UNIT 1&2 AND TIJERAS ARROYO** zone map **M-21**.

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

**JUAN TABO HILLS N.A. "R"**  
Kevin Smith, 1843 Red Rum Ct. SE/87123 440-3838 (c)  
Richard Lujan, 11819 Blue Ribbon SE/87123

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**Letters must be sent to BOTH contacts of each NA/HOA's for this Planning Submittal**

planningrnaform(03/20/14)

# !!!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 neighborhood and/or homeowner 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 describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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 Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **04/21/15** Time Entered: **10:05 a.m.** ONC Rep. Initials: **siw**





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 ~

April 24, 2015

Mr. Kevin Smith  
Juan Tabo Hills N.A.  
1843 Red Rum Ct. 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, Site Plan for Subdivision,  
Vacation of Easement, Sidewalk Waiver, and Sidewalk Deferral**

Dear Mr. Smith and Mr. Lujan

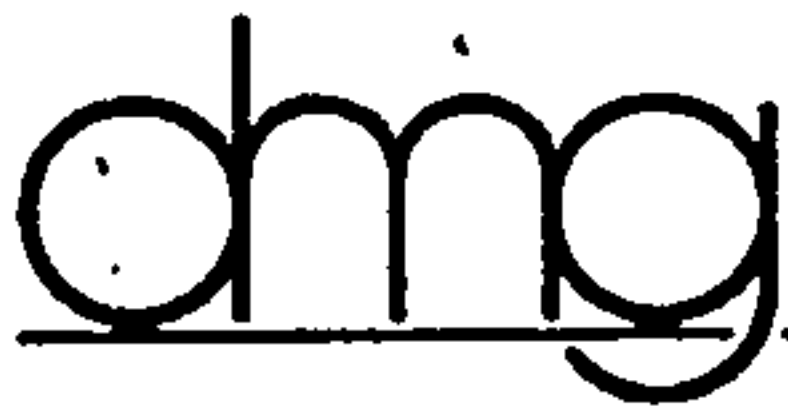
Enclosed please find a copy of the DRB Application requesting approval for Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Sidewalk Waiver and Sidewalk Deferral for the referenced project. The anticipated date to be heard is May 20, 2015. Please contact Cathy Davis of Hunt & 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.  
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 ~

April 24, 2015

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

**Re: Application for Juan Tabo Hills Estates – Preliminary Plat, Site Plan for Subdivision,  
Vacation of Easement, Sidewalk Waiver, and Sidewalk Deferral**

Dear Mr. Smith and Mr. Lujan

Enclosed please find a copy of the DRB Application requesting approval for Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Sidewalk Waiver and Sidewalk Deferral for the referenced project. The anticipated date to be heard is May 20, 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

## Kay Brashear

---

**From:** FHVHARoger@aol.com  
**Sent:** Wednesday, April 22, 2015 5:11 PM  
**To:** Kay Brashear  
**Subject:** Re: Juan Tabo Hills Estates

Kay,

Address is  
Roger Mickelson  
1432 Catron Ave SE  
Albuquerque NM 87123

In a message dated 4/22/2015 3:57:29 P.M. Mountain Daylight Time,  
kbrashear@goodwinengineers.com writes:

Mr. Mikkelson,

Our office will be sending out letters to the Neighborhood Association for Juan Tabo Hills Estates this week and we would like to include you on the mailing list.

May we please have your contact information?

Thank you,

*Kay Brashear*

Mark Goodwin & Associates, PA

Office Manager

PO BOX 90606

Albuquerque, NM 87119

(505) 828-2200

*JTH West, LLC  
PO Box 57060  
Albuquerque NM 87187*

*March 19, 2015*

*Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque Planning Department  
600 Second Street, NW  
Albuquerque, NM 87102*

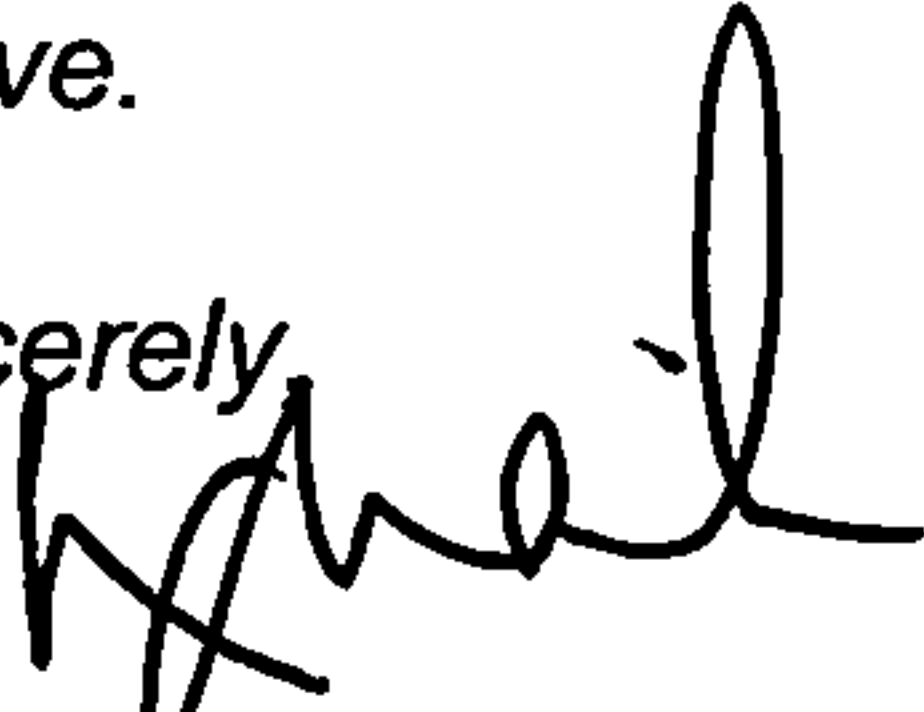
**Re: *Juan Tabo Hills West, Project # 1005278***

*Dear Mr. Cloud:*

*As Managing Member of JTH West, I hereby designate the firm of Hunt & Davis, to act as my agent in connection with my request for Preliminary Plat, Site Development Plan for Subdivision, and Sidewalk Deferral for the referenced property.*

*Any questions regarding this issue should be forwarded to the undersigned at the address listed above.*

*Sincerely,*



*Rex Wilson  
Managing Member*

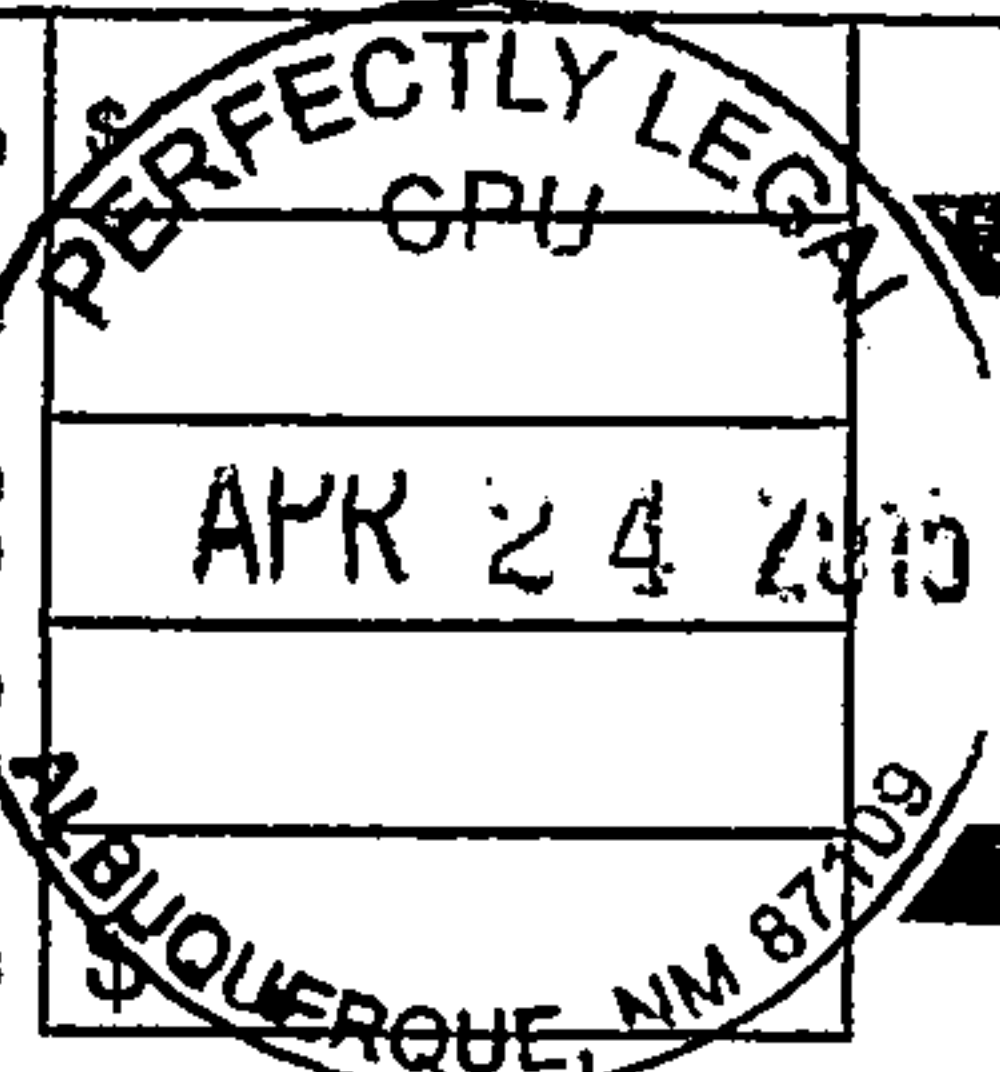
7006 0810 0004 6708 6595

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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



Sent To Boyer Mickleson  
 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

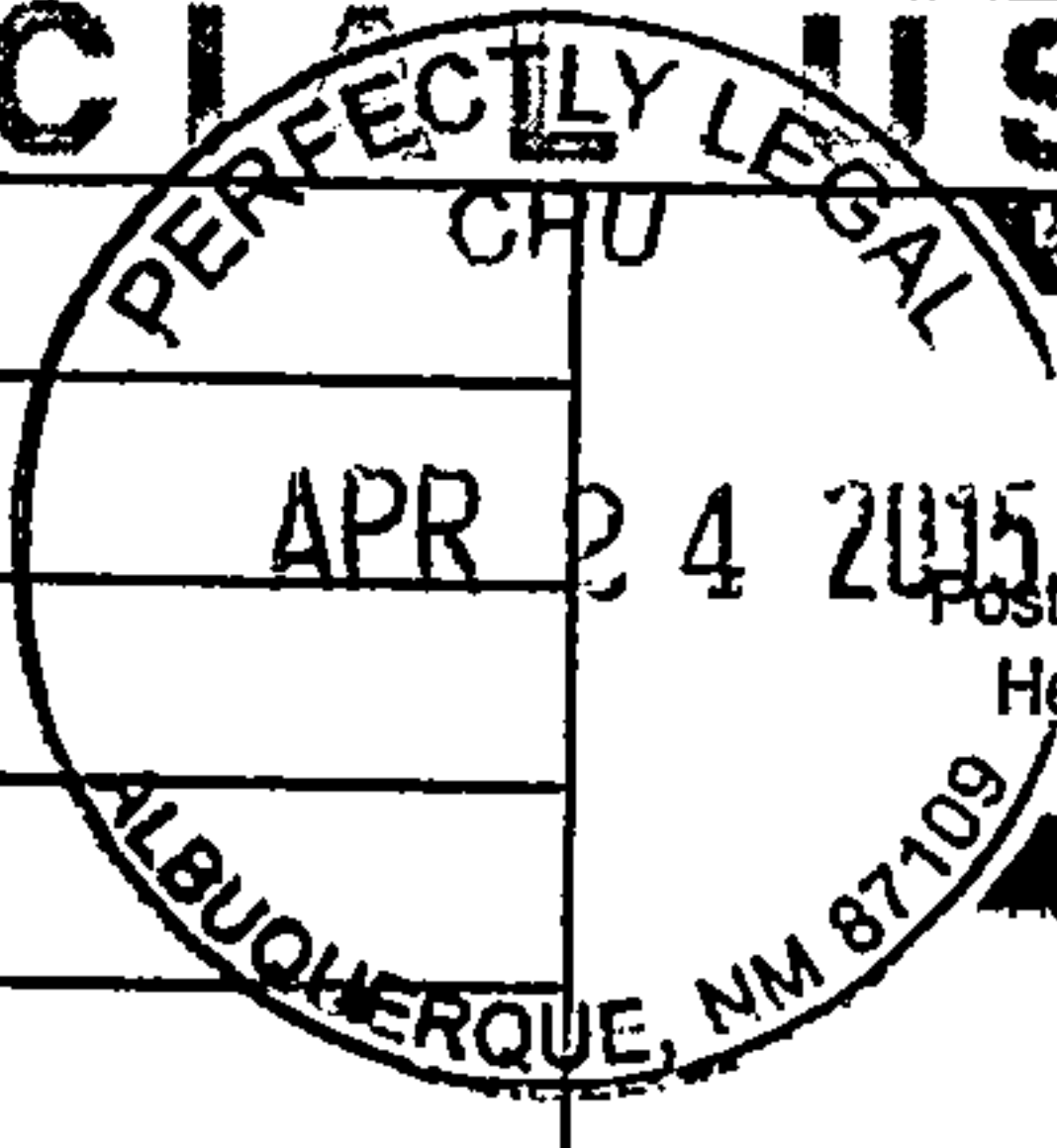
7006 0810 0004 6708 6571

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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



Sent To Mr. Richard Lujan  
 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

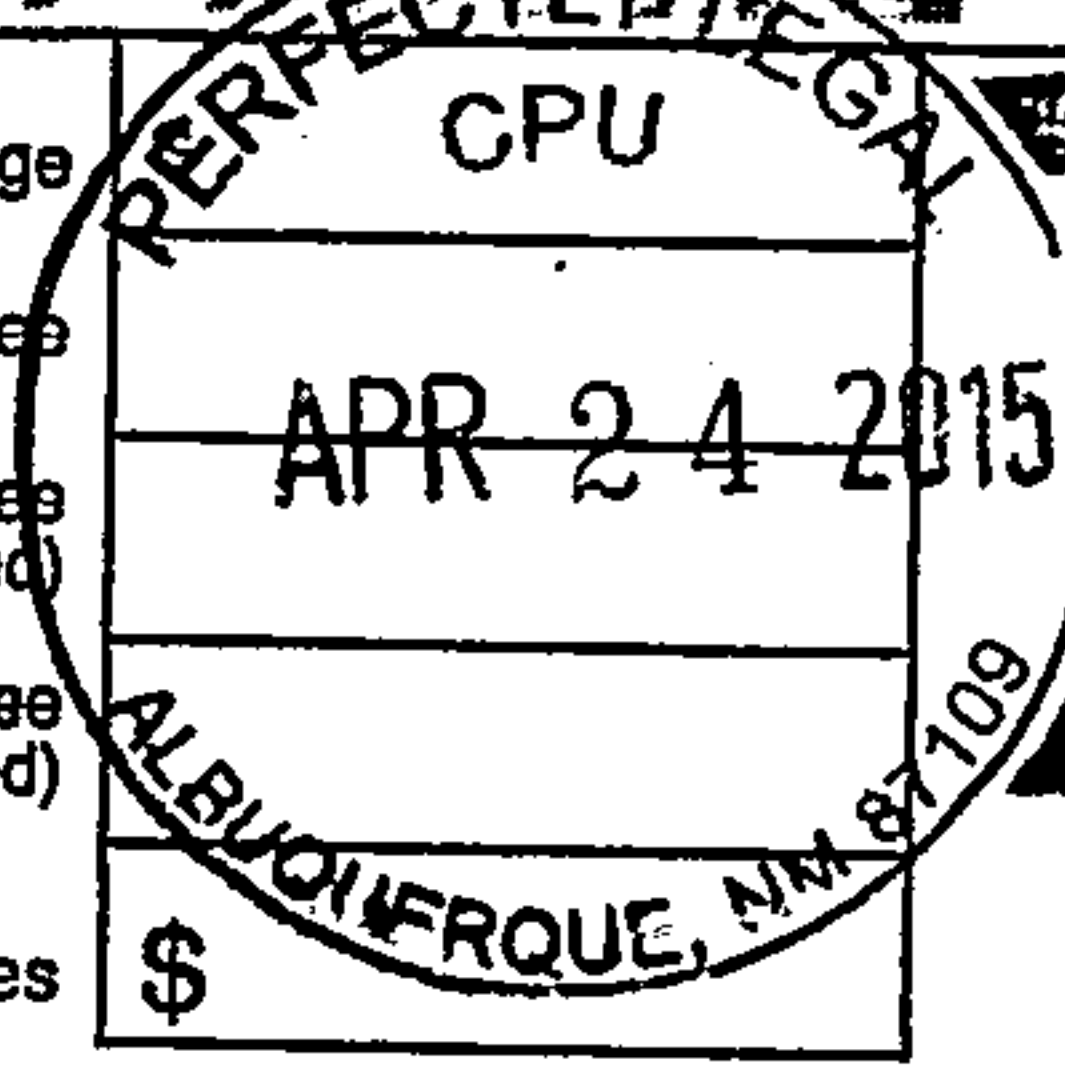
7006 0810 0004 6708 6588

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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



Sent To Kevin Smith  
 Street, Apt. No.,  
 or PO Box No. 1843 Red Run et. SE  
 City, State, ZIP+4 Albuquerque, nm 87123

PS Form 3800, June 2002 See Reverse for Instructions



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Hunt & Davis, PC PHONE: 881-3191  
 ADDRESS: 2630 Mesilla NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: cathy@huntedavis.com

APPLICANT: JTH west, LLC PHONE: 899-6768  
 ADDRESS: Po Box 57066 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: rwr2dzc@aol.com

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

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Site Development Plan for Subdivision, and Sidewalk Deferral Approval for JTH west and vacation of  
Public Easement  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract A / Tract 1-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Juan Tabo Hills west  
 Existing Zoning: R-D / SU-1 Proposed zoning: R-D / SU-1 Space MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): m-21 UPC Code: 102105533509940124

CASE HISTORY:  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1005278  
2012DRB-07024

CASE INFORMATION:  
 Within city limits?  Yes Within 1000FT of a landfill? yes  
 No. of existing lots: 1 No. of proposed lots: 351 Total site area (acres): 98.4699

LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd.  
 Between: Juan Tabo Hills Unit 1 & 2 and Tijeras Arroyo

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Catherine F Davis of Hunt & Davis PC DATE 4/8/15  
 (Print Name) Catherine F. DAVIS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

- 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
<u>15 DRB - 70170</u>	<u>VPE</u>	_____	<u>\$135.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	<u>ADV</u>	_____	<u>\$75.00</u>
_____	<u>SW</u>	_____	<u>\$0</u>
_____	<u>DSC</u>	_____	<u>\$0</u>
_____	<u>SAP</u>	_____	<u>\$3,500.00</u>
_____	<u>SPS</u>	_____	<u>385.00</u>
Hearing date <u>May 20, 2015</u>			<u>\$4,115.00</u>

Staff signature & Date: [Signature] 4-24-15 Project # 1005278

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**  
 \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.  
 \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way.)  
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**  
 ✓ Zone Atlas map with the entire property(ies) clearly outlined  
 ✓ Letter briefly describing, explaining, and justifying the request  
 ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 ✓ Sign Posting Agreement  
 ✓ Fee (see schedule)  
 ✓ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)**  
 ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**  
 ✓ Zone Atlas map with the entire property(ies) clearly outlined  
 ✓ Letter briefly describing, explaining, and justifying the variance or waiver  
 ✓ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**  
 ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**  
 ✓ Zone Atlas map with the entire property(ies) clearly outlined  
 ✓ Letter briefly describing, explaining, and justifying the deferral or extension  
 ✓ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
 \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Catherine F. DAVIS  
 Hunt & Davis PC atty for Owner  
 Applicant name (print)  
 Catherine F. Davis 4/13/15  
 Applicant signature / date



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

Application case numbers	
15-DRB	70170
-	70171
-	70172

Form revised 4/07  
 [Signature]  
 Planner signature / date 4-24-15  
 Project # 1005278

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval (See Email from Mr. Schmader)
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List *Doug*
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum) (Included in site plan)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request *Doug*
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information *Doug*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

**PLEASE NOTE:** There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

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

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

*Catherine F. Davis of Hunt & Davis, Atty for Owner*  
 Applicant name (print)  
*Catherine F. Davis 4/8/15*  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
15 - DRB - 70173  
 \_\_\_\_\_  
 \_\_\_\_\_

*[Signature]*  
 Planner signature / date  
 Project # 1005278



FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.  
**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.

*Catherine F. Davis of  
Hunt & Davis atty for Owner*  
\_\_\_\_\_  
Catherine F. Davis 4/8/15  
Applicant name (print)  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
15 - DRB - 70174

*[Signature]* 4-24-15  
\_\_\_\_\_  
Planner signature / date  
Project # 1005278

# 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 May 5, 2015 to May 20, 2015

#### 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.

Kay Brown  
(Applicant or Agent)

3-27-15  
(Date)

I issued 3 signs for this application, 4-24-15  
(Date)

[Signature]  
(Staff Member)

PROJECT NUMBER: 1005278

79 20846

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

IN THE DISTRICT COURT

777

CITY OF ALBUQUERQUE, NEW MEXICO,  
a municipal corporation,

Petitioner,

vs.

MARGARET H. GLASEBROOK; ST. JOHN'S  
EPISCOPAL CATHEDRAL; and any and  
all unknown persons or claimants  
of interest in and to any of the  
property interests herein sought  
to be acquired,

No. CV-77-05137  
Condemnation - Tijeras  
Canyon Interceptor,  
Phase II

Defendants:

STIPULATED JUDGMENT

ENDORSED  
FILED IN MY OFFICE THIS

FEB 21 1979

*Elin E. Young*  
CLERK DISTRICT COURT

This matter having come before the Court upon the  
Stipulation of the parties and the Court being fully advised in  
the premises, FINDS:

The parties who claim an interest in the property, the  
subject of this condemnation at the time of the taking by the  
City, and the parties who shall be awarded the proceeds from  
this condemnation are:

Margaret H. Glasebrook and  
St. John's Episcopal Cathedral.

Defendant, Board of Commissioners of Bernalillo

County, New Mexico, has no ownership interest in the property,  
the subject of this action, having filed a disclaimer on the  
property, and is therefore entitled to no compensation.

The Court further finds that the City of Albuquerque  
needs to acquire for the public purpose of constructing,  
repairing and maintaining a sanitary sewer facility the  
easements within the properties which are the subject of this  
action, which easements are situate within the City of  
Albuquerque, County of Bernalillo, State of New Mexico.

The Court further finds that just compensation for the easements taken is \$9,000.00. Said sum shall bear no interest.

The Court further finds that the City shall bear the expense of adjusting the manholes to grade on Defendants' property at such time as the Defendants develop the subject property and request the City to adjust the manholes.

The Court further finds that the Defendants shall have the right to tie-in to the sanitary sewer line at Defendants' expense for sanitary sewer service to the larger tracts of property, the subject of this action.

The Court further finds that it is necessary for petitioner to acquire a portion of Defendants' property as temporary construction easements for a term to last until construction of the sewer facilities is completed and the facilities are in operation. Petitioner, its agents and contractors will then vacate the temporary easements and restore these lands to their present condition insofar as practicable.

The Court further finds that Defendants reserve as to their respective lands, the right to fully use and enjoy said premises except for the erection of buildings or other structures upon and over the easements herein condemned and except for the deposit of any objects which will interfere with the operation of said sewer facilities below the surface, and except as any use may be inconsistent with or interfere with the rights and privileges necessary to the City in the construction, operation and future maintenance of said sewer facilities.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that in consideration of the City's payment of \$9,000.00 as full and total compensation, the City of Albuquerque is granted a permanent easement for the purpose of constructing, repairing and maintaining a sanitary sewer facility across the following described real estate, situate within the ~~City of Albuquerque~~ County of Bernalillo, State of New Mexico, and that the City of Albuquerque is granted a temporary construction easement for the following described real estate, situate within the City of Albuquerque, County of Bernalillo, State of New Mexico:

Estate taken: SE 1/4 SW 1/4, 0.661 acres - Permanent Easement  
 SE 1/4 SW 1/4, 0.217 acres - Temporary Easement  
 SW 1/4 SE 1/4, 0.602 acres - Permanent Easement  
 SW 1/4 SE 1/4, 0.198 acres - Temporary Easement  
 NW 1/4 SE 1/4, 0.820 acres - Permanent Easement  
 NW 1/4 SE 1/4, 0.279 acres - Temporary Easement

Property Taken: The following described real estate in the County of Bernalillo, State of New Mexico:

That part of a strip of land 30 feet in width (Permanent Easement), 10 feet in width (Temporary Easement), lying and being situate in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Easement), 10 feet wide (Temporary Easement), on the right (South) and 15 feet wide (Permanent Easement), on the left (North) of, parallel with and adjacent to the following described centerline, to-wit:

Beginning at centerline Station 154+93.19 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=417,357.19, Y=1,471,071.81 and from whence the S 1/4 Corner of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico bears S 89 deg. 46' 04" E a distance of 661.05 feet; thence N 44 deg. 15' 40" E along said centerline a distance of 1630.54 feet to P.I. Station 171+23.73; thence N 37 deg 59' 19"

E along said centerline a distance of 1111.07 feet to P. I. Station 182+34.80; thence N 47 deg. 38' 08" E along said centerline a distance of 283.50 feet to Station 185+18.30 and from whence the E 1/4 Corner of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo State of New Mexico bears N 72 deg. 47' 30" E a distance of 1413.95 feet.

Containing 2.083 acres (Permanent Easement), more or less;  
Containing 0.694 acres (Temporary Easement), more or less.

Broken up into forties as follows:

- SE 1/4 SW 1/4, 0.661 acres (Permanent Easement)
- 0.217 acres (Temporary Easement)
- SW 1/4 SE 1/4, 0.602 acres (Permanent Easement)
- 0.198 acres (Temporary Easement)
- NW 1/4 SE 1/4, 0.820 acres (Permanent Easement)
- 0.279 acres (Temporary Easement)

IT IS FURTHER ORDERED that the City shall bear the expense of adjusting the manholes on Defendants' property and that Defendants shall have the right to tie in to the sanitary sewer line at their expense for service to their larger parcels of property, and the Defendants' reservations set forth in the Court's Findings.

DISTRICT JUDGE

*John A. Myers*  
John A. Myers  
Assistant City Attorney.

*George W. Hannett*  
George W. Hannett  
Attorney for Defendants

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

*Mar 22 4 21 PM '79*  
BX 677 PG 277-780  
JEMIN C. CULP  
CO. CLERK & RECORDER  
*[Signature]* DEPUTY

I, *John E. Young*, Clerk of the District Court of Bernalillo County, New Mexico, hereby certify that foregoing is true, correct and full copy of the report herewith set out as appears of record in my

FEB 21 1979

In this \_\_\_\_\_ day of \_\_\_\_\_  
John E. Young  
Clerk of the District Court  
*[Signature]*  
Deputy

*Ind. March 79*  
*[Signature]*  
Lobby

79 18585

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

IN THE DISTRICT COURT

CITY OF ALBUQUERQUE; NEW MEXICO,  
a municipal corporation,

Petitioner,

vs:

No. CV-77-05137

Condemnation - Tijeras  
Canyon Interceptor,  
Phase IIMARGARET H. GLASEBROOK; ST. JOHN'S  
EPISCOPAL CATHEDRAL; and any and  
all unknown persons or claimants  
of interest in and to any of the  
property interests herein sought  
to be acquired,

Defendants.

STIPULATED JUDGMENTENDORSED  
FILED IN MY OFFICE THIS

FEB 21 1979

*Elin E. Young*  
CLERK DISTRICT COURT

This matter having come before the Court upon the  
Stipulation of the parties and the Court being fully advised in  
the premises, FINDS:

The parties who claim an interest in the property, the  
subject of this condemnation at the time of the taking by the  
City, and the parties who shall be awarded the proceeds from  
this condemnation are:

Margaret H. Glasebrook and  
St. John's Episcopal Cathedral.

Defendant, Board of Commissioners of Bernalillo

County, New Mexico, has no ownership interest in the property,  
the subject of this action, having filed a disclaimer on the  
property, and is therefore entitled to no compensation.

The Court further finds that the City of Albuquerque  
needs to acquire for the public purpose of constructing,  
repairing and maintaining a sanitary sewer facility the  
easements within the properties which are the subject of this  
action, which easements are situate within the City of  
Albuquerque, County of Bernalillo, State of New Mexico.

The Court further finds that just compensation for the easements taken is \$9,000.00. Said sum shall bear no interest.

The Court further finds that the City shall bear the expense of adjusting the manholes to grade on Defendants' property at such time as the Defendants develop the subject property and request the City to adjust the manholes.

The Court further finds that the Defendants shall have the right to tie-in to the sanitary sewer line at Defendants' expense for sanitary sewer service to the larger tracts of property, the subject of this action.

The Court further finds that it is necessary for Petitioner to acquire a portion of Defendants' property as temporary construction easements for a term to last until construction of the sewer facilities is completed and the facilities are in operation. Petitioner, its agents and contractors will then vacate the temporary easements and restore these lands to their present condition insofar as practicable.

The Court further finds that Defendants reserve as to their respective lands, the right to fully use and enjoy said premises except for the erection of buildings or other structures upon and over the easements herein condemned and except for the deposit of any objects which will interfere with the operation of said sewer facilities below the surface, and except as any use may be inconsistent with or interfere with the rights and privileges necessary to the City in the construction, operation and future maintenance of said sewer facilities.



IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that in consideration of the City's payment of \$9,000.00 as full and total compensation, the City of Albuquerque is granted a permanent easement for the purpose of constructing, repairing and maintaining a sanitary sewer facility across the following described real estate, situate within the ~~City of Albuquerque~~ County of Bernalillo, State of New Mexico, and that the City of Albuquerque is granted a temporary construction easement for the following described real estate, situate within the City of Albuquerque, County of Bernalillo, State of New Mexico:

Estate taken: SE 1/4 SW 1/4, 0.661 acres - Permanent Easement  
 SE 1/4 SW 1/4, 0.217 acres - Temporary Easement  
 SW 1/4 SE 1/4, 0.602 acres - Permanent Easement  
 SW 1/4 SE 1/4, 0.198 acres - Temporary Easement  
 NW 1/4 SE 1/4, 0.820 acres - Permanent Easement  
 NW 1/4 SE 1/4, 0.279 acres - Temporary Easement

Property Taken: The following described real estate in the County of Bernalillo, State of New Mexico:

That part of a strip of land 30 feet in width (Permanent Easement), 10 feet in width (Temporary Easement), lying and being situate in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Easement), 10 feet wide (Temporary Easement), on the right (South) and 15 feet wide (Permanent Easement), on the left (North) of, parallel with and adjacent to the following described centerline, to-wit:

Beginning at centerline Station 154+93.19 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=417,357.19, Y=1,471,071.81 and from whence the S 1/4 Corner of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico bears S 89 deg. 46' 04" E a distance of 661.05 feet; thence N 44 deg. 15' 40" E along said centerline a distance of 1630.54 feet to P.I. Station 171+23.73; thence N 37 deg 59' 19"

E along said centerline a distance of 1111.07 feet to P. I. Station 182+34.80; thence N 47 deg. 38' 08" E along said centerline a distance of 283.50 feet to Station 185+18.30 and from whence the E 1/4 Corner of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo State of New Mexico bears N 72 deg. 47' 30" E a distance of 1413.95 feet.

Containing 2.083 acres (Permanent Easement), more or less;  
Containing 0.694 acres (Temporary Easement), more or less.

Broken up into forties as follows:

- SE 1/4 SW 1/4, 0.661 acres (Permanent Easement)
- 0.217 acres (Temporary Easement)
- SW 1/4 SE 1/4, 0.602 acres (Permanent Easement)
- 0.198 acres (Temporary Easement)
- NW 1/4 SE 1/4, 0.820 acres (Permanent Easement)
- 0.279 acres (Temporary Easement)

IT IS FURTHER ORDERED that the City shall bear the expense of adjusting the manholes on Defendants' property and that Defendants shall have the right to tie in to the sanitary sewer line at their expense for service to their larger parcels of property, and the Defendants' reservations set forth in the Court's Findings.

HARRY E. STOWERS, JR.

DISTRICT JUDGE

*John A. Myers*  
John A. Myers  
Assistant City Attorney

*George W. Hannett*  
George W. Hannett  
Attorney for Defendants

I, Elaine E. Young, Clerk of the District Court of Bernalillo County, New Mexico, hereby certify that foregoing is true, correct and full copy of the original herewith set out as appears of record in my

FEB 21 1979

By *Elaine E. Young*  
Elaine E. Young  
Clerk of the District Court  
Deputy

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

MAR 14 2 32 PM '79  
BK 676 pg 46-49  
TERRY GULP  
RECORDER  
DEPUTY



# 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)

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

**Juan Tabo Hills Estates**

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

**Tract 3 Juan Tabo Hills West**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Date Submitted: April 13, 2015

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

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

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

DRB Project No.: 1002739

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

Current DRC

Project Number: \_\_\_\_\_

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
<b>PAVING</b>				
36' FF	Major Local Paving	Rocky Top Dr.	Juan Tabo Blvd	Manzano Vista Ave
4'	C&G (both sides)			
4'	Sidewalk (Both Sides)			
26' FF	Local Residential Paving	Sunset St.	Rodey Ave	Rocky Top Dr.
4'	C&G (both sides)			
4'	Sidewalk (both sides) <sup>(1)</sup>			
26' FF	Local Residential Paving	Popejoy St	Rodey Ave	Rocky Top Dr.
4'	C&G (both sides)			
4'	Sidewalk (both sides) <sup>(1)</sup>			
26' FF	Local Residential Paving	Rodey Ave	Popejoy St	Sunset St.
4'	C&G (both sides)			
4'	Sidewalk (both sides) <sup>(1)</sup>			
25' FF	Local Residential Paving	Rodey Ave	Sunset St.	East End of Stub
4'	C&G (both sides)			
4'	Sidewalk (both sides) <sup>(1)</sup>			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/



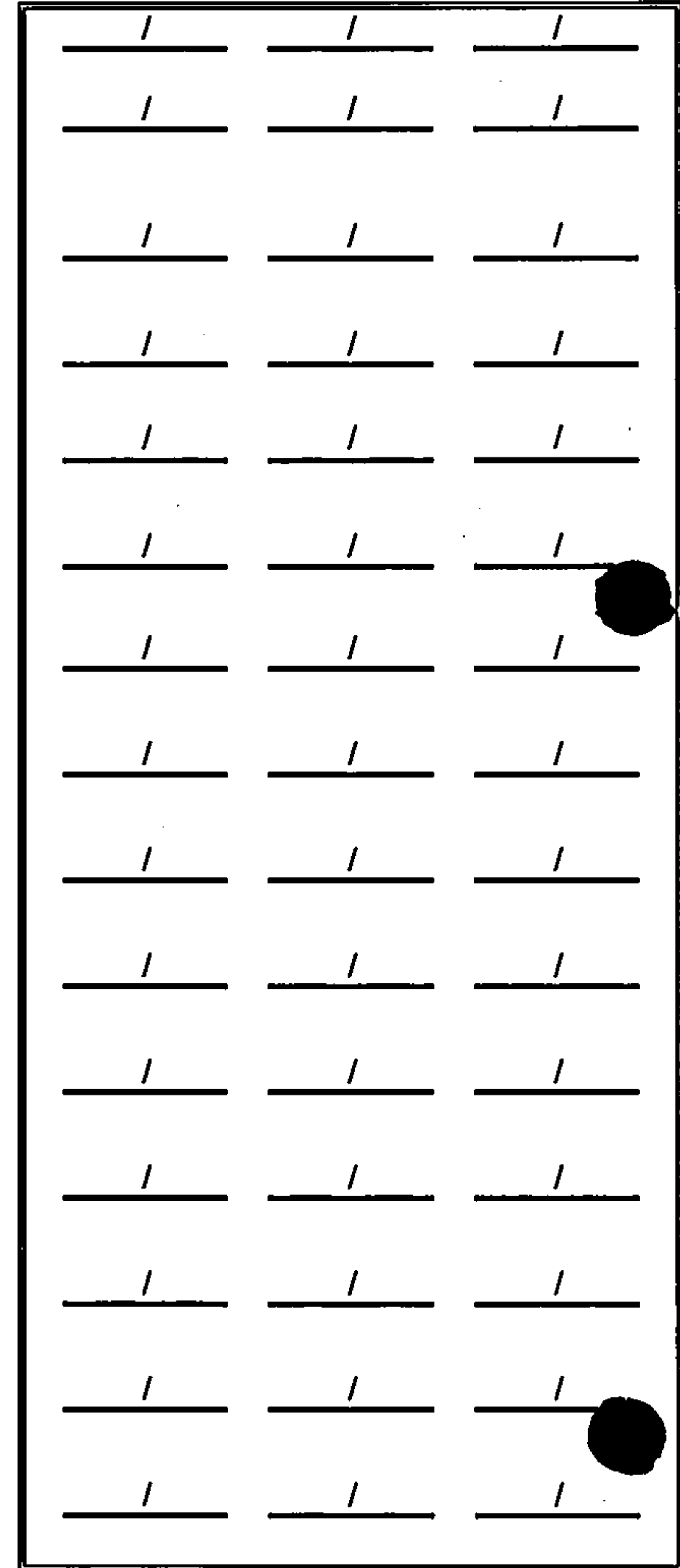
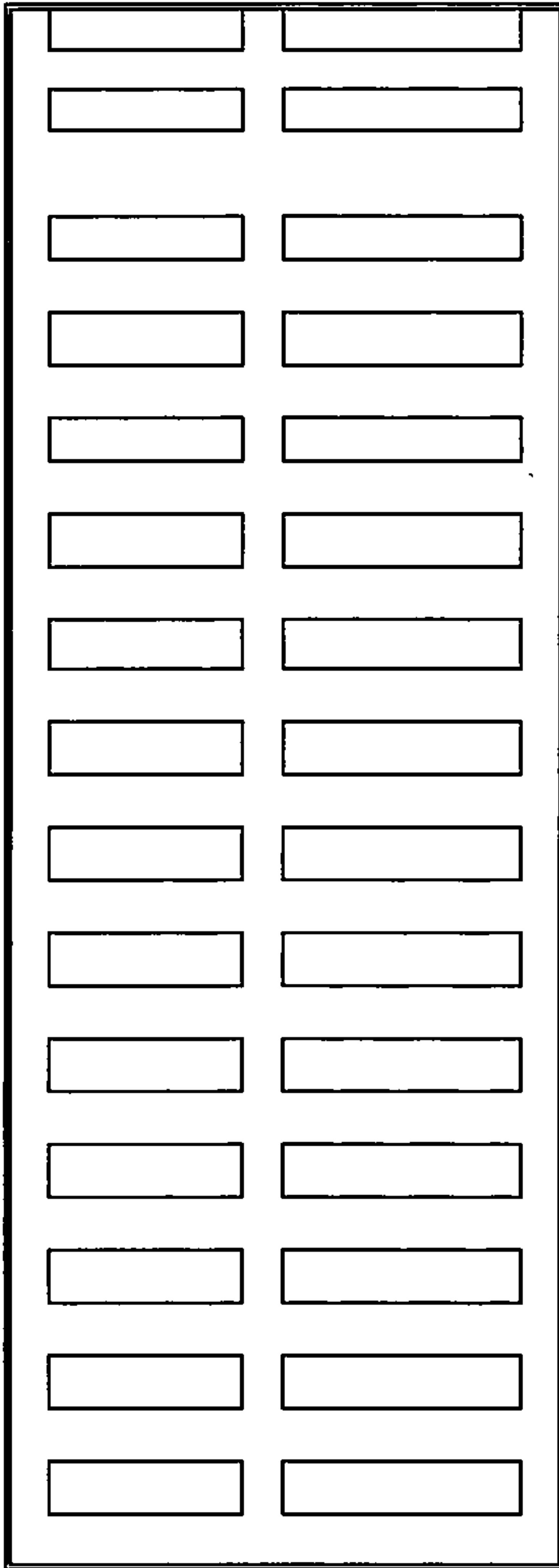








8"	Waterline	Lobo Trot Rd.	Running Bear Ave.	Cougar Run Ave.
6"	Waterline	Lobo Trot Rd.	Cougar Run Ave.	Lot 1 Block 14
<b>SANITARY SEWER</b>				
8"	Sanitary Sewer	Rocky Top Dr.	Sunset St.	Duke City St.
8"	Sanitary Sewer	Sunset St.	Rodey Ave.	Rocky Top Dr.
8"	Sanitary Sewer	Popejoy St.	Rodey Ave.	Rocky Top Dr.
8"	Sanitary Sewer	Rodey Ave.	Lot 23 Block 3	Popejoy St
8"	Sanitary Sewer	Rodey Ave	Lot 32 Block 3	Popejoy St
8"	Sanitary Sewer	Duke City St	Rocky Top Dr.	Lot 25 Block 17
8"	Sanitary Sewer	Sandia Sunset Ave	Rock Squirrel Ave.	Existing 8" SAS at East Boundary
8"	Sanitary Sewer	Rock Squirrel Ave.	Manzano Vista Ave.	Rocky Top Dr.
8"	Sanitary Sewer	Manzano Vista Ave.	Running Bear Ave.	Rocky Top Dr.
8"	Sanitary Sewer	Running Bear Ave.	Cougar Run Ave.	White Dove
8"	Sanitary Sewer	Hubbard St	Sandia Sunset Ave.	Lot 1 Block 20
8"	Sanitary Sewer	Silver Dollar St	Sandia Sunset Ave.	Lot 26 Block 20
8"	Sanitary Sewer	Canyon Wren Ct.	Lots 33-37 Block17	Lot 26 Block 17





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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector P.E.		City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		City User Dept. Signature      Date	

- 1 Sidewalks to be Deferred
- 2 Street Lights Per DPM
- 3 Water Infrastructure includes Valves, Fittings, Valve Boxes, Fire Hydrants, and Appurtenances.
- 4 Sanitary Sewer includes manholes and service connection to property line
- 5 Storm Drain includes manholes & inlets and Storm Drain sizes shall be per DRC final design and analysis.
- 6 Engineer's Certification of Private Grading & Drainage per DPM for release of SIA & Financial Guaranty's. Financial Guaranty's are not required for grading.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

**Cathy Davis, Esquire**  
 NAME (print)  
**Hunt & Davis P.C.**  
 FIRM

---

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DRB CHAIR - date

---

TRANSPORTATION DEVELOPMENT - date

---

UTILITY DEVELOPMENT - date

---

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

---

AMAFCA - date

---

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

---

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

DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



§ 14-14-2-2 CONFORMANCE WITH PLANNING AND ZONING.

(A) *Planning.* The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed shall conform to the Albuquerque/Bernalillo County Comprehensive Plan and any other adopted plan, including but not limited to the Long Range Major Street Plan and other facility plans. No plat shall be approved if it contains elements clearly and significantly inconsistent with the adopted plans.

(B) *Zoning.*

(1) Plats must contain lot sizes and other elements consistent with the applicable zoning ordinance, or must meaningfully decrease the degree of already existing nonconformity.

~~(2) If the zoning on a property requires approval of a site development plan prior to development of the property;~~

~~(a) A site development plan must be approved prior to platting; and~~

~~(b) The plat must conform to the approved site development plan.~~

('74 Code, § 7-16-3B)

**§ 14-16-2-22 SU-1 SPECIAL USE ZONE.**

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

**(A) Procedure.**

- (1) Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. An application for a change to SU-1 zoning shall state the proposed use and must be accompanied by a plan including, at a minimum, all the elements of a Site Development Plan for Subdivision Purposes. As part of the zone amendment action, a Site Development Plan may be approved; alternatively a plan may be approved later. If an approved Site Development Plan is a specified condition of zone change approval, such plan must be approved within the time period specified in § 14-16-4-1(C)(11) of this Zoning Code. No building permit shall be approved unless it is consistent with a complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee; at the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit.
- (2) A decision implementing a change to the zone map to SU-1 zoning shall designate the specific use permitted, and a building permit shall be issued only for the specific use and in accordance with an approved Site Development Plan. The specific use shall be recorded on the zone map.
- (3) In approving an application, the Planning Commission may impose requirements as may be necessary to implement the purpose of this Zoning Code. However, for an adult amusement establishment or adult store on a SU-1 zoned site, no conditions may be imposed on the adult uses that would prevent them from existing on the site if the uses are allowed under the applicable Zoning Code distance requirements.
- (4) A certified copy of the Site Development Plan shall be kept in the Planning Department records so that it may be reviewed against an application for a building permit for any part or all of a special use.
- (5) The Planning Commission may review the application, plan, and progress of development at least every four years until it is fully implemented to determine if it should be amended.
- (6) The Planning Director may approve minor changes to an approved Site Development Plan or Landscaping Plan if it is consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general configuration, if the total building square footage is not greater than 10% than the approved plan, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered plan. If the Planning Director believes there might be a person substantially aggrieved by the altered plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there.
- (7) The Planning Director or a designee may approve site plans for temporary park-and-ride facilities.

"City Planning Commission" or the "Planning Commission" for the purposes of any other ordinance of the city which refers to such body.

(B) *Membership.* The EPC is composed of nine members:

(1) Members shall meet the qualifications set forth in §§ 2-6-1-1 et seq., the Public Boards, Commissions and Committees Ordinance, and

(2) The Mayor shall recommend appointments to the EPC which will lead to one EPC member residing in each Council District at the time of each appointment.

(C) *Terms, Vacancies, Member Removal.* Except as otherwise set forth herein, matters concerning appointments, including terms, vacancies, and member removal, shall be as set forth in § 2-6-1-1 et seq.

(D) *Expansion.* It is contemplated that the EPC will subsequently be expanded into and become a part of Metropolitan Environmental Planning Commission through the appointment of members by the Bernalillo County Board of County Commissioners.

(74 Code, § 7-15-1) (Ord. 294-1972; Am. Ord. 4-1976; Am. Ord. 90-1983; Am. Ord. 40-1994; Am. Ord. 25-2004)

#### **§ 14-13-3-2 DUTIES, RESPONSIBILITIES, AND POWERS.**

(A) *Delegation by City Council.* There is hereby delegated to the EPC the following power and authority:

(1) *Study.* The EPC shall study urban and regional planning and means of protecting and improving the environment. The EPC may request assistance of staff of the city by request to the Mayor.

(2) *Advisory Functions.* The EPC shall advise the Mayor, City Council, and city staff concerning the development and revision of community goals, plans for urban development and protection of the environment, policies on development and on protection of the environment, ordinances appropriate for effecting such plans and policies, annexation to the city, programming of capital improvements for the city, the designation of land desirable and needed for public purposes, the adoption of air and water quality standards, and other appropriate matters.

(3) *Public Education.* The EPC shall promote the understanding of planning and environmental matters among public officials as well as residents of Albuquerque and its environs.

(4) *Environmental and Economic Impact Analyses.* The EPC shall review all environmental and economic impact analyses prepared by the city or required of others by the city, or submitted to the EPC by other interested parties on matters under consideration by the EPC.

(5) **Approval of Extraordinary Facilities in City Parks and Open Space.** If extraordinary facilities are proposed for city-controlled parks or open space, EPC approval of a site development plan is required before installation or construction. Before considering approval of such facilities, the EPC shall seek the recommendation of the Metropolitan Parks Advisory Board and/or the Open Space Advisory Board, according to their jurisdiction over the area. The decision of the EPC may be appealed to the City Council if appeal is filed with the Planning Director within 15 days of the decision. For the purpose of this division (5):

(a) **EXTRAORDINARY FACILITIES IN PARKS** are those which are not primarily for facilitating recreation, relaxation, and enjoyment of the outdoors; they do not include incidental parking and access roads, nor do they include infrastructure not visible on the surface;

(b) **EXTRAORDINARY FACILITIES IN OPEN SPACE** are those other than trails, fencing, signs, incidental parking lots, and access roads.

(6) *Other Duties, Responsibilities, and Powers.* The EPC has such other duties, responsibilities, and powers as may be delegated to it by the City Council, including but not limited to powers delegated by the Zoning Code and Subdivision Regulations.

(B) *Committees.* EPC may form standing committees from EPC members in order to carry out the assigned duties, responsibilities and powers of the EPC. The EPC shall select the EPC members to serve on its committees and may select the Chairperson of EPC committees except as otherwise specified by §§ 14-13-3-1 et seq. Members of EPC committees who

PROJECT #  
1005278

May 20. 2015

VP  
SW  
DSW  
STP  
STP





Supplemental Form (SF)

<input checked="" type="checkbox"/> Major subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<input type="checkbox"/> ZONING & PLANNING	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action				
<input type="checkbox"/> Vacation	<input type="checkbox"/> V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)	
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar	
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations	
<input type="checkbox"/> for Subdivision				
<input type="checkbox"/> for Building Permit				
<input type="checkbox"/> Administrative Amendment/Approval (AA)				
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> D		<input type="checkbox"/> Street Name Change (Local & Collector)	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	<b>APPEAL / PROTEST of...</b>	
<b>STORM DRAINAGE (Form D)</b>			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan				

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Hunt & Davis, PC PHONE: 881-3191  
 ADDRESS: 2632 Mesilla NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Cathy.Chuntodavis@hds.com  
 APPLICANT: JH. West, LLC PHONE: 450-2395  
 ADDRESS: PO Box 1443 FAX: \_\_\_\_\_  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: rwr2d@aol.com  
 Proprietary interest in site: owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: sketch Plat Review and Comments for Four Hills Estates

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract A / Tract 1-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Tract A Juan Tabo West / Tract 1-A-1 Juan Tabo Hills Unit 2  
 Existing Zoning: R-D Proposed zoning: unchanged MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-21 UPC Code: 102105533569940124

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1005-278

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? yes  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: 3060 Total site area (acres): 85.1059  
 LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_  
 Between: Juan Tabo Hills Unit 1 & 2 and Tijeras Arroyo  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 8-13-13  
 for Print Name) Cathy Davis Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>BDRB - 70655</u>	<u>SK</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date August 21, 2013

[Signature]  
 8-13-13  
 Staff signature & Date

Project # 1005278

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE:** There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Cathy Davis  
 Applicant name (print)  
[Signature] 8/13/13  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 13DRB- \_\_\_\_\_ - 701055

[Signature] 8-13-13  
 Planner signature / date  
 Project # 1005228



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Hunt & Davis, PC PHONE: 881-3191  
 ADDRESS: 2632 Mesilla NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Cathy.hunt@davispc.com

APPLICANT: JH West, LLC PHONE: 450-2395  
 ADDRESS: PO Box 1443 FAX: \_\_\_\_\_  
 CITY: Corrales STATE NM ZIP 87018 E-MAIL: rwrada@aol.com  
 Proprietary interest in site: owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat Review and Comments for Four Hills Estates

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract A / Tract 1-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Tract A Juan Tabo West / Tract 1-A-1 Juan Tabo Hills Unit 2  
 Existing Zoning: R-D Proposed zoning: unchanged MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-21 UPC Code: 102105533569940124

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1005-278

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  Yes  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: 3666 Total site area (acres): 85.1059  
 LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_  
 Between: Juan Tabo Hills Unit 1 & 2 and Tijeras Arroyo  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 8-13-13  
 for (Print Name) Cathy Davis Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>BDRB - 70655</u>	<u>SL</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date August 21, 2013

[Signature] 8-13-13  
 Staff signature & Date

Project # 1005278

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

Cathy Davis  
 Applicant name (print)  
[Signature] 8/13/13  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 13DRB-70155

[Signature] 8-13-13  
 Planner signature / date  
 Project # 0005228



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 ~

August 13, 2013

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque Planning Department  
600 2nd Street, NW  
Albuquerque, NM 87102

**Re: Four Hills Estates Subdivision (Project 1005278)**

Dear Mr. Cloud:

At the DRB's Sketch Plat hearing on 08/15/2012 covering the referenced case, Board members provided written comments that are being addressed below in the order that they were received:

Parks and Recreation (City comments are in **bold type**)

**1. Archaeological Site**

*Response: The developer wants to maintain ownership of the archaeological site discovered. This is being coordinated with the SHPO.*

**2. Gallant Fox Open Space**

*Response: This tract is included within the proposed subdivision because a portion of it will be traversed by a new road to the subdivision that will be dedicated as City right-of-way.*

**3. Park Site**

*Response: Status of the potential park site is unknown.*

**4. Off-site 12-acre Tract B-1**

*Response: This property will be conveyed to the City, if it has not been conveyed already.*

**5. Tract B-2 and Tract A**

*Response: Tract A is within the City and Tract B-2 is within the County, so they can't be platted together.*

**6. Scour Wall**

*Response: Scour wall is now shown on the plat. Dialogue with PRD-OSD will occur prior to its construction.*

**7. Label all Open Space Tracts**

*Response: Tijeras Arroyo Open Space Tract is now labeled. Disturbance to a portion of open space tract is not prohibited since it is necessary in order to construction scour wall, although the extent of disturbance will be limited as much as possible. This is addressed in the Pre-Annexation Agreement.*

**8. EPC Findings and Staff Report**

*Response: The Final Notice of Decision from EPC was modified from recommendations provided in the December 2010 Staff Report and the Notice of Decision did not contain the referred to language of "given topography lends to clusters of houses that are separated by arroyos" and "part of the larger trail network and shall be extended from the JTH neighborhood through the LTHW neighborhood." Per the Notice of Decision and the Pre-annexation agreement, the only required dedication of Open Space to the City is the existing Tijeras Arroyo Tract B-2.*

Transportation Section

**1. Trip Generation Exhibit required**

*Response: A Trip generation exhibit has been prepared and will be provided once there are no adverse comments remaining on the proposed lot and street layout at the time of Preliminary Plat.*

**2. Proposed Modified Procedure C Agreements**

*Response: City Legal will have to be consulted regarding the proposed Modified Procedure C Agreements for off-site improvements.*

**3. Infrastructure List is required**

*Response: An infrastructure list will be provided.*

**4. Sight Distance Exhibit required**

*Response: Sight distance exhibit will be provided at the time of preliminary plat.*

City Engineer – Hydrology Development

**Sketch Plat is in disagreement with the 12-9-12 Staff Report (should be 12-9-10 Staff Report)**

*Response: The December 2010 EPC staff report was changed prior to final approval of the site's annexation in January 2011, so referencing this report as a basis for Comments 1 and 2 is erroneous.*

**Proposed main access road on steep slopes**

*Response: The proposed main access road will be on a 3:1 slope and any retaining walls, if needed, are expected to be on the order of 4' to 6' high. This issue was resolved during a subsequent meeting with the City Engineer.*

**Mandatory Blue Ribbon Road Connection to the east**

*Response: There is neither hydrologic value nor a positive drainage impact resulting from connection of this site to Blue Ribbon Road.*

**Show Flood Zone more clearly**

*Response: Flood Zone clarity has been improved. It will also be shown on the grading and drainage plan and the preliminary plat in greater detail.*

## Planning

**Planning states that: "The proposed subdivision needs to be significantly modified to conform to the policies of the Comprehensive Plan as outlined in the adopted Findings of the EPC." On pages 2 and 7 of EPC's Official Notice of Decision Finding 6 states:**

*This request for annexation furthers the following Comprehensive Plan policies for Developing and Established Urban areas:*

### **DEVELOPING URBAN AREA POLICIES**

- A. This request will add to the range of urban land uses found in the community by improving land that has been considered challenging to develop while expanding the established neighborhood. The result will be a neighborhood with a gross maximum density of 5 dwelling units per acre. (Comprehensive Plan Policy II.B.5.a)

*Response: It is true that the improved land within this new subdivision will add to the range of land uses found in the community.*

- B. This request will expand the existing neighborhood JTH, to the west, and will be developed in the same manner. It allows growth of JTH to be on adjacent, vacant land that is contiguous to the existing City limits will be served by existing urban facilities and services. The requested zoning, R-D, is the same as the existing neighborhood and shall be developed with a similar density. (Comprehensive Plan Policies II.B.5.d & II.B.5.e)

*Response: It is also true that this new subdivision will expand existing development from the east by employing the same techniques that were utilized to develop the existing JTH subdivision to the east, which was started by mass-grading the native terrain. This subdivision will also contain new lots of similar size and the development will exhibit a similar overall density to its existing neighbor to the east.*

- C. Clustered housing will be easy to obtain (with shared open spaces in between) for the following reasons: R-D zoning requires that each dwelling shall have 2,400-square feet of open space and the R-T standards allow for the dwellings to be in close proximity with each other or attached. The homes are to be developed on the elevated areas off the Tijeras Arroyo as well. (Comprehensive Plan Policies II.B.5.f, II.B.5.g, & II.B.5.1)

In particular, Comprehensive Plan Developing Urban Policy 5.f. states that "Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeway shall be encouraged."

*Response: It's understood that the intent to dedicate 52 acre of open space in the Tijeras Arroyo and then designate the remaining 85 acres on elevated area south of the arroyo for home site development will conform.*

D. The subject site will be developed with R-D zoning that requires dedication of open space, thus encouraging the preservation of the natural environment. (Comprehensive Plan Policy II.B.5.m)

*Response: The applicant is intending to dedicate 52 acres of open space to the City within the Tijeras Arroyo as outlined in the mutually-executed pre-annexation agreement. In addition to dedication of the 52 acres there is a supplemental 15 acres within the 85 acres that is being proposed for on-site trails, active recreation, or archaeological preservation.*

***Planning also comments that the subdivision's development must also conform to the land suitability provisions of the Subdivision Ordinance.***

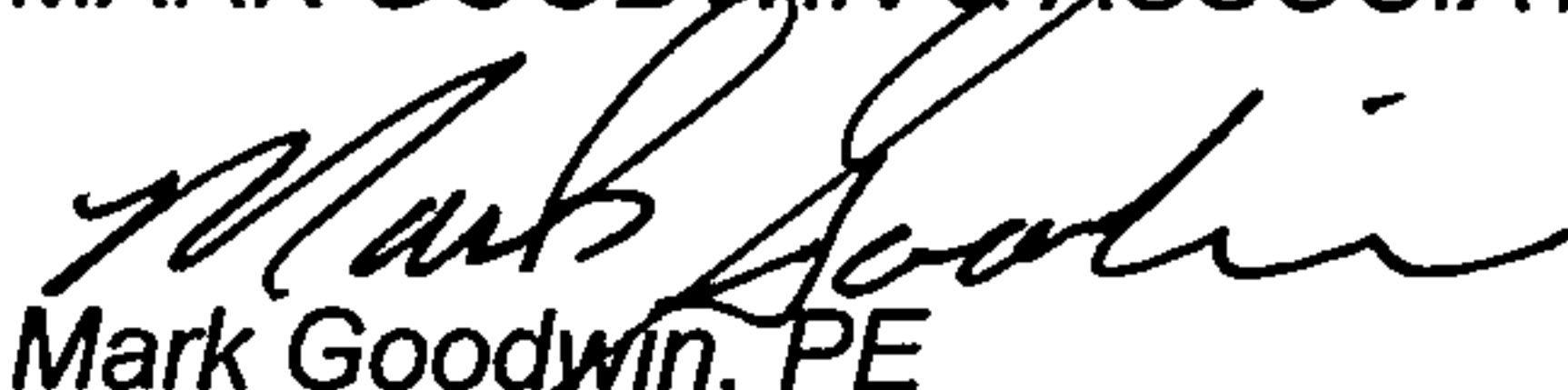
The land suitability section of the ordinance states: "No land shall be subdivided which is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations on water quantity, and/or quality, lack of access or restrictions on accessibility, or other conditions likely to be harmful to the public health safety or general welfare, unless such unsuitable conditions are corrected or mitigated to the satisfaction of the city."

*Response: Virtually every piece of already-developed land within the Developing Urban Area of the city could fit this description. As the applicant's agent there will be engineered solutions provided for all these above-cited pre-development conditions during the preliminary plat stage of review. The same engineering solutions were put forth to address the same conditions that presented themselves prior to development of the existing Juan Tabo Hills Subdivision just to the east of this site. The lack of land suitability was not brought up when JHT East was taken through the subdivision process and both properties are essentially the same. Secondly, the alleged lack of land suitability was also not previously brought up during this site's annexation and establishment of zoning review and approval process through EPC and City Council.*

***Planning contends that the existing Blue Ribbon Road within Juan Tabo Hills to the east needs to be extended west into the subject subdivision.***

*Response: Blue Ribbon Road is not to be extended into this new subdivision because it was found to be unnecessary from a vehicular capacity standpoint. The Transportation Section had no adverse comment about the lack of a Blue Ribbon Road connection and this is consistent with the DPM, which allows up to 450 dwellings to be located off the subdivision's two proposed access points. Furthermore, its connection would result in an undesirable level of new traffic passing in front of numerous existing homes on Blue Ribbon Road east of the site, which should be minimized. Pedestrian access between the two subdivisions will be provided in the vicinity of Blue Ribbon Road's west terminus.*

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

  
Mark Goodwin, PE  
President



**Development Review Board Meeting August 15, 2012**

**Item #15**

**Project # 1005278**

**Archaeological Site** should be platted as a separate parcel and ownership by COA PRD-OSD established for preservation of the Site. Management of the Site would be a prohibitive burden on the HOA. A Treatment Plan is required. Please contact Matt Schmader, Open Space Superintendent for information.

**Gallant Fox open space** has already been transferred to City ownership and should not be a part of this plat. Please explain why it is shown here.

**Park site** of minimum 2 acres size is not shown.

The **12 acre Tract B-1** was to be conveyed to the City prior to May 4, 2011 according to the Pre-Annexation Agreement. It was created as a separate tract to meet Bernalillo County requirement for annexation approval but has not been conveyed. Property ownership still is in the name of Juan Tabo Hills LLC. According to the Agreement, a payment in lieu is due the City.

**Tract B-2 and Tract A** should be platted at the same time to avoid the types of issues that arose from the piecemeal platting that occurred at Juan Tabo Hills 3A and 3B and the interface with Open Space.

The Sketch Plat does not indicate the location of the **scour wall**. Please show the scour wall location on the Plat. Limits of disturbance and re-vegetation of the Open Space arroyo tract B-2 will need to be discussed with PRD-OSD at such time as scour wall is to be built.

Please **label all open space tracts** on the Plat with notes about prohibiting disturbance of open space. If disturbance is necessary, PRD-OSD notification and approval is required in combination with limits of disturbance being established.

The EPC findings and staff report from the Annexation/Establishment of Zoning case Project# 1005278 describe a very **different design for this development**. "Since the homes are to be developed on the elevated areas off the Tijeras Arroyo, the given topography of the parcel lends to clusters of houses that are separated by arroyos, which are part of a larger trail network and shall be extended from the JTH neighborhood through the JTHW neighborhood. The subject site will be developed with R-D zoning that requires dedication of open space, thus encouraging the preservation of the natural environment".

*Tract B-1 conveyance?*

*Carol S. Dumont*

Carol S. Dumont  
Senior Planner  
Parks & Recreation Department  
(505)768-5387

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1005278

AGENDA ITEM NO: 15

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

A Trip Generation / Distribution exhibit will be required. Existing traffic must be included in the distribution exhibit. This exhibit is necessary to determine the appropriate right of way widths.

What is the status of the Procedure C-Modified Agreements as required per the Pre-Annexation Agreement?

An infrastructure list will be required.

Clarify how this design meets the requirements noted in the EPC Notice of Decision.

Per Traffic Operations:

Provide a sight distance exhibit. Please note that 500 feet of clear sight is required for approaching traffic on Juan Tabo from 13 feet back of curb face (perpendicular to Juan Tabo) from three feet to eight feet above gutter flowline is required. The landscaping plan must indicate this as well; walls, trees, and shrubbery over 3 feet tall (measured from gutter pan) will not be acceptable in this area.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: AUGUST 15, 2012

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1005278**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Sketch Plat

**ENGINEERING COMMENTS:**

The proposed sketch plat is in disagreement with the EPC staff report dated 12-9-12 for the following reasons:

1. The report states that homes to be clustered together in areas that are suitable for development and the existing arroyos to remain.

2. It also states that homes will be clustered and leave large open spaces between the groupings of homes.

The entire site should not be mass graded to encourage the preservation of the natural environment.

The proposed main access road is on a steep side slope requiring an approximately 25 foot retaining wall. Provide justification for why the City should allow this road.

Blue Ribbon road has been constructed to the east and should be a connection point for this subdivision.

The flood zones should be more clearly shown.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section

**DATE: 8-15-12**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 15, 2012  
DRB Comments**

**ITEM # 15**

**PROJECT # 1005278**

**APPLICATION # 12-70241**

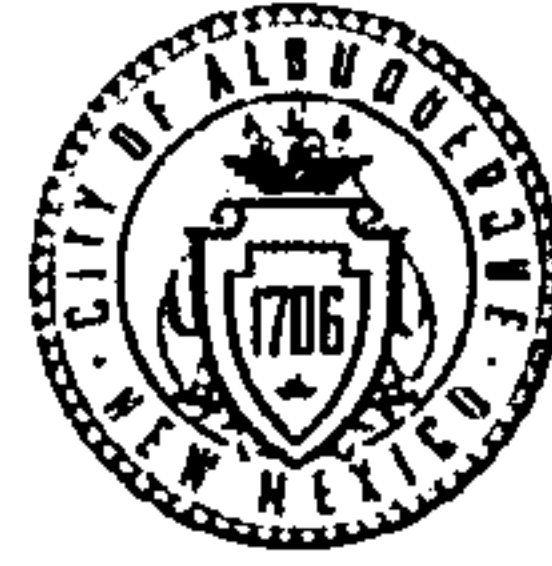
**RE: Tract A, Juan Tabo Hills West**

The proposed subdivision needs to be significantly modified to conform to the policies of the Comprehensive Plan as outlined in the adopted Findings of the EPC and to the land suitability requirements of the Subdivision Ordinance. In any future subdivision, Blue Ribbon Rd SE in Unit 2 needs to be connected with proposed street network. Please identify which tract(s) are proposed for park area.

---

Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

AUGUST 21. 2013



Supplemental Form (SF)

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment/Approval (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><b>V</b></p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)</p> <p><b>P</b></p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><b>D</b></p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals</p>
---	---

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin and Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: JTH west, LLC PHONE: 338-1438  
 ADDRESS: PO Box 1443 FAX: \_\_\_\_\_  
 CITY: Corrales STATE nm ZIP 87048 E-MAIL: athornton@rayleehomes.com  
 Proprietary interest in site: owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat Review and Comments for Four Hills Estates.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract A / Tract 1-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Tract A Juan Tabo Hills west / Tract 1-A-1 Juan Tabo Hills Unit 2  
 Existing Zoning: R-D Proposed zoning: unchanged. MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): m-21 UPC Code: 102105533509940124

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  Yes  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 85.1059

LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_  
 Between: Juan Tabo Hills Unit 1 & 2 and Tijeras Arroyo

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE 8/3/12  
 (Print Name) Diane Hoelzer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>2012 - 070241</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>8/15/12</u></p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>563</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
--	--	---	--	--

LC SIS

Staff signature & Date

Project #

1005278

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

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

Diane Haelzer  
 Applicant name (print)  
Diane Haelzer 8-3-12  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
2012 - 070241

[Signature]  
 Planner signature / date  
 Project # 1005278



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			Sector Plan (Phase I, II, III)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit			Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	<b>D</b>		
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Gordon and Associates, PA PHONE: 828-2800  
 ADDRESS: PO Box 90006 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kbrashar@gordonengineers.com  
 APPLICANT: JTH west, LLC PHONE: 338-1438  
 ADDRESS: PO Box 1443 FAX: \_\_\_\_\_  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: athornnton@rayleehomes.com  
 Proprietary interest in site: owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat Review and Comments for Four Hills Estates.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract A / Tract 1-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Tract A Juan Tabo Hills West / Tract 1-A-1 Juan Tabo Hills Unit 2  
 Existing Zoning: R-D Proposed zoning: unchanged MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): m-21 UPC Code: 102105533509940124

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): n/a

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  Yes  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 85.1059  
 LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_  
 Between: Juan Tabo Hills Unit 1 & 2 and Tijeras Arroyo  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hecker DATE 8/3/12  
 (Print Name) Diane Hecker Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>2012-070241</u>	<u>SK</u>	<u>563</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>8/15/12</u>			Total <u>\$ 0</u>

JCS Staff signature & Date Project # 1005278



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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

Diane Haelzer  
Applicant name (print)  
Diane Haelzer 8-3-12  
Applicant signature / date

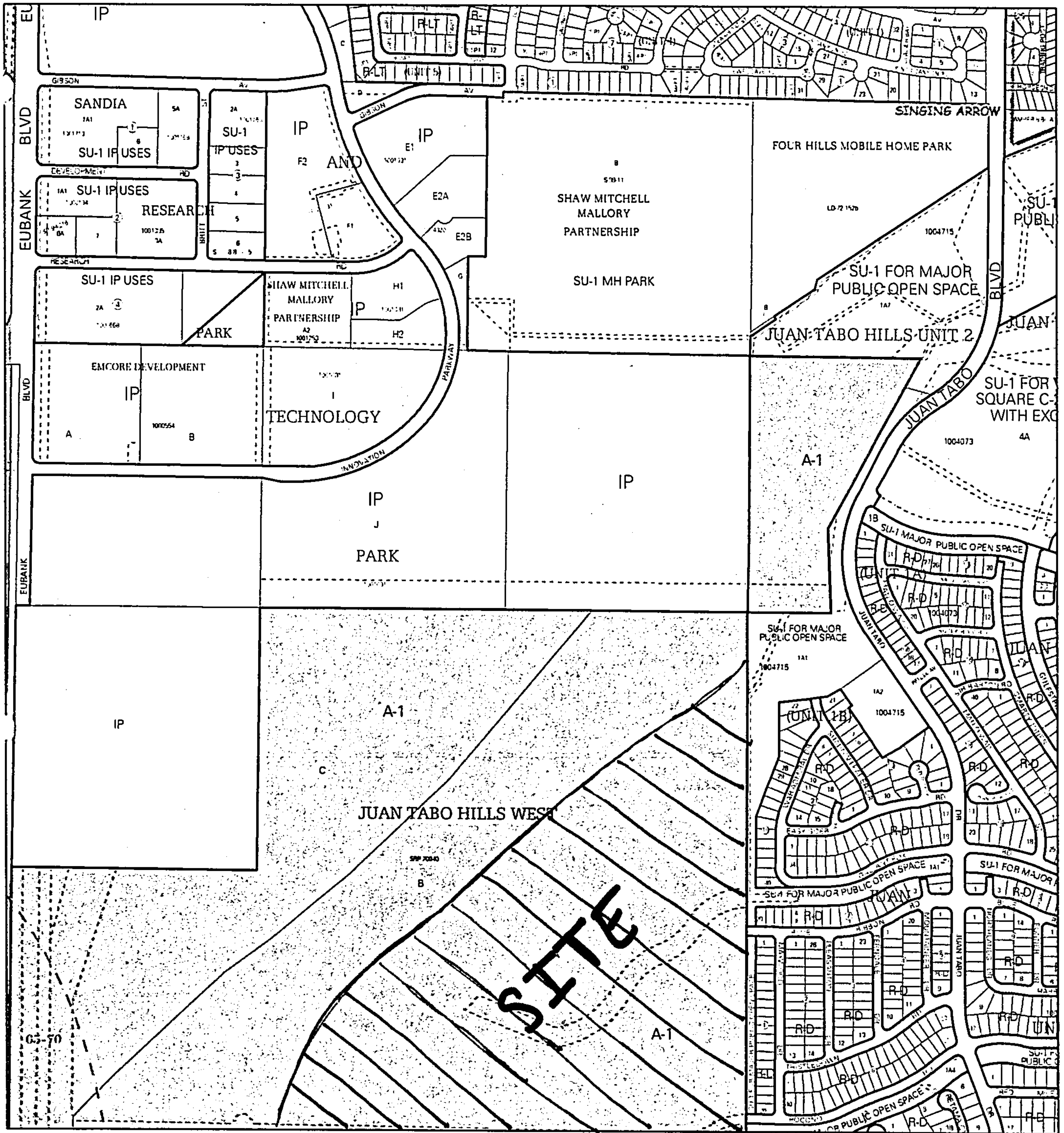


Form revised October 2007

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

Application case numbers  
2012 - 070241

[Signature]  
Planner signature / date  
Project # 1005278



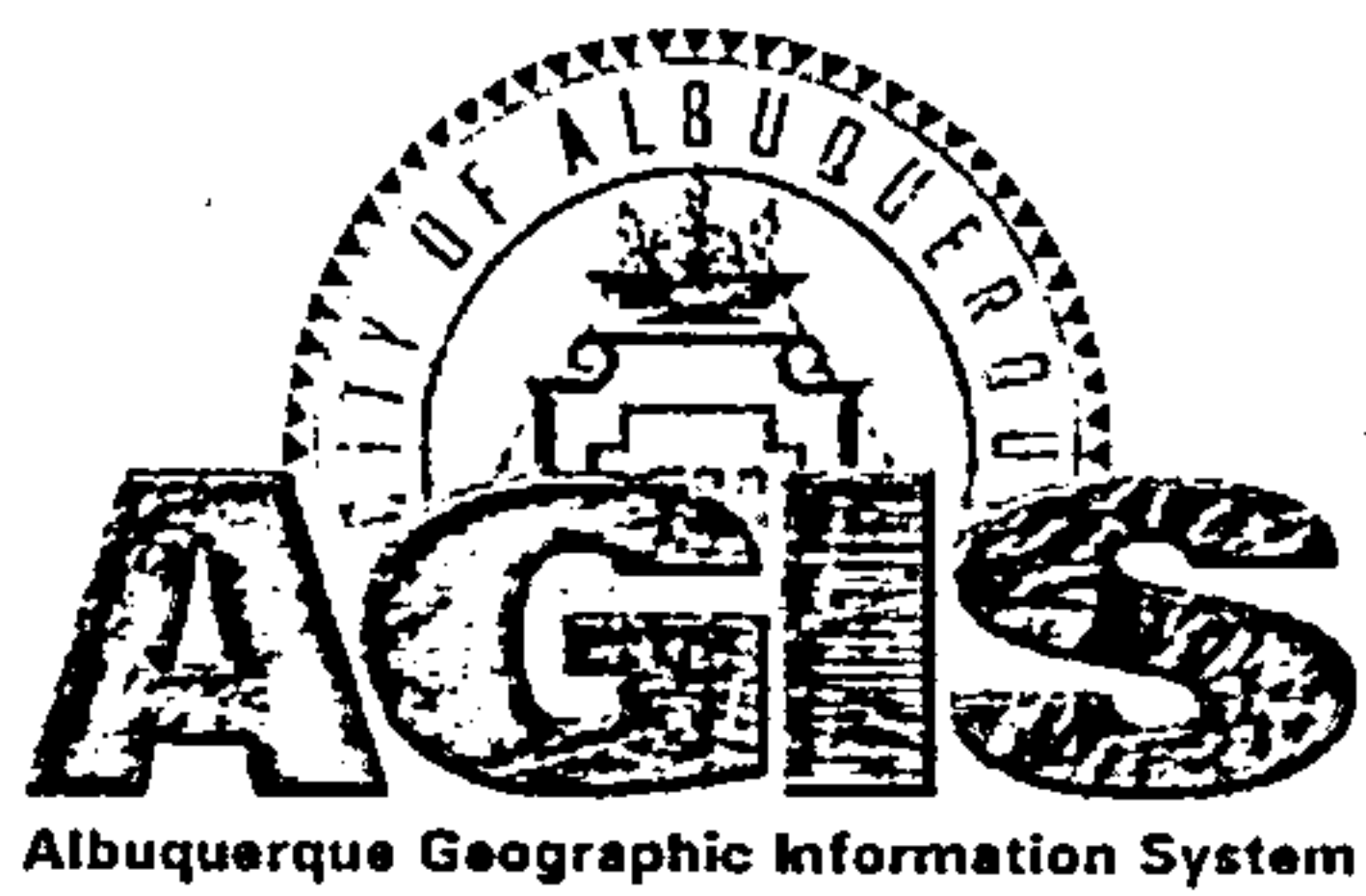
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

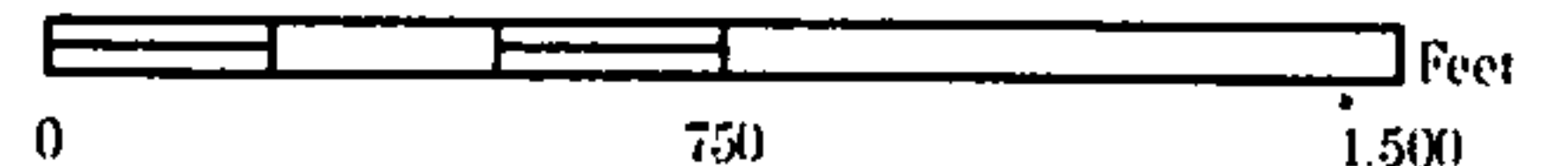
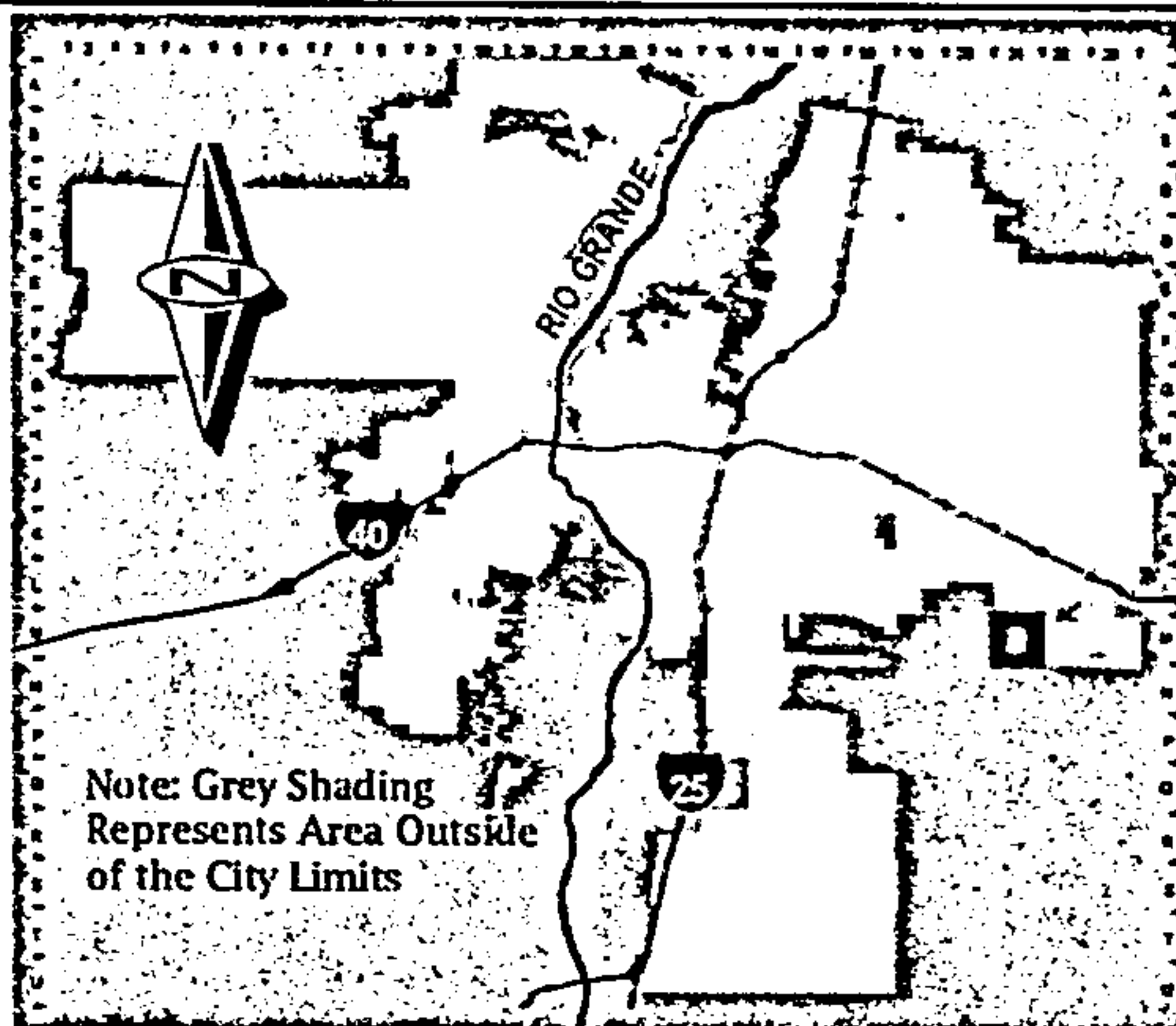
**M-21-Z**

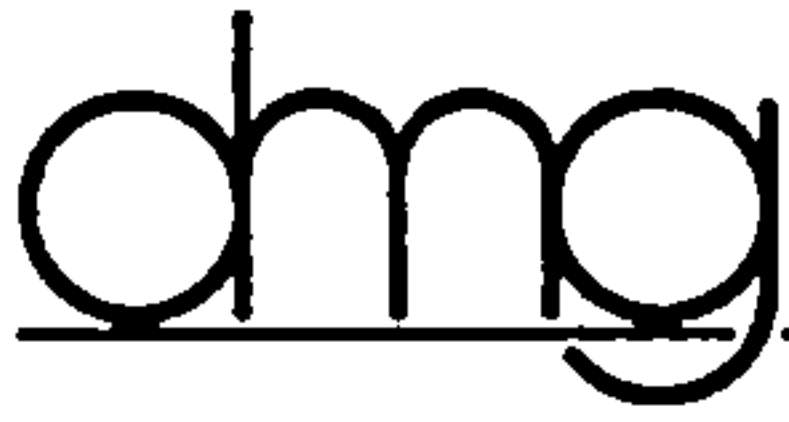
Selected Symbols

- 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



Map amended through: 2/4/2010





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 ~

August 3, 2012

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

**Re: Request Sketch Plat review: Four Hills Estates  
Zone Atlas M-21**

Dear Mr. Cloud:

On behalf of our client, JTH West, LLC, we are requesting a sketch plat review for the above referenced project. This project is located east and adjacent to the Tijeras Arroyo and west of the existing Juan Tabo Hills Unit 1 and 2 subdivisions. The 85 acres site is proposed to be developed into 368 single family residential lots along with all the required water, sanitary sewer, storm drain and park facilities necessary for this planned community as outlined in the current ABCWUA Water and Sewer serviceability statement and the pre-annexation agreement dated June 28, 2011. Six copies of this agreement has been included with this submittal for your information in anticipation of the preliminary plat submittal to follow at a future date.

In addition, our office on behalf of our client, has requested and received the following reports: A Cultural Resource Survey, Geotechnical Investigation and Landfill Gas Assessment.

The conceptual grading and drainage scheme will be to convey storm water runoff as surface flow in the streets to inlets and a storm drain system that will ultimately discharge to the Tijeras Arroyo, probably at two different locations.

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

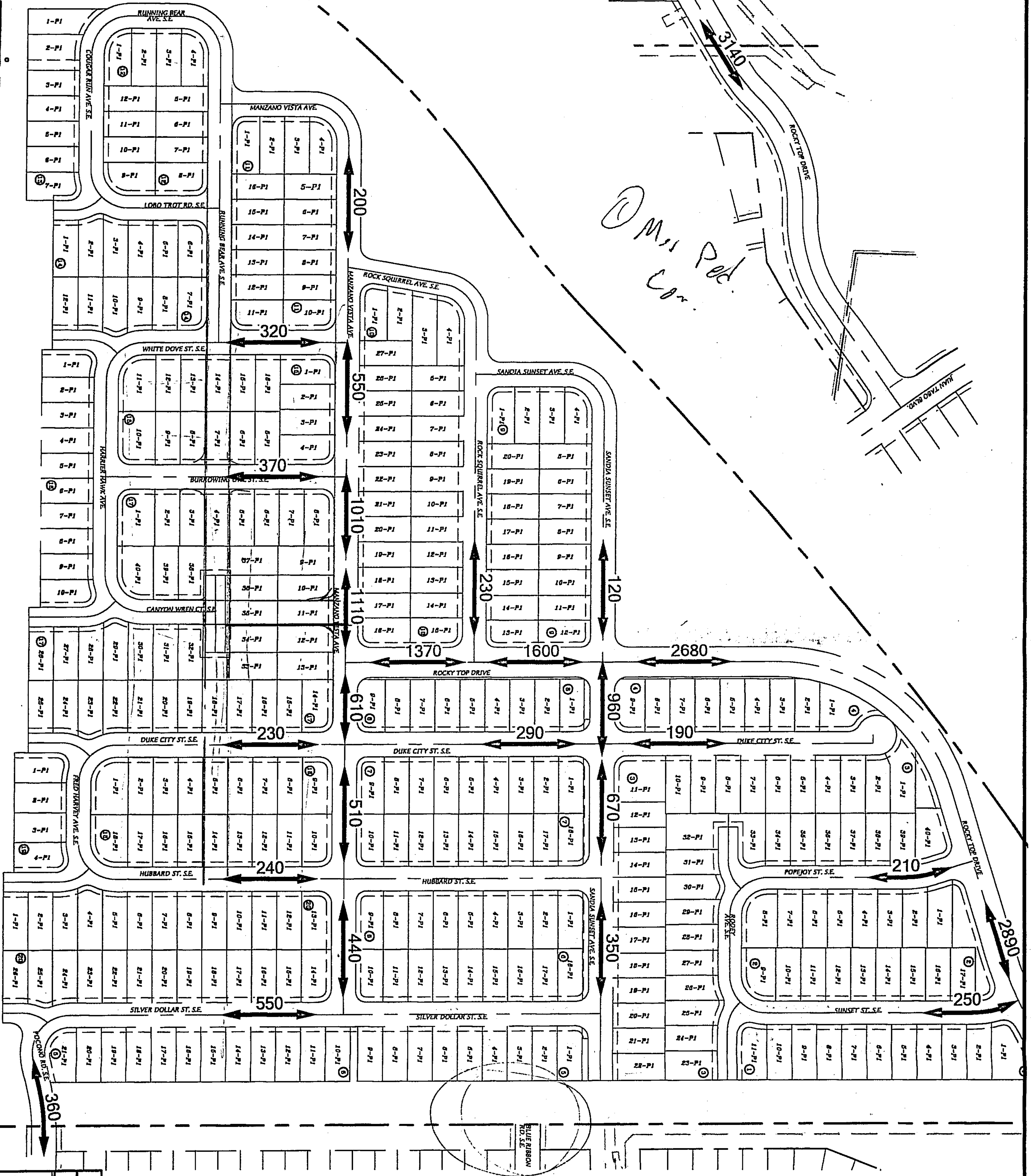
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE  
Senior Engineer

DLH/dlh

Attachments: Annexation Agreement  
Sketch Plat



1005278

JUAN TABO HILLS ESTATES  
TRIP DISTRIBUTION LAYOUT

dmg MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

# Application # :

12-70241 (8-15-12)

---

---

---

---

---

---

---

---

---

---

# PROJECT #

1005278

*App #*

*Action*

*Date*

B-70655

SK

8-21-13

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_