



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 |



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**PARKS AND RECREATION**

*Carol Dumont*  
cdumont@cabq.gov

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.
2. Neighborhood Park to be built by Developer is to be added to Infrastructure List.
3. Please change signature block on Infrastructure List to reflect Parks and Recreation Department not Parks and General Services.
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.
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.
6. Please pull 6' crusher fine path on open space tracts H & 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.

**CITY ENGINEER/  
HYDROLOGY**

*Rita Harmon*  
RHarmon@cabq.gov

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.
2. The scour wall design will be presented to the AMAFCA board for approval

	<p>of the Turnkey Agreement. AMAFCA <sup>T</sup> re 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.</p> <p>3. The drainage report is under review. If the project is encroaching a floodway, a CLOMR will be required.</p> <p>4. Approval of the drainage report for JTH Estates is contingent on a LOMR submittal to FEMA for JTH 3B, as the Base</p>
<p><b>ABCWUA</b>  <i>Kris Cadena</i>  KCadena@abcwua.org</p>	<ol style="list-style-type: none"> <li>1. A Development Agreement will be required for this development as it is outside the defined service boundary of the ABCWUA.</li> <li>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.</li> <li>3. Site Plan for Subdivision <ol style="list-style-type: none"> <li>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.</li> <li>b. Proposed grading plan shows all lots to be below 5480' (within Pressure Zone 4ER).</li> <li>c. Utility Plan shows direct connection to 5E water lines without PRVs.</li> <li>d. Show sanitary sewer lines to be removed (both 21" and 8" along east side of property)</li> <li>e. Label streets and existing water and sanitary sewer in Utility Plan.</li> <li>f. Per the Serviceability Statement <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> </ol> </li> <li>4. Infrastructure List <ol style="list-style-type: none"> <li>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.</li> <li>ii. Pending ability to be served from 5E, require connection of existing</li> </ol> </li> </ol>

	<p>ff. 8" waterline along Blue Ribbon Rd. and 8" waterline between Gallant Fox Rd. and Blue Ribbon Rd.</p> <p>iii. Infrastructure List states 6" waterline along Hubbard St. from Fred Harvey Ave to Lot 1 Block 20 and Utility Plan shows 8".</p> <p>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.</p> <p>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.</p> <p>vi. 6" waterline along White Dove St. from Harrier Hawk Ave. to Manzano Vista Ave. is shown as an 8" on the Utility Plan.</p> <p>vii. Include removal of existing 21" sanitary sewer interceptor.</p> <p>viii. Include removal of 8" collector located east of the project location that runs north/south.</p> <p>5. Preliminary Plat</p> <p>a. Easement D (existing 20' sanitary sewer easement) along east property line needs to be vacated as this line will be removed.</p>
<p><b>TRANSPORTATION DEVELOPMENT</b>  <i>Racquel Michel</i>  <i>RMichel@cabq.gov</i></p>	<ol 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> </ol>
<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>