CITY OF ALBUQUERQUE

#11 & 12

DEVELOPMENT REVIEW BOARD MEETING – August 29, 2011

PARKS & RECREATION DEPARTMENT COMMENTS

Project #1007139 Juan Tabo Hills 3A
Project #1007140 Juan Tabo Hills Unit 1, Lot 2 (aka 3B)

Parks & Recreation comments for DRB meeting 8/29/12:

The Parks & Recreation Department are not ready to approve these plats as new information was provided over the last two days requiring more time to review the Grading & Drainage Plan, the Restoration and Revegetation Plan and the Memorandum of Agreement. We would request an extension of the Preliminary Plats.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2011

Project# 1007139
11DRB-70217 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 3A,** zoned RD, SU-1, located on JUAN TABO BETWEEN GULFSTRAM AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22)

At the August 31, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply, and all vacation actions must be current.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Mark Goodwin & Assoc. – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Juan TAbo Hills LLC – P.O. Box 1443 – Corrales NM 87048
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2010

Project# 1007139
10DRB-70241 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 3A,** zoned SU-1 RD, located on JUAN TABO BLVD SE BETWEEN GOLFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22)

At the September 1, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved. Conditions of Final Plat remain in effect, including current vacation approvals.

If you wish to appeal this decision, you must do so by September 16, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2010

Project# 1007139
10DRB-70241 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 3A,** zoned SU-1 RD, located on JUAN TABO BLVD SE BETWEEN GOLFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22)

At the September 1, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved. Conditions of Final Plat remain in effect, including current vacation approvals.

If you wish to appeal this decision, you must do so by September 16, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado

HEARING DATE 9-1-10 (EPP)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 28, 2009

Project# 1007139
09DRB-70310 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the referenced/ above action(s) for certain easements on Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit 1,** zoned RD and SU-1, located south of THE TIJERAS ARROYO and east of JUAN TABO BLVD SE containing approximately 14.3953 acre(s). (M-21, M-22)

At the October 28, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by November 19, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – P.O Box 1443 – Corrales, NM 87048
Scott Howell
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: October 28, 2009
Zone Atlas Page: M-21 & M-22
Notification Radius: 100 Ft.

Project# 1007139
App# 09DRB-70310

Cross Reference and Location: JUAN TABO BLVD SE BETWEEN E OF GULFSTREAM DR SE AND TIJERAS ARROYO

Applicant: JUAN TABO HILL, LLC
PO BOX 1443
CORRALES, NM 87048

Agent: MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: OCTOBER 9, 2009
Signature: ERIN TREMLIN

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10210555192951 0205	DORWART JEFF R	11839 NATIVE DANCER RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 22 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1161 AC
2	10220550272882 0402	GREGORY TOMMY W	11910 CENTRAL AVE SE	ALBUQUERQUE	NM	87123	R	A1A	LT 2 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1123 AC
3	10210554633064 0416	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 2 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1151 AC
4	10210554983071 0208	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-B FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 2.0560 AC
5	10220550902722 0509	SUMMERTREE HOMES INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 9 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
6	10220551062662 0512	VANTAGE BUILDERS INC	PO BOX 3450	CORRALES	NM	87048	V	A1A	LT 12 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
7	10220551561073 3529	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-A-6 CORR FINAL PLAT FOR JUAN TABO HILLS UNIT 2CONT 11.6989 AC
8	10220550552822 0503	GRADY TIM A	1808 CAMFELLA ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 3 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1564 AC
9	10220551012682 0511	TATE KEITH HAYDEN & ELIZABETH AMY	1840 CAMFELLA ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 11 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
10	10210554643114 0417	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 1 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1561 AC
11	10220550272932 0403	VARELA ALAN M	1701 BLACK GOLD RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 3 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1581 AC
12	10210554633014 0415	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 3 BLK 14 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1151 AC
13	10220550662792 0505	SUMMER DONALD JAY & LEE ELIZABETH NORTH	1818 CAMFELLA ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 5 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
14	10220550102943 1218	MARTINEZ DONNA L	1704 SMARTY JONES ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 18 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1132 AC
15	10210555232941 0206	PADILLA BIALQUIN & ERLINDA	PO BOX 543	EL PRADO	NM	87529	R	A1A	LT 21 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1186 AC
16	10220550412852 0501	MASCARENAS DAVID R	1800 CAMFELLA ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 1 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .2467 AC
17	10220550482842 0502	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124	V	A1A	LT 2 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1773 AC
18	10220550952702 0510	BAZE RONALD W & MARITA M	1836 CAMFELLA ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 10 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
19	10210554203281 0124	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	W1/2 SE1/4 NE1/4 EXCL THE N'WLY PORT SEC 33 T10N R4EAKA TR A CONT 16.3720 AC +/-

20	10210555052951 0202	CHEMENEVA LIUDMILA	11827 NATIVE DANCER RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 25 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1114 AC
21	10220550782752 0507	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 7 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
22	10220550102993 1219	JOHNSON DIANE M & HUBBART GERALD W III	239 HENDREN LN NE	ALBUQUERQUE	NM	87123	R	A1A	LT 19 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1614 AC
23	10210554763011 0209	JUAN TABO HILLS LLC	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 31 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1702 AC
24	10210554952961 0213	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 27 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1163 AC
25	10220550163742 0120	JUAN TABO HILLS LLC	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	TR 4-A FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 25.6617 AC
26	10210555152961 0204	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 23 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1135 AC
27	10220551983342 0138	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	SE1/4NW1/4 T10N R4E SEC34 CONT 40.00 AC
28	10220550842732 0508	Q LE STEPHAN & NGUYEN THANH-MAI T	1828 CAMGELLA AVE SE	ALBUQUERQUE	NM	87123	R	A1A	LT 8 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
29	10220550612802 0504	GRADY JEFFREY S & ROBEDA ASHLY O	1812 CAM FELLA AVE SE	ALBUQUERQUE	NM	87123	R	A1A	LT 4 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
30	10210554912971 0212	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 28 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1162 AC
31	10210554854411 0130	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-A-7 CORR FINAL PLAT FOR JUAN TABO HILLS UNIT 2CONT 16.9469 AC
32	10210555092951 0203	CHERNY GENE & ELENA CHERNOV	11831 NATIVE DANCER RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 24 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1110 AC
33	10210555292941 0207	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 20 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1931 AC
34	10220550722772 0506	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124	V	A1A	LT 6 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
35	10220551003272 0115	JUAN TABO HILLS LLC	8910 ADAMS ST NE	ALBUQUERQUE	NM	87110	V	A1A	TR 3-A FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 14.3953 AC
36	10210554332524 0823	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-A-1 CORR FINAL PLAT FOR JUAN TABO HILLS UNIT 2CONT 13.3641 AC
37	10210554513351 0125	JOHNSON MARY ET AL	9924 COLUMBUS CIR NW	ALBUQUERQUE	NM	87114	V	A1A	A TR OF LAND IN THE CENTER OF THE SE1/4 NE1/4 SEC 33 T10NR4E AKA TR D CONT 1.0895 AC +/-
38	10220550735032 0127	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-C FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 31.4914 AC
39	10220551142642 0513	PIZZONIA JUSTIN P	1818 CAM FELLA ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 13 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .2182 AC
40	10210555002961 0201	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 26 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1162 AC

41	10210554813001 0210	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 30 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1297 AC
42	10210554862991 0211	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 29 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1ACONT .1202 AC

OR CURRENT RESIDENT
102105542032810124
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
102105550929510203
CHERNY GENE & ELENA CHERNOV
11831 NATIVE DANCER RD SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205505528220503
GRADY TIM A
1808 CAM FELLA ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205501029931219
JOHNSON DIANE M & HUBBART
GERALD W III
239 HENDREN LN NE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205510032720115
JUAN TABO HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102105552329410206
PADILLA BIALQUIN & ERLINDA
PO BOX 543
EL PRADO, NM 87529

OR CURRENT RESIDENT
102205506627920505
SUMMER DONALD JAY & LEE
ELIZABETH NORTH
1818 CAM FELLA ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205510626620512
VANTAGE BUILDERS INC
PO BOX 3450
CORRALES, NM 87048

OR CURRENT RESIDENT
102205502729320403
VARELA ALAN M
1701 BLACK GOLD RD SE
ALBUQUERQUE, NM 87123

Project# 1007139
KEVIN SMITH
Juan Tabo Hills NA
1843 RED RUN CT SE
ALBUQERQUE, NM 87123

OR CURRENT RESIDENT
102205509527020510
BAZE RONALD W & MARITA M
1836 CAM FELLA ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102105551929510205
DORWART JEFF R
11839 NATIVE DANCER RD SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205502728820402
GREGORY TOMMY W
11910 CENTRAL AVE SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102105545133510125
JOHNSON MARY ETAL
9924 COLUMBUS CIR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
102205501029431218
MARTINEZ DONNA L
1704 SMARTY JONES ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205511426420513
PIZZONIA JUSTIN P
1818 CAM FELLA ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205509027220509
SUMMERTREE HOMES INC
PO BOX 90925
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102205504828420502
VANTAGE BUILDERS INC
4011 BARBARA LP
RIO RANCHO, NM 87124

Project# 1007139
MARK GOODWIN & ASSOC.
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1007139
ELLEN ALTMAN
Juan Tabo Hills NA
1836 WAR ADMIRAL SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102105550529510202
CHEMENEVA LIUDMILA
11827 NATIVE DANCER RD SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205506128020504
GRADY JEFFREY S & ROBEDA ASHLY O
1812 CAM FELLA AVE SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102105546330640416
JD HOME BUILDER CORPORATION
PO BOX 90218
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102105547630110209
JUAN TABO HILLS LLC
PO BOX 90218
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102205504128520501
MASCARENAS DAVID R
1800 CAM FELLA ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205508427320508
Q LE STEPHAN & NGUYEN THANH-MAI T
1828 CAM GELLA AVE SE
ALBUQUERQUE, NM 87123

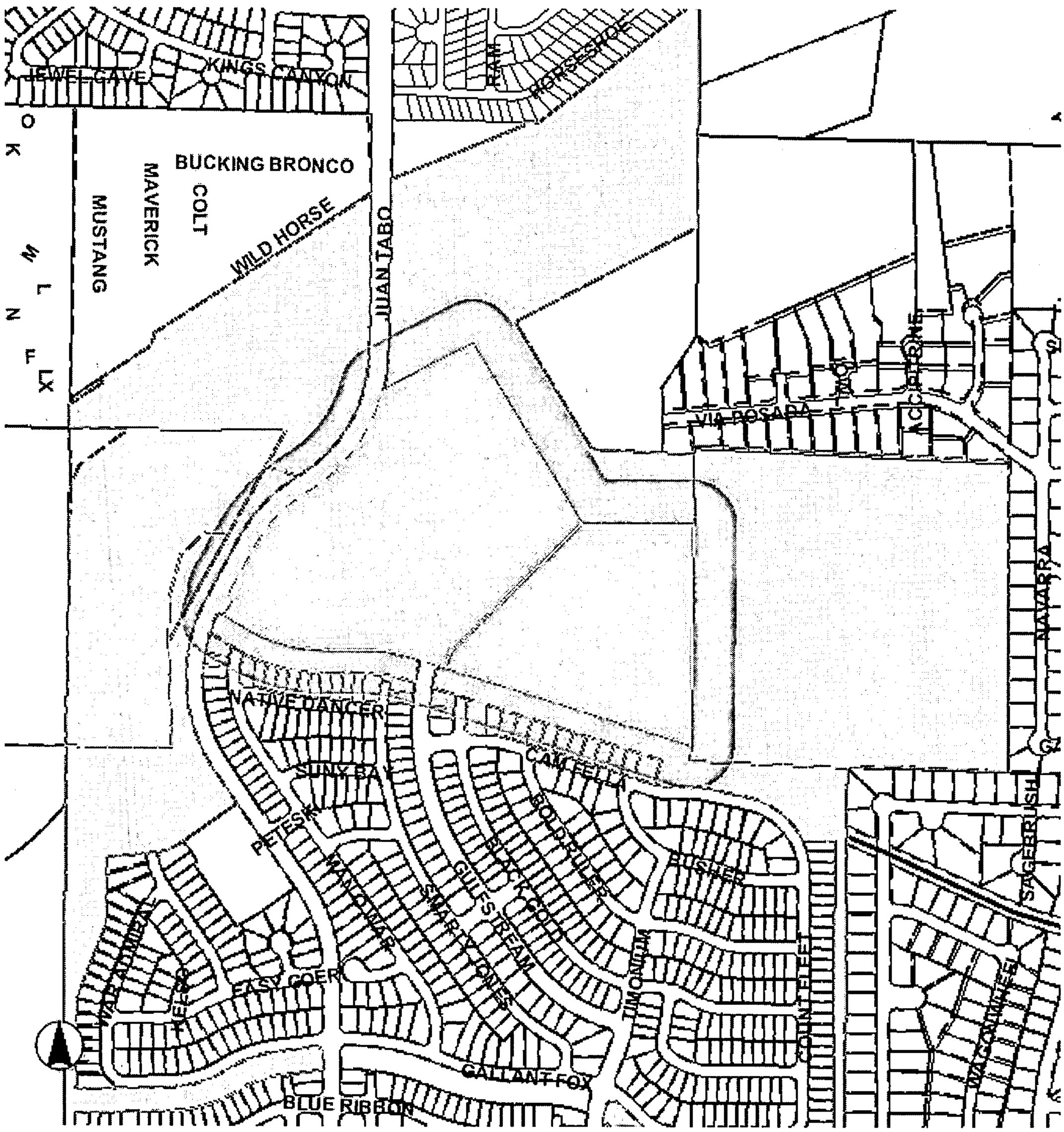
OR CURRENT RESIDENT
102205510126820511
TATE KEITH HAYDEN & ELIZABETH AMY
1840 CAM FELLA ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205507827520507
VANTAGE BUILDERS INC
4131 BARBARA LP SE
RIO RANCHO, NM 87124

Project# 1007139
JUAN TABO HILLS, LLC
PO BOX 1443
CORRALES, NM 87048

Project# 1007139
EVELYN SAAVEDRA
Volterra HOA
PO BOX 93488
ALBUQUERQUE, NM 87199

Project# 1007139
JOY FIGUEROA
Volterra HOA
PO BOX 93488
ALBUQUERQUE, NM 87199


JEWEL CAVE
KINGS CANYON
BUCKING BRONCO
MAVERICK
COLT
MUSTANG
WILD HORSE
JUAN TABO
HORSESHOE
VIA POSADA
ACCIPIONE
NAVARRA
NATIVE DANCER
SUNY BAY
CAMELLIA
BOLD RULER
BUSHER
SAGEBRUSH
GULFSTREAM
SMART JONES
BLACK TOM
TIM OATEM
COUNTY FLEET
WAR ADMIRAL
EASY GOER
GALLANT FOX
BLUE RIBBON

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007139 **AGENDA#** 1 **DATE:** 10/28/09

1. **Name:** Karen Dereney **Address:** 2425 Ridgecrest SE **Zip:** 87108
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 1**

SUBJECT:

Vacation

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation requests. Prior to Final Plat, release of the AMAFCA easement must be by Quitclaim Deed approved by the AMAFCA Board of Directors. If this is part of a FEMA floodplain, a Letter of Map Revision will also be required.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: October 28, 2009

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 28, 2009

Project# 1007139
09DRB-70310 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the referenced/ above action(s) for certain easements on Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit 1,** zoned RD and SU-1, located south of THE TIJERAS ARROYO and east of JUAN TABO BLVD SE containing approximately 14.3953 acre(s). (M-21, M-22)

AMAFCA
No comments

COG
No comments

TRANSIT
No comments.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION
Letters sent to: **Juan Tabo Hills NA (R)**
Volterra HOA

APS
Juan Tabo Hills Unit 1, Tracts 3-A and 4-A, is located south of The Tijeras Arroyo and east of Juan Tabo Blvd SE. The owner of the above property requests a Vacation of Public Easement for a development that will consist of 82 single family homes at full build out. This will impact Manzano Mesa Elementary School, Van Buren Middle School, and Highland High School. Currently, all three schools have excess capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
260	Manzano Mesa	565	612	47
460	Van Buren	579	882	303
520	Highland	1,803	2,100	297

Residential Units: 82
Est. Elementary School Students: 21
Est. Middle School Students: 9
Est. High School Students: 9
Est. Total # of Students from Project: 39
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST Concerning the subject case number(s), Qwest cannot vacate the public easement(s) as submitted as Qwest has existing buried fiber and copper cable within the easement. However, Qwest will relocate facilities when payment is received for relocation. Prior to any final plat approval, we will need a copy for review. If specific information is required concerning the requested easement vacation, please contact Michele Ramirez at 245-6628.
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Reviewed; Open Space has no adverse comments regarding the Vacation of Public Easements.
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT No objection to vacation requests.
PARKS AND RECREATION Defer to the affected agenicies regarding the various vacation requests.
ABCWUA No objection to the Vacation requests with the condition for Final Plat that the existing sanitary sewer line must be relocated prior to Final Plat approval or a temporary easement be recorded for the existing line location.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation; the Planning Dept notes that these vacations were previously approved but have expired.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat Ext

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: September 9, 2009

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 9, 2009

Project# 1007139
09DRB-70285 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A 4A, **JUAN TABO HILLS UNIT1** zoned RD SU-1, located on JUAN TABO BLVD BETWEEN GULFSTREAM DRIVE AND TIJERAS ARROYO (M-21 & M-22)

At the September 9, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved with the condition that the vacation must be re-applied for and re-approved.

If you wish to appeal this decision, you must do so by September 24, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

The conditions of final plat still apply.
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado
File

4. **Project# 1001178**
09DRB-70214 AMENDED SDP FOR BUILDING PERMIT

GARCIA/KRAEMER & ASSOC. agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES,** zoned C-3, located on CUTLER NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17)*[Deferred from 7/22/09, 8/5/09, 8/19/09]* **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1007139**
09DRB-70285 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A 4A, **JUAN TABO HILLS UNIT1** zoned RD SU-1, located on JUAN TABO BLVD BETWEEN GULFSTREAM DRIVE AND TIJERAS ARROYO (M-21 & M-22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE VACATION MUST BE RE-APPLIED FOR AND RE-APPROVED.**

6. **Project# 1006845**
08DRB-70415 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

NMQC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION,** zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TR NW AND GRANDE DR NW containing approximately .7452 acre(s). (F-14) *[Deferred from 10/1/08, 10/8/09]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO PLANNING FOR PRIVATE WATER, SANITARY SEWER AND ACCESS EASEMENT, AGIS DXF FILE AND WRITTEN COMMENTS.**

7. Other Matters: None

ADJOURNED:

FROM SEPT. 9, 2009 HEARING

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat Ext

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: September 9, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007139 AGENDA ITEM NO: 5

SUBJECT:

PRELIMINARY PLAT EXTENSION

ENGINEERING COMMENTS:

No objection to extension request.

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: SEPTEMBER 9, 2009

DEVELOPMENT REVIEW BOARD
AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

September 17, 2008
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. ~~**Project#:1007139**~~
08DRB-70299 VACATION OF PUBLIC EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1,** zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08]* **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

2. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR SWDK CONST
08DRB-70302 MAJOR - SDP FOR SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08]* **DEFERRED TO 10/1/08 AT THE AGENT'S REQUEST.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007139 **AGENDA#** 1 **DATE:** 9/17/08

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

8. **Project# 1007139**
08DRB-70299 VACATION OF PUBLIC EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1,** zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) *[Deferred from 7/30/08]* **DEFERRED TO 9/17/08 AT THE AGENT'S REQUEST.**

9. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR SWDK CONST
08DRB-70302 MAJOR - SDP FOR SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08]* **DEFERRED TO 9/17/08 AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

10. **Project# 1007440**
08DRB-70373 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ROBERT LUPTON agent(s) for REX P WILSON request(s) the above action(s) for all or a portion of Lot(s) 14A & 15a, Block(s) 34, **PARKLAND HILLS ADDITION,** zoned R-1, located on RIDGECREST DR SE AND LAUREL CIR SE containing approximately .4807 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SITE SKETCH TO VERIFY LOCATION OF PAVEMENT, SIDEWALK AND CURB AND GUTTER AND INDICATION OF DISTANCE OF FACE OF CURB TO PROPERTY LINE, AND TO PLANNING FOR A SITE SKETCH INDICATING WHERE THE EXISTING BUILDINGS ARE LOCATED AND VERIFICATION OF SETBACKS, AND AGIS DXF FILE.**

11. **Project# 1007441**
08DRB-70374 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ROBERT LUPTON agent(s) for REX P WILSON request(s) the above action(s) for all or a portion of Lot(s) 5A, 10A & 11A, Block(s) 61, **PARKLAND HILLS ADDITION** zoned R-1, located on INSPIRATION DR SE BETWEEN TRUMBULL SE AND ADAMS ST SE containing approximately .5129 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF PAVEMENT, SIDEWALK AND CURB AND GUTTER AND DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO PLANNING FOR A SITE SKETCH VERIFYING SETBACKS, AND FOR AGIS DXF FILE.**

12. Project# 1007442
08DRB-70375 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for 3821 SINGER LLC request(s) the above action(s) for all or a portion of Tract(s) 6B-1 & 7-B, **MIDWAY BUSINESS PARK** zoned IP, located on MIDWAY PARK BLVD NE BETWEEN SINGER BLVD NE AND OFFICE BLVD NE containing approximately 3.54 acre(s). (E-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK, PAVEMENT ,CURB AND GUTTER AND DISTANCE OF FACE OF CURB TO PROPERTY LINE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING IN ADDITION TO AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. Project# 1006964
08DRB-70372 SKETCH PLAT REVIEW AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of zoned C-2, located on CENTRAL AVE SE BETWEEN SAN MATEO SE AND MADERIA SE containing approximately 3.6719 acre(s). (K-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Project# 1007231
08DRB-70371 SKETCH PLAT REVIEW AND COMMENT

K/G ARCHITECTS agent(s) for K/G ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) B & 12, Block(s) 11, zoned SU-2 IP, located on CENTRAL AVE W BETWEEN 94TH ST SW AND 90TH ST SW (K-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project# 1007437
08DRB-70369 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for GALLOWAY request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) A-1, **MESA PARK ADDITION** zoned C-1, located on ARIZONA SE BETWEEN ZUNI RD SE AND BELL AVE SE containing approximately .5792 acre(s). (L-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters: None

ADJOURNED: 10:00

Dat

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007139 AGENDA ITEM NO: 8

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER
SITE PLAN FOR SUBDIVISION
VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

Sidewalk must be provided along the northern portion of lot 9. Please amend your sidewalk waiver exhibit.
Only sidewalk along the front of lots may be deferred. Other sidewalk must be built with the project.
How will access be provided to Lot 23, Block 1?
Call out all radius values.
Provide cross sections for the 32' F-F and 25' F-F roadways.
A copy of the emergency access easement must be provided prior to final plat approval.
Explain your proposed width of pavement and right of way for the local streets. Will this be classified as p1 or p2? Provide more information.
Further information is needed for the vacation requests. It is unclear how access will be provided in the northern corner of Tract 4-A-1.

RESOLUTION:

9-17-08

APPROVED __; DENIED __; DEFERRED _X_; 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: SEPTEMBER 3, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 8**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.

RESOLUTION:

9-17-08

APPROVED ____; DENIED ____; DEFERRED _X_; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: September 3, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ___X___ 9-3-08; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 27, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 2**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

8-27-08

APPROVED ____; DENIED ____; DEFERRED _X_; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 20, 2008

Susan Rasinski

From: Susan Rasinski
Sent: Tuesday, August 19, 2008 9:57 AM
To: Angela Gomez (agomez@cabq.gov)
Cc: Diane Hoelzer
Subject: Juan Tabo Hills, Unit 3 (1007139)

Angela,

At the request of Diane Hoelzer we are asking for a 2 week deferral of the referenced project - August 20, 2008 DRB Agenda #2. Please reschedule this item for September 3, 2008.

We will send in the deferral fee before the hearing.

Susan Rasinski
MARK GOODWIN & ASSOCIATES
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Angela Gomez
DRB Secretary
ONE STOP

DATE: August 20, 2008

RE: **Juan Tabo Hills, Unit 3**
1007139

ITEMS BEING TRANSMITTED

1	Deferral Fee

- ☐ FOR YOUR USE
- ☐ AS REQUESTED
- ☐ FOR YOUR RECORDS
- ☐ FOR YOUR COMMENTS

Notes:

PROJECT ENGINEER:
Diane Hoelzer, PE

RECEIVED
AUG 20 2008
HYDROLOGY SECTION

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

P.O. Box 90606 ♦ Albuquerque, NM 87199 ♦ (505) 828-2200 ♦ (505) 797-9539 fax
www.goodwinengineers.com

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007139 **AGENDA#** 3 **DATE:** 7/30/08

1. **Name:** Jerry G. Perry **Address:** 2524-1/2 Del Sur SW **Zip:** 87105 (#3 #4)
2. **Name:** Janie Gonzales **Address:** 930 Camino del Río, NW **Zip:** 87114
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
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13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: July 22, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Mark Goodwin and Associates

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1007139, 08DRB-70299 Vacation of Public Easement, 08DRB-70307 Site Development Plan for Subdivision, 08DRB-70306 Major-Preliminary Plat Approval, 08DRB-70304 Sidewalk Waiver, 08DRB-70305 Minor-Temp Deferral Sidewalk Construction, Tracts 3-A & 4-A, Juan Tabo Hills Unit 1, Located South of the Tijeras Arroyo and East of Juan Tabo Blvd. SE containing approximately 14.3953 acres.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Eubank Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__ 8.20.08; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 30, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: July 30, 2008
Zone Atlas Page: M-22
Notification Radius: 100 Ft.

Project# 1007139
App#08DRB-70299
08DRB-70304
08DRB-70305
08DRB-70306
08DRB-70307

Cross Reference and Location: JUAN TABO BLVD BETWEEN E OF GULFSTREAM DR AND CITY OPEN SPACE TIJERAS ARROYO

Applicant: JUAN TABO HILLS LLC
PO BOX 90606
ALBUQUERQUE, NM 87048

Agent: MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: JULY 11, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- X Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- X for Subdivision
- X for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S	Z	**ZONING & PLANNING**
		___ Annexation
		___ County Submittal
V		___ EPC Submittal
		___ Zone Map Amendment (Establish or Change Zoning)
P		___ Sector Plan **(Phase I, II, III)**
		___ Amendment to Sector, Area, Facility or Comprehensive Plan
		___ Text Amendment (Zoning Code/Sub Regs)
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd 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 & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

APPLICANT: Juan Tabo Hills, LLC PHONE: 892-5533
ADDRESS: P.O. Box 1443 FAX: 338-4708
CITY: Corrales STATE NM ZIP 87048 E-MAIL: rvsg7@rayleevantage.com
Proprietary interest in site: Owner List all owners: Juan Tabo Hills, LLC

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 3A - Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Temporary Sidewalk Deferral & Sidewalk

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No. Waiver Approval

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

Lot or Tract No. Tract 3-A, 4-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1
Existing Zoning: RD, SU1 Proposed zoning: same MRGCD Map No ___
Zone Atlas page(s): M22 UPC Code: 102205510032720115

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): (1001370; 04DRB-01858) (1004073; 05DRB-01854)

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no
No. of existing lots: 2 No. of proposed lots: 82 Total area of site (acres): 40.0569 14.3953 (unit 3A)
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd.
Between: E. of Gulfstream Drive and City Open Space TIJERAS ARROYO

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Diane Holzer DATE 7-3-08
(Print) Diane Holzer, PE Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

☐ 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
08DRB-70299	VPE	V	$1380.00
08DRB-70304	SW1	V	$0
08DRB-70305	TDS	V	$50.00
08DRB-70306	PP		$255.00
08DRB-70307	SPS		$385.00
	CMF		Total 20.00
	ADV		75.00
			$4465.00

Hearing date 07/30/08

Sandy Handley 07/3/08
Planner signature / date

Project # 1007139

FORM P(2): SITE PLAN REVIEW - D.R. 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
N/A 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
N/A 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.

Diane Holker PE
Applicant name (print)

Diane Holker 7-3-08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70307
___ - ___ - ___
___ - ___ - ___

Sandy Handley 07/03/08
Planner signature / date

Project # 1007159

Rec	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC
1	1021055486429101 30	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1- A FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 56.5188 AC
2	1022055010294312 18	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	R	A1A	LT 18 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1132 AC
3	1022055010299312 19	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBUQUERQUE	NM	87199	V	A1A	LT 19 BLK 13 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1614 AC
4	1022055061280205 04	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124	V	A1A	LT 4 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
5	1022055055282205 03	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124	V	A1A	LT 3 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1564 AC
6	1022055048284205 02	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124	V	A1A	LT 2 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1773 AC
7	1022055073503201 27	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1- C FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 31.4914 AC
8	1022055016374201 20	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	TR 4- A FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 25.6617 AC
9	1022055100327201 15	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	TR 3- A FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 14.3953 AC
10	1022055026282204 01	FEERY DOUGLAS P & MARTINEZ SARAH J	1709 BLACK GOLD RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 1 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1569 AC
11	1022055027288204 02	GREGORY TOMMY W	1705 BLACK GOLD ST SE	ALBUQUERQUE	NM	87123	R	A1A	LT 2 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1123 AC
12	1022055027293204 03	VARELA ALAN M	1701 BLACK GOLD RD SE	ALBUQUERQUE	NM	87123	R	A1A	LT 3 BLK 22 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1581 AC
13	1022055114264205 13	VANTAGE BUILDERS INC	PO BOX 3450	CORRALES	NM	87048	V	A1A	LT 13 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .2182 AC
14	1022055106266205 12	VANTAGE BUILDERS INC	PO BOX 3450	CORRALES	NM	87048	V	A1A	LT 12 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
15	1022055101268205 11	SUMMERTREE HOMES INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 11 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
16	1022055095270205 10	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 10 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
17	1022055090272205 09	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 9 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
18	1022055084273205 08	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 8 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
19	1022055078275205 07	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 7 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
20	1022055072277205 06	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124	V	A1A	LT 6 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC

21	1022055066279205 05	VANTAGE BUILDERS INC	4011 BARBARA LP	RIO RANCHO	NM	87124	R	A1A	LT 5 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .1446 AC
22	1022055198334201 38	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	SE1/4NW1/4 T10N R4E SEC34 CONT 40.00 AC
23	1022055041285205 01	MASCARENAS DAVID R	1800 CAM FELLA ST SE	ALBUQUERQUE	NM	87123	V	A1A	LT 1 BLK 11 FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT .2467 AC
24	1021055498307102 08	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1-B FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 2.0560 AC

OR CURRENT RESIDENT
102205502628220401
FEERY DOUGLAS P & MARTINEZ
SARAH J
1709 BLACK GOLD RD SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205501637420120
JUAN TABO HILLS LLC
8910 ADAMS ST SE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102205510626620512
VANTAGE BUILDERS INC
PO BOX 3450
CORRALES, NM 87048

Project# 1007139
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1007139
JOE KOPRIVNIKAR
Tijeras Arroyo NA
13008 NADINA WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205502728820402
GREGORY TOMMY W
1705 BLACK GOLD ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205504128520501
MASCARENAS DAVID R
1800 CAM FELLA ST SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205509527020510
VANTAGE BUILDERS INC
4131 BARBARA LP SE
RIO RANCHO, NM 87124

Project# 1007139
JUAN TABO HILL LLC
PO BOX 1443
CORRALES, NM 87048

Project# 1007139
SARAH HOEY
Volterra HOA
PO BOX 93488
ALBUQUERQUE, NM 87199

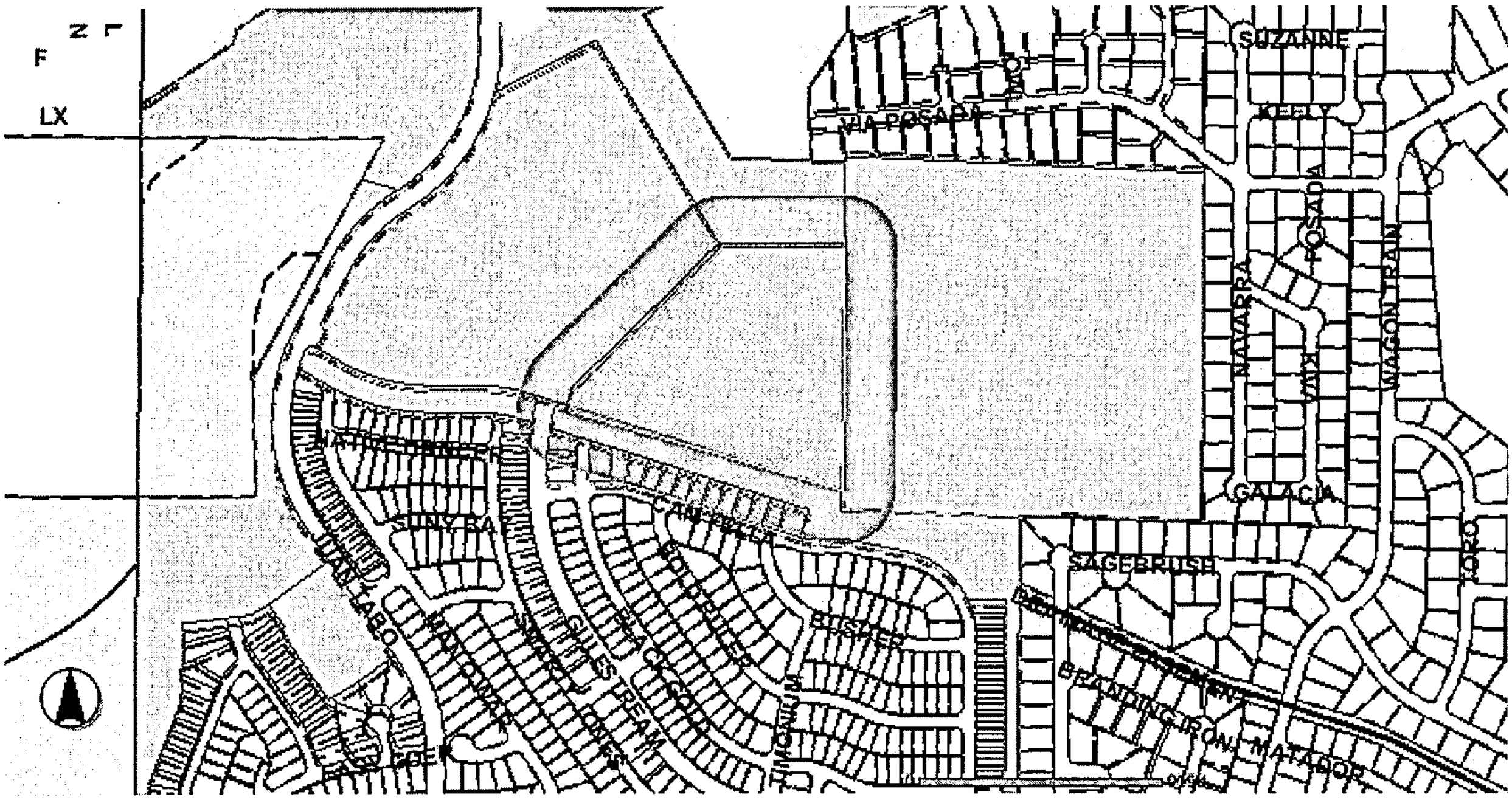
OR CURRENT RESIDENT
102205501029431218
JD HOME BUILDER CORPORATION
PO BOX 90218
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102205510126820511
SUMMERTREE HOMES INC
PO BOX 90925
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102205502729320403
VARELA ALAN M
1701 BLACK GOLD RD SE
ALBUQUERQUE, NM 87123

Project# 1007139
PAUL F KINAHAN
Tijeras Arroyo NA
801 CALLE CORONADO SE
ALBUQUERQUE, NM 87123

Project# 1007139
LEIGH ELLITHORPE
Volterra HOA
4131 BARBARA LOOP
RIO RANCHO, NM 87124


SUZANNE
KELLY
POSADA
NAVARRA
WAGON TRAIN
GALACIA
SAGEBRUSH
BRANDING IRON
MATADOR
SUNYBA
BIGHORN
GILES STREAM

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: June 25, 2008

TO CONTACT NAME: Lisa Anglada
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: P.O. Box 90606 87199
PHONE/FAX #: 828-2200

Thank you for your inquiry of June 25 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Unit 3A: Tract 3-A, 4-A of Juan Tabo Hills, Unit 1

zone map page(s) M-22.

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

Tijeras Arroyo N.A.
Neighborhood or Homeowner Association
Contacts: Paul F. Kinahan
801 Calle Coronado SE 87123
294-1354 (h)
Joe Koprivnikar
13008 Nandina Way SE 87123
275-7519 (h)

Volterra H.O.A.
Neighborhood or Homeowner Association
Contacts: Sarah Hoey
P.O. Box 93488 87199
342-2797 ext 118 (o)
Leigh Ellithorpe
4131 Barbara Loop, Rio Rancho 87124
892-5533 (w)

See reverse side for additional Neighborhood and/or Homeowner Associations YES { } NO {X}

Information:

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Dye

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
lisa@goodwinengineers.com
www.goodwinengineers.com

Mark Goodwin & Associates

Fax

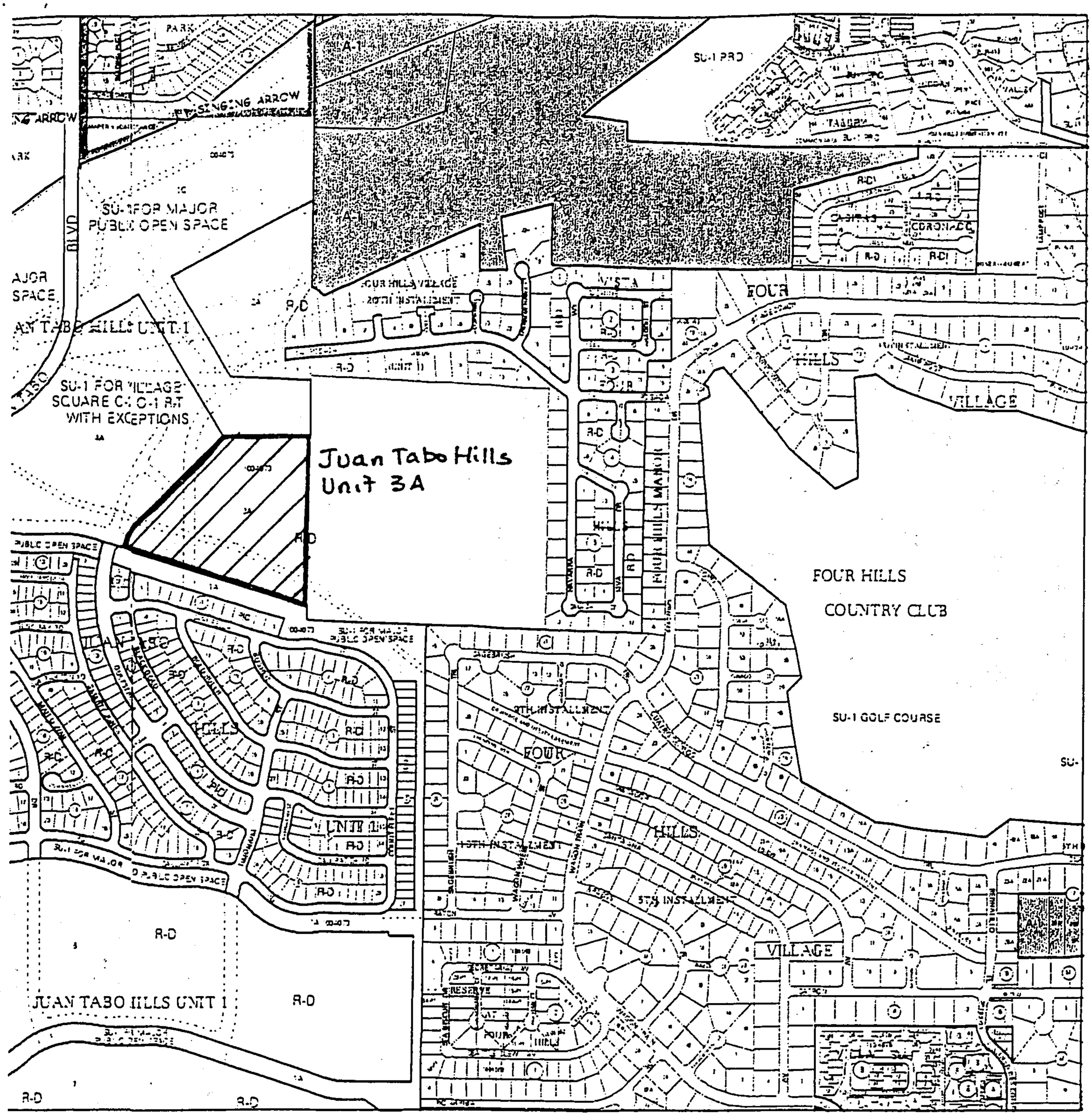
To:	Stephani Winklepleck	**From:**	Lisa Anglada
Fax:	924-3913	**Pages:**	3
Re:	Juan Tabo Hills, Units 3A & 3B	**Date:**	6/25/2008

Please provide us with the Recognized Neighborhood Associations for the above referenced project. The following are the legal descriptions and attached you will find a Zone Atlas Maps for both Units;

Unit 3A: Tract 3-A, 4-A of Juan Tabo Hills, Unit 1

Unit 3B: Tract 2-A and 1-C of Juan Tabo Hills, Unit 1

Please contact our office if you have any questions.



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

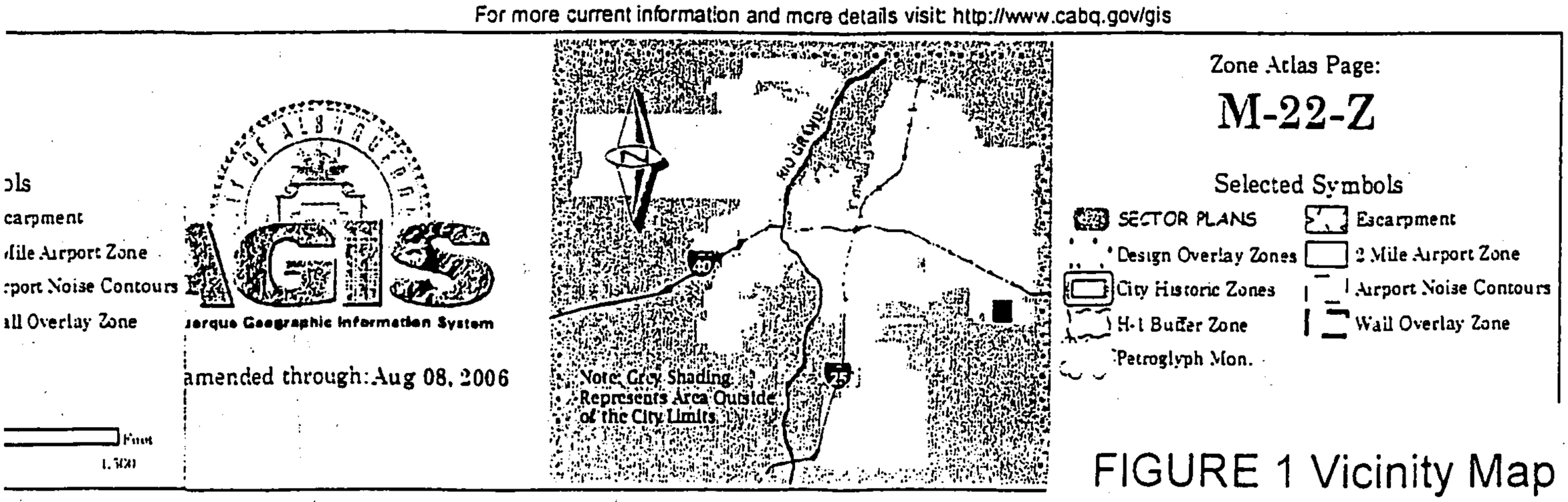
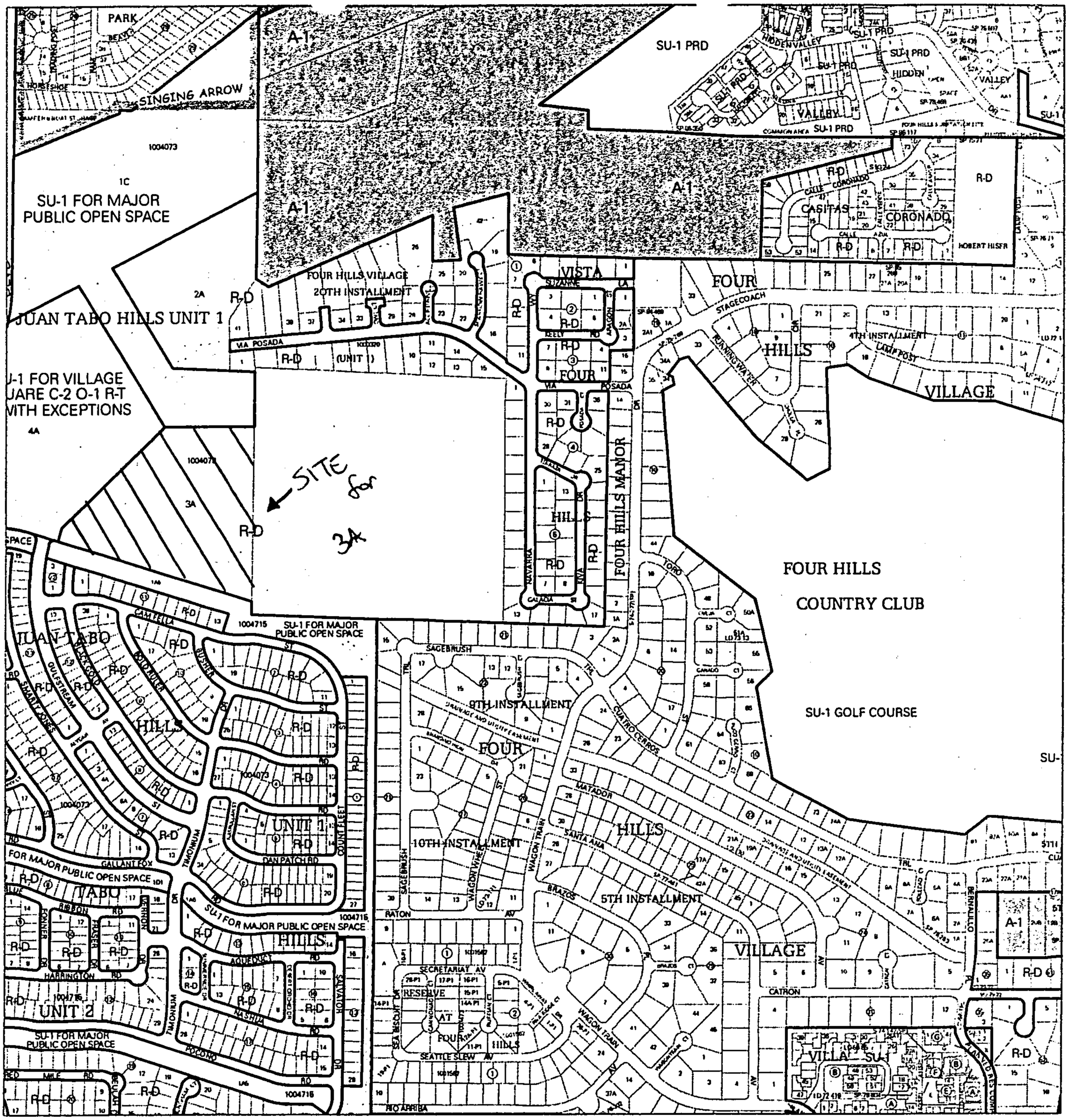


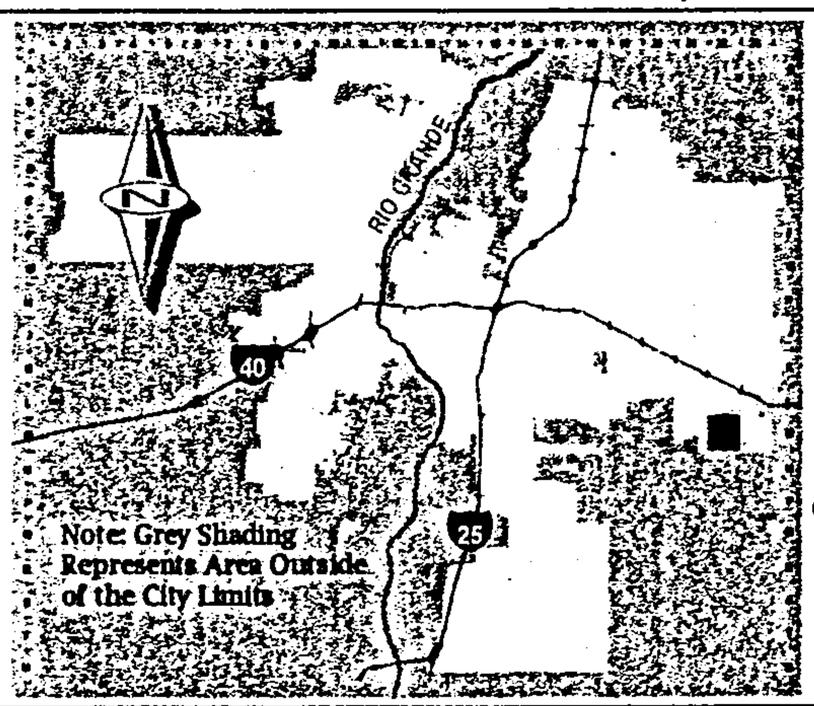
FIGURE 1 Vicinity Map



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

M-22-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

0 750 1,500 Feet

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 24, 2008

Project# 1007139
08DRB-70299 VACATION OF PUBLIC EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1,** zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08.]*

At the September 24, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 9/24/08 and with an approved grading and drainage plan engineer stamp dated 9/11/08 the preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file. The site development plan for subdivision was approved.

If you wish to appeal this decision, you must do so by October 9, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, P.A. – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – P.O. Box 1443 – Corrales, NM 87048

8. Project#1007139
08DRB-70299 VACATION OF PUBLIC EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1,** zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08.]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 9/11/08 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

9. **Project# 1007255**
08DRB-70405 EPC APPROVED SDP FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for TEKIN GROUP INC request(s) the above action(s) for all or a portion of Lot(s) A-3, **VISTA GRANDE ADDITION Unit(s) 1,** zoned C-2 (SC), located on MONTGOMERY BLVD NE BETWEEN MONROE ST NE AND SAN MATEO BLVD NE containing approximately .39 acre(s). (G-17) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR RAMP DETAIL, ANGLED PARKING SPACES DETAIL, EXISTING AND PROPOSED CONDITION CLARIFICATION, 6 FT SIDEWALK PER EPC NOTE # 25 AND FOR 3 COPIES OF THE APPROVED SITE PLAN AND TO ABCWUA FOR REVISED UTILITY PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

10. **Project# 1000081**
08DRB-70409 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY request(s) the above action(s) for all or a portion of Tract(s) A & H, **COTTONWOOD CORNERS/TBK TRACT A-1, COTTON WOOD CORNERS** zoned SU-1 FOR IP USES, located on ELLISON DR NW BETWEEN COTTONWOOD DR NW AND ALAMEDA BLVD NW containing approximately 8.0448 acre(s). (A-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR A MORE DETAILED HISTORY OF SITE PLAN, AND TOR PLANNING FOR NEW MEXICO UTILITIES SIGNATURE, SOLAR COLLECTOR'S NOTE AND TO RECORD.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007139 **AGENDA#** 8 **DATE:** 9/24/08

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 30, 2008
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project# 1007137** 08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY	ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) *[Deferred from 3/26/08; 5/7/08 & 7/16/08]* **DEFERRED TO 10/29/08 AT THE AGENT'S REQUEST.**
2.	**Project# 1003604** 08DRB-70298 VACATION OF PUBLIC EASEMENT	ALPHA PROFESSIONAL SURVEYING agent(s) for ANTHONY MONTOYA JR request(s) the above action(s) for all or a portion of Lot(s) A, **MIRA MESA ESTATES** zoned R-2, located on TELSTAR LOOP NW BETWEEN 68TH ST NW AND GLENRIO RD NW containing approximately .2353 acre(s). (J-10) **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**
3.	**Project# 1007139** ~~08DRB-70299 VA~~CATION OF PUBLIC EASEMENT 08DRB-70304 SIDEWALK WAIVER 08DRB-70305 MINOR - TEMP DEFR SWDK CONST 08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL 08DRB-70307 MAJOR - SDP FOR SUBDIVISION	MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1,** zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) **DEFERRED TO 8/20/08 AT THE AGENT'S REQUEST.**

4. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR SWDK CONST
08DRB-70302 MAJOR - SDP FOR SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) **DEFERRED TO 8/27/08 AT THE AGENT'S REQUEST.**

5. **Project# 1003688**
08DRB-70290 VACATION OF PUBLIC EASEMENT
08DRB-70291 VACATION OF PRIVATE EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A,** zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-910090641303232306) *[Deferred from 7/23/08]* **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

6. **Project# 1006976**
08DRB-70327 EPC APPROVED SDP FOR BUILD PERMIT

DAVID OBERSTEIN agent(s) for MEMORIAL VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A, **SECTION 21, T. 10 N. R 3E NMPM** zoned SU-2 / RO, located on CENTRAL SE BETWEEN ELM SE AND GOLD AVE SE containing approximately 2.27 acre(s). (K-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO PROVIDE A COPY OF 1953 PLAT AND FOR COMMENTS AND TO PLANNING TO SHOW FIRELINE AND EXISTING WATER METERS ON SITE PLAN.**

7. **Project# 1007313**
08DRB-70329 EPC APPROVED SDP FOR BUILD PERMIT

JOHN FRIEDMAN, AIA agent(s) for DR CHARLES PACE request(s) the above action(s) for all or a portion of Lot(s) 3, **BOSQUE PLAZA SUBDIVISION** zoned C-1 (CS), located on BOSQUE PLAZA LANE, NW BETWEEN LA ORILLA, NW AND COORS BLVD NW containing approximately .5161 acre(s). (E-12) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING TO ADD FIRE HYDRANT AND TO MOVE SEWER SERVICE AND TO SIGN AFTER 8/1/08.**

8. **Project# 1000650**
08DRB-70237 EPC APPROVED SDP FOR BUILD PERMIT

GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK,** zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) *[Deferred from 5/28/08, 6/4/08, 6/11/08 , 6/25/08, 7/9/08 & 7/23/08]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO CITY ENGINEER FOR SIA AND FOR SOLID WASTE SIGN OFF. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project# 1001449**
08DRB-70332 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for DT KABD DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION Unit(s) 2,** zoned C-1, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

10. **Project# 1004607**
08DRB-70334 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Block(s) 15 & 16, **VISRA VIEJA Unit(s) 3,** zoned RD, located on GROUNDSEL RD NW BETWEEN METE SOT NW AND VISTA TERRAZA DR NW containing approximately 6.32 acre(s). (D-9) **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

11. **Project# 1004300**
08DRB-70330 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 9, **TRACT A, NORTH ALBUQUERQUE ACRES Unit(s) B,,** zoned SU-2/M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 containing approximately 1.9986 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project# 1007314**
08DRB-70331 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for SLICE PIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 32-34, Block(s) 3, **EAST CENTRAL BUSINESS ADDITION** zoned C-2, located on CENTRAL AVE SE BETWEEN ELIZABETH ST SE AND DOROTHY ST SE containing approximately 1.1641 acre(s). (L-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. AGIS DXF FILE MUST BE PROVIDED TO PLANNING IN ADDITION TO A COPY OF THE RECORDED PLAT.**

13. **Project# 1007342**
08DRB-70336 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ERANEST H LEGER agent(s) for ERANEST H LEGER request(s) the above action(s) for all or a portion of **ROSSITER ADDITION** zoned R-1, located on 11TH ST NW BETWEEN BELLROSE AVE NW AND GRIEGOS RD NW containing approximately .4598 acre(s). (F-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project# 1006982**
08DRB-70328 SKETCH PLAT REVIEW AND COMMENT

CARTESIAN SURVEYS INC agent(s) for KBCK, LLC request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 3, **FRANCISCAN ACRES** zoned SUK-2, R-T, located on BROADWAY BLVD SE BETWEEN MENAUL BLVD SE AND INTERSTATE 40 containing approximately .338 acre(s). (H-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1006936**
08DRB-70335 SKETCH PLAT REVIEW AND COMMENT

RIO GRANDE SURVEYING CO agent(s) for COA REAL ESTATE OFFICES request(s) the above action(s) for all or a portion of Block(s) 29, **TRANSPORTATION CENTER SUBDIVISION** zoned SU-3, located on 2ND ST SW BETWEEN LEAD SW AND GOLD SW containing approximately 3.3 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters: None.

ADJOURNED: 11:30

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 30, 2008

Project# 1007139
08DRB-70299 VACATION OF PUBLIC EASEMENT
08DRB-70307 SITE DEVELOPMENT PLAN FOR SUBDIVISION
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or portions of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit 1,** zoned RD and SU-1, located south of THE TIJERAS ARROYO and east of JUAN TABO BLVD SE containing approximately 14.3953 acre(s). (M-21, M-22)

AMAFCA
Juan Tabo Hills Subdivision, Unit 3A, (M-21, M-22)
Vacation of the AMAFCA Floodplain Easement will require approval by AMAFCA staff. If approved, release of the easement will be by Quitclaim Deed approved by the AMAFCA Board of Directors. If this is part of a FEMA floodplain, a Letter of Map Revision will also be required.

COG
MRCOG staff have no comment on this proposal.

TRANSIT
No comments provided.

ZONING ENFORCEMENT
General notes: Change text 6. parking - Off street parking is provided in accordance with 14-16-3-1 zoning code.

NEIGHBORHOOD COORDINATION
Letters sent to: **Tijeras Arroyo NA (R) and Volterra HOA**

APS
Juan Tabo Hills Unit 1 (tbka Juan Tabo Hills Unit 3A), Tracts 3-A and 4-A, is located south of the Tijeras Arroyo and east of Juan Tabo Blvd SE. The owner of the above property requests approval of Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easements, Sidewalk Waiver and Temporary Sidewalk Deferral for a development that will consist of 82 single family homes. This will impact Manzano Mesa Elementary School, Van Buren Middle School, and Highland High School. Currently, all three schools have excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
260	Manzano Mesa	565	612	47
460	Van Buren	579	882	303
520	Highland	1,803	2,100	297

Residential Units: 82
Est. Elementary School Students: 21
Est. Middle School Students: 9
Est. High School Students: 9
Est. Total # of Students from Project: 39

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

On June 26, 2008, JTH LLC, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

POLICE DEPARTMENT

No comments provided.

FIRE DEPARTMENT

No comments provided.

PNM ELECTRIC & GAS

1007139 VACATION OF PUBLIC EASEMENT: **APPROVED**
SITE DEVELOPMENT PLAN FOR SUBDIVISION : **APPROVED PLEASE COORDINATE ELECTRIC TRANSFORMER EASEMENTS AND LOCATIONS WITH PNM NEW SERVICE DELIVERY DEPARTMENT**
MAJOR PRELIMINARY/FINAL PLAT APPROVAL: **APPROVED**
SIDEWALK WAIVER: **NO COMMENT**
MINOR-TEMP DEFERRAL SIDEWALK CONSTRUCTION: **NO COMMENT**

COMCAST

No comments provided.

QWEST

No comments provided.

ENVIRONMENTAL HEALTH

No comments provided.

M.R.G.C.D

No adverse comments

OPEN SPACE DIVISION

- The Open Space Division recommends that Tract 3-A have appropriate pedestrian access points designed into the site plan that will easily allow pedestrians to access the Tijeras Arroyo and other Major Public Open Space corridors and properties.
- It is recommended that the Major Public Open Space corridor that leads south from the Tijeras Arroyo to the 40 acre Juan Tabo Hills Major Public Open Space be as minimally impacted by any new development (specifically from development on tract 3-A) as possible. This corridor, as with all Major Public Open Space should be preserved in its natural state while adjacent development occurs.
  Because the future roads Via Posada Road and Gulfstream Dr. will be developed through the Public Open Space corridor that connects the Tijeras Arroyo with the Juan Tabo Hills Major I Open Space, safe pedestrian crossings should be designed and developed to provide an easy a safe passage from one Open Space property to another across these two roads.

CITY ENGINEER

No objection to vacating City drainage easements. Easement 11 is not an AMAFCA easement, just the prudent line. An approved drainage report is required for Preliminary Plat approval.

TRANSPORTATION DEVELOPMENT

Sidewalk must be provided along the northern portion of lot 9. Please amend your sidewalk waiver exhibit.

Only sidewalk along the front of lots may be deferred. Other sidewalk must be built with the project.

How will access be provided to Lot 23, Block 1?

Call out all radius values.

Provide cross sections for the 32' F-F and 25' F-F roadways.

A copy of the emergency access easement must be provided prior to final plat approval.

Explain your proposed width of pavement and right of way for the local streets. Will this be classified as p1 or p2? Provide more information.

Further information is needed for the vacation requests. It is unclear how access will be provided in the northern corner of Tract 4-A-1.

PARKS AND RECREATION

Defer to the affected agencies regarding the vacation requests.

Regarding the plat and the Site Plan for Subdivision who will own and maintain tracts A thru C?

Note 7 indicates that the detached open space requirement will be met through a dedication, what is being dedicated? Prepare an open space table to identify the amount of dedication required.

No objection to the sidewalk requests.

ABCWUA

Need to see a water/sewer utility plan.

No objection to Vacation requests with the condition of Final Plat that the existing sanitary sewer line must be relocated prior to Final Plat approval or a temporary easement for the existing location be recorded with the Final Plat.

Infrastructure List must include removal of existing sanitary sewer line in vacated easement.

No objection to Site Plan approval.

PLANNING DEPARTMENT

Comments to be provided at 7/30/08 hearing.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Juan Tabo Hills, LLC – P.O. Box 1443 - Corrales, NM 87048

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1007139
Application Number: 08DRB-70102

DRB Date: 3/5/2008
Item Number: 13

Subdivision:

Tract 3-1, Juan Tabo Hills Unit 1

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: RD

Zone Page: M-22

New Lots (or units) : 0

Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1007139
Application Number: 08DRB-70102

DRB Date: 3/5/2008
Item Number: 13

Subdivision:

Tract 3-1, Juan Tabo Hills Unit 1

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: RD

Zone Page: M-22

New Lots (or units) : 0

Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007139 **AGENDA ITEM NO: 13**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 5, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 5, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002944**
08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC,** zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 8/22/07 & 9/26/07 11/28/07 & 1/30/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

3. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION,** zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) **DEFERRED TO 3/19/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006824**
08DRB-70100 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN,** zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08]* **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1006879**
08DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for ANSELMO C'DE BACA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24 TBKA 23-A & 24-A, Block(s) 5, **BELMONT PLACE,** zoned R-1, located on BELLROSE AVE NW BETWEEN 6TH AND PUBLIC AVE 5TH STREET NW containing approximately 0.1627 acre(s). (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project# 1005403**
08DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS,** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

8. **Project# 1001026**
08DRB-70098 VACATION OF PRIVATE EASEMENT
08DRB-70099 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJON SURVEYING INC agent(s) for TEMPLE HILL LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **TRACTS A-1 & A-2, MED-ART SQUARE, VELMONTE ADDITION,** zoned O-1, containing approximately 1.0002 acre(s). (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

9. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3,** zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08]* **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

10. **Project# 1004919**
07DRB-70073 MINOR - FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**), zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07, 07/25/07, 08/01/07 & 8/8/07]* [REF: 06DRB-00747] (F-15) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND REVISION TO NOTE 8 INDICATING EASEMENT DEDICATION TO ABCWUA.**

11. **Project# 1000523**
08DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

12. **Project# 1004675**
08DRB-70075 AMENDMENT TO PRELIMINARY PLAT
08DRB-70076 SIDEWALK WAIVER
08DRB-70077 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for TS MCNANEY request(s) the above action(s) for all or a portion of Lot 1 TO BE KNOWN AS VISTA DE LA LUZ, **SP-KINDSCHERFFLAND; AND SW 1/4 ON NE 1/4 SEC 35/ T11N/ R2E,** zoned SU-1 PRD, located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLYNE AV NW containing approximately 27.674 acre(s). (F-11) **THE AMENDMENT TO PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project# 1007139**
08DRB-70102 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 3-1, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on GULFSTREAM SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO (M-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007140**
08DRB-70103 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on VIA POSADA SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO containing approximately 9.5455 acre(s). (M-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: None

ADJOURNED: 10:00

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 5, 2008
DRB Comments

ITEM # 13

PROJECT # 1007139 APPLICATION # 08-70102

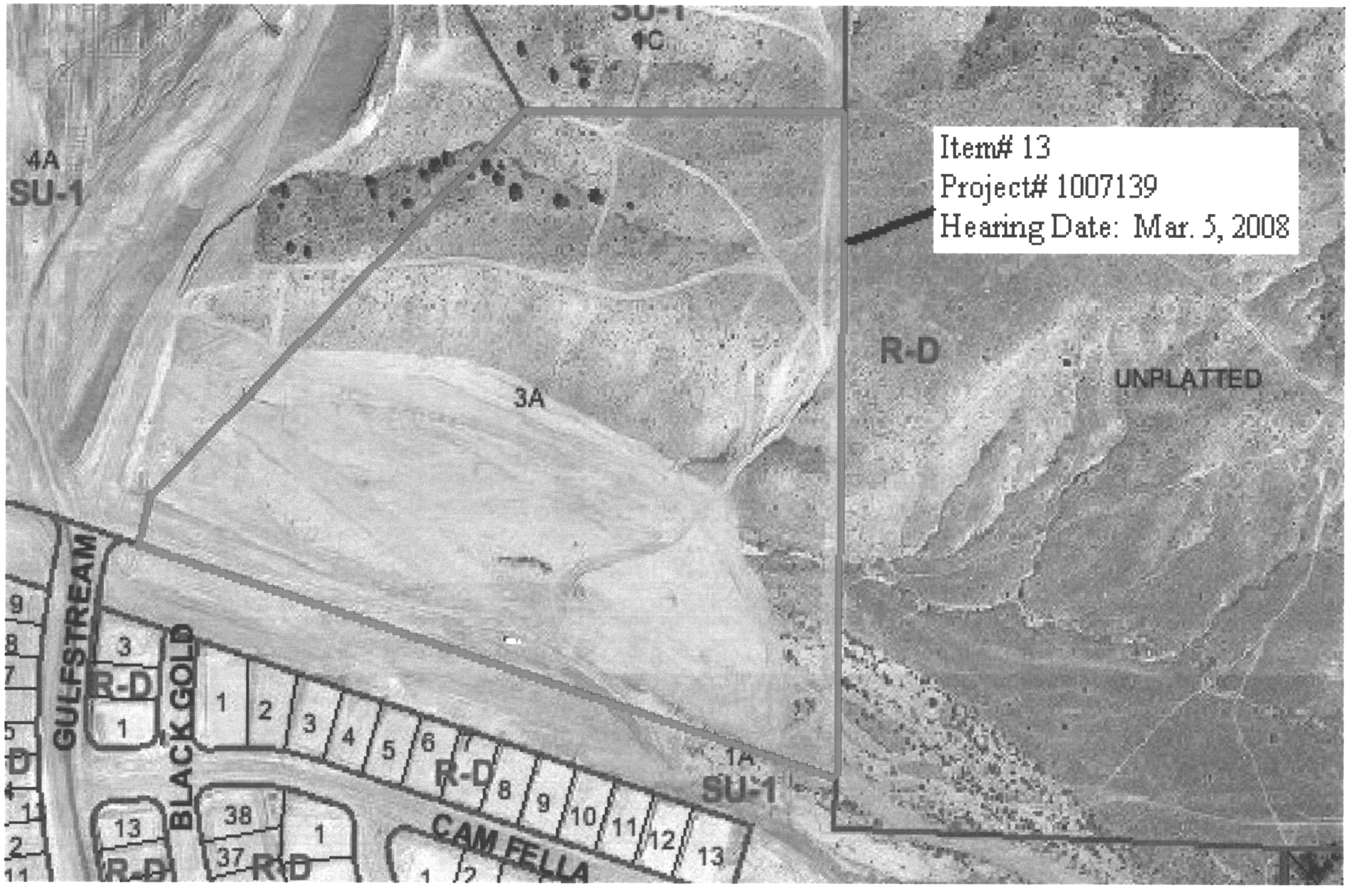
RE: Tract 3-A, Juan Tabo Hills Unit 1

The proposed lots must conform to the minimum requirements of the R-D zone lot width -60 ft, lot area – 6,000 sq ft, and open space – 2,400 sq ft, of which 300 sq ft would be on site. The proposed lot area and widths would require an approved site development plan.

Pedestrian access needs to be provided to the Open Space to the north and east.

Instead of single-loading Street A, it appears the amount of infrastructure could be reduced by placing the southernmost row of lots to abut Open Space Tract 1-A and double loading Street A (and possibly shifting Street B north to double load as well).

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


Item# 13
Project# 1007139
Hearing Date: Mar. 5, 2008
SU-1
1C
4A
SU-1
3A
R-D
UNPLATTED
GULFSTREAM
BLACK GOLD
R-D
R-D
R-D
R-D
CAM FELLA
1A
SU-1

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 217

08/05/2011 Issued By: BLDAVM 118389

Application Number: **11DRB-70217**, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BETWEEN GULFSTRAM AND TIJERAS ARROYO

Project Number: 1007139

Applicant
JUAN TABO HILLS, LLC

PO BOX 90606
ALBUQUERQUE NM 87199

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

8/5/2011 11:04AM LOC# ANNX
S# 008 TRANS# 0029
RECEIPT# 00135861-00135861
ERMIT# 2011070217 TRSLNP
Trans Amt $70.00
onflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd 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 & Associates, P.A. PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: ___
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: ___

APPLICANT: Juan Tabo Hills, LLC PHONE: 892-5533
ADDRESS: P.O. Box 1443 FAX: ___
CITY: Corrales STATE NM ZIP 87048 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Preliminary Plat Extension (Juan Tabo Hills, Unit 3A)

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. ___ Block: ___ Unit: 3A
Subdiv/Addn/TBKA: Juan Tabo Hills
Existing Zoning: RD, SU-1 Proposed zoning: RD, SU-1 MRGCD Map No ___
Zone Atlas page(s): M-22 UPC Code: 102205510032729 15

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007139
0BDRB-70306; 1007139 10DRB-70241

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of existing lots: 82 No. of proposed lots: 82 Total area of site (acres): 14.3953
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd. SE
Between: Gulfstram Drive SE and Tijeras Arroyo

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE ___ DATE 8-1-11
(Print) GREGORY J. KRENIK Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ 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
11DRB-70217	EPP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
		Total	$ 70.00

Hearing date Aug. 31, 2011

8-5-11
Planner signature / date

Project # 1007139

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.

GREGORY S. KRENIK
Applicant name (print)

8-1-11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB-70217
- -
- -

8-5-11
Planner signature / date

Project # 1007139

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/23/2010 Issued By: PLNSDH 85464

Permit Number: **2010 070 241** **Category Code 910**

Application Number: 10DRB-70241, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BLVD SE BETWEEN GOLFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
JUAN TABO HILLS LLC

PO BOX 90606
ALBUQUERQUE NM 87199
828-2200

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

8/23/2010 11:01AM LOC: ANNX
WS# 007 TRANS# 0020
RECEIPT# 00135461-00135461
PERMIT# 2010070241 TRSDMG
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

August 1, 2011

Mr. Jack Cloud, Chairman
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Re: Juan Tabo Hills, Unit 3A; 1007139

Dear Mr. Cloud:

The owner, JTH, LLC, is seeking an extension of the Preliminary Plat Approval. There is not a recorded SIA for this project and we will need to extend the Preliminary Plat.

Please contact our office with any questions.

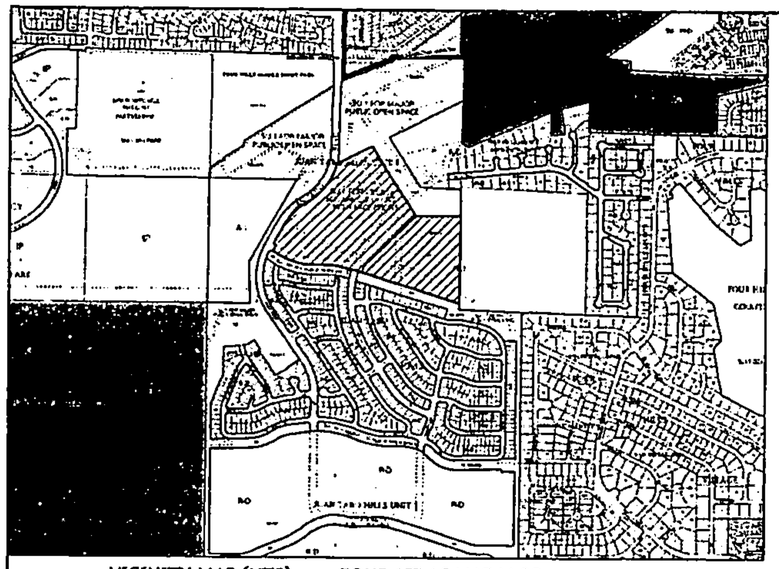
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer

GJK/dlm

F:\1-Projects\2007\A07009 - Juan Tabo Hills, Unit 3A\DRB\DRB Submittal Ltr PP Ext - 8-1-11.doc



VICINITY MAP (NTS) ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3-A and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 40.0569 acres more or less.

PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2006

SUBDIVISION DATA

GROSS ACREAGE	40.0569 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	82 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 3-A AND 4-A INTO 82 RESIDENTIAL LOTS AND 5 TRACTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

EASEMENTS

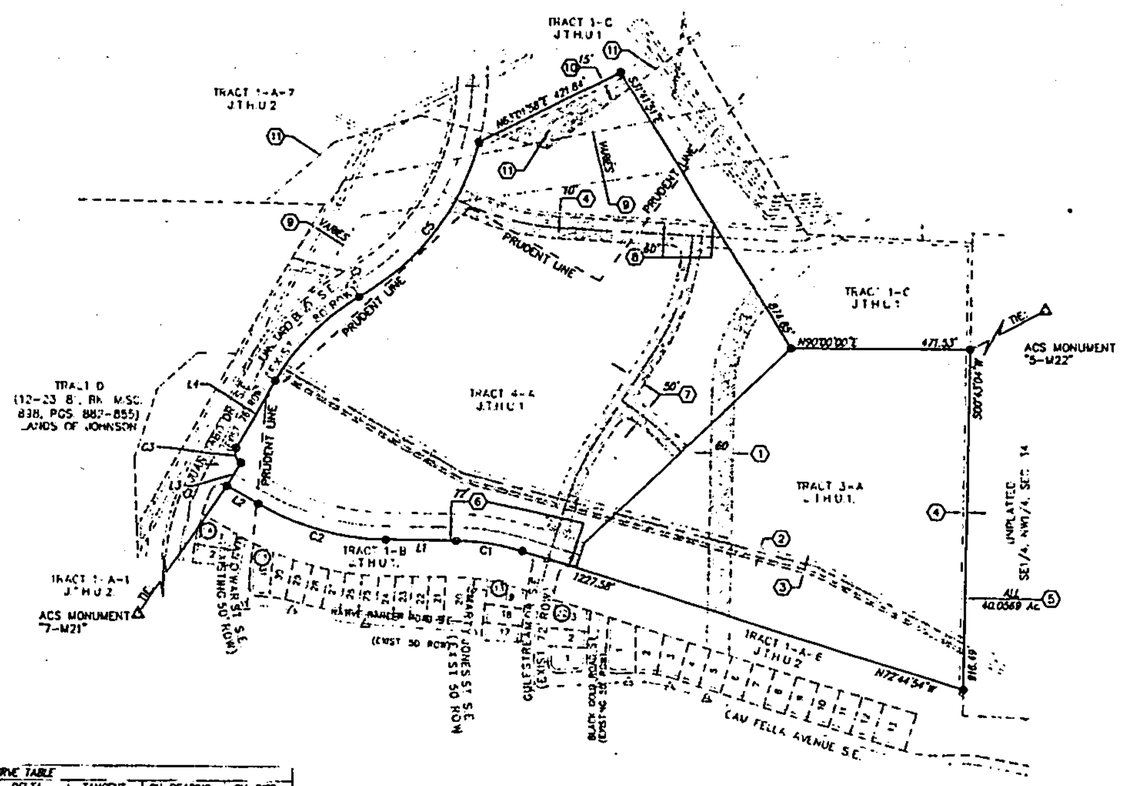
1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) *TO BE VACATED*
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) *TO BE VACATED*
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) *A PORTION TO BE VACATED*
5. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C2	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05
C3	47.50	30.00	90°38'52"	30.37	S35°40'38"E	42.70
C4	319.24	610.00	28°59'09"	163.37	S44°35'37"W	315.61
C5	543.98	690.00	45°10'14"	287.01	N38°30'19"E	530.00

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°27'44"W	188.92
L2	N59°38'23"W	96.32
L3	N30°21'37"E	72.00
L4	N25°28'17"E	207.35



NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BARNEY MARK WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS/14271

3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO SITES COVERED BY A SECTOR DEVELOPMENT PLAN.
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 3-A AND 4-A WILL BE REMOVED FROM THE JUAN TABO DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

LEGEND

○ FOUND CORNER

UNITS OF VACATION

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2006, BK-2006C, PG-106)

N

200' 100' 0 200' 400'

SCALE: 1" = 200'

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date: 9-2-08

JTH, LLC, Owner Tracts 3-A and 4-A
Scott Grady, Managing Member — DATE: 8-27-08

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 892-5533

ENGINEERS

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

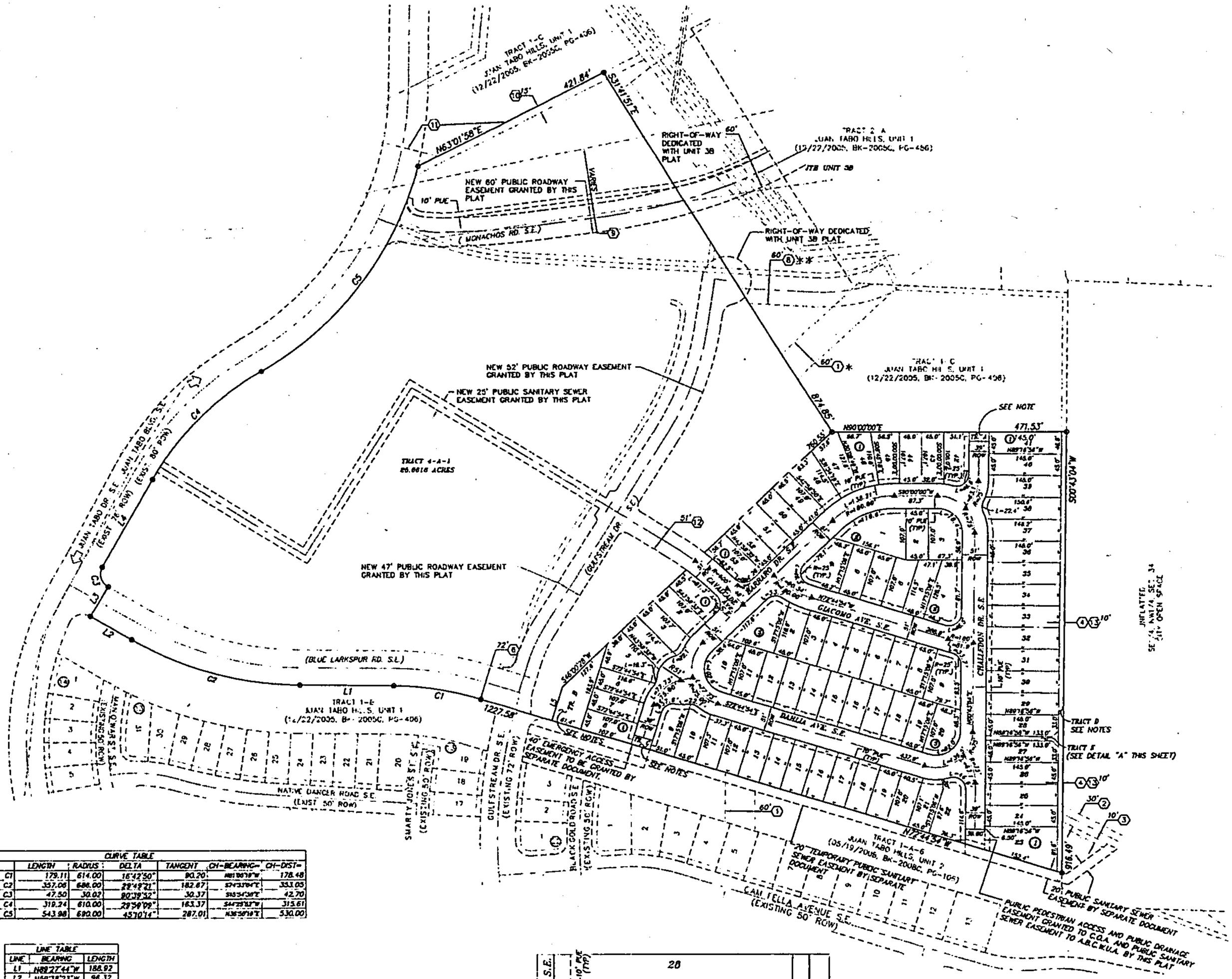
SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 896-3060

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)

PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008



EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
   * TO BE VACATED BY FUTURE PLATTING ACTION
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EA (08-04-77, BK.MISC. 551, PG. 185-189)
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EA (08-04-77, MISC. 551, PG. 185-189)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) (VACATED)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg
   ** TO BE VACATED BY FUTUR ACTION
9. EXISTING PUBLIC SERVICE OF NEW MEXICO EASEMEN (12/22/2005, BK-2005C, Pg-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
12. 51' PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
13. 10' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT. SURFACE DRAINAGE TO BE MAINTAINED BY HOA.

NOTES

TRACT A (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.1803 AC)
TO BE INCORPORATED INTO TRACT 4-A-1 IN THE FUTURE, TO BE OWNED AND MAINTAINED BY THE JTH, LLC.

TRACT C (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.2100 AC)
PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0366 AC)
FOR PURPOSES OF PUBLIC DRAINAGE SURFACE DRAINAGE CHANNEL AND INLET TO BE OWNED AND MAINTAINED BY THE C.O.A.

LEGEND

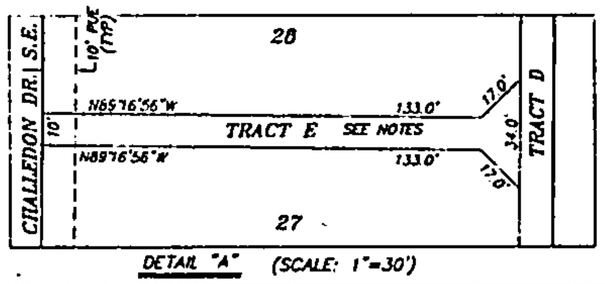
23	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	179.11	614.00	16°42'50"	90.20	N81°16'19"W	178.48
C2	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05
C3	47.50	30.00	90°39'52"	30.37	S55°34'06"E	42.70
C4	319.24	610.00	29°59'09"	163.37	S44°29'32"W	315.61
C5	543.98	690.00	45°10'14"	287.01	N36°50'19"E	530.00

LINE TABLE

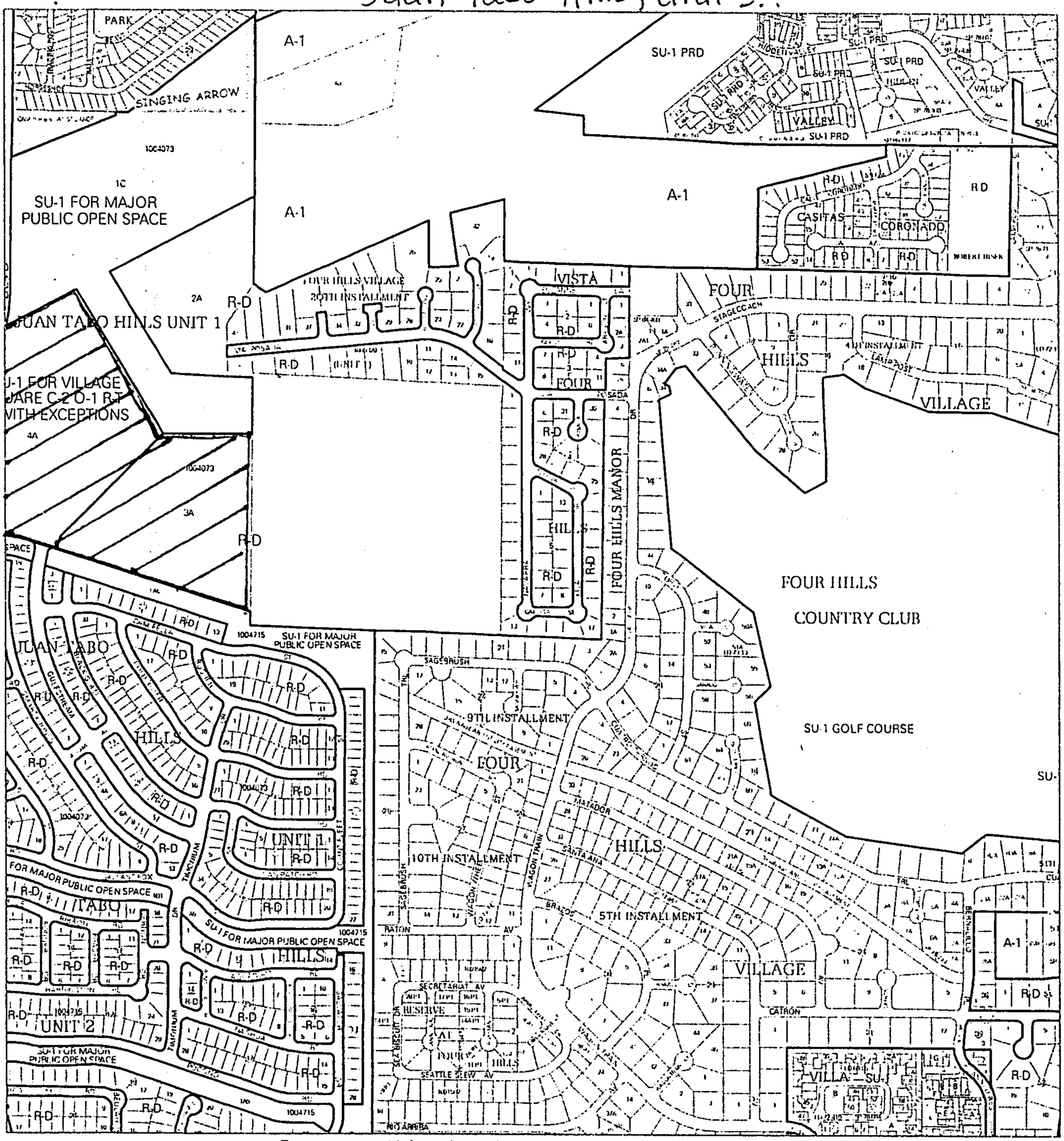
LINE	BEARING	LENGTH
L1	N89°27'44"W	188.92
L2	N54°38'23"W	96.32
L3	N30°21'37"E	72.00
L4	N29°26'17"E	207.35
L5	N17°13'06"E	72.00



DETAIL "A" (SCALE: 1"=30')

100' 50' 0 100' 200'
SCALE: 1" = 100'

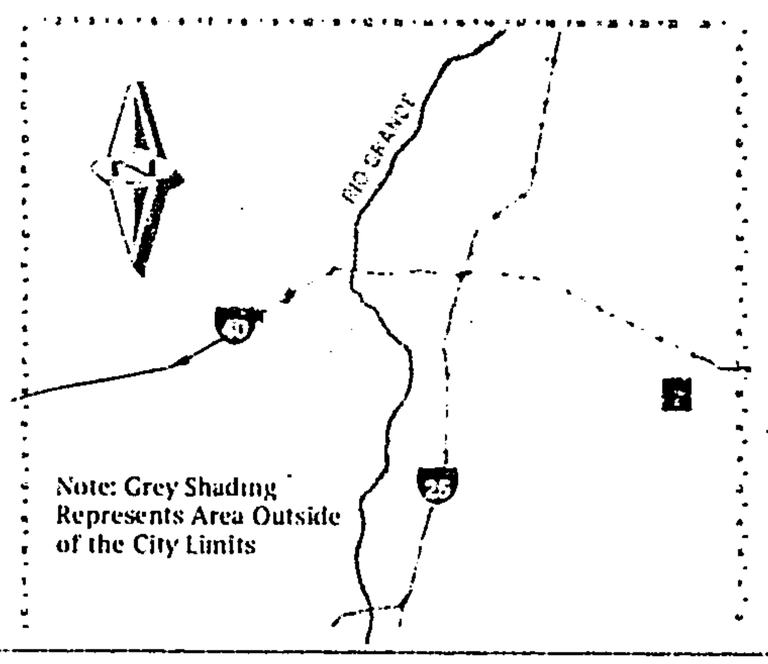
Juan Tabo Hills, Unit 1



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

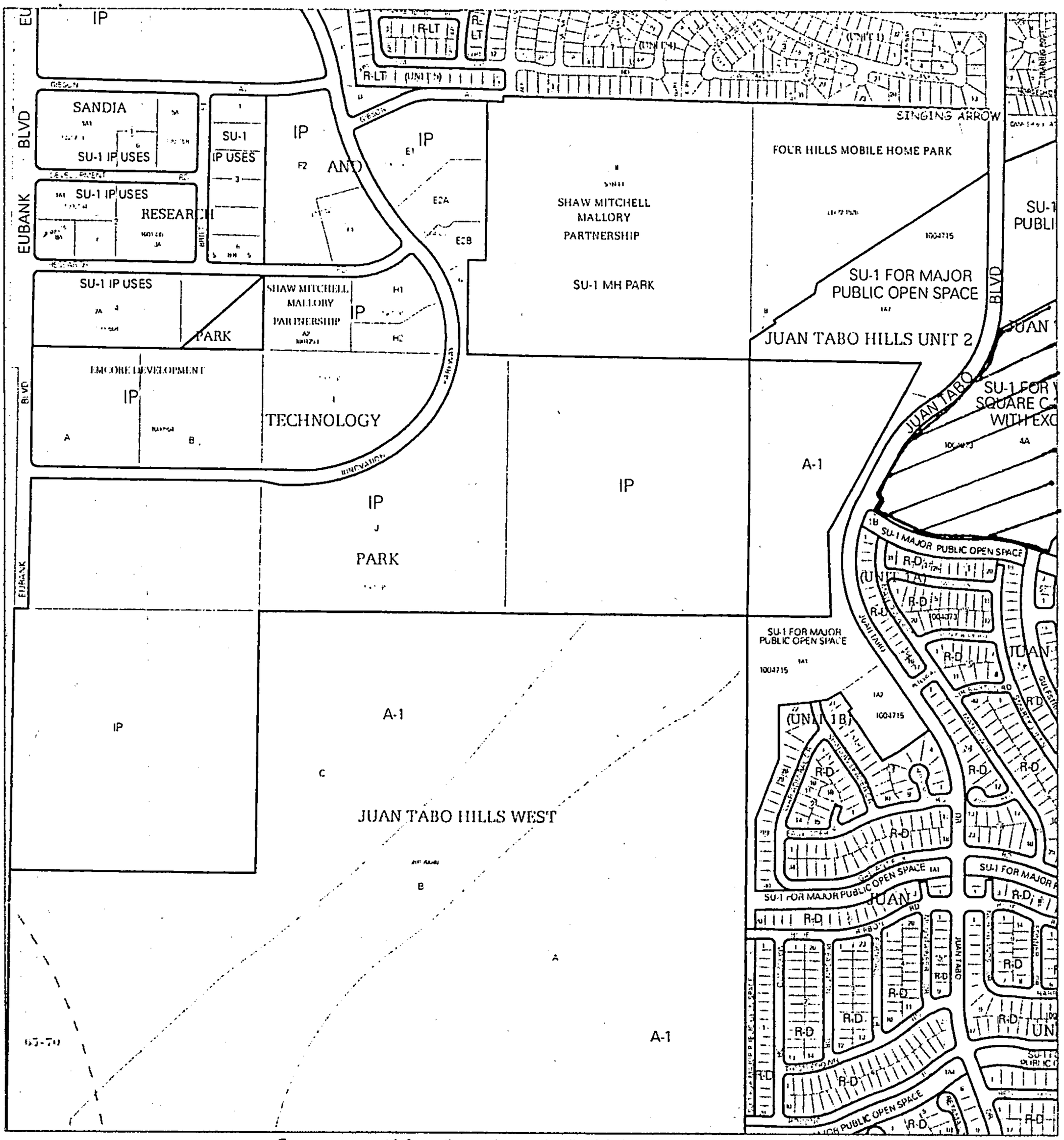
M-22-Z

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

0 750 1,500 Feet

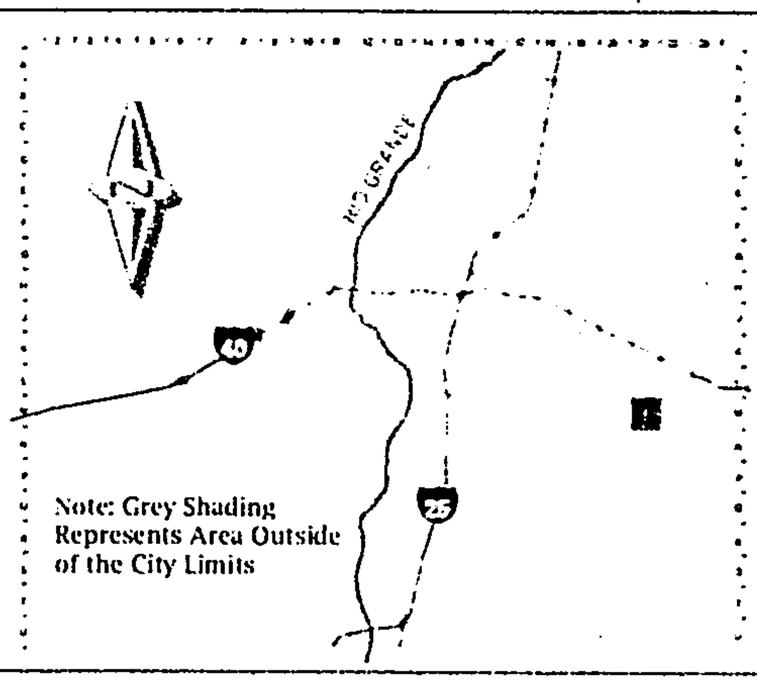
Juan Tabo Hills, Unit 7A



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



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

0 750 1 500 Feet

Current DRC
Project Number _____

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted 09/24/08
Date Site Plan Approved _____
Date Preliminary Plat Approved 9/24/08
Date Preliminary Plat Expires 9/24/09
DRB Project No 1007139
DRB Application No 08 -7036

1 07/16/09
2 08/18/09

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

Juan Tabo Hills Unit 3A

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

Tract 3-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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	Private Inspector	City Inspector	City Cns. Engineer
		1 24'	PAVING						
		~~28'~~ FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF 4'	Perm Pvmt C&G (both sides) Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

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revised 09/05

Project name: Juan Tabo Hills Unit 3A (DRB 1007139)

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmt	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmt	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/

Project name: Juan Tabo Hills Unit 3A (DRB 1007139)

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr	/	/	/
		6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave	/	/	/
		6"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave	/	/	/
		6"	Waterline	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			SANITARY SEWER						
		12"	Sanitary Sewer	Tract 4-A-1	Juan Tabo Blvd (Ex 12" SAS)	Cavalcade Ave	/	/	/
		12"	Sanitary Sewer	Cavalcade Dr	Tract 4-A-1	Barbaro Dr	/	/	/
		12"	Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 41, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr	/	/	/

Project name: Juan Tabo Hills Unit 3A (DRB 1007139)

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Lot 8, Blk 1	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
		8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
			STORM DRAIN						
		18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract C	/	/	/
		18"-36"	Storm Drain	Dahlia Ave	Lot 11,Blk 3	Barbaro Dr	/	/	/
		18"-36"	Storm Drain	Tract C	Barbaro Dr	Tract 1-A-6	/	/	/
		36"	Storm Drain	Tract 1-A-6	Tract C	Tract 1-A-6, Ex 96" SD	/	/	/
		Per Design	Concrete Channel	Tract E	COA Open Space	Challedon Dr	/	/	/
		30"-36"	Storm Drain	Challedon Dr	Lot 27, Blk 1	Tract 1-A-6	/	/	/
		18"-36"	Storm Drain	Tract 1-A-6	lot 27, Blk 1	Tract 1-A-6 Ex. 96" SD	/	/	/
		~~Per Design~~	~~LOMR ($50,000)~~	~~Juan Tabo Hills~~			/	/	/
			2 (submitted w/ Unit 1)						
		Per Design	Trash Rack on 96" RCP at channel transition	Juan Tabo Hills			/	/	/

Project name: Juan Tabo Hills Unit 3A (DRB 1007139) 9/24/08

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 of this listing.
The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan)
6 The financial guarantee for this project will not be released in its entirety unitl the LOMR covering this project site is approved by FEMA.
7
8

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 9-23-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-24-08
DRB CHAIR - date

9/24/08
TRANSPORTATION DEVELOPMENT - date

9-24-08
UTILITY DEVELOPMENT - date

Bradley L Bingham 9/24/08
CITY ENGINEER - date

Christina Sandoval 9/24/08
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	07/16/09	L Woodall		
2	8/18/09	L Woodall		

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August 31. 2011

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector) — A

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd 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 & Associates PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: ___
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: ___

APPLICANT: Juan Tabo Hills, LLC PHONE: 892-5533
ADDRESS: P.O. Box 1443 FAX: ___
CITY: Corrales STATE NM ZIP 87048 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Preliminary Plat extension (Juan Tabo Hills, Unit 3A)

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. ___ Block: ___ Unit: 3A
Subdiv/Addn/TBKA: Juan Tabo Hills
Existing Zoning: RD, SU-1 Proposed zoning: RD, SU-1 MRGCD Map No ___
Zone Atlas page(s): M-22 UPC Code: 102205510032720115

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007139, 08DRB-70306

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of existing lots: 82 No. of proposed lots: 82 Total area of site (acres): 14.3953
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd SE
Between: Gulfstream Dr. SE and Tijeras Arroyo

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE ___ DATE 6-23-10
(Print) Gregory J. Krenik, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐ 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
10DRB - 70241	EPP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
		Total	$ 70.00

Hearing date 09/01/10

Sandy Handley 08/23/10 Project # 1007139
Planner signature / date

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.

Gregory J. Krenik, PE
Applicant name (print)

8-23-10
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
10DRB - 70241
___ - ___ - ___
___ - ___ - ___

Sandy Handley 08/23/10
Planner signature / date

Project # 1007139

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/01/2009 Issued By: PLNSDH

Permit Number: **2009 070 310** **Category Code 910**

Application Number: 09DRB-70310, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD SE BETWEEN GULFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
Juan Tabo Hills, Llc

Corrales NM 87048
882-5533

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin

P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

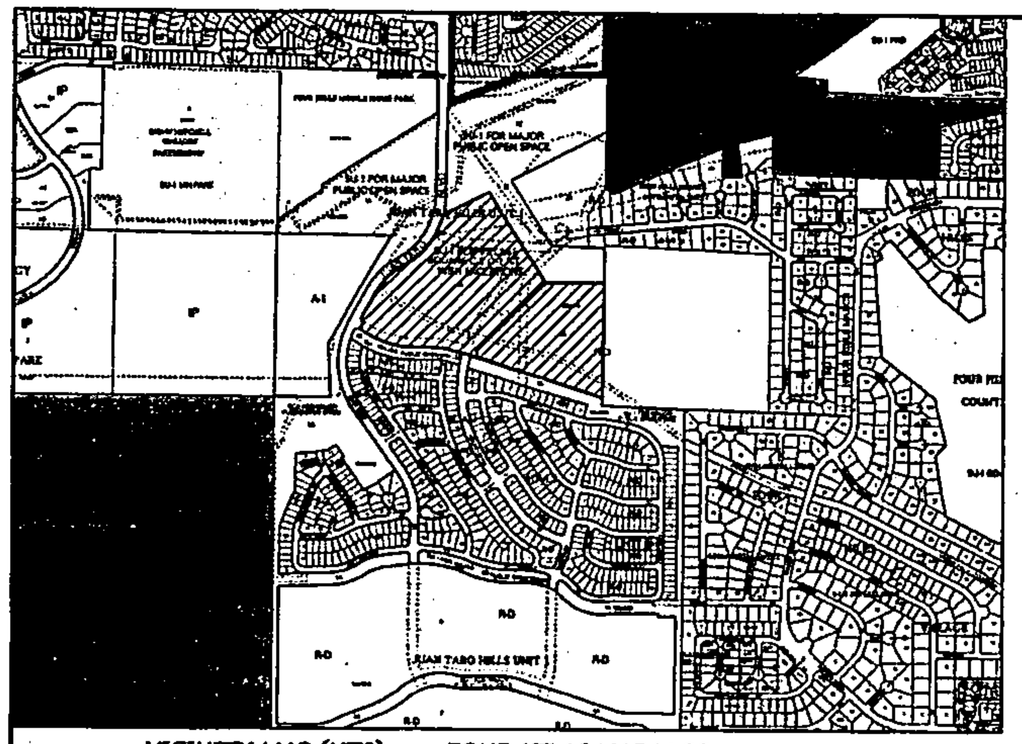
Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$1,425.00
	TOTAL:	**$1,520.00**

City Of Albuquerque
Treasury Division

10/01/2009 10:57AM TRANSH 0014 LOC: ANNX
USR 007
RECEIPT# 00121369-00121369 TRSCCS
PERMIT# 2009070310 $75.00
Trans Amt $1,520.00 $20.00
APN Fee $1,425.00
Conflict Manag. Fee $1,520.00
DRB Actions $0.00
CK
CHANGE

Thank You



VICINITY MAP (NTS) ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3-A and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 40.0569 acres more or less.

PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008

SUBDIVISION DATA

GROSS ACREAGE	40.0569 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	82 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 3-A AND 4-A INTO 82 RESIDENTIAL LOTS AND 5 TRACTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

EASEMENTS

(1) 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-387) *A PORTION TO BE VACATED*

(2) 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-188) *TO BE VACATED*

(3) 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-188) *TO BE VACATED*

(4) EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) *A PORTION TO BE VACATED*

(5) AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*

(6) EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*

(7) EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*

(8) EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*

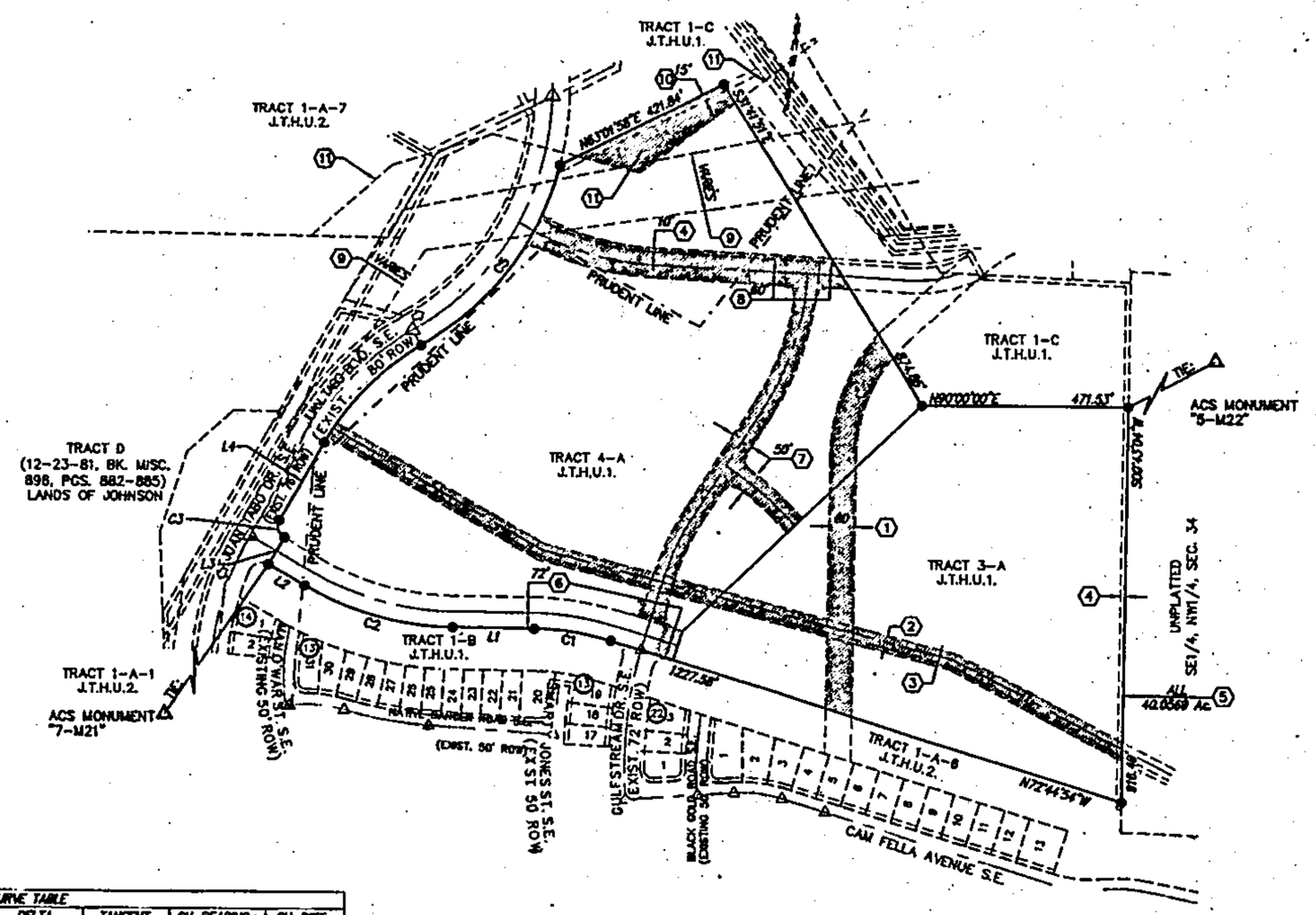
(9) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)

(10) EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

(11) EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-387) *A PORTION TO BE VACATED*

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	178.11	614.00	16°42'50"	90.20	N87°18'19"W	178.48
C2	357.05	686.00	29°48'21"	182.67	S74°33'34"E	353.05
C3	47.50	30.02	90°38'32"	30.37	S65°47'38"E	42.70
C4	319.24	610.00	29°58'08"	163.37	S14°28'34"W	315.61
C5	543.98	660.00	45°10'14"	287.01	N36°09'19"E	530.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°27'44"W	188.92
L2	N58°38'23"W	96.32
L3	N30°21'37"E	72.00
L4	N28°28'17"E	207.35



NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS o SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOTDISTURB"
   PS/14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 3-A AND 4-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date: 9-2-08

JTH, LLC, Owner Tracts 3-A and 4-A
Scott Grady, Managing Member — DATE: 8-27-08

LEGEND

o FOUND CORNER

LIMITS OF VACATION

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2006, BK-2006C, PG-106)

200' 100' 0 200' 400'
SCALE: 1" = 200'

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 882-5633

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90696
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

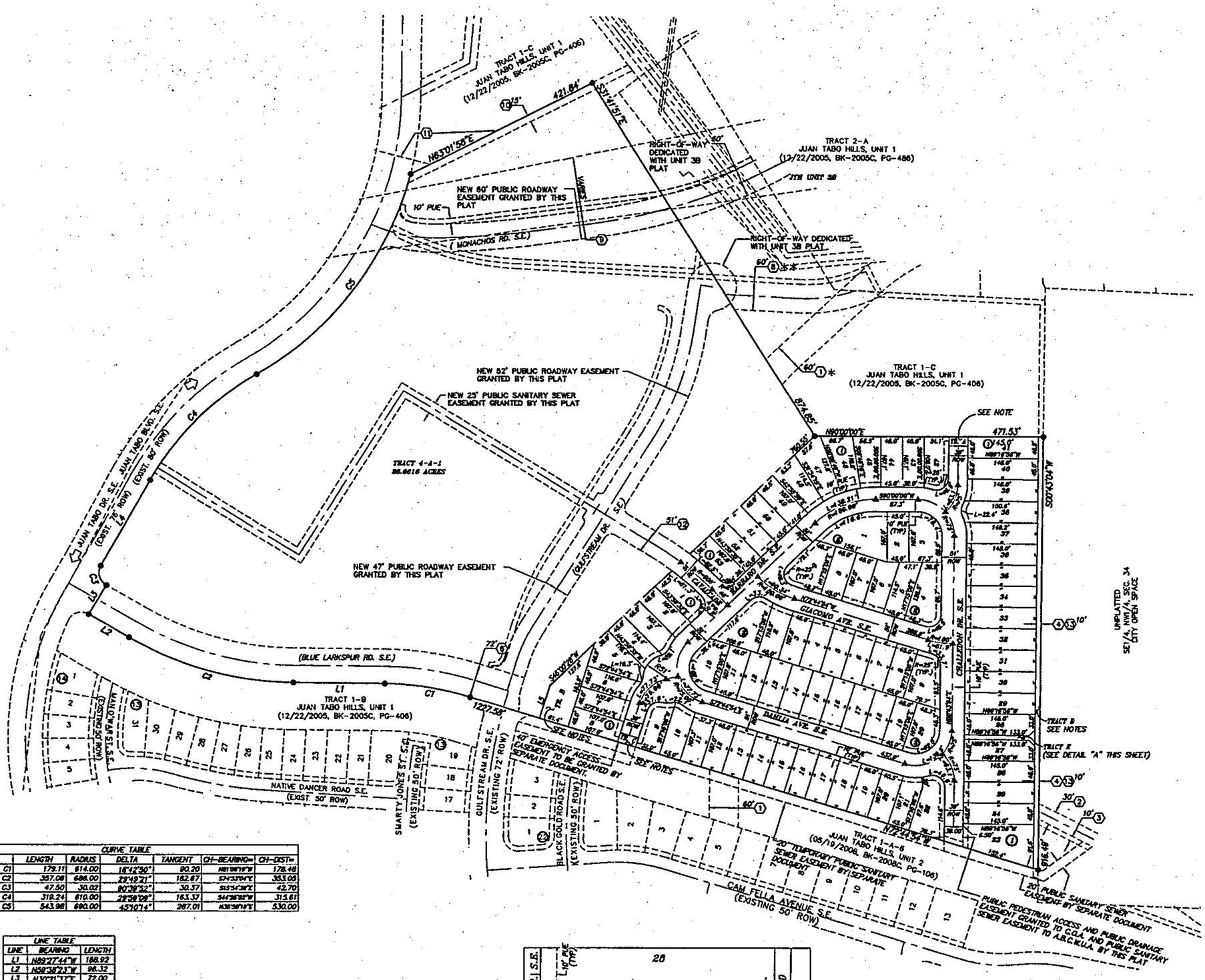
SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 896-3060

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)

PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008



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LINE TABLE		
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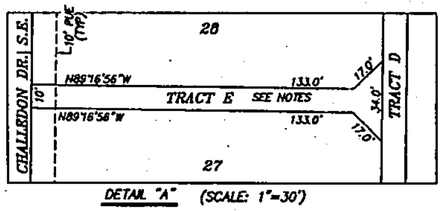
L3	N30°21'37"E	72.00
L4	N29°26'17"E	207.35
L5	N17°15'08"E	72.00



DETAIL "A" (SCALE: 1"=30')

EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
   * *TO BE VACATED BY FUTURE PLATTING ACTION*
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
6. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *(VACATED)*
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
   ** *TO BE VACATED BY FUTURE PLATTING ACTION*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
12. 51' PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
13. 10' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT. SURFACE DRAINAGE TO BE MAINTAINED BY HOA.

NOTES

TRACT A (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.1803 AC)
TO BE INCORPORATED INTO TRACT 4-A-1 IN THE FUTURE, TO BE OWNED AND MAINTAINED BY THE JTH, LLC.

TRACT C (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.2100 AC)
PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0366 AC)
FOR PURPOSES OF PUBLIC DRAINAGE SURFACE DRAINAGE CHANNEL AND INLET TO BE OWNED AND MAINTAINED BY THE C.O.A.

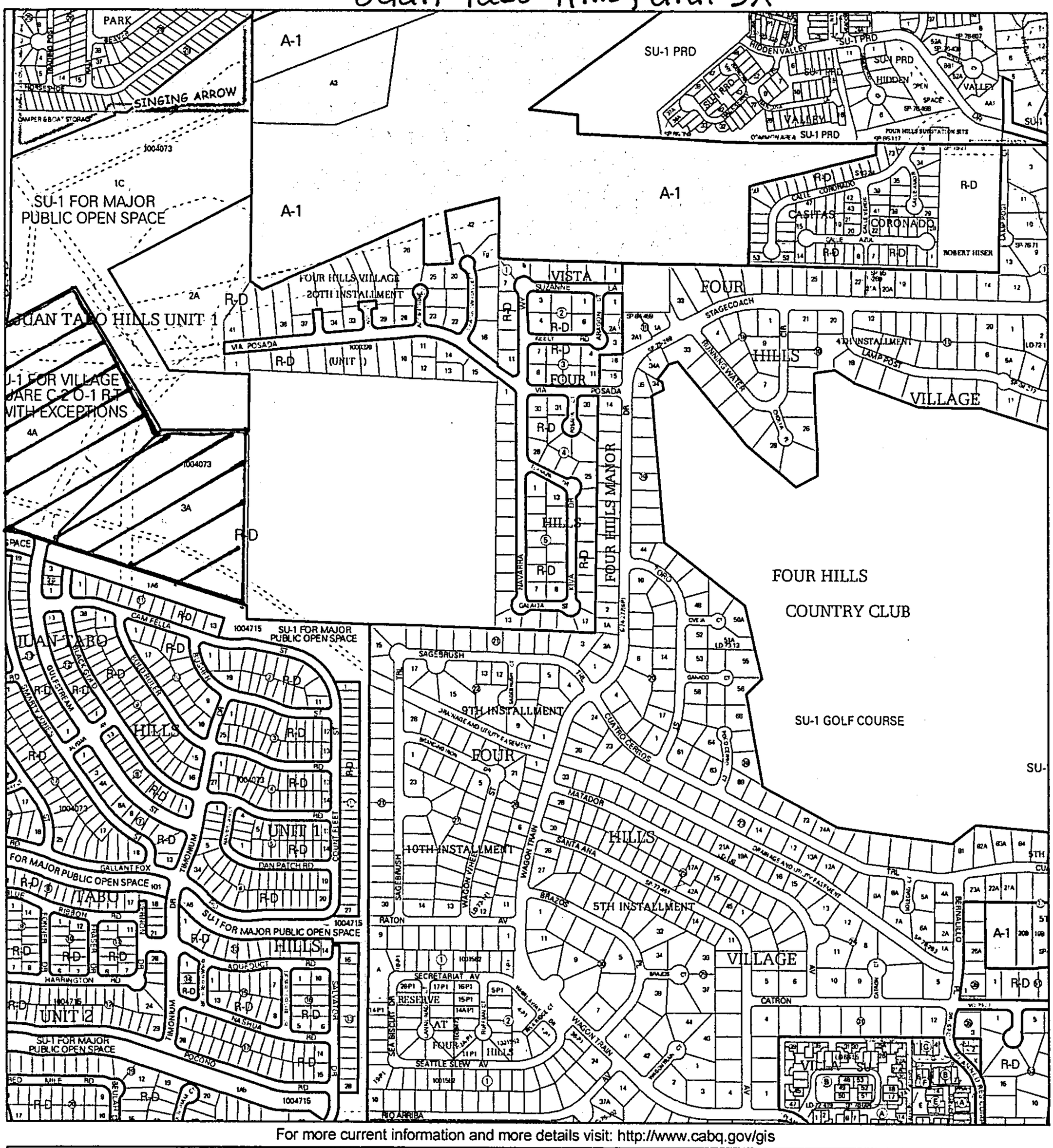
LEGEND

23	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT

N

100' 50' 0 100' 200'
SCALE: 1" = 100'

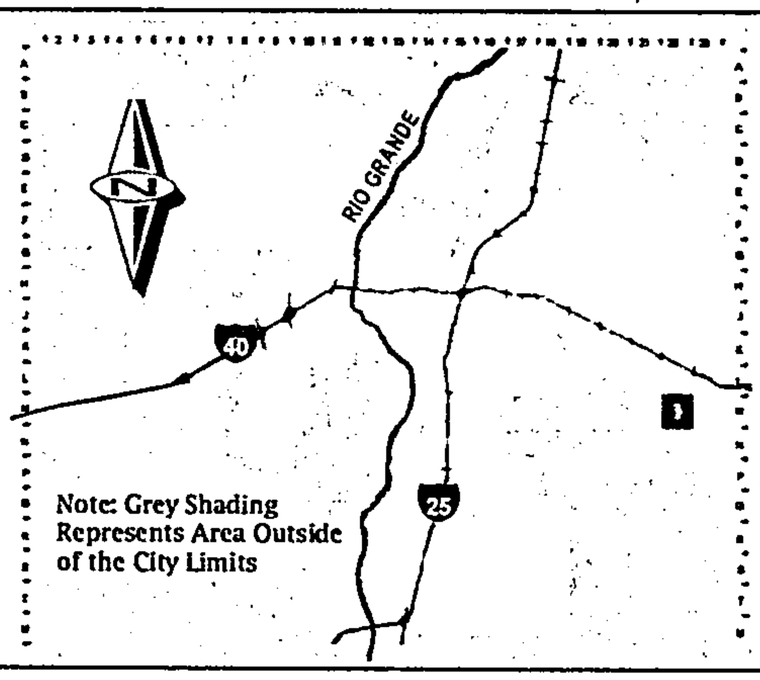
Juan Tabo Hills, Unit 5A



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

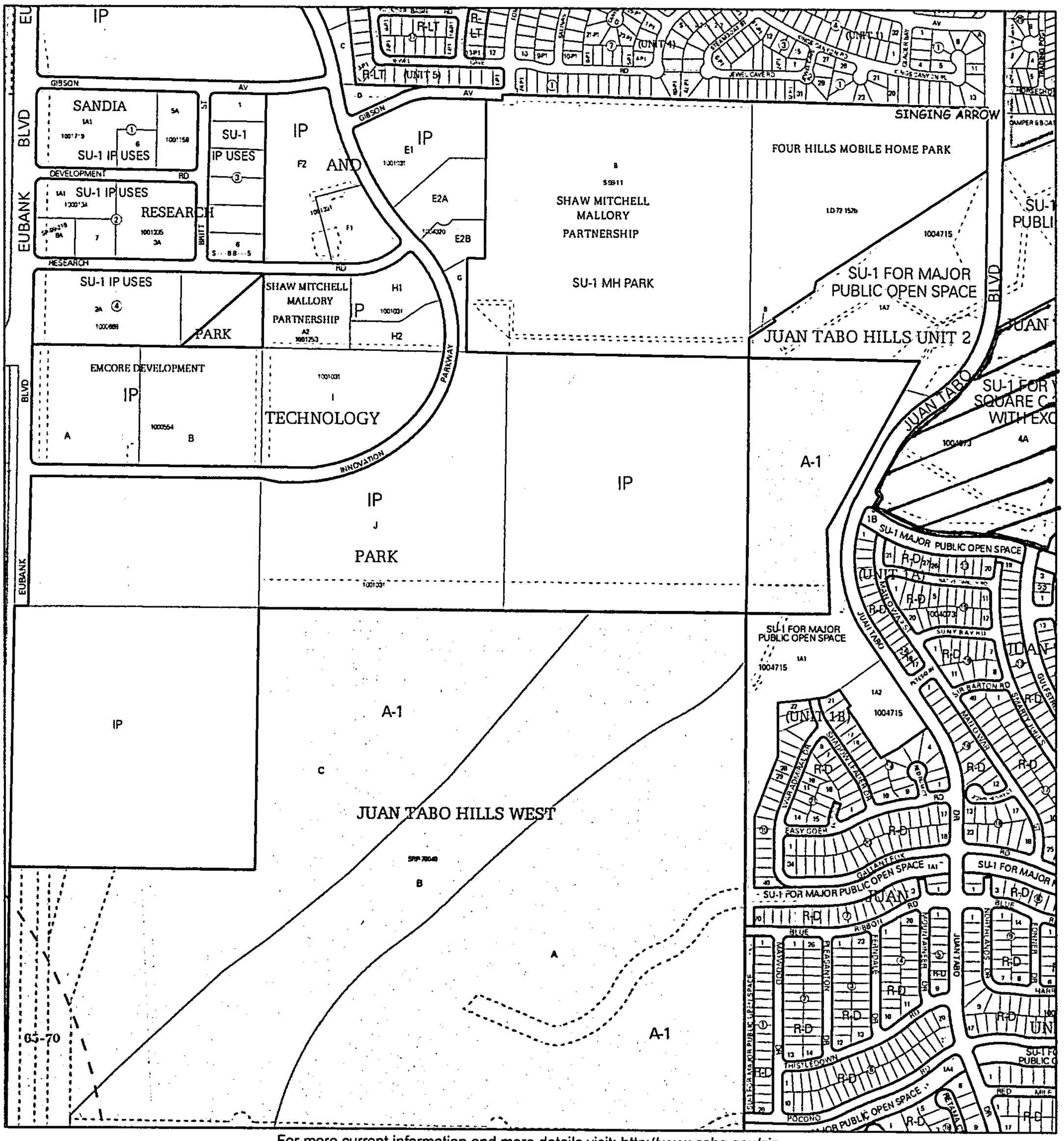
M-22-Z

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

0 750 1,500 Feet

Juan Tabo Hills, Ur 3A



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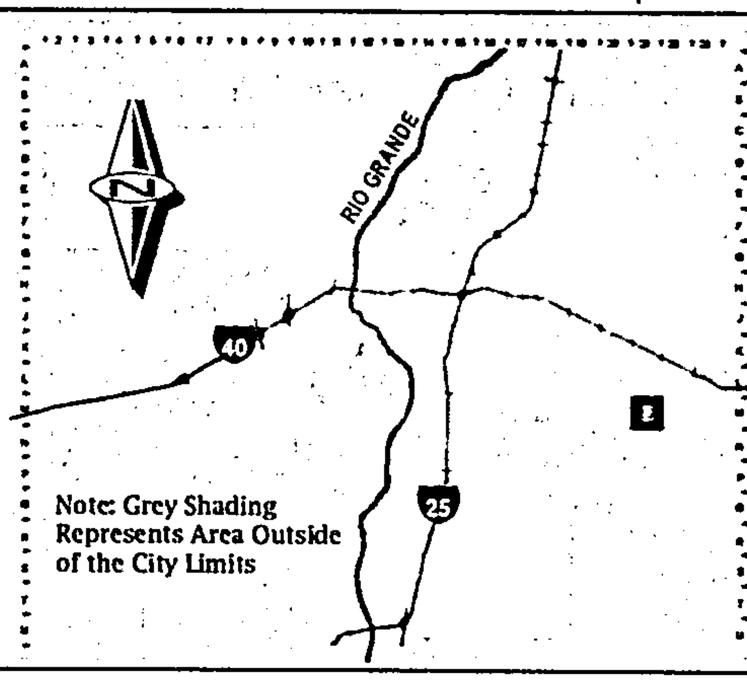
Albuquerque Geographic Information System

Map amended through: 6/13/2008



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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

August 17, 2010

Mr. Jack Cloud, Chairman
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Re: Juan Tabo Hills, Unit 3A; 1007139

Dear Mr. Cloud:

The owner, JTH, LLC, is seeking an extension of the Preliminary Plat Approval. There is not a recorded SIA for this project and we will need to extend the Preliminary Plat.

Please contact our office with any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer

GJK/sr

Attachment

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted: 09/24/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9/24/08
Date Preliminary Plat Expires: 9/24/09
DRB Project No: 1007139
DRB Application No.: 08 -7036

1 07/16/09
2 08/18/09

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

Juan Tabo Hills Unit 3A

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

Tract 3-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 ari 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	Private Inspector	City Inspector	City Cnst Engineer
		1 24'	PAVING						
		~~28'~~ FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF 4'	Perm Pvmt C&G (both sides) Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmt	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmt	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr	/	/	/
		6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave	/	/	/
		6"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave	/	/	/
		6"	Waterline	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			SANITARY SEWER						
		12"	Sanitary Sewer	Tract 4-A-1	Juan Tabo Blvd. (Ex 12" SAS)	Cavalcade Ave	/	/	/
		12"	Sanitary Sewer	Cavalcade Dr	Tract 4-A-1	Barbaro Dr	/	/	/
		12"	Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 41, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Lot 8, Blk 1	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
		8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
			STORM DRAIN						
		18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract C	/	/	/
		18"-36"	Storm Drain	Dahlia Ave	Lot 11,Blk 3	Barbaro Dr	/	/	/
		18"-36"	Storm Drain	Tract C	Barbaro Dr	Tract 1-A-6	/	/	/
		36"	Storm Drain	Tract 1-A-6	Tract C	Tract 1-A-6, Ex. 96" SD	/	/	/
		Per Design	Concrete Channel	Tract E	COA Open Space	Challedon Dr	/	/	/
		30"-36"	Storm Drain	Challedon Dr	Lot 27, Blk 1	Tract 1-A-6	/	/	/
		18"-36"	Storm Drain	Tract 1-A-6	lot 27, Blk 1	Tract 1-A-6 Ex. 96" SD	/	/	/
		~~Per Design~~	~~LOMR (-$50,000)~~	~~Juan Tabo Hills~~			/	/	/
			2 (submitted w/ Unit 1)						
		Per Design	Trash Rack on 96" RCP at channel transition	Juan Tabo Hills			/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

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 of this listing.
The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6 **The financial guarantee for this project will not be released in its entirety unitl the LOMR covering this project site is approved by FEMA.**
7
8

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 9-23-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-24-08
DRB CHAIR - date

9/24/08
TRANSPORTATION DEVELOPMENT - date

9-24-08
UTILITY DEVELOPMENT - date

Bradley L Bingham 9/24/08
CITY ENGINEER - date

Christina Sandoval 9/24/08
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	07/16/09	L Woodall		
2	8/18/09	L Woodall		

(rev 9-05)

F:\1-Projects\2007\A07009 - Juan Tabo Hills, Unit 3\InfrastructureList Unit 3A.xls

revised 09/05

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 9, 2009

Project# 1007139
09DRB-70285 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A 4A, **JUAN TABO HILLS UNIT1** zoned RD SU-1, located on JUAN TABO BLVD BETWEEN GULFSTREAM DRIVE AND TIJERAS ARROYO (M-21 & M-22)

At the September 9, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved with the condition that the vacation must be re-applied for and re-approved.

If you wish to appeal this decision, you must do so by September 24, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

The conditions of final plat still apply.
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado
File

September 1. 2010

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd 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 & ASSOCIATES, PA PHONE: 828-2200
ADDRESS: P.O. BOX 90606 FAX: 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: GREG@GOODWINENGINEERS.COM

APPLICANT: JUAN TABO HILLS, LLC PHONE: 892-5533
ADDRESS: P.O. BOX 1443 FAX: 338-4708
CITY: CORRALES STATE NM ZIP 87048 E-MAIL: RJSG7@
Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: JUAN TABO HILLS, UNIT 3A - VACATION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACT 3A, 4-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: JUAN TABO HILLS, UNIT 1
Existing Zoning: RD, SU1 Proposed zoning: SAME MRGCD Map No ___
Zone Atlas page(s): M21 & M22 UPC Code: 102205501637420120 & 102205510037720115

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): (1001370; 04DRB-01858), (1004073; 05DRB-01854), (1007139; 08DRB-70299, 70304, 70305, 70306 & 70307) (1007139; 09DRB-70285)

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO 40.0569
No. of **existing** lots: 2 No. of **proposed** lots: 82 Total area of site (acres): 14.3953 (UNIT 3A)
LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD. SE
Between: E. OF GULFSTREAM DRIVE SE and TIJERAS ARROYO

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE ___ DATE 9-25-09
(Print) GREGORY J. KRENIK, PE Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
09DRB - 70310	VPE		$ 1425.00
	APV		$ 75.00
	CMF		$ 20.00
			$
			$
			Total $ 1520.00

Hearing date 10/28/09

Sandy Handley 10/01/09
Planner signature / date

Project # 1007139

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.

GREGORY J. KRENIK
Applicant name (print)

9-25-09
Applicant signature / date

Form revised 4/07

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

Application case numbers
09DRB - 70310
- -
- -

Sandy Handley 10/01/09
Planner signature / date

Project # 1007139

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 OCTOBER 13, 2009 To OCTOBER 28, 2009

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.

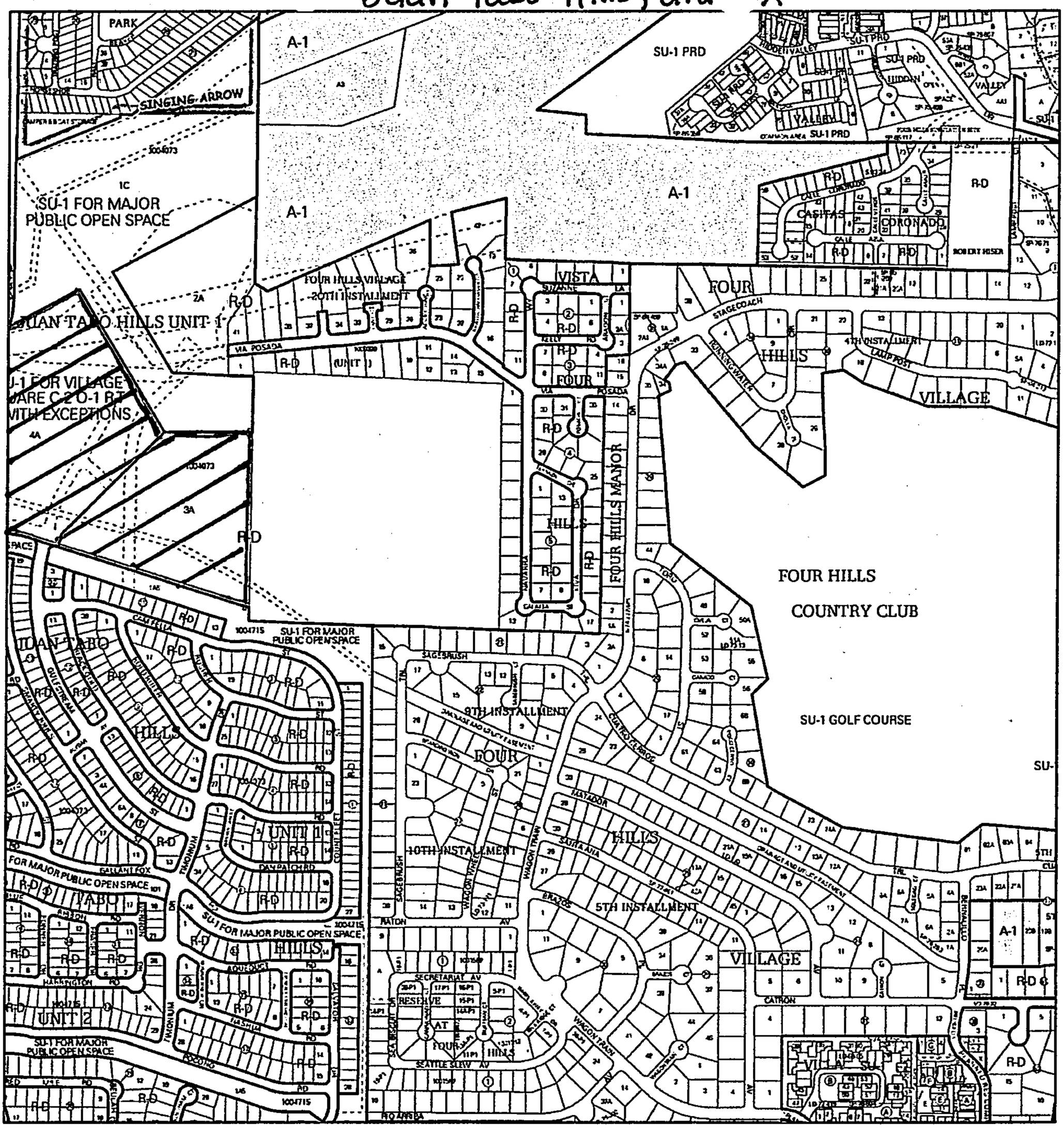
For Gregory J. Krank, PE — 10/01/09
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/01/09 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1007139

Rev. 1/11/05

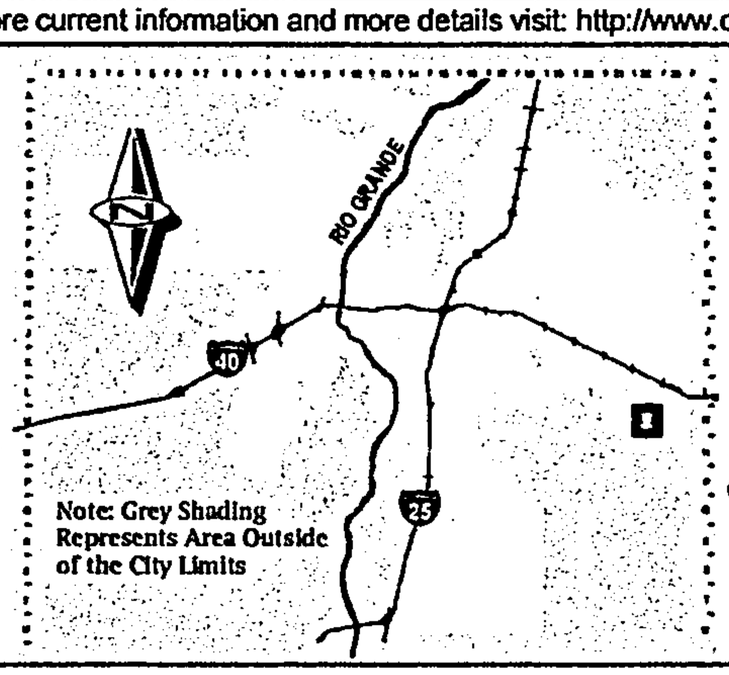
Juan Tabo Hills, Uni A



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

M-22-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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

September 24, 2009

Mr. Jack Cloud, Chairman
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills, Unit 3A (DRB 1007139)

Dear Mr. Cloud:

We recently received a one year extension for the Preliminary Plat on September 9th for this project. As part of the conditions of that approval, we were required to submit the vacation request and file the Final Plat within the year.

At the owner request, we are requesting the Vacation of Public Roadway Easements and Public / Private Easements, per the attached exhibits to develop the property as shown on the Preliminary Plat.

Please contact our office with any questions you may have.

Sincerely,

Mark Goodwin & Associates, PA

Gregory J. Krenik, PE
Project Engineer

GJK/la

Attachment

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)*

City Project [✓] **Special Exception Application** (ZHE) [ ]

CONTACT NAME: GREGORY J. KRUIK, PE

COMPANY NAME: MARK GOODWIN & ASSOCIATES, P.A.

ADDRESS/ZIP: PO BOX 90606

PHONE: 828-2200 FAX: 797-9539

LEGAL DESCRIPTION INFORMATION

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

TRACT 3A, 4-A, JUAN TABO HILLS, UNIT 1

LEGAL DESCRIPTION

LOCATED ON

JUAN TABO BLVD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN E. OF GULFSTREAM DRIVE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

TIJERAS ARROYO

STREET NAME OR OTHER IDENTIFYING LANDMARK

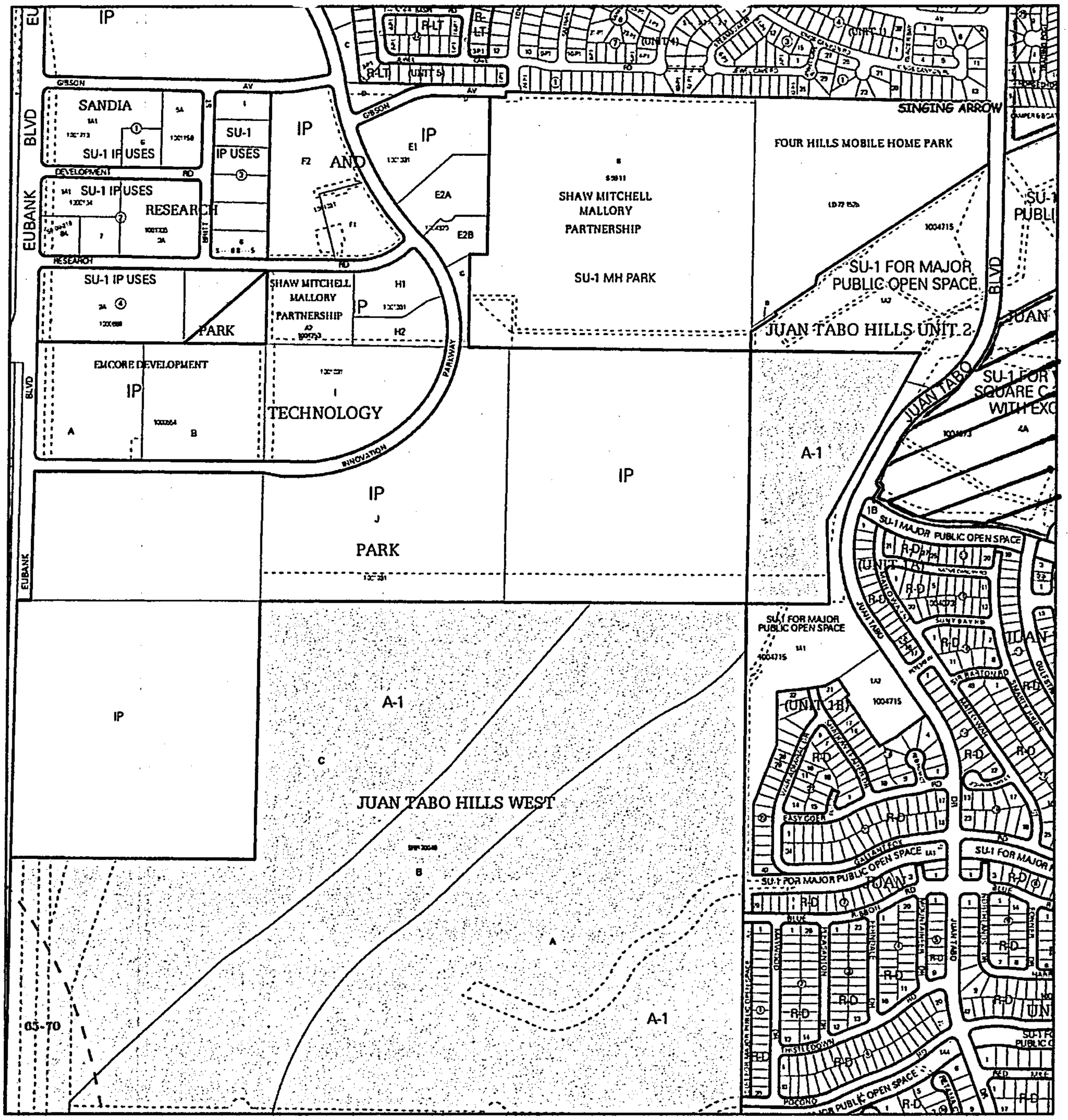
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (M21 & M22).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

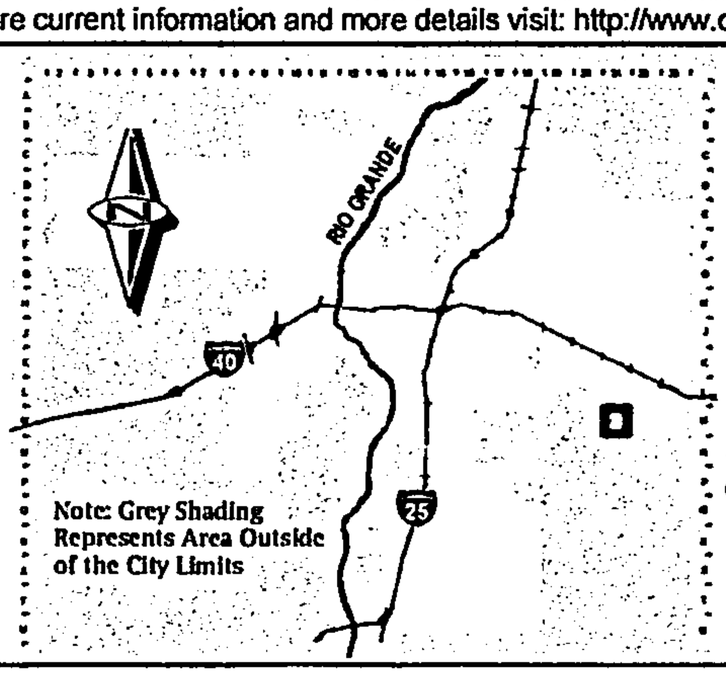
(Zone Map MUST be provided with request)

developinquirysheet (07/29/08)

Juan Tabo Hills, U L 3A



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



Note: Grey Shading Represents Area Outside of the City Limits

Albuquerque Geographic Information System

Map amended through: 6/13/2008

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

0 750 1,500 Feet

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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

September 29, 2009

Gregory J. Krenik, PE
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Gregory:

Thank you for your inquiry of **September 29, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT 3A, 4A, JUAN TABO HILLS, UNIT 1, LOCATED ON JUAN TABO BOULEVARD SE BETWEEN EAST OF GULFSTREAM DRIVE SE AND TIJERAS ARROYO** zone map **M-21-22.**

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

JUAN TABO HILLS N.A. (JTH) "R"
Kevin Smith, 1843 Red Rum Ct. SE/87123 440-3838 (h)
Ellen Altman, 1836 War Admiral SE/87123 999-8187 (h)

VOLTERRA H.O.A. (VOL)
Evelyn Saavedra, P.O. Box 93488/87199 342-2797 ext. 123 (o)
Joy Figueroa, P.O. Box 93488/87199 342-2797 ext. 103 (o)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at 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 NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(11/23/07)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

October 1, 2009

Ms. Evelyn Saavedra
Volterra H.O.A.
P.O. Box 93488
Albuquerque, NM 87199

Ms. Joy Figueroa
Volterra H.O.A.
P.O. Box 93488
Albuquerque, NM 87199

Re: Juan Tabo Hills, Unit 3A

Dear Mr. Smith and Ms. Altman:

Enclosed please find a copy of the DRB Application requesting a Vacation of Public Easement for the referenced project. The anticipated date to be heard is October 28, 2009. Please contact Greg Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

la

Enclosure

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

October 1, 2009

Ms. Evelyn Saavedra
Volterra H.O.A.
P.O. Box 93488
Albuquerque, NM 87199

Ms. Joy Figueroa
Volterra H.O.A.
P.O. Box 93488
Albuquerque, NM 87199

Re: Juan Tabo Hills, Unit 3A

Dear Mr. Smith and Ms. Altman:

Enclosed please find a copy of the DRB Application requesting a Vacation of Public Easement for the referenced project. The anticipated date to be heard is October 28, 2009. Please contact Greg Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

F:\1-Projects\2007\A07009 - Juan Tabo Hills, Unit 3A\Neighborhood Assoc Letter.doc

7006 0810 0004 6708 5734

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

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

Postmark Here

Sent To: Ms. Evelyn Saavedra
Street, Apt. No.; or PO Box No.: P.O. Box 93488
City, State, ZIP+4: ABQ. NM 87199

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 5727

U.S. Postal Service™
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Ms. Ellen Altman
Street, Apt. No.; or PO Box No.: 1836 War Admiral SE
City, State, ZIP+4: ABQ. NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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

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Street, Apt. No.; or PO Box No.: P.O. Box 93488
City, State, ZIP+4: ABQ. NM 87199

PS Form 3800, June 2002 See Reverse for Instructions

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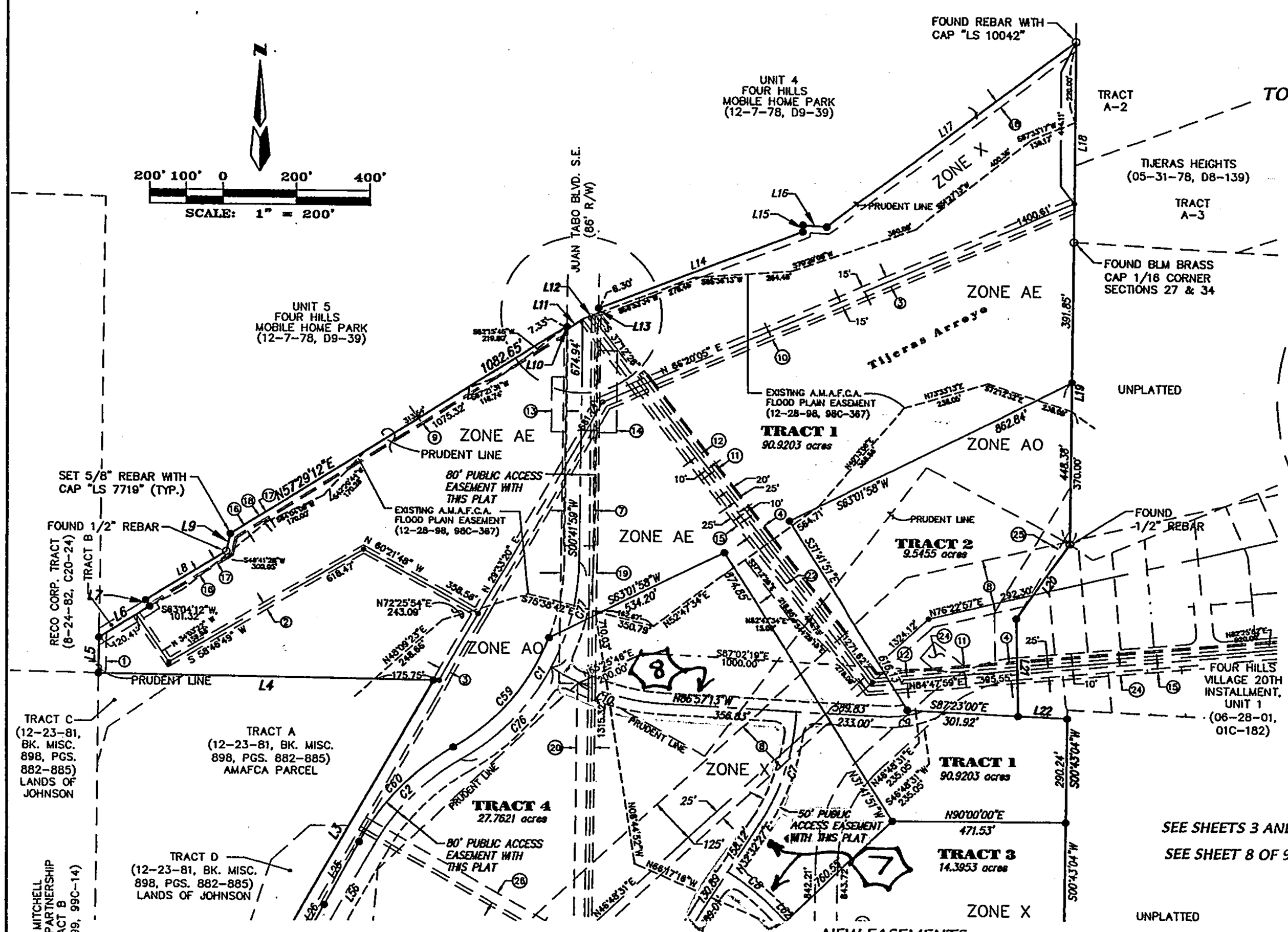
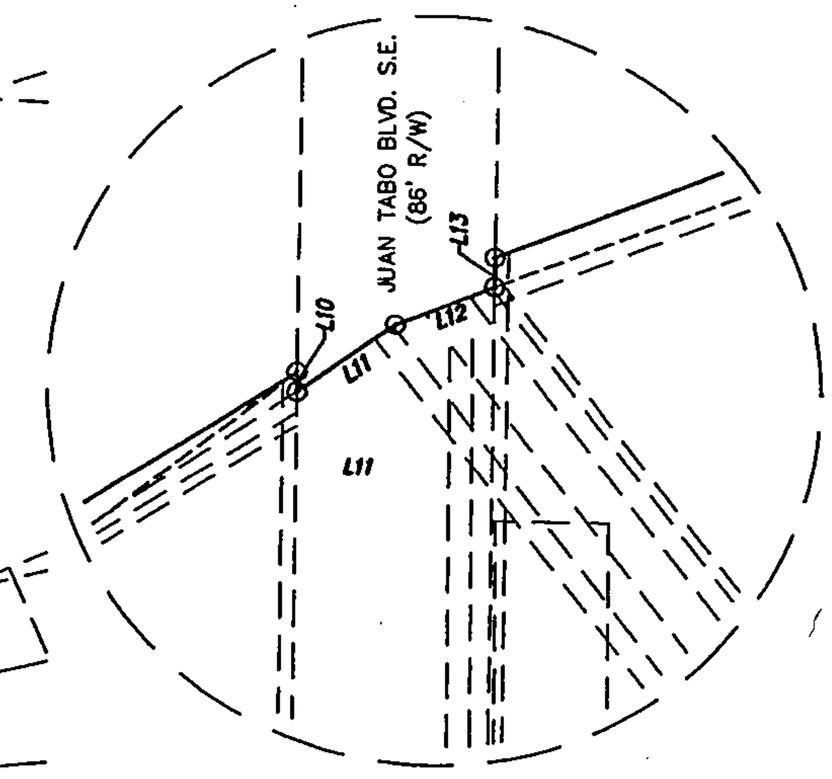
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Mr. Kevin Smith
Street, Apt. No.; or PO Box No.: 1843 Red Rum Ct. SE
City, State, ZIP+4: ABQ. NM 87123

BULK LAND PLAT FOR
JUAN TABO HILLS
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004





DETAIL "A"
N.T.S.

2005003075
Page: 5 of 9
01/19/2005 02:27P
Bk-2005C Pg-22
Harry Hertzog Bern. Co. PLAT R 47.00

5 6 7 8

SEE SHEETS 3 AND 4 OF 9 FOR EXISTING EASEMENTS

SEE SHEET 8 OF 9 FOR NEW EASEMENTS

01-18-05

NEW EASEMENTS:

1) TRACT 1 IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.

5

2) A BLANKET DRAINAGE EASEMENT WITH THIS PLAT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT.

3) A 25' WIDE FLOATING ACCESS EASEMENT FROM NEW 80' WIDE PUBLIC ACCESS EASEMENT ACROSS NEW TRACT 1 TO AMAFCA TRACT "A" IS HEREBY GRANTED WITH THIS PLAT. FINAL LOCATION TO BE DETERMINED AT A LATER DATE BETWEEN CITY OPEN SPACE AND AMAFCA.

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A02JOBS\A2079 4 HILLS\Bulk Plat\NEW sht 5-8.dwg - Layout1 (01-17-05) SPS

Dwg: NEW sht 5-8.dwg		Drawn:	STEPHEN	Checked:	ALS	Sheet	5 of 9
Scale:	AS SHOWN	Date:	01/17/05	Job:	A02079		

NEW EASEMENTS:

1) TRACT 1 IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.

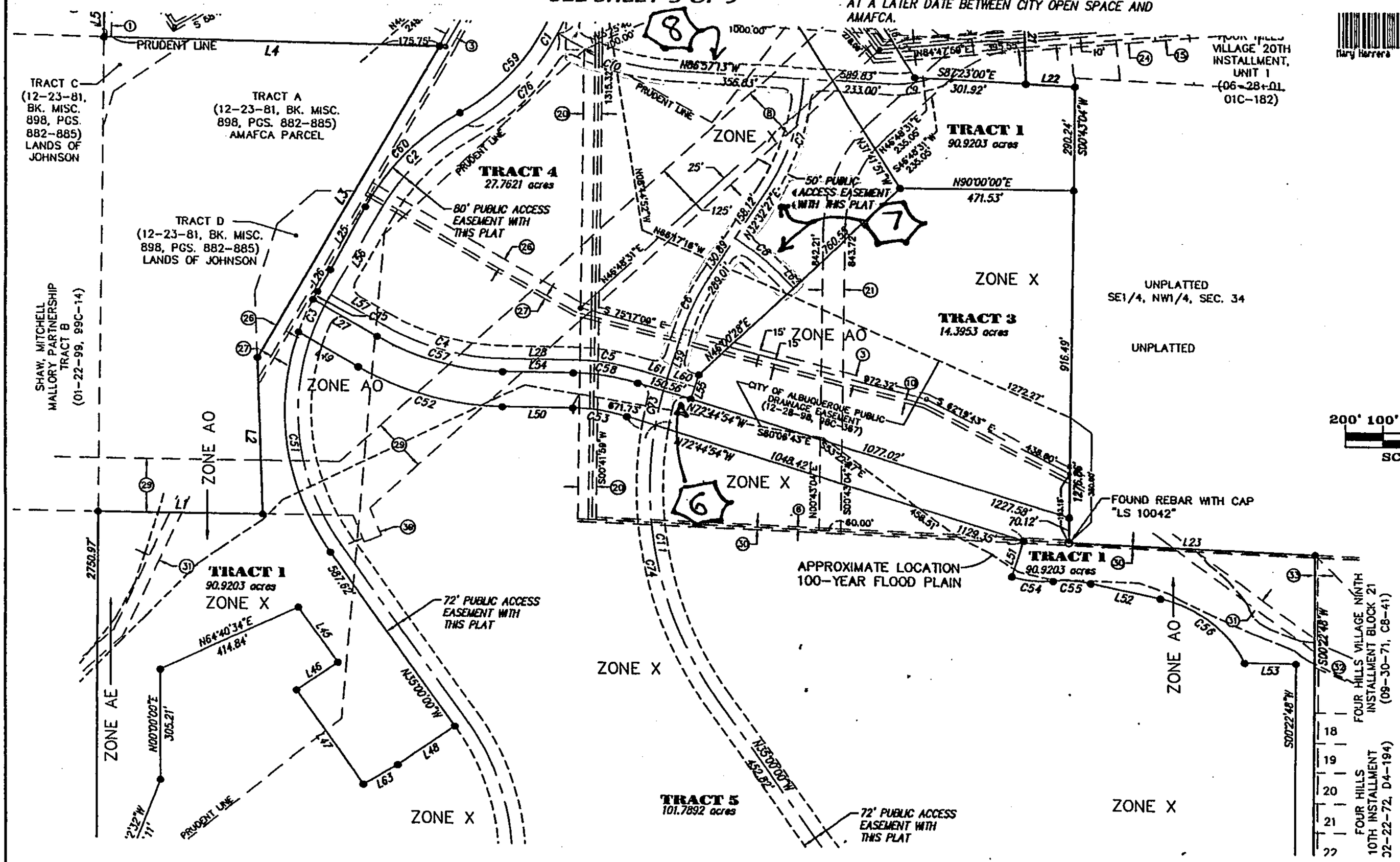
5 (2) A BLANKET DRAINAGE EASEMENT WITH THIS PLAT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT.

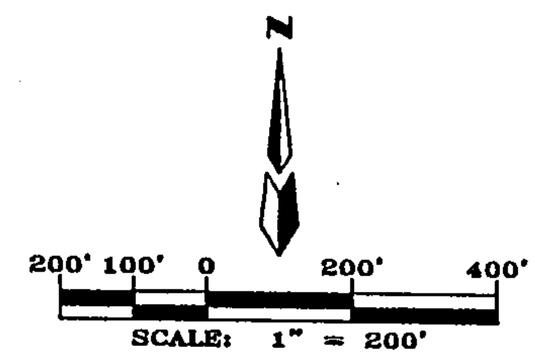
3) A 25' WIDE FLOATING ACCESS EASEMENT FROM NEW 80' WIDE PUBLIC ACCESS EASEMENT ACROSS NEW TRACT 1 TO AMAFCA TRACT "A" IS HEREBY GRANTED WITH THIS PLAT. FINAL LOCATION TO BE DETERMINED AT A LATER DATE BETWEEN CITY OPEN SPACE AND AMAFCA.

BULK LAND PLAT FOR JUAN TABO HILLS

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

2005069075
04/29/05 Page: 16 of 9
01/19/2005 02:27P
Mary Herrera Bern. Co. PLAT R 47.00 Bk-2005C Pg-22





SEE SHEETS 3 AND 4 OF 9 FOR EASEMENTS
SEE SHEET 8 OF 9 FOR NEW EASEMENTS

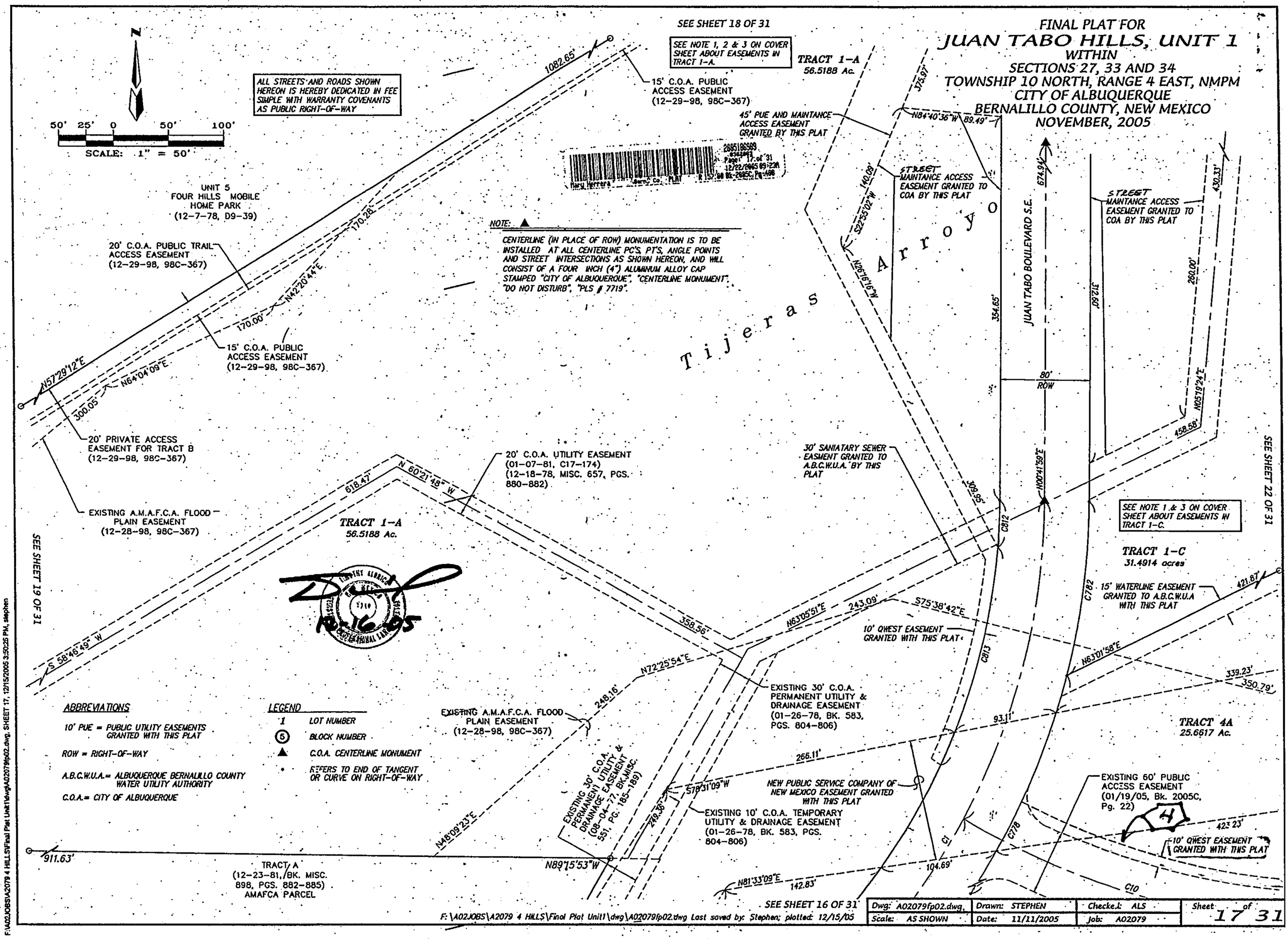
01-18-05

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A02JOBS\A2079 4 HILLS\Bulk Plat\NEW sht 5-8.dwg - Layout1 (2) (01-17-05) SPS

Dwg: NEW sht 5-8.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	6	of 9
Scale:	AS SHOWN	Date:	01/17/05	Job:	A02079		

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A.= ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

C.O.A.= CITY OF ALBUQUERQUE

LEGEND

1	LOT NUMBER
(5)	BLOCK NUMBER
▲	C.O.A. CENTERLINE MONUMENT
•	REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

12-16-05

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 17 of 31
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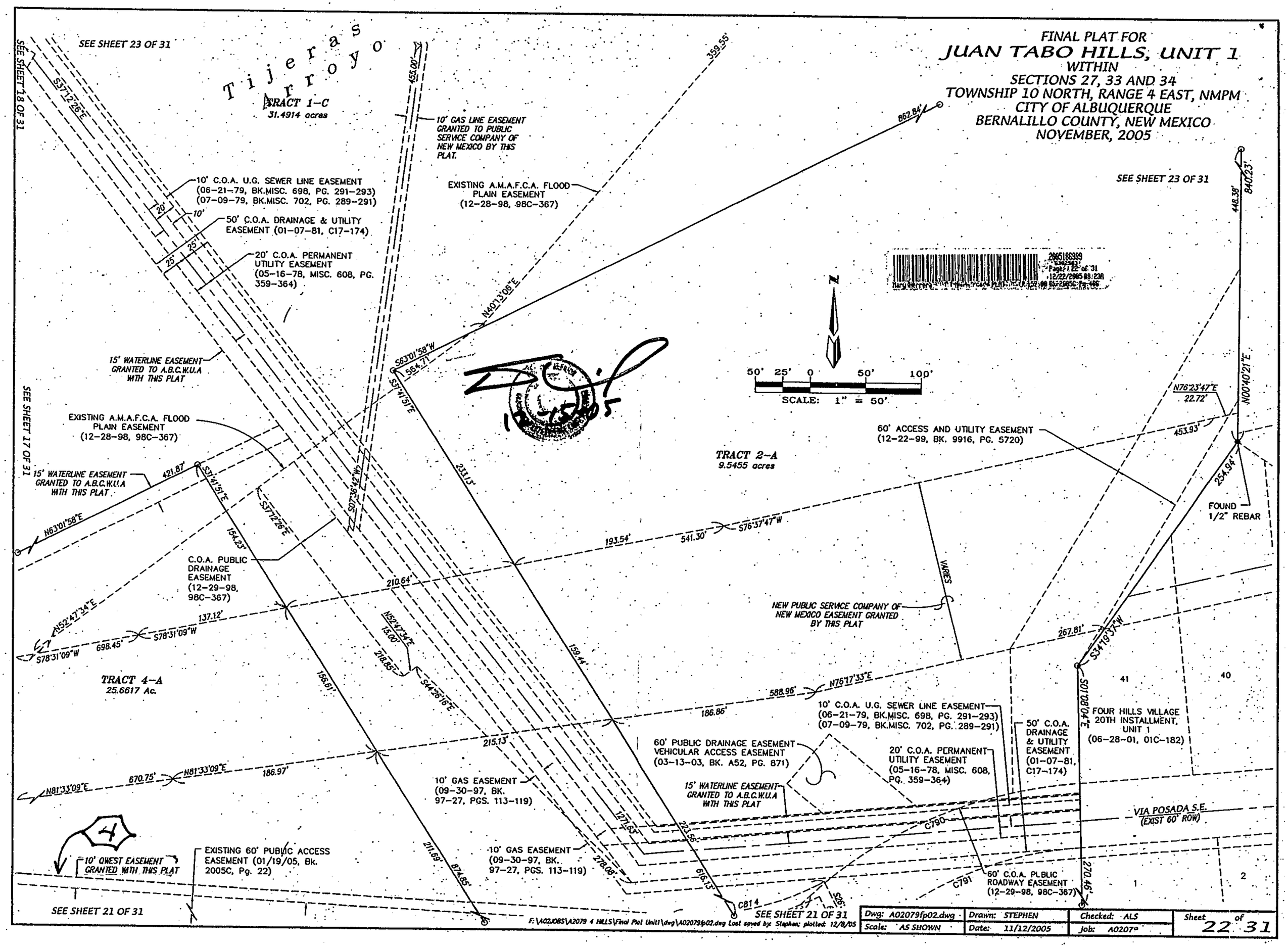
FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005



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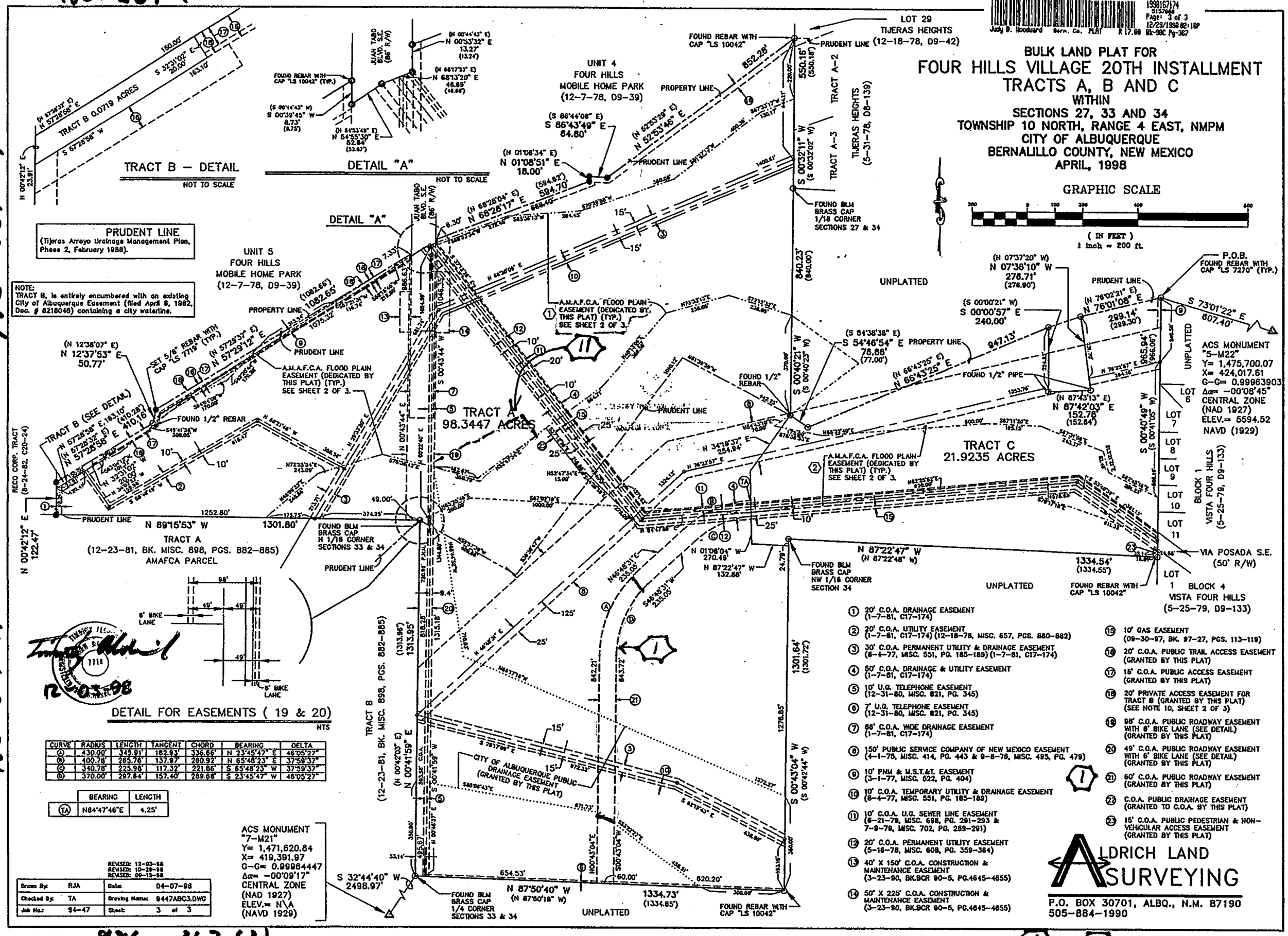
98C - 367 (3)

1998167174
3157668
Page: 3 of 3
12/29/1998 02:16P
Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-98C Pg-367

BULK LAND PLAT FOR
FOUR HILLS VILLAGE 20TH INSTALLMENT
TRACTS A, B AND C
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1998



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(a)	430.00'	345.91'	182.93'	336.66'	N 23°45'47" E	46°05'27"
(b)	400.78'	265.76'	137.97'	260.92'	N 65°48'23" E	37°58'37"
(c)	340.78'	225.98'	117.32'	221.86'	S 65°48'23" W	37°58'37"
(d)	370.00'	297.84'	157.40'	289.66'	S 23°45'47" W	46°05'27"

	BEARING	LENGTH
(TA)	N84°47'46"E	4.25'

1. 20' C.O.A. DRAINAGE EASEMENT (1-7-81, C17-174)
2. 20' C.O.A. UTILITY EASEMENT (1-7-81, C17-174) (12-18-78, MISC. 657, PGS. 880-882)
3. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189) (1-7-81, C17-174)
4. 60' C.O.A. DRAINAGE & UTILITY EASEMENT (1-7-81, C17-174)
5. 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
6. 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
7. 66' C.O.A. WIDE DRAINAGE EASEMENT (1-7-81, C17-174)
8. 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (4-1-75, MISC. 414, PG. 443 & 9-8-76, MISC. 495, PG. 479)
9. 10' PNM & M.S.T.&T. EASEMENT (3-1-77, MISC. 522, PG. 404)
10. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189)
11. 10' C.O.A. U.G. SEWER LINE EASEMENT (6-21-79, MISC. 698, PG. 291-293 & 7-9-79, MISC. 702, PG. 289-291)
12. 20' C.O.A. PERMANENT UTILITY EASEMENT (5-16-78, MISC. 608, PG. 359-364)
13. 40' X 150' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.9CR 90-5, PG.4645-4655)
14. 50' X 225' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.9CR 90-5, PG.4645-4655)
15. 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
16. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (GRANTED BY THIS PLAT)
17. 15' C.O.A. PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT)
18. 20' PRIVATE ACCESS EASEMENT FOR TRACT B (GRANTED BY THIS PLAT) (SEE NOTE 10, SHEET 2 OF 3)
19. 98' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
20. 49' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
21. 60' C.O.A. PUBLIC ROADWAY EASEMENT (GRANTED BY THIS PLAT)
22. C.O.A. PUBLIC DRAINAGE EASEMENT (GRANTED TO C.O.A. BY THIS PLAT)
23. 15' C.O.A. PUBLIC PEDESTRIAN & NON-VEHICULAR ACCESS EASEMENT (GRANTED BY THIS PLAT)

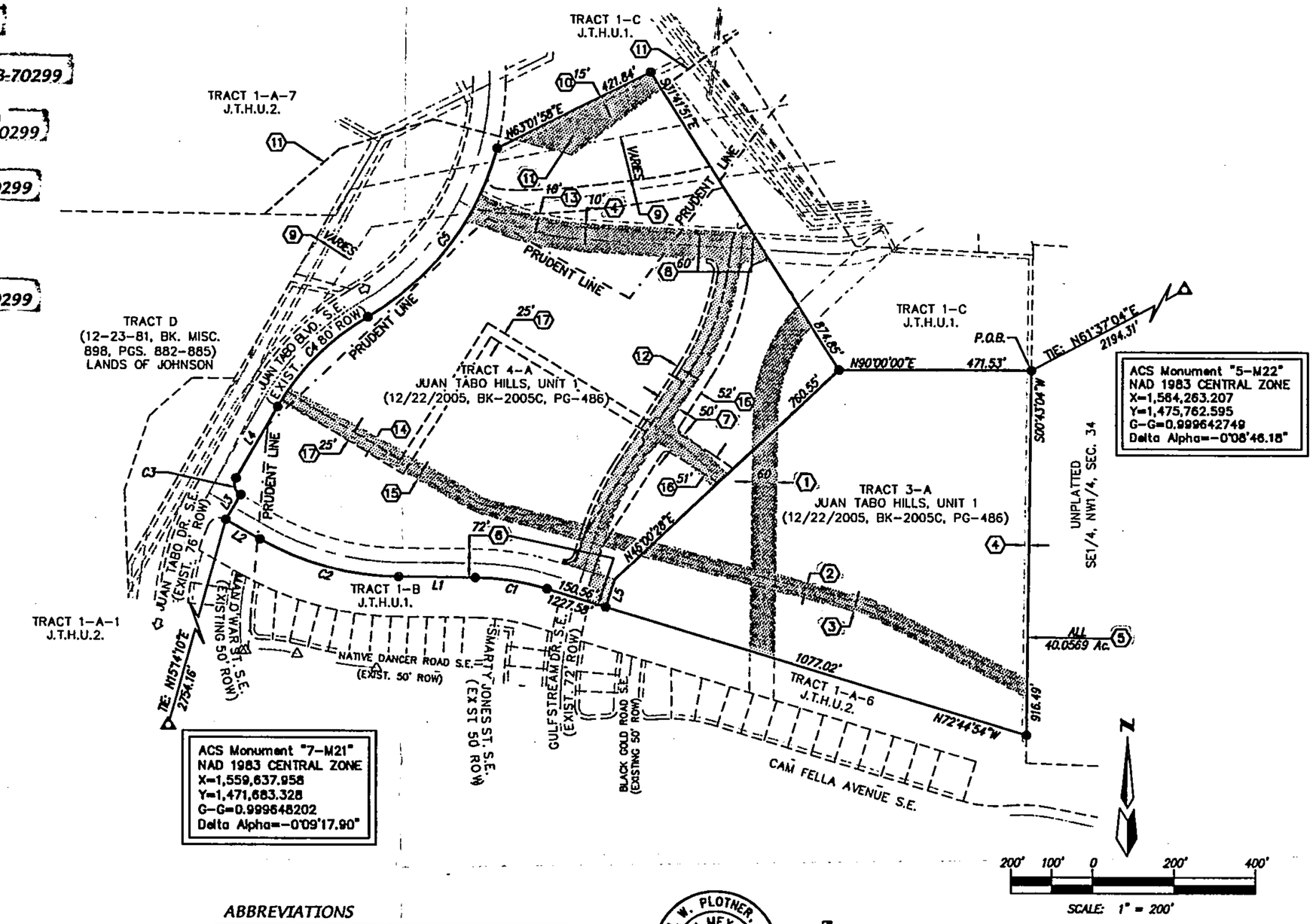
12-03-98

98C - 367 (3)

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2009

EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *PORTION VACATED 08DRB-70299*
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) *VACATED 08DRB-70299*
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) *VACATED 08DRB-70299*
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) *PORTION VACATED 08DRB-70299*
5. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) *PORTION VACATED 08DRB-70299*
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *PORTION VACATED 08DRB-70299*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *VACATED 08DRB-70299*
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *PORTION VACATED 08DRB-70299*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-29-98, 98C-367) *PORTION VACATED 08DRB-70299*
12. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2006092246)
13. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2006092247)
14. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) *PORTION VACATED 08DRB-70299*
15. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) *PORTION VACATED 08DRB-70299*
16. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367)
17. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT DOC# 2009022401 03/03/09



LEGEND

- FOUND CORNER BATHEY MARKER WITH CAP "LS 14271"
- LIMITS OF VACATION

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2006, BK-2006C, PG-106)

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

VACATION EXHIBIT

A07009_unit_3A_exist.dwg	Drawn: SPS	Checked: WWP	Sheet 2 of 8
Scale: AS SHOWN	Date: 9/4/2009	Job: A07009	

F:\A07JOBS\A07009 Juan Tabo Hills Unit 3\Final Plats\unit 3A\A07009_unit_3A_exist.dwg Last saved by: Stephen; plotted: 9/24/09

GRANT OF EASEMENT
FOR
DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES

77 46803

THIS INDENTURE made and executed this 14th day of July, 1977, by and between DALE BELLAMAH LAND CO., INC., a New Mexico corporation in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, hereinafter called Grantee.

WITNESSETH, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the City of Albuquerque a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair, drainage ditches, water lines, sanitary sewer lines and public utilities across, through, and under the lands hereinafter described and the further right to remove trees, bushes, undergr h and obstructions interfering with the location, construction and maintenance of said utilities.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

DESCRIPTION FOR PERMANENT UTILITY AND DRAINAGE EASEMENT

See Attached Exhibits "A","A-1" and "B"

DESCRIPTION FOR TEMPORARY UTILITY AND DRAINAGE EASEMENT

See Attached Exhibits "A", "A-1" and "B"

TO HAVE A TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid utilities.

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and

2 + 3

use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 4th day of August, 1977.

DALE BELLAMAH LAND CO. INC.

D. E. Boyle, President

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 4th day of August, 1977, by D. E. Boyle, President of Dale Bellamah Land Co. Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public

My commission expires:
July 20, 1980

EXHIBIT "A"

PARCEL: P-7

GRANTOR: Adair & H. A. Nicholson

That part of a strip of land 30 feet in width (Permanent Right of Way), 10 feet in width (Temporary Right of Way), owned by the Grantor, lying and being situate in the NE 1/4 of the NE 1/4 of Section 33, and the NW 1/4 of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Right of Way), 10 feet wide (Temporary Right of Way), on the right (South) and 15 feet wide (Permanent Right of Way), on the left (North) of, parallel with and adjacent to the following described centerline, to wit:

Beginning at centerline Station 204+52.67 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=420,346.94, Y=1,474,972.82 and from whence the E 1/4 Corner of Section 33, Township 10 North, Range 4 East, bears S 17°56'16" E a distance of 1359.75 feet; thence N 29°19'47" E along said centerline a distance of 970.68 feet to P.I. Station 214+23.35; thence N 66°08'03" E along said centerline a distance of 1054.87 feet to Station 224+78.22 and from whence the S 1/4 Corner of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 88°38'00" E a distance of 1652.04 feet.

Containing 1.395 acres (Permanent Right of Way), more or less.
Containing 0.454 acres (Temporary Right of Way), more or less.

EXHIBIT "A-1"

188

PARCEL: P-8 UC

GRANTOR: Four Hills Ltd.

That part of a strip of land 30 feet in width (Permanent Right of Way) 10 feet in width (Temporary Right of Way), owned by the Grantor, lying and being situate in the SW 1/4 of the SW 1/4 of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Right of Way), 10 feet wide (Temporary Right of Way), on the right (South) 15 feet wide (Permanent Right of Way), on the left (North) of, parallel with and adjacent to the following described centerline, to wit:

Beginning at centerline Station 224+78.22 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=421,789.95, Y=1,476,241.63 and from whence the S 1/4 Corner of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 88°38'00" E a distance of 1652.04 feet; thence N 66°08'03" E along said centerline a distance of 354.28 feet to Station 228+32.50 and from whence the S 1/4 Corner of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 82°20'40" E a distance of 1339.61 feet.

Containing 0.244 acres (Permanent Right of Way), more or less.
Containing 0.087 acres (Temporary Right of Way), more or less.

DL
7/14/77

EXHIBIT "B"

189

PARCEL: P-22

GRANTOR: Adair & H. Nicholson

That part of a strip of land 30 feet in width (Permanent Right of Way), 10 feet in width (Temporary Right of Way), owned by the Grantor, lying and being situate in the W 1/2 of the NW 1/4 of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Right of Way), 10 feet wide (Temporary Right of Way), on the right (South) and 15 feet wide (Permanent Right of Way) on the left (North) of, parallel with and adjacent to the following described centerline, to wit:

Beginning at centerline Station 6+92.73 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=420,768.38, Y=1,474,311.99 and from whence the W 1/4 Corner of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 00°33'57" W a distance of 633.52 feet; thence S 75°22'18" E along said centerline a distance of 960.73 feet to P.I. Station 16+53.46; thence S 62°34'38" E along said centerline a distance of 443.92 feet to Station 20+97.38 and from whence the W 1/4 Corner of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 82°09'20" W a distance of 1340.92 feet.

Containing 0.967 acres (Permanent Right of Way), more or less.
Containing 0.324 acres (Temporary Right of Way), more or less.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

AUG 4 3 24 PM 1977

Mis 551 BK 185 - 189 PG

EMMA C. GONZALES
CO. CLERK & RECORDER

DEPUTY

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/27/2009 Issued By: E08375

Permit Number: **2009 070 285** **Category Code 910**

Application Number: 09DRB-70285, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BLVD BETWEEN GULFSTREAM DRIVE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
Juan Tabo Hills, Llc

Po Box 1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

8/27/2009 1:11PM LOC: ANNX
WS# 006 TRANS# 0031
RECEIPT# 00109536-00109536
PERMIT# 2009070285 TRSDMG
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector) — D

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd 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 & ASSOCIATES, PA PHONE: 828-2200
ADDRESS: P.O. BOX 90606 FAX: 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: GREG@GOODWINENGINEERS.COM

APPLICANT: JUAN TABO HILLS, LLC PHONE: 892-5533
ADDRESS: P.O. BOX 1443 FAX: 338-4708
CITY: CORRALES STATE NM ZIP 87048 E-MAIL: RVSG7@RAYLEEVANTAGE.COM
Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: JUAN TABO HILLS, UNIT 3A - EXTENSION OF MAJOR PRELIMINARY PLAT

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 3A, 4-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: JUAN TABO HILLS, UNIT 1
Existing Zoning: RD, SU1 Proposed zoning: SAME MRGCD Map No ___
Zone Atlas page(s): M21 & M22 UPC Code: 102205501637420120 & 102205510032720115

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): (1001370; 04DRB-01858), (1004073; 05DRB-01854), (1007139; 08DRB-70299, 70304, 70305, 70306 & 70307)

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 82 Total area of site (acres): 40.0569 14.3953 (UNIT 3A)
LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD.
Between: E. OF GULFSTREAM DRIVE and TIJERAS ARROYO

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE ___ DATE 8-27-09
(Print) GREGORY J. KRENIK, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
NA ☐	**INTERNAL ROUTING**				
☑	All checklists are complete	09DRB - - 70285	EPP		$ 50.00
☑	All fees have been collected	- -	CMF		$ 20.00
☑	All case #s are assigned	- -			$
☑	AGIS copy has been sent	- -			$
☑	Case history #s are listed	- -			$
NA ☐	Site is within 1000ft of a landfill	- -			$
NA ☐	F.H.D.P. density bonus				Total
NA ☐	F.H.D.P. fee rebate	Hearing date September 9, 2009			$ 70.00

8-27-09
Planner signature / date

Project # 1007139

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
__ 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.

GREGORY A. KRONIK, PE
Applicant name (print)

8-27-09
Applicant signature / date

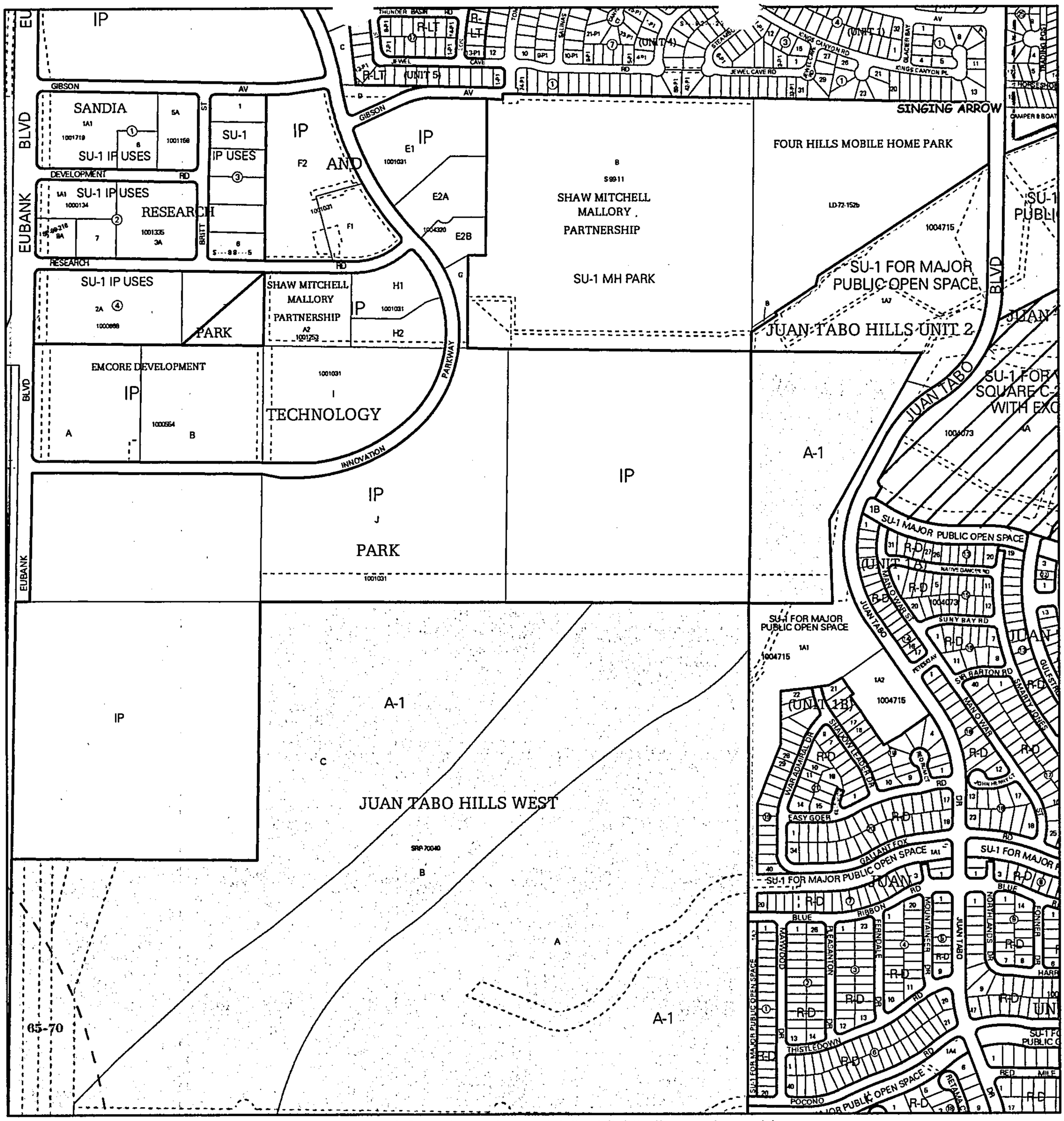
Form revised **October 2007**

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

Application case numbers
09DRB - - 70285
- -
- -

8-27-09
Planner signature / date

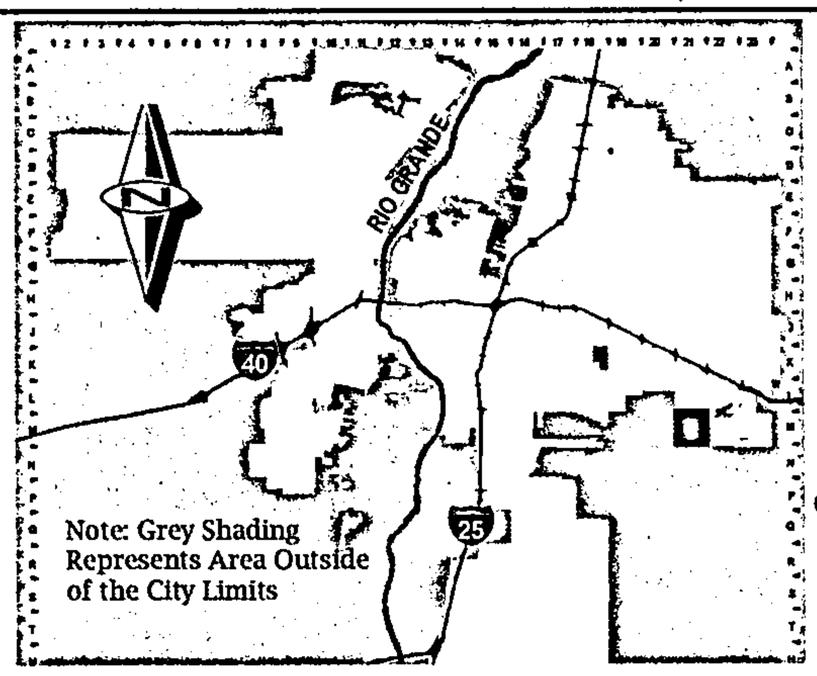
Project # 1007139



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



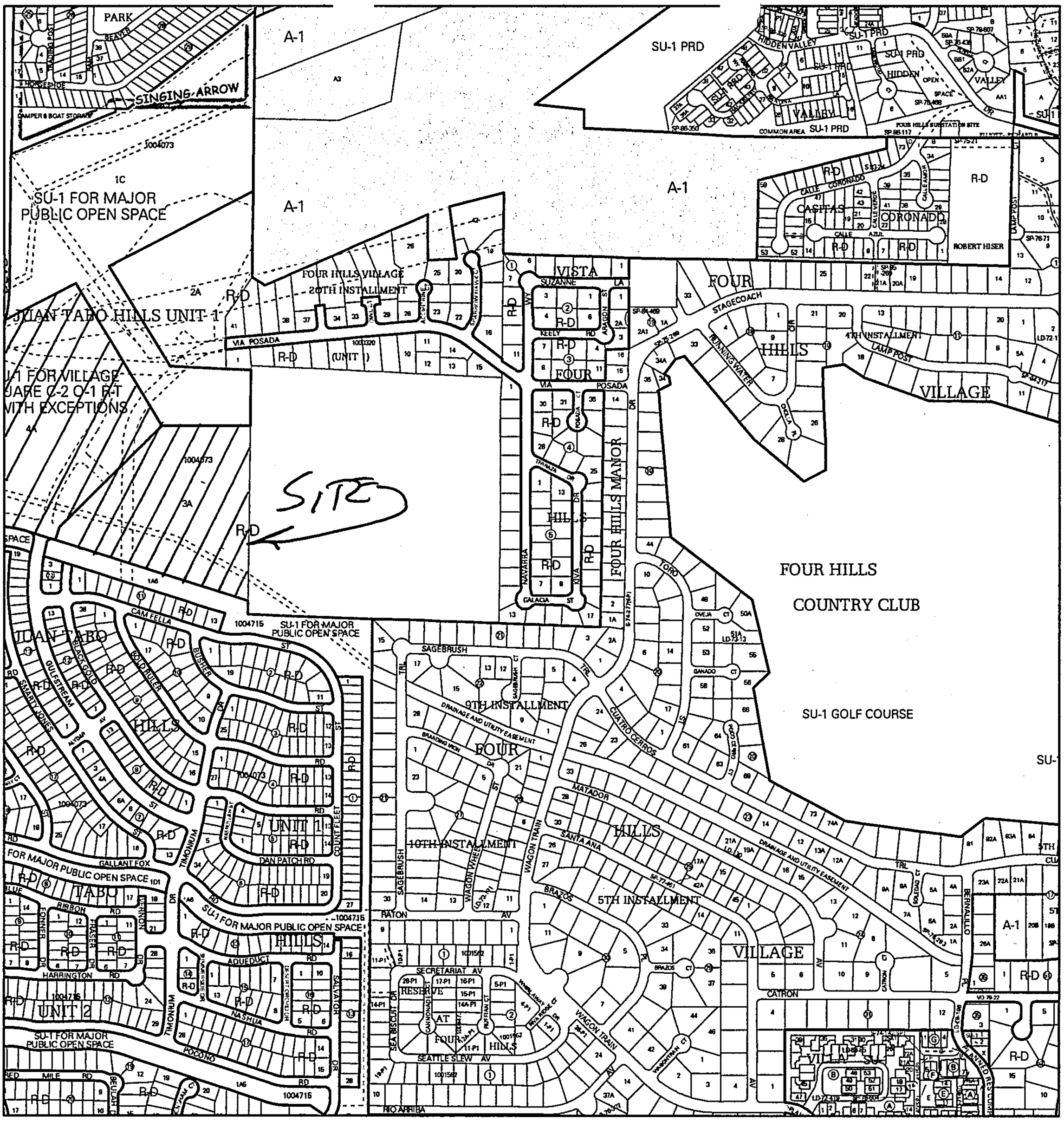
Zone Atlas Page:

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

0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

M-22-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

0 750 1,500 Feet

Juan Tabo Unit 3A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 24, 2008

Project# 1007139
08DRB-70299 VACATION OF PUBLIC EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1,** zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08.]*

At the September 24, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 9/24/08 and with an approved grading and drainage plan engineer stamp dated 9/11/08 the preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file. The site development plan for subdivision was approved.

If you wish to appeal this decision, you must do so by October 9, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, P.A. – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – P.O. Box 1443 – Corrales, NM 87048

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

August 27, 2009

Mr. Jack Cloud, Chairman
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills, Unit 3A (DRB No. 1007139)

Dear Mr. Cloud:

On behalf of the owner, I am requesting a One Year Extension of the Preliminary Plat for this project. A couple of things have happened that resulted in this request; The PID has finally been approved, the Financial Guaranty request took a long time because they were comparing quantities to the construction plan quantities, therefore the owner does not have an SIA in place yet to do the Final Plat.

There are vacations attached to this Preliminary Plat. I wish a condition be put on this extension that we re-submit the vacation request and file the Final Plat within the year.

Please contact me with any questions you may have.

Sincerely,

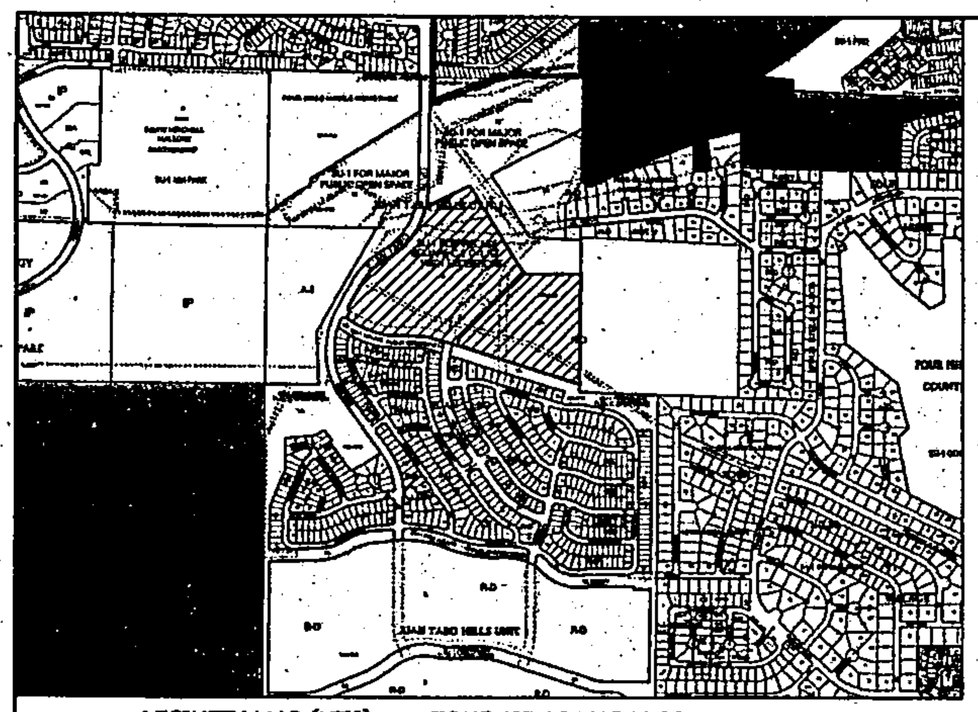
Mark Goodwin & Associates, PA

Gregory J. Krenik, PE
Project Engineer

GJK/la

Attachment

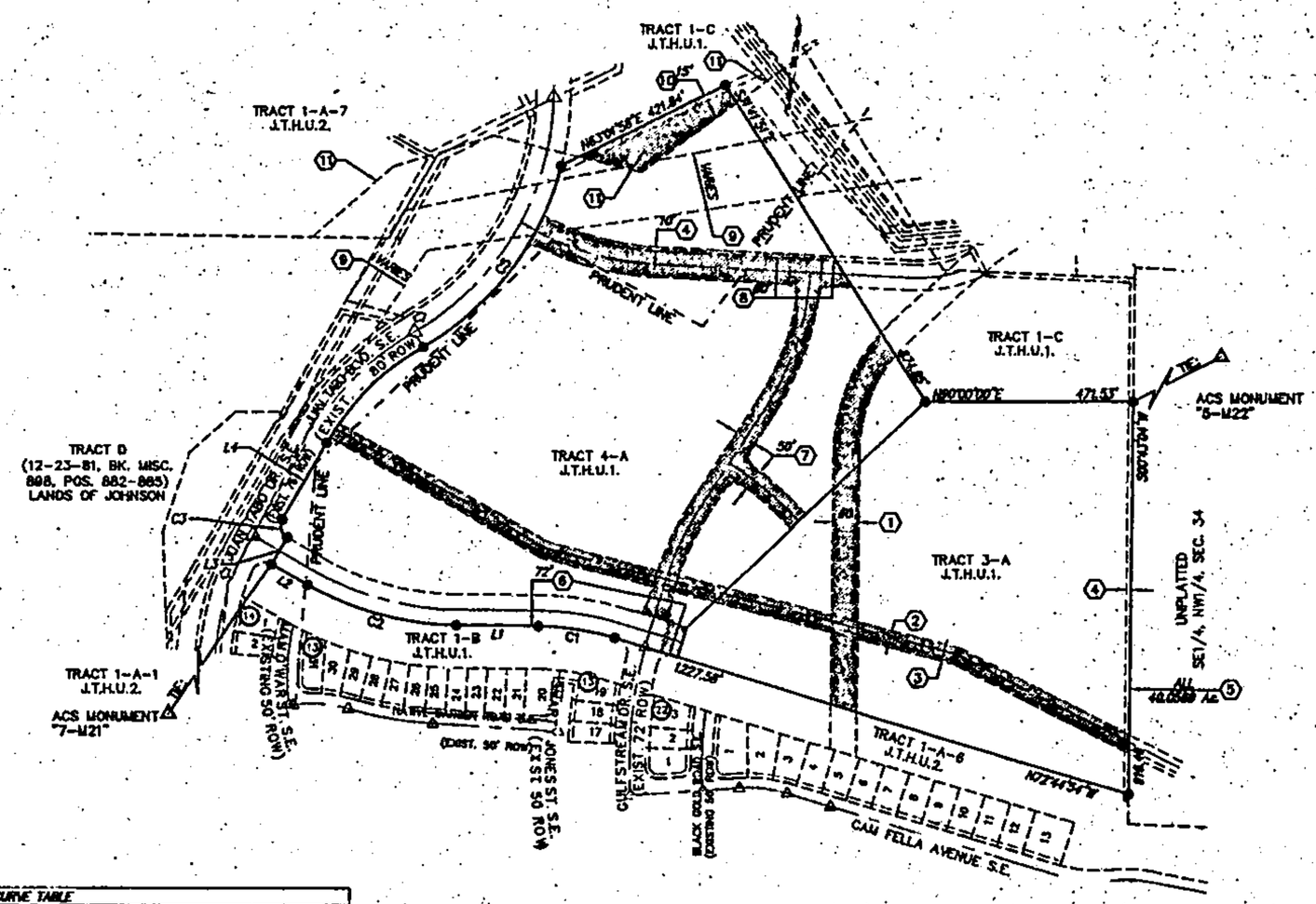
PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008



VICINITY MAP (NTS) ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3-A and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 40.0589 acres more or less.



SUBDIVISION DATA

GROSS ACREAGE	40.0589 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	82 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	R-A, SU-1
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 3-A AND 4-A INTO 82 RESIDENTIAL LOTS AND 5 TRACTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) *TO BE VACATED*
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) *TO BE VACATED*
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) *A PORTION TO BE VACATED*
5. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2006, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	179.11	614.00	16°42'50"	90.20	N81°36'16"W	178.48
C2	357.06	686.00	29°48'21"	182.67	S74°33'04"E	353.05
C3	47.50	30.02	90°38'32"	30.37	S65°43'28"E	42.70
C4	319.24	610.00	29°58'08"	163.37	S47°28'18"W	315.61
C5	543.98	690.00	45°16'14"	287.01	N38°08'16"E	530.00

LINE TABLE

LINE	BEARING	LENGTH
L1	N88°27'44"W	166.92
L2	N58°36'23"W	96.32
L3	N39°21'37"E	72.00
L4	N28°28'17"E	207.35

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ⊙ SHALL BE A SET BARNEY W/ WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS/14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARING.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.*
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 3-A AND 4-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date: 9-2-08

JTH, LLC, Owner Tracts 3-A and 4-A
Scott Grady, Managing Member — DATE: 8-27-08

LEGEND

- ⊙ FOUND CORNER
- LIMITS OF VACATION

ABBREVIATIONS

J.T.H.U.1. - JUAN TABO HILLS, UNIT 1 (12/22/2006, BK-2005C, PG-406)

J.T.H.U.2. - JUAN TABO HILLS, UNIT 2 (05/19/2006, BK-2006C, PG-106)

N

200' 100' 0 200' 400'
SCALE: 1" = 200'

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 898-5833

ENGINEERS

B. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90995
ALBUQUERQUE, NEW MEXICO 87199
(505) 888-2200

SURVEYOR

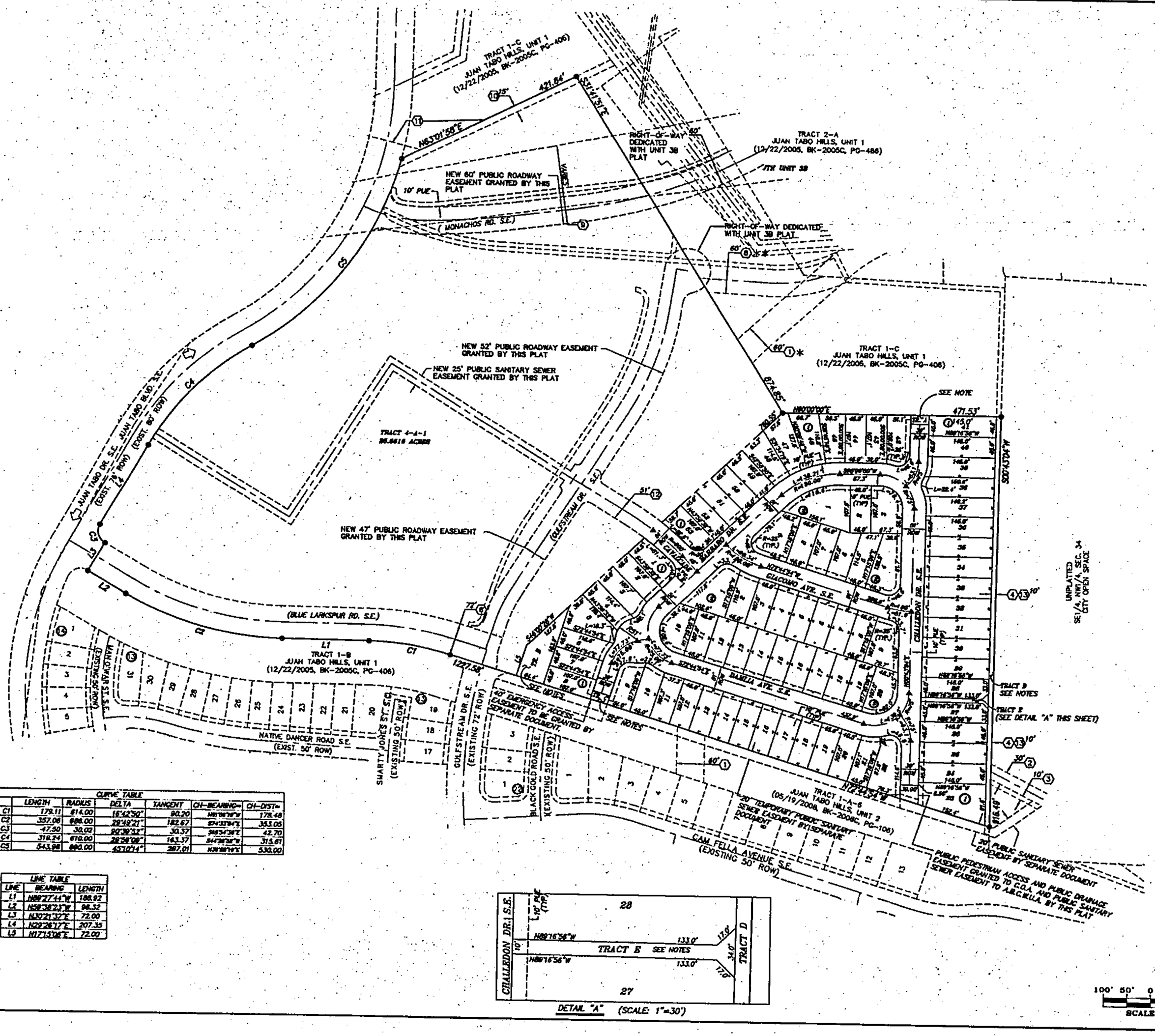
CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 896-3060

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5584.518
(NAVD 1929)

F:\A07JOBS\A07008 JUAN TABO HILLS UNIT 3\PRELIMINARY PLAT\A07008_COVER_UNIT_3A_R1.DWG Rick August 08

PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008



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3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
6. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) (VACATED)
7. EXISTING 80' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
   ** TO BE VACATED BY FUTURE PLATTING ACTION
8. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
9. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
11. 51' PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
12. 10' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT. SURFACE DRAINAGE TO BE MAINTAINED BY HOA.

NOTES

TRACT A (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.1803 AC)
TO BE INCORPORATED INTO TRACT 4-A-1 IN THE FUTURE, TO BE OWNED AND MAINTAINED BY THE JTH, LLC.

TRACT C (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.2100 AC)
PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0348 AC)
FOR PURPOSES OF PUBLIC DRAINAGE SURFACE DRAINAGE CHANNEL AND INLET TO BE OWNED AND MAINTAINED BY THE C.O.A.

LEGEND

23	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted: 09/24/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9/24/08
Date Preliminary Plat Expires: 9/24/09
DRB Project No: 1007139
DRB Application No.: 08-7036

1 07/16/09
2 08/18/09

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

Juan Tabo Hills Unit 3A

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

Tract 3-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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	Private Inspector	City Inspector	City Cnst Engineer
		1 24' ~~28~~ FF	PAVING Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF 4'	Perm Pvmt C&G (both sides) Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name: Juan Tabo Hills Unit 3A (DRB 1007139)

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (west side) (1)	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr	/	/	/
		6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave	/	/	/
		6"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave	/	/	/
		6"	Waterline	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			SANITARY SEWER						
		12"	Sanitary Sewer	Tract 4-A-1	Juan Tabo Blvd. (Ex 12" SAS)	Cavalcade Ave	/	/	/
		12"	Sanitary Sewer	Cavalcade Dr	Tract 4-A-1	Barbaro Dr	/	/	/
		12"	Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 41, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr	/	/	/

Project name: Juan Tabo Hills Unit 3A (DRB 1007139)

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Lot 8, Blk 1	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
		8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
			STORM DRAIN						
		18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract C	/	/	/
		18"-36"	Storm Drain	Dahlia Ave	Lot 11,Blk 3	Barbaro Dr	/	/	/
		18"-36"	Storm Drain	Tract C	Barbaro Dr	Tract 1-A-6	/	/	/
		36"	Storm Drain	Tract 1-A-6	Tract C	Tract 1-A-6, Ex. 96" SD	/	/	/
		Per Design	Concrete Channel	Tract E	COA Open Space	Challedon Dr	/	/	/
		30"-36"	Storm Drain	Challedon Dr	Lot 27, Blk 1	Tract 1-A-6	/	/	/
		18"-36"	Storm Drain	Tract 1-A-6	lot 27, Blk 1	Tract 1-A-6 Ex. 96" SD	/	/	/
		~~Per Design~~	~~LOMR ($50,000)~~	~~Juan Tabo Hills~~			/	/	/
			2 (submitted w/ Unit 1)						
		Per Design	Trash Rack on 96" RCP at channel transition	Juan Tabo Hills			/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

- 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 of this listing.
- The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	City Inspector	City Cnst Engineer
							/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6 **The financial guarantee for this project will not be released in its entirety unitl the LOMR covering this project site is approved by FEMA.**
7
8

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 9-23-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-24-08
DRB CHAIR - date

9/24/08
TRANSPORTATION DEVELOPMENT - date

9-24-08
UTILITY DEVELOPMENT - date

Bradley L Bingham 9/24/08
CITY ENGINEER - date

Christina Sandoval 9/24/08
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	07/16/09	L Woodall		
2	8/18/09	L Woodall		

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Current DRC
Project Number:_____

FIGURE 12

1007139

ORIGINAL

Date Submitted: 09/24/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9/24/08
Date Preliminary Plat Expires: 9/24/09
DRB Project No: 1007139
DRB Application No.: 08 -7036

1 07/16/09
2 08/18/09

INFRASTRUCTURE LIST

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

Juan Tabo Hills Unit 3A

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

Tract 3-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 w 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 cial 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	Private Inspector	City Inspector	City Cnst Engineer
		1 24'	PAVING						
		~~26'~~ FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF	Perm Pvmt C&G (both sides) 4' Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF	Res Pvmt C&G (both sides) 4' Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF	Res Pvmt C&G (both sides) 4' Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF	Res Pvmt C&G (both sides) 4' Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF	Res Pvmt C&G (both sides) 4' Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmt	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmt	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr	/	/	/
		6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave	/	/	/
		6"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave	/	/	/
		6"	Waterline	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			SANITARY SEWER						
		12"	Sanitary Sewer	Tract 4-A-1	Juan Tabo Blvd. (Ex 12" SAS)	Cavalcade Ave	/	/	/
		12"	Sanitary Sewer	Cavalcade Dr	Tract 4-A-1	Barbaro Dr	/	/	/
		12"	Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 41, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr	/	/	/

Project name: Juan Tabo Hills Unit 3A (DRB 1007139)

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Lot 8, Blk 1	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
		8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
			STORM DRAIN						
		18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract C	/	/	/
		18"-36"	Storm Drain	Dahlia Ave	Lot 11,Blk 3	Barbaro Dr	/	/	/
		18"-36"	Storm Drain	Tract C	Barbaro Dr	Tract 1-A-6	/	/	/
		36"	Storm Drain	Tract 1-A-6	Tract C	Tract 1-A-6, Ex. 96" SD	/	/	/
		Per Design	Concrete Channel	Tract E	COA Open Space	Challedon Dr	/	/	/
		30"-36"	Storm Drain	Challedon Dr	Lot 27, Blk 1	Tract 1-A-6	/	/	/
		18"-36"	Storm Drain	Tract 1-A-6	lot 27, Blk 1	Tract 1-A-6 Ex. 96" SD	/	/	/
		~~Per Design~~	~~LOMR ($50,000)~~	~~Juan Tabo Hills~~			/	/	/
			2 (submitted w/ Unit 1)						
		Per Design	Trash Rack on 96" RCP at channel transition	Juan Tabo Hills			/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

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AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 9-23-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-24-08
DRB CHAIR - date

9/24/08
TRANSPORTATION DEVELOPMENT - date

9-24-08
UTILITY DEVELOPMENT - date

Bradley L Bingham 9/24/08
CITY ENGINEER - date

Christina Sandoval 9/24/08
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
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2	8/18/09	L Woodall		

(rev 9-05)

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revised 09/05

Current DRC
Project Number:_____

FIGURE 12

1007139

ORIGINAL

Date Submitted: 09/24/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9/24/08
Date Preliminary Plat Expires: 9/24/09
DRB Project No: 1007139
DRB Application No.: 08-7036
△1 07/16/09

INFRASTRUCTURE LIST

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

Juan Tabo Hills Unit 3A

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

Tract 3-A, Juan Tabo Hills Unit 1

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		32' FF 4'	Perm Pvmt C&G (both sides) Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmt	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmt	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr	/	/	/
		6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave	/	/	/
		6"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave	/	/	/
		6"	Waterline	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			SANITARY SEWER						
		12"	Sanitary Sewer	Tract 4-A-1	Juan Tabo Blvd. (Ex 12" SAS)	Cavalcade Ave	/	/	/
		12"	Sanitary Sewer	Cavalcade Dr	Tract 4-A-1	Barbaro Dr	/	/	/
		12"	Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 41, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Lot 8, Blk 1	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
		8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
			STORM DRAIN						
		18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract C	/	/	/
		18"-36"	Storm Drain	Dahlia Ave	Lot 11,Blk 3	Barbaro Dr	/	/	/
		18"-36"	Storm Drain	Tract C	Barbaro Dr	Tract 1-A-6	/	/	/
		36"	Storm Drain	Tract 1-A-6	Tract C	Tract 1-A-6, Ex. 96" SD	/	/	/
		Per Design	Concrete Channel	Tract E	COA Open Space	Challedon Dr	/	/	/
		30"-36"	Storm Drain	Challedon Dr	Lot 27, Blk 1	Tract 1-A-6	/	/	/
		18"-36"	Storm Drain	Tract 1-A-6	lot 27, Blk 1	Tract 1-A-6 Ex. 96" SD	/	/	/
		Per Design	LOMR ($50,000)	Juan Tabo Hills			/	/	/
		Per Design	Trash Rack on 96" RCP at channel transition	Juan Tabo Hills			/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

- 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 of this listing.
- The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6 **The financial guarantee for this project will not be released in its entirety unitl the LOMR covering this project site is approved by FEMA.**
7
8

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 9-23-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-24-08
DRB CHAIR - date

9/24/08
TRANSPORTATION DEVELOPMENT - date

9-24-08
UTILITY DEVELOPMENT - date

Bradley L Bingham 9/24/08
CITY ENGINEER - date

Christina Sandoval 9/24/08
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	07/16/09	L Woodall		

(rev. 9-05)

F:\1-Projects\2007\A07009 - Juan Tabo Hills, Unit 3\InfrastructureList Unit 3A xls

revised 09/05

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/02/2008 Issued By: PLNSDH

Permit Number: **2008 070 299** **Category Code 910**

Application Number: 08DRB-70299, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant

Juan Tabo Hills Llc

Po Box1443
Corrales NM 87048
892-5533

Agent / Contact

Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral Fee	$110.00
	TOTAL:	**$110.00**

City Of Albuquerque
Treasury Division

9/2/2008 11:13AM LOC: ANNX
WS# 006 TRANS# 0022
RECEIPT# 00097171-00097171
PERMIT# 2008070299 TRSDMG
Trans Amt $220.00
DRB Actions $110.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/20/2008 Issued By: PLNSDH

Permit Number: **2008 070 299** **Category Code 910**

Application Number: 08DRB-70299, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
Juan Tabo Hills Llc

Po Box1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB deferral fee	$110.00
	TOTAL:	**$110.00**

City Of Albuquerque
Treasury Division

8/20/2008 11:05AM LOC: ANNX
WS# 006 TRANS# 0009
RECEIPT# 00096708-00096708
PERMIT# 2008070299 TRSCCS
Trans Amt $110.00
DRB Actions $110.00
CK $110.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: PLNSDH

Permit Number: **2008 070 299** **Category Code 910**

Application Number: 08DRB-70299, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
Juan Tabo Hills Llc

Po Box1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	75.00
441032/3424000	Conflict Mgmt Fee	20.00
441006/4983000	DRB Actions	$1,380.00
	TOTAL:	**$1,475.00**

City Of Albuquerque
Treasury Division

7/3/2008 12:41PM LOC: ANNX
WS# 008 TRANS# 0021
RECEIPT# 00093551-00093554
PERMIT# 2008070299 TRSSVC
Trans Amt $4,465.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $1,380.00
CK $4,465.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: PLNSDH

Permit Number: **2008 070 306** **Category Code 910**

Application Number: 08DRB-70306, Major - Preliminary Plat Approval

Address:

Location Description: JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
Juan Tabo Hills Llc

Po Box1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$2,555.00
	TOTAL:	**$2,555.00**

City Of Albuquerque
Treasury Division

7/3/2008 12:41PM LOC: ANNX
WS# 003 TRANS# 0021
RECEIPT# 00093551-00093553
PERMIT# 2008070306 TRSSVC
Trans Amt $4,465.00
DRB Actions $2,555.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: PLNSDH

Permit Number: **2008 070 307** **Category Code 910**

Application Number: 08DRB-70307, Major - Sdp For Subdivision

Address:

Location Description: JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
Juan Tabo Hills Llc

Po Box1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$385.00
	TOTAL:	**$385.00**

City Of Albuquerque
Treasury Division

7/3/2008 12:41PM LOC: ANNX
WS# 008 TRANS# 0021
RECEIPT# 00093551-00093552
PERMIT# 2008070307 TRSSVC
Trans Amt $4,465.00
DRB Actions $385.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: PLNSDH

Permit Number: 2008 070 305 **Category Code 910**

Application Number: 08DRB-70305, Minor - Temp Defr Swdk Const

Address:

Location Description: JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
Juan Tabo Hills Llc

Po Box1443
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

7/3/2008 12:40PM LOC: ANNX
WS# 008 TRANS# 0021
RECEIPT# 00093551-00093551
PERMIT# 2008070305 TRSSVG
Trans Amt $4,465.00
DRB Actions $50.00

Thank You

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70306 Project # 1007139

Project Name: JUAN TABO HILLS UNIT 1

Agent: MARK GOODWIN & ASSOCIATES PA Phone No.:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:_____
- ❑ UTILITIES:_____
- ❑ CITY ENGINEER / AMAFCA:_____
- ❑ PARKS / CIP:_____
- ❑ PLANNING (Last to sign):_____
- ❑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  - -Tax printout from the County Assessor.
  - ❑ **3 copies of the approved site plan. Include all pages.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **AGIS DXF File approval required.**
  - ❑ **Copy of recorded plat for Planning.**

Created On:

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ✓ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ✓ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd 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 & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

APPLICANT: Juan Tabo Hills, LLC PHONE: 892-5533
ADDRESS: P.O. Box 1443 FAX: 338-4708
CITY: Corrales STATE NM ZIP 87048 E-MAIL: rvsg7@rayleevantage.com
Proprietary interest in site: Owner **List all owners:** Juan Tabo Hills, LLC

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 3A - Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Temporary Sidewalk Deferral & Sidewalk Waiver Approval

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 3-A, 4-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1
Existing Zoning: RD, SU1 Proposed zoning: same MRGCD Map No ___
Zone Atlas page(s): M22 UPC Code: 102205510032720115

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): (1001370; 04DRB-01858) (1004073; 05DRB-01854)

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of **existing** lots: 2 No. of **proposed** lots: 82 Total area of site (acres): 40.0569 14.3953 (unit 3A)
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd.
Between: E. of Gulfstream Drive and City Open Space TIJERAS ARROYO

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Diane Holzer DATE 7-3-08
(Print) Diane Holzer, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
08DRB - 70299	VPE	V	$1380.00
08DRB - 70304	SKU	V	$ 0
08DRB - 70305	TDS	V	$ 50.00
08DRB - 70306	PP		$2555.00
08DRB - 70307	SPS		$385.00
	CMF		Total 20.00
	ADV		75.00
			$ 4465.00

Hearing date 07/30/08

Sandy Handley 07/3/08
Planner signature / date

Project # 1007139

FORM P(2): SITE PLAN REV_ .V - 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
- N/A 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
- N/A 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.

Diane Hoeltzer, PE
Applicant name (print)

Diane Hoeltzer 7-3-08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70307
- -
- -

Sandy Handley 07/03/08
Planner signature / date

Project # 1007159

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
- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Proposed Infrastructure List
- ✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- ✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ✓ 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 plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ 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 (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.

Diane Horbar, PE
Applicant name (print)

Diane Horbar 7-3-08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70306
___ - ___ - ___
___ - ___ - ___

Sandy Handley 07/03/08
Planner signature / date

Project # 1007139

FORM V: SUBDIVISION VARIAN & 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.

Diane Harbor, PE
Applicant name (print)

Diane Harbor 7-3-08
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB -70299
08DRB -70364
08DRB -70305

Sandy Handley 07/03/08
Planner signature / date

Project # 1007139

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 July 15 2008 To July 30 2008

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.

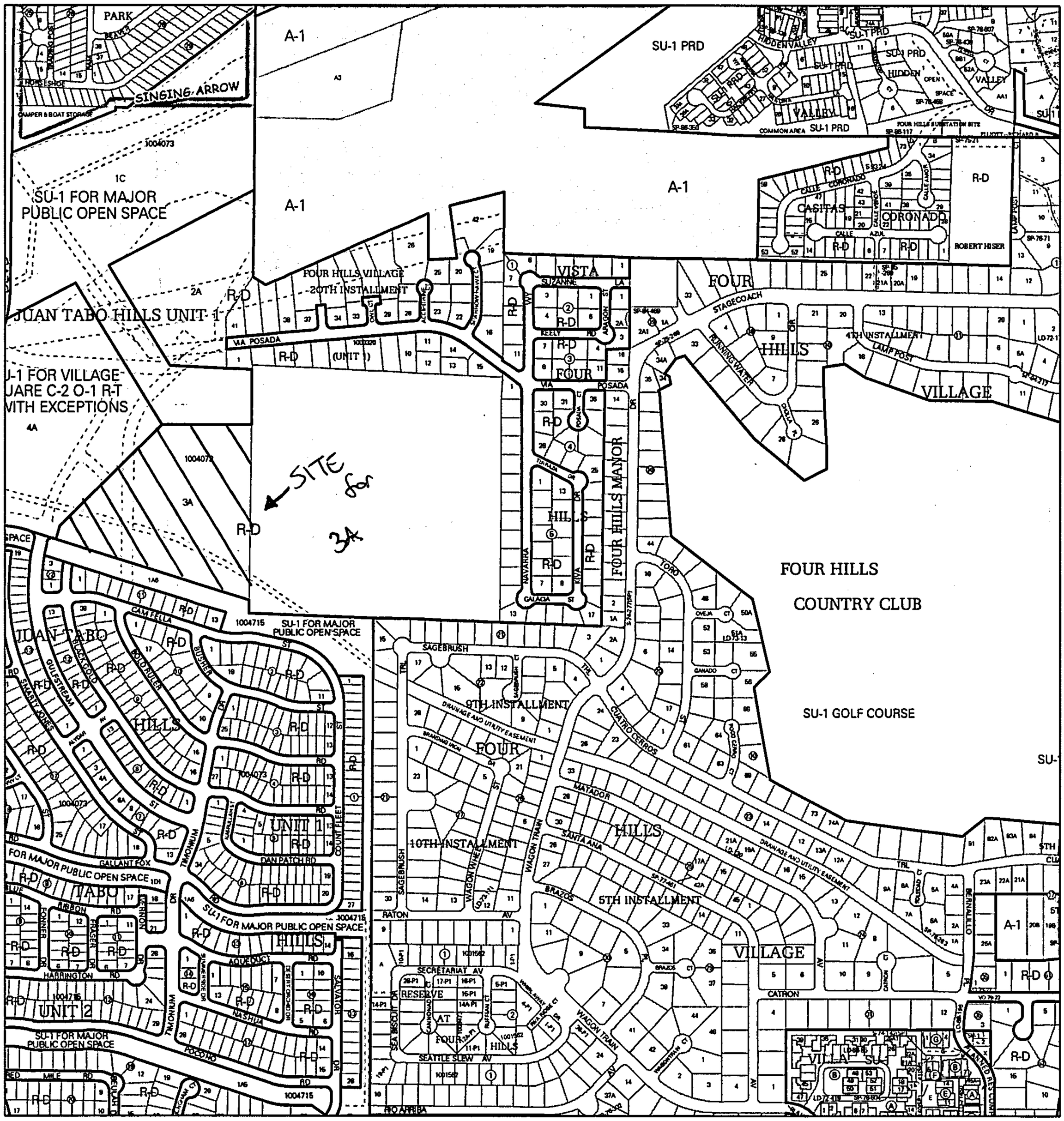
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_____ (Applicant or Agent) _____ (Date)

I issued 2 signs for this application, 07/03/08 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1007139

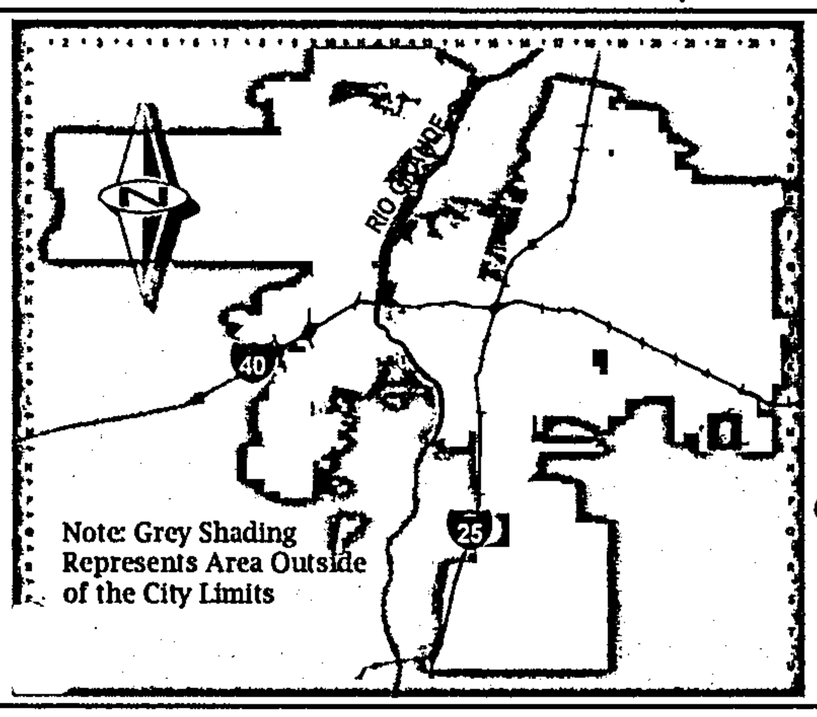
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



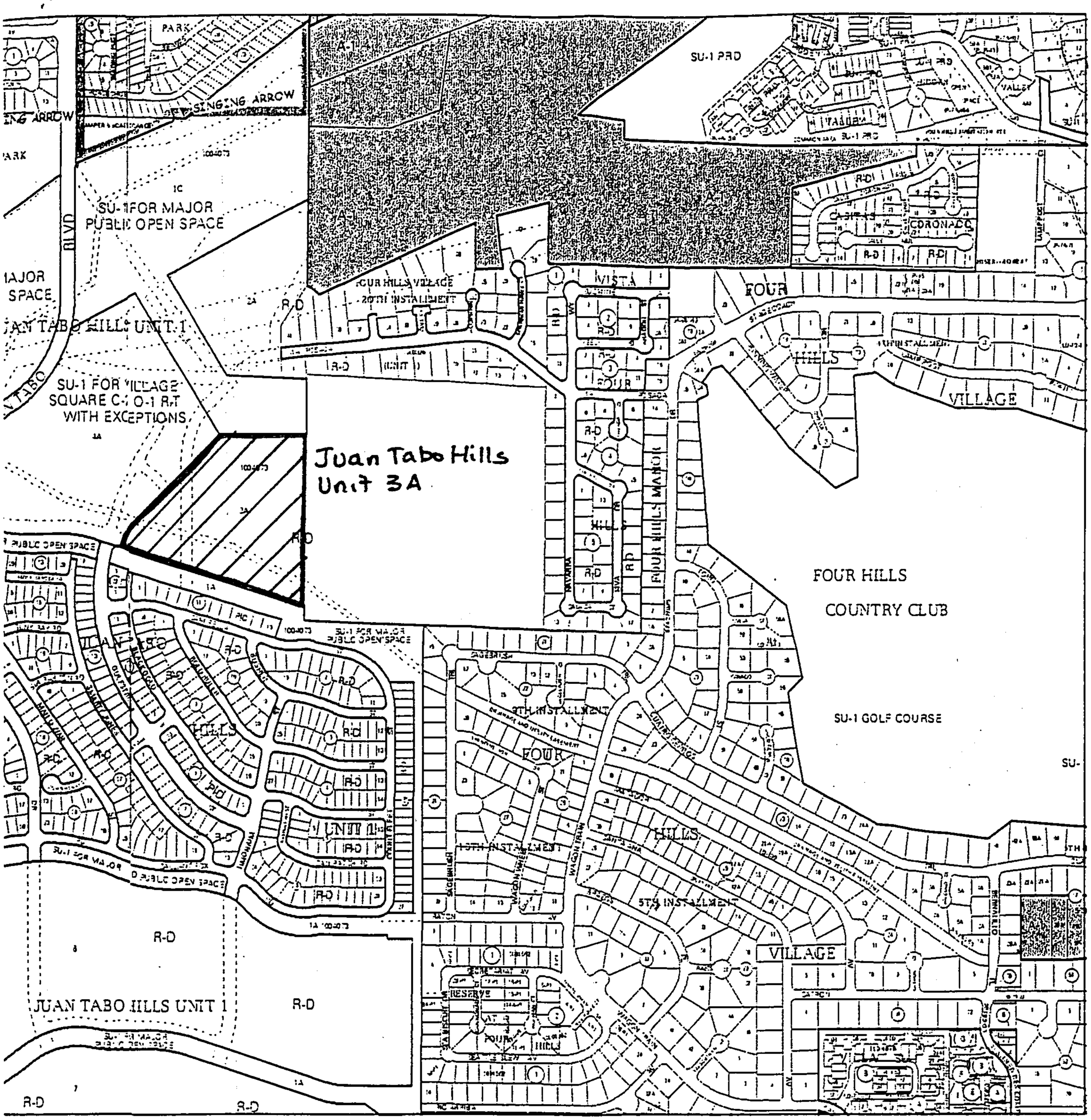
Zone Atlas Page:

M-22-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

750 — 1,500 Feet



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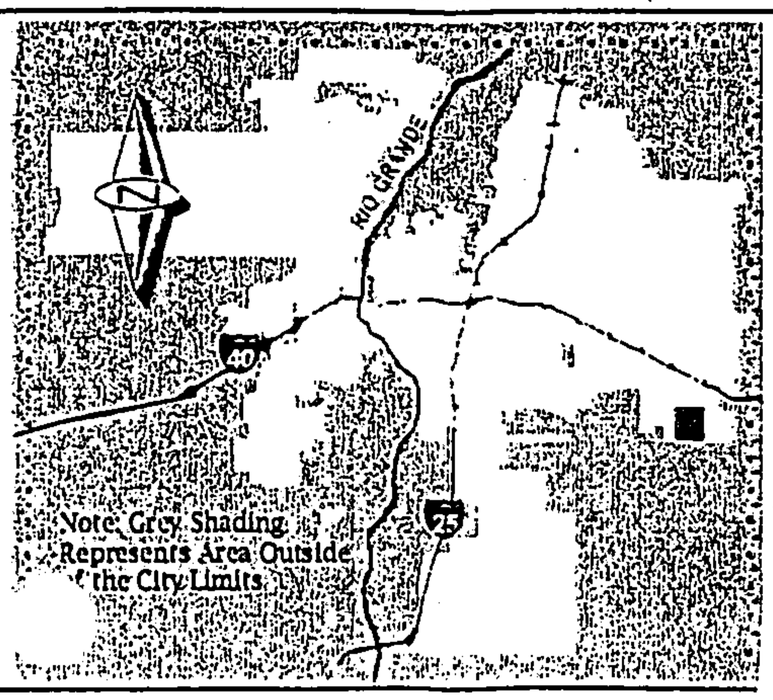
ols
scarpment
Mile Airport Zone
irport Noise Contours
all Overlay Zone

Foot
1,500

amended through: Aug 08, 2006



Zone Atlas Page:

M-22-Z

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- SECTOR PLANS
- Design Overlay Zones
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- Escarpment
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- Wall Overlay Zone

FIGURE 1 Vicinity Map

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 3, 2008

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

Re: Juan Tabo Hills Unit 3A
Request Approval of Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easements, Sidewalk Waiver and Temporary Sidewalk Deferral

Dear Mr. Cloud;

On behalf of our client, I am requesting approval of the above actions for the referenced project. This project is located north of the existing Juan Tabo Hills Unit 1 and 2 residential developments. The subdivision will be developed within the existing Tract 3-A with Tract 4-A being developed at a later date. Tract 4-A is being platted at this time in order to vacate existing easements that are no longer required for the proposed and future development. The Tract 3-A site is proposed to be developed into an 82 lot single family residential subdivision.

ACCESS
Access to the site is off of existing Juan Tabo Blvd. and Street "L" (AKA future Blue Larkspur on the plat). A portion of Gulfstream Road will be built to connect to the entrance road for this project.

UTILITIES

There is an existing sanitary sewer line that will be required to be relocated and routed through the subdivision and may connect to the existing sanitary sewer at the Gulfstream / Street "L" intersection. There is an existing 12" waterline in Gulfstream that this project will connect to and runoff from the site will connect to the existing 96" RCP storm drain located in Tract 1-A-6.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Vice President

DLH/dlh
f:\7009_drb_ltr.wpd

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: JTH, LLC **DATE OF REQUEST:** 7/1/08 **ZONE ATLAS PAGE(S):** M22

CURRENT:

ZONING RD, SU1

PARCEL SIZE (AC/SQ. FT.) 40.05AC

LEGAL DESCRIPTION:

LOT OR TRACT # 3A, 4A BLOCK # NA

SUBDIVISION NAME Juan Tabo Hills Unit 1

PROJECT NAME: Juan Tabo Hills Unit 3A

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION	[X] BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ] ACCESS PERMIT [ ]
				C) AMENDMENT	[ ] OTHER [X] Prel. Plat

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 82

BUILDING SIZE: 2520 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements

APPLICANT OR REPRESENTATIVE Diane Hoelzer DATE 7-1-08

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: → FOR THIS SUBMITTAL. JUAN TABO HILLS TIS.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER Tony Sol DATE 7-3-08

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use of plan actions will require preparation of an **AQIA**. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets **AQIA** thresholds in the Zoning Code.

AIR QUALITY IMPACT ANAYLSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT for Diane Hoelzer DATE 7/3/08

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** 12/3/04 Tony Sol 7-3-08

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: June 25, 2008

TO CONTACT NAME: Lisa Anglada
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: P.O. Box 90606 87199
PHONE/FAX #: 828-2200

Thank you for your inquiry of June 25 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Unit 3A: Tract 3-A, 4-A of Juan Tabo Hills, Unit 1

zone map page(s) M-22.

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

Tijeras Arroyo N.A.
Neighborhood or Homeowner Association
Contacts: Paul F. Kinahan
801 Calle Coronado SE 87123
294-1354 (h)
Joe Kopriyni Kar
13008 Nandina Way SE 87123
275-7519 (h)

Volterra H.O.A.
Neighborhood or Homeowner Association
Contacts: Sarah Hoey
P.O. Box 93488 87199
342-2797 ext 118 (o)
Leigh Ellithorpe
4131 Barbara Loop, Rio Rancho 87124
892-5533 (w)

See reverse side for additional Neighborhood and/or Homeowner Associations
YES { } NO {X}

Information:

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
lisa@goodwinengineers.com
www.goodwinengineers.com

Mark Goodwin & Associates

Fax

To:	Stephani Winklepleck	**From:**	Lisa Anglada
Fax:	924-3913	**Pages:**	3
Re:	Juan Tabo Hills, Units 3A & 3B	**Date:**	6/25/2008

Please provide us with the Recognized Neighborhood Associations for the above referenced project. The following are the legal descriptions and attached you will find a Zone Atlas Maps for both Units;

Unit 3A: Tract 3-A, 4-A of Juan Tabo Hills, Unit 1

Unit 3B: Tract 2-A and 1-C of Juan Tabo Hills, Unit 1

Please contact our office if you have any questions.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 3, 2008

Mr. Paul Kinahan
Tijeras Arroyo N.A.
801 Calle Coronado SE
Albuquerque, NM 87123

Mr. Joe Koprivnikar
Tijeras Arroyo N.A.
13008 Nandina Way SE
Albuquerque, NM 87123

Re: Juan Tabo Hills, Unit 3A

Dear Mr. Kinahan and Mr. Koprivnikar:

Enclosed please find a copy of the DRB Application for Preliminary Plat Approval, Site Plan for Subdivision, Vacation of Public Easement, Temporary Sidewalk Deferral and Sidewalk Waiver Approval, for the referenced project. The anticipated date to be heard is July 30, 2008. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

la

Enclosure

F:\1-Projects\2007\A07009 - Juan Ta' 'ls, Unit 3\Unit 3A\Neighborhood Assoc Ltr..doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 3, 2008

Ms. Sarah Hoey
Voterra H.O.A.
PO Box 93488
Albuquerque, NM 87199

Ms. Leigh Ellithorpe
Voterra H.O.A.
4131 Barbara Loop
Rio Rancho, NM 87124

Re: Juan Tabo Hills, Unit 3A

Dear Ms. Hoey and Ms. Ellithorpe:

Enclosed please find a copy of the DRB Application for Preliminary Plat Approval, Site Plan for Subdivision, Vacation of Public Easement, Temporary Sidewalk Deferral and Sidewalk Waiver Approval, for the referenced project. The anticipated date to be heard is July 30, 2008. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

7004 1350 0000 0750 7469

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Return Reciept Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Mr. Paul Kinahan
Street, Apt. No.; or PO Box No.: 801 Calle Coronado SE
City, State, ZIP+4: Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Ms. Sarah Hay
Street, Apt. No.; or PO Box No.: P.O. Box 93488
City, State, ZIP+4: Albuquerque, NM 87199

PS Form 3800, June 2002 See Reverse for Instructions

7006 2760 0002 6187 5098

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Mr. Joe Koprivnikar
Street, Apt. No.; or PO Box No.: 13008 Nanchina Way SE
City, State, ZIP+4: Albuquerque, NM 87123

PS Form 3800, August 2006 See Reverse for Instructions

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RIO RANCHO NM 87124 **OFFICIAL USE**

Postage	$ $0.42	0109
Certified Fee	$2.70	14
Return Reciept Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Ms. Leigh Ellithorpe
Street, Apt. No.; or PO Box No.: 4131 Barbara Loop
City, State, ZIP+4: Rio Rancho, NM 87124

PS Form 3800, June 2002 See Reverse for Instructions

Juan Tabo Hills, LLC
P.O. Box 1443
Corrales, NM 87048
(505) 892-5533
(505) 338-4708

June 25, 2008

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills, Unit 3A

To Whom It May Concern:

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of Juan Tabo Hills, LLC, for the Site Development Plan submittal for the referenced project.

Please contact our office if you have any questions.

Sincerely,

Scott Grady
Managing Member

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Juan Tabo Hills Unit 3A
AGIS MAP # M-22
LEGAL DESCRIPTION: Tract 3-A, Juan Tabo Hills Unit 1

X **DRAINAGE REPORT**
A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 6-26-08 [date].

Applicant / Agent — Date: 6-26-08

Hydrology Division Representative — Date: 6-26-08

X **WATER AND SEWER AVAILABILITY STATEMENT**
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 5-23-08 [date].

Applicant / Agent — Date: 6-25-08

Utility Division Representative — #80513 — Date: 6-26-08

DRB #_____

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

June 17, 2008

SUBJECT: ***Albuquerque Archaeological Ordinance—Compliance Documentation***
Project Number(s):
Case Number(s):
Agent: **Mark Goodwin & Associates**
Applicant:
Legal Description: **Juan Tabo Hills Unit 3A- 14.44 acres**
Juan Tabo Hills Unit 3B- 9.55 acres
Juan Tabo Hills Unit 4A/ Volterra Village Square- 25.62 acres
Acreage: **49.61 acres**
Zone Atlas Page: **M-22**

CERTIFICATE OF NO EFFECT: Yes __X__ No ____

CERTIFICATE OF APPROVAL: Yes __X__ No ____

TREATMENT PLAN REVIEW:
Memorandum of Understanding for Treatment of LA 1877

SUPPORTING DOCUMENTATION:
TRC survey report of 327 acres (2003)
Letter correspondence from HPD of 09/11/03, 12/08/03 and 01/13/04
Additional archival research for LA 140036 and 140037

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 4B(3), information potential exhausted for LA 140036 and LA 140037).***
- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan and MOU for LA 1877).***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC)_____

Please check one:

☒ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name Juan Tabo Hills, Unit 3A
Location of Project (address or major cross streets) Juan Tabo Blvd NE and Singing Arrow NE
Proposed Number of Units: 82 Single-Family _Multi-Family
Note: A single-family unit is a single-family, detached dwelling unit.

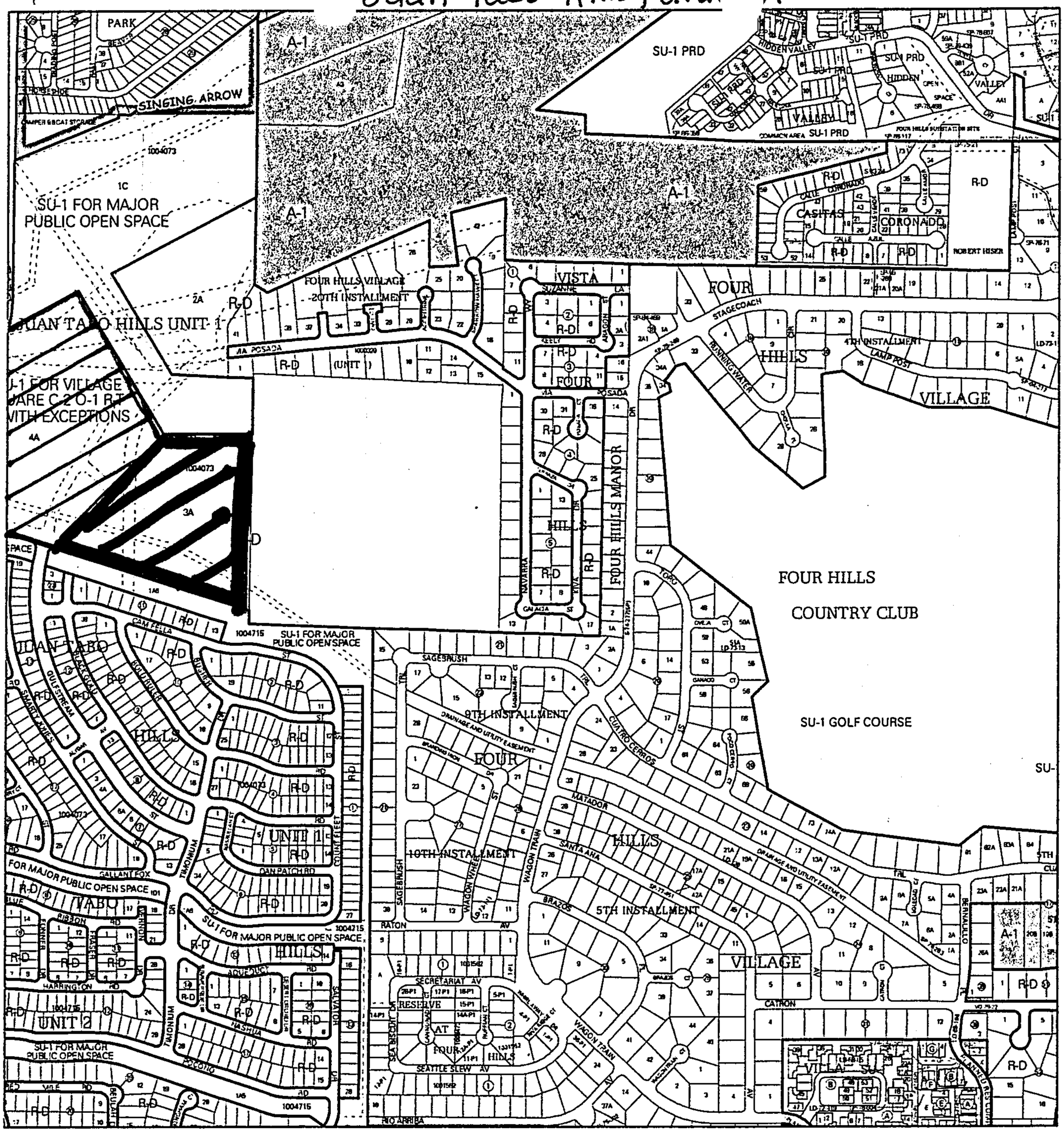
Waiver Information
Property Owner_____ Legal Description_____ Zoning_____
Reason for Waiver/Deferral_____

Contact Information
Name Susan Rasinski
Company Mark Goodwin & Associates, PA
Phone (505) 828-2200
E-mail susan@goodwinengineers.com

Please include with your submittal:
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents
☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster Highland Date Submitted 6-26-08 Date Completed 6-26-08

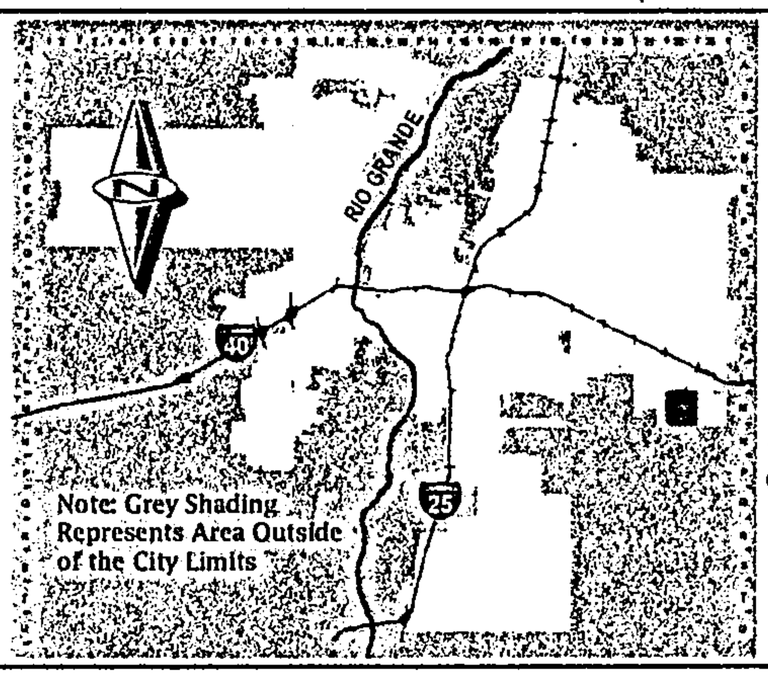
Juan Tabo Hills, Unit A



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



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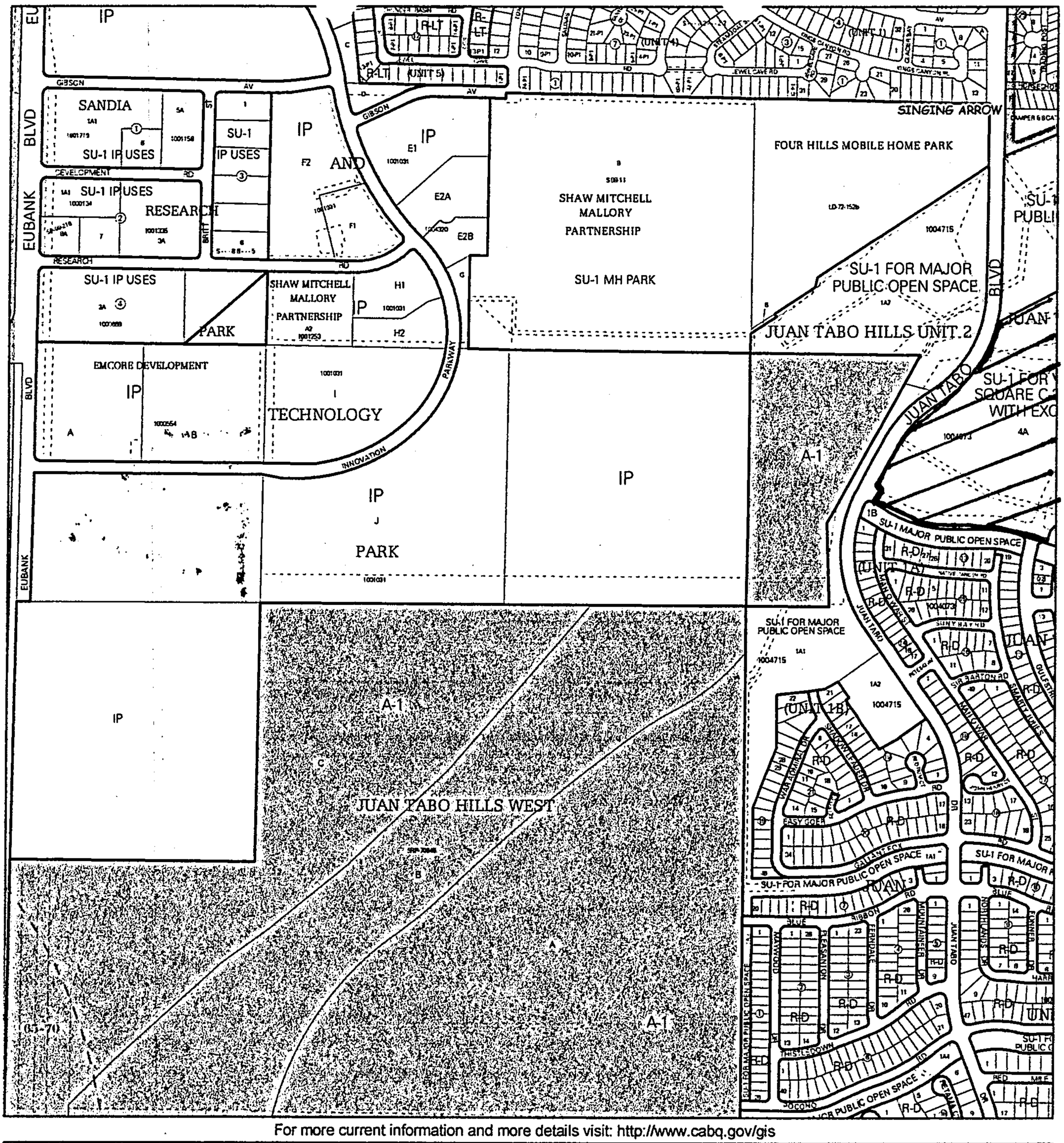
Juan Tabo Hills, Unit 3A



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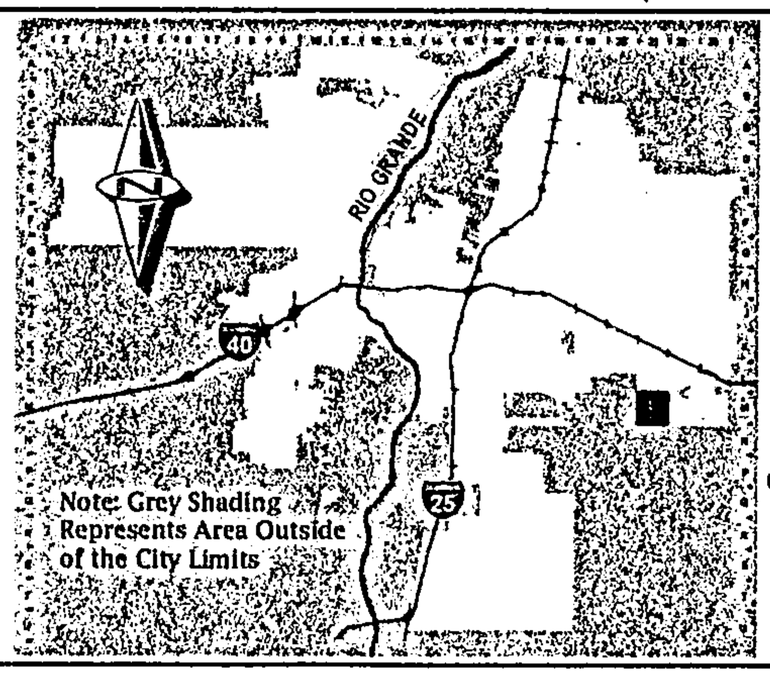
Albuquerque Geographic Information System

Map amended through: 6/13/2008



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

0 750 1,500 Feet

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and JTH, LLC ("Developer") effective as of this 23 day of June, 2008 and pertains to the subdivision commonly known as JUAN TABO HILLS, UNIT 3A, and more particularly described as Tracts 3-A and 4-A, Juan Tabo Hills, Unit 1, recorded in the office of the County Clerk of Bernalillo County, December 22, 2005, Book 2005C, Page 406 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

6-28-08

Signature Date

Scott Grady, Managing Member

Name (typed or printed) and title

JTH, LLC

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6.25.08, by Scott Grady as Managing Member of JTH, LLC, a New Mexico Limited Liability Company.

(Seal) OFFICIAL SEAL SUSAN RASINSKI NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires:

Susan Rasinski
Notary Public

My commission expires: 9.10.08

ALBUQUERQUE PUBLIC SCHOOLS

By:
Signature

Kizito Wijenje, Director, Capital Master Plan
Name (typed or printed) and title

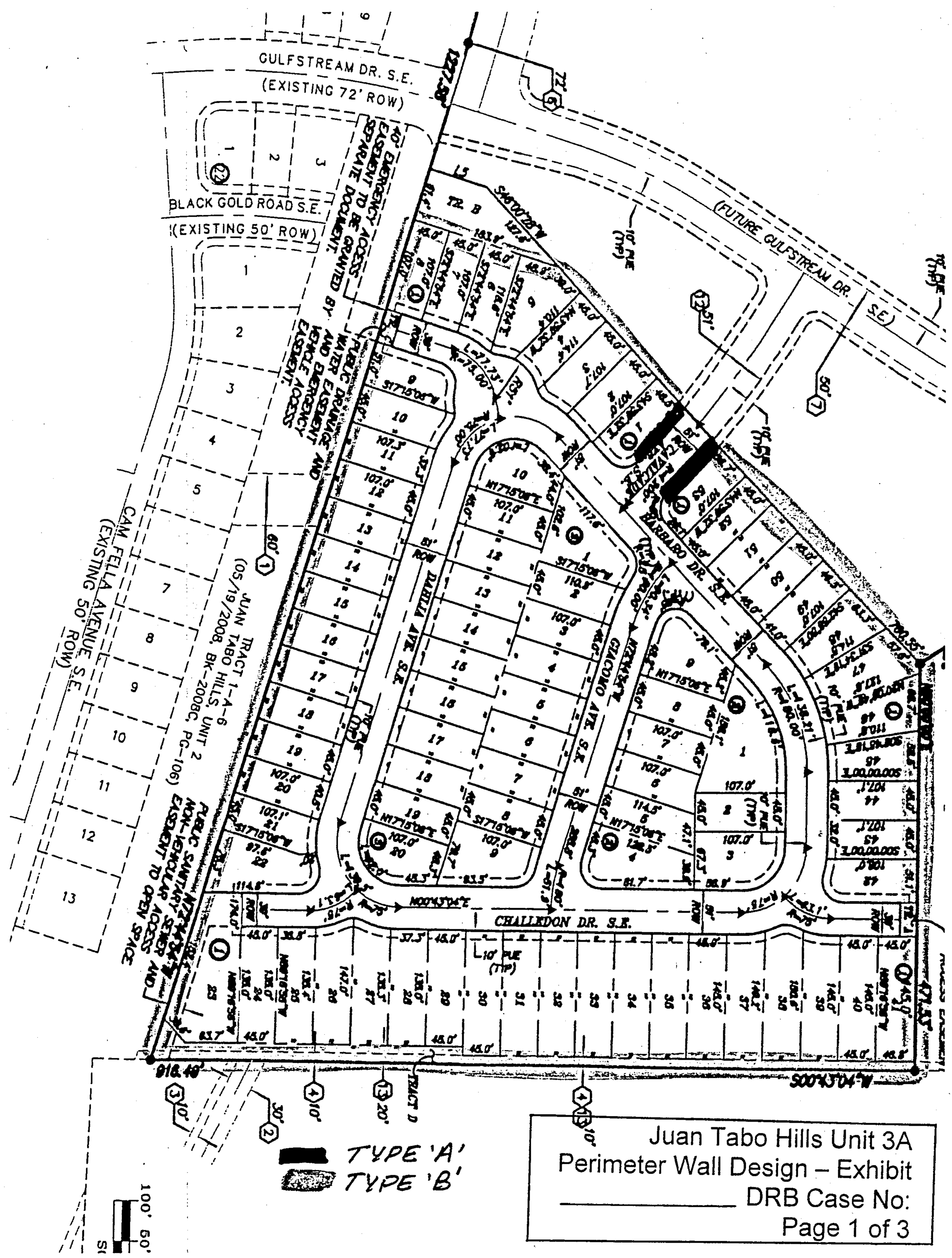
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6-26-08, by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

April L. Martinez
Notary Public

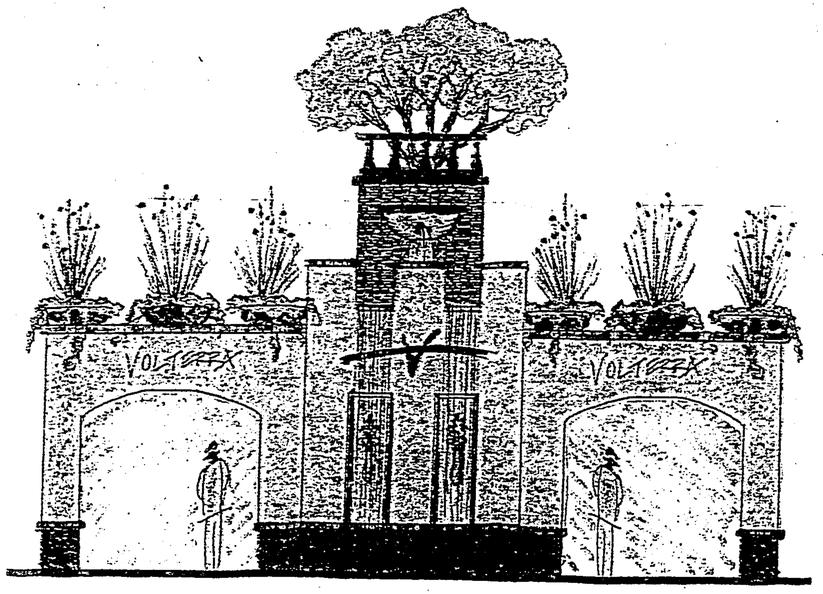
(Seal)

My commission expires: May 18, 2011



Juan Tabo Hills Unit 3A
Perimeter Wall Design – Exhibit
_____ DRB Case No:
Page 1 of 3

Color Option D



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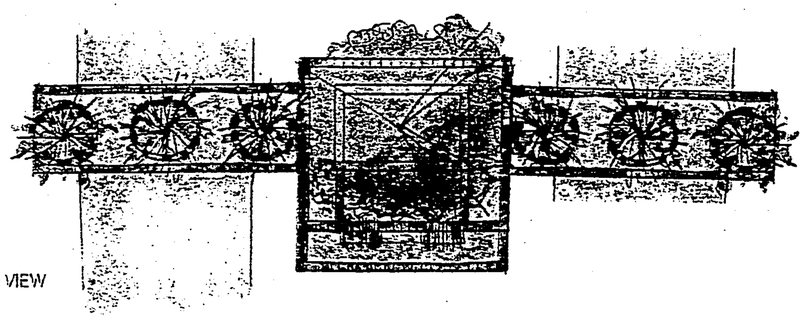
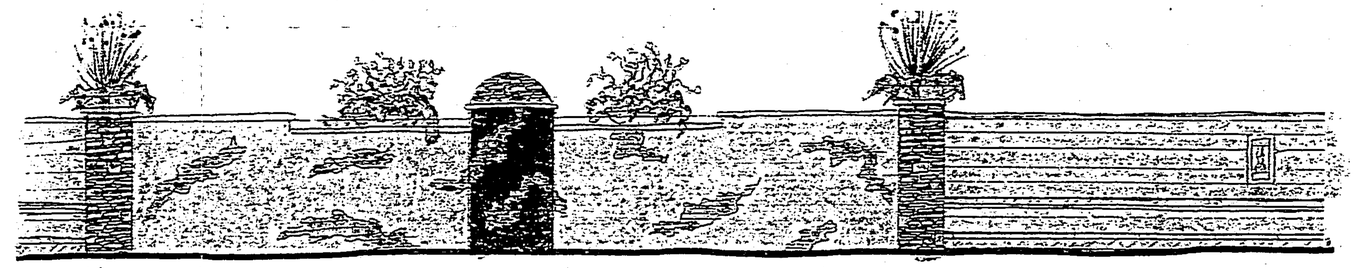
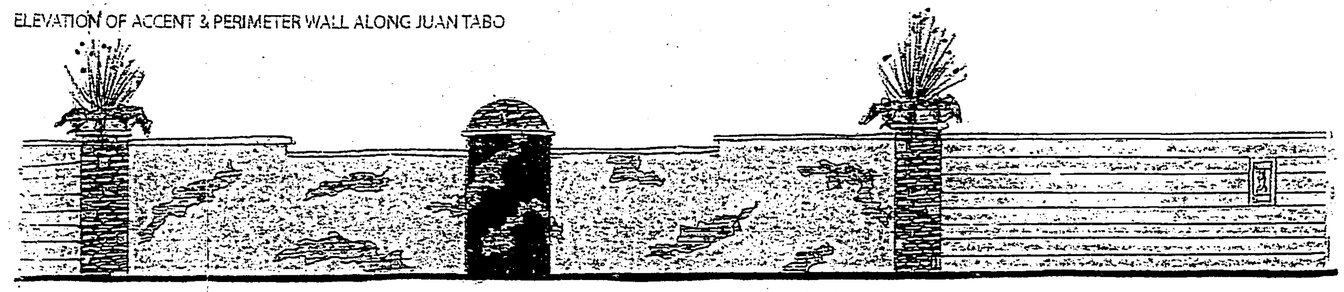


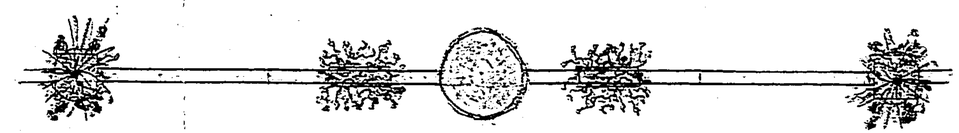
AN VIEW



ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



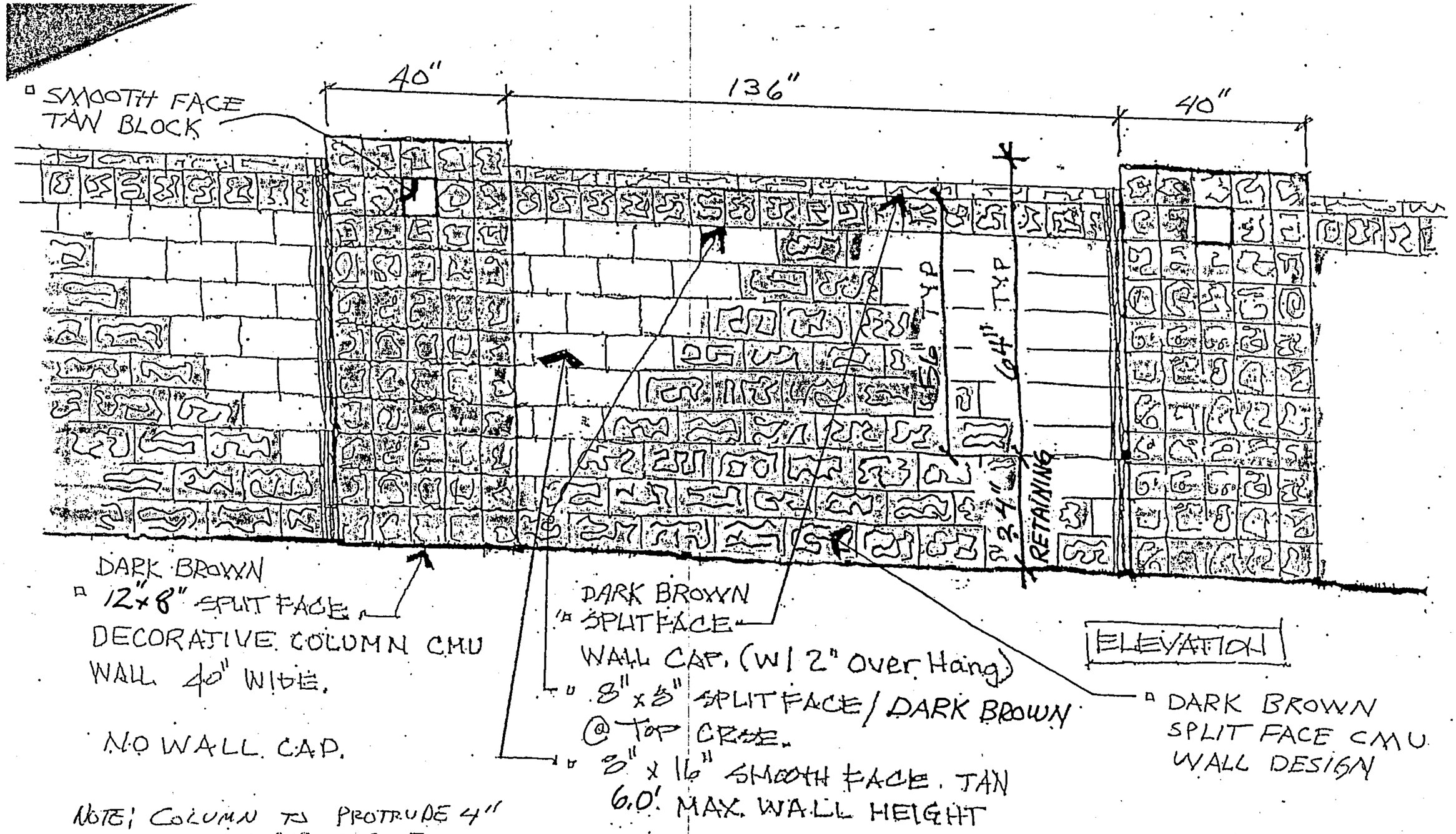
ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY



PLAN VIEW OF WALL

Juan Tabo Hills Unit 3A
Perimeter Wall Design – Type A
_____ DRB Case No:
Page 2 of 3

January 2006
Scale: 1/4" = 1'-0"



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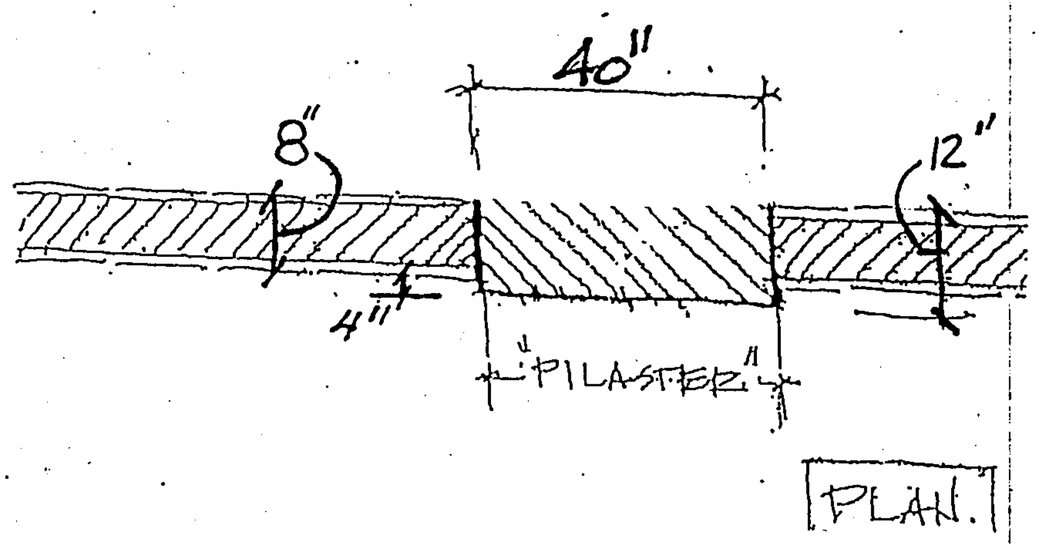
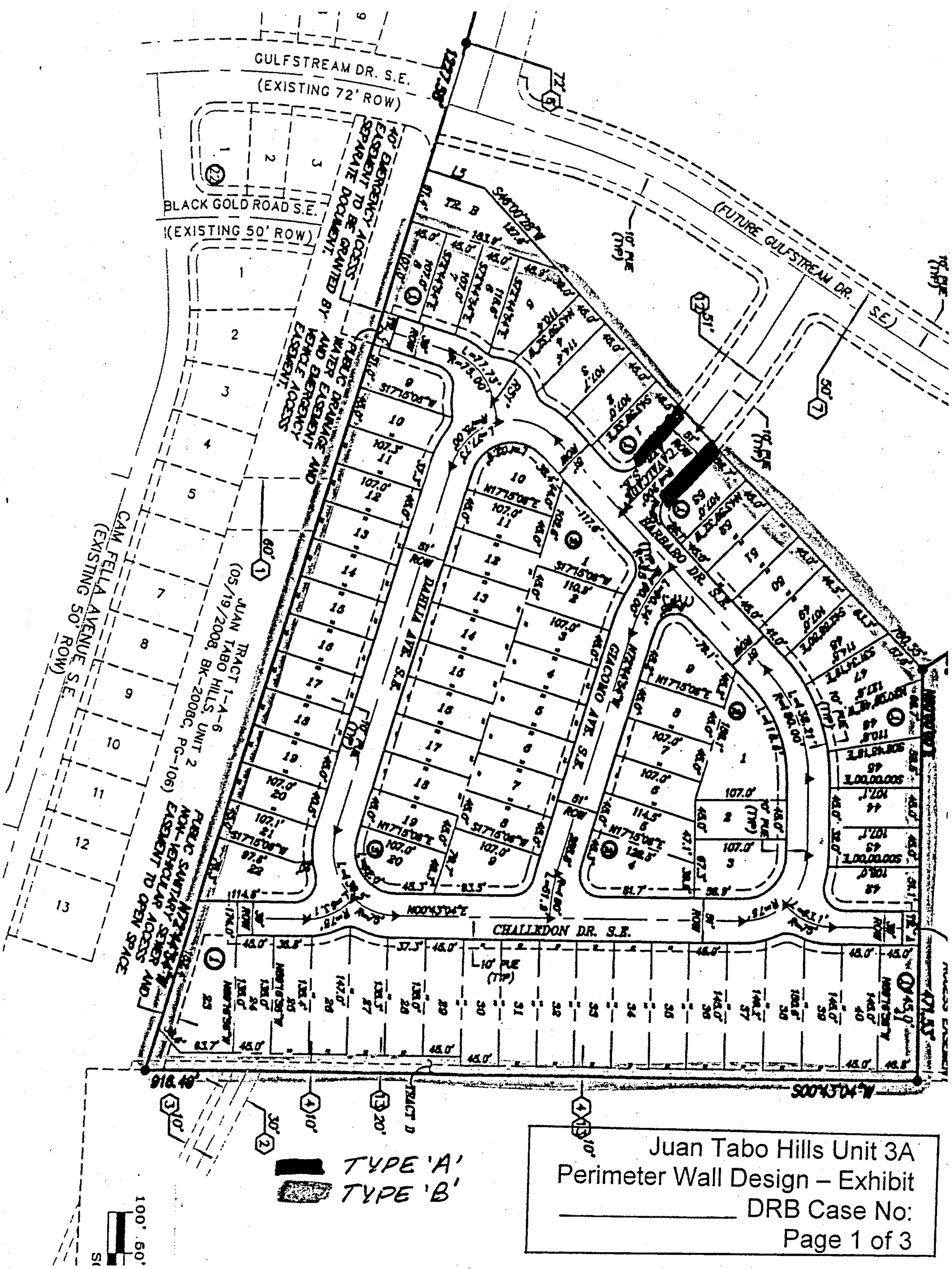
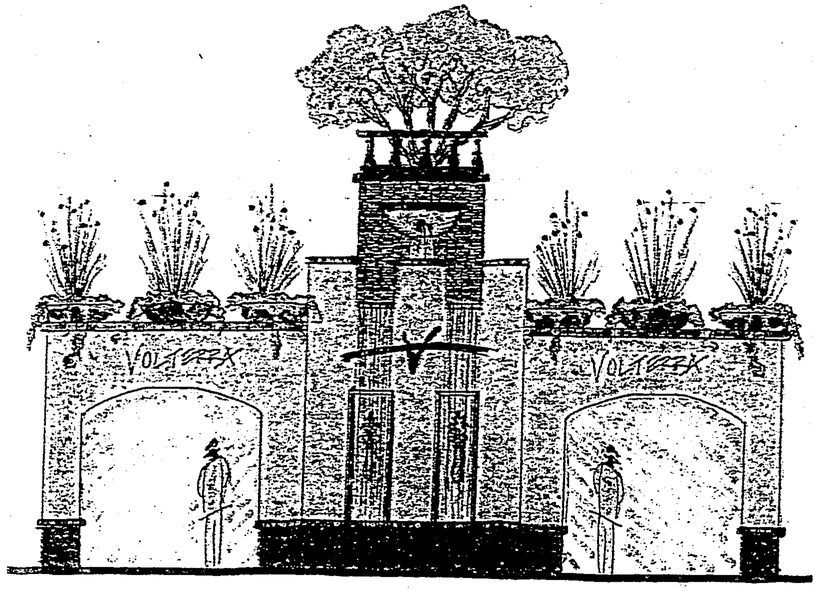


Juan Tabo Hills Unit 3A
Perimeter Wall Design – Type B
_____ DRB Case No:
Page 3 of 3


GULFSTREAM DR. S.E.
(EXISTING 72' ROW)
BLACK GOLD ROAD S.E.
(EXISTING 50' ROW)
CAM FELLA AVENUE S.E.
(EXISTING 50' ROW)
(FUTURE GULFSTREAM DR. S.E.)
BARBADO DR. S.E.
CHALLEDON DR. S.E.
TRACT 1-A-6
JUAN TABO HILLS, UNIT 2
(05/19/2008, BK-2008C, PG-106)
TRACT B
TYPE 'A'
TYPE 'B'
Juan Tabo Hills Unit 3A
Perimeter Wall Design – Exhibit
_____ DRB Case No:
Page 1 of 3

Color Option D



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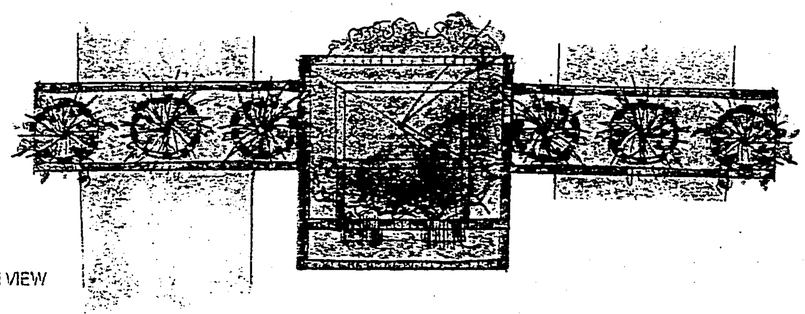
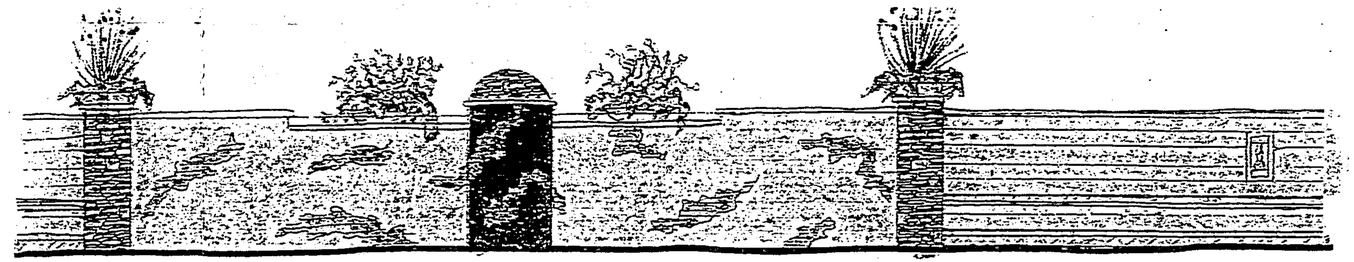
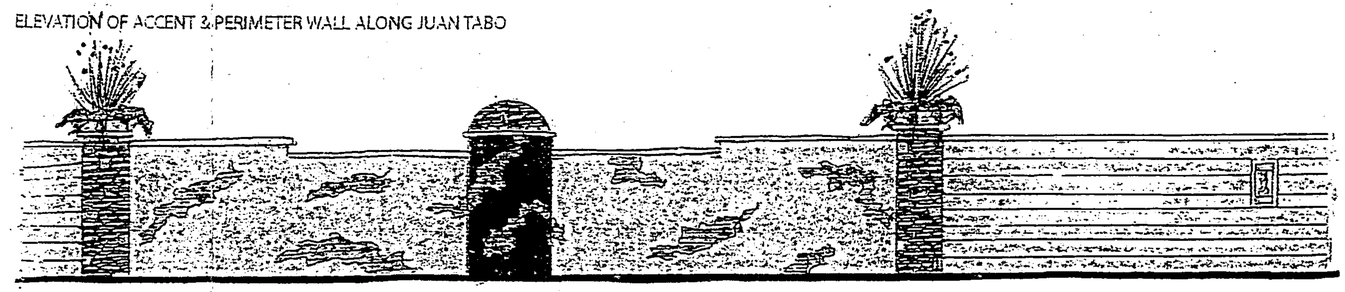


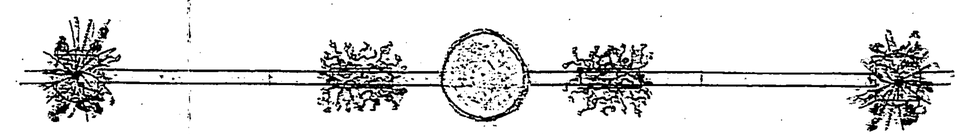
AN VIEW



ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY

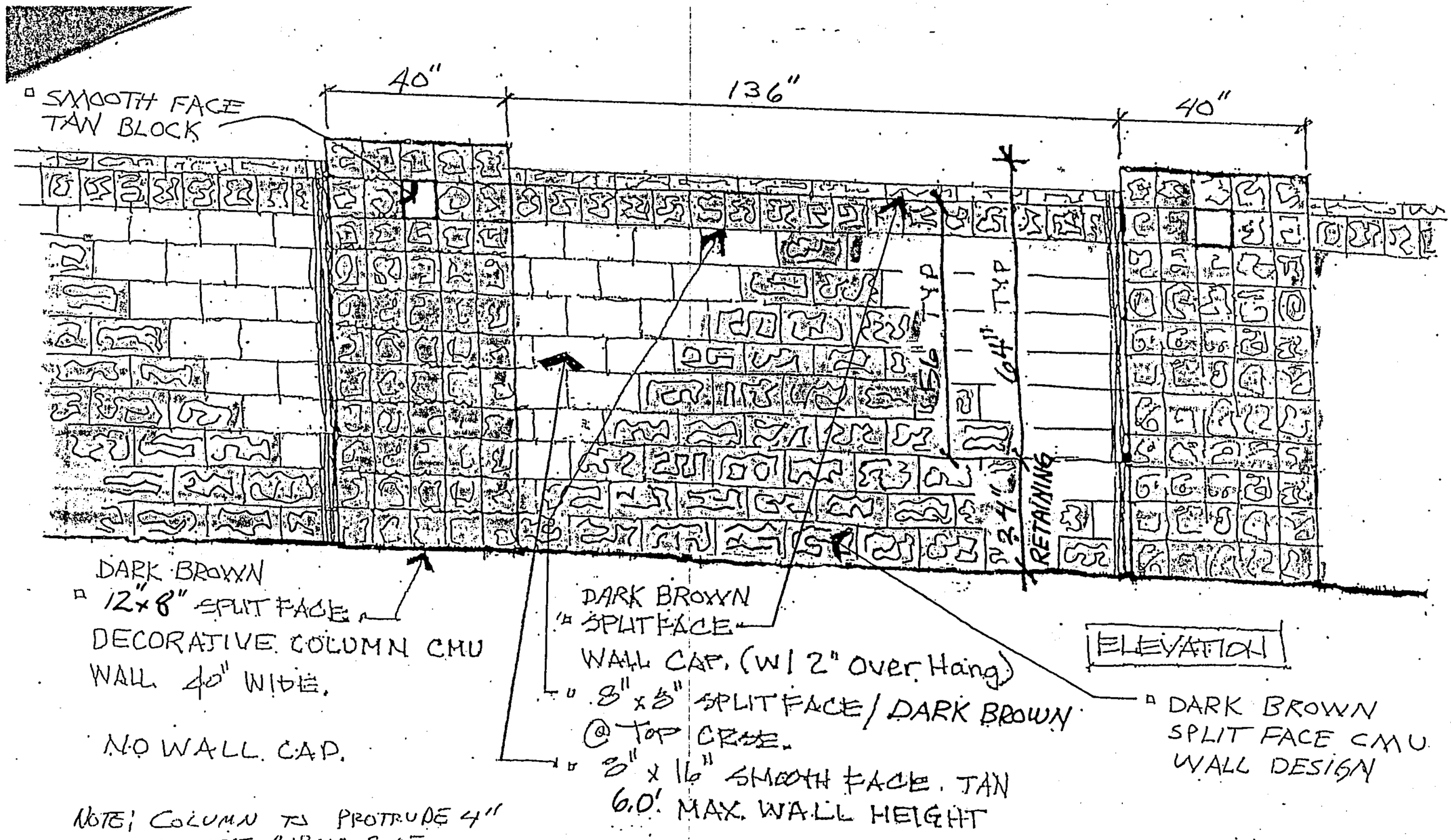


PLAN VIEW OF WALL

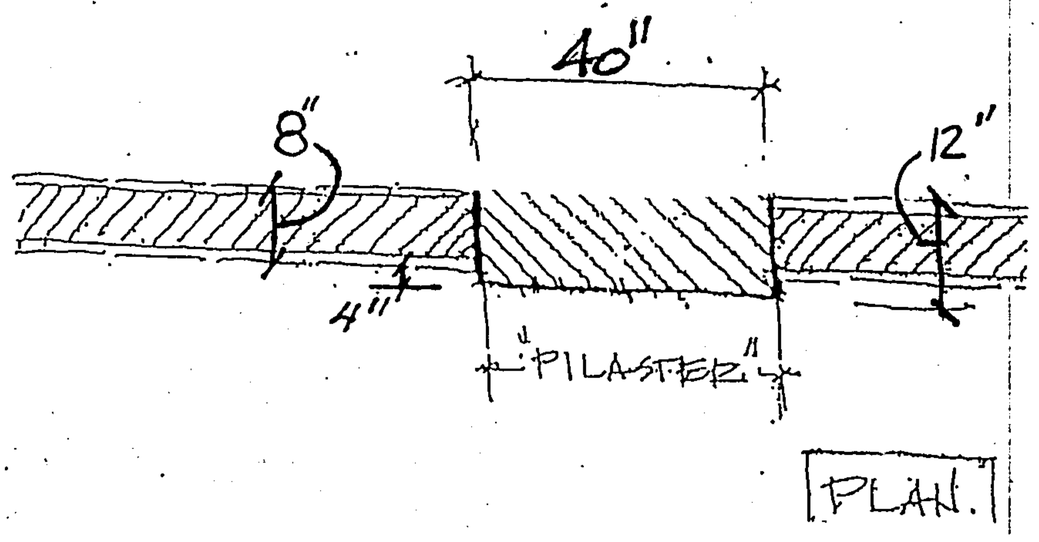
January 2006

Scale: 1/4" = 1'-0"

Juan Tabo Hills Unit 3A
Perimeter Wall Design – Type A
_____ DRB Case No:
Page 2 of 3

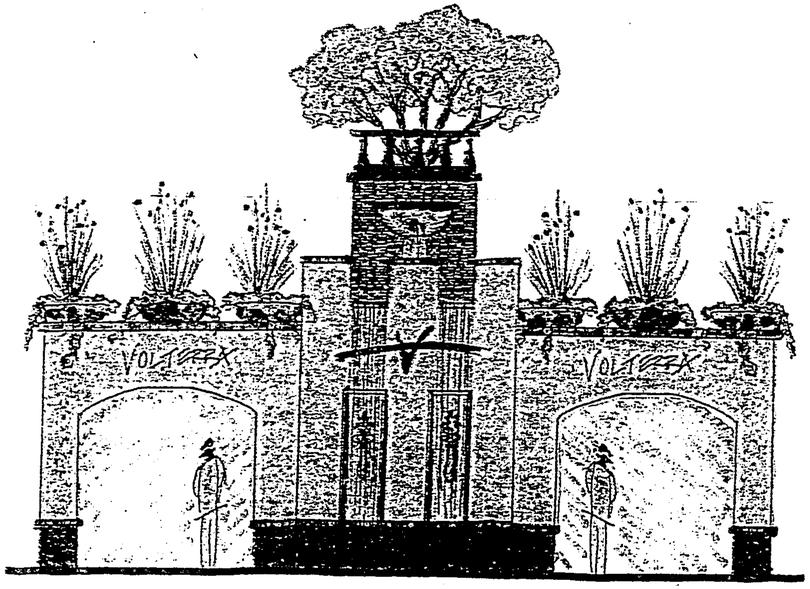


NOTE; COLUMN TO PROTRUDE 4" ON THE PUBLIC SIDE.



Juan Tabo Hills Unit 3A
Perimeter Wall Design – Type B
_____ DRB Case No:
Page 3 of 3

Color Option D



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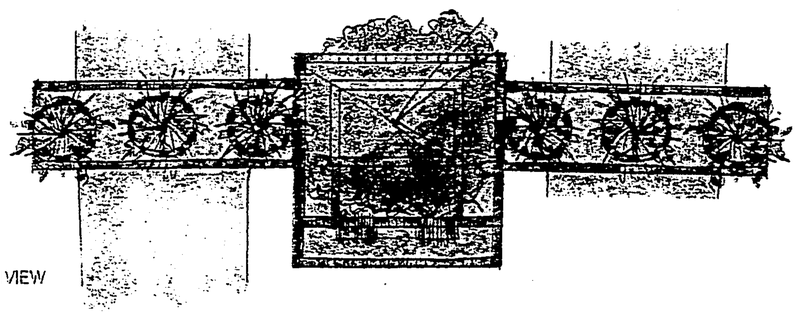
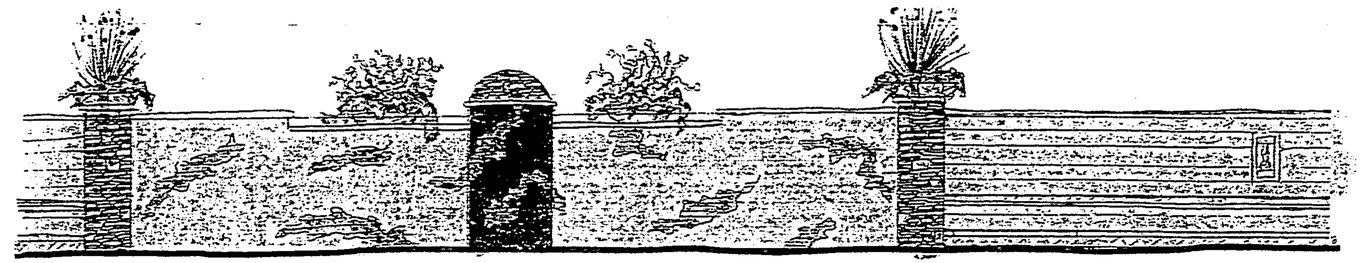
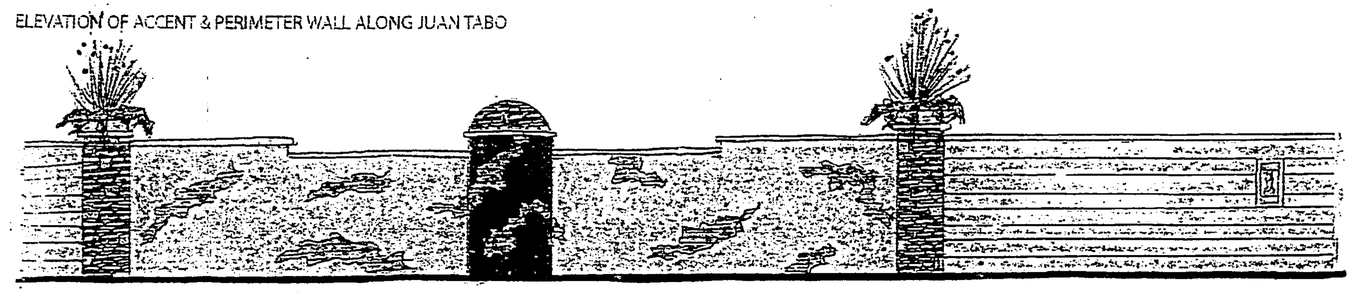


N VIEW



ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



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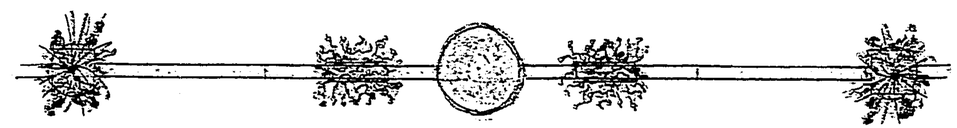
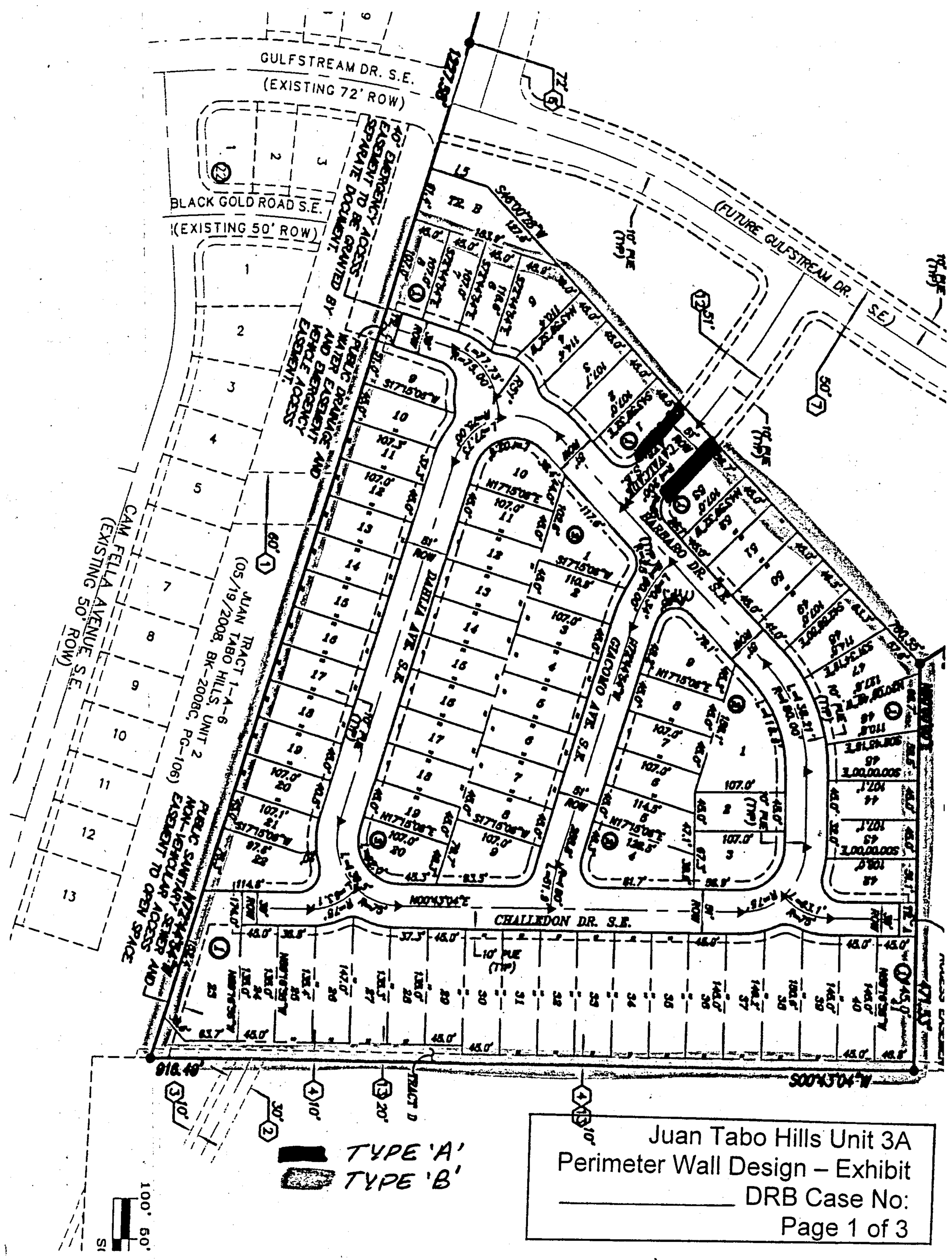


PLAN VIEW OF WALL

Juan Tabo Hills Unit 3A
Perimeter Wall Design – Type A
_____ DRB Case No:
Page 2 of 3

January 2006


GULFSTREAM DR. S.E.
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TRACT 1-A-6
(05/19/2008, BK-2008C, PG-106)
(FUTURE GULFSTREAM DR. S.E.)
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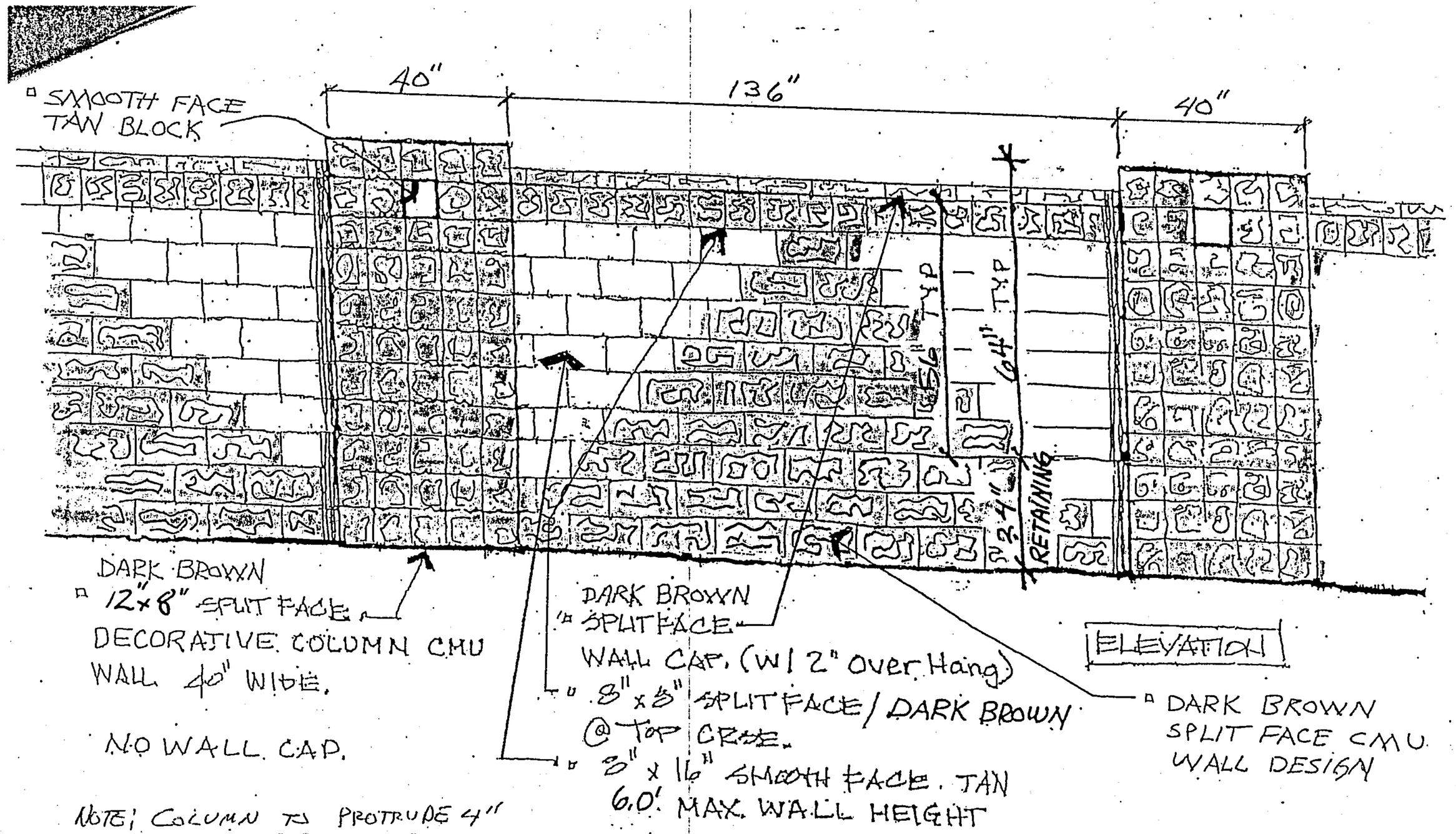
CHALLEDON DR. S.E.
TYPE 'A'
TYPE 'B'
Juan Tabo Hills Unit 3A
Perimeter Wall Design – Exhibit
_____ DRB Case No:
Page 1 of 3



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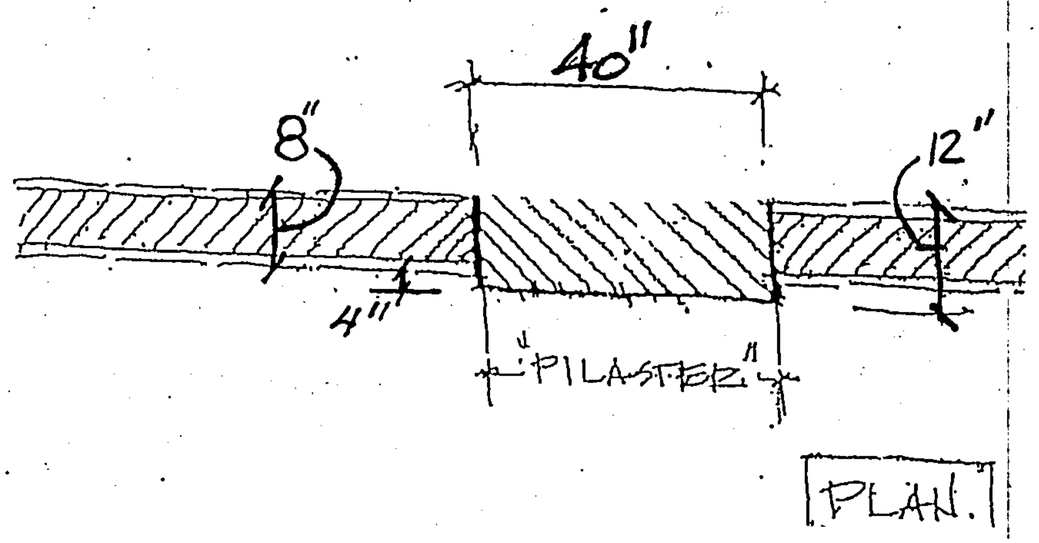


Juan Tabo Hills Unit 3A
Perimeter Wall Design – Type B
_____ DRB Case No:
Page 3 of 3

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

Address:
One Stop
Plaza del Sol

TO: **Jack Cloud**
Roger Green
Kristal Metro
Brad Bingham
Christina Sandoval

DATE: **September 23, 2008**

RE: Juan Tabo Hills Unit 3A (DRB # 1007139)

We are sending:

Copies	Date	Description
1		Revised Preliminary Plat
1		Revised Infrastructure List

X **For upcoming DRB hearing September 24**

X

NOTES: **Please call me if you have any questions or concerns.**

Thanks,

Project Engineer: Diane Hoelzer

Diane Hoelzer, PE

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 09/24/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:___1007139_____
DRB Application No.:_____

INFRASTRUCTURE LIST

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

Juan Tabo Hills Unit 3A

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 3-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF 4'	Perm Pvmt C&G (both sides) Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmt	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmt	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr	/	/	/
		6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave	/	/	/
		6"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave	/	/	/
		6"	Waterline	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			SANITARY SEWER						
		12"	Sanitary Sewer	Tract 4-A-1	Juan Tabo Blvd. (Ex 12" SAS)	Cavalcade Ave	/	/	/
		12"	Sanitary Sewer	Cavalcade Dr	Tract 4-A-1	Barbaro Dr	/	/	/
		12"	Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 41, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Lot 8, Blk 1	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
		8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
			STORM DRAIN						
		18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract C	/	/	/
		18"-36"	Storm Drain	Dahlia Ave	Lot 11,Blk 3	Barbaro Dr	/	/	/
		18"-36"	Storm Drain	Tract C	Barbaro Dr	Tract 1-A-6	/	/	/
		36"	Storm Drain	Tract 1-A-6	Tract C	Tract 1-A-6, Ex. 96" SD	/	/	/
		Per Design	Concrete Channel	Tract E	COA Open Space	Challedon Dr	/	/	/
		30"-36"	Storm Drain	Challedon Dr	Lot 27, Blk 1	Tract 1-A-6	/	/	/
		18"-36"	Storm Drain	Tract 1-A-6	lot 27, Blk 1	Tract 1-A-6 Ex. 96" SD	/	/	/
		Per Design	LOMR ($50,000)	Juan Tabo Hills			/	/	/
		Per Design	Trash Rack on 96" RCP	Juan Tabo Hills			/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

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 of this listing.
The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6 **The financial guarantee for this project will not be released in its entirety unitl the LOMR covering this project site is approved by FEMA.**
7
8

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 9-23-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

F:\1-Projects\2007\A07009 - Juan Tabo Hills, Unit 3\InfrastructureList Unit 3A.xls (rev. 9-05) revised 09/05

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted: 09/24/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9/24/08
Date Preliminary Plat Expires: 9/24/09
DRB Project No: 1007139
DRB Application No.: 08-7036

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

Juan Tabo Hills Unit 3A

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

Tract 3-A, Juan Tabo Hills Unit 1

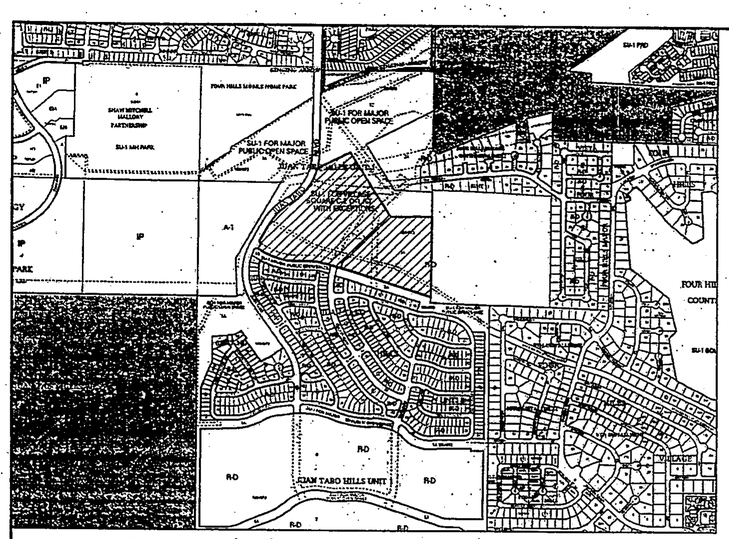
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF 4'	Perm Pvmt C&G (both sides) Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)** 9/24/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmt	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmt	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/



VICINITY MAP (NTS) ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3-A and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 40.0569 acres more or less.

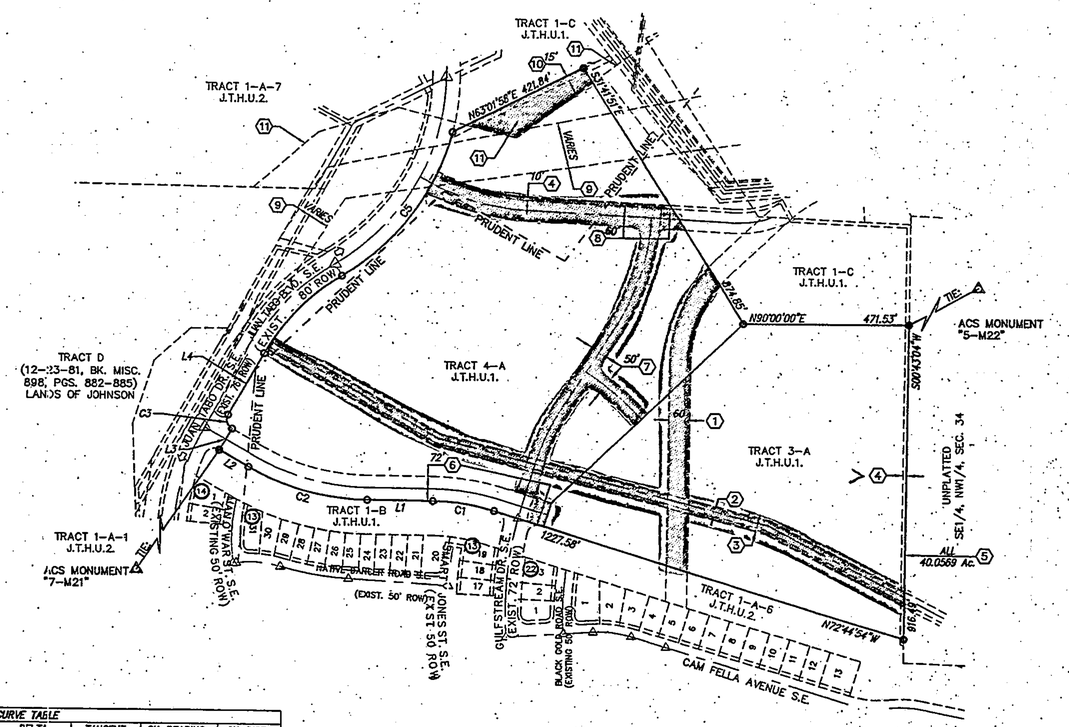
PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008

SUBDIVISION DATA

GROSS ACREAGE	40.0569 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	82 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 3-A AND 4-A INTO 82 RESIDENTIAL LOTS AND 5 TRACTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.



EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) A PORTION TO BE VACATED
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (06-04-77, BK.MISC. 551, PG. 185-189) TO BE VACATED
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (06-04-77, MISC. 551, PG. 185-189) TO BE VACATED
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) A PORTION TO BE VACATED
5. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) TO BE VACATED
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) A PORTION TO BE VACATED
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) TO BE VACATED
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) TO BE VACATED
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) A PORTION TO BE VACATED

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	179.11	614.00	16°41'50"	90.20	N81°06'19"W	178.48
C2	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05
C3	47.50	30.02	90°35'52"	30.37	S15°54'38"E	42.70
C4	319.24	610.00	29°58'09"	163.37	S44°25'52"W	315.61
C5	543.98	690.00	45°11'14"	287.01	N36°50'19"E	530.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°27'44"W	188.92
L2	N59°38'23"W	96.32
L3	N30°21'37"E	72.00
L4	N29°26'17"E	207.35

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOTDISTURB"
   PS#14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 3-A AND 4-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

City Surveyor, City of Albuquerque, N.M. Date

JTH, LLC, Owner Tracts 3-A and 4-A

Scott Grady, Managing Member — DATE 8-27-08

LEGEND

○ FOUND CORNER

LIMITS OF VACATION

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

N

200' 100' 0 200' 400'

SCALE: 1" = 200'

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 892-5533

ENGINEERS

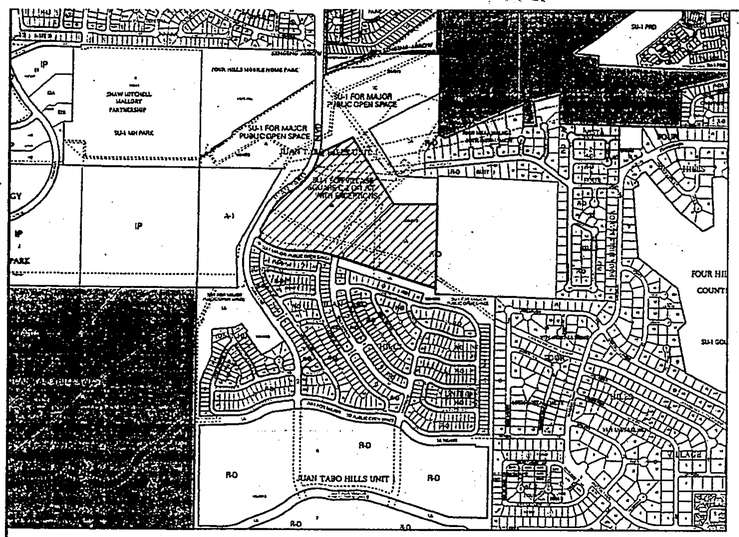
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 896-3050

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)



VICINITY MAP (NTS) ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

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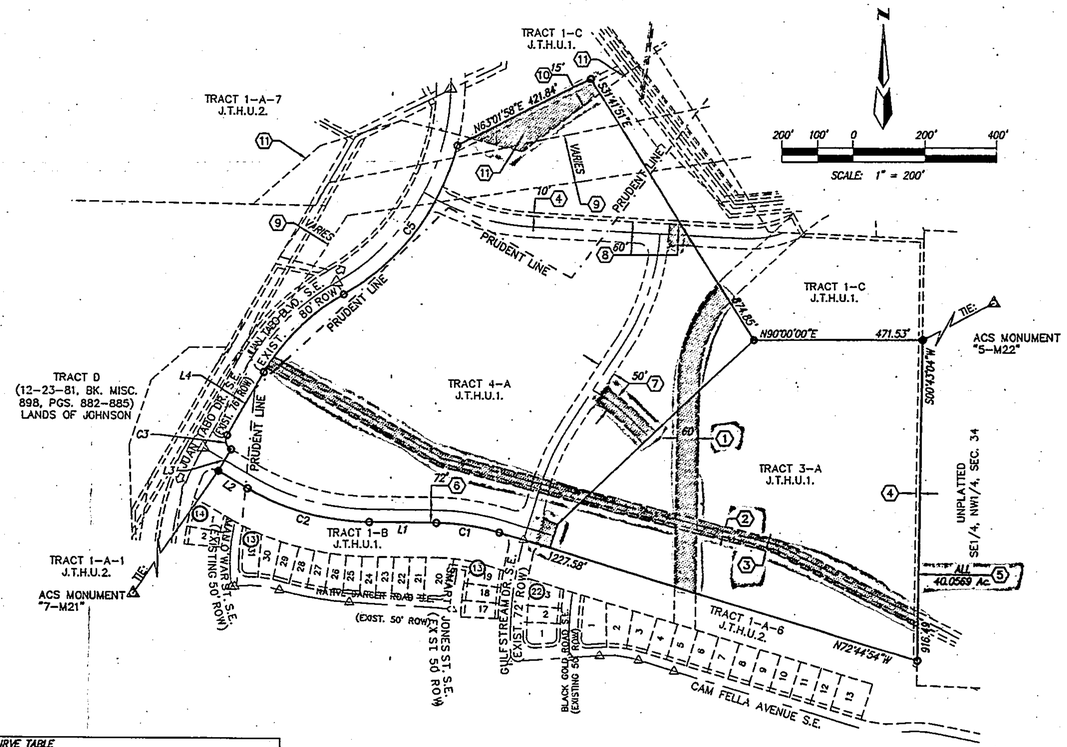

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CURVE TABLE						
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LEGEND

- FOUND CORNER
- LIMITS OF VACATION

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

PRELIMINARY PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
June, 2008

SUBDIVISION DATA

GROSS ACREAGE	40.0569 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	82 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 3-A AND 4-A INTO 82 RESIDENTIAL LOTS AND 5 TRACTS
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3. GRANT NEW EASEMENTS AS SHOWN.
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   "DO NOTDISTURB"
   PS#14271

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9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

City Surveyor, City of Albuquerque, N.M. 6/26/08 / Date

JTH, LLC, Owner Tracts 3-A and 4-A
Scott Grady, Managing Member 6-25-08 DATE

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 892-5533

ENGINEERS

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

SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 896-3050

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)

\\OMG-SVR02\COMPANY\A07JOBS\A07009 JUAN TABO HILLS UNIT 3\PRELIMINARY PLAT\A07009_COVER_UNIT_3A.DWG Stephen June 08

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

Address:
One Stop
Plaza del Sol

TO: Jack Cloud
Roger Green
Kristal Metro
Brad Bingham
Christina Sandoval

DATE: September 3, 2008

RE: Juan Tabo Hills Unit 3A (DRB # 1007139)

We are sending:

Copies	Date	Description
1	9-3-08	Explanation Letter
1		Revised preliminary plat
1		Revised Site Plan
1		Revised grading plan
1		Infrastructure list
1		Revised sidewalk waiver
1		Revised Vacation exhibit

X **For upcoming DRB hearing September 17**

X

NOTES: **Please call me if you have any questions or concerns.**

Thanks,

Project Engineer: Diane Hoelzer

Diane Hoelzer, PE

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

September 3, 2008

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

Re: Juan Tabo Hills Unit 3A
DRB 1007139

Dear Mr. Cloud;

With this resubmittal I have made the following revisions to the DRB preliminary plat, site plan, grading plan and vacation requests:

PRELIMINARY PLAT

1. *renamed Via Posada to Monachos Road,*
2. *vacating all of Gulfstream Drive and Monachos Road (formerly Via Posada) and rededicating a revised alignment,*
3. *granted new alignment for Gulfstream Drive to include public utilities,*
4. *granted new alignment for Cavalcade Ave.,*
5. *granted a 25' public sanitary sewer easement through Tract 4-A-1,*
6. *Listed the purpose and maintenance responsibilities for the 4 Tracts in Unit 3A under Notes,*
7. *Extended the R/W into Lot 23, Block 1,*
8. *removed the sanitary sewer easement on Lot 23,*
9. *realigned offsite sanitary sewer through Tract 1-A-6*
10. *The site plan was revised to reflect the appropriate changes.*

GRADING PLAN

11. *The site was lowered 3.0' to balance the dirt work,*

12. *added two temporary ponds near Gulfstream Drive,*

13. *added a storm drain in Challedon Drive and a concrete rundown channel on Lot 27.*

Revisions to the infrastructure list, sidewalk waiver and vacation exhibit have been made accordingly.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Vice President

DLH/dlh
f:\7009 JTH Unit 3A DRB|\drb_ltr2.wpd

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 08/29/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:___1007139_____
DRB Application No.:_____

INFRASTRUCTURE LIST

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

Juan Tabo Hills Unit 3A

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 3-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Cavalcade Ave	/	/	/
		32' FF 4'	Perm Pvmt C&G (both sides) Sidewalk (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		32' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

8/29/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (west side) (1)	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
		4'	Sidewalk	Lot 23, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
		4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
			Street Lights per DPM				/	/	/
			WATER						
		12"	Waterline	Cavalcade Ave	Gulfstream Dr (Ex 12" WL)	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract C	/	/	/
		8"	Waterline	Tract C	Barbaro Dr	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract C	Gulfstream Dr (Ex 12" WL)	/	/	/
		6"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr	/	/	/
		6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave	/	/	/
		6"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

8/29/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 23, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 41, Blk 1 (stub)	/	/	/
			SANITARY SEWER						
		12"	Sanitary Sewer	Tract 4-A-1	Juan Tabo Blvd. (Ex 12" SAS)	Cavalcade Ave	/	/	/
		12"	Sanitary Sewer	Cavalcade Dr	Tract 4-A-1	Barbaro Dr	/	/	/
		12"	Sanitary Sewer	Barbaro Dr	Cavalcade Dr	Giacomo Ave	/	/	/
		12"	Sanitary Sewer	Giacomo Ave	Barbaro Dr	Challedon Dr	/	/	/
		12"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 23 Easmt	/	/	/
		12"	Sanitary Sewer	Lot 23, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		12"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 41, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Lot 8, Blk 1	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/

Project name: **Juan Tabo Hills Unit 3A (DRB 1007139)**

8/29/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	REMOVE EXIST. Sanitary Sewer	Tract 3-A	COA Open Space	Gulfstream Dr	/	/	/
			STORM DRAIN						
		18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract C	/	/	/
		18"-36"	Storm Drain	Dahlia Ave	Lot 11,Blk 3	Barbaro Dr	/	/	/
		18"-36"	Storm Drain	Tract C	Barbaro Dr	Tract 1-A-6	/	/	/
		36"	Storm Drain	Tract 1-A-6	Tract C	Tract 1-A-6, Ex. 96" SD	/	/	/
		Per Design	Concrete Channel	Lot 27, Blk 1	COA Open Space	Challedon Dr	/	/	/
		30"-36"	Storm Drain	Challedon Dr	Lot 27, Blk 1	Tract 1-A-6	/	/	/
		18"-36"	Storm Drain	Tract 1-A-6	lot 27, Blk 1	Tract 1-A-6 Ex. 96" SD	/	/	/

Project name: Juan Tabo Hills Unit 3A (DRB 1007139) 8/29/08

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 of this listing.
The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6 **The financial guarantee for this project will not be released in its entirety unitl the LOMR covering this project site is approved by FEMA.**
7
8

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 8-29-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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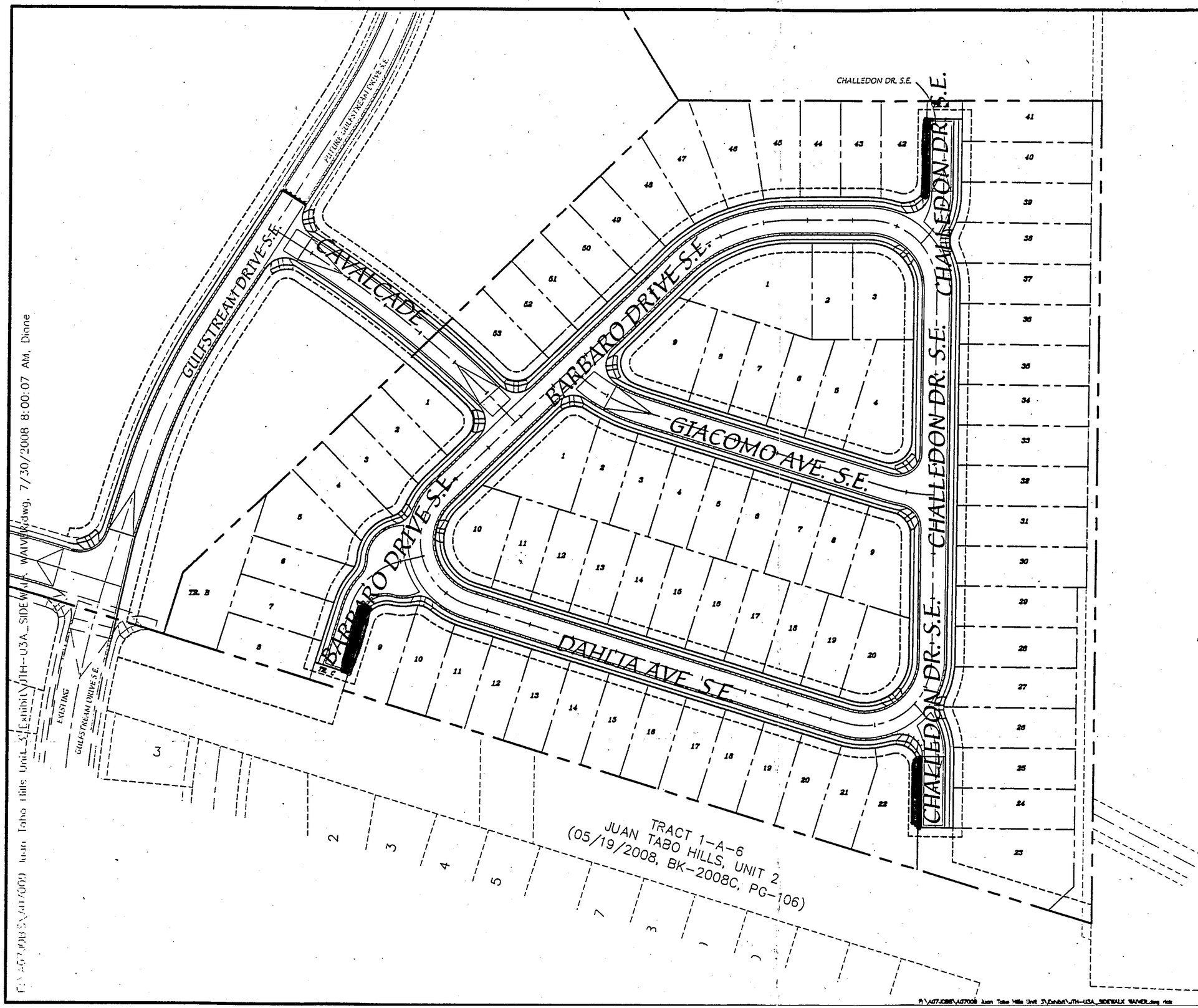

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
JUAN TABO HILLS UNIT 3A
SIDEWALK WAIVER EXHIBIT

DRB NUMBER:

ZONE MAP NO.
M-22-Z

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GRANT OF EASEMENT
FOR
DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES

77 4 6803

THIS INDENTURE made and executed this 14th day of July, 1977, by and between DALE BELLAMAH LAND CO., INC., a New Mexico corporation in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, hereinafter called Grantee.

WITNESSETH, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the City of Albuquerque a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair, drainage ditches, water lines, sanitary sewer lines and public utilities across, through, and under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said utilities.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

DESCRIPTION FOR PERMANENT UTILITY AND DRAINAGE EASEMENT

See Attached Exhibits "A","A-1" and "B"

DESCRIPTION FOR TEMPORARY UTILITY AND DRAINAGE EASEMENT

See Attached Exhibits "A", "A-1" and "B"

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid utilities.

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and

3
2

use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 4th day of August, 1977.

DALE BELLAMAH LAND CO. INC.

D. E. Boyle, President

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 4th day of August, 1977, by D. E. Boyle, President of Dale Bellamah Land Co. Inc., a New Mexico corporation, on behalf of said corporation.

Paula A. Jones
Notary Public

My commission expires:
June 30, 1980

EXHIBIT "A"

PARCEL: P-7

GRANTOR: Adair & H. A. Nicholson

That part of a strip of land 30 feet in width (Permanent Right of Way), 10 feet in width (Temporary Right of Way), owned by the Grantor, lying and being situate in the NE 1/4 of the NE 1/4 of Section 33, and the NW 1/4 of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Right of Way), 10 feet wide (Temporary Right of Way), on the right (South) and 15 feet wide (Permanent Right of Way), on the left (North) of, parallel with and adjacent to the following described centerline, to wit:

Beginning at centerline Station 204+52.67 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=420,346.94, Y=1,474,972.82 and from whence the E 1/4 Corner of Section 33, Township 10 North, Range 4 East, bears S 17°56'16" E a distance of 1359.75 feet; thence N 29°19'47" E along said centerline a distance of 970.68 feet to P.I. Station 214+23.35; thence N 66°08'03" E along said centerline a distance of 1054.87 feet to Station 224+78.22 and from whence the S 1/4 Corner of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 88°38'00" E a distance of 1652.04 feet.

Containing 1.395 acres (Permanent Right of Way), more or less.
Containing 0.454 acres (Temporary Right of Way), more or less.

7/11/77

EXHIBIT "A-1"

PARCEL: P-8

GRANTOR: Four Hills Ltd.

That part of a strip of land 30 feet in width (Permanent Right of Way) 10 feet in width (Temporary Right of Way), owned by the Grantor, lying and being situate in the SW 1/4 of the SW 1/4 of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Right of Way), 10 feet wide (Temporary Right of Way), on the right (South) 15 feet wide (Permanent Right of Way), on the left (North) of, parallel with and adjacent to the following described centerline, to wit:

Beginning at centerline Station 224+78.22 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=421,789.95, Y=1,476,241.63 and from whence the S 1/4 Corner of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 88°38'00" E a distance of 1652.04 feet; thence N 66°08'03" E along said centerline a distance of 354.28 feet to Station 228+32.50 and from whence the S 1/4 Corner of Section 27, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 82°20'40" E a distance of 1339.61 feet.

Containing 0.244 acres (Permanent Right of Way), more or less.
Containing 0.087 acres (Temporary Right of Way), more or less.

OK
LMS
7/14/77

EXHIBIT "B"

189

PARCEL: P-22

GRANTOR: Adair & H. Nicholson

That part of a strip of land 30 feet in width (Permanent Right of Way), 10 feet in width (Temporary Right of Way), owned by the Grantor, lying and being situate in the W 1/2 of the NW 1/4 of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico being 15 feet wide (Permanent Right of Way), 10 feet wide (Temporary Right of Way), on the right (South) and 15 feet wide (Permanent Right of Way) on the left (North) of, parallel with and adjacent to the following described centerline, to wit:

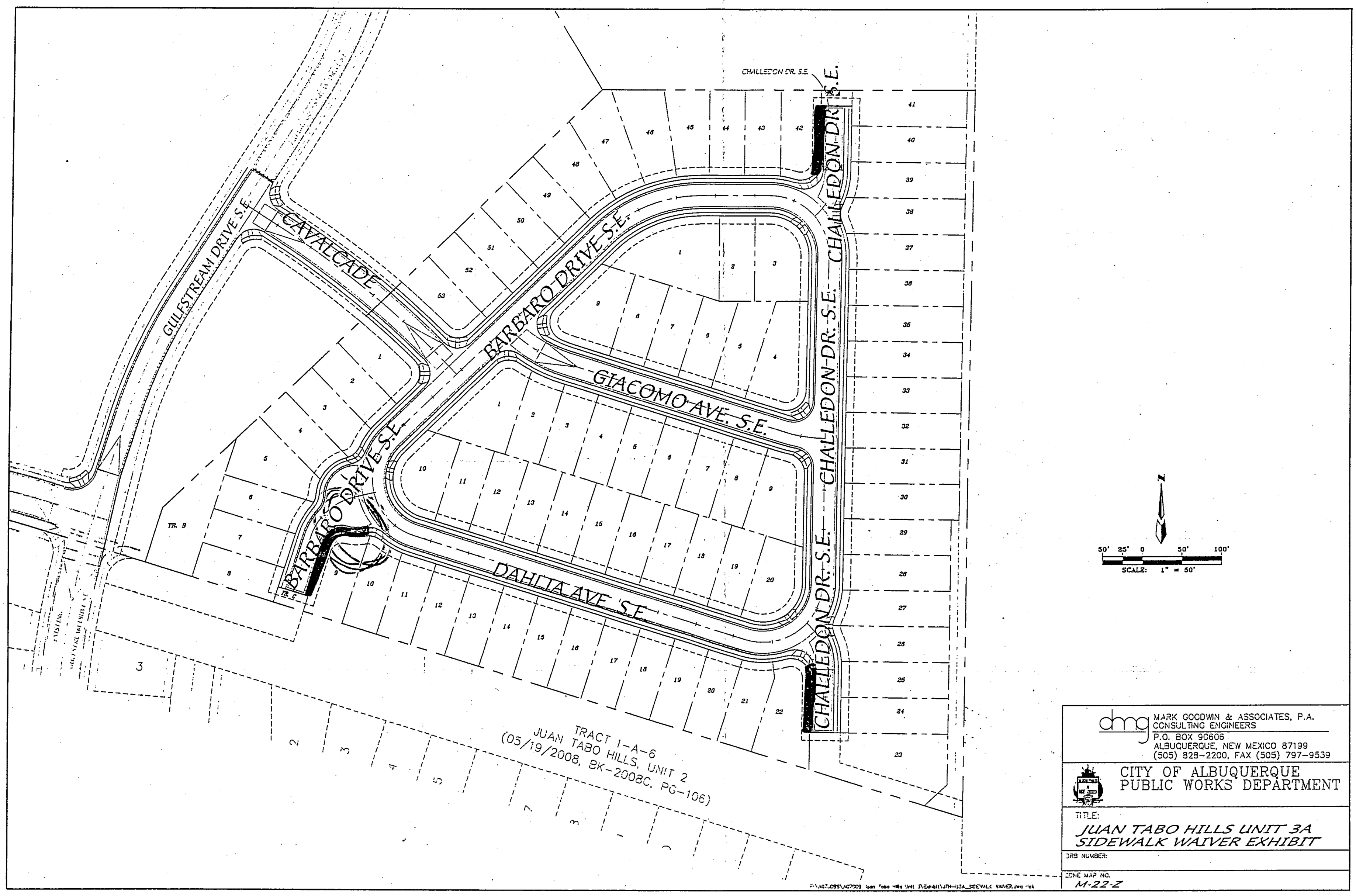
Beginning at centerline Station 6+92.73 said same beginning point having New Mexico (Central Zone) State Plane Coordinate values X=420,768.38, Y=1,474,311.99 and from whence the W 1/4 Corner of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 00°33'57" W a distance of 633.52 feet; thence S 75°22'18" E along said centerline a distance of 960.73 feet to P.I. Station 16+53.46; thence S 62°34'38" E along said centerline a distance of 443.92 feet to Station 20+97.38 and from whence the W 1/4 Corner of Section 34, Township 10 North, Range 4 East, New Mexico Principle Meridian, County of Bernalillo, State of New Mexico bears S 82°09'20" W a distance of 1340.92 feet.

Containing 0.967 acres (Permanent Right of Way), more or less.
Containing 0.324 acres (Temporary Right of Way), more or less.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

AUG 4 3 24 PM 1977
Mic 551 BK PG 185 - 189
EMMA C. GONZALES
CO. CLERK & RECORDER
DEPUTY

7114 LDS OK



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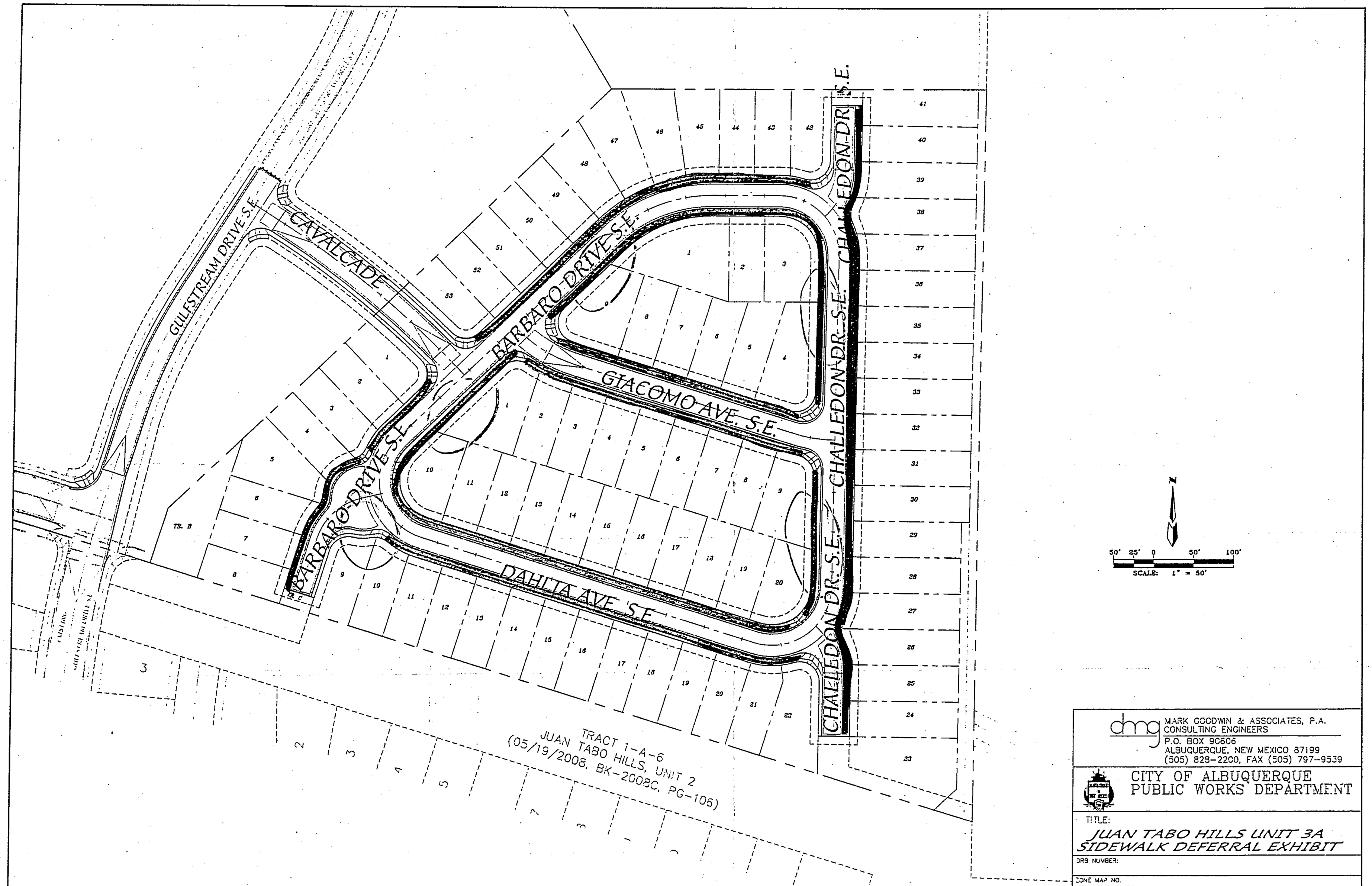

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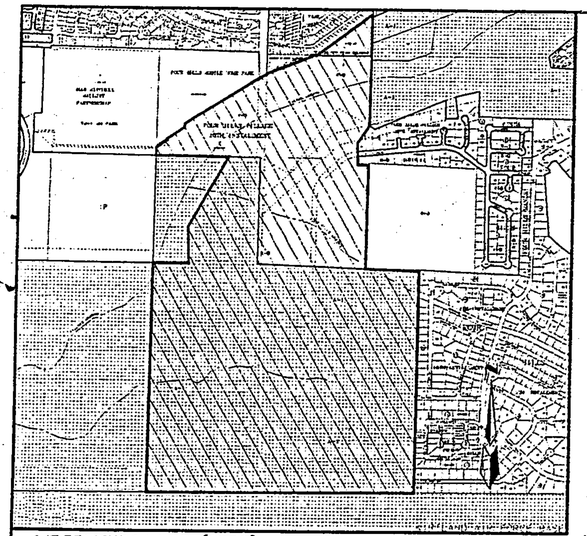


VICINITY MAP (NTS) ZONE ATLAS MAP M-21 & N-21

SUBDIVISION DATA

GROSS ACREAGE	327.5954
ZONE ATLAS NO.	M-21 & N-21
NO. OF EXISTING TRACTS	3
NO. OF TRACTS CREATED	7
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0
AREA DEDICATED TO CITY OF ALBUQUERQUE	0
DATE OF SURVEY	
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

JTH LLC
Vincent Pizzonia, Member

Vincent Pizzonia, Member — 11/19/04 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 19, 2004
By Vincent Pizzonia, Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

Susan Rasinski — 9·10·08
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9·10·08

1 022 055 125 440 20127
1 021 055 485 328 10122
1 021 055 465 196 40143
1 021 055 465 065 40132
1 022 055 099 138 30116

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: See Treasurer's Certificate
PROPERTY OWNER OF RECORD: Franklin Farmworth
Abrams Harriet Shalit et al — City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE
Lorraine Saucedo 11/19/05

LEGAL DESCRIPTION (SEE SHEET 7 OF 7)

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO SEVEN(7) TRACTS FOR OPEN SPACE AND FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON

The developer will notify PNM for approval before any mass grading or drainage plans are finalized for future development that will affect the safety clearances of PNM'S utilities.

"NOTICE OF SUBDIVISION PLAT VARIANCE"
Tracts 1 thru 8, Juan Tabo Hills
Albuquerque, Bernalillo County, New Mexico

The plat for Tracts 1 thru 8, Juan Tabo Hills, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in Parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
   "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
   "FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1" (06-28-01, 01C-182)
   "UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK" (12-7-78, D9-39)
   "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
   "FOUR HILLS VILLAGE 16TH INSTALLMENT" (03-01-73, D5-105)
   "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
   "FOUR HILLS VILLAGE 10TH INSTALLMENT" (02-22-72, D4-194)
   "FOUR HILLS VILLAGE 9TH INSTALLMENT" (09-30-71, C8-41)
   "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
   "TIJERAS HEIGHTS" (05-31-78, D8-139)
   "AMAFCA PARCEL, TRACT A" (12-09-93, 935-112)
   "SHAW, MITCHELL MARRCRY PARTNERSHIP" (01-22-99, 99C-14)
   "QUITCLAIM DEED, RELEASE OF EASEMENT (04-11-03, A53-9238)
   "CERTIFICATE OF SURVEY, TRACTS A, B, C & D" (PREPARED BY THOMAS MANN & ASSOC. AND DATED 10-23-81)
   records of Bernalillo County, New Mexico.
5. Date of Survey: December, 2003.
6. Title Report: Provided By LandAmerica Albuquerque Title
   File No.247920 TD (Effective Date: November 12, 2004.)
   File No.248174 TD (Effective Date: November 10, 2004.)
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-D
9. 100 Year Flood Zone Designation: ZONE X, ZONE AE AND ZONE AO, flood depths of 1' and 3' as established by F.E.M.A. and shown on Panel 367 of 825, FLOOD INSURANCE RATE MAP dated September 20, 1996, City of Albuquerque, Bernalillo County, New Mexico. (A portion of this property does lie within the 100 Year Flood Plain).
10. Encroachments: None apparent.

BULK LAND PLAT FOR
JUAN TABO HILLS
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1001370

Application Number: 04DRB-01858

PLAT APPROVAL

Any grading conducted, or improvements installed within PNM utility easements must comply with clearance provisions of the National Electrical Safety Code (NESC), and shall not interfere with PNM's ability to operate and maintain its electric facilities. Prior to installation or construction of improvements within PNM utility easements, the party responsible for such improvements must first contact PNM's Right of Way Department in order to execute an Easement Encroachment Agreement with PNM.

Utility Approvals:

PNM Electric Services	12-30-04 Date
PNM Gas Services	12-30-04 Date
Qwest Telecommunications	12-30-04 Date
Comcast	12·30·04 Date

City Approvals:

City Surveyor	12-3-04 Date
Traffic Engineering, Transportation Division	1-13-05 Date
Utilities Development	12/29/04 Date
Parks and Recreation Department	12/29/04 Date
AMAFCA	1-4-05 Date
City Engineer	12-29-04 Date
DRB Chairperson, Planning Department	01/13/05 Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy A. Aldrich N.M.P.L.S. No. 7719 — 12-01-04 Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

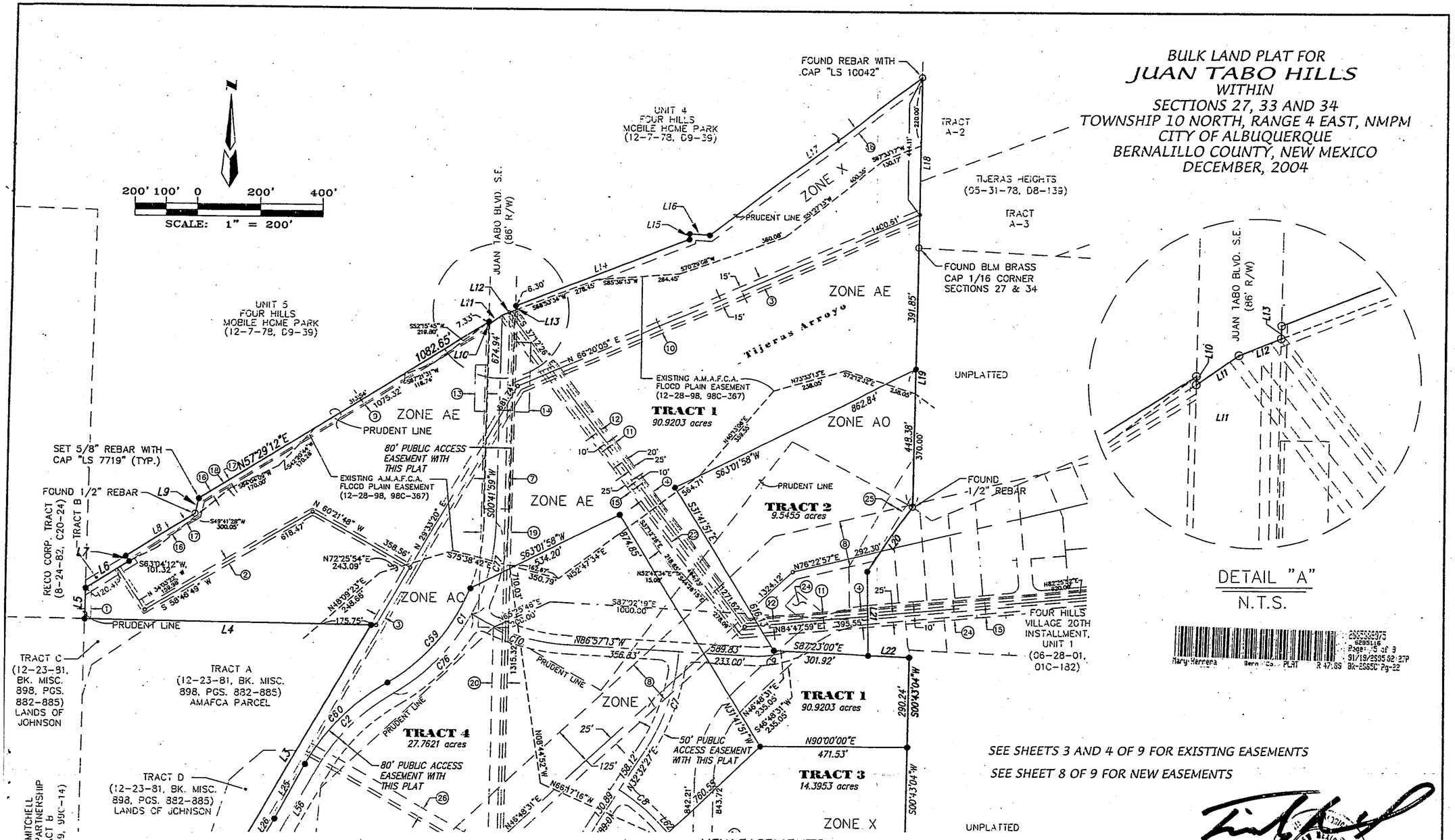
2005005075
200511B
Page: 1 of 3
01/19/2005 02:27P
Bk-260SC Pg-22
Mary Herrera Bern. Co. PLAT R 47.00

Dwg: Cover sheet.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 9
Scale: N/A	Date: 11/19/04	Job: A02079	

A02JOBS\A2079 4 HILLS\Bulk Plat\Cover sheet.dwg - Layout1 (11-19-04) SPS

5 6 7 8

BULK LAND PLAT FOR
JUAN TABO HILLS
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004



SEE SHEET 6 OF 9

SEE SHEETS 3 AND 4 OF 9 FOR EXISTING EASEMENTS

SEE SHEET 8 OF 9 FOR NEW EASEMENTS

NEW EASEMENTS:

1) TRACT 1 IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.

2) A BLANKET DRAINAGE EASEMENT WITH THIS PLAT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT.

3) A 25' WIDE FLOATING ACCESS EASEMENT FROM NEW 80' WIDE PUBLIC ACCESS EASEMENT ACROSS NEW TRACT 1 TO AMAFCA TRACT "A" IS HEREBY GRANTED WITH THIS PLAT. FINAL LOCATION TO BE DETERMINED AT A LATER DATE BETWEEN CITY OPEN SPACE AND AMAFCA.

01-18-05

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: NEW sht 5-8.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 9
Scale: AS SHOWN	Date: 01/17/05	Job: 02079	

A02JOBS\A2079 4 HILLS\Bulk Plat\NEW sht 5-8.dwg - Layout1 (01-17-05) SPS

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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
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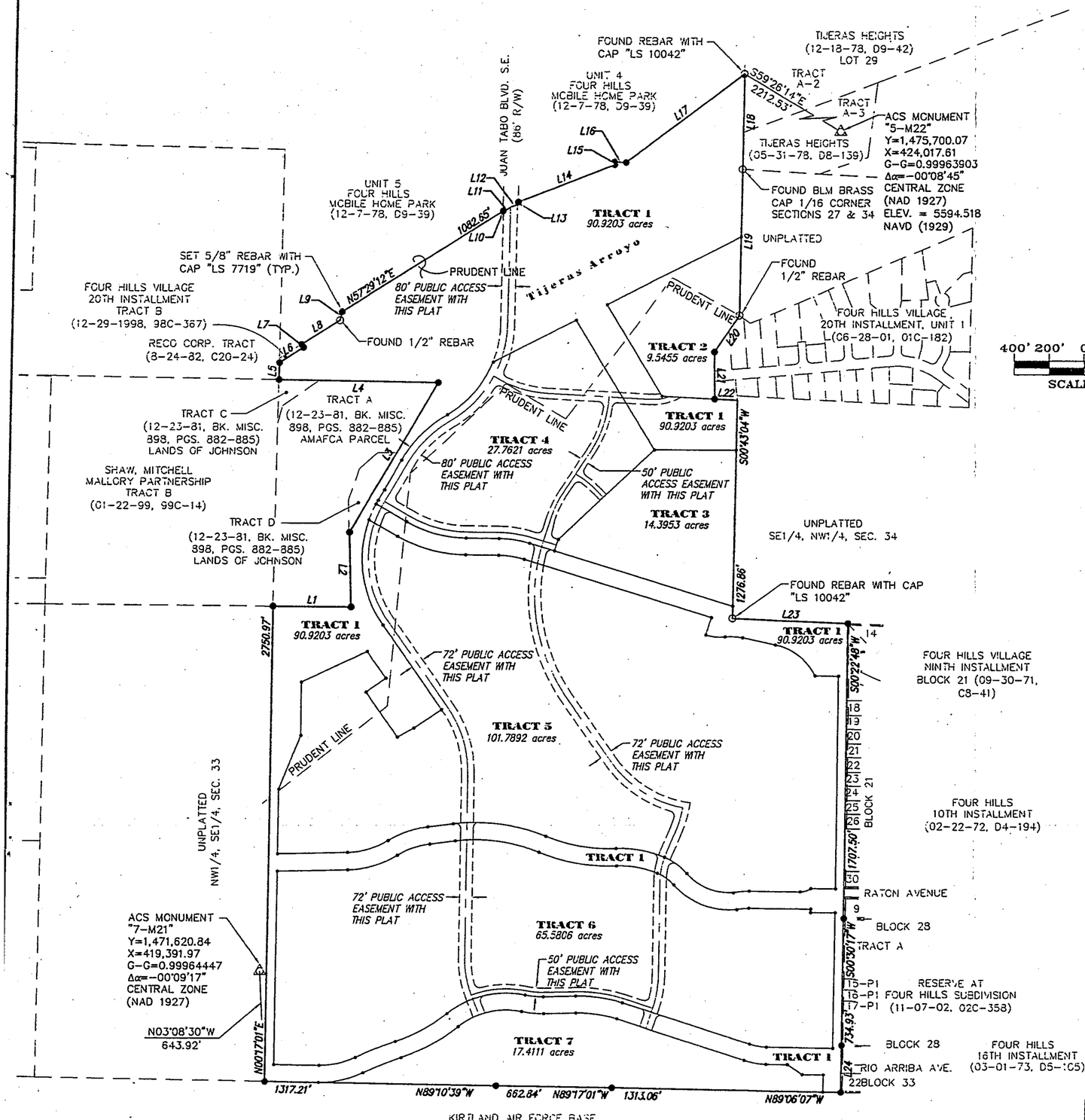

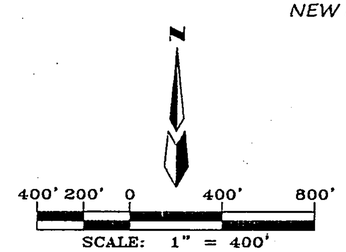

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LINE TABLE

LINE	LENGTH	BEARING
L1	447.39	S89°42'17"E
L2	439.87	N01°49'04"W
L3	1004.51	S29°26'17"W
L4	911.63	N89°15'53"W
L5	98.56	N00°42'12"E
L6	163.10	N57°28'58"E
L7	20.00	N32°31'02"W
L8	260.16	N57°28'58"E
L9	50.77	N12°37'53"E
L10	8.73	S00°39'44"W
L11	52.84	N54°55'30"E
L12	46.69	N68°13'20"E
L13	13.27	N00°53'31"E
L14	594.70	N68°28'17"E
L15	18.00	N01°08'50"E
L16	64.80	S86°43'49"E
L17	852.28	N52°53'46"E
L18	550.16	S00°32'11"W
L19	840.23	S00°40'21"W
L20	254.94	S34°19'37"W
L21	270.46	S01°08'04"E
L22	132.86	S87°23'00"E
L23	664.23	S87°50'40"E
L24	274.47'	S00°22'48"W

01-18-05

SEE SHEETS 3 AND 4 FOR EXISTING EASEMENTS
SEE THIS SHEET FOR NEW EASEMENTS

SEE SHEETS 5, 6, 7 AND 8 FOR NEW EASEMENTS

SEE SHEETS 9 FOR LINE, CURVE TABLE AND LEGAL DESCRIPTION

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: sheet8.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 8 of 9
Scale: AS SHOWN	Date: 01/17/05	Job: A02079	

A02JOBS\A2079 + HILLS\Bulk Plat\sheet8 dwg - Layout1 (01-17-05) SPS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd 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 & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: JTH, LLC PHONE: 892-5533
ADDRESS: P.O. Box 1443 FAX: 338-4708
CITY: Corrales STATE NM ZIP 87048 E-MAIL:
Proprietary interest in site: owner **List all owners:**

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 3A – Sketch Plat Review & Comment

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. 3-A Block: Unit: 1
Subdiv/Addn/TBKA: Juan Tabo Hills
Existing Zoning: R-D Proposed zoning: same MRGCD Map No
Zone Atlas page(s): M-22 UPC Code: 102205510032720115

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1001370

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of **existing** lots: No. of **proposed** lots: 76 Total area of site (acres): 14.3953
LOCATION OF PROPERTY BY STREETS: On or Near: Gulfstream SE
Between: JUAN TABO and Tijeras Arroyo

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE [signature] DATE
for (Print) Gregory J. Krnik, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
08DEB-70102	SK	5(3)	$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date 03/05/08

Sandy Handley 02/26/08
Planner signature / date

Project # 1007139

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) & 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
- __ 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.

for Gregory J. Krenik, PE
Applicant name (print)

2/25/08
Applicant signature / date

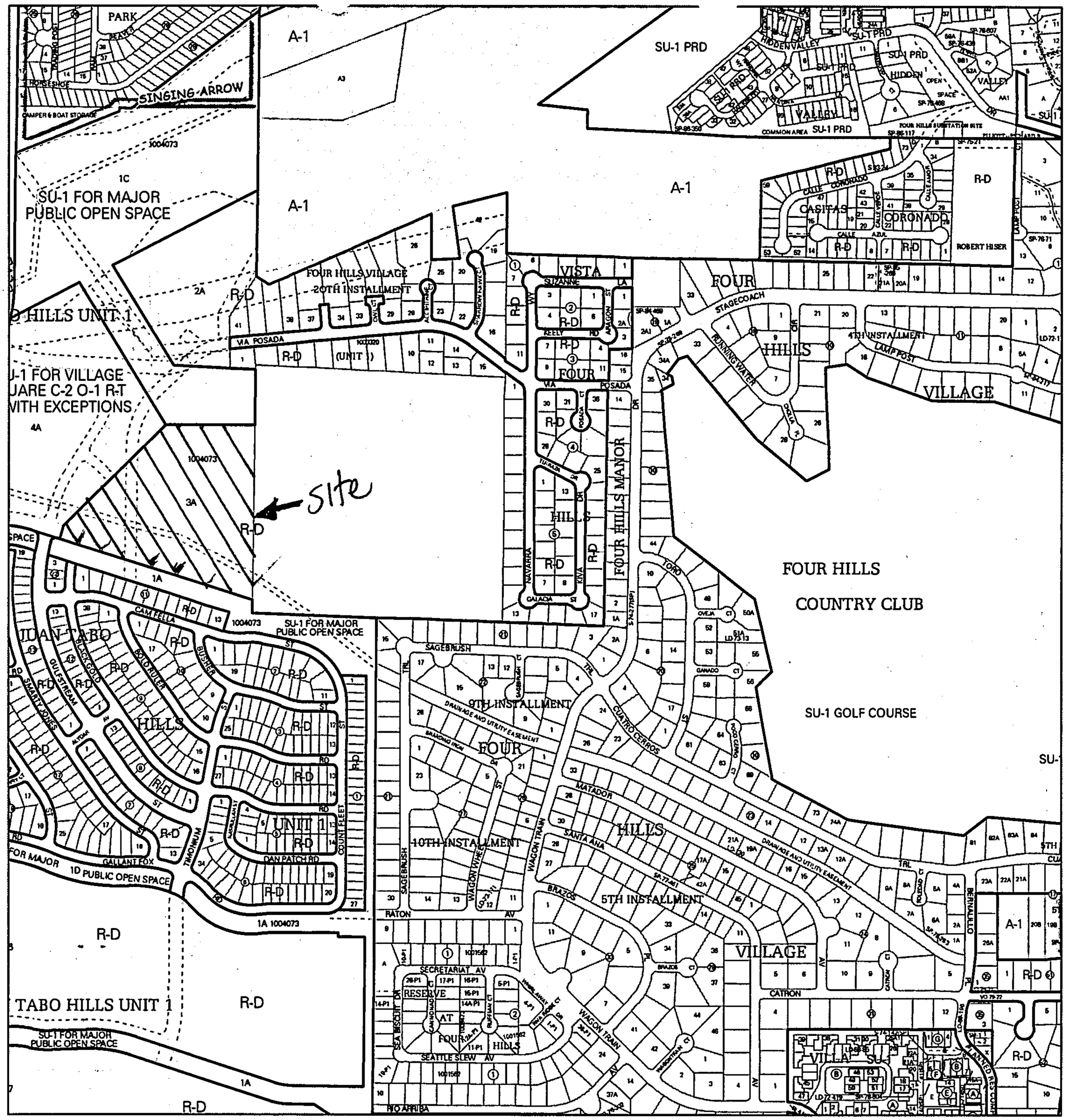
Form revised **October 2007**

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

Application case number(s)
08DRB-70102
___-___-___
___-___-___

Sandy Handley 02/26/08
Planner signature / date

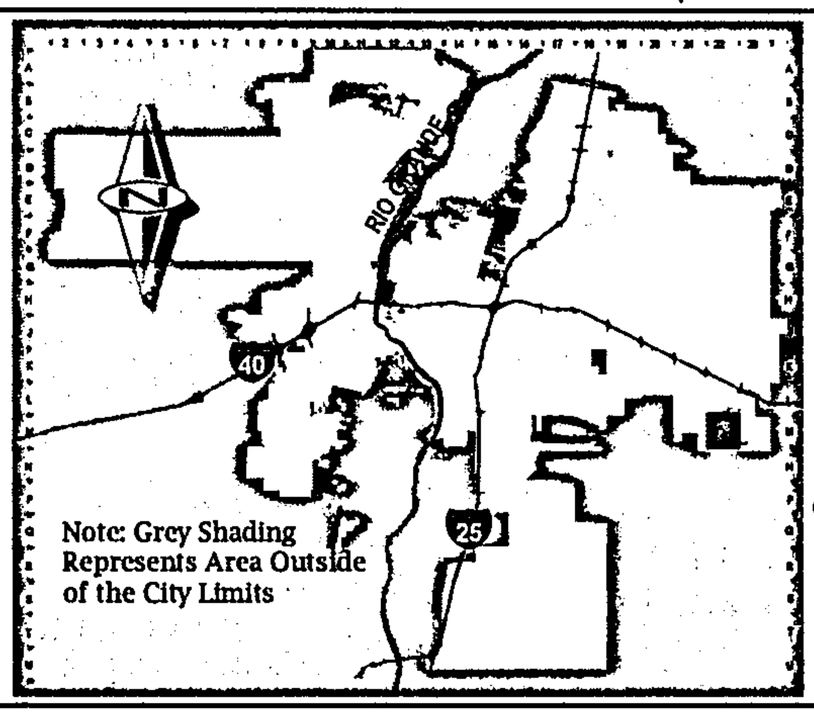
Project # 1007139



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

M-22-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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

February 26, 2008

Mr. Jack Cloud, Chair
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills, Unit 3A

Dear Mr. Cloud:

This is a request for Sketch Plat on the referenced property. The site is located adjacent to Juan Tabo Blvd., south of the Tijeras Arroyo. Drainage will be directed into the adjoining Tijeras Arroyo. Streets and utilities will be public.

Proposed housing units are to be single-family.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
for Vice President

GJK/la

Attachment