




12. **Project# 1009666**
13DRB-70802 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, **ANDERSON ADDITION & PARIS ADDITION** zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14) **INDEFINITELY DEFERRED.**

13. **Project# 1006543**
13DRB-70771 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

THE SURVEY OFFICE, LLC agent(s) for ABS SW INVESTOR, LLC request(s) the above action(s) for all or a portion of Lot(s) 61-A-1-A-1 AND 61-A-1-B-1, **TOWN OF ATRISCO GRANT Unit(s) 6**, zoned C-2, located on 6600 CENTRAL AVE SW containing approximately 6.1955 acre(s). (K-10) *[deferred 12/11/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

14. **Project# 1007139**
13DRB-70770 MAJOR - FINAL PLAT
APPROVAL
13DRB-70673 AMENDMENT OF MAJOR
PRELIMINARY PLAT 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A, 4-A, 1-C, **JUAN TABO HILLS UNIT 1 Unit(s) 1**, zoned SU-1 R-D, located on JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TIJERAS ARROYO containing approximately 71.54 acre(s). (M-21 & 22) *[deferred from 12/11/13, 12/8/13]* **THE FINAL PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 12/31/13 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

15. Other Matters: None
ADJOURNED: 11:20



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: 12DRB-70052

DRB Date: 3/21/2012
Item Number: 17

Subdivision: Juan Tabo Hills, Unit 3A
All or a portion of Lot(s) 3A Juan Tabo Hills

Request for:

- 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
- Amendment to Preliminary Plat

Zoning: RD SU-1

Zone Page: M-22

New Lots (or units)

Parks and Recreation Comments:

Additional time is needed for Parks and Open Space to review and comment.

Signed: Carol S. Dumont
Carol S Dumont Phone: 768-5387
Parks & Recreation

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1007139

AGENDA ITEM NO: 8

SUBJECT:

Amendment to Preliminary Plat

ENGINEERING COMMENTS:

Approved Grading and Drainage Plan is required.
Hydrology provided comments last week.
Block number is missing for Lots 8-19 on
Sheet 2 of 2.
See attached changes to infrastructure list*
*These changes are not based on an approved G&D,
and it can change.

**Additional comments for the vacation of the
easements not on Unit 3A**

AMAFCA approval is required for the vacation
of the floodplain easement.

Open Space approval is required.

Easements are not visible on sheet 2 of 2.

Easement vacation and dedications are hard to
follow. Suggest that one sheet to only show the
vacation of the easements.

Access to the scour wall will be required. Should
be added to the infrastructure list.

Easement Comments Sheet 1 of 2:

- a) Should Note 1 just say TO BE VACATED?
- b) Note 2 & 3 - The section the easement that
falls within Tract 1-C should be more clear
since it ties to another existing easement under
Note 22.
- c) Note 4 - is the entire easement being vacated?
- d) Note 6 - provide detail dimension.
- e) Note 11 - provide detail dimension.
- f) Note 18 - portion of the drainage easement
should be vacated.
- g) Note 21 - all the drainage easements should
be combined.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

h) Note 26 – this note is used for two different easements. Is the 2' being vacated from both of these easements?

Easement Comments Sheet 2 of 2:
Notes 3, 5, 18, & 21 same comments as Sheet 1 of 2 a) Should Note 1 just say TO BE

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3968

DATE: 3-7-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

**JUAN TABO HILLS
UNIT 3A**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007139

AGENDA ITEM NO: 8

SUBJECT:

PRELIMINARY PLAT – AMENDED

ENGINEERING COMMENTS:

Revise the linetypes to clearly show the existing public access easement noted as “Future Gulfstream Drive.”

The proposed infrastructure list is missing page 2.

RESOLUTION:

03-21-12

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: MARCH 7, 2012

Development Review Board Meeting August 15, 2012

Items #13 and #14

Project # 1007140 Juan Tabo Hills Unit 1 (Unit 3B)

Project# 1007139 Juan Tabo Hills (Unit 3A)

1. Parks & Recreation is waiting for signed Agreement.
2. Unit 3B comments have been addressed. The trail/construction road at the northeast part of the Tract A could be moved to accommodate a better connection to the unplatted land to the east.
3. Unit 3A still requires grading and drainage plan to be modified to address the change in grade between 3A and the Open Space Tract. The applicant has been advised of Open Space Division concerns about the area immediately north and adjacent to Unit 3A with respect to the grading.
4. Open Space Division prefers culvert at drainage flow area south of the meeting of the east-west trail and the north-south trail in lieu of initially proposed valley gutter.



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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1007139/1007140 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation of easements
1007139

1007140

ENGINEERING COMMENTS:

Easement 22 should be vacated, rather than a portion to be vacated.

Since there is a public storm drain in Tract 2A, the vacation can be approved if a paper-public drainage easement is provided for the storm drain and a blanket-public drainage easement on Tract 2A for Final Plat approval.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 5-8-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140/1007139

AGENDA ITEM NO: 2

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No adverse comments.

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

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

DATE: MAY 8, 2013
505-924-3991

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

**JUAN TABO HILLS
UNIT 3A**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007139

AGENDA ITEM NO: 11

SUBJECT:

PRELIMINARY PLAT – AMENDMENT

ENGINEERING COMMENTS:

It was the understanding of Transportation Development that a public easement would be issued to cover encroachments into City Open Space. What is the status of these easements?

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

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 18, 2012

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1007139

AGENDA ITEM NO: 11

SUBJECT:

Preliminary Plat Extension

ENGINEERING COMMENTS:

An approved Grading Plan is required. Grading in Tract 1-C requires approval from the property owner.

Comments on the Infrastructure List have been provided.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 4-18-12

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
SANITARY SEWER				
8"	Sanitary Sewer	Barbaro Dr	Dahlia Ave	Lot 7, Blk 1
12"	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"-42"	Storm Drain	Barbaro Drive	Lot 2, Block 1	Tract B
18"-42"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr
18"-48"	Storm Drain	Tract B-C	Barbaro Dr	Tract 1-A-6
48"	Storm Drain	Tract 1-A-6	Tract B-C	Tract 1-A-6, Ex. 90" SD
Per Design 24"	Concrete Channel & Storm Drain	Tract D-E	COA Open Space	Challedon Dr
Per Design	Trash Rack on 96" RCP At Channel Transition	Juan Tabo Hills		

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

5' 1470 feet
referring work

lots
24-36

wire enclosed
rip - rmp

drainage
event
earnout

lot 24

lot 31

Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

3/21/12

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 item. 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
			Retaining Walls	Lots 24-36, Block 1			/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature _____ Date _____							City User Dept. Signature _____ Date _____		

not CCIP list

- 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 until the LOMR covering this project site is approved by FEMA.
- 7
- 8

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer, PE

NAME (print)

Mark Goodwin & Associates

FIRM

Diane Hoelzer 3-15-12
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEETING – December 11, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #11

Project#1007139 Juan Tabo Hills Unit 1
13DRB-70770 Final Plat Approval

Exhibits on Application are incorrect as to indicating what parcels are included in this request.


Request additional time for Open Space Division to review.

DEVELOPMENT REVIEW BOARD MEETING – December 18, 2013


PARKS & RECREATION DEPARTMENT COMMENTS

Project #1007139 Juan Tabo Hills, Unit 1
13DRB-70770 – Final Plat Approval


- We defer to Transportation regarding Silver Charm Road S.E.
- Tract C and Tract D, 10' public drainage easement is shown under Notes on Sheet 3 of 11 lacking "granted" but should also be shown on Sheet 10 of 11 under "New Easements".
- Parks and Recreation staff and Open Space Division have concerns about the current construction condition of the Tract C "channel" and it's elevation above the natural grade of the adjacent Major Public Open Space. The channel was understood to be the drainage solution to the historic flows from the Open Space but appears to be too high above the natural grade to accept flows. A solution agreeable to the applicant as well as the Open Space Division is necessary.

12. **Project# 1009666**
13DRB-70802 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, **ANDERSON ADDITION & PARIS ADDITION** zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14) **INDEFINITELY DEFERRED.**


13. **Project# 1006543**
13DRB-70771 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

THE SURVEY OFFICE, LLC agent(s) for ABS SW INVESTOR, LLC request(s) the above action(s) for all or a portion of Lot(s) 61-A-1-A-1 AND 61-A-1-B-1, **TOWN OF ATRISCO GRANT Unit(s) 6**, zoned C-2, located on 6600 CENTRAL AVE SW containing approximately 6.1955 acre(s). (K-10) *[deferred 12/11/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

14. **Project# 1007139**
13DRB-70770 MAJOR - FINAL PLAT
APPROVAL
13DRB-70673 AMENDMENT OF MAJOR
PRELIMINARY PLAT 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A, 4-A, 1-C, **JUAN TABO HILLS UNIT 1 Unit(s) 1**, zoned SU-1 R-D, located on JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TIJERAS ARROYO containing approximately 71.54 acre(s). (M-21 & 22) *[deferred from 12/11/13, 12/8/13]* **THE FINAL PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 12/31/13 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

15. Other Matters: None
ADJOURNED: 11:20

13. **Project# 1007139**
13DRB-70770 MAJOR - FINAL PLAT
APPROVAL 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A, 4-A, 1-C, **JUAN TABO HILLS UNIT 1 Unit(s) 1**, zoned SU-1 R-D, located on JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TIJERAS ARROYO containing approximately 71.54 acre(s). (M-21 & 22) *[deferred from 12/11/13]* **DEFERRED TO 12/31/13.**


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

14. **Project# 1003119**
13DRB-70778 SKETCH PLAT REVIEW
AND COMMENT 


WAYJOHN SURVEYING INC agent(s) for AMERSTONE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 4-B1, **HORNE DEVELOPMENT ADDITION** zoned SU-1(C-2), located on HOTEL CIRCLE BETWEEN EUBANK AND LOMAS containing approximately 5.0392 acre(s). (K-21) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. Other Matters:

ADJOURNED:

10. **Project# 1009542**
13DRB-70694 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, TRACTION PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) [*deferred from 10/9/13,10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13*] **DEFERRED TO 12/18/13.**
11. **Project# 1007139**
13DRB-70770 MAJOR - FINAL PLAT
APPROVAL 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A, 4-A, 1-C, **JUAN TABO HILLS UNIT 1 Unit(s) 1**, zoned SU-1 R-D, located on JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TJERAS ARROYO containing approximately 71.54 acre(s). (M-21 & 22) **DEFERRED TO 12/18/13.**

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

12. **Project# 1006864**
13DRB-70773 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) N-2-A, **WATERSHED SUBDIVISION** zoned SU-2 PDA, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK containing approximately 5.7 acre(s). (H-8)**THE SKETCH PLAT WAS REVIEWEDAND COMMENTS WERE PROVIDED.**
13. **Project# 1006539**
13DRB-70774 SKETCH PLAT REVIEW
AND COMMENT 
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Lot(s) A-1 & 24, **MESA DEL SOL INNOVATION PARK** zoned SU-2, located on STRYKER BETWEEN HAWKING AND BOBBY FOSTER containing approximately 1770.21 acre(s). (R-15 THRU R-17, S-14 THRU T-17)**THE SKETCH PLAT WAS REVIEWEDAND COMMENTS WERE PROVIDED.**
14. **Other Matters:**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

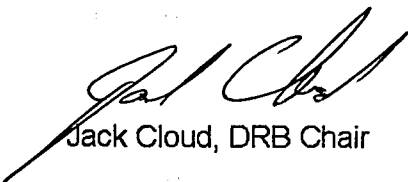
September 18, 2013

Project# 1007139
13DRB-70673 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 BLVD SE BETWEEN GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5 acre(s). (M-21/22)

At the September 18, 2013 Development Review Board meeting, an extension of the preliminary plat was approved to May 8, 2014 to coincide with the expiration of the vacation(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, DRB Chair

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 29, 2012

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 GULFSTREAM AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22)

At the August 29, 2012 Development Review Board meeting, a 4 week extension to 9/26/12 of the preliminary plat was approved.

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, DRB Chair

Cc: Mark Goodwin and Associates P.A.
Marilyn Maldonado
File



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

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

8. **Project# 1003095**
13DRB-70625 EXT OF MAJOR
PRELIMINARY PLAT 
- WAYJOHN SURVEYING INC agent(s) for FRANK CASALE / JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2-A, **LA MIRADA SUBDIVISION** zoned O-1, located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) **A 3 MONTH EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
9. **Project# 1007139**
13DRB-70624 MAJOR - FINAL PLAT
APPROVAL 
- 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 Lot(s) 3A, 4A, 1-C, **JUAN TABO HILLS, UNIT 1** zoned RD, SU-1, located east of JUAN TABO BLVD BETWEEN GULFSTREAM AND TIJERAS ARROYO containing approximately 71.54 acre(s). (M-21& 22) **INDEFINITELY DEFERRED.**
10. **Project# 1007140**
13DRB-70623 MAJOR - FINAL PLAT
APPROVAL
- 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 Lot(s) 2A, **JUAN TABO HILLS UNIT 3B** zoned RD, SU-1, located east of JUAN TABO BLVD BETWEEN CONACHOS RD AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22) **INDEFINITELY DEFERRED.**
11. **Project# 1009619**
13DRB-70574 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
13DRB-70612 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
- PAUL CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 107-A-1-B-2, **MRGCD MAP #31** zoned RA-2, located on PEDRONCELLI BETWEEN RIO GRANDE AND DURANES LATERAL containing approximately .41 acre(s). (F-13) [*Deferred from 7/17/13*] **DEFERRED TO 7/31/13 AT THE AGENT'S REQUEST.**
12. **Project# 1005354**
13DRB-70549 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- SURV-TEK INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 1, SAWMILL VILLAGE, **SAWMILL VILLAGE** zoned SU-2, SU-1 FOR PRD, located on BELLAMAH BETWEEN 18TH ST AND 19TH ST containing approximately 5.701 acre(s). (H-13) [*Deferred from 5/22/13*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES.**
13. Approval of the Development Review Board Minutes for **July 10 & 17th 2013.**
Other Matters: None.

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 9-26-12
Date Preliminary Plat Expires: 9-26-13
DRB Project No: 007139
DRB Application No.: _____

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						
		24' FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Tract 1-C-2	/	/	/
		32' FF	Perm Pvmt C&G (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides)						
		32' FF	Res Pvmt C&G (both sides)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)						

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 7, Blk 1 (stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (South)	Dahlia Ave	Lot 20, Blk 1(stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (North)	Barbaro Drive	Lot 36, Blk 1 (stub)	/	/	/
		4'	Sidewalk	Lot 20, 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	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract B	/	/	/
		8"	Waterline	Tract B	Barbaro Dr Stub	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract B	Gulfstream Dr (Ex 12" WL)	/	/	/

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 20, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub (North))	Barbaro Drive	Lot 36, 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	Dahlia Ave.	/	/	/
		8"	Sanitary Sewer	Giacomo	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 20 Easmt	/	/	/
		8"	Sanitary Sewer	Lot 20, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		8"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 36, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Challedon Dr	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Barbaro Dr	Dahlia Ave	Lot 7, Blk 1	/	/	/
<input type="text"/>	<input type="text"/>	12"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
<input type="text"/>	<input type="text"/>	8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
<input type="text"/>	<input type="text"/>	8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
STORM DRAIN									
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Barbaro Drive	Lot 2, Block 1	Tract B	/	/	/
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr	/	/	/
<input type="text"/>	<input type="text"/>	18"-48"	Storm Drain	Tract B	Barbaro Dr	Tract 1-A-6	/	/	/
<input type="text"/>	<input type="text"/>	48"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6, Ex. 90" SD	/	/	/
<input type="text"/>	<input type="text"/>	Per Design 24"	Concrete Channel & Storm Drain	Tract D	COA Open Space	Challedon Dr	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Wire Enclosed Rip-rap at channel transition	Tract C	Lot 24	Lot 31	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Trash Rack on 90" RCP at channel transition per Modified "C"	Juan Tabo Hills			/	/	/

Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

9/26/12

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
			Restoration & Revegetation Plan (separate SIA per MOA)	Tract 1-C-1 & 1-C-2			/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

- 1 Sidewalks to be deferred. *Dut*
- 2 Water Infrastructure to include valves, fittings, and firehydrants, *services*
- 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.)

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer, PE

NAME (print)

Mark Goodwin & Associates

FIRM

Mark Goodwin 9-26-12

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 9-26-12

DRB CHAIR - date

Carl S. Dumont 9-26-12

PARKS & RECREATION - date

[Signature] 09-26-12

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 9-26-12

UTILITY DEVELOPMENT - date

- date

[Signature] 9-26-12

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/26/2013 Issued By: BLDADM 217306

Category Code **910**
2013 070 770

Application Number: 13DRB-70770, Major - Final Plat Approval

Address:

Location Description: JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TIJERAS ARROYO

Project Number: 1007139

Applicant
JTH, LLC

PO BOX 1443
CORRALES NM 87048
338-1438

Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 11/26/2013 Office: ANNEX
Stat ID: W5000007 Cashier: TRSDLF
Batch: 2898 Trans #: 16
Permit: 2013070770
Receipt Num 00164568
Payment Total: \$20.00
0901 Conflict Mandat. Fee
Check Tendered : \$20.00

ORIGINAL

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

Tract 3-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		24' FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Tract 1-C-2	/	/	/
		32' FF	Perm Pvmt C&G (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides)						
		32' FF	Res Pvmt C&G (both sides)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)						

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 20, Blk 1(stub)	/	/	/
		4"	Waterline	Challedon Dr (Stub (North)	Barbaro Drive	Lot 36, 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	Dahlia Ave.	/	/	/
		8"	Sanitary Sewer	Giacomo	Barbaro Dr	Challedon Dr	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 20 Easmt	/	/	/
		8"	Sanitary Sewer	Lot 20, Blk 1 Easmt	Challedon Dr	Tract 1-A-6	/	/	/
		8"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)	/	/	/
		8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 36, Blk1	/	/	/
		8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Challedon Dr	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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<input type="text"/>	<input type="text"/>	8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
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STORM DRAIN									
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Barbaro Drive	Lot 2, Block 1	Tract B	/	/	/
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr	/	/	/
<input type="text"/>	<input type="text"/>	18"-48"	Storm Drain	Tract B	Barbaro Dr	Tract 1-A-6	/	/	/
<input type="text"/>	<input type="text"/>	48"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6, Ex. 90" SD	/	/	/
<input type="text"/>	<input type="text"/>	Per Design 24"	Concrete Channel & Storm Drain	Tract D	COA Open Space	Challedon Dr	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Wire Enclosed Rip-rap at channel transition	Tract C	Lot 24	Lot 31	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Trash Rack on 90" RCP at channel transition per Modified "C"	Juan Tabo Hills			/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Closure of Silver Charm at Juan Tabo Intersection with w/ curb & gutter along Juan Tabo Blvd.				/	/	/
<input type="text"/>	<input type="text"/>		Restoration & Revegetation Plan (separate SIA per MOA)	Tract 1-C-1 & 1-C-2			/	/	/

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							Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature . Date							City User Dept. Signature Date		

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Diane Hoelzer, PE NAME (print)	 DRB CHAIR - date 12-31-13	 PARKS & GENERAL RECREATION - date 12-31-13	
Mark Goodwin & Associates FIRM	 TRANSPORTATION DEVELOPMENT - date 12-31-13		AMAFCA - date
 SIGNATURE - date 12-30-13	 UTILITY DEVELOPMENT - date 12/31/13		- date
	 CITY ENGINEER - date 12-31-13		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

7139

DXF Electronic Approval Form

DRB Project Case #: 1007139

Subdivision Name: JUAN TABO HILLS UNIT 3A

Surveyor: TIMOTHY ALDRICH

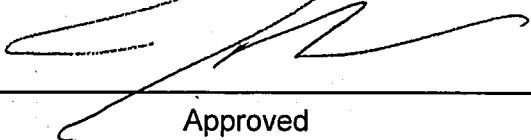
Contact Person: STEPHEN STASIEWICZ

Contact Information: 5058841990

DXF Received: 12/4/2013

Hard Copy Received: 12/4/2013

Coordinate System: NMSP Grid (NAD 83)



Approved

12/4/13

Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc 7139 to agiscov on 12/4/2013 Contact person notified on 12/4/2013

INFRASTRUCTURE LIST

ORIGINAL

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

Juan Tabo Hills Unit 3A

PROPOSED NAME OF PLAT

Tract 3-A, Juan Tabo Hills Unit 1

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PAVING									
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[]	[]	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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		25' FF	Res Pvmnt C&G (both sides)	Barbaro Drive	Dahlia Ave	Lot 7, Blk 1 (stub)	/	/	/
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmnt C&G (both sides)	Challedon Dr (South)	Dahlia Ave	Lot 20, Blk 1(stub)	/	/	/
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmnt C&G (both sides)	Challedon Dr (North)	Barbaro Drive	Lot 36, Blk 1 (stub)	/	/	/
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 20, 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	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract B	/	/	/
		8"	Waterline	Tract B	Barbaro Dr Stub	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract B	Gulfstream Dr (Ex 12" WL)	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
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 20, Blk 1(stub)
4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 36, 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	Dahlia Ave.
8"	Sanitary Sewer	Giacomo	Barbaro Dr	Challedon Dr
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 20 Easmt
8"	Sanitary Sewer	Lot 20, Blk 1 Easmt	Challedon Dr	Tract 1-A-6
8"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 36, Blk1
8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Challedon Dr

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Barbaro Dr	Dahlia Ave	Lot 7, Blk 1	/	/	/
<input type="text"/>	<input type="text"/>	12"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
<input type="text"/>	<input type="text"/>	8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
<input type="text"/>	<input type="text"/>	8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
STORM DRAIN									
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Barbaro Drive	Lot 2, Block 1	Tract B	/	/	/
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr	/	/	/
<input type="text"/>	<input type="text"/>	18"-48"	Storm Drain	Tract B	Barbaro Dr	Tract 1-A-6	/	/	/
<input type="text"/>	<input type="text"/>	48"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6, Ex. 90" SD	/	/	/
<input type="text"/>	<input type="text"/>	Per Design 24"	Concrete Channel & Storm Drain	Tract D	COA Open Space	Challedon Dr	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Wire Enclosed Rip-rap at channel transition	Tract C	Lot 24	Lot 31	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Trash Rack on 90" RCP at channel transition per Modified "C"	Juan Tabo Hills			/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Closure of Silver Charm at Juan Tabo Intersection with w/ curb & gutter along Juan Tabo Blvd.				/	/	/
<input type="text"/>	<input type="text"/>		Restoration & Revegetation Plan (separate SIA per MOA)	Tract 1-C-1 & 1-C-2			/	/	/

Project name:

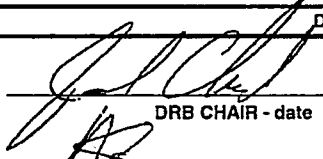


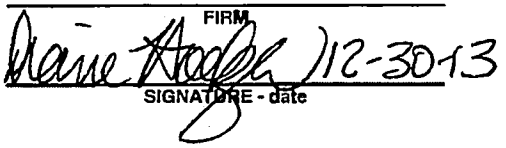

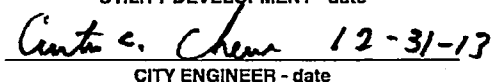
Juan Tabo Hills Unit 3A (DRB 1007139)

12/30/13

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:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		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.)

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer, PE NAME (print)	 DRB CHAIR - date 12-31-13	 PARKS & GENERAL RECREATION - date 12-31-13
Mark Goodwin & Associates FIRM	 TRANSPORTATION DEVELOPMENT - date 12-31-13	_____ AMAFCA - date
 SIGNATURE - date 12-30-13	 UTILITY DEVELOPMENT - date 12/31/13	_____ - date
	 CITY ENGINEER - date 12-31-13	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

ORIGINAL

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

Juan Tabo Hills Unit 3A

PROPOSED NAME OF PLAT

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						
		24' FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Tract 1-C-2	/	/	/
		32' FF	Perm Pvmt C&G (both sides)	Cavalcade Ave	Gulfstream Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides)						
		32' FF	Res Pvmt C&G (both sides)	Barbaro Drive	Dahlia Ave	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Dahlia Ave	Challedon Dr	Barbaro Drive	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Challedon Dr	Barbaro Drive	Dahlia Ave	/	/	/
		4'	Sidewalk (both sides) (1)						
		32' FF	Res Pvmt C&G (both sides)	Giacomo Ave	Barbaro Drive	Challedon Dr	/	/	/
		4'	Sidewalk (both sides) (1)						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING (continued)									
<input type="text"/>	<input type="text"/>	25' FF	Res Pvmnt C&G (both sides)	Barbaro Drive	Dahlia Ave	Lot 7, Blk 1 (stub)	/	/	/
		4'	Sidewalk (west side) (1)						
<input type="text"/>	<input type="text"/>	25' FF	Res Pvmnt C&G (both sides)	Challedon Dr (South)	Dahlia Ave	Lot 20, Blk 1(stub)	/	/	/
		4'	Sidewalk (east side) (1)						
<input type="text"/>	<input type="text"/>	25' FF	Res Pvmnt C&G (both sides)	Challedon Dr (North)	Barbaro Drive	Lot 36, Blk 1 (stub)	/	/	/
		4'	Sidewalk (east side) (1)						
<input type="text"/>	<input type="text"/>	4'	Sidewalk	Lot 20, Blk 1 Easmt	Dahlia Ave	COA Open Space	/	/	/
<input type="text"/>	<input type="text"/>	4'	Sidewalk	Tract A Easmt	Challedon Dr	COA Open Space	/	/	/
<input type="text"/>	<input type="text"/>		Street Lights per DPM				/	/	/
WATER									
<input type="text"/>	<input type="text"/>	12"	REMOVE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
<input type="text"/>	<input type="text"/>	12"	REPLACE Exist. Waterline	Gulfstream Drive	Street "L"	Monachos Road	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline	Cavalcade Ave	Gulfstream Dr	Barbaro Dr	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract B	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Tract B	Barbaro Dr Stub	Tact 1-A-6	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Tract 1-A-6	Tract B	Gulfstream Dr (Ex 12" WL)	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
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 20, Blk 1(stub)
4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 36, 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	Dahlia Ave.
8"	Sanitary Sewer	Giacomo	Barbaro Dr	Challedon Dr
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 20 Easmt
8"	Sanitary Sewer	Lot 20, Blk 1 Easmt	Challedon Dr	Tract 1-A-6
8"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 36, Blk1
8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Challedon Dr

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
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<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Barbaro Dr	Dahlia Ave	Lot 7, Blk 1	/	/	/
<input type="text"/>	<input type="text"/>	12"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	/	/	/
<input type="text"/>	<input type="text"/>	8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	/	/	/
<input type="text"/>	<input type="text"/>	8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	/	/	/
STORM DRAIN									
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Barbaro Drive	Lot 2, Block 1	Tract B	/	/	/
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr	/	/	/
<input type="text"/>	<input type="text"/>	18"-48"	Storm Drain	Tract B	Barbaro Dr	Tract 1-A-6	/	/	/
<input type="text"/>	<input type="text"/>	48"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6, Ex. 90" SD	/	/	/
<input type="text"/>	<input type="text"/>	Per Design 24"	Concrete Channel & Storm Drain	Tract D	COA Open Space	Challedon Dr	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Wire Enclosed Rip-rap at channel transition	Tract C	Lot 24	Lot 31	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Trash Rack on 90" RCP at channel transition per Modified "C"	Juan Tabo Hills			/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Closure of Silver Charm at Juan Tabo Intersection with w/ curb & gutter along Juan Tabo Blvd.				/	/	/
<input type="text"/>	<input type="text"/>		Restoration & Revegetation Plan (separate SIA per MOA)	Tract 1-C-1 & 1-C-2			/	/	/

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	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

- 1 Sidewalks to be deferred.
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer, PE NAME (print)	<i>[Signature]</i> 12-31-13 DRB CHAIR - date	<i>Carol S. Dumont</i> 12-31-13 PARKS & GENERAL RECREATION - date
Mark Goodwin & Associates FIRM	<i>[Signature]</i> 12-31-13 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>Diane Hoelzer</i> 12-30-13 SIGNATURE - date	<i>[Signature]</i> 12/31/13 UTILITY DEVELOPMENT - date	- date
	<i>Ante C. Chera</i> 12-31-13 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

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

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

December 13, 2013

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

**Re: Juan Tabo Hills Unit 3A- DRB Case 1007139
Request Final Plat Approval**

Dear Mr. Cloud:

In response to comments received at the December 11 DRB hearing for final plat approval:

1. The limits of the floodplain have been revised on the plat,
2. Easement 35 has been corrected and designated as a public drainage easement (only),
3. The SIA has been recorded,
4. We have a field meeting set for December 13 with Bill Coleman of Traffic Operations to discuss his concerns,
5. The vicinity map has been revised as requested by Carol Dumont.

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

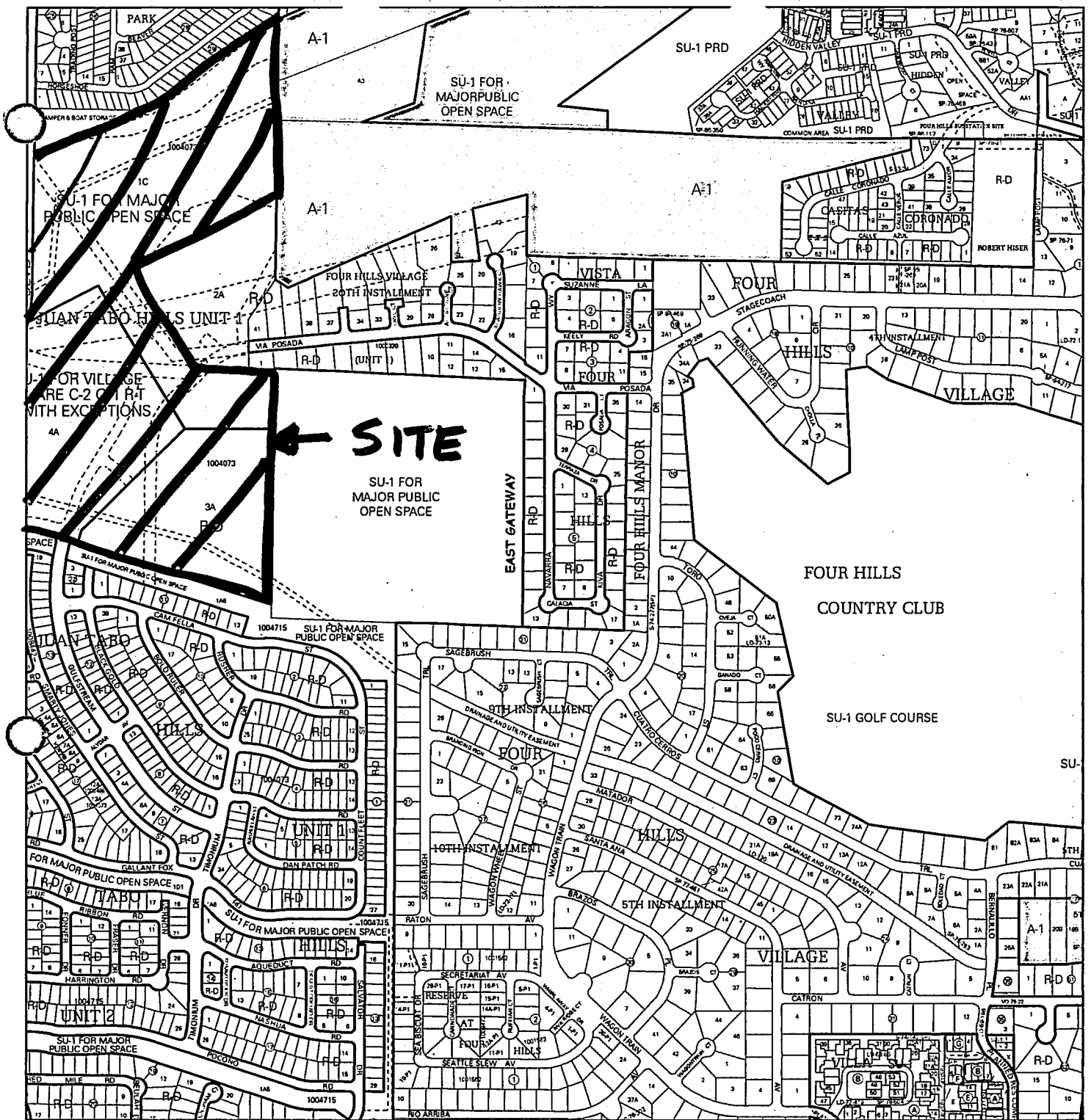
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/kb

Attachments



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

Map amended through: 4/2/2012

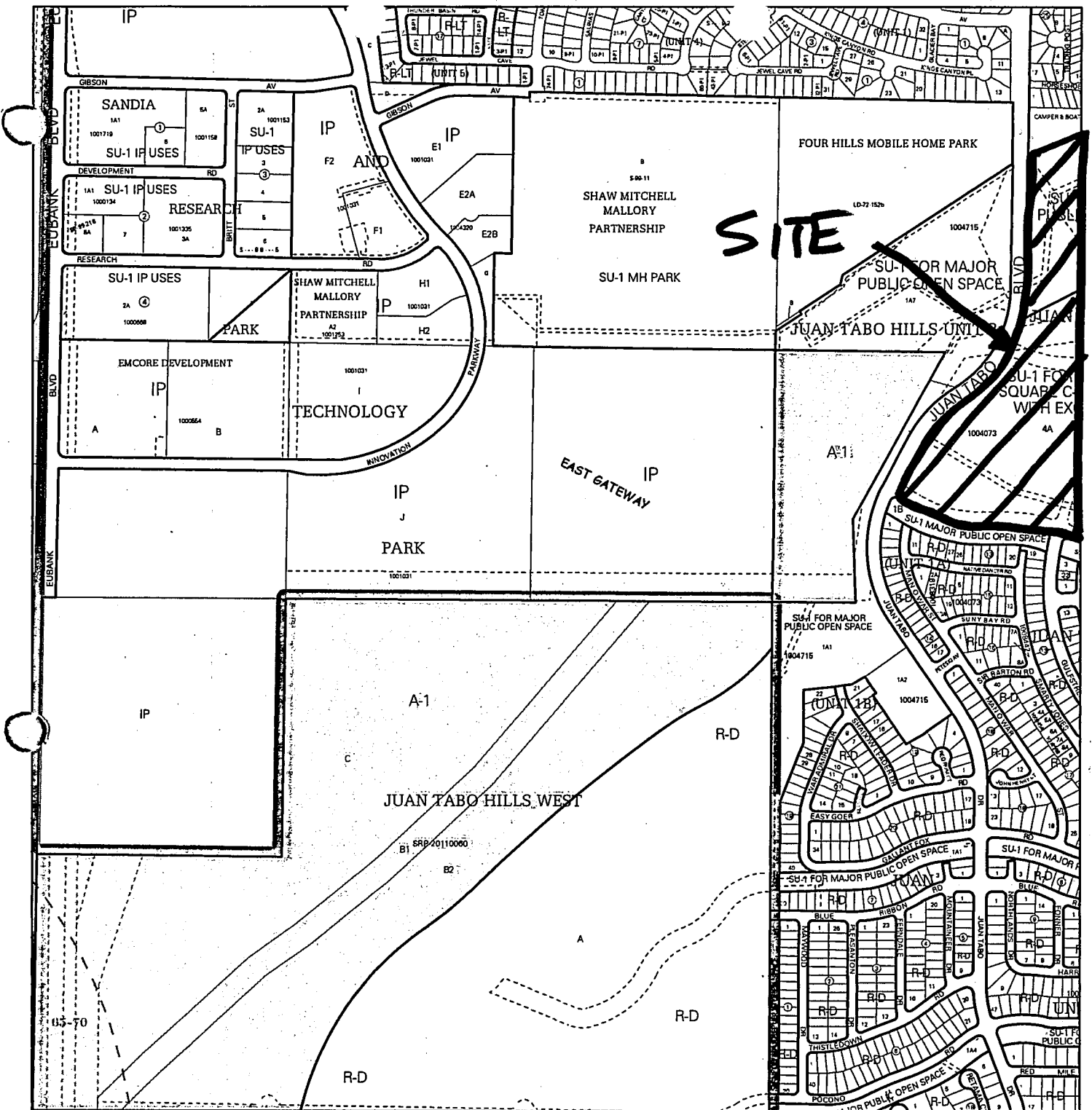
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-22-Z

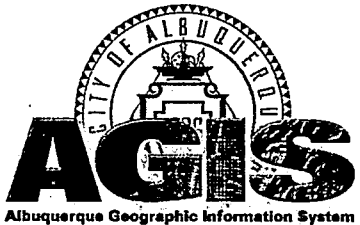
Selected Symbols

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

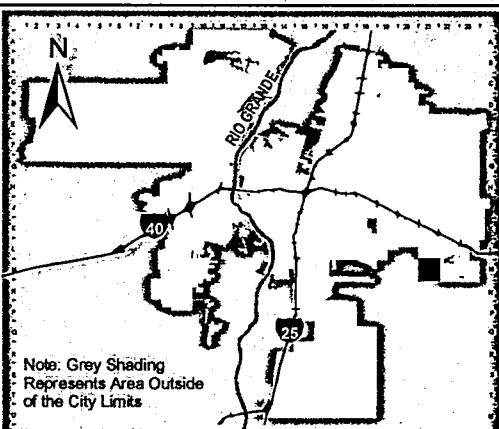
0 750 1,500 Feet



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



Map amended through: 4/2/2012

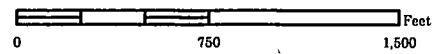


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-21-Z

Selected Symbols

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



EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 756186

This Agreement made this 11 day of December, 20 13, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JTH, LLC ("Subdivider"), whose address is PO BOX 1443, Corrales, NM 87048 and whose telephone number is (505) 883-1438 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 13 day of March 2013, which was recorded on March 14, 2013 Book _____, pages 1 through 14, as Document No. 2013028554 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 26th day of September 2013; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

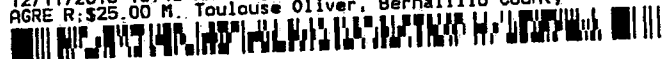
NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached **Exhibit A**, is extended (Complete either A or B:)

A. For all improvements, the 8th day of May, 20 14.

Doc# 2013131810

12/11/2013 10:45 AM Page: 1 of 4
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Bond 109 9793
Amount: \$ 216,892.14
Name of Financial Institution or Surety providing Guaranty: Lexon Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline): May 8th, 2014
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: JTH, LLC
By [signature]: [Signature]
Name [print]: Scott Grady
Title: Managing Member
Dated: ~~11/26/2013~~ 12-10-13

CITY OF ALBUQUERQUE:
By: [Signature]
Bryan Wolfe, PE, City Engineer
Dated: 12/11/2013

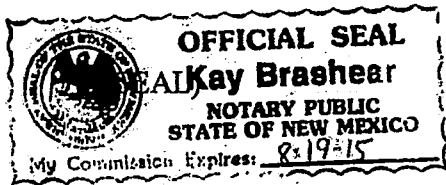
SUBDIVIDER'S NOTARY

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

[Signature]
12-11-13

[Signature]
12-11-13

This instrument was acknowledged before me on this 20th day of November December¹⁶, 20 13 by [name of person:] Scott Grady, [title or capacity, for instance, "President" or "Owner"] Managing Member of Subdivider:] JTH, LLC.

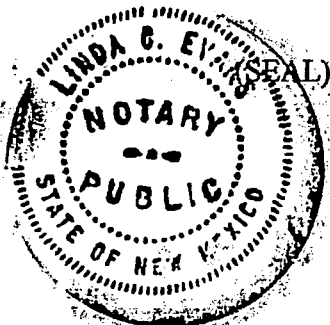


Kay Brashear
Notary Public
My Commission Expires: 8-19-15

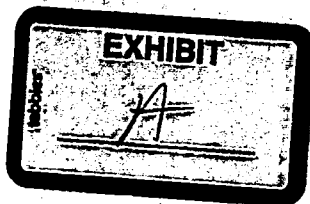
CITY'S NOTARY

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

This instrument was acknowledged before me on this 11th day of December, 20 13 by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.



Linda G. Evans
Notary Public
My Commission Expires: 10-17-16



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

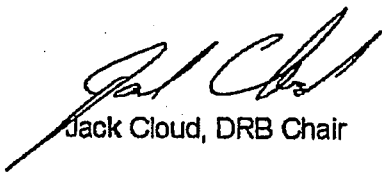
September 18, 2013

Project# 1007139
13DRB-70673 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 BLVD SE BETWEEN GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5 acre(s). (M-21/22)

At the September 18, 2013 Development Review Board meeting, an extension of the preliminary plat was approved to May 8, 2014 to coincide with the expiration of the vacation(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, 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

BOND NUMBER: 109 9793

CONTACT PERSON'S NAME: Michele Lacrosse

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we JTH, LLC, a New Mexico Limited Liability Company as "Principal", and Lexon Insurance Company a corporation organized and existing under and by virtue of the laws of the State of Texas and authorized to do business in the State of New Mexico, as "Surety", whose address is 12890 Lebanon Road, Mt Juliet, TN 37155, and whose telephone number is 1-800-235-9347 are held and firmly bound unto the **CITY OF ALBUQUERQUE** in the penal sum of Two Hundred Sixteen Thousand Eight Hundred Ninety Two and 14/100s Dollars, \$216,892.14, as amended by change orders approved by the Surety or changes to this infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Juan Tabo Hills Unit 3A, Phase/Unit #: 1 Project ID #756186 and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the **CITY OF ALBUQUERQUE** known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: **Infrastructure Improvements**

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between JTH, LLC and the **CITY OF ALBUQUERQUE**, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____, pages 1 through 14, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before May 8, 2014 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 9th day of December, 2013

SUBDIVIDER: JTH, LLC

BY: _____

NAME: Scott Grady

TITLE: Manager

DATED: December 9th, 2013

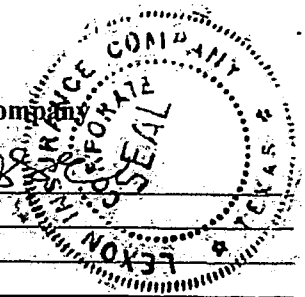
SURETY: Lexon Insurance Company

BY: _____

NAME: Michele Lacrosse

TITLE: Attorney-In Fact

DATED: December 9th, 2013

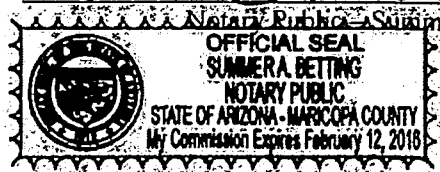


**STATE OF ARIZONA
COUNTY OF MARICOPA**

Subscribed and sworn to before me on this 9th day of December, 2013.

Summer Betting

Notary Public - Summer Betting



My Commission Expires: FEB 12, 2016

POWER OF ATTORNEY

LX- 130153

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michele Lacrosse, Summer A. Betting*****

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$ 2,500,000.00, Two-million five hundred thousand dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY David E. Campbell President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY L. TAYLOR Notary Public- State of Tennessee Davidson County My Commission Expires 01-09-16

BY Amy J. Taylor Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 9th Day of Dec 20 13



BY Andrew Smith Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any Insurance company or other person, files and application for Insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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 Goodman & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: _____
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: jkbrashear@goodwinengineers.com
 APPLICANT: JTH, LLC PHONE: 338-1438
 ADDRESS: PO Box 1443 FAX: _____
 CITY: Corrales STATE nm ZIP 87048 E-MAIL: athorn@rayleehomes.com
 Proprietary interest in site: owners List all owners: _____

DESCRIPTION OF REQUEST: Final Plat Approval for JTH 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. 3-A, 4-A, 1-C Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1
 Existing Zoning: RD, SU-1 Proposed zoning: RD, SU-1 MRGCD Map No _____
 Zone Atlas page(s): m21-m22 UPC Code: 10220551663272915

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.):
1067139 13DRB-70534 13DRB 70673, 13DRB 70624, 13DRB 70637

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 0 No. of proposed lots: 71 Total site area (acres): 71.54
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Hills Blvd SE
 Between: Gulf Stream Dr. SE and Tijeras Arroyo

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

SIGNATURE Diane Hoelzer DATE 11-25-13
 (Print Name) Diane Hoelzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB -70770</u>	<u>FP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date December 11, 2013

Vjg 11-26-13
 Staff 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
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- 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.
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 11-26-13
 Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	13DRB - 70770
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

Y. [Signature] 11-26-13
 Planner signature / date
 Project # 1007139



Supplemental Form (SF)

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- Minor subdivision action
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SIGNATURE Diane Hoelzer DATE 11-25-13
 (Print Name) Diane Hoelzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

- INTERNAL ROUTING
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- All fees have been collected
- All case #s are assigned
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Application case numbers	Action	S.F.	Fees
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_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>December 11, 2013</u>			Total <u>\$20.00</u>

Vj 11-26-13 Project # 1007139
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Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 11-26-13
 Applicant signature / date

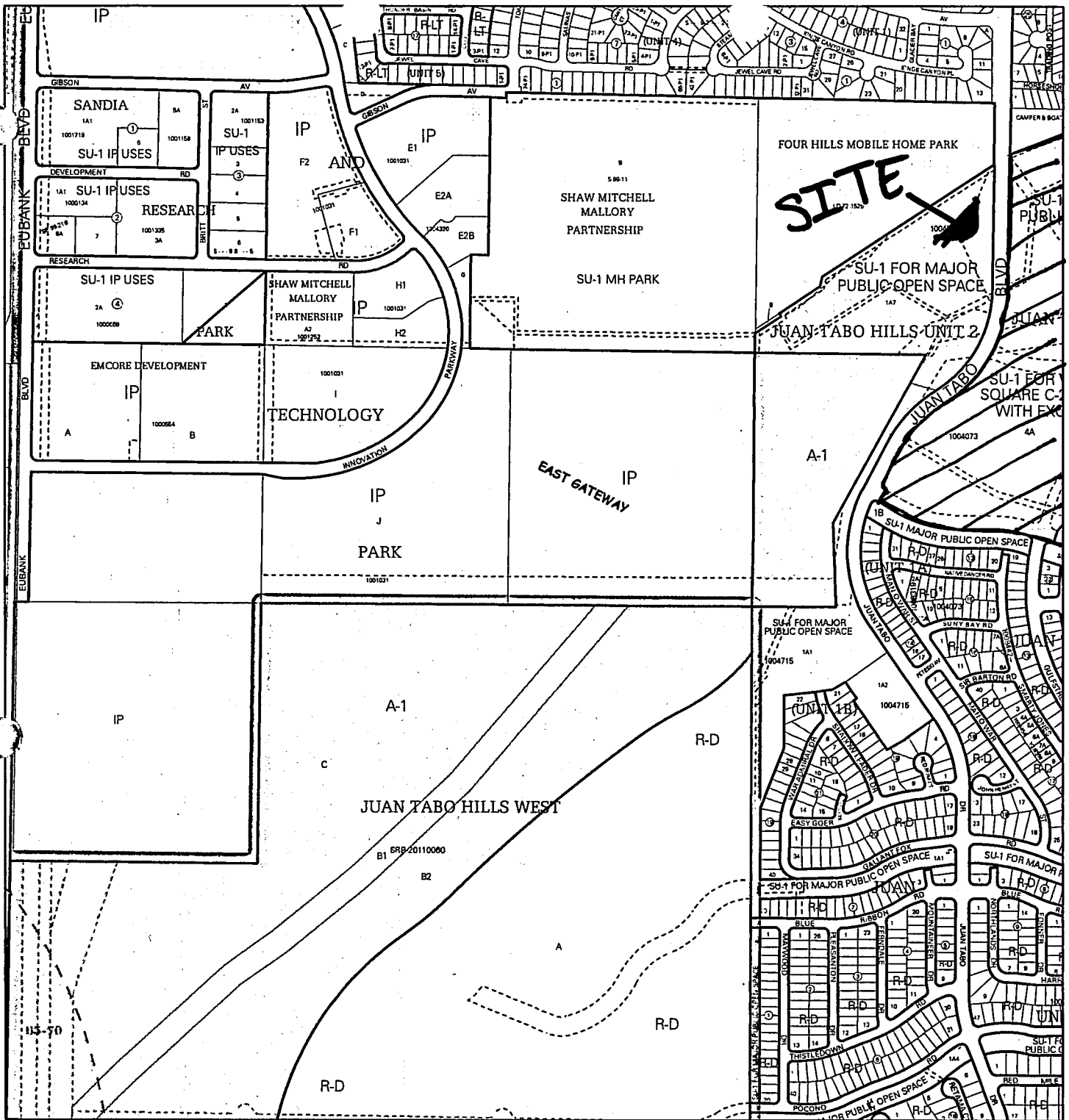


Form revised October 2007

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

Application case numbers
 13DRB- _____ -70770

[Signature] 11-26-13
 Planner signature / date
 Project # 1007139



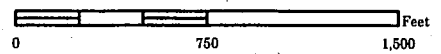
For more current information and details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

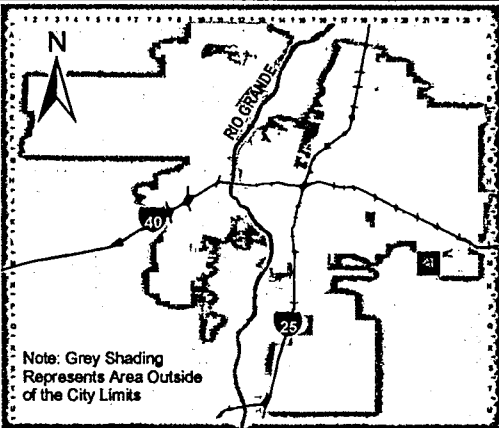
M-21-Z

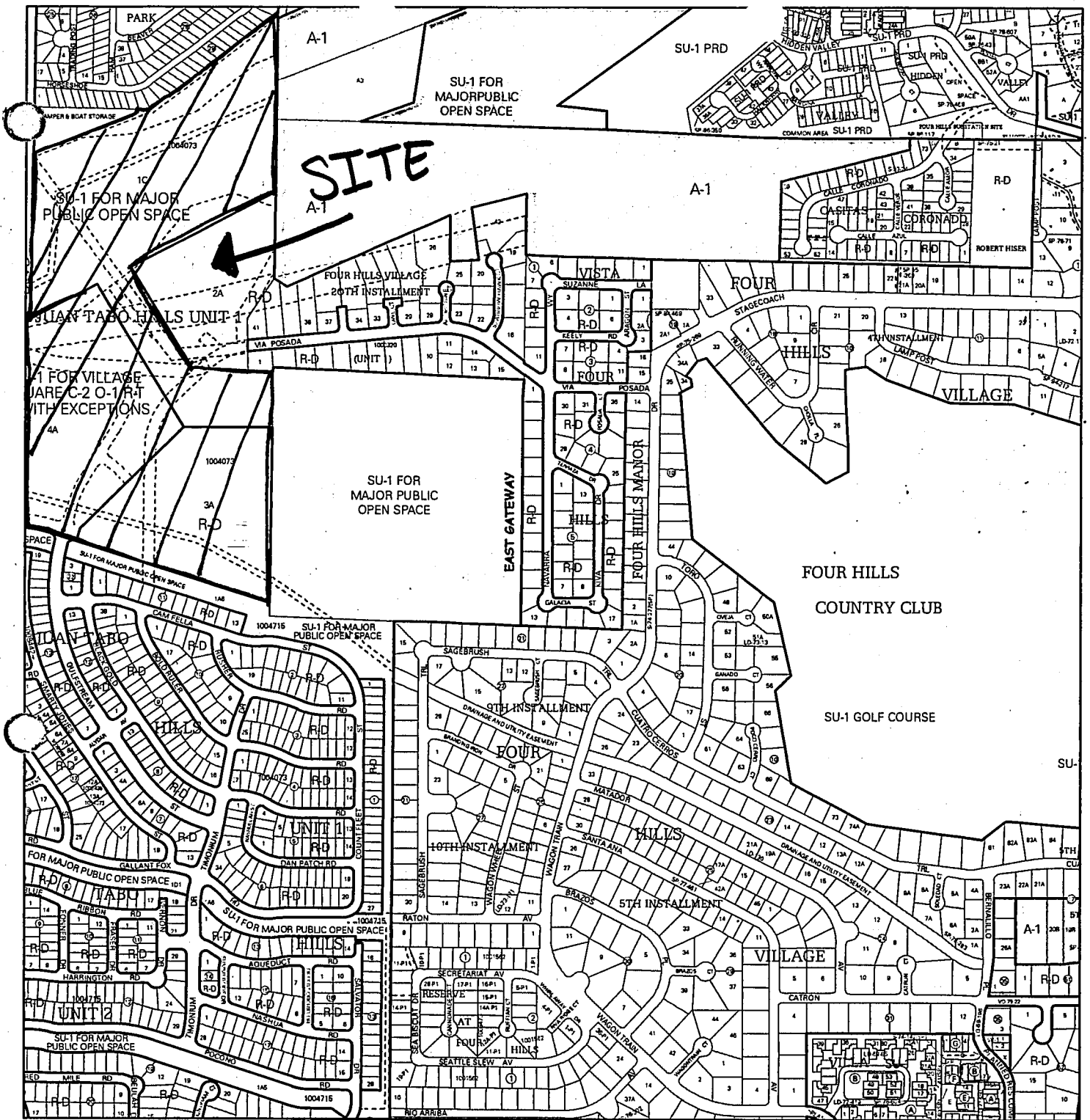
Selected Symbols

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



Map amended through: 4/2/2012





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

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-22-Z

Selected Symbols

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

0 750 1,500 Feet

H
H
H

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 756186

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and JTH, LLC ("**Subdivider**"), whose address is PO BOX 1443, Corrales, NM 87048 and whose telephone number is (505) 338-1438, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): a New Mexico Limited Liability Company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as Tracts 1-C, 3-A, and 4-A, Juan Tabo Hills, Unit 1 recorded on (Date) December 22, 2005, in Book 2005C, pages 406, as Document No. _____ in the records of Bernalillo County Clerk, State of New Mexico ("**Subdivision**"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) Final Plat plat, to be identified as (state name of plat:) Juan Tabo Hills, Unit 3A; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by September 18, 2015 ("**Sidewalk Construction Deadline**").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design

Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: Bond No. 109 9771
Amount: \$ 103,165.60
Name of Financial Institution or Surety providing Guaranty: Lexon Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline):
May 8, 2014
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change

of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

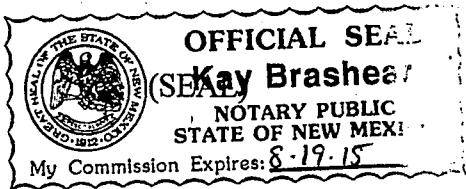
SUBDIVIDER: JTH, LLC
By [signature]: _____
Name [print]: Scott Grady
Title: Managing Member
Dated: 11-20-13

CITY OF ALBUQUERQUE:
By: _____
Bryan Wolfe, City Engineer
Dated: _____

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 20 day of November, 2013
by (name of person:) Scott Grady, (title or capacity, for instance, "President" or
"Owner":) Managing Member of (Subdivider:) JTH, LLC.



Kay Brashear
Notary Public
My Commission Expires: 8-19-15

CITY'S NOTARY

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

This instrument was acknowledged before me on _____ day of _____, 20____
by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.

(SEAL)

Notary Public
My Commission Expires: _____

FINANCIAL GUARANTY AMOUNT

10/22/2013

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 756186, Juan Tabo Hills Unit 3A, Phase/Unit #: 1

Requested By: **Diane Hoelzer, PE**

Approved estimate amount:		\$77,133.16
NMGRT	7.00%	\$5,399.32
Subtotal:		\$82,532.48
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$103,165.60

APPROVAL:

DATE:

Woodall

10-22-13

Notes: SIDEWALK DEFERRAL

BOND NUMBER: 109 9771

CONTACT PERSON'S NAME: Michele Lacrosse

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we JTH, LLC, a New Mexico Limited Liability Company as "Principal", and Lexon Insurance Company a corporation organized and existing under and by virtue of the laws of the State of Texas and authorized to do business in the State of New Mexico, as "Surety", whose address is 12890 LEBANON ROAD, MT. JULIET, TN 37155, and whose telephone number is 1-800-235-9347 are held and firmly bound unto the **CITY OF ALBUQUERQUE** in the penal sum of One Hundred Three Thousand One Hundred Sixty Five and 60/100 Dollars, \$103,165.60, as amended by change orders approved by the Surety or changes to this infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as JUAN TABO HILLS UNIT 3A, Phase/Unit #1 Project ID #756186 and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the **CITY OF ALBUQUERQUE** known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: **Sidewalk Deferral**

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between JTH, LLC and the **CITY OF ALBUQUERQUE**, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book 2005C pages 406, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before Sept 15 5/8/14^{KS} ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 22nd Day of November, 2013

SUBDIVIDER: JTH, LLC

SURETY: Lexon Insurance Company

BY: 

BY: 

NAME: Scott Grady

NAME: Michele D Lacrosse

TITLE: Manager

TITLE: Attorney-In Fact

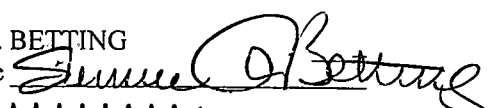
DATED: November 25th, 2013

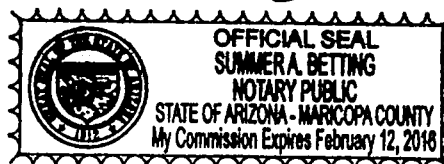
DATED: November 22nd, 2013

STATE OF ARIZONA
COUNTY OF MARICOPA

Subscribed and sworn to before me on this 22nd Day of November, 2013

My Commission Expires: FEB 12 2016

SUMMER A. BETTING
Notary Public 



Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: **Michele Lacrosse, Summer A. Betting** *****

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,500,000.00, Two-million five hundred thousand dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY *David E. Campbell*
David E. Campbell
President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"
MAUREEN K. AYE
Notary Public, State of Illinois
My Commission Expires 09/21/13

Maureen K. Aye
Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 22nd Day of NOV, 2013.



Philip G. Lauer
Philip G. Lauer
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

FIGURE 13

**AGREEMENT TO CONSTRUCT
PUBLIC IMPROVEMENTS BY CITY CONTRACT**

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico, 87103, and JTH, LLC ("Developer"), a [state type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: A New Mexico Limited Liability Company, whose address is PO BOX 1443, Corrales, NM 87048, and whose telephone number is (505) 338-1438, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

Recital. The Developer owns certain lands within the City of Albuquerque, Bernalillo Count, New Mexico, known as: [describe]: Tracts 1-C, 3-A, 4-A, Juan Tabo Hills Unit 1

("Developer's Property"). The Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner] JTH, LLC ("Owner").

The Developer of the property is seeking [describe: "preliminary/final plat", "site development plan", etc.] Final Plat approval. The City and the property Developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

Developer's Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developer.

THEREFORE, the City and the Developer agree:

2. Improvements. The City agrees to install and complete the following public improvements, identified as Project No. 756186: Safety Gate for Four Hills Channel Transition Structure ("Improvements").

3. Developer's Estimated Cost. The Developer's share has been determined to be Five thousand dollars and zero cents (\$ 5,000.00) ("Developer's Share"), as detailed in the attached City-approved estimate which is attached as **Exhibit A**. The estimate includes City fees and contingencies and is the only amount Developer will be required to contribute for this project.

4. Payment. All payments will be made only in the following form: cash, certified check, cashier's check or other form of payment approved by the City.

5. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this

5. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

6. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

7. Changes to Agreement. Changes to this Agreement are not binding unless made in writing and signed by both parties.

8. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

9. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

10. Authority to Execute: If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of the Developer's authority to execute this Agreement.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: JTH, LLC

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: _____

Name [print]: Scott Grady

Bryan Wolfe, City Engineer

Title: Managing Member

Dated: 11-20-13

Dated: _____

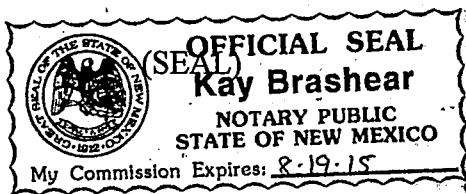
DEVELOPER'S NOTARY

STATE OF New Mexico)

) ss.

COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 20 day of November, 2013 by [name of person:] Scott Grady, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Developer] JTH, LLC.



Kay Brashear
Notary Public

My Commission Expires: 8-19-15

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of _____, 20__ by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

FINANCIAL GUARANTY AMOUNT

11/13/2013

Type of Estimate: SIA Procedure - C - Modified w/F.G.

Project Description:

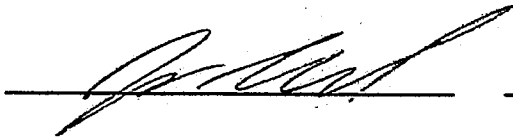
Project ID #: 756186, Juan Tabo Hills Unit 3A, Phase/Unit #: 1

Requested By: Scott Grady w/ Juan Tabo Hills

TOTAL FINANCIAL GUARANTY REQUIRED \$5,000.00

APPROVAL:

DATE:

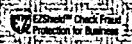


Nov 13, 2013

Notes: contribution toward trash rack

RAYLEE HOMES INC
P.O. BOX 1443
CORRALES, NM 87048

NEW MEXICO
BANK & TRUST
P.O. B
Albuq.
NM 87103
505-830-8100
95-654-1070



DATE: December 25, 2013
AMOUNT: \$5,000.00

PAY TO THE ORDER OF: Five thousand dollars & 00/100

TO THE ORDER OF: Central Albuquerque

[Signature]
TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00
AUTHORIZED SIGNATURE

⑈001437⑈ ⑆10700654⑆ 618 553 2⑈

RAYLEE HOMES INC

1/25/13 SIA Procedure - C-Modified w F/G

\$5,000.00

JTH ZA

RAYLEE HOMES INC

SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and JTH, LLC ("Subdivider"), a New Mexico Limited Liability Company, whose address is PO BOX 1443, Corrales, NM 87048 and whose telephone number is (505) 338-1438, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts 1-C, 3-A, and 4-A, Juan Tabo Hills, Unit 1 recorded on December 22, 2005 in Book 2005C, pages 406 , as Document No. _____ in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] JTH, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Juan Tabo Hills Unit 3A describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the September 18, 2015, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 756186.
Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development

County Clerk's Recording Label

Review Board (“DRB”), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority (“ABCWUA”) dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual (“DPM”), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricadig Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Surv-Tek, and construction surveying of the private Improvements shall be performed by Surv-Tek. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA and inspection of the private Improvements shall be performed by Mark Goodwin & Associates, PA both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo-Test of Albuquerque, Inc., and field testing of the private Improvements shall be performed by Geo-Test of Albuquerque, Inc. both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of

the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Bond No. 109 9770
Amount: \$ 844,028.69
Name of Financial Institution or Surety providing Guaranty: Lexon Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline): May 8, 2014
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and

be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: JTH, LLC

CITY OF ALBUQUERQUE

By [Signature]: [Signature]

By: _____

Name [Print]: Scott Grady

Bryan Wolfe, City Engineer

Title: Managing Member

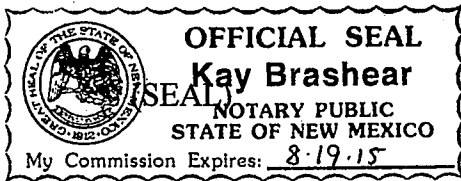
Dated: _____

Dated: 11.20.13

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 20 day of November, 2013,
by [name of person:] Scott Grady, [title or capacity, for instance, "President" or "Owner":]
Managing Member of [Subdivider:] JTH, LLC.



Kay Brashear
Notary Public

My Commission Expires: 8-19-15

CITY'S NOTARY

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

This instrument was acknowledged before me on this _____ day of _____,
20____, by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation,
on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

BOND NUMBER: 109 9770

CONTACT PERSON'S NAME: Michele Lacrosse

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we JTH, LLC, a New Mexico Limited Liability Company as "Principal", and Lexon Insurance Company a corporation organized and existing under and by virtue of the laws of the State of Texas and authorized to do business in the State of New Mexico, as "Surety", whose address is 12890 Lebanon Road, Mt Juliet, TN 37155, and whose telephone number is 1-800-235-9347 are held and firmly bound unto the **CITY OF ALBUQUERQUE** in the penal sum of Eight Hundred Forty Four Thousand Twenty Eight Dollars and 69/100s Dollars, \$844,028.69, as amended by change orders approved by the Surety or changes to this infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Juan Tabo Hills Unit 3A, Phase/Unit #: 1 Project ID #756186 and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the **CITY OF ALBUQUERQUE** known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: **Infrastructure Improvements**

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between JTH, LLC and the **CITY OF ALBUQUERQUE**, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. 2005C, pages 406 through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before May 8, 15 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 22nd day of November, 2013

SUBDIVIDER: JTH, LLC

BY: _____

NAME: Scott Grady

TITLE: Manager

DATED: November 22nd, 2013

SURETY: Lexon Insurance Company

BY: _____

NAME: Michele Lacrosse

TITLE: Attorney-In Fact

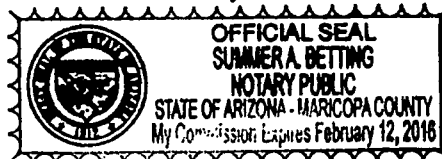
DATED: November 22, 2013

**STATE OF ARIZONA
COUNTY OF MARICOPA**

Subscribed and sworn to before me on this 22nd day of November, 2013.

Notary Public – Summer Betting

My Commission Expires: FEB 12 - 2016



Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: **Michele Lacrosse, Summer A. Betting** *****

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,500,000.00, Two-million five hundred thousand dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY *David E. Campbell*
David E. Campbell
President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"
MAUREEN K. AYE
Notary Public, State of Illinois
My Commission Expires 09/21/13

Maureen K. Aye
Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 22nd Day of NOV, 2013.



Philip G. Lauer
Philip G. Lauer
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

FINANCIAL GUARANTY AMOUNT

11/01/2013

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

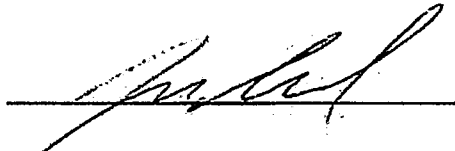
Project ID #: 756186, Juan Tabo Hills Unit 3A, Phase/Unit #: 1

Requested By: Diane Hoelzer, PE w/ Mark Goodwin & Associates

Approved estimate amount:		\$1,248,633.76
Contingency Amount:	0.00%	\$0.00
Subtotal:		\$1,248,633.76
NMGRT	7.00%	\$87,404.36
Subtotal:		\$1,336,038.12
Engineering Fee	6.60%	\$88,178.52
Testing Fee	2.00%	\$26,720.76
Subtotal:		\$1,450,937.39
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$1,813,671.74</u>

APPROVAL:

DATE:



Nov 1, 2013

Notes: 0% Contingency, Currently Under Work Order, Finals Have Not Been Conducted, G&D Cert & Perimeter Wall Are Required Prior To Release Of FG.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

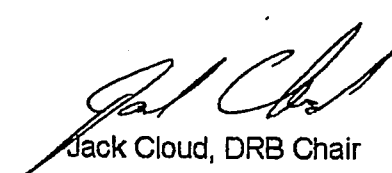
September 18, 2013

Project# 1007139
13DRB-70673 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 BLVD SE BETWEEN GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5 acre(s). (M-21/22)

At the September 18, 2013 Development Review Board meeting, an extension of the preliminary plat was approved to May 8, 2014 to coincide with the expiration of the vacation(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, 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

FINANCIAL GUARANTY AMOUNT

11/20/2013

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

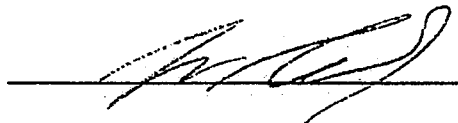
Project ID #: 756186, Juan Tabo Hills Unit 3A, Phase/Unit #: 1

Requested By: Scott Grady

Approved estimate amount:		\$581,076.87
Contingency Amount:	0.00%	\$.00
Subtotal:		\$581,076.87
NMGRT	7.00%	\$40,675.38
Subtotal:		\$621,752.25
Engineering Fee	6.60%	\$41,035.65
Testing Fee	2.00%	\$12,435.04
Subtotal:		\$675,222.95
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$844,028.69</u>

APPROVAL:

DATE:



Nov 20, 2013

Notes: Financial Guaranty Reduction

ENGINEER'S OPINION OF PROBABLE COST

PROJECT Juan Tabo Hills, Unit 3A
 DATE October 31, 2013
 CPN 756186

ITEM NO	SHORT DESCRIPTION	EST. UNIT PRICE	EST. QUANTITY	EST. AMOUNT	AS-BUILT QUANTITY	AS BUILT AMOUNT
915.040	DBL TYPE 'C' INLET	\$ 4,774.10	1 EA	\$ 4,774.10	- EA	\$0.00
915.050	SGL "D" INLET	\$ 2,475.23	1 EA	\$ 2,475.23	- EA	\$0.00
915.XXX	SGL "A" DBL THRT	\$ 5,500.00	1 EA	\$ 5,500.00	- EA	\$0.00
915.XXX	8'-8" CATTLE GUARD INLET & GRATE	\$ 13,000.00	1 LS	\$ 13,000.00	- LS	\$0.00
920.070	MH 4' DIA C or E (6'-10' D) SAS	\$ 2,797.04	1 EA	\$ 2,797.04	1 EA	\$2,797.04
920.140	MH 6' DIA C or E (6'-10' D) SD	\$ 4,075.48	4 EA	\$ 16,301.92	3 EA	\$12,226.44
920.2XX	90' X 48" WYE	\$ 10,000.00	1 EA	\$ 10,000.00	1 EA	\$10,000.00
920.220	MH 8' DIA C or E (10'-14' D) SD	\$ 10,771.10	1 EA	\$ 10,771.10	- EA	\$0.00
-	CONCRETE CHANNEL 6" RPCC	\$ 9.28	1,860 SF	\$ 17,260.80	- SF	\$0.00
-	REM & DISP 90"X48" TEE MH	\$ 400.00	1 EA	\$ 400.00	1 EA	\$400.00
	STORM DRAIN REMOVAL			\$190,030.73		\$0.00
701.100	TRNCH, BF 18-36" <8' D	\$ 24.02	30 LF	\$ 720.60	30 LF	\$720.60
910.104	REM & DISP 30" RCP	\$ 17.28	30 LF	\$ 518.40	30 LF	\$518.40
915.070	CTH BSN, REM	\$ 1,103.47	2 EA	\$ 2,206.94	2 EA	\$2,206.94
	SANITARY SEWER			\$34,451.94		\$0.00
701.010	TRCH, BF, 4-15" SAS, <8' D	\$ 19.33	31 LF	\$ 599.23	1 LF	\$19.33
701.020	TRCH, BF, 4-15" SAS, <8'-12' D	\$ 20.65	3,960 LF	\$ 81,774.00	561 LF	\$11,584.85
701.030	TRCH, BF, 4-15" SAS, <12'-16' D	\$ 26.20	360 LF	\$ 9,432.00	360 LF	\$9,432.00
701.040	TRCH, BF, 4-15" SAS, >16' D	\$ 55.00	1,658 LF	\$ 91,190.00	1,658 LF	\$91,190.00
901.030	6" SAS PIPE	\$ 13.61	3,231 LF	\$ 43,973.81	3,231 LF	\$43,973.81
901.050	12" SAS PIPE	\$ 15.52	2,379 LF	\$ 36,922.08	2,377 LF	\$36,891.04
901.640	MH VERT DROP SAS	\$ 55.68	35 VF	\$ 1,948.80	35 VF	\$1,948.80
905.050	4" NEW SAS SVC	\$ 1,111.80	116 EA	\$ 128,968.80	116 EA	\$128,968.80
905.050	6" NEW SAS SVC	\$ 1,111.80	2 EA	\$ 2,223.60	EA	\$0.00
920.070	MH 4' DIA C or E (6'-10' D) SAS	\$ 2,797.04	9 EA	\$ 25,173.36	9 EA	\$25,173.36
920.080	MH 4' DIA C or E (10'-14' D) SAS	\$ 3,353.10	10 EA	\$ 33,531.00	10 EA	\$33,531.00
920.090	MH 4' DIA C or E (14'-18' D) SAS	\$ 4,000.00	2 EA	\$ 8,000.00	2 EA	\$8,000.00
920.100	MH 4' DIA C or E (>18' D) SAS	\$ 531.91	8 VF	\$ 4,255.28	8 VF	\$4,255.28
	SANITARY SEWER REMOVAL			\$467,992.06		\$0.00
207.01	LEAN FILL ABANDONED SAS PIPE	\$ 111.35	5 CY	\$ 556.75		\$0.00
701.020	TRCH, BF 4-15" SAS 8-12' D	\$ 20.65	1,964 LF	\$ 40,556.60	1,964 LF	\$40,556.60
901.710	4"-8" SAS REM & DISP	\$ 1.16	1,964 LF	\$ 2,278.24	1,964 LF	\$2,278.24
901.740	PLUG ABANDONED SAS ENDS	\$ 10.74	8 SF	\$ 85.92	8 SF	\$85.92
920.570	MH, REM & DISP	\$ 722.69	6 EA	\$ 4,336.14	6 EA	\$4,336.14

SAS removal subtotal **\$478,136.65** **\$47,813.65**

c/s
\$108,432

\$3445.94

\$394,968.17

ENGINEER'S OPINION OF PROBABLE COST

PROJECT Juan Tabo Hills, Unit 3A
 DATE October 31, 2013
 CPN 756186

ITEM NO	SHORT DESCRIPTION	EST. UNIT PRICE	EST. QUANTITY	EST. AMOUNT	AS-BUILT QUANTITY	AS BUILT AMOUNT
PAVING						
301.020	SUBGRADE PREP, 12"	\$ 2.00	11,715 SY	\$ 23,430.00	4,201 SY	\$8,402.00
338.021	RES AC PAV, TYPE B, 1-1/2", W/M	\$ 8.85	19,814 SY	\$ 175,353.90	8,402 SY	\$74,357.70
338.022X	TEMP. RES AC PAV, TYPE B, 2", W/M	\$ 9.52	55 SY	\$ 523.80		\$0.00
338.022	RES AC PAV, TYPE B, 2", W/M	\$ 9.52	3,838 SY	\$ 36,537.76	- SY	\$0.00
338.120	TACK COAT	\$ 0.37	10,081 SY	\$ 3,729.97	- SY	\$0.00
340.010	SIDEWALK, 4", PCC	\$ 40.09	250 SY	\$ 10,022.50	- SY	\$0.00
340.025	WHEEL CHAIR RAMP	\$ 1,222.63	19 EA	\$ 23,228.07	- EA	\$0.00
340.030	VALLEY GUTTER & CURB, PCC	\$ 58.79	885 SY	\$ 52,029.15	238 SY	\$13,992.02
340.050	STD C & G, PCC	\$ 20.31	4,495 LF	\$ 91,293.45	2,774 LF	\$58,339.94
340.07X	TEMP EXTR CURB	\$ 3.76	115 LF	\$ 432.40		\$0.00
340.090	MOUNTABLE C&G, PCC	\$ 15.75	2,221 LF	\$ 34,980.75	2,044 LF	\$32,193.00
340.091	DEPRESS MOUNT C&G, PCC	\$ 17.23	106 LF	\$ 1,826.38	- LF	\$0.00
XXX	6" CRUSHER FINE-EMERGENCY ACCESS	\$ 53.00	89 CY	\$ 4,717.00	- CY	\$0.00
410.XXX	20 WIDE PIPE GATE	\$ 2,991.00	1 LS	\$ 2,991.00		\$0.00
343.111	RES PVMT, R & R w/o M, w/SUB	\$ 22.27	41 SY	\$ 913.07		\$0.00
WATERLINE REMOVAL				\$0.00 \$462,009		\$0.00 \$185,254.61
701.010	TRNCH, BF 4-15" SAS <8' D	\$ 19.33	900 LF	\$ 17,397.00	900 LF	\$17,397.00
801.059	NON PRESS CONNECTION	\$ 1,027.77	2 EA	\$ 2,055.54	2 EA	\$2,055.54
801.055	EXT WL 6-14" w/FIT, REM & DISP	\$ 3.82	900 LF	\$ 3,438.00	900 LF	\$3,438.00
STORM DRAIN				\$0.00 \$22,890.54		\$0.00 \$22,890.54
603.040	GVL FILTER MATL	\$ 43.75	49 CY	\$ 2,143.75	- CY	\$0.00
603.XXX	12" THICK WIRE ENCL RIP RAP	\$ 10.00	1,544 SF	\$ 15,440.00	- SF	\$0.00
701.100	TR, BF, 18-36" SWR, <8' D	\$ 24.02	888 LF	\$ 16,525.76	688 LF	\$16,525.76
701.110	TR, BF, 18-36" SWR, 8-12' D	\$ 27.25	203 LF	\$ 5,531.75	118 LF	\$3,215.50
701.160	TR, BF, 42-60" SWR, 8-12' D	\$ 34.52	75 LF	\$ 2,589.00	75 LF	\$2,589.00
701.170	TR, BF, 42-60" SWR, 12-16'	\$ 36.39	66 LF	\$ 2,401.74	66 LF	\$2,401.74
910.005	18" RCP III	\$ 38.96	101 LF	\$ 3,934.96	101 LF	\$3,934.96
910.009	24" RCP III	\$ 48.19	704 LF	\$ 33,925.76	704 LF	\$33,925.76
910.013	30" RCP III	\$ 49.72	104 LF	\$ 5,170.88	100 LF	\$4,972.00
910.019	42" RCP III	\$ 86.78	133 LF	\$ 11,541.74	120 LF	\$10,413.80
910.021	48" RCP III	\$ 111.70	66 LF	\$ 7,372.20	66 LF	\$7,372.20
915.010	SGL TYPE 'A' INLET	\$ 4,329.49	4 EA	\$ 17,317.96	2 EA	\$8,658.98
915.030	SGL TYPE 'C' INLET	\$ 3,855.76	2 EA	\$ 7,711.52	- EA	\$0.00

subtotal \$106,750.54

\$94,009.50

ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Juan Tabo Hills, Unit 3A
 DATE: October 31, 2013
 CPN: 756186

ITEM NO	SHORT DESCRIPTION	EST. UNIT PRICE	EST. QUANTITY	EST. AMOUNT	AS-BUILT QUANTITY	AS BUILT AMOUNT
920.580	MH, ABIP, CTB FILL	\$ 431.50	1 EA	\$ 431.50	1 EA	\$431.50
	WATERLINE			30.00 \$48,245.15		30.00 \$48,245.15
801.001	4" PVC C-900 WL	\$ 8.91	278 LF	\$ 2,476.98	252 LF	\$2,245.32
801.002	6" PVC C-900 WL	\$ 21.28	2,115 LF	\$ 45,007.20	1,885 LF	\$40,112.80
801.003	8" PVC C-900 WL	\$ 22.24	657 LF	\$ 14,611.68	657 LF	\$14,611.68
801.004	10" PVC C-900 WL	\$ 26.66	33 LF	\$ 879.78	33 LF	\$879.78
801.005	12" PVC C-900 WL	\$ 28.20	1,250 LF	\$ 35,250.00	1,244 LF	\$35,080.80
801.059	NON PRESS CONN	\$ 1,027.77	3 EA	\$ 3,083.31	2 EA	\$2,055.54
801.065	DI FIT, MJ, 4-14" WL	\$ 3.30	5,260 EA	\$ 17,358.00	5,620 EA	\$18,546.00
801.080	4" GATE VALVE	\$ 334.05	1 EA	\$ 334.05	1 EA	\$334.05
801.081	6" GATE VALVE	\$ 689.69	9 EA	\$ 6,207.21	9 EA	\$6,207.21
801.082	8" GATE VALVE	\$ 875.06	2 EA	\$ 1,750.12	2 EA	\$1,750.12
801.083	10" GATE VALVE	\$ 2,248.18	1 EA	\$ 2,248.18	1 EA	\$2,248.18
801.084	12" GATE VALVE	\$ 1,473.70	4 EA	\$ 5,894.80	4 EA	\$5,894.80
801.105	VLV BOX	\$ 404.35	17 EA	\$ 6,873.95	5 EA	\$2,021.75
801.113	FH 4' BURY	\$ 2,310.58	4 EA	\$ 9,242.32	4 EA	\$9,242.32
802.500	3/4" - 1" WATER MTR BOX	\$ 668.84	51 EA	\$ 34,110.84	42 EA	\$28,091.28
802.760	3/4" WATER SVC SGL	\$ 927.52	9 EA	\$ 8,347.68	8 EA	\$7,420.16
802.770	3/4" WATER SVC DBL	\$ 1,906.23	42 EA	\$ 80,061.66	34 EA	\$64,811.82
				\$273,787.76		\$241,553.61
	TOTAL			\$ 1,493,207.66		
	FG REVISED AMOUNT			\$2,168,922.40		1,015,264.30

I, Mark Goodwin, being a licensed engineer in the State of New Mexico, stamp and signature affixed below, do hereby certify that the in-place infrastructure which is described more fully by the estimate above and constructed under the infrastructure construction project Juan Tabo Hills, Unit 3A, City Project Number 756186, has been built in accordance with the approved plans for this project and City of Albuquerque Standard Specifications in effect at the time of plan approval.


 Mark Goodwin NMPE 8948





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) 1007139

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) _____
 Proposed Number of Units: X Single-Family ___ Multi-Family
 Note: A single-family unit is a single-family, detached dwelling unit.
71 Single Family units

Waiver Information

Property Owner _____ Legal Description _____ Zoning _____
 Reason for Waiver/Deferral _____

Contact Information

Name Kay Brashear
 Company Mark Goodwin & Associates, PA
 Phone (505) 828-2200
 E-mail kbrashear@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 7/3/2013

Date Completed 7/13/2013

EXHIBIT B

FINAL
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 3 day of July, 2013 and pertains to the subdivision commonly known as JUAN TABO HILLS UNIT 3A, and more particularly described as a tract of land situate, within Sections 27,33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 1-C, 3-A, and 4-A, JUAN TABO HILLS UNIT 1 as the same is shown on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005C, Page 406 (the "Subdivision".) The following individual lots comprise the subdivision:

See attached Subdivision Plat Addresses

WHEREAS, 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

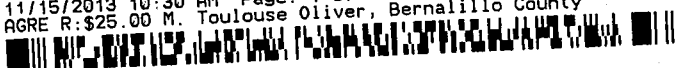
WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

Doc# 2013124308

11/15/2013 10:30 AM Page: 1 of 3
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



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.

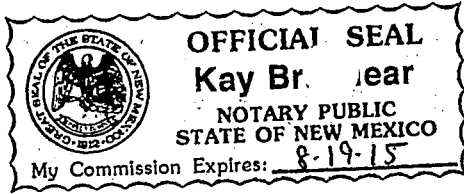


Signature

Adam Thornton
Name (typed or printed) and title

JTH, LLC

Developer



STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on July 3, 13, by Adam Thornton
as managing member of JTH, LLC, a New
Mexico limited liability company.

Kay Br. near
Notary Public

My commission expires:
8-19-15

ALBUQUERQUE PUBLIC SCHOOLS

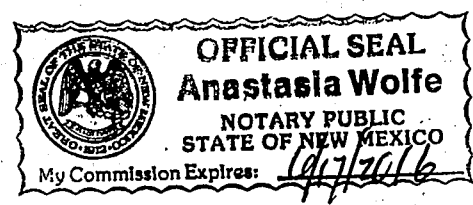
By: April L. Winters
Signature
April L. Winters, Facility Fee Planner
Name (typed or printed) and title

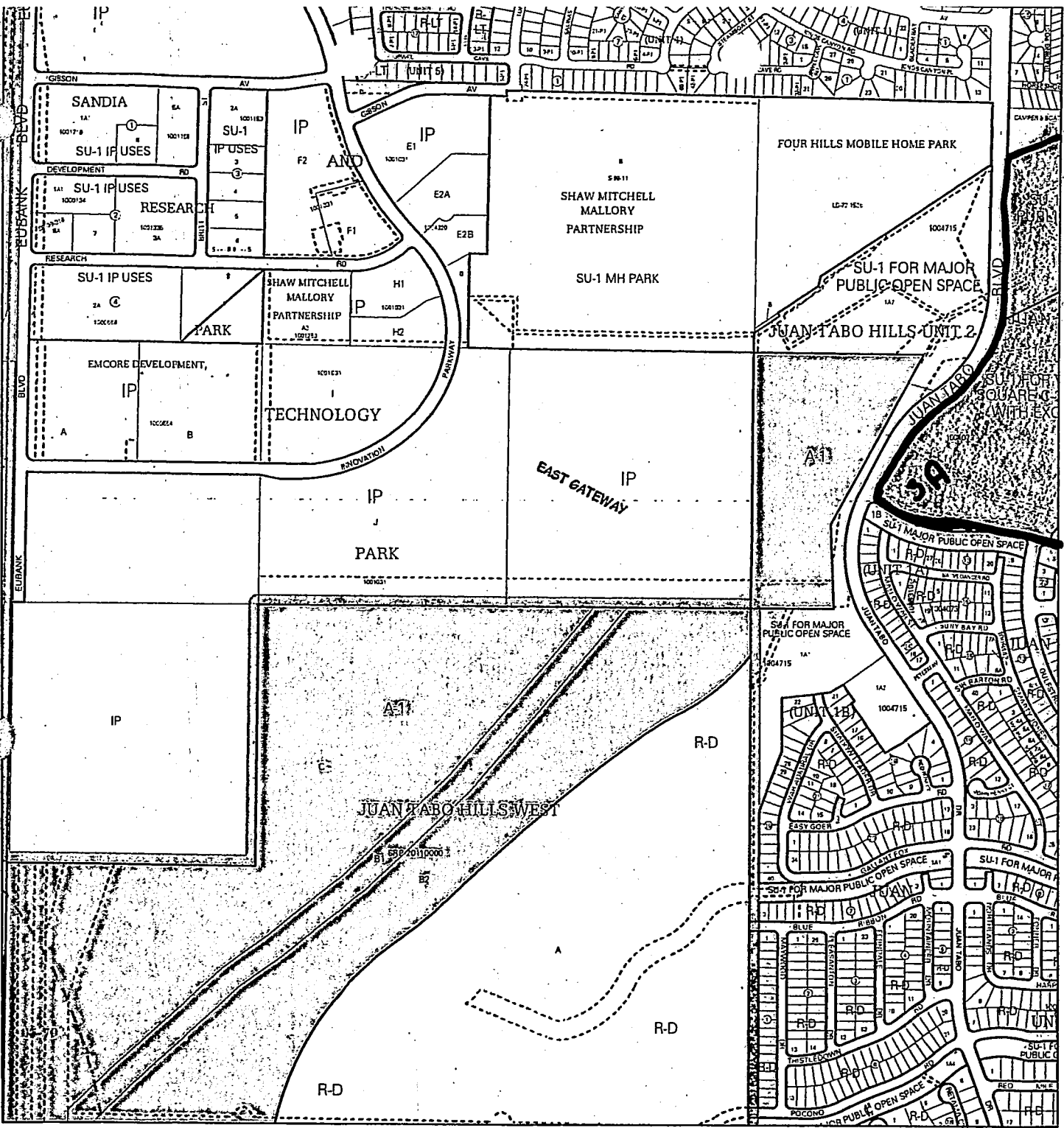
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on July 3, 2013, by April L. Winters
as Facility Fee Planner 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.

Anastasia Wolfe
Notary Public

My commission expires:
6/17/2016

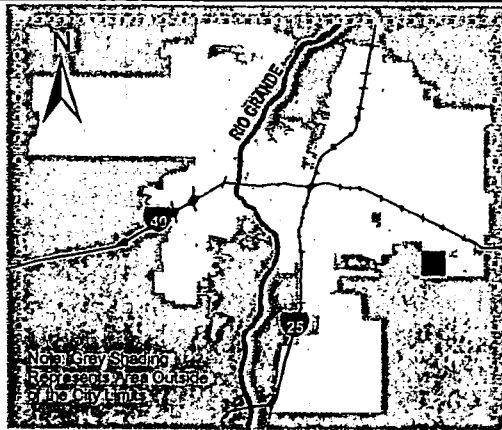




For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

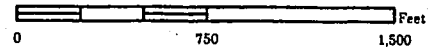


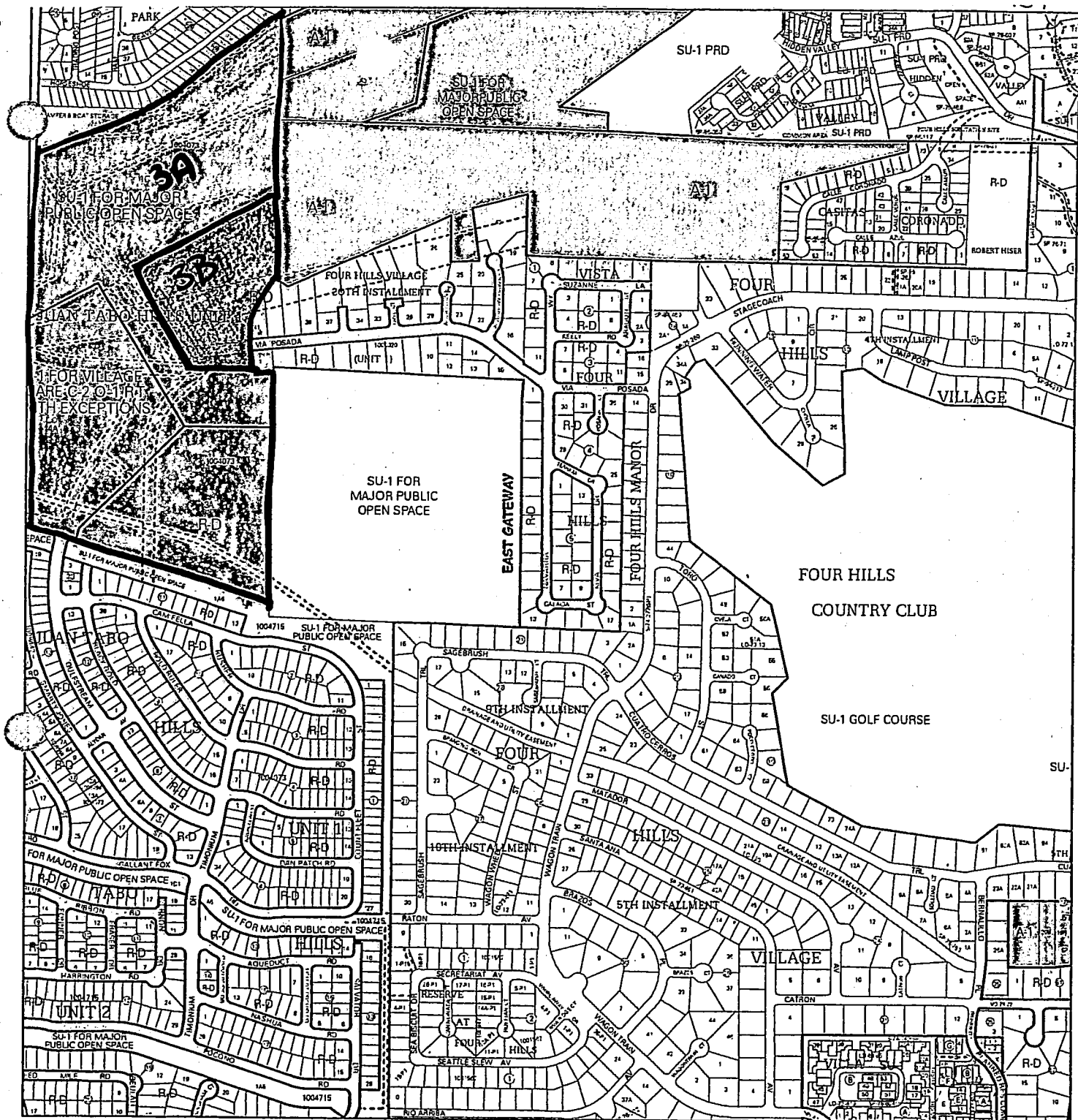
Zone Atlas Page:

M-21-Z

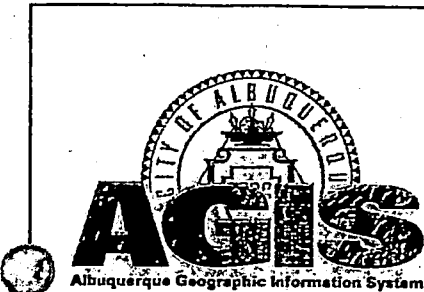
Selected Symbols

- 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

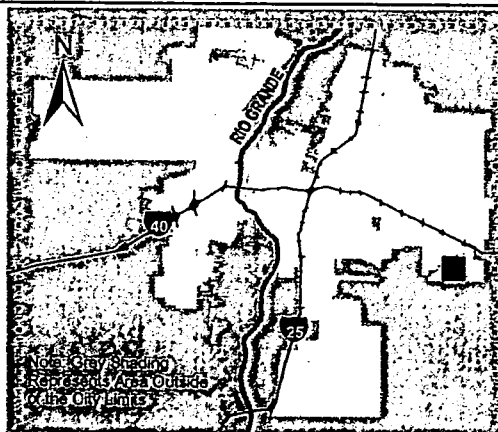




For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 4/2/2012

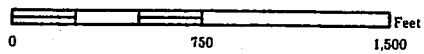


Zone Atlas Page:

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



Juan Tabo Hills 3A Addresses

Address	City	State	Zip	Block	Lot
1601 Barbaro Dr. SE	Albuquerque	NM	87123	1	1
1605 Barbaro Dr. SE	Albuquerque	NM	87123	1	2
1609 Barbaro Dr. SE	Albuquerque	NM	87123	1	3
1613 Barbaro Dr. SE	Albuquerque	NM	87123	1	4
1615 Barbaro Dr. SE	Albuquerque	NM	87123	1	5
1619 Barbaro Dr. SE	Albuquerque	NM	87123	1	6
1623 Barbaro Dr. SE	Albuquerque	NM	87123	1	7
11900 Dahlia Ave. SE	Albuquerque	NM	87123	1	8
11904 Dahlia Ave. SE	Albuquerque	NM	87123	1	9
11908 Dahlia Ave. SE	Albuquerque	NM	87123	1	10
11912 Dahlia Ave. SE	Albuquerque	NM	87123	1	11
11916 Dahlia Ave. SE	Albuquerque	NM	87123	1	12
11920 Dahlia Ave. SE	Albuquerque	NM	87123	1	13
11924 Dahlia Ave. SE	Albuquerque	NM	87123	1	14
11928 Dahlia Ave. SE	Albuquerque	NM	87123	1	15
11932 Dahlia Ave. SE	Albuquerque	NM	87123	1	16
11936 Dahlia Ave. SE	Albuquerque	NM	87123	1	17
11940 Dahlia Ave. SE	Albuquerque	NM	87123	1	18
11944 Dahlia Ave. SE	Albuquerque	NM	87123	1	19
1628 Challedon Dr. SE	Albuquerque	NM	87123	1	20
1624 Challedon Dr. SE	Albuquerque	NM	87123	1	21
1620 Challedon Dr. SE	Albuquerque	NM	87123	1	22
1616 Challedon Dr. SE	Albuquerque	NM	87123	1	23
1612 Challedon Dr. SE	Albuquerque	NM	87123	1	24
1608 Challedon Dr. SE	Albuquerque	NM	87123	1	25
1604 Challedon Dr. SE	Albuquerque	NM	87123	1	26
1600 Challedon Dr. SE	Albuquerque	NM	87123	1	27
1532 Challedon Dr. SE	Albuquerque	NM	87123	1	28
1528 Challedon Dr. SE	Albuquerque	NM	87123	1	29
1524 Challedon Dr. SE	Albuquerque	NM	87123	1	30
1520 Challedon Dr. SE	Albuquerque	NM	87123	1	31
1516 Challedon Dr. SE	Albuquerque	NM	87123	1	32
1512 Challedon Dr. SE	Albuquerque	NM	87123	1	33
1508 Challedon Dr. SE	Albuquerque	NM	87123	1	34
1504 Challedon Dr. SE	Albuquerque	NM	87123	1	35
1500 Challedon Dr. SE	Albuquerque	NM	87123	1	36
1501 Barbaro Dr. SE	Albuquerque	NM	87123	1	37
1505 Barbaro Dr. SE	Albuquerque	NM	87123	1	38
1509 Barbaro Dr. SE	Albuquerque	NM	87123	1	39
1513 Barbaro Dr. SE	Albuquerque	NM	87123	1	40
1515 Barbaro Dr. SE	Albuquerque	NM	87123	1	41
1519 Barbaro Dr. SE	Albuquerque	NM	87123	1	42
1523 Barbaro Dr. SE	Albuquerque	NM	87123	1	43
1527 Barbaro Dr. SE	Albuquerque	NM	87123	1	44
1531 Barbaro Dr. SE	Albuquerque	NM	87123	1	45
1535 Barbaro Dr. SE	Albuquerque	NM	87123	1	46
1508 Barbaro Dr. SE	Albuquerque	NM	87123	2	1

1504 Barbaro Dr. SE	Albuquerque	NM	87123	2	2
1500 Barbaro Dr. SE	Albuquerque	NM	87123	2	3
11919 Giacomo Ave SE	Albuquerque	NM	87123	2	4
11915 Giacomo Ave SE	Albuquerque	NM	87123	2	5
11909 Giacomo Ave SE	Albuquerque	NM	87123	2	6
11905 Giacomo Ave SE	Albuquerque	NM	87123	2	7
11901 Giacomo Ave SE	Albuquerque	NM	87123	2	8
11900 Giacomo Ave SE	Albuquerque	NM	87123	3	1
11904 Giacomo Ave SE	Albuquerque	NM	87123	3	2
11908 Giacomo Ave SE	Albuquerque	NM	87123	3	3
11912 Giacomo Ave SE	Albuquerque	NM	87123	3	4
11916 Giacomo Ave SE	Albuquerque	NM	87123	3	5
11920 Giacomo Ave SE	Albuquerque	NM	87123	3	6
11924 Giacomo Ave SE	Albuquerque	NM	87123	3	7
11928 Giacomo Ave SE	Albuquerque	NM	87123	3	8
11901 Dahlia Ave SE	Albuquerque	NM	87123	3	9
11905 Dahlia Ave SE	Albuquerque	NM	87123	3	10
11909 Dahlia Ave SE	Albuquerque	NM	87123	3	11
11915 Dahlia Ave SE	Albuquerque	NM	87123	3	12
11919 Dahlia Ave SE	Albuquerque	NM	87123	3	13
11923 Dahlia Ave SE	Albuquerque	NM	87123	3	14
11927 Dahlia Ave SE	Albuquerque	NM	87123	3	15
11931 Dahlia Ave SE	Albuquerque	NM	87123	3	16
11935 Dahlia Ave SE	Albuquerque	NM	87123	3	17

Kay Brashear

From: Diane Hoelzer
Sent: Monday, November 25, 2013 3:53 PM
To: Mark Goodwin
Cc: Kay Brashear
Subject: FW: JTH Unit 3A Final Plat

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Friday, November 22, 2013 3:45 PM
To: Diane Hoelzer
Subject: RE: JTH Unit 3A Final Plat

Diane,
It looks like you have the process down.
I do not decide when one can submit to DRB for approval.
I do not have a problem with your proposal.

Curtis

From: Diane Hoelzer [mailto:Diane@goodwinengineers.com]
Sent: Friday, November 22, 2013 9:02 AM
To: Cherne, Curtis
Subject: JTH Unit 3A Final Plat

Curtis,

We are getting ready to come back to DRB with the Juan Tabo Hills Unit 3A Final Plat.
We are working on getting all the paperwork together to submit the FG SIA to city.
Once we submit the SIA to the city, can we submit to DRB for final plat approval,
So we can get everyone's approval and signature pending the final execution and recording of the SIA, so it would be delegated to you ?
We are just trying to avoid any last minute surprises.

Please call me to discuss as our client is pressing on this issue,

Thanks,
Diane Hoelzer, PE

December-11.2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/09/2013 Issued By: E08375 205815

Category Code **910**
2013 070 673

Application Number: 13DRB-70673, Ext Of Major Preliminary Plat

Address:

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

Project Number: 1007139

Applicant
JUAN TABO HILLS LLC

PO BOX 1443
CORRALES NM 87048
338-1438

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

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$50.00
TOTAL:	\$70.00

City of Albuquerque Treasury
Date: 9/9/2013 Office: ANNEX
Stat ID: W5000007 Cashier: TRSDF
Batch: 2542 Trans #: 32
Permit: 2013070673
Receipt Num 00151163
Payment Total: \$70.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$50.00
Check Tendered : \$70.00



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- 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

S Z ZONING & PLANNING

- 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)
- APEAL / 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 + Assoc. PA, PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: _____

CITY: ABQ STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

APPLICANT: Juan Tabo Hills LLC PHONE: 338-1438

ADDRESS: PO Box 1443 FAX: _____

CITY: Corrales STATE NM ZIP 87048 E-MAIL: athornton@rayleehomes.com

Proprietary interest in site: owner List all owners: _____

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

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, 4-A, 1-C Block: — Unit: —

Subdiv/Addn/TBKA: Juan Tabo Hills Unit 1

Existing Zoning: RD-SU1 Proposed zoning: RD-SU1 MRGCD Map No _____

Zone Atlas page(s): M-21/22 UPC Code: 100220551003272915

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
13DRB 70511-, 70624

CASE INFORMATION:

Within city limits? ___ Yes Within 1000FT of a landfill? _____

No. of existing lots: 0 No. of proposed lots: 71 Total area of site (acres): 71.5

LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Hills Blvd.

Between: Gulfstream DR SE and Tijeras Arroyo

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

SIGNATURE Diane Hoelzer DATE 9-9-13

(Print) Diane Hoelzer 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
<u>13DRB 70637</u>	<u>EPP</u>	—	<u>\$ 50.00</u>
—	<u>CMF</u>	—	<u>\$ 20.00</u>
—	—	—	\$
—	—	—	\$
—	—	—	\$
Hearing date _____	—	—	Total
			<u>\$ 70.00</u>

[Signature] 9-9-13
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.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 9-9-13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 13DRB - 70637

Key 9-9-13
 Planner signature / date
 Project # 1007139

7139

DXF Electronic Approval Form

DRB Project Case #: 1007139

Subdivision Name: JUAN TABO HILLS, UNIT 3A

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN P STASIEWICZ

Contact Information: 884-1990

DXF Received: 7/8/2013

Hard Copy Received: 7/8/2013

Coordinate System: NMSP Grid (NAD 83)

Catherine Bradley
Approved

7/8/13
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **7139** to agiscov on **7/8/2013** Contact person notified on **7/8/2013**



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- 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

- 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...**
 - 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 + Assoc. PA, PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: _____
 CITY: ABQ STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

APPLICANT: Juan Tabo Hills LLC PHONE: 338-1438
 ADDRESS: PO Box 1443 FAX: _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: athornton@rayleehomes.co

Proprietary interest in site: owner List all owners: _____

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

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, 4-A, 1-C Block: — Unit: —
 Subdiv/Addn/TBKA: Juan Tabo Hills Unit 1
 Existing Zoning: RD-SU1 Proposed zoning: RD-SU1 MRGCD Map No _____
 Zone Atlas page(s): M-21/22 UPC Code: 100220551003272915

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
13DRB 70511-, 70624

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? _____
 No. of existing lots: 0 No. of proposed lots: 71 Total area of site (acres): 71.5
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Hills Blvd.
 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 Diane Hoelzer DATE 9-9-13
 (Print) Diane Hoelzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>13DRB 70637</u>	<u>EPP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 70.00</u>

Hearing date _____
9-9-13 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.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 9-9-13
 Applicant signature / date

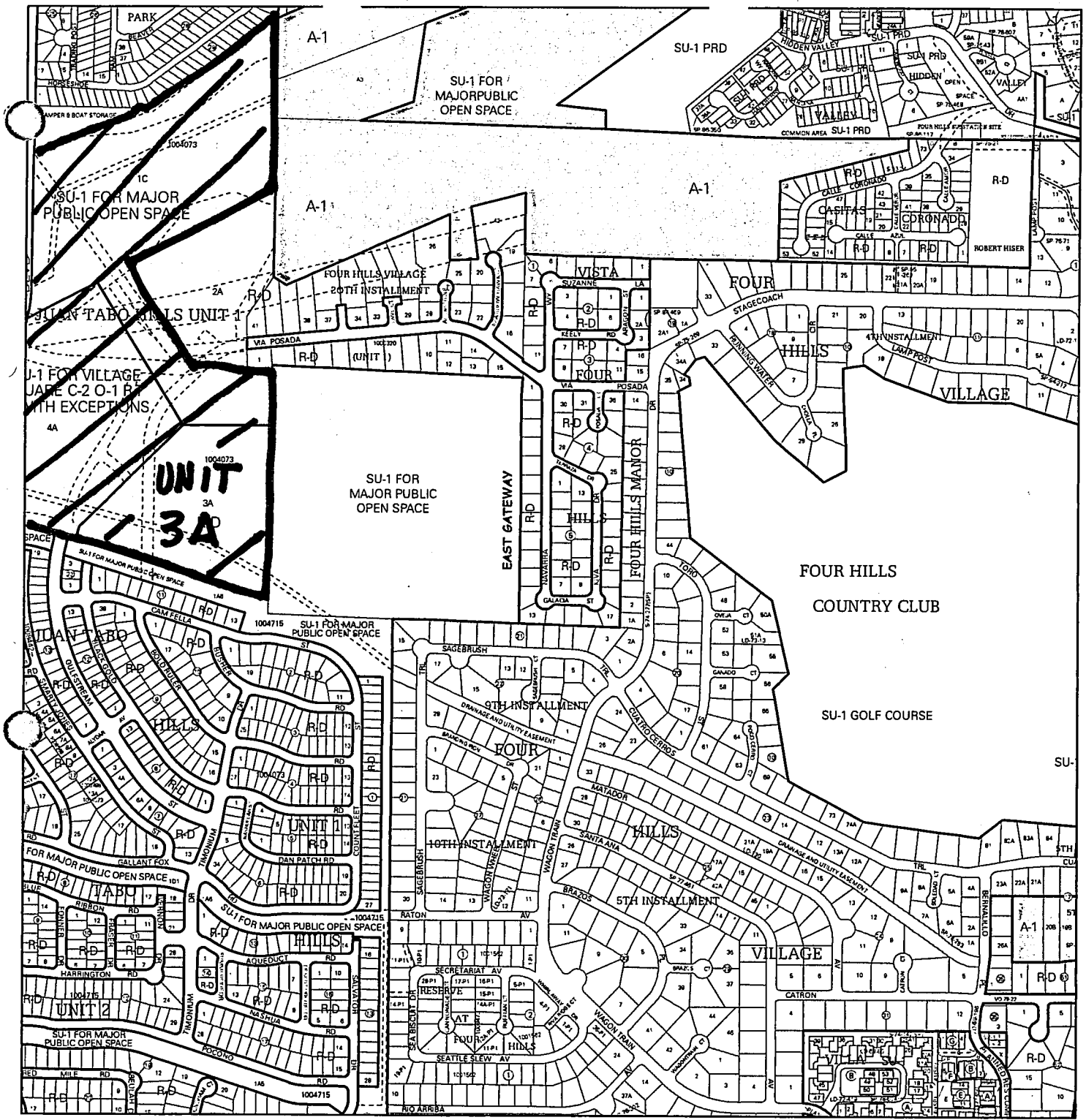


Form revised October 2007

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

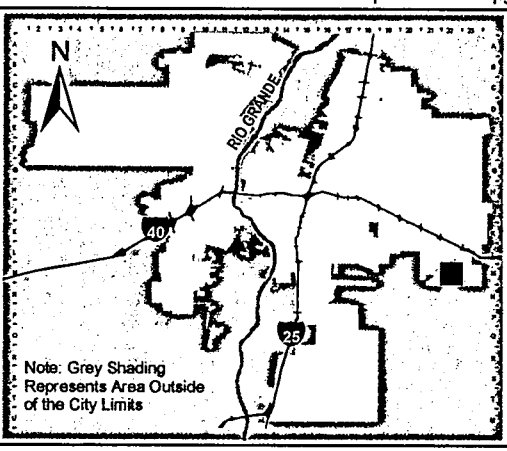
Application case numbers
 13DRB - 70637

Key 9-9-13
 Planner signature / date
 Project # 1007139



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

Map amended through: 4/2/2012

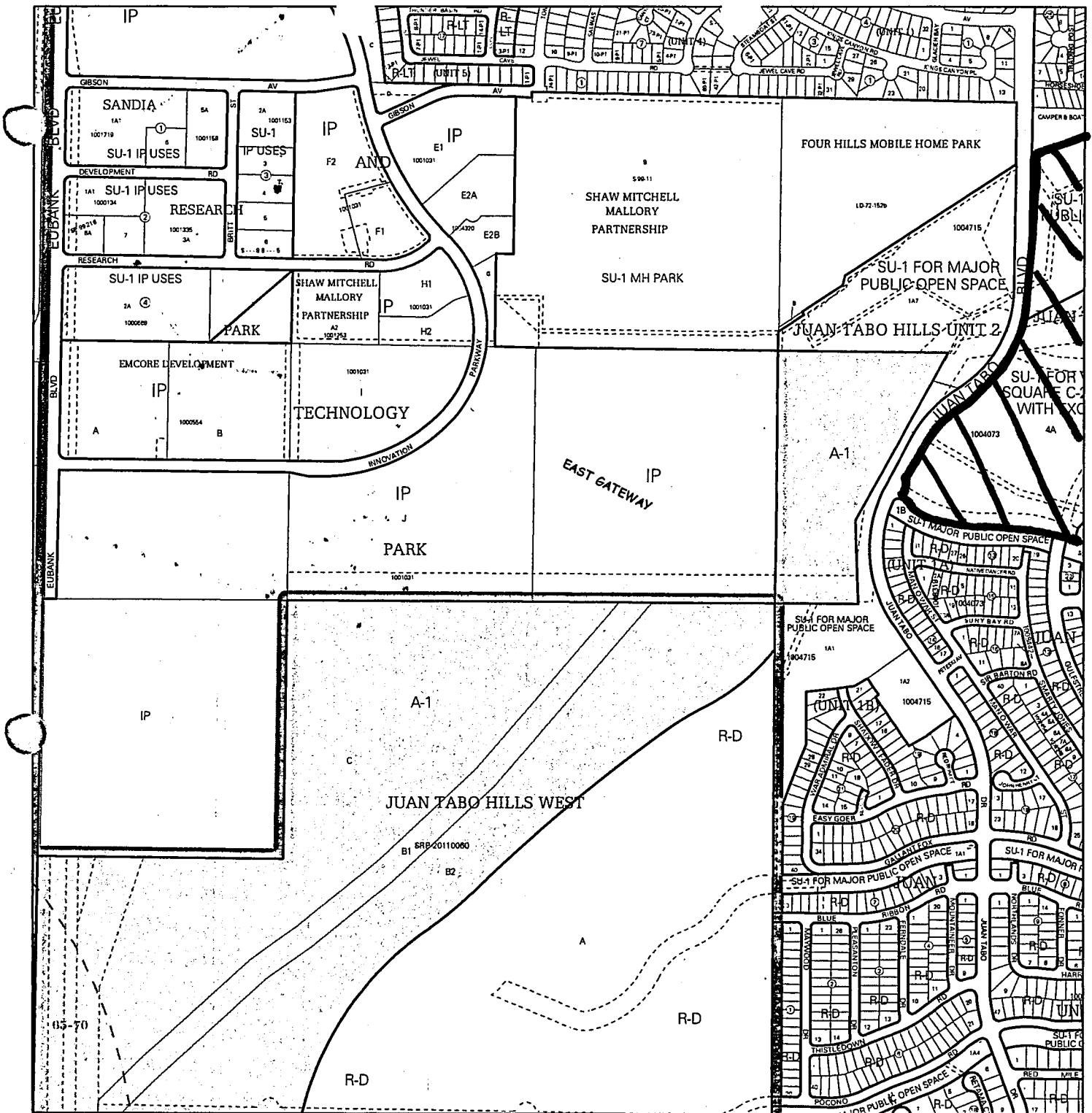


Zone Atlas Page:
M-22-Z

Selected Symbols

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

0 750 1,500 Feet



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

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
M-21-Z

Selected Symbols

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

0 750 1,500
Feet

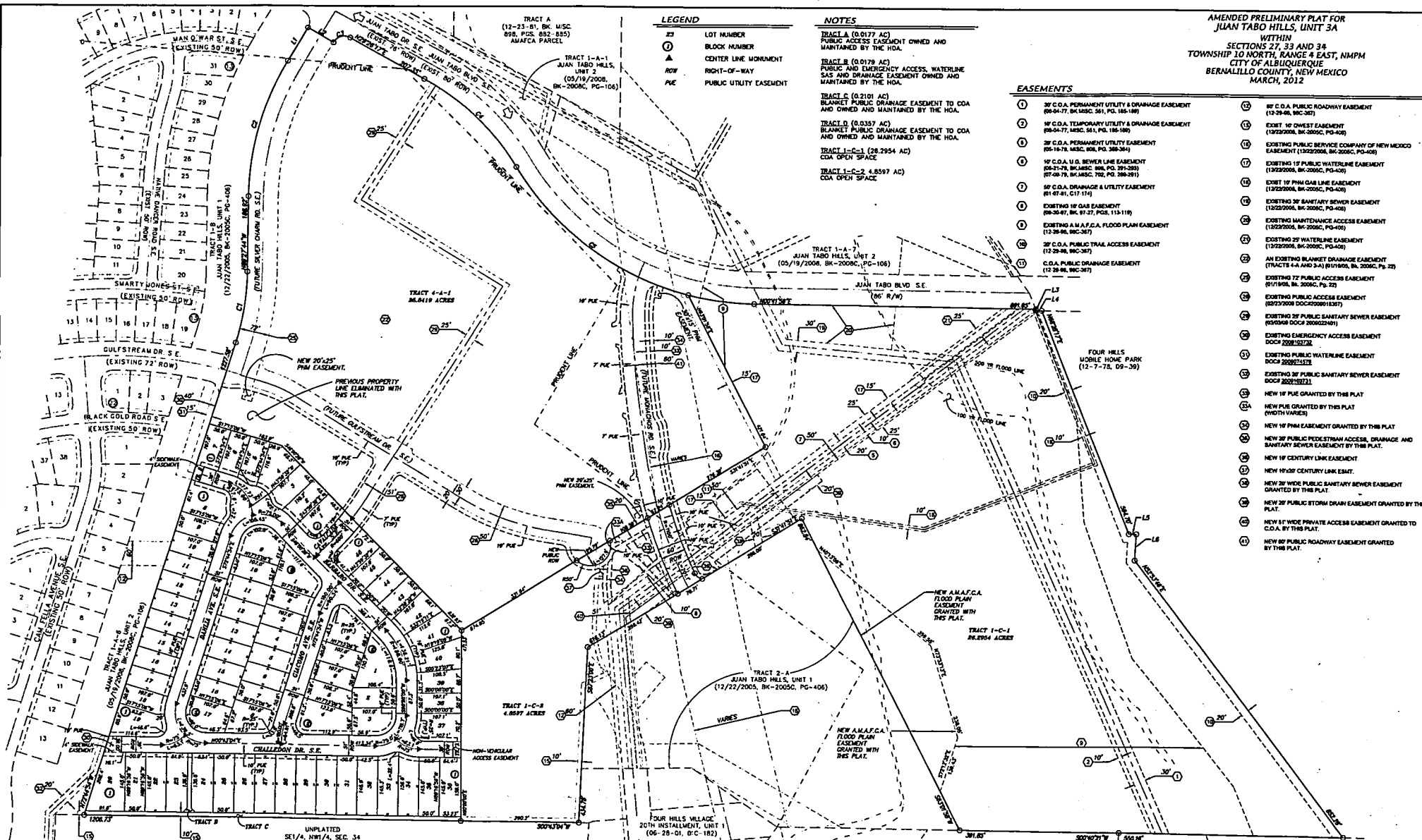
AMENDED PRELIMINARY PLAT FOR
 JUAN TABO HILLS, UNIT 3A
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2012

- LEGEND**
- 25 LOT NUMBER
 - ⊙ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT

- NOTES**
- TRACT A (0.0177 AC)
PUBLIC ACCESS EASEMENT OWNED AND MAINTAINED BY THE HOA.
 - TRACT B (0.0179 AC)
PUBLIC AND EMERGENCY ACCESS, WATERLINE SAS AND DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE HOA.
 - TRACT C (0.2101 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.
 - TRACT D (0.0337 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.
 - TRACT 1-C-1 (28.2954 AC)
COA OPEN SPACE
 - TRACT 1-C-2 (4.8597 AC)
COA OPEN SPACE

EASEMENTS

- 1 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK 185C-541, PG. 185-189)
- 2 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 561, PG. 185-189)
- 3 20' C.O.A. PERMANENT UTILITY EASEMENT (05-18-78, MISC. 808, PG. 388-384)
- 4 10' C.O.A. U.O. BEMER LINE EASEMENT (04-21-78, BK 185C-541, PG. 185-189)
- 5 EXISTING ALI & P.C.A. FLOOD PLAN EASEMENT (07-08-79, BK 185C-541, PG. 185-189)
- 6 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-114)
- 7 EXISTING 10' GAS EASEMENT (08-30-87, BK 91-27, PGS. 113-119)
- 8 EXISTING ALI & P.C.A. FLOOD PLAN EASEMENT (12-28-88, MISC-387)
- 9 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-88, MISC-387)
- 10 C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-88, MISC-387)
- 11 BY C.O.A. PUBLIC ROADWAY EASEMENT (12-29-88, MISC-387)
- 12 EXIST 10' WEST EASEMENT (12/29/2008, BK 2005C, PG-408)
- 13 EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/29/2008, BK 2005C, PG-408)
- 14 EXISTING 15' PUBLIC UTILITY EASEMENT (12/29/2008, BK 2005C, PG-408)
- 15 EXIST 10' PHM GAS LINE EASEMENT (12/29/2008, BK 2005C, PG-408)
- 16 EXISTING 30' SANITARY SEWER EASEMENT (12/29/2008, BK 2005C, PG-408)
- 17 EXISTING MAINTENANCE ACCESS EASEMENT (12/29/2008, BK 2005C, PG-408)
- 18 EXISTING 25' WATERLINE EASEMENT (12/29/2008, BK 2005C, PG-408)
- 19 AN EXISTING BLANKET DRAINAGE EASEMENT (01/11/98, BK 2005C, PG. 23)
- 20 EXISTING 72' PUBLIC ACCESS EASEMENT (01/11/98, BK 2005C, PG. 23)
- 21 EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018287)
- 22 EXISTING 30' PUBLIC SANITARY SEWER EASEMENT (02/23/2009 DOC#2009018287)
- 23 EXISTING EMERGENCY ACCESS EASEMENT (02/23/2009 DOC#2009018287)
- 24 EXISTING PUBLIC WATERLINE EASEMENT (02/23/2009 DOC#2009018287)
- 25 EXISTING 30' PUBLIC SANITARY SEWER EASEMENT (02/23/2009 DOC#2009018287)
- 26 NEW 10' PUE GRANTED BY THIS PLAT
- 27 NEW PUE GRANTED BY THIS PLAT (EIGHT HUNDRED)
- 28 NEW 10' PHM EASEMENT GRANTED BY THIS PLAT
- 29 NEW 20' PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT BY THIS PLAT.
- 30 NEW 10' CENTURY LINK EASEMENT
- 31 NEW 10' CENTURY LINK EASEMENT
- 32 NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
- 33 NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED BY THIS PLAT.
- 34 NEW 8' WIDE PRIVATE ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- 35 NEW 8' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.

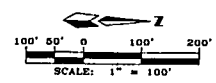


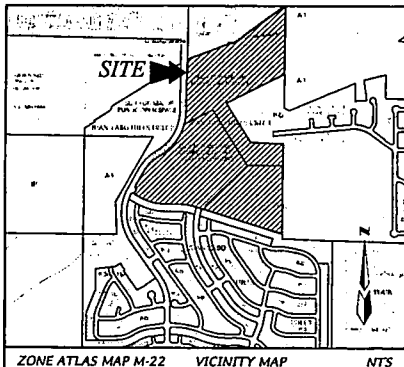
LINE TABLE

LINE	BEARING	LENGTH
L1	N08°28'22"W	86.30'
L2	N83°21'17"E	72.00'
L3	N89°12'20"E	3.82'
L4	N00°23'20"W	73.22'
L5	N10°52'30"E	18.00'
L6	S89°25'18"W	84.80'

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	TANGENT	CH-BEARING	CH-DIST
C1	47.50	30.00	80°32'24"	30.37	S15°54'30"W	42.70
C2	319.24	810.00	22°39'20"	163.37	S44°25'32"W	315.81
C3	79.28	616.00	88°43'27"	368.19	N30°03'42"E	676.83
C4	178.11	616.00	18°12'20"	80.20	N81°08'18"E	178.44
C5	357.04	688.00	28°52'21"	182.87	S74°13'24"E	353.05





SUBDIVISION DATA

GROSS ACREAGE	71.5424 AC.
ZONE ATLAS NO.	M-22-2
NO. OF LOTS CREATED	71 LOTS
NO. OF TRACTS CREATED	6 TRACTS
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

- SUBDIVIDE TRACT 3-A, 4-A AND 1-C INTO 71 RESIDENTIAL LOTS AND 6 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS O SHALL BE A SET 5" REBAR WITH CAP "RPS 7719"
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.TS, P.YS, A.N.G.L.E. POINTS, AND STREET INTERSECTIONS AND SHOWN THIS Δ. Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" "RPS 7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MARKERS WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-118-3-8(A) (3) (4)(D). THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTION DEVELOPMENT PLAN.
- A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BEAR PLAT FOR JUAN TABO HILLS (11-19-05, BK-2005C, PG-23). THE BLANKET DRAINAGE EASEMENT WILL BE REMOVED FROM TRACT 3-A.
- THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATING ACTION.

CITY OF ALBUQUERQUE, OWNER OF TRACT 1-C
 B.C. *[Signature]* 3/15/12
 ROBERT C. PERRY, CITY ADMINISTRATIVE OFFICER, DATE

JTL, LLC, OWNER OF TRACT 3-A AND 4-A
 S *[Signature]* 3/15/12
 SCOTT GRADY, MANAGING MEMBER, DATE

[Signature] 3/15/12
 CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M., DATE

OWNERS
 JTL, LLC, PO Box 1443 Corrales, NM 87048 (505) 892-3333

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 9006 ALBUQUERQUE, NEW MEXICO 87199 (505) 626-3200

SURVEYOR
 ALDRON LAND SURVEYING P.O. BOX 3001 ALBUQUERQUE, NEW MEXICO 87100 (505) 664-1990

SITE BENCHMARK
 ACS MONUMENT "S-472" ELEVATION=5594.518 (NAVD 1929)

LEGAL DESCRIPTION
 A tract of land situated 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, 4-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on a plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2003 in Book 2005C, Page 408 and contains 71.5424 acres more or less.

- EASEMENTS**
- 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (06-04-77, BK 845C, PG. 185-189) A PORTION TO BE VACATED
 - 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (06-04-77, BK 845C, PG. 185-189) A PORTION TO BE VACATED
 - 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK 583, PGS. 804-806) TO BE VACATED
 - 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK 583, PGS. 804-806) TO BE VACATED
 - 30' C.O.A. PERMANENT UTILITY EASEMENT (06-19-78, BK 583, PGS. 804-806)
 - 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-78, BK 583, PGS. 291-293) (07-09-79, BK 583C, PG. 288-291)
 - 30' C.O.A. DRAINAGE & UTILITY EASEMENT (01-01-81, C17-114)
 - EXISTING 10' GAS EASEMENT (09-30-97, BK 97-27, PGS. 113-119)
 - EXISTING 4' M.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 99C-367) A PORTION TO BE VACATED
 - 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 99C-367)
 - C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 99C-367)
 - 30' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 99C-367) A PORTION TO BE VACATED
 - EXIST. 10' OVERST EASEMENT (12/22/2005, BK-2005C, PG-408) A PORTION TO BE VACATED
 - EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-408)
 - EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-408)
 - EXIST. 10' P.M. GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-408)
 - EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-408)
 - EXISTING MAINTENANCE EASEMENT (12/22/2005, BK-2005C, PG-408)
 - EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-408)
 - AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, BK. 2005C, PG. 23) A PORTION TO BE VACATED
 - EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 23) TO BE VACATED
 - EXISTING 80' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 23) TO BE VACATED
 - EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 23) A PORTION TO BE VACATED
 - EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (09/14/2008 DOCK 2008062248) TO BE VACATED
 - EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (09/14/2008 DOCK 2008062247) TO BE VACATED
 - EXISTING PUBLIC ACCESS EASEMENT (03/25/09 DOCK 2009021817) A 2' WIDE PORTION TO BE VACATED
 - EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/25/09 DOCK 2009021811)
 - EXISTING EMERGENCY ACCESS EASEMENT DOCK 2009191731
 - EXISTING PUBLIC WATERLINE EASEMENT DOCK 2009214570
 - EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOCK 2009192121

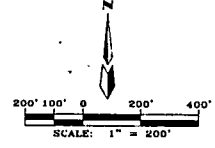
ABBREVIATIONS

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)

EXISTING CONDITIONS AND VACATIONS

- LEGEND**
- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
 - ▨ LIMITS OF VACATION
 - ▨ LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 8)

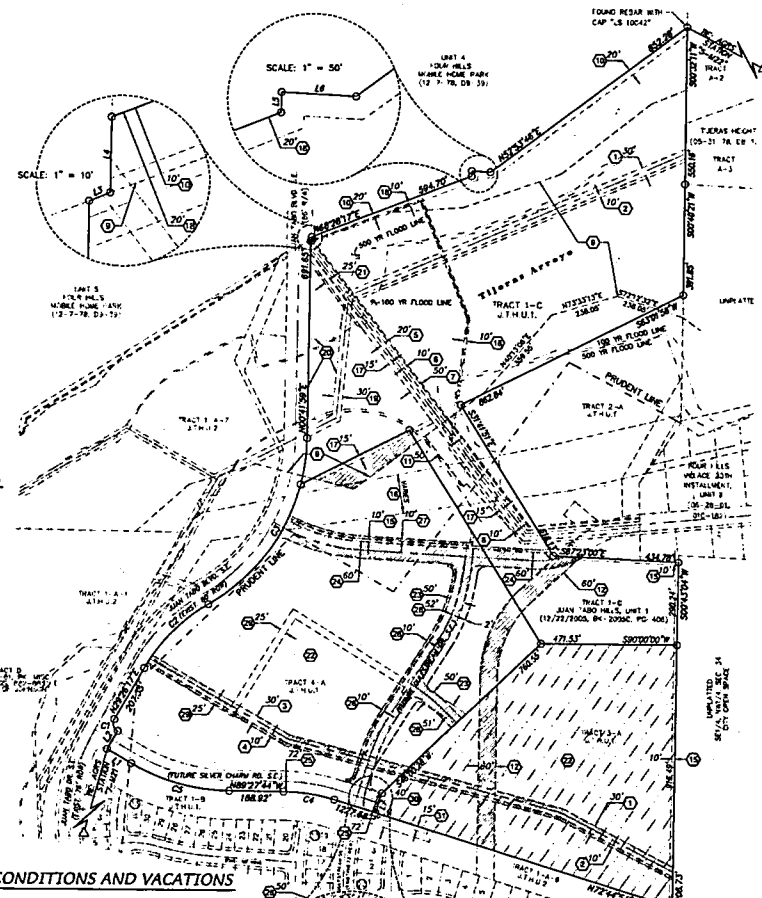


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST	CH-LENGTH
C1	47.50	30.00	90.28 24°	30.37	S152°42'28" W	42.70	
C2	378.24	610.00	28.28 08°	183.37	S24°23'32" W	315.00	
C3	207.30	690.00	34°12'21"	306.19	N30°13'12" E	678.63	
C4	178.31	614.00	18°42'30"	90.20	N81°08'12" W	178.48	
C5	357.06	688.00	29°49'21"	182.67	S74°10'24" W	353.00	

LINE TABLE

LINE	BEARING	LENGTH
L1	N45°30'23" W	96.32'
L2	N80°21'07" E	77.00'
L3	N85°12'07" E	1.62'
L4	N00°21'17" E	14.27'
L5	N00°00'00" E	18.00'
L6	S86°45'17" E	65.80'
L7	N77°32'04" E	75.00'



AMENDED PRELIMINARY PLAT FOR
 JUAN TABO HILLS, UNIT 3A
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, N10MP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2012



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

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

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

September 9, 2013

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

**Re: Request for Extension of Preliminary Plat Approval
Juan Tabo Hills Unit 3A, DRB Case No: 1007139 CPN: 756186**

Dear Mr. Cloud:

On behalf of our client, Juan Tabo Hills LLC, we are requesting a one year extension of the preliminary plat approval for Juan Tabo Hills Unit 3A.

The work order for this project was released March 2013, and the construction of the public infrastructure is well underway. There is a final for the sanitary sewer scheduled next week and the completion of the infrastructure for this project is anticipated to be the end of October 2013.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

Attachments

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 9-26-12
 Date Preliminary Plat Expires: 9-26-13
 DRB Project No: 007139
 DRB Application No: _____

ORIGINAL

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 guarantees. 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						
		24' FF	Perm Pvmt C&G (both sides)	Gulfstream Drive	Exist Gulfstream Dr	Tract 1-C-2	/	/	/
		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)	Glacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

9/26/12

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)	Barbaro Drive	Dahlia Ave	Lot 7, Blk 1 (stub)	/	/	/
		4'	Sidewalk (west side) (1)						
		25' FF	Res Pvmt C&G (both sides)	Challedon Dr (South)	Dahlia Ave	Lot 20, Blk 1 (stub)	/	/	/
		4'	Sidewalk (east side) (1)						
		25' FF	Res Pvmt C&G (both sides)	Challedon Dr (North)	Barbaro Drive	Lot 36, Blk 1 (stub)	/	/	/
		4'	Sidewalk (east side) (1)						
		4'	Sidewalk	Lot 20, Blk 1 Easmt	Dahlia Ave	COA Open Spaca	/	/	/
		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	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract B	/	/	/
		8"	Waterline	Tract B	Barbaro Dr Stub	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-6	Tract B	Gulfstream Dr (Ex 12" WL)	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
8"	Waterline	Dahlia Ave	Challedon Dr	Barbaro Dr
6"	Waterline	Challedon Dr	Barbaro Dr	Dahlia Ave
8"	Waterline	Barbaro Dr	Challedon Dr	Cavalcade Ave
6"	Waterline	Glacomo Ave	Barbaro Dr	Challedon Dr
4"	Waterline	Challedon Dr (Stub) (South)	Dahlia Ave	Lot 20, Blk 1(stub)
4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 36, 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	Dahlia Ave.
8"	Sanitary Sewer	Glacomo	Barbaro Dr	Challedon Dr
8"	Sanitary Sewer	Challedon Dr	Glacomo Ave	Lot 20 Easmt
8"	Sanitary Sewer	Lot 20, Blk 1 Easmt	Challedon Dr	Tract 1-A-6
8"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)
8"	Sanitary Sewer	Challedon Dr	Glacomo Ave	Lot 36, Blk1
8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Challedon Dr

Private Inspector	City Inspector	City Cnst Engineer
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Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

8/28/12

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
SANITARY SEWER				
8"	Sanitary Sewer	Barbaro Dr	Dahlia Ave	Lot 7, Blk 1
12"	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"-42"	Storm Drain	Barbaro Drive	Lot 2, Block 1	Tract B
18"-42"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr
18"-48"	Storm Drain	Tract B	Barbaro Dr	Tract 1-A-8
48"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6, Ex. 90" SD
Per Design 24"	Concrete Channel & Storm Drain	Tract D	COA Open Space	Challedon Dr
Per Design	Wire Enclosed Rip-rap at channel transition	Tract C	Lot 24	Lot 31
Per Design	Trash Rack on 90" RCP at channel transition per Modified "C"	Juan Tabo Hills		

Private Inspector	City Inspector	City Cnst Engineer
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Project name:

Juan Tabo Hills Unit 3A (DRB-1007139)

9/26/12

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
			Restoration & Revegetation Plan (separate SIA per MOA)	Tract 1-C-1 & 1-C-2			/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

- Sidewalks to be deferred. *DLT*
- Water infrastructure to include valves, fittings, and firehydrants. *Services*
- SAS infrastructure to include manholes and service connections.
- Storm Drain infrastructure includes manholes and inlets.
- 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.)

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Mark Goodwin 9-26-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 9-26-12
DRB CHAIR - date

[Signature] 09-26-12
TRANSPORTATION DEVELOPMENT - date

[Signature] 9-26-12
UTILITY DEVELOPMENT - date

[Signature] 9-26-12
CITY ENGINEER - date

Carl S. Dumont 9-26-12
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 29, 2012

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 GULFSTREAM AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22)

At the August 29, 2012 Development Review Board meeting, a 4 week extension to 9/26/12 of the preliminary plat was approved.

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.)

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: Mark Goodwin and Associates P.A.
Marilyn Maldonado
File

September 18. 2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/10/2013 Issued By: BLDAVM 197618

Category Code **910**
2013 070 624

Application Number: 13DRB-70624, Major - Final Plat Approval

Address:

Location Description: JUAN TABO HILLS BETWEEN GULFSTREAM AND TIJERAS ARROYO

Project Number: 1007139

Applicant
JUAN TABO HILLS, LLC

PO BOX 1443
CORRALES NM 87048

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.
DIANE HOELZER
P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

APN Fee

Conflict Mgmt Fee	\$20.00
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DRB Actions

TOTAL:	\$20.00
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City of Albuquerque Treasury
Date: 7/10/2013 Office: ANNEX
Stat ID: WS000009 Cashier: TRSRMS
Batch: 2244 Trans #: 6
Permit: 2013070624
Receipt Num 00141375
Payment Total: \$20.00
0901 Conflict Mgmt Fee
Check Tendered : \$40.00
\$20.00

Kay Brashear

From: Gaulden, Tim H. <tgaulden@cabq.gov>
Sent: Tuesday, July 9, 2013 5:49 PM
To: Kay Brashear; Stephen Stasiewicz
Cc: Bradley, Catherine P.
Subject: RE: plat for Juan Tabo Hills unit 3A 1007139

Stephen:

We have been having some trouble getting our emails to go through to your address so this note is just to verify that this DXF has been approved.

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov



From: Stephen Stasiewicz [mailto:Stephen@goodwinengineers.com]
Sent: Wednesday, July 03, 2013 10:54 AM
To: Gaulden, Tim H.
Cc: Kay Brashear
Subject: plat for Juan Tabo Hills unit 3A 1007139

Dxf drawing scale and rotated with New Mexico State Plane coordinate grid system NAD 83, central zone.
For your approval

Stephen Stasiewicz
Mark Goodwin and Associates



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: PO Box 90606 FAX: _____

CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrasheare@goodwinengineers.com

APPLICANT: Juan Tabo Hills, LLC PHONE: 892-5533

ADDRESS: PO Box 1443 FAX: _____

CITY: Corrales STATE nm ZIP 87048 E-MAIL: a.thornton@rayleehomes.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Final Plot Approval for Juan Tabo Hills 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. 3A, 4A, 1-C Block: _____ Unit: 1

Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1

Existing Zoning: RD, SU-1 Proposed zoning: RD, SU-1 MRGCD Map No _____

Zone Atlas page(s): ma1/maa UPC Code: 10220551003272915

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

13DRB-70534

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: 71 No. of proposed lots: N/A Total site area (acres): 71.54

LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Hills Blvd. SE

Between: Gulfstream Dr. SE and Tijeras Arroyo

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

SIGNATURE Diane Hoelzer DATE 7-9-13

(Print Name) Diane Hoelzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

13DRB-70624

Action

CMF
FP

S.F.

Fees

\$ 20.00

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total \$ 20.00

Hearing date July 24, 2013

7-10-13
Staff 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.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 7-9-13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB -

[Signature] 7-10-13
 Planner signature / date
 Project # 1007139



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 ADDRESS: PO Box 1443 FAX: _____
 CITY: Corrales STATE nm ZIP 87048 E-MAIL: a.thornton@rayleehomes.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Final Plat Approval for Juan Tabo Hills 3A

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

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Lot or Tract No. 3A, 4A, 1-C Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1
 Existing Zoning: RD, SU-1 Proposed zoning: RD, SU-1 MRGCD Map No _____
 Zone Atlas page(s): mal/maa UPC Code: 10220551003272915

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
13DRB-70534

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 71 No. of proposed lots: N/A Total site area (acres): 71.54
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Hills Blvd. S2
 Between: Gulfstream Dr. 32 and Tijeras Arroyo
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Diane Hoelzer DATE 7-9-13
 (Print Name) Diane Hoelzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB-70624</u>	<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>FP</u>		<u>\$0</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				<u>\$20.00</u>

Hearing date July 24, 2013

7-10-13
Staff signature & Date

Project # 1007139

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 - 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
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- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
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MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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

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

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

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

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 7-9-13
 Applicant signature / date

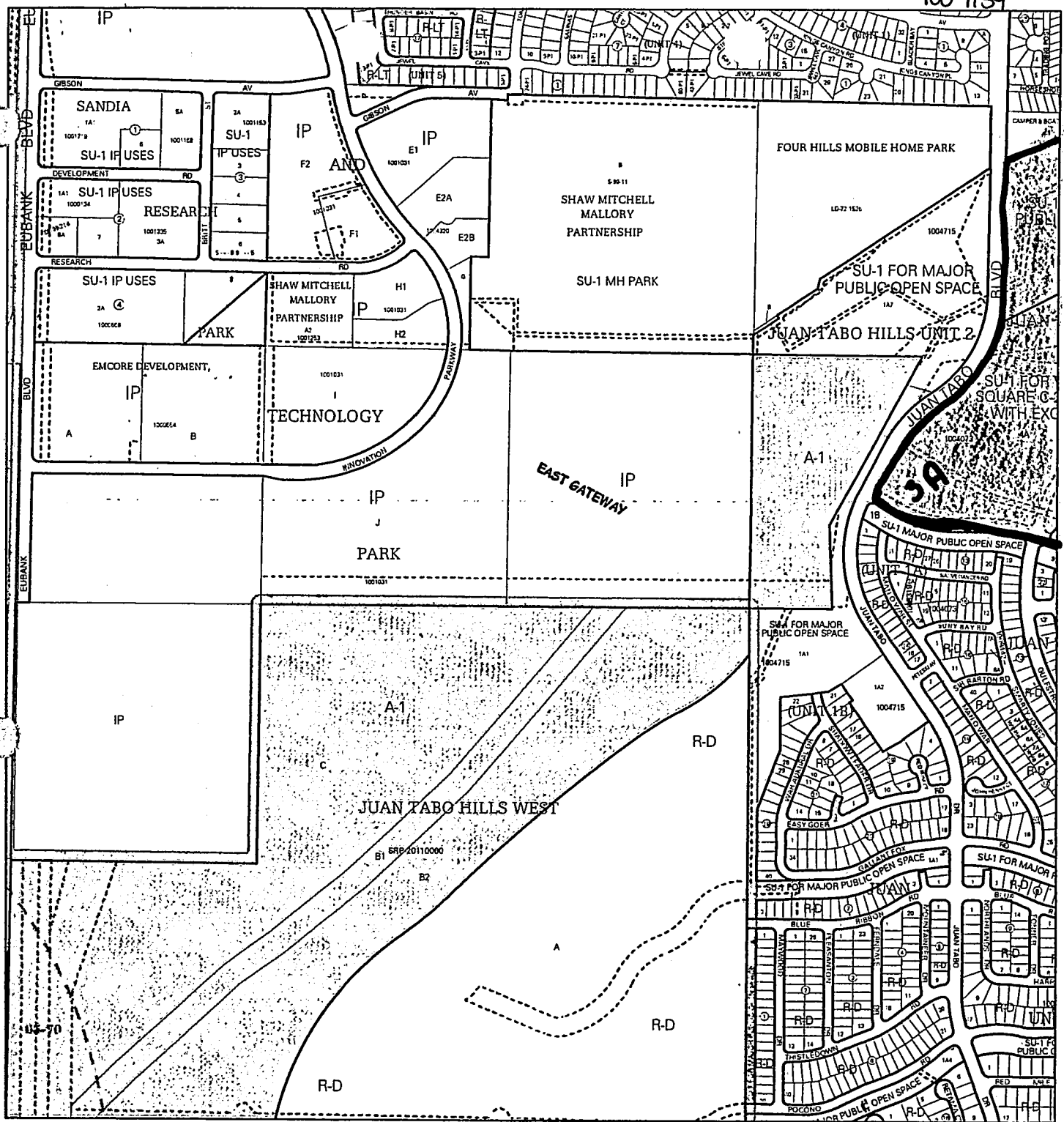


Form revised October 2007

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

Application case numbers
13 - DRB -

[Signature] 7-10-13
 Planner signature / date
 Project # 1007139



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

Map amended through: 4/2/2012

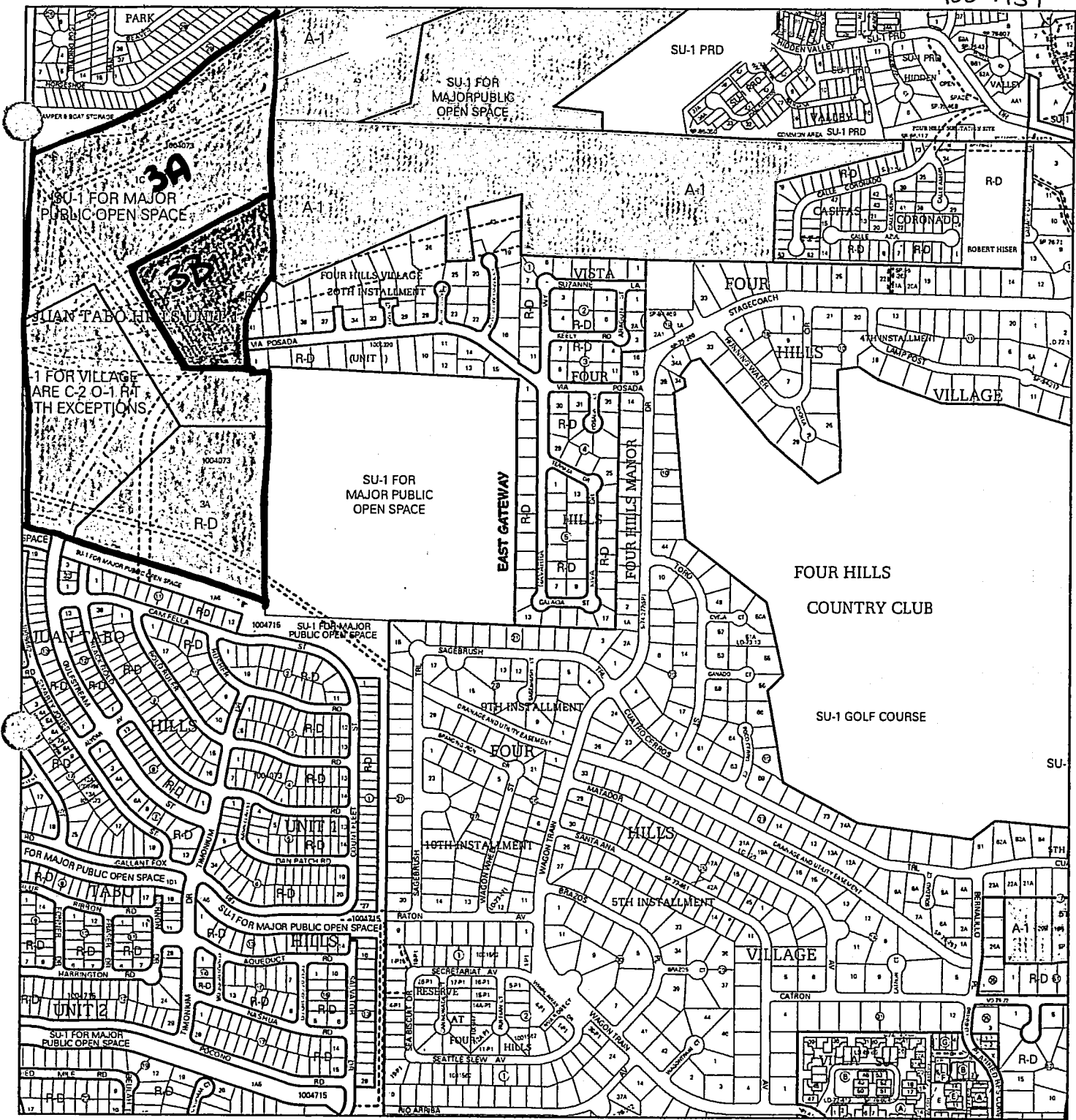
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-21-Z

Selected Symbols

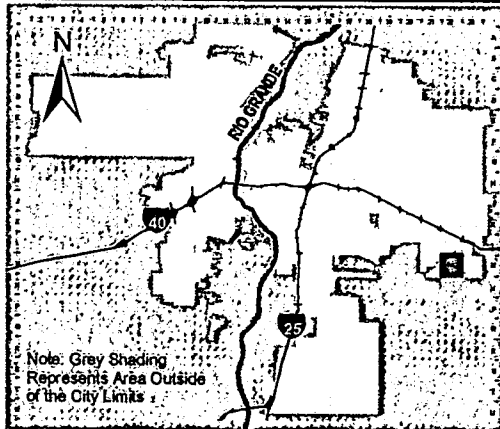
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



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

Map amended through: 4/2/2012



Zone Atlas Page:
M-22-Z

Selected Symbols

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

0 750 1,500 Feet



**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) 1007139

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) _____

Proposed Number of Units: Single-Family Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

71 Single Family units

Waiver Information

Property Owner _____ Legal Description _____ Zoning _____

Reason for Waiver/Deferral _____

Contact Information

Name Kay Brashear

Company Mark Goodwin & Associates, PA

Phone (505) 828-2200

E-mail kbrashear@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 7/3/2013

Date Completed 7/13/2013

H
H
H

EXHIBIT B

FINAL
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 3 day of July, 2013 and pertains to the subdivision commonly known as JUAN TABO HILLS UNIT 3A, and more particularly described as a tract of land situate, within Sections 27,33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 1-C, 3-A, and 4-A, JUAN TABO HILLS UNIT 1 as the same is shown on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005C, Page 406 (the "Subdivision".) The following individual lots comprise the subdivision:

See attached Subdivision Plat Addresses

WHEREAS, 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 to pay to APS a facilities fee 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.

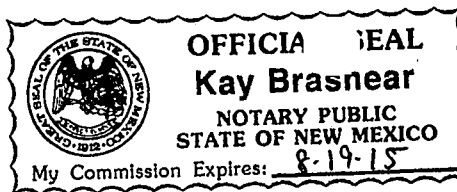


Signature

Name (typed or printed) and title

JTH, LLC

Developer



STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on July 3, 13, by Adam Thornton
_____ as managing member of JTH, LLC, a New
Mexico limited liability company.

Kay Brasnear

Notary Public

My commission expires:
8-19-15

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

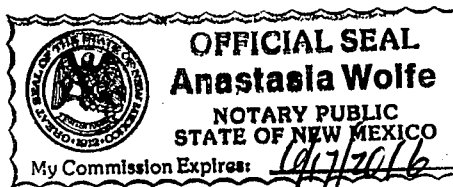
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on July 3, 2013, by April L. Winters
_____ as Facility Fee Planner 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.

Anastasia Wolfe

Notary Public

My commission expires:
6/17/2016



Juan Tabo Hills 3A Addresses

Address	City	State	Zip	Block	Lot
1601 Barbaro Dr. SE	Albuquerque	NM	87123	1	1
1605 Barbaro Dr. SE	Albuquerque	NM	87123	1	2
1609 Barbaro Dr. SE	Albuquerque	NM	87123	1	3
1613 Barbaro Dr. SE	Albuquerque	NM	87123	1	4
1615 Barbaro Dr. SE	Albuquerque	NM	87123	1	5
1619 Barbaro Dr. SE	Albuquerque	NM	87123	1	6
1623 Barbaro Dr. SE	Albuquerque	NM	87123	1	7
11900 Dahlia Ave. SE	Albuquerque	NM	87123	1	8
11904 Dahlia Ave. SE	Albuquerque	NM	87123	1	9
11908 Dahlia Ave. SE	Albuquerque	NM	87123	1	10
11912 Dahlia Ave. SE'	Albuquerque	NM	87123	1	11
11916 Dahlia Ave. SE	Albuquerque	NM	87123	1	12
11920 Dahlia Ave. SE	Albuquerque	NM	87123	1	13
11924 Dahlia Ave. SE	Albuquerque	NM	87123	1	14
11928 Dahlia Ave. SE	Albuquerque	NM	87123	1	15
11932 Dahlia Ave. SE	Albuquerque	NM	87123	1	16
11936 Dahlia Ave. SE	Albuquerque	NM	87123	1	17
11940 Dahlia Ave. SE	Albuquerque	NM	87123	1	18
11944 Dahlia Ave. SE	Albuquerque	NM	87123	1	19
1628 Challedon Dr. SE	Albuquerque	NM	87123	1	20
1624 Challedon Dr. SE	Albuquerque	NM	87123	1	21
1620 Challedon Dr. SE	Albuquerque	NM	87123	1	22
1616 Challedon Dr. SE	Albuquerque	NM	87123	1	23
1612 Challedon Dr. SE	Albuquerque	NM	87123	1	24
1608 Challedon Dr. SE	Albuquerque	NM	87123	1	25
1604 Challedon Dr. SE	Albuquerque	NM	87123	1	26
1600 Challedon Dr. SE	Albuquerque	NM	87123	1	27
1532 Challedon Dr. SE	Albuquerque	NM	87123	1	28
1528 Challedon Dr. SE	Albuquerque	NM	87123	1	29
1524 Challedon Dr. SE	Albuquerque	NM	87123	1	30
1520 Challedon Dr. SE	Albuquerque	NM	87123	1	31
1516 Challedon Dr. SE	Albuquerque	NM	87123	1	32
1512 Challedon Dr. SE	Albuquerque	NM	87123	1	33
1508 Challedon Dr. SE	Albuquerque	NM	87123	1	34
1504 Challedon Dr. SE	Albuquerque	NM	87123	1	35
1500 Challedon Dr. SE	Albuquerque	NM	87123	1	36
1501 Barbaro Dr. SE	Albuquerque	NM	87123	1	37
1505 Barbaro Dr. SE	Albuquerque	NM	87123	1	38
1509 Barbaro Dr. SE	Albuquerque	NM	87123	1	39
1513 Barbaro Dr. SE	Albuquerque	NM	87123	1	40
1515 Barbaro Dr. SE	Albuquerque	NM	87123	1	41
1519 Barbaro Dr. SE	Albuquerque	NM	87123	1	42
1523 Barbaro Dr. SE	Albuquerque	NM	87123	1	43
1527 Barbaro Dr. SE	Albuquerque	NM	87123	1	44
1531 Barbaro Dr. SE	Albuquerque	NM	87123	1	45
1535 Barbaro Dr. SE	Albuquerque	NM	87123	1	46
1508 Barbaro Dr. SE	Albuquerque	NM	87123	2	1

1504 Barbaro Dr. SE	Albuquerque	NM	87123	2	2
1500 Barbaro Dr. SE	Albuquerque	NM	87123	2	3
11919 Giacomo Ave SE	Albuquerque	NM	87123	2	4
11915 Giacomo Ave SE	Albuquerque	NM	87123	2	5
11909 Giacomo Ave SE	Albuquerque	NM	87123	2	6
11905 Giacomo Ave SE	Albuquerque	NM	87123	2	7
11901 Giacomo Ave SE	Albuquerque	NM	87123	2	8
11900 Giacomo Ave SE	Albuquerque	NM	87123	3	1
11904 Giacomo Ave SE	Albuquerque	NM	87123	3	2
11908 Giacomo Ave SE	Albuquerque	NM	87123	3	3
11912 Giacomo Ave SE	Albuquerque	NM	87123	3	4
11916 Giacomo Ave SE	Albuquerque	NM	87123	3	5
11920 Giacomo Ave SE	Albuquerque	NM	87123	3	6
11924 Giacomo Ave SE	Albuquerque	NM	87123	3	7
11928 Giacomo Ave SE	Albuquerque	NM	87123	3	8
11901 Dahlia Ave SE	Albuquerque	NM	87123	3	9
11905 Dahlia Ave SE	Albuquerque	NM	87123	3	10
11909 Dahlia Ave SE	Albuquerque	NM	87123	3	11
11915 Dahlia Ave SE	Albuquerque	NM	87123	3	12
11919 Dahlia Ave SE	Albuquerque	NM	87123	3	13
11923 Dahlia Ave SE	Albuquerque	NM	87123	3	14
11927 Dahlia Ave SE	Albuquerque	NM	87123	3	15
11931 Dahlia Ave SE	Albuquerque	NM	87123	3	16
11935 Dahlia Ave SE	Albuquerque	NM	87123	3	17

July 24. 2013

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

Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

SIA Sequence #	COA DRC Project #
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<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
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 20, Blk 1(stub)
4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 36, 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	Dahlia Ave.
8"	Sanitary Sewer	Giacomo	Barbaro Dr	Challedon Dr
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 20 Easmt
8"	Sanitary Sewer	Lot 20, Blk 1 Easmt	Challedon Dr	Tract 1-A-6
8"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 36, Blk1
8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Challedon Dr

Private Inspector	City Inspector	City Crst Engineer
/	/	/
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/	/	/

Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Barbaro Dr	Dahlia Ave	Lot 7, Blk 1	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	12"	Sanitary Sewer	Dahlia Ave	Barbaro Dr	Challedon Dr	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	8"	REMOVE Exist. SAS	Tract 3-A and 4-A-1	COA Open Space	Juan Tabo Blvd. Ex SAS	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	8"	Construct & Remove Temp SAS	Tract 1-A-6	Exist SAS Open Space	Ex SAS near Street "L"	<u> / </u>	<u> / </u>	<u> / </u>
STORM DRAIN									
<input type="text"/>	<input type="text"/>	18"-36"	Storm Drain	Barbaro Drive	Cavalcade Ave	Tract B	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	18"-36"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	18"-42"	Storm Drain	Tract B	Barbaro Dr	Tract 1-A-6	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	36"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6, Ex. 96" SD	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	Per Design 24"	Concrete Channel & Storm Drain	Tract D	COA Open Space	Challedon Dr	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	48"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6 Ex. 96" SD	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	Per Design	Trash Rack on 96" RCP At Channel Transition	Juan Tabo Hills			<u> / </u>	<u> / </u>	<u> / </u>

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

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		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>										
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

- 1 Sidewalks to be deferred.
- 2 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 until the LOMR covering this project site is approved by FEMA.
- 7
- 8

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

Diane Hoelzer, PE
 NAME (print)

Mark Goodwin & Associates
 FIRM

Diane Hoelzer 2-9-12
 SIGNATURE - date

 DRB CHAIR - date

 TRANSPORTATION DEVELOPMENT - date

 UTILITY DEVELOPMENT - date

 CITY ENGINEER - date

 PARKS & GENERAL RECREATION - date

 AMAFCA - date

 - date

 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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						
		24' 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)	Glacomo Ave	Barbaro Drive	Challedon Dr	/	/	/

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 7, Blk 1 (stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (South)	Dahlia Ave	Lot 20, Blk 1(stub)	/	/	/
		25' FF	Res Pvmt C&G (both sides) 4' Sidewalk (east side) (1)	Challedon Dr (North)	Barbaro Drive	Lot 36, Blk 1 (stub)	/	/	/
		4'	Sidewalk	Lot 20, 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	Barbaro Dr	/	/	/
		8"	Waterline	Barbaro Dr	Cavalcade Ave	Tract B	/	/	/
		8"	Waterline	Tract B	Barbaro Dr Stub	Tact 1-A-6	/	/	/
		8"	Waterline	Tract 1-A-8	Tract B	Gulfstream Dr (Ex 12" WL)	/	/	/

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Size	Type of Improvement	Location	From	To
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 20, Blk 1(stub)
4"	Waterline	Challedon Dr (Stub) (North)	Barbaro Drive	Lot 36, 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	Dahlia Ave.
8"	Sanitary Sewer	Giacomo	Barbaro Dr	Challedon Dr
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 20 Easmt
8"	Sanitary Sewer	Lot 20, Blk 1 Easmt	Challedon Dr	Tract 1-A-6
8"	Sanitary Sewer	COA Open Space	Tract 1-A-6	COA Open Space (Ex 12" SAS)
8"	Sanitary Sewer	Challedon Dr	Giacomo Ave	Lot 36, Blk1
8"	Sanitary Sewer	Barbaro Dr	Cavalcade Ave	Challedon Dr

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
SANITARY SEWER				
8"	Sanitary Sewer	Barbaro Dr	Dahlia Ave	Lot 7, Blk 1
12"	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"-42"	Storm Drain	Barbaro Drive	Lot 2, Block 1	Tract B
18"-42"	Storm Drain	Dahlia Ave	Tract D	Barbaro Dr
18"-48"	Storm Drain	Tract B	Barbaro Dr	Tract 1-A-6
48"	Storm Drain	Tract 1-A-6	Tract B	Tract 1-A-6, Ex. 90" SD
Per Design 24"	Concrete Channel & Storm Drain	Tract D	COA Open Space	Challedon Dr
Per Design	Trash Rack on 96" RCP At Channel Transition	Juan Tabo Hills		

Private Inspector	City Inspector	City Cnst Engineer
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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
			Retaining Walls	Lots 24-38, Block 1			/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							City User Dept. Signature		
Date							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 until the LOMR covering this project site is approved by FEMA.
- 7
- 8

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer, PE
 NAME (print)

Mark Goodwin & Associates
 FIRM

Diane Hoelzer 3-15-12
 SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



FROM: Carol Dumont, Parks & Recreation Department

DATE: September 25, 2012

Parks & Recreation Comments for Development Review Board meeting
of September 26, 2012

AGENDA ITEM #8 and #9

**Project #1007139 12DRB-70052- Juan Tabo Hills, portion of lot 3A.
Amendment to Preliminary Plat**

1. With the receipt of the signed Memorandum of Agreement dated September 22, 2012 and attached Restoration and Revegetation Plan Parks and Recreation can approve the Amendment to the Preliminary Plat.

**Project#1007140 12DRB-70051 Juan Tabo Hills portion of lot 2A
Amendment to Preliminary Plat**

**08DRB-70300 Amendment from Sidewalk waiver to Sidewalk Variance for Material
and Location**

1. With the receipt of the signed Memorandum of Agreement dated September 22, 2012 and attached Restoration and Revegetation Plan Parks and Recreation can approve the Amendment to the Preliminary Plat and Sidewalk Variance.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement between Juan Tabo Hills, LLC (hereinafter "JTH, LLC"), a New Mexico limited liability company, and the City of Albuquerque's (hereinafter "City") Parks & Recreation Department - Open Space Division (hereinafter "PRD-OSD") is entered into as of September 22 2012.

1. JTH, LLC has staked the boundaries of Tract 1-C-1 between Monachos Rd and the future Tijeras Arroyo scour wall and staked the entirety of Tract 1-C-2 to determine the Tract's limits.
2. JTH, LLC shall submit a comprehensive grading plan that includes Tracts 1-C-1 and 1-C-2 and any other City owned tracts affected by JTH, LLC's development of the Juan Tabo Hills Subdivision, Units 3A & 3B. JTH shall comply with the grading and drainage plan as approved. The comprehensive grading plan will be submitted for Development Review Board (hereinafter "DRB") review in conjunction with, and prior to current preliminary plat approvals.
3. A separate restoration and re-vegetation plan for all disturbed areas in Tracts 1-C-1 and 1-C-2 has been drafted by JTH, LLC and reviewed and approved by PRD-OSD. This plan shall be agreed to and successfully implemented prior to acceptance for maintenance of those tracts by PRD-OSD. The plan shall require temporary irrigation and shall address species mix, methods of planting, and performance standards as set forth in City's Standard Specifications for Public Works Construction. However, the seeding mix shall be determined by PRD-OSD per Open Space memo dated July 26, 2012 (attached hereto as Exhibit "A") and may exceed City Standard Specifications due to the unique nature of the disturbed area. JTH, LLC recognizes that such restoration and re-vegetation efforts may also be addressed on DRB infrastructure lists and guaranteed through a separate Subdivision Improvement Agreements (hereinafter "SIA") than the SIA for the Public Infrastructure. The SIA shall not be extended for more than 3 years past the latest date that drill seeding has been completed on the last area to be seeded. Each area will be evaluated by OSD for compliance to the Performance Standard as set forth on the Restoration and Revegetation Plan and the SIA may be reduced or released when the acceptable performance standards are met.
4. A separate development plan will be proposed by JTH, LLC for the staked area in the southernmost part of Tract 1-C-1, which may include concepts such as a prescription trail and other restoration activity. If agreed upon by PRD-OSD, the area may be developed by JTH, LLC and perpetually maintained by the Juan Tabo Hills Homeowner's Association (hereinafter "JTH HOA").
5. PRD-OSD will consider future acceptance of Tracts A and C, Juan Tabo Hills Unit 3B as Open Space. For current plat submittal, Tract A will be designated as JTH HOA Tract encumbered with a public pedestrian access easement for access to the Tijeras Arroyo. For current plat submittal, Tract C will be designated as a JTH-HOA tract encumbered with an easement for a public trail. Prior to any future conveyance and acceptance of either Tract A and/or C as PRD-OSD land, the possible need for restoration and re-vegetation will be negotiated for PRD-OSD acceptance at that time.
6. The construction limits for the scour wall for Juan Tabo Hills Unit 3B, Tract 1-C-1 and Tract A shall be delineated by a silt fence prior to the start of construction. The intent of placing the silt fence is to prohibit construction encroachment on PRD-OSD land. Disturbed areas within Tract 1-C-1 shall be subject to the restoration and re-vegetation plan described above in paragraph three (3).
7. The trail connection from the Tijeras Arroyo through Tract 1-C-2 and Tract C to Four Hills Village required by the Environmental Planning Commission as a condition of approval may be constructed on City-owned property by JTH, LLC at JTH, LLC's expense, subject to a separate agreement with the City. The location and alignment of the trail connection shall be per the DRB Approved Grading and Drainage Plan dated

08-22-12. If any changes are required, they must be approved by PRD-OSD. The trail shall be built by JTH, LLC in accordance with PRD-OSD standards as a soft surface trail consisting of stabilized crusher fines and will be maintained by the JTH HOA. The specific stabilizing agent shall be selected from list supplied by PRD-OSD and installed per manufacturer's instructions and shall only be applied to the connecting trail system from Four Hills Village to the Tijeras Arroyo (via Tract C, portion of Tract 1-C-2, SE corner of Tract 1-C-1, Tract B of JTH Unit 3B).

8. With acknowledgement of this agreement and the above provisions, PRD-OSD agrees not to challenge the preliminary plat for Juan Tabo Hills Units 3A and 3B.

9. All separate anticipated agreements referenced above shall be negotiated in good faith and fully executed by the parties prior to final plat approval.

THE CITY OF ALBUQUERQUE PARKS & RECREATION DEPARTMENT

By: _____ Date: _____

Printed Name: Barbara C. Baca

Title: Director, Parks and Recreation Department

CITY'S NOTARY

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

This instrument was acknowledged before me on this _____ day of _____, 20____ by Barbara C. Baca, Director of the City of Albuquerque Parks & Recreation Department.

Notary Public

My Commission Expires:

JUAN TABO HILLS, LLC

By: _____

Printed Name: Scott Grady

Date: _____

Title: Managing member

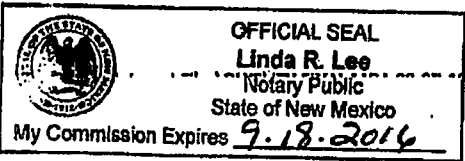
JUAN TABO HILLS, LLC'S NOTARY

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

This instrument was acknowledged before me on this 22nd day of September, 2012 by Scott Grady, Member of Juan Tabo Hills, LLC.

Linda R. Lee
Notary Public

My Commission Expires: 9.18.2016



Restoration and Re-vegetation Plan for Disturbed Areas in Tract 1-C-1 and 1-C-2 *Dist 9-6-12*

The following plan applies to shaded areas only as shown on this Restoration and Re-vegetation Plan

I. Prior Construction to be completed prior to implementation of R&R Plan:

A. Area A (1.74 acres - to be done in conjunction with Unit 3A):

- _____ 1. Rough Grading of JTH Unit 3A and Tract 1-C-2
- _____ 2. Retaining Wall on north side of Lot 36
- _____ 3. Stabilized crusher fine trail
- _____ 4. Rip-rap in channel at eastern most end of swale in Tract 1-C-2

B. Area B (0.667 acres - to be done in conjunction with Unit 3B):

- _____ 1. Rough Grading of Tract 1-C-2
- _____ 2. Stabilized crusher fine trail constructed with culvert crossing at T intersection,
- _____ 3. Gulfstream Road constructed (with Unit 3A),
- _____ 4. Storm drain outfall from Gulfstream to Monachos Road (with Unit 3A),
- _____ 5. Storm drain outfall from existing 60° to Tijeras Arroyo (with Unit 3B),

C. Area C (to be done in conjunction with Unit 3B):

- _____ 1. Storm drain outfall from existing 60° to Tijeras Arroyo (with Unit 3B),
- _____ 2. Sanitary sewer connection from Zanjero Rd Easement to existing SAS in Tract 1-C-1,
- _____ 3. Soor Wall in Tract 1-C-1
- _____ 4. Stabilized crusher fine trail connection Monachos Rd. to Zanjero Rd.

II. Restoration and Re-vegetation shall commence upon the completion of the above itemized earthwork and construction infrastructure in compliance with the following procedures:

Seeding Mix: per PRD-OSD email memo dated July 26, 2012 and the attachment to the MOA.

Planting methodology: drill-seeded, refer to City Specs.

Temporary irrigation methodology and schedule: to be determined by developer to facilitate the germination and growth as necessary to comply with the City's Standard Specification for Public Works Construction

Performance Standards: per City's Standard Specification for Public Works Construction and the OSD standard target for post-disturbance total plant and litter cover will be 21-28 percent of total ground cover

III. Additional Notes

1. At the time all the earthwork, trail construction and drill seeding and any irrigation hardware installation is complete in Tract 1-C-1 and 1-C-2, no vehicle access will be granted except on the access maintenance road as shown on the approved grading and drainage plan
2. When all the construction items noted above in Area A, B and C are completed, PRD-OSD may install fencing along their property line to prevent further public vehicle access to further facilitate the germination and growth of drill seeding.
3. For additional details on the Re-vegetation Plan, refer to the signed Memorandum of Agreement with accompanying attachments, dated _____.

Revegetation Plan for Juan Tabo Hills Tracts 1-C-1 and 1-C-2

Revegetation Areas

The revegetation boundaries are shown as shaded areas on the approved Grading and Drainage Plan sheet entitled "Juan Tabo Hills Tract 1-C-1 and 1-C-2 Restoration and Revegetation Plan." There are three areas labeled on this sheet: Area A, Area B, and Area C. Each area will be considered a separate revegetation project for monitoring and assessment purposes.

Timing

Plan will be implemented in three phases. Reseeding and mulching shall commence no more than 14 days after completion of construction in each of the three Areas called out on G&D plan sheet (and referenced above). Each area will be maintained and monitored by JTH, LLC for three years following reseeding and mulching.

Materials and Methods

Areas A, B, and C shall be prepared, seeded, and mulched per attached COA draft specification 1007: Native Grass and Reclamation Seeding. In place of the City seed mix, the following OSD mix shall be used:

Name	#PLS/AC
<i>Bouteloua curtipendula</i> 'Niner' - Sidecoats grama	5.0
<i>Bouteloua eriopoda</i> - Black grama	5.0
<i>Bouteloua gracilis</i> "Hachita" - Blue grama	1.0
<i>Muhlenbergia porteri</i> - Bush muhly	5.0
<i>Oryzopsis hymenoides</i> - Indian Rice grass	2.0
<i>Pleuraphis jamesii</i> 'Viva' -Galleta	1.0
<i>Atriplex canescens</i> - Four wing saltbush	0.25
<i>Ephedra viridis</i> - Mormon Tea	0.25
<i>Krascheninnikovia lanata</i> - Winterfat	0.25
<i>Yucca glauca</i> - Soapweed yucca	0.25
<i>Abronia fragrans</i> - Sand verbena	0.25
<i>Asclepias tuberosa</i> - Butterfly weed	0.25
<i>Baileya multiradiata</i> - Desert Marigold	0.25
<i>Eriogonum jamesii</i> - Sulphur Buckwheat	0.25
<i>Oenothera pallida</i> - White evening primrose	0.25
<i>Sphaeralcea coccinea</i> - Scarlet globemallow	0.25
Total #PLS/AC	23.5

*PLS- Pure Live Seed (percent purity x percent germination)/100

Supplemental Irrigation

Supplemental irrigation shall be required for this revegetation project. Exact methods and timing of irrigation will be determined by JTH, LLC and its contractors.

Control of Noxious Weeds

If any evidence of the following noxious weeds is found during monitoring events, the infestation shall be destroyed by appropriate and effective means as soon as possible.

Common Name	Scientific Name
Russian Knapweed	Acroptilon repens
Camelthorn	Alhagi pseudoalhagi
Hoary Cress or Whitetop	Cardaria draba
Musk Thistle	Carduus nutans
Canada thistle	Cirsium arvense
Perennial pepperweed	Lepidium latifolium
Dalmation Toadflax	Linaria genistifolia dalmatica
Purple loosestrife	Lythrum salicaria

Monitoring

Within all revegetation areas, whether owned by JTH, LLC or the City of Albuquerque Open Space Division, JTH, LLC shall be responsible for annually monitoring the mitigation sites during the three-year establishment period of each Area.

After the end of a three-year establishment period, final monitoring will be conducted by OSD prior to acceptance of each Area. Monitoring will be conducted during the same month of the year as the initial seeding. OSD will conduct visual estimates of plant cover, litter cover, and bare ground at ten randomly-chosen locations within the mitigation area. Photo points will be taken before and after at these same ten locations and compared.

Performance Standards

In post-disturbance areas shown on G&D plan, plant and litter cover shall be 21-28% of average total ground cover, with no noxious species present. When the post disturbance vegetation at a particular site looks similar to the pre-disturbance vegetation (i.e., plant density and range of growth forms), there is no evidence of major erosion present, and the quantitative cover data are within the target range, then the site may be considered adequately revegetated.

Diane Hoelzer

1007139

From: Schmader, Matthew F. [mschmader@cabq.gov]
Sent: Friday, April 27, 2012 12:07 PM
To: Cherne, Curtis ; Dumont, Carol S.; Diane Hoelzer; Abbey, Susannah
Subject: Gulfstream Rd

Hello Curtis,

Pursuant to our meeting this morning at AMAFCA, the location of Gulfstream Rd onto the adjoining Open Space tract is acceptable to the Open Space Division.

This is contingent on there being a legal right-of-way establishing the street by plat or similar instrument.

It was agreed that limits of construction would be delineated when the roadway is built.

Thank you for your assistance today,

Matt Schmader

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
① 24' 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

Private Inspector	City Inspector	City Cnst Engineer

Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PAVING (continued)				
25' FF	Res Pvmnt C&G (both sides)	Barbaro Drive	Dahlia Ave	Lot 8, Blk 1 (stub)
4'	Sidewalk (west side) (1)			
25' FF	Res Pvmnt C&G (both sides)	Challedon Dr (South)	Dahlia Ave	Lot 23, Blk 1 (stub)
4'	Sidewalk (east side) (1)			
25' FF	Res Pvmnt C&G (both sides)	Challedon Dr (North)	Barbaro Drive	Lot 41, Blk 1 (stub)
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)

Private Inspector	City Inspector	City Cnst Engineer
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Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
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, Blk 1
8"	Sanitary Sewer	Barbaro Dr	Giacomo Ave	Challedon Dr

Private Inspector	City Inspector	City Cnst Engineer
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Project name:

Juan Tabo Hills Unit 3A (DRB 1007139)

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
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		

Private Inspector	City Inspector	City Cnst Engineer
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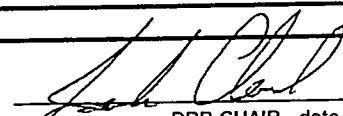
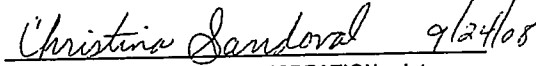
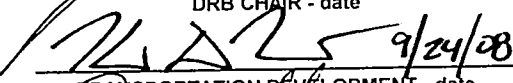

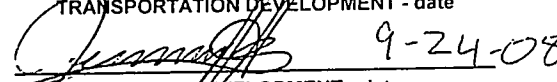

Project name:

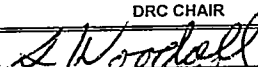
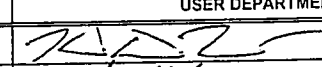

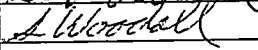

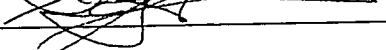
Juan Tabo Hills Unit 3A (DRB 1007139)

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	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>									
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

- 1 Sidewalks to be deferred.
- 2 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 until the LOMR covering this project site is approved by FEMA.
- 7
- 8

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer, PE NAME (print)	 DRB CHAIR - date 9-24-08	 PARKS & GENERAL RECREATION - date 9/24/08
Mark Goodwin & Associates FIRM	 TRANSPORTATION DEVELOPMENT - date 9/24/08	_____ AMAFCA - date
 SIGNATURE - date 9-23-08	 UTILITY DEVELOPMENT - date 9-24-08	_____ - date
	 CITY ENGINEER - date 9/24/08	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	07/16/09			
2	8/18/09			



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

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

March 21, 2012

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

**Re: Amendment to Preliminary Plat - Juan Tabo Hills Unit 3A
DRB 1007139**

Dear Mr. Cloud;

The following changes were made to the preliminary plat and are reflected in the amendment to the preliminary plat, infrastructure list and grading and drainage plan:

1. The lot widths were changed from 45' to 50' wide, reducing the total number of lots from 82 to 71 lots,
2. Tract 1-C was removed from JTH Unit 3B Preliminary Plat and added to JTH Unit 3A Preliminary Plat.
3. Vacation of easements is being done under a separate DRB process at a later date.

In addition to the original changes, I have reviewed and revised all the easement designations. They are now in chronological order and the ID number is consistent on sheet 1 and 2 and also coordinates with the ID numbering on the amended Juan Tabo Unit 3B plat.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer
DLH

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Jack Cloud
DRB Chair
One Stop 1th Floor
Plaza del Sol

DATE: March 15, 2012
DRB# 1007139
RE: Juan Tabo Hills Unit 3A
Amended Preliminary Plat

ITEMS BEING TRANSMITTED

6	Revised Amended Preliminary Plat
6	Infrastructure Lists
1	Explanation Letter dated 3-21-12

X For distribution to DRB members for March 21 hearing

Thanks,

PROJECT ENGINEER:


Diane Hoelzer, PE



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1007139

Application No. _____

TO ~~ALL~~ MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 03/21/2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: _____

CONTACT NAME: Diane Hoelzer @ Mark Goodwin & Assoc

TELEPHONE: 828 2200 EMAIL: diane@goodwinengineers.com

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/15/2012 Issued By: E08375 136516

Category Code **910**
2012 070 052

Application Number: 12DRB-70052, Amendment To Preliminary Plat

Address:

Location Description: JUAN TABO BLVD SE GULFSTREAM DR SE 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, P.A.
SUSAN RASINSKI
P.O. BOX 90606
ALBUQUERQUE NM 87199

SUSAN@GOODWINENGINEERS.COM

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

2/15/2012 9:52AM LOC: ANNX
US# 007 TRANSH 0003
RECEIPT# 00154054-00154054
PERMIT# 2012070052 TRSSVC
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$70.00
CHANGE \$0.00

Thank You



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 Gordon and Associates, P.A. PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: Khrashear@Gordonengineers.com

APPLICANT: Juan Tabo Hills, LLC PHONE: 892-5533
 ADDRESS: PO Box 1443 FAX: _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Amended Preliminary Plat (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: 10220551063272915

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
108DRB-70299, 70304, 70305, 70306, 70307 09DRB-70310

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 82 No. of proposed lots: 71 Total site area (acres): 71.5424
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd SE
 Between: Gulfstream Dr. SE and Tijeras Arroyo

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

SIGNATURE Kay Brass DATE 2-14-12
 (Print Name) Kay Brashear Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>12DRB - 70052</u>	<u>APP</u>	_____	<u>\$ 60.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 70.00</u>

Hearing date February 29 2012

[Signature]
 Staff signature & Date 2-15-12

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.

Kay Brashear
Applicant name (print)
Kay Brase 2/14/12
Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	12DRB - 70052
<input checked="" type="checkbox"/> Case #s assigned	- -
<input checked="" type="checkbox"/> Related #s listed	- -

[Signature] 2.15.12
Planner signature / date
Project # 1007139



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

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

*~ 2011 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

February 10, 2012

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

**Re: Amendment to Preliminary Plat - Juan Tabo Hills Unit 3A
DRB 1007139**

Dear Mr. Cloud;

The following changes were made to the preliminary plat and are reflected in the amendment to the preliminary plat, infrastructure list and grading and drainage plan:

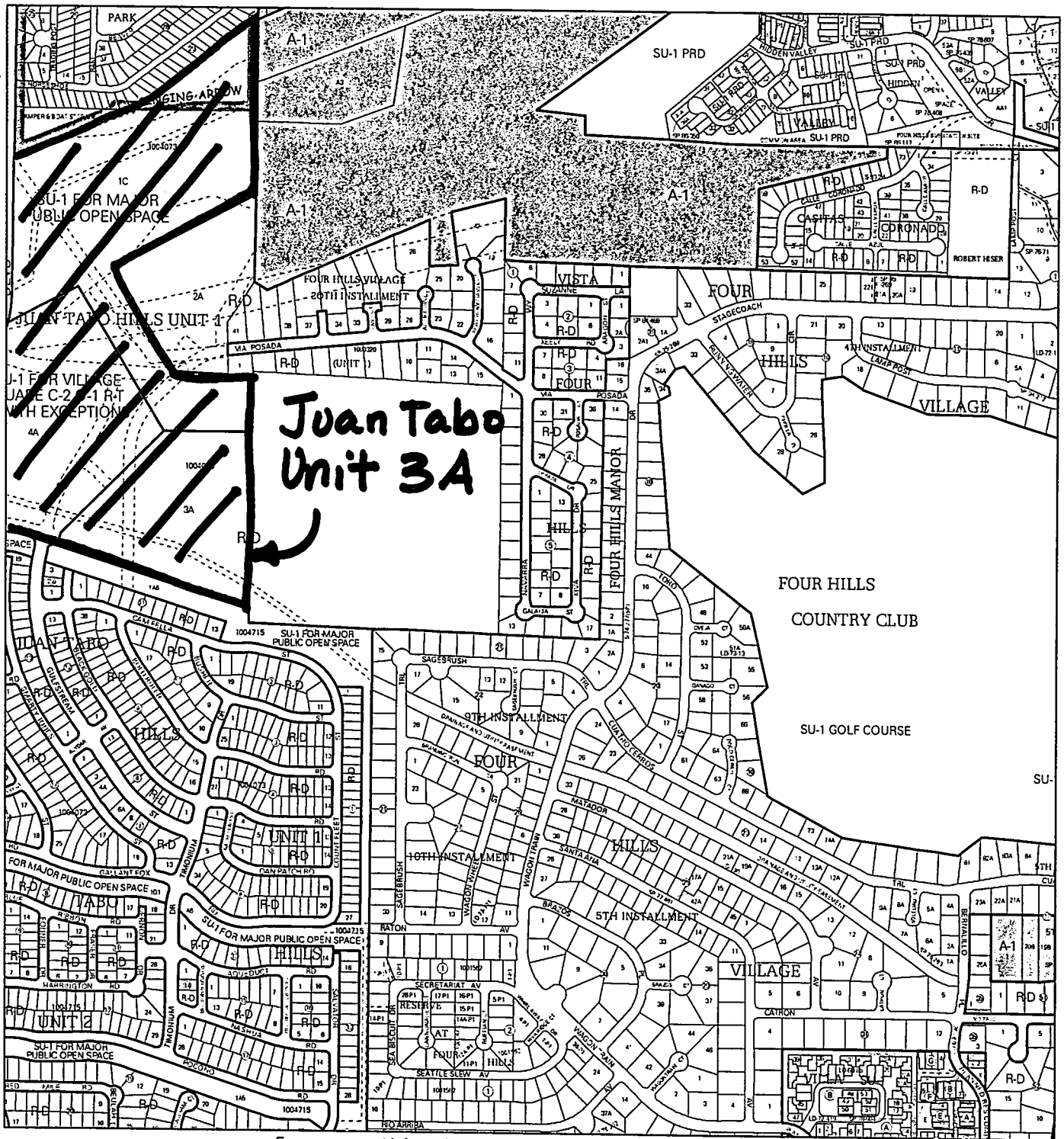
1. The lot widths were changed from 45' to 50' wide, reducing the total number of lots from 82 to 71 lots,
2. Tract 1-C was removed from JTH Unit 3B Preliminary Plat and added to JTH Unit 3A Preliminary Plat.
3. Vacation of easements is being done under a separate DRB process at this time.

Please call me if you have any questions.

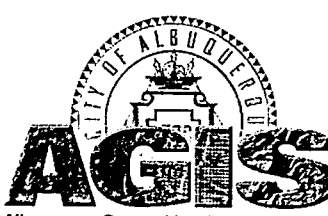
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

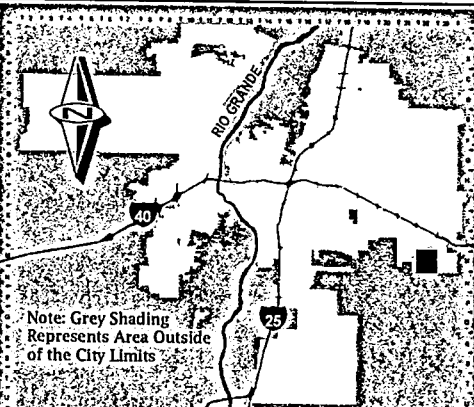
Diane Hoelzer, PE
Senior Engineer
DLH



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












Map amended through: 2/4/2010

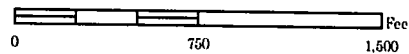


Note: Grey Shading Represents Area Outside of the City Limits

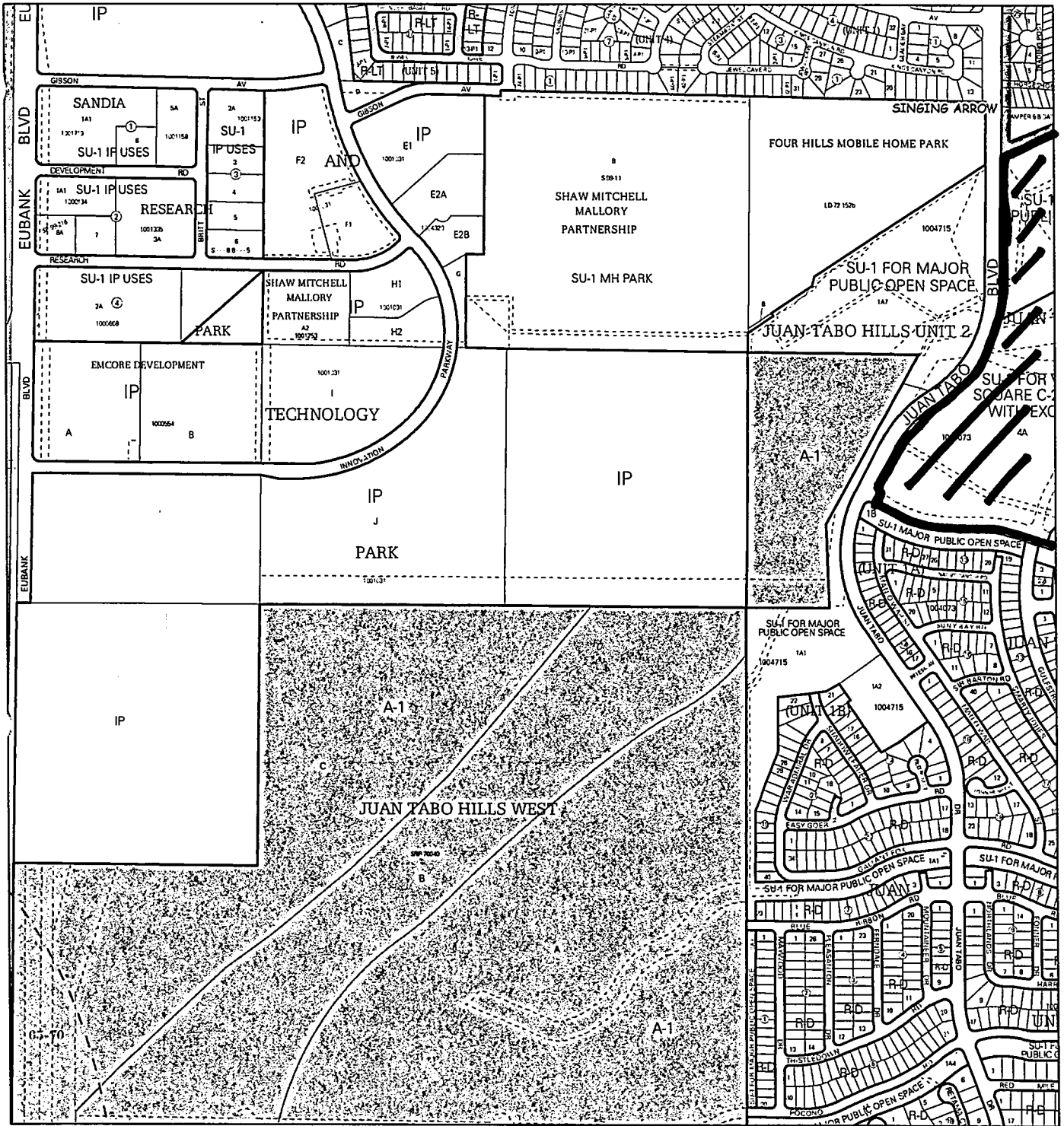
Zone Atlas Page:
M-22-Z

Selected Symbols

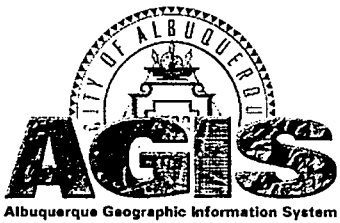
 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



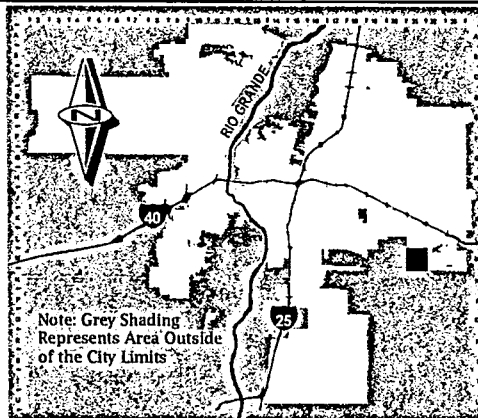
0 750 1,500 Feet



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












Map amended through: 2/4/2010

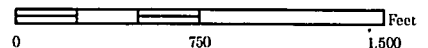


Zone Atlas Page:

M-21-Z

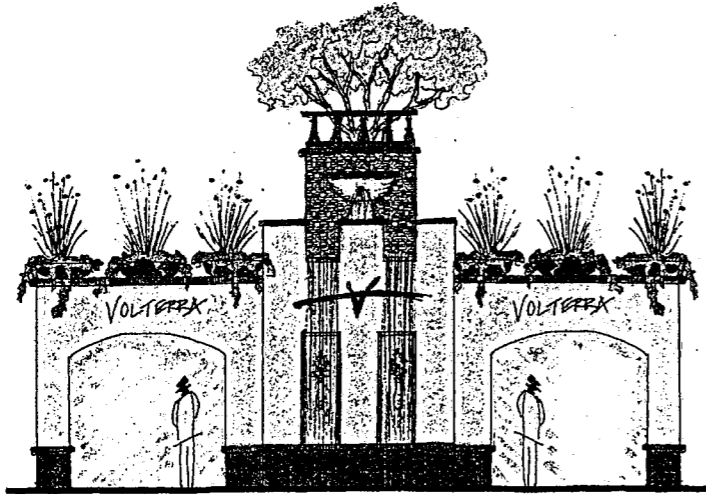
Selected Symbols

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

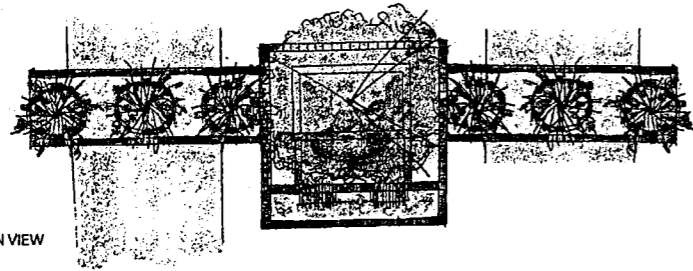


February 29, 2012

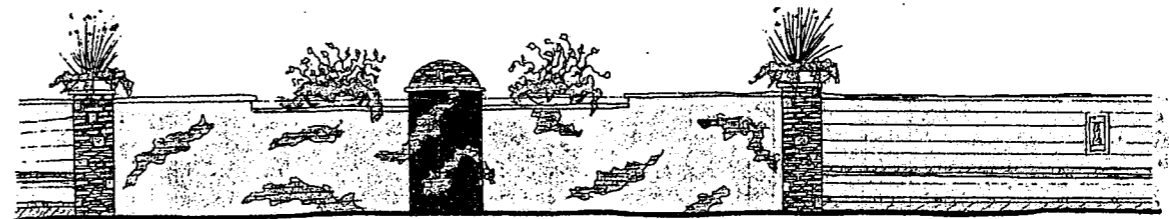
Color Option D



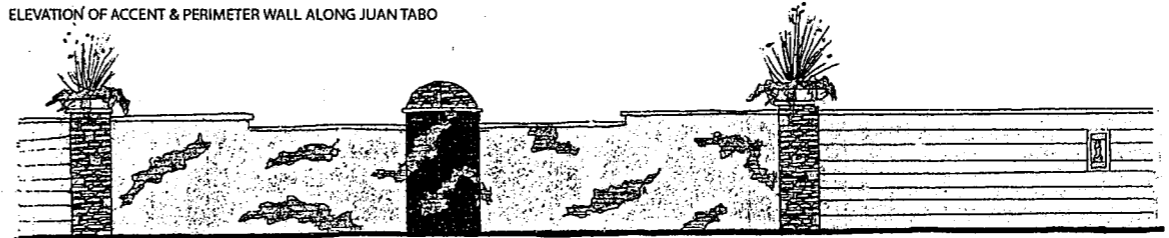
ELEVATION



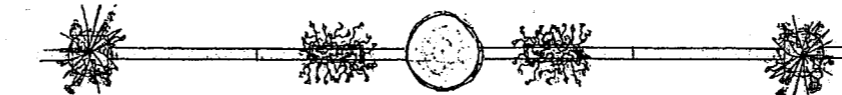
PLAN VIEW



ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY



PLAN VIEW OF WALL



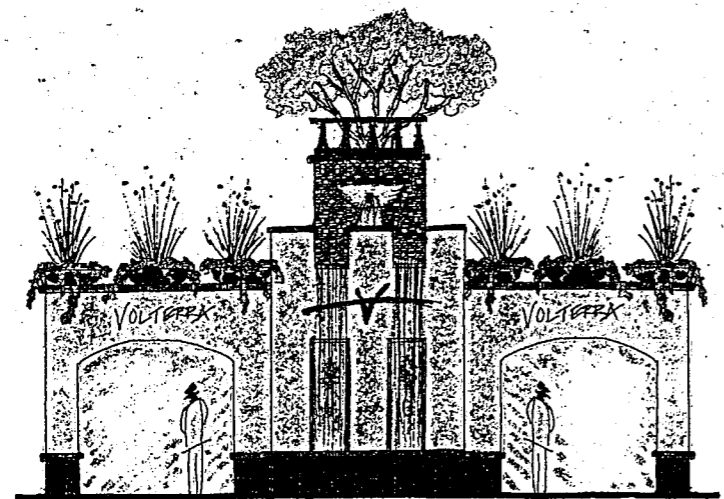
January 2006

Scale: 1/4" = 1'-0"

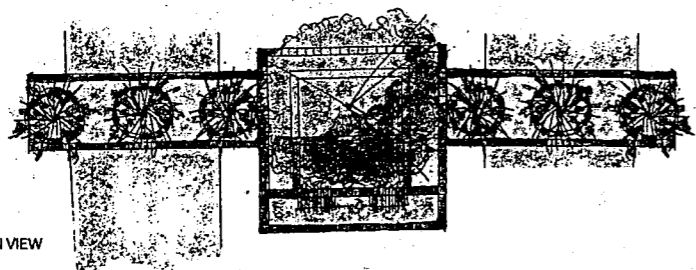


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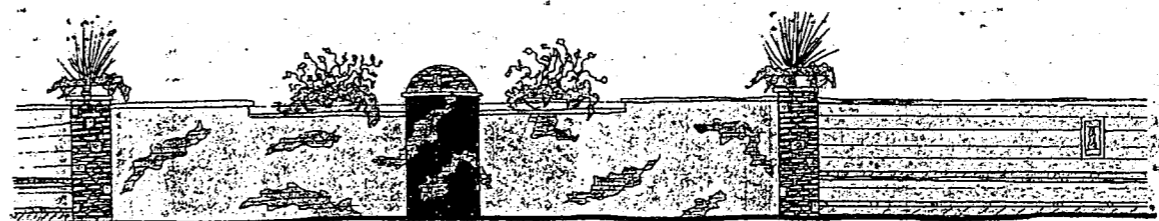
Color Option D



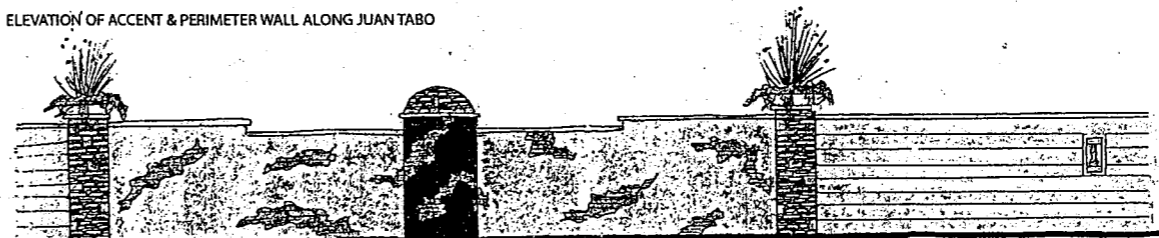
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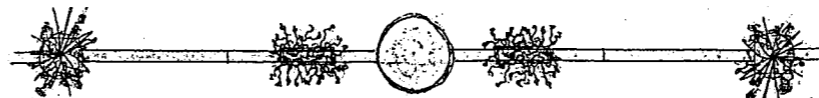
PLAN VIEW



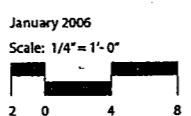
ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



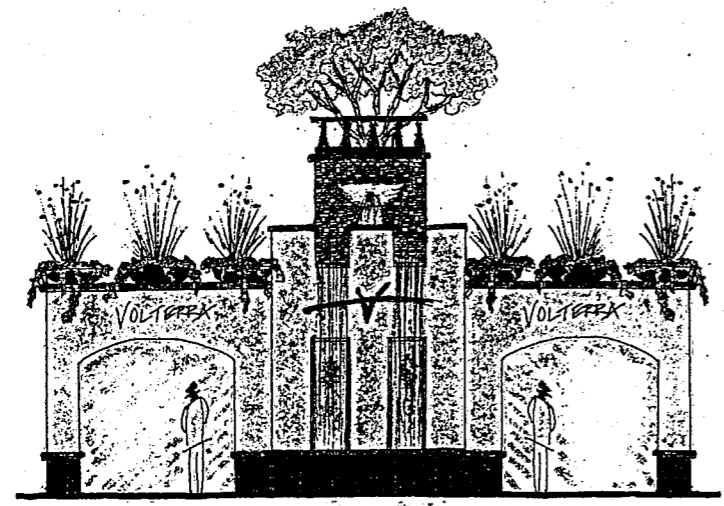
ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY



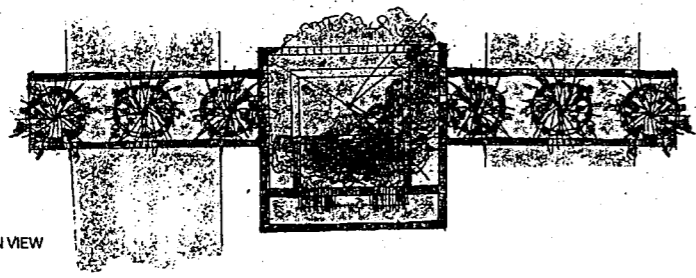
PLAN VIEW OF WALL



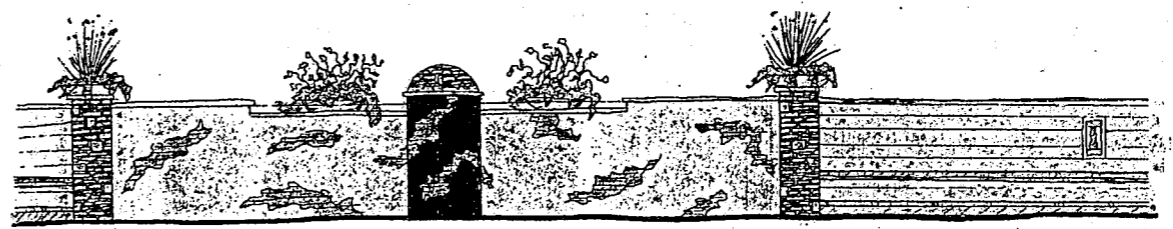
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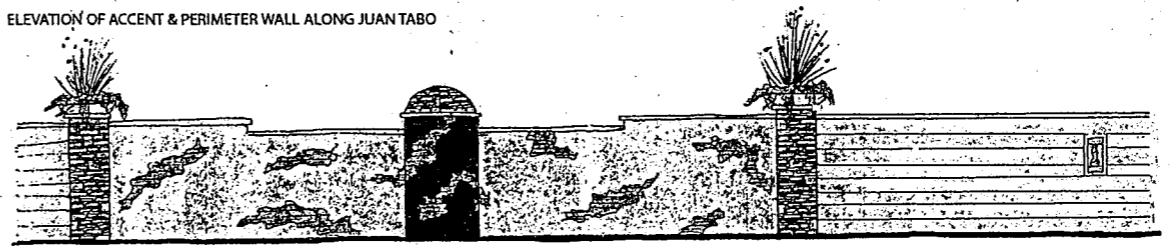
ELEVATION



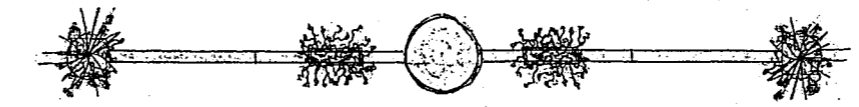
PLAN VIEW



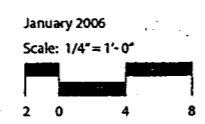
ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY



PLAN VIEW OF WALL





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1007139

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 12/18/13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revisions for 18, December 2013 hearing

CONTACT NAME: Diane Hoelzer

TELEPHONE: 828-2200 EMAIL: diane@goodwinengineers.com

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Angelia Gomez/Jack Cloud

DATE: December 13, 2013

One Stop

Plaza del Sol

RE: JTH Unit 3A-(DRB 1007139)

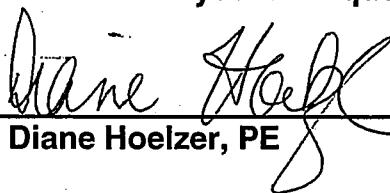
ITEMS BEING TRANSMITTED

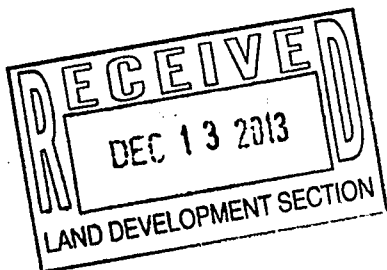
6	Revised Final Plat
1	Revised Vicinity map
1	Recorded SIA
1	Explanation Letter

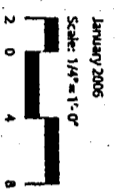
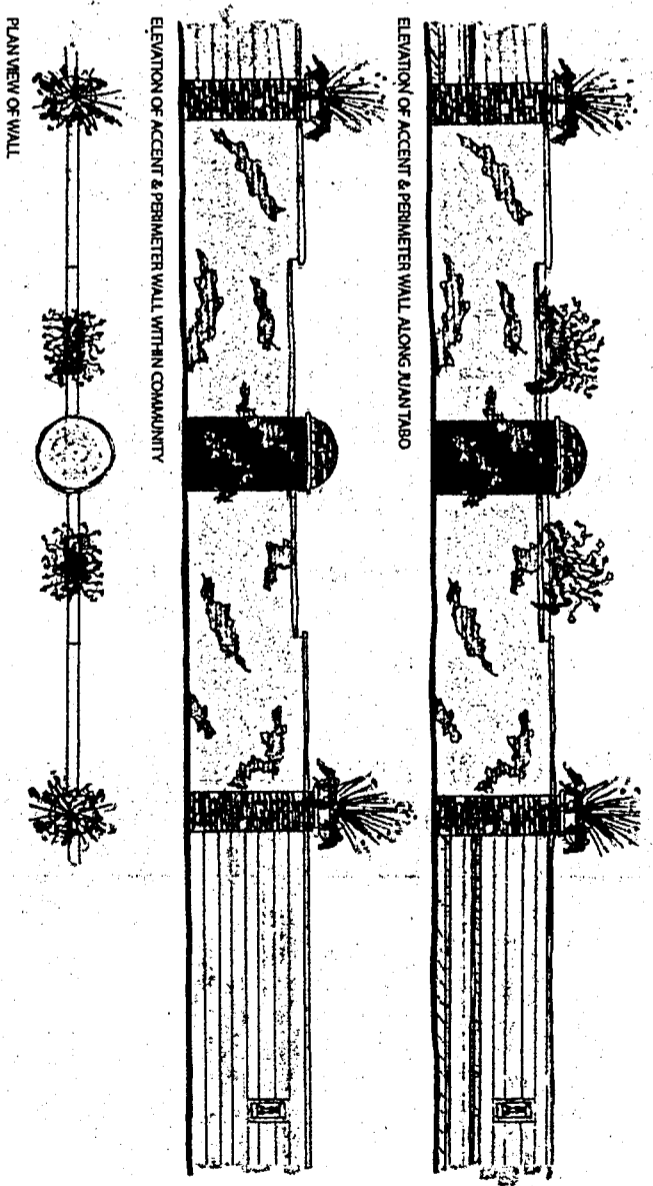
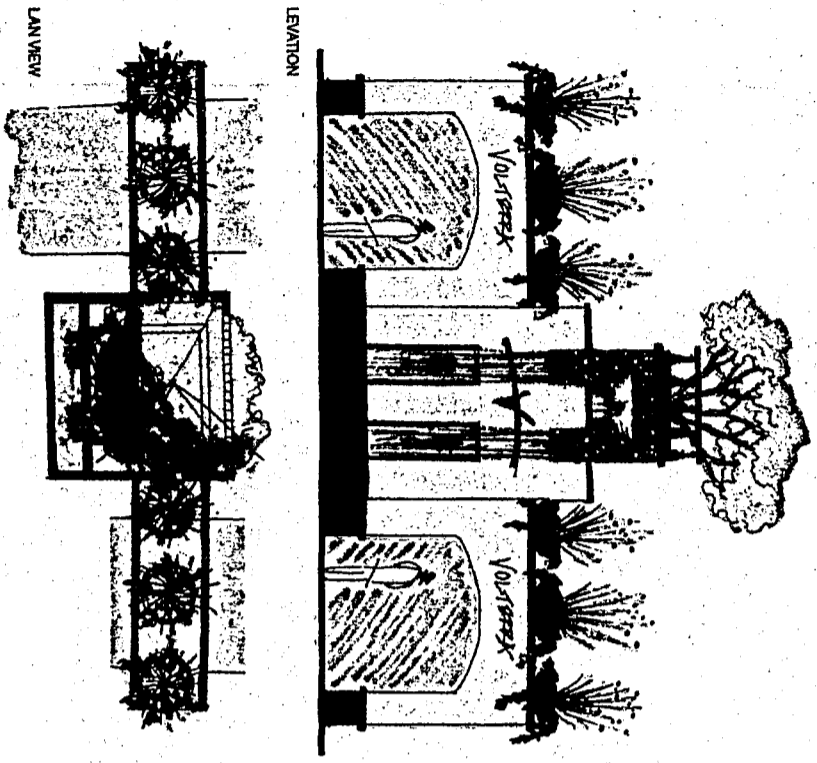
X Revisions for December 18 DRB hearing.

Notes: Please call Kay in our office if you have questions. Thanks,

PROJECT ENGINEER:

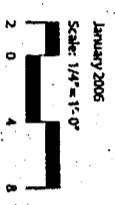
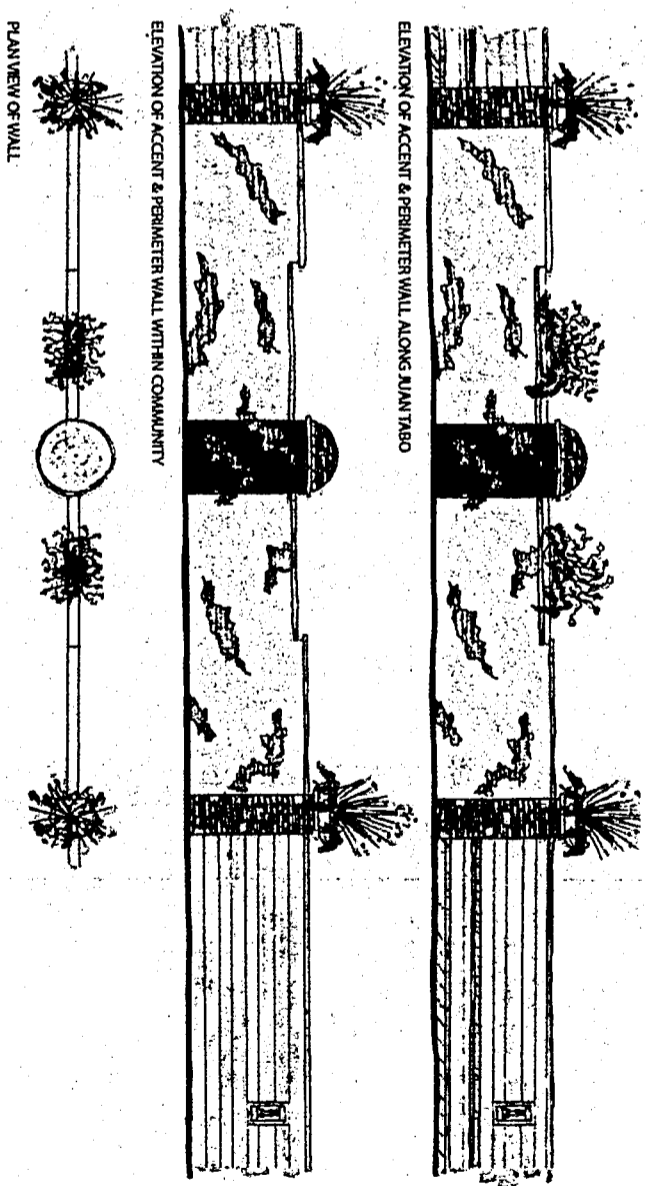
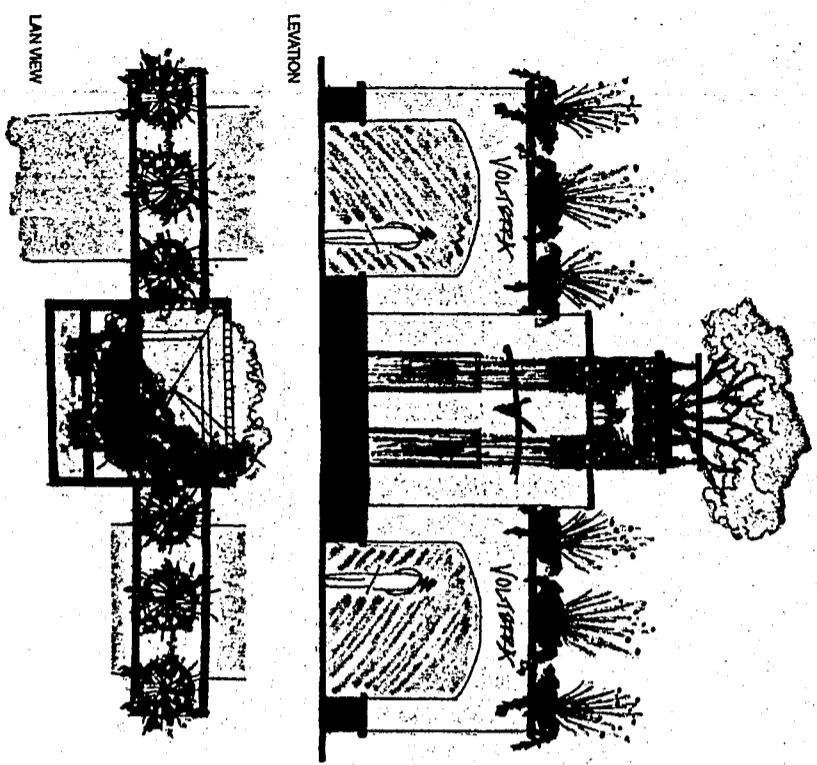

Diane Hoelzer, PE





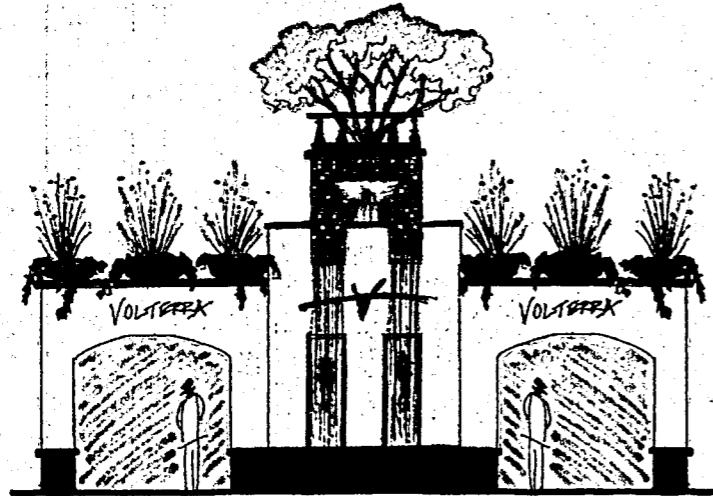
January 2006
Scale: 1/4" = 1'-0"

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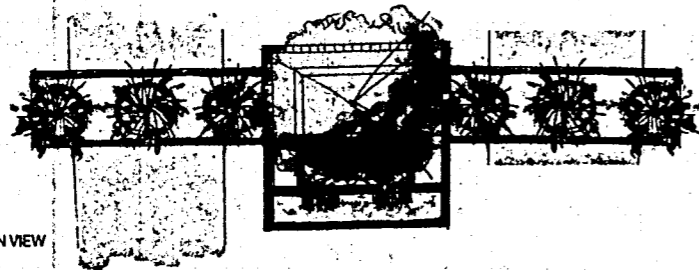


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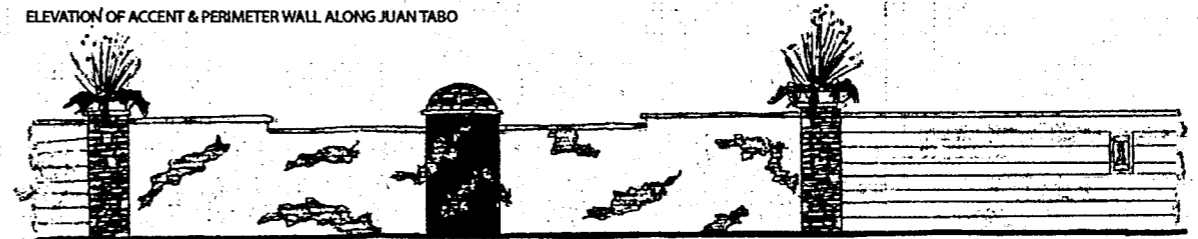
ELEVATION



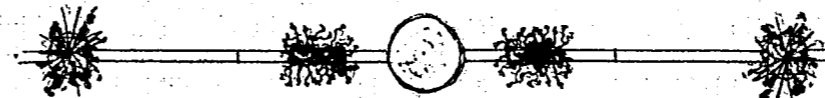
PLAN VIEW



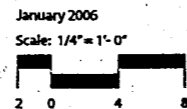
ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY



PLAN VIEW OF WALL



V
VOLTERRA

PROJECT

1007139

App #

Action

Date

12-70052

APP

2-29-12



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

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

~ 2011 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

August 2, 2012

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

**Re: Amendment to Preliminary Plat - Juan Tabo Hills Unit 3A
DRB 1007139**

Dear Mr. Cloud;

This case was indefinitely deferred pending resolution of COA Open Space concerns and issues. After several field meetings and correspondences, an agreement between our client and Open Space Division has been drafted and is in the process of being executed. An overall grading plan has been prepared that should address concerns of all parties and is part of this re-submittal to DRB for review and approval.

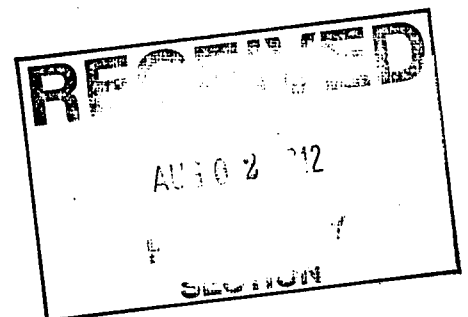
The primary change to the JTH Unit 3A Amended P.P. is that there is new dedication language on Tract 1-C-1 granting a "new AMAFCA floodplain easement" thus expanding the existing AMAFCA floodplain easement that extends it to the Unit 3B property line. Open Space Division has accepted the Gulfstream culdesac R/W extension into Tract 1-C-2 per an April 27, 2012 email from Matt Schmader

I would like to be placed back on the August 15 DRB agenda for this case. If anyone has any additional concerns or questions, I will make every attempt to address ahead of the meeting so that we may proceed with approval at that meeting.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer
DLH





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1007139/1007140

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 9-26-12

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SUBMITTAL DESCRIPTION: 6 Revised overall Grading and Drainage Plan (4 sheets)

1 extra copy for Caro Dumont, open space - PRD

RECEIVED
SEP 21 2012

110

CONTACT NAME: Diane Hoelzer

TELEPHONE: 828-2200 EMAIL: Diane@goodwinengineers.com