OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 27, 2012

Project# 1007140
12DRB-70177 EXT 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) 2A, **JUAN TABO HILLS UNIT 3B** zoned RD-SU1, located on JUAN TABO BLVD BETWEEN MONACHOS RD AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)

At the June 27, 2012 Development Review Board meeting, the following documents were entered into the record:

1) "Tentative Agreement" summarizing meeting of May 8, 2012 and related agreement between Scott Grady, Juan Tabo Hills, L.L.C. and Matt Schmader, Superintendent of the City of Albuquerque's Open Space Division;
2) Email from Mark Goodwin, Goodwin & Associates to Carol Dumont, Sr. Planner, Parks and Recreation Department dated May 16, 2012 cancelling meeting in the field and outlining specific tasks that Scott Grady has asked Goodwin & Associates to do;
3) Memo from Curtis Cherne to Diane Hoelzer dated May 29, 2012, prepared at Ms. Hoelzer's request, outlining the specific comments that need to be addressed for the Juan Tabo Hills Unit 3A Grading and Drainage Plan to be approved by the City.

Based on the record, an extension of the Preliminary Plat for proposed Unit 3B was conditionally approved to August 31, 2012 to allow proposed Units 3B and 3A to track together, with the following conditions:

1. There must be resolution and agreement between the Juan Tabo Hills parties and the City Open Space Division of the Parks & Recreation Department, as outlined in the attached documents listed above, no later than August 15, 2012.

2. Certain changes in the approved Preliminary Plats have been agreed to by the parties during the review of the submitted "Amended Preliminary Plats" and those changes should be noted. For example, including but not limited to, the proposed trail alignment from the Tijeras Arroyo to provide connection to the Four Hills Village as required by EPC, the ownership of the various "open space" tracts A-E shown on the approved Preliminary Plat, and any and all agreements that the parties are able to resolve with respect to the Tract 1-C Open Space outstanding issues referred to on the documents listed above.

3. It will be necessary to have current and effective vacation approvals as needed and previously approved for the proposed plat.

4. An amended grading and drainage plan for Unit 3-B, Unit 3A and Tracts 1-C-1 and 1-C-2 must be submitted and approved by the Development Review Board.

5. The comment letter from City Hydrology dated May 29, 2012, Juan Tabo Hills Unit 3A Grading and Drainage Plan should be satisfactorily addressed

6. Provide a written reason for not recording a Subdivision Improvement Agreement 3 years after the original Preliminary Plat approval.

7. Keyed Note 25 notes there is a 51 foot wide Public Access Easement granted to the City of Albuquerque for Tract A which may interfere with the scour wall shown on the Grading and Drainage Plan that needs to be addressed.

Previous 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.)

If you wish to appeal this decision, you must do so by July 12, 2012, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc:
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 29, 2012

Project# 1007140
12DRB-70177 EXT 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) 2A, **JUAN TABO HILLS UNIT 3B,** zoned RD-SU1, located on JUAN TABO BLVD BETWEEN MONACHOS RD AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)

At the August 29, 202 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

4. **Project# 1008585**
12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5,** zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) *[Deferred from 6/6/12, 6/20/12]* **DEFERRED TO 7/11/12 AT THE AGENT'S REQUEST.**

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

5. **Project# 1007140**
12DRB-70177 EXT 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) 2A, **JUAN TABO HILLS UNIT 3B** zoned RD-SU1, located on JUAN TABO BLVD BETWEEN MONACHOS RD AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)**THE EXTENSION OF MAJOR PRELIMINARY PLAT WAS APPROVED TO AUGUST 31, 2012 WITH THE CONDITION THAT A RESOLUTION AGREEMENT BE ENTERED INTO WITH THE CITY OF ALBUQUERQUE.**

6. **Project# 1004360**
12DRB-70169 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) I-18, **VENTANA DEL BOSQUE** zoned R A-2, located on MOUNTAIN NW, BETWEEN GABALDON AND RIO GRANDE (J-12) *[Deferred from 6/20/12]* **A TWO YEAR EXTENSION OF THE SIA FOR THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

7. **Project# 1009314**
12DRB-70174 SKETCH PLAT REVIEW AND COMMENT

JOHN LEWINGER request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 7, **1ST REPLAT OF BLK 7 OF ORIGINAL TOWNSITE OF WESTLAND** zoned C-2, located on ON CENTRAL BETWEEN UNSER & 98TH ST containing approximately .7 acre(s). (K-09)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

8. Other Matters:

ADJOURNED:

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

Project# 1007140
11DRB-70139 EXT 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 **JUAN TABO HILLS Unit(s) 3B,** zoned R-D, located on JUAN TABO BLVD BETWEEN VIA POSADA AND GULFSTREAM DR containing approximately 41.0368 acre(s). (M-22)

At the June 29, 2011 Development Review Board meeting, the one-year extension 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 & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: JTH, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 30, 2010

Project# 1007140
10DRB-70173 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 3B,** zoned RD, located on JUAN TABO BLVD BETWEEN VIA POSADA AND GULFSTREAM DR containing approximately 41.02442 acre(s). (M-22)

At the June 30, 2010 Development Review Board meeting, a one year extension for the Preliminary Plat was approved along with the associated SIDEWALK WAIVER 08DRB-70300 and TEMP DEFT SWDK CONST 08DRB-70301, and subject to the completion or re-approval of VACATION OF PUBLIC EASEMENT 08DRB-70297 as well as any required vacations for associated PROJECTS 1007139 and 1004073; conditions of Final Plat and SDP FOR SUBDIVISION 08DRB-70302 remain applicable.

If you wish to appeal this decision, you must do so by July 15, 2010 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair
Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: JTH, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado
File

HEARING DATE 6-30-10(EPP)

***

8.	**Project#-1007140** 10DRB-70088 AMENDMENT TO PRELIMINARY PLAT	MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, **JUAN TABO HILLS Unit(s) 1,** zoned SU-1 FOR R-D, located on JUAN TABO BLVD SE BETWEEN GULFSTREAM DR SE AND TIJERAS ARROYO (M-22) **THE AMENDED PRELIMINARY PLAT, THE AMENDED GRADING PLAN DATED 3/4/10 AND THE AMENDED INFRASTRUCTURE LIST DATED 3/24/10 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

9.	**Project# 1007489** 10DRB-70089 SKETCH PLAT REVIEW AND COMMENT	THE DESIGN GROUP agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 2, **UNM HOSPITAL CLINIC,** zoned SU-2 FOR IP, located on NW CORNER OF CENTRAL & UNSER NW & BLUEWATER NW containing approximately 13.03 acre(s). (K-10)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
10.	**Project# 1008219** 10DRB-70086 SKETCH PLAT REVIEW AND COMMENT	G & V CONSTRUCTION agent(s) for DON DAVIS request(s) the above action(s) for all or a portion of Lot(s) 21-19, Block(s) 9, **HINTONS,** zoned C-1, located on SAN PEDRO NE BETWEEN MOUNTAIN NE AND MARBLE NE containing approximately 0.258 acre(s). (H-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Approval of the Development Review Board Minutes for 3/17/10.

Other Matters: None.

ADJOURNED: 9:25

HEARING DATE 3-24-10 (APP)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 24, 2009

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09, 4/15/09, 5/6/09, 5/20/09, 5/27/09, 6/3/09, 6/17/09]*

At the June 24, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The sketch plat was reviewed and comments were given.

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

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

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

CONDITIONS:

3. Final disposition shall be through the City Real Estate Office.
4. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The sidewalk waiver and the temporary deferral of sidewalk were approved as shown on Exhibit C in the Planning file. The site plan for subdivision was approved. With the signing of the infrastructure list dated 6/24/09 and with a grading and drainage plan engineer stamp dated 6/15/09, the preliminary plat was approved. Per ABCWUA, tract 'D' is to be retained as sanitary sewer easement at final plat, and a recorded copy of the public roadway easement must be provided to Planning.

If you wish to appeal this decision, you must do so by July 9, 2009 in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

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

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09, 4/15/09, 5/6/09, 5/20/09, 5/27/09, 6/3/09, 6/17/09]*) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.**
WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/15/09 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/24/09 THE PRELIMINARY PLAT WAS APPROVED. ABCWUA MUST RETAIN TRACT 'D' AS SANITARY SEWER EASEMENT ON FINAL PLAT AND PLANNING MUST HAVE A RECORDED COPY OF PUBLIC READWAY EASEMENT.

4. **Project# 1007074**
09DRB-70011 VACATION OF PUBLIC RIGHT-OF-WAY

ROSS HOWARD SURVEYING CO agent(s) for YVONNE BENCOMO request(s) the above action(s) for all or a portion of Tract(s) 99, 100, & 109, **M.R.G.C.D. MAP NO 31** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN PRDRONCELLI RD NW AND CIMINO RD NW containing approximately .7424 acre(s). (F-13) *[Deferred from 2/11/09, 3/11/09, 5/6/09]* **DEFERRED TO 7/18/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1001628**
09DRB-70210 MINOR - TEMP DEFR SWDK CONST

JUDE L. BACA request(s) the above action(s) for all or a portion of Tract(s) Z-1, **MESA RIDGE,** zoned SU-1, located on COORS NW BETWEEN MONTANO NW AND UNSER NW containing approximately 7.6 acre(s). (E-11) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: June 24, 2009
Zone Atlas Page:J-9, J-10, H-10
Notification Radius: 100 Ft.

Project# 1007812
App# 09DRB-70190

Cross Reference and Location: NORTH OF I-40 AND SOUTH OF THE PUBLIC DRAINAGE EASEMENT BETWEEN COORS BLVD NW AND 98TH ST NW

Applicant: ALBUQUERQUE METRO ARROYO FLOOD CONTROL AUTHORITY (AMAFA)
2600 PROSPECT NE
ALBQUERQUE, NM 87107

Agent: SHADI HAYATI
WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: JUNE 5, 2009
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

Supplemental form

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Shadi Hayati WILSON & COMPANY PHONE: 348-4000
ADDRESS: 4900 Lang Ave. NE FAX: 348-4055
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: shayati@wilsonco.com

APPLICANT: Albuquerque Metropolitan Arroyo Folld Control Authority (AMAFA) PHONE: 884-2215
ADDRESS: 2600 Prospect NE FAX: 884-0214
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:

Proprietary interest in site: AMAFCA List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: Vacating Portion of Existing ROW to allow AMAFCA proceed with platting of the West I-40 Division Channel DIVERSION

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

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

Lot or Tract No. Portion of 90th Street NW Block: ___ Unit: ___
Subdiv/Addn/TBKA: ___
Existing Zoning: ___ Proposed zoning: ___ MRGCD Map No. N/A
Zone Atlas page(s): J-09-Z, J-10 & H-10 UPC Code: ___

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

CASE INFORMATION:
Within city limits? ✓ Yes. Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.1458
LOCATION OF PROPERTY BY STREETS: On or Near: North of Interstate 40 and South of Tract D-1 (Public Drainage Easement)
Between: ~~Portion of Tract B-24~~ COORS BLVD NW and ~~Portion of Tract B-23~~ 98th ST NW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE [signature] DATE 05-29-2009
(Print) Shadi Hayati ___ 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
09DRB-70190	VRW	V	$ 300.00
	ADV		$ 75.00
	CMF		$ 20.00
			$
			$
			Total

Hearing date JUNE 24, 200 $ 395.00

Sandy Handley 05/29/07 Project # 1007812
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- N/A The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Shadi Hajati
Applicant name (print)
Applicant signature / date 5-29-09

Form revised 4/07

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

Application case numbers
09DRB-70190
_____-_____-_____
_____-_____-_____

Planner signature / date 05/29/09
Project # 1000812

WILSON & COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

28 May 2009

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *64th Street NW Right-of-Way Vacation Request* / 60' Right of Way / 76th Street NW
DRB #
WCI File: 0930014800 Endee Rd NW / 90th St NW

Dear Mr. Cloud:

Wilson & Company, Inc., acting as agents for AMAFCA., requests approval for the Vacation of existing Public ROW on 64th St. adjacent to the interstate 40 and 64th Street (60' Right of Way). This Vacation will allow AMAFCA to proceed with platting compilation of the West I-40 Division Channel Project.

Attached are the required items for this submittal.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4132 or Scott Croshaw at (505) 348-4035. Thank you for your time.

WILSON & COMPANY

Jennifer Whitey, PLS
Project Manager
Email: Jennifer.Whitey@wilsonco.com
Enclosure
Cc: Mr. Jerry Lovato, AMAFCA
: Scott Croshaw, Wilson & Company
: File

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNERSTATE	OWNERZIPCODE	PROPERTYCLASS	TAXDISTRICT	LEGAL	ACRES
1	10090582001073077 7	PADILLA MARIA ELENA	604 VERMILION CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 105- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 5C ONT .1115 AC	0.111470099
2	10090582201183070 2	AMAFCA	2600 PROSPECT NE	ALBUQUERQUE	NM	87107	V	A1A	N'LY POR OF TRS B-22 & B- 21 UNIT 5 TOWN OF ATRISCO GRANTCONT .3517 AC	0.479743722
3	10090581630843192 7	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	S'LY PORTS TRS B-24 THRU B- 28 UNIT 5 TOWN OF ATRISCOAKA AMAFCA TRS J-09-17 THRU J-09-21 CONT 1.6515 AC	1.565604113
4	10090582111083075 2	MENDIBLES EDWARD & DIANA	601 PAINTED SKY PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 80- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1394 AC	0.139433544
5	10090581971113077 6	GARCIA GILBERT	608 VERMILION CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 104- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 5C ONT .1309 AC	0.130859 96
6	10090582261173075 1	BARELA DEMETRIO I & FRANCES L GARCIA	6129 FLOR DEL SOL PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 79- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1340 AC	0.134023 52
7	10090582091133075 3	MARTINEZ ROBERT F & THERESA R	605 PAINTED SKY PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 81- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1270 AC	0.127026 666
8	10090582241223075 0	SAMANIEGO DONALD P	604 PAINTED SKY PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 78- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1262 AC	0.126233 67
9	10090581811113192 4	WESTLAND DEVCO LP	2392 MORSE AVE	IRVINE	CA	92614	V	A1A	TR R PLAT FOR SUNDORO SOUTH SUBDIVISION UNIT 6C ONT 1.2655 AC	1.269008 96
10	10090581840983077 9	WESTLAND DEVCO LP	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR D-1 PLAT FOR LOTS 110-P1, 111-P1 & TRACT D- 1 BLOCK 2PAINTED SKY SUBDIVISION UNIT 5 CONT .4603 AC	0.460896 78
11	10090582021023077 8	GATES ROBERT G	600 VERMILION CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 106- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 5C ONT .1303 AC	0.130701 08
12	10090581951023 0	AMAFCA	2600 PROSPECT NE	ALBUQUER	NM	87107	V	A1A	S'LY POR OF TR B- 23 UNIT 5 TOWN OF ATRISCO GRANTCONT .9289 AC	1.057 99

	703			QUE						493
1	10090 58220 12630 749	BOSLAND CAROLINE I & PHILIP W	612 PAINTED SKY PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LT 77- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1623 AC	0.162263466
2	10090 58233 12730 730	LUCERO ELIZABETH R	605 CYAN CT NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LT 58- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1413 AC	0.141309901
3	10090 58254 14130 708	AMAFCA	2600 PROSPECT NE	ALB UQ UER QUE	NM	87 10 7	V	A1A	SOUTHERLY PORTION OF A TRACT OF LAND IN THE NW/4 SE/4 SEC 16T10N R2E TOWN OF ATRISCO GRANT CONT .4801 AC	0.477780244
4	10090 58249 13730 727	TRUJILLO GILBERT V & ADELICIA C	604 CYAN CT NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LT 55- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1262 AC	0.126194225
5	10090 58220 11830 702	AMAFCA	2600 PROSPECT NE	ALB UQ UER QUE	NM	87 10 7	V	A1A	N'LY POR OF TRS B-22 & B- 21 UNIT 5 TOWN OF ATRISCO GRANTCONT .3517 AC	0.479743722
6	10090 58236 12330 729	BURDEN CHERYL	601 CYAN CT NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LT 57- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1522 AC	0.152159455
7	10090 58211 10830 752	MENDIBLES EDWARD & DIANA	601 PAINTED SKY PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LT 80- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1394 AC	0.139434354
8	10090 58261 13830 710	WALLER MARK A & HAYLEE M	501 PARKLAND VIEW ST NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LOT 38- P1 BLOCK 2 PLAT OF PAINTED SKY SUBDIVISIONUNIT 3 CONT .1399 AC	0.139901887
9	10090 58226 11730 751	BARELA DEMETRIO I & FRANCES L GARCIA	6129 FLOR DEL SOL PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LT 79- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1340 AC	0.134023522
10	10090 58209 11330 753	MARTINEZ ROBERT F & THERESA R	605 PAINTED SKY PL NW	ALB UQ UER QUE	NM	87 11 4	R	A1A	LT 81- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1270 AC	0.127026666
11	10090 58224 12230 750	SAMANIEGO DONALD P	604 PAINTED SKY PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LT 78- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1262 AC	0.126233667
12	10090 58259 14230 711	MARTINEZ APOLONIO P & BRENDA S	505 PARKLAND VIEW ST NW	ALB UQ UER QUE	NM	87 12 0	R	A1A	LOT 39- P1 BLOCK 2 PLAT OF PAINTED SKY SUBDIVISIONUNIT 3 CONT 0.1295	0.129520711
13	10090 58242 13030 709	AMAFCA	2600 PROSPECT NE	ALB UQ UER QUE	NM	87 10 7	V	A1A	SOUTHERLY PORTION OF TRACT OF LAND IN THE E/2 NE/4 SW/4SEC 16 T10N R2E CONT .4073 AC	0.285117171

										3
14	10090 58195 10230 703	AMAFCA	2600 PR OSPECT NE	ALB UQ UER QUE	NM	87 10 7	V	A1 A	S'LY POR OF TR B- 23 UNIT 5 TOWN OF ATRISCO GRANTCONT .9289 AC	1.0 57 99 49 3
15	10090 58251 13230 728	NIEVES-FLORES JAIMES & DONNA	600 CYA N CT NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 56- P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION UNIT 4C ONT .1364 AC	0.1 36 43 87 5
1	10100 58132 41220 506	AMAFCA	2600 PR OSPECT AVE NE	ALB UQ UER QUE	NM	87 10 7	V	A1 A	THE S'LY 108 FT OF THE N'LY POR OF TR 231 TOWN OF ATRISCO GRANT AIRPORT UNIT CONT 0.5328 AC M/L OR 23,209 SF M/L	0.4 14 31 42 6
2	10100 58159 40921 018	AMAFCA	2600 PR OSPECT NW	ALB UQ UER QUE	NM	87 10 7	V	A1 A	THE SOUTHERLY 0.5669 AC OF TRACT 230 TOWN OF ATRISCO GRANTAIRPORT UNIT (NORTH OF I-40) AKA TRACT WB-J-10-07	0.6 14 96 73 3
3	10100 58164 42421 042	BUSTOS TARA	1308 ME SA WOO D PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LOT 16 PLAT FOR ROSEWOOD II SUBDIVISIONCONT .1177 AC	0.1 17 58 54 8
4	10100 58181 43421 038	RUIZ GLORIA	1324 ME SA WOO D PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LOT 20 PLAT FOR ROSEWOOD II SUBDIVISIONCONT .1468 AC	0.1 46 71 66 6
5	10100 58177 43221 039	OGBORN BARBARA J	1320 ME SA WOO D PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LOT 19 PLAT FOR ROSEWOOD II SUBDIVISIONCONT .1205 AC	0.1 20 14 02 8
6	10100 58144 39622 231	HENDERSON LARRY A & NEVAREZ-HENDERSON VALERIE M	1224 TANGLEWOOD RD NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 31 PLAT FOR TANGLEWOOD SUBDIVISION CONT 6,074 SF	0.1 40 85 48 2
7	10100 58160 42121 043	ARCHULETA DANIEL I & KATHY M	1304 ME SA WOO D NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LOT 15 PLAT FOR ROSEWOOD II SUBDIVISIONCONT .1221 AC	0.1 22 14 03
8	10100 58151 40822 233	RODRIGUEZ FEDERICO V & ROSELINE A	1304 TANGLEWOOD PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 33 PLAT FOR TANGLEWOOD SUBDIVISION CONT 6,146 SF	0.1 41 08 93 9
9	10100 58155 41921 044	PENA MARTIN & TURNER ISABEL	1015 4TH ST SW	ALB UQ UER QUE	NM	87 10 2	R	A1 A	LOT 14 PLAT FOR ROSEWOOD II SUBDIVISIONCONT .1476 AC	0.1 47 64 03 7
10	10100 58172 42921 040	SIERRA ROBERT	1316 ME SA WOO D PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LOT 18 PLAT FOR ROSEWOOD II SUBDIVISIONCONT .1205 AC	0.1 20 40 79 6
11	10100 58135 39122 229	GILBERT GREG W	1216 TANGLEWOOD RD NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 29 PLAT FOR TANGLEWOOD SUBDIVISION CONT 5,488 SF	0.1 25 89 09 2

12	10100 58150 40122 232	OSTERWEIL LEV M	1300 TANGLEWOOD PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 32 PLAT FOR TANGLEWOOD SUBDIVISION CONT 7,055 SF	0.161 9683 9
13	10100 58168 42721 041	ARAGON RITA & LOPEZ JUD E I	1312 MESA WOOD PL NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LOT 17 PLAT FOR ROSEWOOD II SUBDIVISIONCONT .1205 AC	0.120 4435 9
14	10100 58179 42521 016	AMAFCA	2600 PROSPECT NW	ALB UQ UER QUE	NM	87 10 7	V	A1 A	THE SOUTHERLY 0.5671 AC OF TRACT 229 TOWN OF ATRISCO GRANTAIRPORT UNIT (NORTH OF I-40) AKA TRACT WB-J-10-06	0.518 4583
15	10100 58112 37820 507	AMAFCA	2600 PROSPECT NW	ALB UQ UER QUE	NM	87 10 7	V	A1 A	THE SOUTHERLY 0.3696 AC OF TRACT 232 TOWN OF ATRISCO GRANTAIRPORT UNIT (NORTH OF I-40) AKA TRACT WB-J 10-09	0.434 4222 3
16	10100 58131 38822 228	PERRILLIAT SHARON A	1212 TANGLEWOOD RD NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 28 PLAT FOR TANGLEWOOD SUBDIVISION CONT 5,488 SF	0.125 9021 1
17	10100 58126 38522 227	EDGERSON LAMARR D	8044 WATERBURY AVE NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 27 PLAT FOR TANGLEWOOD SUBDIVISION CONT 5,262 SF	0.120 7355 1
18	10100 58139 39322 230	MONKA JEFFREY S	11935 E PRADERA RD	CA MARILLO	CA	93 01 2	R	A1 A	LT 30 PLAT FOR TANGLEWOOD SUBDIVISION CONT 5,488 SF	0.124 5906 8
1	10100 58232 46521 010	AMAFCA	2600 PROSPECT AVE NE	ALB UQ UER QUE	NM	87 10 7	V	A1 A	NLY POR OF TR 226 TOWN OF ATRISCO GRANT AIRPORT UNIT CONT0.5797 AC M/L OR 25,252 SF M/L	0.533 6639 2
2	10100 59295 00240 324	CHAVEZ DESIREE	1312 DESERT BLOOM AVE NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 18 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNIT TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,198 SQ FT M/L	0.115 5134 2
3	10100 59330 01740 316	REVES DANIEL & NOEL	PO BOX 509011	SAN DIEGO	CA	92 15 0	R	A1 A	LT 10 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNIT TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1163 AC M/L OR 5,069 SQ FT M/L	0.117 8089 1
4	10100 59285 00140 326	TORREZ ANTHONY R & GEORGIA L	1304 DESERT BLOOM AVE NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LT 20 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNIT TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1347 AC M/L OR 5,870 SQ FT M/L	0.142 4145 8
5	10100 59333 01840 315	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALB UQ UER QUE	NM	87 10 3	V	A1 A	DRAINAGE R/W PLT OF CHAMISA POINTE SUBDIVISION UNIT TWO BEING A REPLAT OF TR B CHAMISA POINTE SUBDIVISION UNIT ONE CONT0.0172 AC M/L OR 750 SQ FT M/L	0.021 7180 7
6	10100 59362 00140 337	CRANDALL CHALLIS C & ERICA	1401 KENWOOD CT NW	ALB UQ UER QUE	NM	87 12 0	R	A1 A	LOT 8-P1 PLAT FOR CANDLEWOOD SUBDIVISIONCONT .1840 AC	0.171 4481 6
7	10100 58255 46211	CITY OF ALBUQUERQUE REAL ESTATE O	PO BOX 1293	ALB UQ UER	NM	87 10 3	V	A1 A	DRAINAGE ROW PLAT OF CHAMISA POINTE SUBD UNIT ONE (TOGETHERWITH A PORT OF VACATED PUBLIC R/W) CONT 0.1620 AC M/L OR 7,059 SQ FT M/L	0.164 12

	012	FFICE		QUE						782
8	10100 59337 03240 312	ZENQUEST IN VEST NM LLC	1381 AD GLETTO DR	HEN DER SON	N V	89 05 2	R	A1 A	LOT 7 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UN IT TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1164 AC M/L OR 5,071 SQ FT M/L	0.1 15 07 28 7
9	10100 59321 01240 318	CAPPELLO D ANIEL	1412 DE SERT BL OOM NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 12 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,200 SQ FT M/L	0.1 20 10 05 2
10	10100 59254 03141 315	CITY OF ALBU QUERQUE RE AL ESTATE O FFICE	PO BOX 1293	ALB UQ UER QUE	N M	87 10 3	V	A1 A	TRACT P PLAT OF CHAMISA POINTE SUBD UNIT ONE (TO GETHER WITHA PORT OF VACATED PUBLIC R/W) CONT 1 .5594 AC M/L OR 67,927 SQ FT M/L	1.8 19 18 99 6
11	10100 58263 48311 007	MARTINEZ DA NIEL R & CRU ZITA A	1305 ST ONEWAY DR NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 17 BLK A PLAT OF CHAMISA POINTE SUBD UNIT ONE (TOGETHER WITH A PORT OF VACATED PUBLIC R/W) CO NT 0.1147 AC M/L OR 5,000 SQ FT M/L	0.1 39 61 19 4
12	10100 58281 48711 005	HENSLEY DA MON R & DEN IESE L	1300 ST ONEWAY DR NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 22 BLK D PLAT OF CHAMISA POINTE SUBD UNIT ONE (TOGETHER WITH A PORT OF VACATED PUBLIC R/W) CO NT 0.1565 AC M/L OR 6,821 SQ FT M/L	0.1 55 33 18 1
13	10100 59290 00140 325	SNYDER SHE LBY	1308 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 19 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1215 AC M/L OR 5,295 SQ FT M/L	0.1 19 94 83 6
14	10100 58287 48011 011	CITY OF ALBU QUERQUE RE AL ESTATE O FFICE	PO BOX 1293	ALB UQ UER QUE	N M	87 10 3	V	A1 A	TRACT A PLAT OF CHAMISA POINTE SUBD UNIT ONE (TO GETHER WITHA PORT OF VACATED PUBLIC R/W) CONT 2 .1603 AC M/L OR 94,105 SQ FT M/L	2.4 33 41 82 2
15	10100 59316 01040 319	PEREZ LORE NZO I & THER ESA G	7421 BE VERLY H ILLS NE	ALB UQ UER QUE	N M	87 11 3	R	A1 A	LT 13 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,200 SQ FT M/L	0.1 19 70 84
16	10100 58261 47511 013	CITY OF ALBU QUERQUE RE AL ESTATE O FFICE	PO BOX 1293	ALB UQ UER QUE	N M	87 10 3	V	A1 A	PARK PLAT OF CHAMISA POINTE SUBD UNIT ONE (TOGE THER WITH A PORT OF VACATED PUBLIC R/W) CONT 0.0 300 AC M/L OR 1,309 SQ FT M/L	0.0 36 83 66 3
17	10100 58275 48511 016	CITY OF ALBU QUERQUE RE AL ESTATE O FFICE	PO BOX 1293	ALB UQ UER QUE	N M	87 10 3	V	A1 A	UTILITY & DRAINAGE ROW & PEDESTRAIN ACCESS PLAT OF CHAMISA POINTE SUBD UNIT ONE (TOGETHER WITH A PORT OF VACATED PUBLICR/W) CONT 0.0045 AC M/L OR 198 SQ FT M/L	0.0 04 32 75 1
18	10100 59326 01540 317	FRIEND CAND ICE M & RUG GLES LUKE A	1416 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 11 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,200 SQ FT M/L	0.1 20 42 72 4
19	10100 59308 00440 321	MIRZAI MOGH BEL	1400 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 15 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,200 SQ FT M/L	0.1 18 46 40 5
20	10100 58235 47620 816	WESTLAND D EVELOPMENT CO INC	401 COO RS BLVD NW	ALB UQ UER QUE	N M	87 12 1	V	A1 A	TR B- 1 CORRECTION PLAT OF LAURELWOOD SOUTH SUBDIVI SIONCONT 1.8206 AC	1.8 20 00 72 8
2	10100	TRUJILLO HE	2712 PA	ALB	N	87	R	A1	LT 18 BLK A PLAT OF CHAMISA POINTE SUBD UNIT ONE (	0.1

1	58265 47711 006	LEN C	SEO DEL CANTO DR SW	UQ UER QUE	M	12 1		A	TOGETHER WITH A PORT OF VACATED PUBLIC R/W) CO NT 0.1461 AC M/L OR 6,365 SQ FT M/L	92 30 54 9
22	10100 59312 00740 320	FISCHER STE PHEN S	1404 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 14 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,200 SQ FT M/L	0.1 18 88 23 8
23	10100 59337 02040 314	TAPIA SOCOR RO	1424 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LOT 9 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UN IT TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1427 AC M/L OR 6,220 SQ FT M/L	0.1 40 81 98 1
24	10100 59338 02740 313	DENTON RIC HARD W & GO NZALES MAR GARET M	1428 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LOT 8 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UN IT TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1251 AC M/L OR 5,452 SQ FT M/L	0.1 22 76 62 3
25	10100 59350 01740 301	AMAFCA	2600 PR OSPECT NW	ALB UQ UER QUE	N M	87 10 7	V	A1 A	THE SOUTHERLY 1.38 AC OF TRACT 271 TOWN OF ATRIS CO GRANTAIRPORT UNIT (NORTH OF I-40) AKA TRACT WB-H-10-06	0.5 18 36 77 7
	10100 59299 00240 323	SANCHEZ CH ARLENE A	1316 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 17 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,200 SQ FT M/L	0.1 17 28 46 3
27	10100 58263 49011 008	MARTINEZ MA RLA A	1309 ST ONEWAY DR NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 16 BLK A PLAT OF CHAMISA POINTE SUBD UNIT ONE (TOGETHER WITH A PORT OF VACATED PUBLIC R/W) CO NT 0.1147 AC M/L OR 5,000 SQ FT M/L	0.1 26 83 07 5
28	10100 59303 00340 322	CARDONA DO N J & RENEE	1320 DE SERT BL OOM AV E NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 16 BLK D PLAT OF CHAMISA POINTE SUBDIVISION UNI T TWO BEING A REPLAT OF TR B CHAMISA POINTE SUB DIVISION UNIT ONE CONT0.1193 AC M/L OR 5,200 SQ FT M/L	0.1 17 90 38 3
29	10100 58278 49311 004	MELCHOR HE CTOR M	1308 ST ONEWAY DR NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 21 BLK D PLAT OF CHAMISA POINTE SUBD UNIT ONE (TOGETHER WITH A PORT OF VACATED PUBLIC R/W) CO NT 0.1448 AC M/L OR 6,310 SQ FT M/L	0.1 45 87 13 4
30	10100 59362 00740 336	PARK MELISS A	1405 KE NWOOD CT NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LOT 9- P1 PLAT FOR CANDLEWOOD SUBDIVISIONCONT .0860 A C	0.0 87 41 52 6
1	10100 59521 13440 721	MOORE THO MAS J & SHA RON	192 COL LEGE PA RK DR	SEA L BE ACH	C A	90 74 0	R	A1 A	LT 18 BLK 3 CORRECTION PLAT OF EL TESORO SUBDIVI SION CONT 0.0564 AC M/L OR 2,460 SQ FT M/L	0.0 56 22 43 8
2	10100 59500 12041 712	JARAMILLO LI NDA I	1814 MO NEDA D R NW	ALB UQ UER QUE	N M	87 12 0	R	A1 A	LT 13 BLK 2 CORRECTION PLAT OF EL TESORO SUBDIVI SION CONT 0.1000 AC M/L OR 4,356 SQ FT M/L	0.0 99 39 59 9
3	10100 59525 15040 703	INTNL CH OF THE FOURSQ UARE GOSPE L	6020 JUN IPER RD NW	ALB UQ UER QUE	N M	87 10 5	C	A1 A	TRACT 289- A UNIT 8 (REPL OF PORT OF TR 289 UNIT 8) TOWN OF AT RISCO GRANT EXC THE SLY 117.68 FT CONT 0.9640 AC M /L OR 41,992 SQ FT M/L	0.9 60 22 19 3
4	10100 59521 13740	JOHNSON MA RVIN	5555 ZU NI SE 28 0	ALB UQ UER	N M	87 10 8	R	A1 A	LT 17 BLK 3 CORRECTION PLAT OF EL TESORO SUBDIVI SION CONT 0.0564 AC M/L OR 2,460 SQ FT M/L	0.0 56 44

	720			QUE						631
5	10100 59507 13241 709	PADILLA MICHAEL A	1827 AMOR DR NW	ALB UQ UER QUE	NM	87120	R	A1A	LT 22 BLK 2 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.0564 AC M/L OR 2,460 SQ FT M/L	0.056347199
6	10100 59507 13041 710	GIL VIRGIL S	6506 CALLE REDONDA NW	ALB UQ UER QUE	NM	87120	R	A1A	LT 23 BLK 2 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.0563 AC M/L OR 2,453 SQ FT M/L	0.056279981
7	10100 59507 11040 701	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALB UQ UER QUE	NM	87102	V	A1A	TRACT A CORRECTION PLAT OF EL TESORO SUBD CONT 1.1660 AC M/L OR 50,791 SQ FT M/L	1.157627499
8	10100 59507 12641 711	SAN MARTIN MAURO JR & THERESA	1819 AMOR DR NW	ALB UQ UER QUE	NM	87120	R	A1A	LT 24 BLK 2 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.1193 AC M/L OR 5,197 SQ FT M/L	0.118385799
9	10100 59487 11641 619	REHMAN TAUSIF-UR	2136 ALTURA AZUL LN NE	ALB UQ UER QUE	NM	87110	R	A1A	LT 19 BLK 1 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.0626 AC M/L OR 2,730 SQ FT M/L	0.062939971
10	10110 59021 12530 708	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALB UQ UER QUE	NM	87103	V	A1A	SLY PORT OF TR 289B UNIT 8 TOWN OF ATRISCO GRANT (REPL OF PORT OF TR 289 UT 8 TOWN OF ATR GRT) OUT TO WEST BLUFF DRAINAGE OUTFALL R/W CONT 0.3020 AC M/L OR 13,155 SQ FT M/L	0.304044447
11	10100 59487 11241 620	APODACA FILIMON & APODACA PHILEAN	1801 MONEDA DR NE	ALB UQ UER QUE	NM	87120	R	A1A	LT 20 BLK 1 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.1032 AC M/L OR 4,498 SQ FT M/L	0.101345551
12	10100 59521 12740 723	LARRANAGA SUSAN	1822 AMOR DR NW	ALB UQ UER QUE	NM	87120	R	A1A	LT 20 BLK 3 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.1003 AC M/L OR 4,373 SQ FT M/L	0.101131328
13	10100 59521 13140 722	GUILLEN VINCENT D & STACKPOLE-GUILLEN ANNA	1826 AMOR DR NW	ALB UQ UER QUE	NM	87120	R	A1A	LT 19 BLK 3 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.0564 AC M/L OR 2,460 SQ FT M/L	0.056587833
14	10100 59487 11941 618	CORE CAPITAL FUNDING LLC	PO BOX 35627	ALB UQ UER QUE	NM	87176	R	A1A	LT 18 BLK 1 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.0573 AC M/L OR 2,499 SQ FT M/L	0.057862007
15	10100 59484 07540 692	RIVERA ANTHONY R	1701 YARBROUGH PL NW	ALB UQ UER QUE	NM	87120	R	A1A	LOT P1-32 JUNIPER RUN PHASE 2 CONT .1027 AC	0.102626389
16	10100 59525 12740 724	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALB UQ UER QUE	NM	87103	V	A1A	THE SLY 117.67 FT OF TR 289- A UNIT 8 (REPL OF PORT OF TR 289 UNIT 8) TOWN OF ATRISCO GRANT CONT 0.2660 AC M/L OR 11,587SQ FT M/L	0.268482099
17	10100 59500 12441 713	ERISMAN MARTY H	1818 MONEDA DR NW	ALB UQ UER QUE	NM	87120	R	A1A	LT 12 BLK 2 CORRECTION PLAT OF EL TESORO SUBDIVISION CONT 0.0564 AC M/L OR 2,460 SQ FT M/L	0.056354991

AVALON N.A. (AVA) "R"
***Miguel Maestas** *e-mail:* miguelmaestas@wccdg.org
9400 Harbor Rd. NW/87121 831-9629 (h)
Kelly Chappelle *e-mail:* lchappelle319@msn.com
9135 Santa Catalina Ave. NW/87121 836-1766 (h)

Council District: 1
County District: 1
Police Beat: 121/SW
Zone Map #: J-9-10, K-8-10, L-9

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

City of Albuquerque

Date: May 27, 2009

TO CONTACT NAME: Shadi Hayati
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Lang Ave NE
PHONE/FAX #: 348-4185 / 348-4055

Thank you for your inquiry of 5-26-09 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at portion of 76th St. NW located on north of I-40 & east of Unser Blvd between Lot 231 & AMAFCA parcel.
zone map page(s) J-10.

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

Neighborhood or Homeowner Association	**Neighborhood or Homeowner Association**
Contacts:	Contacts:
See attachment	
Los Volcanes	& Laurelwood

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES ( ) NO (X)

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

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

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

LOS VOLCANES N.A. (LVC) "R"
***M. Max Garcia** *e-mail:* Max_Garcia@msn.com
6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandoval *e-mail:* bjsandoval@msn.com

Council District: 1
County District: 1
Police Beat: 113/SW
Zone Map #: H-K-9-11

LAURELWOOD N.A. (LWD) "R"
***Deb Blaser** *e-mail:* deb361bear@yahoo.com
1412 Blossomwood NW/87120 205-6192 (h)
Candy Patterson *e-mail:* candypatt@aol.com
7608 Elderwood NW/87120 321-1761 (c)
Website: www.laurelwoodna.org

Council District: 1
County District: 1
Police Beat: 636/NW
Zone Map #: H-J-9-10

NA E-mail: laurelwoodna@gmail.com

S.R. MARMON N.A. (SRM) "R"
***Deaun Lewis** *e-mail:* deaun@srmna.org
6400 Sunny Day Ct. NW/87120 352-9249 (h)
Annette Gonzales *e-mail:* anette@srmna.org
2323 Big Pine Dr. NW/87120 831-0914 (h)
Website: www.srmna.org

Council District: 1
County District: 1
Police Beat: 637/NW
Zone Map #: H-J-10-11

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

City of Albuquerque

Date: May 27, 2009

TO CONTACT NAME: Shadi Hayati
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Lang Ave NE
PHONE/FAX #: 348-4185 / 348-4055

Thank you for your inquiry of 5-26-09 (date) requesting the names of **ALL Affecte**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at portion of 64th St. NW located on north of I-40 & west of Coors Blvd between lot 202-Y & Tract A (Drainage Easement)
zone map page(s) H-10.

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

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

See attachment

S.R. Marmon & Los Volcanes

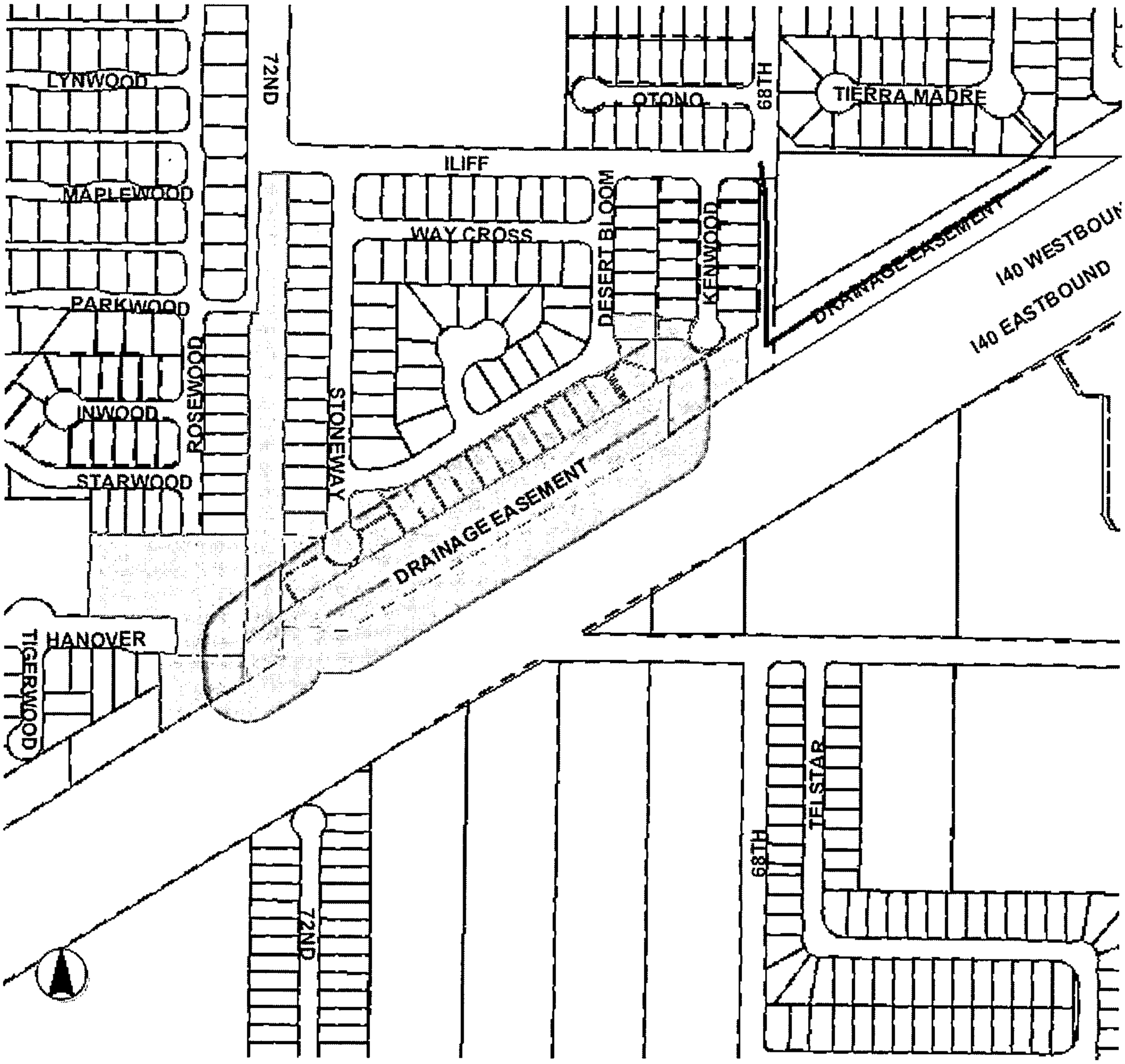
See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

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

Sincerely,

Dalaina L Armora
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or, Homeowner Associations need to be notified.*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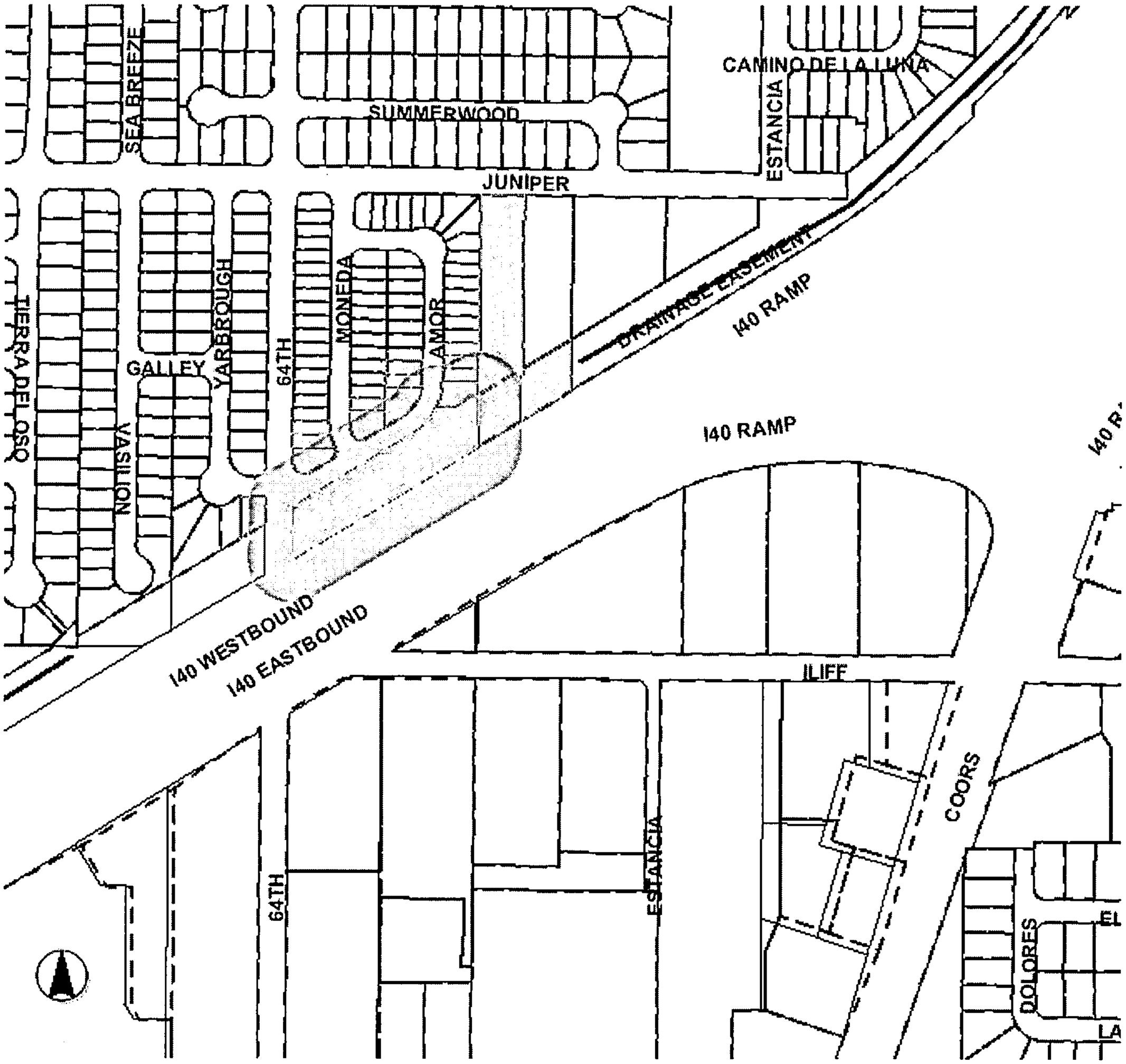
PARKWOOD
INWOOD
STARWOOD
ROSEWOOD
72ND
ILIFF
OTONO
68TH
TIERRA MADRE
WAY CROSS
DESERT BLOOM
KENWOOD
STONEWAY
DRAINAGE EASEMENT
I40 WESTBOUND
I40 EASTBOUND
HANOVER
TIGERWOOD
72ND
68TH
TELSTAR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SUMMERWOOD
CAMINO DE LA LUNA
ESTANCIA
JUNIPER
TIERRA DEL SOL
NORTH
GALLEY
YARBROUGH
64TH
MONEDA
AMOR
DRAINAGE EASEMENT
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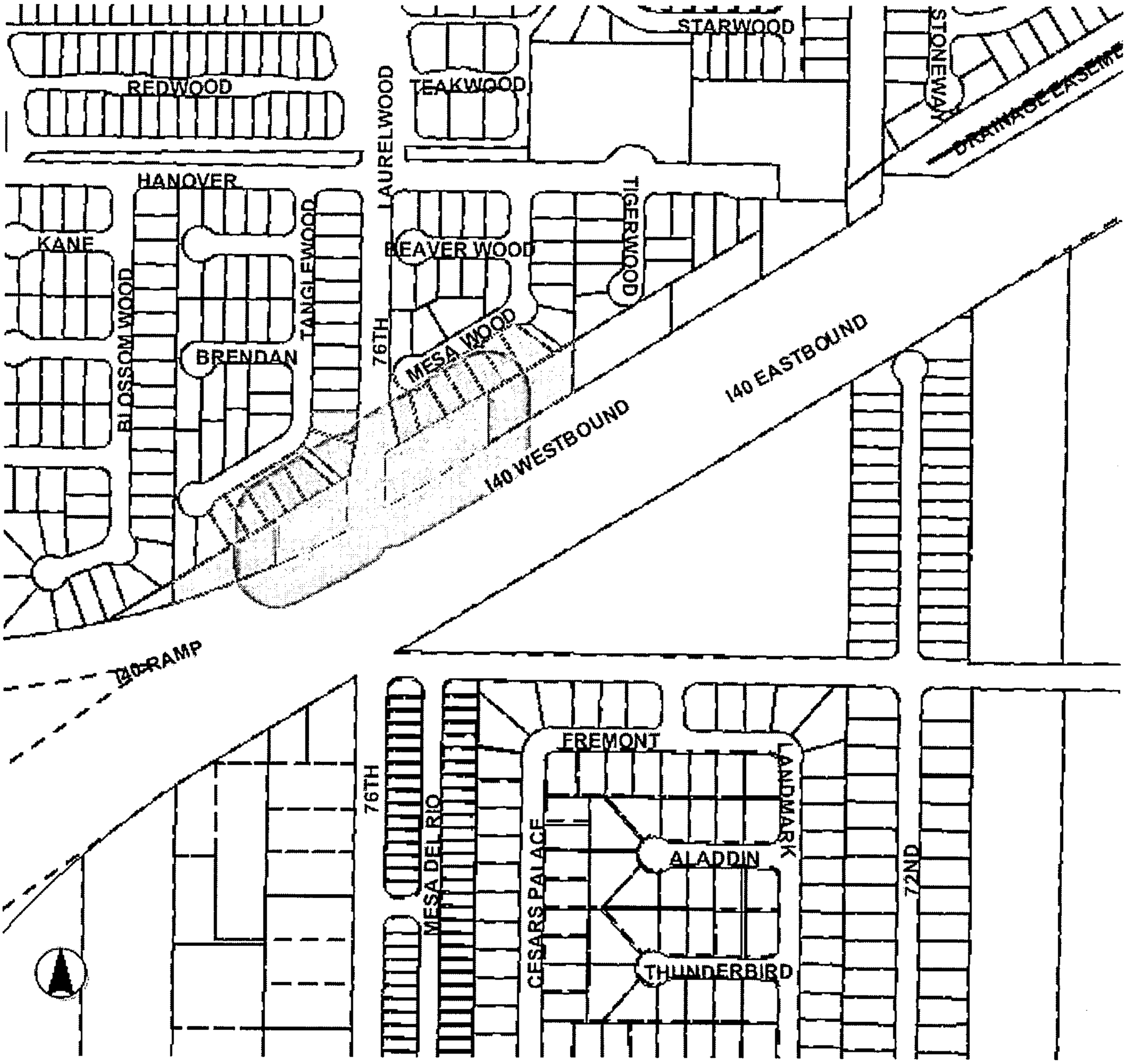
I40 WESTBOUND
I40 EASTBOUND
ILIFF
64TH
ESTANCIA
COORS
DOLORES


REDWOOD
HANOVER
KANE
BLOSSOM WOOD
BRENDAN
TANGLEWOOD
LAURELWOOD
TEAKWOOD
STARWOOD
STONEWAY
BEAVER WOOD
TIGERWOOD
76TH
MESA WOOD
140 WESTBOUND
140 EASTBOUND
I40 RAMP
FREMONT
LANDMARK
CESARS PALACE
ALADDIN
THUNDERBIRD
MESA DEL RIO
72ND

COLIMA
SIENNA
BLUSH
PARKLAND VIEW
TANGERINE
JESSA
MOLTEN
CRIMSON
ASHEALL
KIPUKA
CYAN
CORAL
TIMULUS
VERMILION
PAINTED SKY
ENDEE
SCORIA
SILICA
84TH
140 EASTBOUND
90TH
140 RAMP

COLIMA
ASHEAL
TUMULUS
KIPUKA
MOLTEN
BLUSH
CRIMSON
CYAN
CORAL
PAINTED SKY
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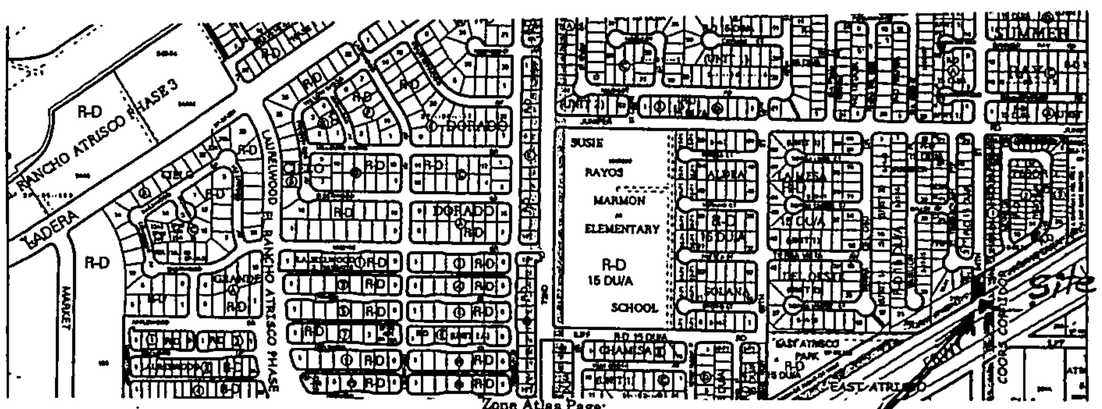
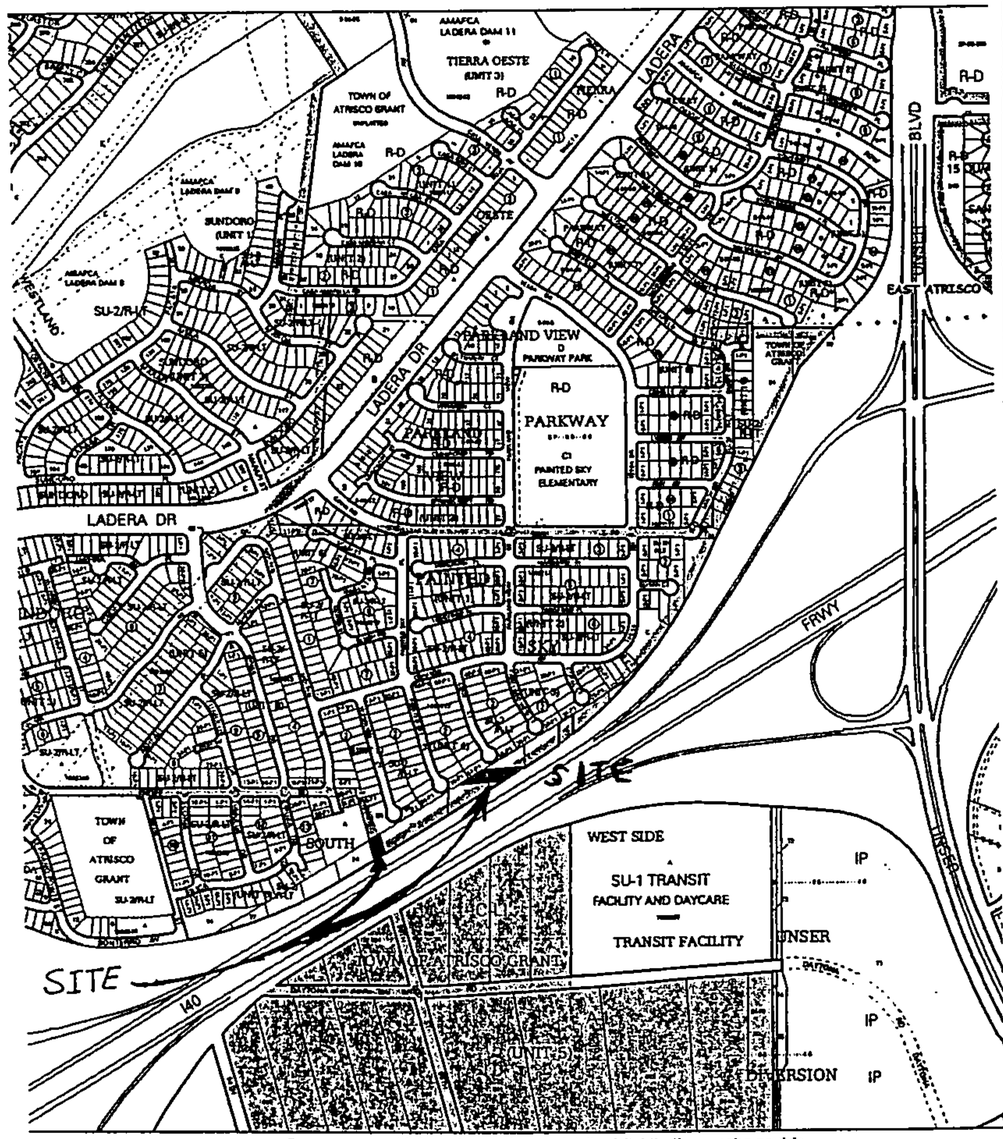
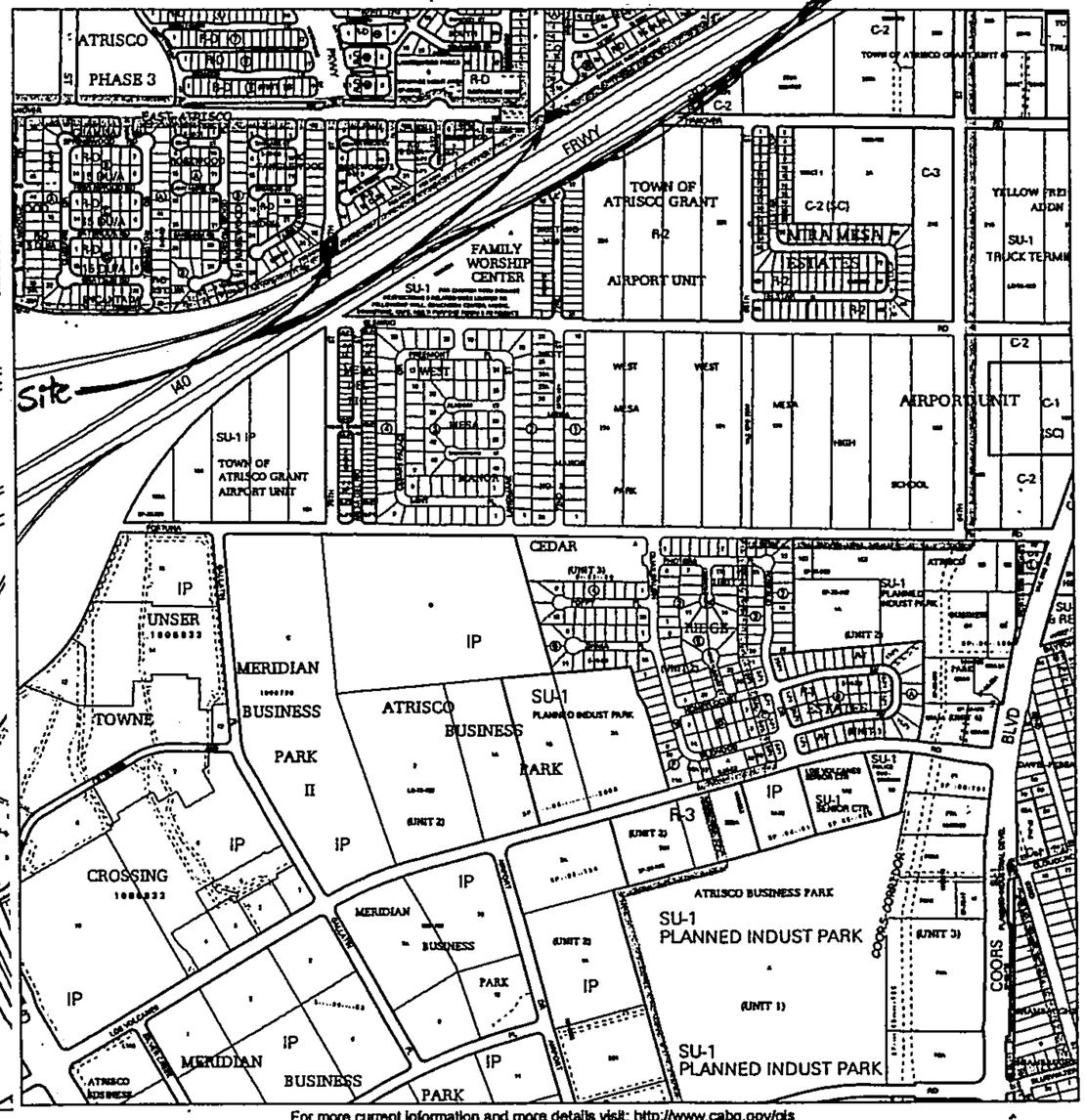
ENDEE
SCORIA
SILICA
SONTERRO
140 EASTBOUND
148 RAMP
90 RAMP
94TH
90TH



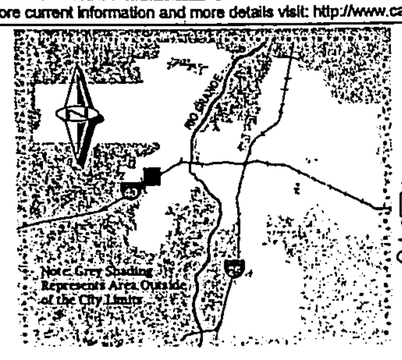
Zone Atlas Page:

H-10-Z





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



Zone Atlas Page:

J-09-Z

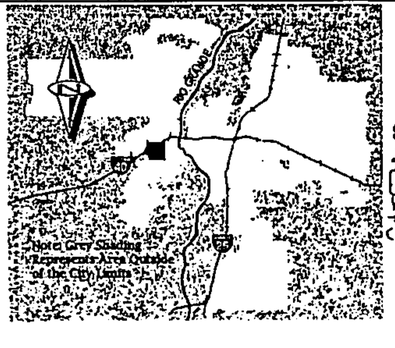
Selected Symbols

SECTOR PLANS
Design Overlay Zones
City Historic Zones
H-1 Buffer Zone
Petroglyph Mon.
Escarpmer
2 Mile Airp
Airport No
Wall Overl

0 750

Map amended through: 3/10/2009

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



Zone Atlas Page:

J-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 3/10/2009

OR CURRENT RESIDENT
100905825914230711
MARTINEZ APOLONIO P & BRENDA S
505 PARKLAND VIEW ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905820911330753
MARTINEZ ROBERT F & THERESA R
605 PAINTED SKY PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100905821110830752
MENDIBLES EDWARD & DIANA
601 PAINTED SKY PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005952113440721
MOORE THOMAS J & SHARON
192 COLLEGE PARK DR
SEAL BEACH, CA 90740

OR CURRENT RESIDENT
101005815040122232
OSTERWEIL LEV M
1300 TANGLEWOOD PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005936200740336
PARK MELISSA
1405 KENWOOD CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005813138822228
PERRILLIAT SHARON A
1212 TANGLEWOOD RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005948407540692
RIVERA ANTHONY R
1701 YARBROUGH PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905822412230750
SAMANIEGO DONALD P
604 PAINTED SKY PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005817242921040
SIERRA ROBERT
1316 MESA WOOD PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005826348311007
MARTINEZ DANIEL R & CRUZITA A
1305 STONEWAY DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905820911330753
MARTINEZ ROBERT F & THERESA R
605 PAINTED SKY PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101005930800440321
MIRZAI MOGHBEL
1400 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905825113230728
NIEVES-FLORES JAIMES & DONNA
600 CYAN CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905820010730777
PADILLA MARIA ELENA
604 VERMILION CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005815541921044
PENA MARTIN & TURNER ISABEL
1015 4TH ST SW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101005948711641619
REHMAN TAUSIF-UR
2136 ALTURA AZUL LN NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101005815140822233
RODRIGUEZ FEDERICO V &
ROSELINE A
1304 TANGLEWOOD PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005950712641711
SAN MARTIN MAURO JR & THERESA
1819 AMOR DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005929000140325
SNYDER SHELBY
1308 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005826349011008
MARTINEZ MARLA A
1309 STONEWAY DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005827849311004
MELCHOR HECTOR M
1308 STONEWAY DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005813939322230
MONKA JEFFREY S
11935 E PRADERA RD
CAMARILLO, CA 93012

OR CURRENT RESIDENT
101005817743221039
OGBORN BARBARA J
1320 MESA WOOD PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005950713241709
PADILLA MICHAEL A
1827 AMOR DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005931601040319
PEREZ LORENZO I & THERESA G
7421 BEVERLY HILLS NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101005933001740316
REVES DANIEL & NOEL
PO BOX 509011
SAN DIEGO, CA 92150

OR CURRENT RESIDENT
101005818143421038
RUIZ GLORIA
1324 MESA WOOD PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005929900240323
SANCHEZ CHARLENE A
1316 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005933702040314
TAPIA SOCORRO
1424 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

Project# 1007812
100905822011830702
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101005816042121043
ARCHULETA DANIEL I & KATHY M
1304 MESA WOOD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905823612330729
BURDEN CHERYL
601 CYAN CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005930300340322
CARDONA DON J & RENEE
1320 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005936200140337
CRANDALL CHALLIS C & ERICA
1401 KENWOOD CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005950012441713
ERISMAN MARTY H
1818 MONEDA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905819711130776
GARCIA GILBERT
608 VERMILION CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005813539122229
GILBERT GREG W
1216 TANGLEWOOD RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005828148711005
HENSLEY DAMON R & DENIESE L
1300 STONEWAY DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005952113740720
JOHNSON MARVIN
5555 ZUNI SE 280
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101005948711241620
APODACA FILIMON & APODACA
PHILEAN
1801 MONEDA DR NE
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905822611730751
BARELA DEMETRIO I & FRANCES L
GARCIA
6129 FLOR DEL SOL PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005816442421042
BUSTOS TARA
1308 MESA WOOD PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005929500240324
CHAVEZ DESIREE
1312 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005933802740313
DENTON RICHARD W & GONZALES
MARGARET M
1428 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005931200740320
FISCHER STEPHEN S
1404 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905820210230778
GATES ROBERT G
600 VERMILION CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005952113140722
GUILLEN VINCENT D & STACKPOLE-
GUILLEN ANNA
1826 AMOR DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005952515040703
INTNL CH OF THE FOURSQUARE
GOSPEL
6020 JUNIPER RD NW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005952112740723
LARRANAGA SUSAN
1822 AMOR DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005816842721041
ARAGON RITA & LOPEZ JUDE I
1312 MESA WOOD PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905822012630749
BOSLAND CAROLINE I & PHILIP W
612 PAINTED SKY PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005932101240318
CAPPELLO DANIEL
1412 DESERT BLOOM NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005948711941618
CORE CAPITAL FUNDING LLC
PO BOX 35627
ALBUQUERQUE, NM 87176

OR CURRENT RESIDENT
101005812638522227
EDGERSON LAMARR D
8044 WATERBURY AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005932601540317
FRIEND CANDICE M & RUGGLES
LUKE A
1416 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005950713041710
GIL VIRGIL S
6506 CALLE REDONDA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005814439622231
HENDERSON LARRY A & NEVAREZ-
HENDERSON VALERIE M
1224 TANGLEWOOD RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005950012041712
JARAMILLO LINDA I
1814 MONEDA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905823312730730
LUCERO ELIZABETH R
605 CYAN CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005928500140326
TORREZ ANTHONY R & GEORGIA L
1304 DESERT BLOOM AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905824913730727
TRUJILLO GILBERT V & ADELICIA C
604 CYAN CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005826547711006
TRUJILLO HELEN C
2712 PASEO DEL CANTO DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905826113830710
WALLER MARK A & HAYLEE M
501 PARKLAND VIEW ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905818111131924
WESTLAND DEVCO LP
2392 MORSE AVE
IRVINE, CA 92614

OR CURRENT RESIDENT
100905818409830779
WESTLAND DEVCO LP
401 COORS BLVD NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005933703240312
ZENQUEST INVEST NM LLC
1381 ADGLETTO DR
HENDERSON, NV 89052

Project# 1007812
SHADI HAYATI
WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NM 87114

Project# 1007812
M. MAX GARCIA
Los Volcanes NA
6619 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1007812
BEN SANDOVAL
Los Volcanes NA
6516 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1007812
DEB BLASER
Laurelwood NA
1412 BLOSSOMWOOD NW
ALBUQUERQUE, NM 87120

Project# 1007812
CANDY PATTERSON
Laurelwood NA
7608 ELDERWOOD NW
ALBUQUERQUE, NM 87120

Project# 1007812
DEAUN LWEIS
SR Marmon NA
6400 SUNNY DAY CT NW
ALBUQUERQUE, NM 87120

Project# 1007812
ANNETTE GONZALES
SR Marmon NA
2323 BIG PINE DR NW
ALBUQUERQUE, NM 87120

Project# 1007812
MIGUEL MAESTAS
Avalon NA
9400 HARBOR RD NW
ALBUQUERQUE, NM 87121

Project# 1007812
KELLY CHAPPELLE
Avalon NA
9135 SANTA CATALINA AVE NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101206302002430202
ABEYTA DENNIS L
6508 MESA ANTIGUA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206203747320309
CASTNER EVELYN E
4621 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206207146720303
CROWELL WILLIAM EVERETT &
KAREN SUE
4600 TRACEWAY AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206210648920206
EDWARDS THOMAS J
6332 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206309102730142
GALLEGOS VINCENT & DOROTHY
4605 SAN BRATTON NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206203145820407
HARRIS KAREN L
4620 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206204947320307
KELLEY ROBERT L AND KELLEY
JOVITA A
4615 THISTLE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206208746520211
LUCERO BILLY A
6312 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206206247720301
MARTINEZ ERNEST J & TARA T
4608 TRACE WAY AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206213251521305
MERVINI JOSEPH A ETUX
6333 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206208445920212
BAKER DENISE L
6308 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206302402930203
CHAVEZ SAMUEL C
6512 MESA ANTIGUA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206214050420941
DE STEIGUER DAVID M & ANNI B
6332 MESQUITE DR NE
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206211449621301
ESTES JAMES A IV & VICKI M
6317 MESQUITE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206200147120314
GONZALEZ JOHNNY A & PAULA F
6321 BRIDLE ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206208849120203
HENDERSON SAMUEL JR & MELANIE
K
6325 THICKET NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206207848720202
LOPEZ ANTONIO E & ESTHER M
4609 TRACE WAY AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206204245520409
LUCERO JANET K
4612 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206302803530204
MATTHEWS JASPER A & KEISHA D
6516 MESA ANTIGUA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206201847420312
MEURER RON E AND KRISTINE M
4633 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206212949020944
BLANCO LISA F
6320 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206209547420209
COUSINS JAY G & STEPHANIE L
6320 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206312006230139
ECCHER BARRY A & LIZ
6415 CAMINO DEL ARREBOL NW
ALBUQUERQUE, NM 87120

Project# 1007836
101206205850820720
FIRST BAPTIST CHURCH OF WEST
ALBUQUERQUE
6400 GOLF COURSE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206202547420311
GURULE STEVEN A & BARBARA L
4629 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206301501930201
JACOBER LEONARD W & LISBETH
PO BOX 1670
CORRALES, NM 87048

OR CURRENT RESIDENT
101206201445420404
LOPEZ-BENNINGTON TESS
8635 BLUFF SPRINGS DR NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101206204247220308
MARTINEZ CHRISTOPHER J &
POMPEO SUSAN H
4617 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206214551020940
MAZER NEAL M & LONG MARY A
6336 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206210350320204
MONTOYA PATRICIA T & PADILLA
ALFRED J
6337 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206203745820408
NAGRO DAVID A
4616 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206214851820939
PERFITO TODD KIRKLAND
6340 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206201147720313
ROSE TERESA & MIGUEL SANFORD &
DANIEL MCCLUSKEY
4637 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206213649920942
RUDY BONNIE J & NAUGHTON
KAREN K
6328 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206212551121304
SHEWOOD MARY ELLEN L
6329 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206204845020410
SUTTON HELEN B
4604 THISTLE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206202545820406
VESTAL JAMES W & VESTAL LEROY
S & CYNTHIA R
2961 INDUSTRIAL RD 746
LAS VEGAS, NV 89109

OR CURRENT RESIDENT
101206206847220302
WHARTON JOSEPH T & MERCEDES L
4604 TRACE WAY NW
ALBUQUERQUE, NM 87120

Project# 1007836
CINDI CARUSO MAPEL
Alban Hills NA
6507 CALLE REDONDA NW
ALBUQUERQUE, NM 87120

Project# 1007836
[illegible]N VERKEL
[illegible]RGAN LN NW
[illegible]ERQUE, NM 87120

OR CURRENT RESIDENT
101206210750220205
NUANEZ ANTHONY A
6336 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206205446720306
RAINES STEVE W & ANTOINETTE M
4809 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206211550421302
ROUSSEAU JAMES A & MARY JEANNE
TRUSTEES OF ROUSSEAU REV TRUST
6325 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206315903130103
SALINAS DAVID A & AUDRA L
3399 LA ORILLA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206213349420943
SPEES MARITA F
6324 MESQUITE DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206203147420310
TAYLOR MICHAEL ZACHARY
4625 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206209947920208
WALTERS WALLACE W & CARRILLO-
WALTERS CATARINA F
6324 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206209147020210
YOUNG JOHN G & KIM
6316 THICKET ST NW
ALBUQUERQUE, NM 87120

Project# 1007836
PATSY NELSON
Alban Hills NA
3301 LA TAMBLA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206210348420207
ORTON EULOGIA T
6328 THICKET ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206206445920304
RINGING SHIELD JUSTIN C &
SANCHEZ NICHOLE M
4601 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206211950921303
ROUSSEAU JAMES ALBERT & MARY
JEANNE TRUSTEES ROUSSEAU RLT
6325 MESQUITE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206208248220201
SANCHEZ ANTHONY M & PAMELA A
4605 TRACEWAY NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206201945820405
STITES CHESTER E & NURIT W
4628 THISTLE AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106252052111301
TENORIO DAVID A & RAMONA A
6401 MESA SOLANA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206205946320305
WEGENER CLEMENT
4605 THISTLE AVE NW
ALBUQUERQUE, NM 87120

Project# 1007836
TATE FISHBURN
PO BOX 2941
CORRALES, NM 87048

Project# 1007836
RENE HORVATH
Taylor Ranch NA
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007140 **AGENDA#** 4 **DATE:** 6/17/09

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

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007140 **AGENDA#** 3 **DATE:** 10/1/08

1. **Name:** Janie Gonzales **Address:** 930 Camino del Rio, NW **Zip:** 87114
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 2

SUBJECT:

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

ENGINEERING COMMENTS:

Site Plan for Subdivision Comments:
Monachos Road is being built with this project. Please remove all references to "future" on the plan and amend the street name to match the plat.

Infrastructure List Comments:
The sidewalk exhibit does not match the infrastructure list. The infrastructure list must clearly state what sidewalk will be deferred and what will be built at this time.

No objection to vacation request.

Condition of Final Plat:
Provide a recorded copy of the public roadway easement.

JUAN TABO HILLS UNIT 1

RESOLUTION:

06-17-09

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 DATE: JUNE 3, 2009
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

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

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

REV/CMT:0 APP:**(x)** SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 6-17-09 X; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

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

DATE: June 3, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 3

SUBJECT:

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

ENGINEERING COMMENTS:

No objection to sidewalk waiver or sidewalk deferral request.
No objection to vacation request.
Monachos Road is being built with this project. Remove all notes referring to Monachos Road as "future."

Conditions of Final Plat:
Call out all radius values.
Provide a recorded copy of the public roadway easement.

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: JANUARY 14, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 7**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

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

DATE: November 5, 2008

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 7

SUBJECT:

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

ENGINEERING COMMENTS:

No objection to sidewalk waiver or sidewalk deferral request.
No objection to vacation request.
Monachos Road is being built with this project. Remove all notes referring to Monachos Road as "future."

Conditions of Final Plat:
Call out all radius values.
Provide a recorded copy of the public roadway easement.

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: NOVEMBER 5, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-15-09 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

6-24-09

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

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

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

FOR:

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

DATE: June 17, 2009

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09, 4/15/09, 5/6/09, 5/20/09, 5/27/09]* **DEFERRED TO 6/17/09 AT THE AGENT'S REQUEST.**

3. **Project# 1002856**
09DRB-70167 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS INC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 5,** zoned R-LT, located north of DAISY SUMMER AVE SW between UNSER BLVD SW and 98TH ST SW containing approximately 8.0422 acre(s). (N-9) **DEFERRED TO 6/17/09 AT THE AGENT'S REQUEST.**

4. **Project# 1002856**
09DRB-70168 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 3A (a.k.a. BLOSSOM RIDGE, PHASE 1),** zoned R-LT, located south of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 23.9505 acre(s). (N-9 & P-9) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1002856**
09DRB-70169 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 2,** zoned R-LT, located north of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 20.7310 acre(s). (N-9 & P-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

6. **Project# 1002856**
09DRB-70187 EXT OF SIA FOR TEMP DEFR SDWK CONST

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 16 & 18, & 10, 11, 14, & 18, Block(s) 3 & 4, **THE MEADOWS AT ANDERSON HILLS Unit(s) 2,** zoned RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN 98TH ST SW AND UNSER BLVD SW (P-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1007771**
09DRB-70159 VACATION OF PUBLIC RIGHT-OF-WAY

ADAM TRUBOW request(s) Vacation (closing) for a portion of public right of way for 7th Street SW behind the sidewalk but adjacent to Lot 8, Block(s) 1, **REALTY SALES COMPANY'S 1ST ADDITION,** zoned SU-2/ R-1, located on the east side of 7TH ST SW between IRON AVE SW and STOVER AVE SW containing approximately 0.07 acre(s). (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

5. **Project# 1007766**
09DRB-70147 VACATION OF PUBLIC EASEMENT
09DRB-70148 VACATION OF PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agent(s) for SOUTHERN WINE & SPIRITS OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-2, **LANDS OF PETE MATTEUCCI** zoned SU-2/HM, located on BACA LANE NE BETWEEN COMMERCIAL ST NE AND AT & SF RAILROAD containing approximately 3.7968 acre(s). (J-14) *[Deferred from 5/13/09]* **DEFERRED TO 6/3/09 AT THE AGENT'S REQUEST.**

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09, 4/15/09, 5/6/09]* **DEFERRED TO 6/3/09 AT THE AGENT'S REQUEST.**

7. **Project# 1007263**
09DRB-70012 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70013 SIDEWALK WAIVER
09DRB-70014 MINOR - TEMP DEFR SWDK CONST

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT,** zoned R-1, located on HIDEWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)*[Deferred from 2/11/09, 3/4/09, 3/18/09, 4/8/09, 4/29/09, 5/6/09]* **DEFERRED TO 5/27/09 AT THE AGENT'S REQUEST.**

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

8. **Project# 1002249**
09DRB-70171 EPC APPROVED SDP FOR BUILD PERMIT
09DRB-70172 EPC APPROVED SDP FOR SUBDIVISION

MIKE JACKSON agent(s) for SRI HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-B, **AMERICAN SQUARE** zoned C-2, located on CLAREMONT NE BETWEEN CARLISLE NE AND MENUAL BLVD NE containing approximately 1.17 acre(s). (H-16) **DEFERRED TO 5/27/09 AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION: 5/13/09

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

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

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

FOR:

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

DATE: May 6, 2009

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007140 **AGENDA#** 3 **DATE:** 5/27/09

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
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16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

Def 6/3

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 3

SUBJECT:

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

ENGINEERING COMMENTS:

Site Plan for Subdivision Comments:
Monachos Road is being built with this project. Please remove all references to "future" on the plan and amend the street name to match the plat.

Infrastructure List Comments:
The sidewalk exhibit does not match the infrastructure list. The infrastructure list must clearly state what sidewalk will be deferred and what will be built at this time.

No objection to vacation request.

Condition of Final Plat:
Provide a recorded copy of the public roadway easement.

RESOLUTION:

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 DATE: MAY 27, 2009
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007140

AGENDA ITEM NO: 3

SUBJECT:

Vacation of Public Easement

Sidewalk Waiver

Temp-Defr Sidewalk Const

Site Plan for Subdivision

Preliminary Plat

ENGINEERING COMMENTS:

An approved drainage report and Infrastructure List are required.

Hydrology would like to request a 1 week deferral.

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ___; WITHDRAWN___

DEFERRED TO:_____

SIGNED: **(UD) (CE) (TRANS) (PKS) (PLNG)**

COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
924-3695

DATE: 5-27-09

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 6

SUBJECT:

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

ENGINEERING COMMENTS:

Site Plan for Subdivision Comments:
Monachos Road is being built with this project. Please remove all references to "future" on the plan and amend the street name to match the plat.

Infrastructure List Comments:
The sidewalk exhibit does not match the infrastructure list. The infrastructure list must clearly state what sidewalk will be deferred and what will be built at this time.

No objection to vacation request.

Condition of Final Plat:
Provide a recorded copy of the public roadway easement.

RESOLUTION:

05-27-09

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: MAY 20, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007140

AGENDA ITEM NO: 6

SUBJECT:

Vacation of Public Easement

Sidewalk Waiver

Temp-Defr Sidewalk Const

Site Plan for Subdivision

Preliminary Plat

ENGINEERING COMMENTS:

An approved drainage report and Infrastructure List are required.

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ___; WITHDRAWN___
DEFERRED TO:_____

SIGNED: **(UD) (CE) (TRANS) (PKS) (PLNG)**

COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
924-3695

DATE: 5-20-09

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007140 **AGENDA#** 6 **DATE:** 5/6/09

1. **Name:** _____ **Address:** _____ **Zip:** _____
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DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003790 **AGENDA#** 1 **DATE:** 5/6/09

1. **Name:** _____ **Address:** _____ **Zip:** _____
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17. **Name:** _____ **Address:** _____ **Zip:** _____

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007746 **AGENDA#** 4 **DATE:** 5/6/09

1. **Name:** _____ **Address:** _____ **Zip:** _____
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17. **Name:** _____ **Address:** _____ **Zip:** _____

3. **Project# 1004073**
09DRB-70117 VACATION OF PUBLIC EASEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of a Roadway Easement plus a Water and Sanitary Sewer Easement on Tract(s) 4A, **JUAN TABO HILLS Unit(s) 1,** zoned SU-1, located on the east side of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 25.62 acre(s). (M-21 & M-22) **THE VACATION OF THE PORTION OF THE 72 FOOT ROADWAY EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09]* **DEFERRED TO 5/6/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1003916**
09DRB-70134 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES TO BE KNOWN AS MONTERRA DEL REY Unit(s) 1-3,** zoned SU-1 PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 63.3836 acre(s). (D-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

6. **Project# 1007734**
09DRB-70135 SKETCH PLAT REVIEW AND COMMENT

THE SURVEY OFFICE, LLC agent(s) for WILLIS SMITH request(s) the above action(s) for all or a portion of Lot(s) 19-24, **NEWTON & SMITH SUBDIVISION,** zoned M-2, located on CANDELARIA BETWEEN HIGH ST AND PAN AMERICAN FREEWAY containing approximately 1.0299 acre(s). (G-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

7. Other Matters:

ADJOURNED:

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007140 **AGENDA#** 4 **DATE:** 4/15/09

1. **Name:** _____ **Address:** _____ **Zip:** _____
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15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 4

SUBJECT:

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

ENGINEERING COMMENTS:

No objection to sidewalk waiver or sidewalk deferral request.
No objection to vacation request.
Monachos Road is being built with this project. Remove all notes referring to Monachos Road as "future."

Conditions of Final Plat:
Call out all radius values.
Provide a recorded copy of the public roadway easement.

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 15, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

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

RESOLUTION:

5-6-09

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

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

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

FOR:

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

DATE: April 15, 2009

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08]* **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP FOR BUILD PERMIT

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1,** zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) *[Deferred from 1/7/09]* **DEFERRED TO 1/21/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1006004/1005355**
09DRB-70003 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) Q & OS-7, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II** zoned PC, located on EASTMAN AVE BETWEEN EASTMAN AVE AND HAWKING DR containing approximately 18.4444 acre(s). (R-16) **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**

6. **Project# 1007474/1004732**
08DRB-70519 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
09DRB-70001 SIDEWALK WAIVER
09DRB-70002 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 & A-3 - A, A-1, **LANDS OF DAVID MACIEL, FLORAL MEADOWS (TO BE KNOWN AS MONTOYA STREET TOWNHOMES)** zoned R-LT, located on MONTOYA RD NW BETWEEN FLORAL NW AND SARITA NW containing approximately 1.85 acre(s). (H-12) **INDEFENITELY DEFERRED AT THE AGENT'S REQUEST.**

7. Other Matters: None.

ADJOURNED: 10:30

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 4

SUBJECT:

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

ENGINEERING COMMENTS:

No objection to sidewalk waiver or sidewalk deferral request.
No objection to vacation request.
Monachos Road is being built with this project. Remove all notes referring to Monachos Road as "future."

Conditions of Final Plat:
Call out all radius values.
Provide a recorded copy of the public roadway easement.

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 DATE: MARCH 11, 2009
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION: 4/15/09

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

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

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

FOR:

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

DATE: March 11, 2009

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09]* **DEFERRED TO 3/11/09 AT THE AGENT'S REQUEST.**

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

8. **Project# 1007095**
09DRB-70021 EPC APPROVED SDP FOR BUILD PERMIT

J KORY BAKER ARCHITECT agent(s) for 86TH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF L W BARRETT** zoned SU-2 FOR RD, located on 86TH ST SW BETWEEN SAN IGNACIO SW AND SAGE SW containing approximately .994 acre(s). (L-9) *[Deferred from 1/28/09, 2/4/09]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR ROADWAY EASEMENT AND TO THE CITY ENGINEER FOR SIA AND FOR 3 COPIES.**

9. **Project# 1007551**
09DRB-70019 EPC APPROVED SDP FOR BUILD PERMIT

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD AND DRUG CENTERS, INC request(s) the above action(s) for all or a portion of Lot(s) B-1-B, **HUBBELL PLAZA,** zoned C-2, located on CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW containing approximately 2.26 acre(s). (K-10) *[Deferred from 1/28/09 – to be deferred to 2/11/09, 2/4/09]* **DEFERRED TO 3/18/09 AT THE AGENT'S REQUEST.**

10. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP FOR BUILD PERMIT

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1,** zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1)*[Deferred from 1/7/09, 1/28/09, 2/4/09]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08]* **DEFERRED TO 10/22/08 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS MASTER DEVELOPMENT PLANS

4. **Project# 1001370**
08DRB-70425 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS SUBDIVISION,** zoned R-D SU-1 VILLABGE, located on JUAN TABO BLVD BETWEEN TIJERAS ARROYO AND KIRTLAND AIR FORCE BACE containing approximately 326 acre(s). (M-21 & M-22) **DEFERRED TO 10/8/08 AT THE AGENT'S REQUEST.**

5. **Project# 1007099**
08DRB-70422 EPC APPROVED SDP FOR BUILD PERMIT

VAN H GILBERT ARCHITECT agent(s) for SANDIA FOUNDATION, A NM NON-PROFIT request(s) the above action(s) for all or a portion of Lot(s) 1-11 & 33-38, Block(s) 17, **ZUNI ADDITION,** zoned C-2 / SU-1 FOR NURSERY, located on MENAUL BLVD NE BETWEEN MESILLA AND PENNSYLVANIA containing approximately 3.9197 acre(s). (H-19) **DEFERRED TO 10/15/08 AT THE AGENT'S REQUEST.**

6. **Project# 1007204**
08DRB-70407 AMENDED SDP FOR SUBDIVISION

DARREN SOWELL ARCHITECTS LLC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B 3A, 6, 4-A-1, 5-B-1& 5-B-2, **BARRETT & LANDS OF WEFCO,** zoned C-2, located on SW CORNER OFCENTRAL AVE SW AND UNSER SW BETWEEN BRIDGE ST SW AND 86TH ST SW containing approximately 50 acre(s). (K-9/10 & L-10) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CLEAR SIGHT TRIANGLES PER DPM, AND TO PLANNING FOR CASE PLANNERS REVIEW AND APPROVAL, AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

DEVELOPMENT REVIEW BOARD
Action Sheet

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

October 1, 2008 9:00 AM
MEMBERS:

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

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

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

1. **Project# 1000072**
08DRB-70386 VACATION OF PUBLIC DRAINAGE EASEMENT(S)
08DRB-70387 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SHAKEEL RIZVI request(s) the referenced/ above action(s) for all or a portion of Tract AA, Block 2, and Tract BB, Block 1, **CARMEL SUBDIVISION,** zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately 0.25 acre(s). (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF SIDEWALKS AND DISTANCE OF FACE OF CURB TO PROPERTY LINE, AND TO PLANNING TO RECORD.**

2. **Project# 1006549**
08DRB-70385 VACATION OF PUBLIC & PRIVATE UTILITY EASEMENT(S)

SURVEYS SOUTHWEST LTD agent(s) for BENCOR/ CARLISLE LIMITED PARTNERSHIP request(s) the referenced/ above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** zoned C-2, located on the south side of MENAUL BLVD NE BETWEEN CARLISLE BLVD NE AND SOLANO DR NE containing approximately 1.66 acre(s). (H-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

DEVELOPMENT REVIEW BOARD
AGENDA

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

September 17, 2008
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant
Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

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

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

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

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

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007140 **AGENDA#** 2 **DATE:** 9/17/08

1. **Name:** Janie Gonzales **Address:** 930 Camino del Río NW **Zip:** 87114
2. **Name:** Jerry G. Perry **Address:** 2524½ Del Sur, SW **Zip:** 87105
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: July 30, 2008
Zone Atlas Page: R-16
Notification Radius: 100 Ft.

Project# 1007140
App#08DRB-70297
08DRB-70300
08DRB-70301
08DRB-70302
08DRB-70303

Cross Reference and Location: JUAN TABO BLVD BETWEEN VIA POSADA RD AND GULFSTREAM DR

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

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

Special Instructions:

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

Date Mailed: JULY 11, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

ZONING & PLANNING
- A — Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- Z — 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 & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

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

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

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

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

Lot or Tract No. Tract 2-A, and 1-C Block: ___ Unit: ___
Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1
Existing Zoning: SU-1 Proposed zoning: same MRGCD Map No ___
Zone Atlas page(s): M22 UPC Code: 102205510444320125

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no
No. of **existing** lots: 2 No. of **proposed** lots: 47 Total area of site (acres): 41.0242
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd.
Between: Via Rosada Rd. and Gulfstream Drive

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

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

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers
05DRB - ____ - 70297
05DRB - ____ - 70300
05DRB - ____ - 70301
05DRB - ____ - 70302
05DRB - ____ - 70303

Hearing date 7-30-08

Action	S.F.	Fees
VPE	___	$ 1290.00
SW	___	$ 50.00
TSC	___	$ 0
SPS	___	$ 365.00
PP	___	$ 1555.00
CMF		20.00
ADV		75.00
		Total $ 3375.00

7-3-08
Planner signature / date

Project # 1002140

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

- ☑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
  - ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - ☒ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ☒ Zone Atlas map with the entire property(ies) clearly outlined
  - ☒ Letter briefly describing, explaining, and justifying the request
  - ☒ Letter of authorization from the property owner if application is submitted by an agent
  - ☒ N/A Copy of the document delegating approval authority to the DRB
  - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ☐ Sign Posting Agreement
  - ☒ Completed Site Plan for Subdivision Checklist
  - ☒ N/A 6 copies of the Infrastructure List, if relevant to the site plan
  - ☒ TIS/AQIA Traffic Impact Study form with required signature
  - ☒ Fee (see schedule)
  - ☒ List any original and/or related file numbers on the cover application

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

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**
  - ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
  - ☐ Solid Waste Management Department signature on Site Plan
  - ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - ☐ Letter briefly describing, explaining, and justifying the request
  - ☐ Letter of authorization from the property owner if application is submitted by an agent
  - ☐ Copy of the document delegating approval authority to the DRB
  - ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ☐ Sign Posting Agreement
  - ☐ Completed Site Plan for Building Permit Checklist
  - ☐ 6 copies of the Infrastructure List, if relevant to the site plan
  - ☐ TIS/AQIA Traffic Impact Study form with required signature
  - ☐ Copy of Site Plan with Fire Marshal's stamp
  - ☐ Fee (see schedule)
  - ☐ List any original and/or related file numbers on the cover application

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

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
  - ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ☐ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
  - ☐ Zone Atlas map with the entire property(ies) clearly outlined
  - ☐ Letter briefly describing, explaining, and justifying the request
  - ☐ Letter of authorization from the property owner if application is submitted by an agent
  - ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ☐ Sign Posting Agreement
  - ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - ☐ 6 copies of the Infrastructure List, if relevant to the site plan
  - ☐ TIS/AQIA Traffic Impact Study form with required signature
  - ☐ Fee (see schedule)
  - ☐ List any original and/or related file numbers on the cover application

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

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

Diane Hoelzer, PE
Applicant name (print)

Diane Hoelzer 7-3-08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-70302
_____-_____-_____
_____-_____-_____

7-3-08
Planner signature / date

Project # 1[redacted]10

Rec	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC
1	10220 55104 44320 125	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	TR 2- A FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 9.5455 AC
2	10220 55073 50320 127	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 1- C FINAL PLAT FOR JUAN TABO HILLS UNIT 1CONT 31.4914 AC
3	10220 55123 40720 315	JENNINGS TAD A & JEANETTE HARMON	600 VIA POSADA SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 1 PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1BEING A REPLAT OF TRACT C FOUR HILLS VILLAGE 20THINSTALLMENT CONT .3230 AC
4	10220 55136 40820 314	RIVERA JAMES A II & ROBERTA J	604 VIA POSADA SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 2 PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1BEING A REPLAT OF TRACT C FOUR HILLS VILLAGE 20THINSTALLMENT CONT .2909 AC
5	10220 55140 43220 203	YORK DIANE C	605 VIA POSADA SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 39 PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1BEING A REPLAT OF TRACT C FOUR HILLS VILLAGE 20THINSTALLMENT CONT .5519 AC
6	10220 55198 33420 138	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	SE1/4NW1/4 T10N R4E SEC34 CONT 40.00 AC
7	10220 55120 42220 201	RUSSELL WILLIAM W & PATRICIA L TRUSTEES RUSSELL FAMILY TRUST	601 VIA POSADA SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 41 PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1BEING A REPLAT OF TRACT C FOUR HILLS VILLAGE 20THINSTALLMENT CONT .3724 AC
8	10220 55202 49920 140	PERRY JERRY G TRUSTEE PERRY RVLT & GONZALES ARTHUR J & JANI E FAY	2524 1\2 DEL SUR SW	ALBUQUERQUE	NM	87105	V	X1A	TR OF LAND IN N 1/2 NE NW SEC 34 T10N R4E CONT 17.2876 AC
9	10220 55159 44220 206	JOHNSON RICHARD N & LISA D	615 VIA POSADA SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 36 PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1BEING A REPLAT OF TRACT C FOUR HILLS VILLAGE 20THINSTALLMENT CONT .6986 AC
10	10220 55149 43320 204	GRABER RICK L & VALERIE L GIFFORD-GRABER	607 VIA POSADA SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 38 PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1BEING A REPLAT OF TRACT C FOUR HILLS VILLAGE 20THINSTALLMENT CONT .5952 AC
11	10220 55131 43020 202	LENT DONALD E & M LYNNE	603 VIA POSADA SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 40 PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1BEING A REPLAT OF TRACT C FOUR HILLS VILLAGE 20THINSTALLMENT CONT .5633 AC

OR CURRENT RESIDENT
102205514943320204
GRABER RICK L & VALERIE L
GIFFORD-GRABER
607 VIA POSADA SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205510444320125
JUAN TABO HILLS LLC
8910 ADAMS ST SE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102205513640820314
RIVERA JAMES A II & ROBERTA J
604 VIA POSADA SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205512340720315
JENNINGS TAD A & JEANETTE
HARMON
600 VIA POSADA SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205513143020202
LENT DONALD E & M LYNNE
603 VIA POSADA SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205512042220201
RUSSELL WILLIAM W & PATRICIA L
TRUSTEES RUSSELL FAMILY TRUST
601 VIA POSADA SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205515944220206
JOHNSON RICHARD N & LISA D
615 VIA POSADA SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102205520249920140
PERRY JERRY G TRUSTEE PERRY
RVLT & GONZALES ARTHUR J &
JANIE FAY
2524 1\2 DEL SUR SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
102205514043220203
YORK DIANE C
605 VIA POSADA SE
ALBUQUERQUE, NM 87123

Project# 1007140
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1007140
JOE KOPRIVNIKAR
Tijeras Arroyo NA 13008 NANDINA
WAY SE
ALBUQUERQUE, NM 87123

Project# 1007140
EDWIN BARSIS
Four Hills Village NA
1538 CATRON AVE SE
ALBUQUERQU, NM 87123

Project# 1007140
JUAN TABO HILLS LLC
PO BOX 1443
CORRALES, NM 87048

Project# 1007140
HERB WRIGHT
Four Hills Village HOA
712 STAGECOACH RD SE
ALBUQUERQUE, NM 87123

Project# 1007140
REBECCA LORING
Four Hills Village NA
1020 CUATRO CERROS SE
ALBUQUERQUE, NM 87123

Project# 1007140
PAUL F KINAHAN
Tijeras Arroyo NA
801 CALLE CORONADO SE
ALBUQUERQUE, NM 87123

Project# 1007140
TIM GALLEGOS
Four Hills Village HOA
708 LAMP POST CIR SE
ALBUQUERQUE, NM 87123

06/25/2008 12:13 5053245313 COA ONC PAGE 01/03

City of Albuquerque

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

Date: June 25, 2008

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

Thank you for your inquiry of June 25 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 2-A and 1-C of Juan Tabo Hills, Unit 1, Unit 3B:
zone map page(s) M-22.

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

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

Four Hills Village HOA.
Neighborhood or Homeowner Association
Contacts: Herb Wright
712 Stagecoach Rd. SE 87123
922-0976(h)
Tim Gallegos
708 Lamp Post Cir. SE 87123
797-8665(h)

See reverse side for additional Neighborhood and/or Homeowner Associations

Information: YES {X} NO { }

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

Sincerely,

Stephanie Dalton
OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnncontactformltr (12/03/07)

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: JTH, LLC **DATE OF REQUEST:** 7/1/08 **ZONE ATLAS PAGE(S):** M22

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 41.02 AC

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]
COMP. PLAN	[ ]	ZONE CHANGE	[ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]

LEGAL DESCRIPTION:

LOT OR TRACT # 2A, 1C BLOCK # NA

SUBDIVISION NAME Juan Tabo Hills Unit I

PROJECT NAME: JUAN TABO HILLS UNIT 3B

SITE DEVELOPMENT PLAN:

A) SUBDIVISION	[X]	BUILDING PERMIT	[ ]
B) BUILD'G PURPOSES	[ ]	ACCESS PERMIT	[ ]
C) AMENDMENT	[ ]	OTHER	[X] Prel. Plat

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 47

BUILDING SIZE: 1350 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements

APPLICANT OR REPRESENTATIVE Diane Hadley DATE 7-1-08

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: ↳ FOR THIS SUBMITTAL. JUAN TABO HILLS TIS.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loh — 7-3-08

TRAFFIC ENGINEER — DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use of plan actions will require preparation of an **AQIA**. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets **AQIA** thresholds in the Zoning Code.

AIR QUALITY IMPACT ANAYLSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

for Diane Hadley — 7/3/08

APPLICANT — DATE

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** 12/31/04

-FINALIZED ___/___/___

Tony Loh — 7-3-08

TRAFFIC ENGINEER — DATE

Revised June 27, 2005

Additional Neighborhood or Homeowner Association Information

Four Hills Village N.A.
Neighborhood or Homeowner Association

Contacts: Edwin Barsis
1538 Catron Ave. SE 87123
293.5347 (h)
Rebecca Loring
1020 Cuatro Cerros SE 87123
271.2498 (h)

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

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

Mark Goodwin & Associates

Fax

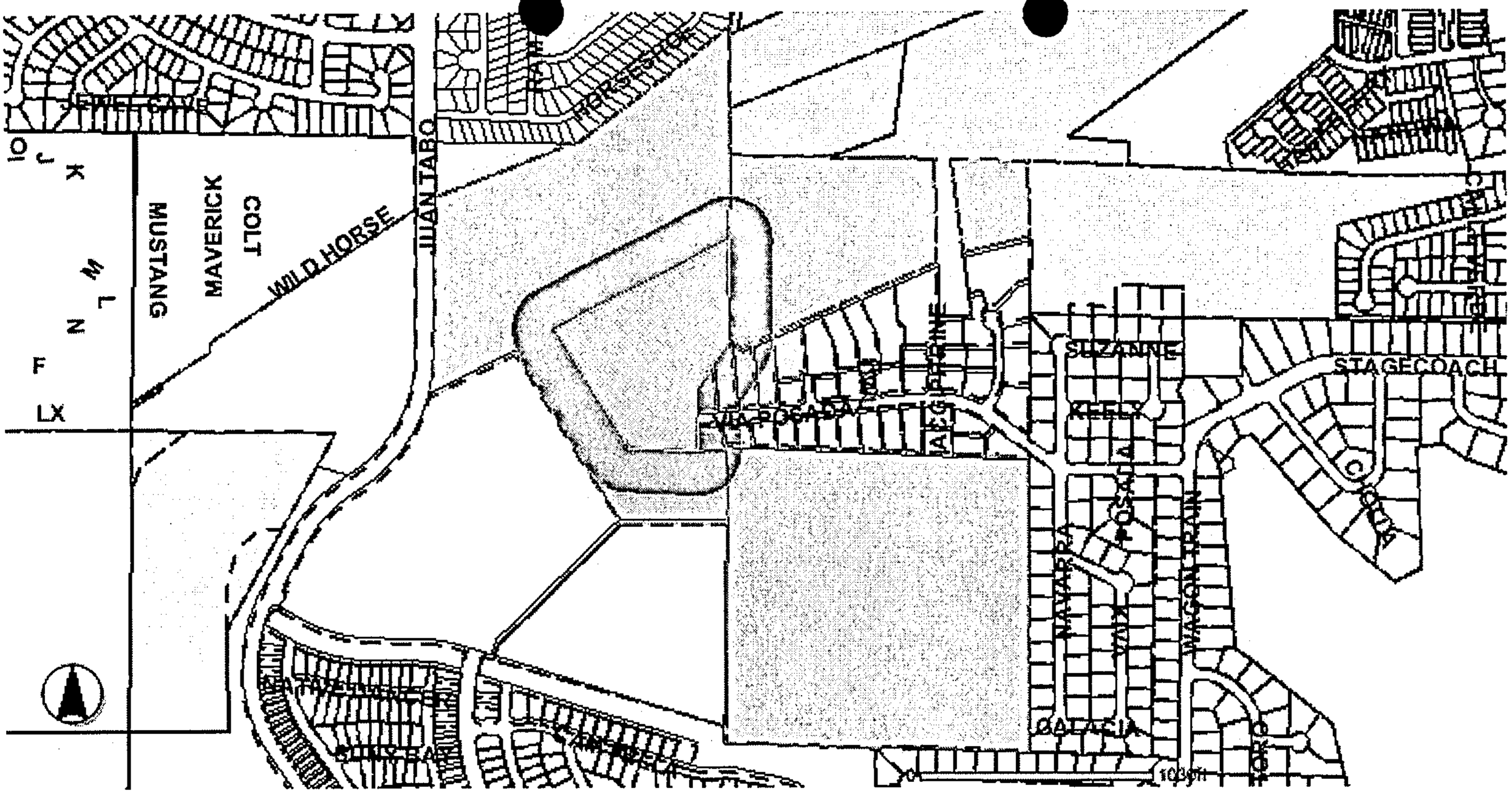
To:	Stephani Winklepleck	**From:**	Lisa Anglada
Fax:	924-3913	**Pages:**	3
Re:	Juan Tabo Hills, Units 3A & 3B	**Date:**	6/25/2008

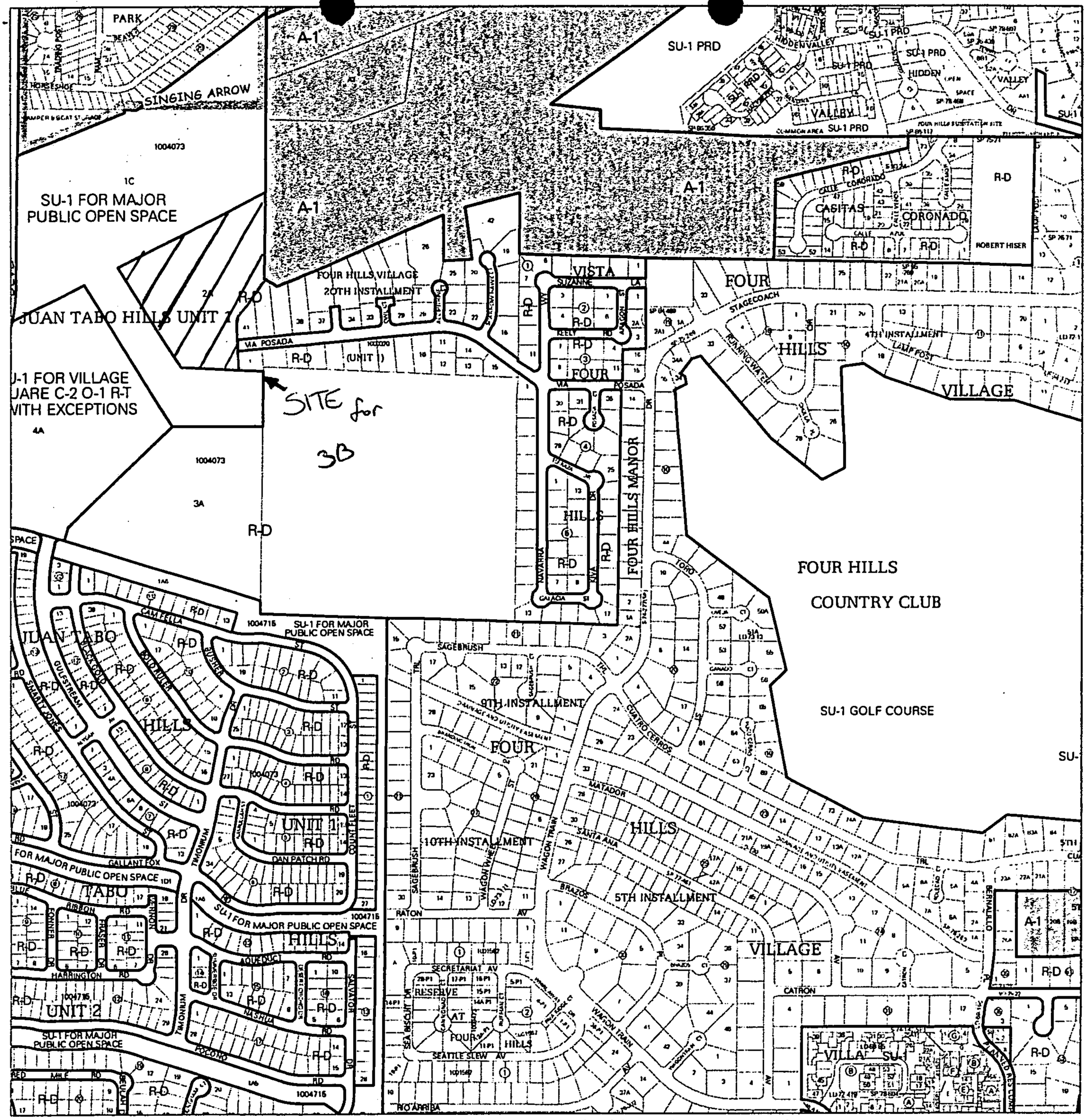
Please provide us with the Recognized Neighborhood Associations for the above referenced project. The following are the legal descriptions and attached you will find a Zone Atlas Maps for both Units;

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

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

Please contact our office if you have any questions.

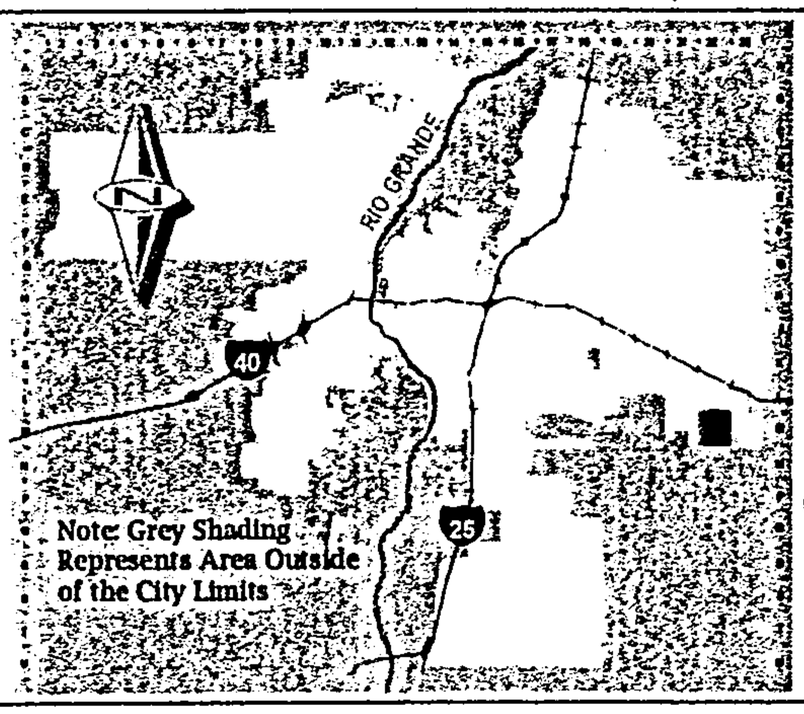

JUAN TABO
WILD HORSE
MUSTANG
MAVERICK
COLT
LX
SUZANNE
STAGECOACH
KELLY
LA POSADA
ACOMA
ACACIA
1039ft



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me on December 21, 1999, by Jerry G. Perry and Arthur J. Gonzales and Janie Fay Gonzales, husband and wife.

Notary Public

My commission expires:
Feb. 6, 2003
(SEAL)

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

The foregoing instrument was acknowledged before me on December 21, 1999, by HAT Limited, a New Mexico Limited Partnership, by its general partner, Trails Management, Inc., a New Mexico corporation, by Stan Strickman, its Vice-President, on behalf of said corporation.

Notary Public

My commission expires:
09/19/03
(SEAL)

Judy D. Woodward Bern. Co. MEMO R 9.00

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5317815
Page: 2 of 2
12/22/1999 02:02P
Bk-9916 Pg-5728

DEVELOPMENT REVIEW BOARD
Action Sheet

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

July 30, 2008
MEMBERS:

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

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

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

1. **Project# 1007137**
08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY

ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) *[Deferred from 3/26/08, 5/7/08 & 7/16/08]* **DEFERRED TO 10/29/08 AT THE AGENT'S REQUEST.**

2. **Project# 1003604**
08DRB-70298 VACATION OF PUBLIC EASEMENT

ALPHA PROFESSIONAL SURVEYING agent(s) for ANTHONY MONTOYA JR request(s) the above action(s) for all or a portion of Lot(s) A, **MIRA MESA ESTATES** zoned R-2, located on TELSTAR LOOP NW BETWEEN 68TH ST NW AND GLENRIO RD NW containing approximately .2353 acre(s). (J-10) **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

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

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

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

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

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

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A,** zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-9100906413032322306) *[Deferred from 7/23/08]* **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13.	**Project# 1007342** 08DRB-70336 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	ERANEST H LEGER agent(s) for ERANEST H LEGER request(s) the above action(s) for all or a portion of **ROSSITER ADDITION** zoned R-1, located on 11TH ST NW BETWEEN BELLROSE AVE NW AND GRIEGOS RD NW containing approximately .4598 acre(s). (F-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

14.	**Project# 1006982** 08DRB-70328 SKETCH PLAT REVIEW AND COMMENT	CARTESIAN SURVEYS INC agent(s) for KBCK, LLC request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 3, **FRANCISCAN ACRES** zoned SUK-2, R-T, located on BROADWAY BLVD SE BETWEEN MENAUL BLVD SE AND INTERSTATE 40 containing approximately .338 acre(s). (H-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
15.	**Project# 1006936** 08DRB-70335 SKETCH PLAT REVIEW AND COMMENT	RIO GRANDE SURVEYING CO agent(s) for COA REAL ESTATE OFFICES request(s) the above action(s) for all or a portion of Block(s) 29, **TRANSPORTATION CENTER SUBDIVISION** zoned SU-3, located on 2ND ST SW BETWEEN LEAD SW AND GOLD SW containing approximately 3.3 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters: None.

ADJOURNED: 11:30

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007440 **AGENDA#** 4 **DATE:** 7/30/08

1. **Name:** Jerry G Perry **Address:** 2524-½ Old 8th St SW **Zip:** 87105
2. **Name:** Janie Gonzales **Address:** 930 Camino del Río, NW **Zip:** 87114
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__; COMMENTS PROVIDED ___; WITHDRAWN 8.29.08

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

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

FOR:

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

DATE: July 30, 2008

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 30, 2008

Project# 1007140
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70302 SITE DEVELOPMENT PLAN FOR SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or portions of Tract(s) 2-A & 1-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located south of THE TIJERAS ARROYO and east of JUAN TABO BLVD SE containing approximately 41.0242 acre(s). (M-21, M-22)

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

COG
MRCOG staff have no comment on this proposal.

TRANSIT
No comments provided.

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

NEIGHBORHOOD COORDINATION
Letters sent to: **Tijeras Arroyo NA (R), Four Hills Village HOA (R), Four Hills Village NA (R)**

APS
Juan Tabo Hills Unit 1 (tbka Juan Tabo Hills Unit 3B), Tracts 2-A and 1-C, is located south of the Tijeras Arroyo and east of Juan Tabo Blvd SE. The owner of the above property requests approval of Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easements, Sidewalk Waiver and Temporary Sidewalk Deferral for a development that will consist of 47 single family units. This will impact Manzano Mesa Elementary School, Van Buren Middle School, and Highland High School. Currently, all three schools have excess capacity.

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

Residential Units: 47
Est. Elementary School Students: 12
Est. Middle School Students: 5
Est. High School Students: 5
Est. Total # of Students from Project: 23

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

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

POLICE DEPARTMENT

No comments provided.

FIRE DEPARTMENT

No comments provided.

PNM ELECTRIC & GAS

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

COMCAST

No comments provided.

QWEST

No comments provided.

ENVIRONMENTAL HEALTH

No comments provided.

M.R.G.C.D

No adverse comments

OPEN SPACE DIVISION

- The Open Space Division recommends that Tract 2-A have appropriate pedestrian access points designed into the site plan that will easily allow pedestrians to access the Tijeras Arroyo and other Major Public Open Space corridors and properties.
- It is recommended that the Major Public Open Space corridor that leads south from the Tijeras Arroyo to the 40 acre Juan Tabo Hills Major Public Open Space be as minimally impacted by any new development (specifically tract 2-A) as possible. This corridor, as with all Major Public Open Space should be preserved in its natural state while adjacent development occurs.
- Because the future roads Via Posada Road and Gulfstream Dr. will be developed through the Major Public Open Space corridor that connects the Tijeras Arroyo with the Juan Tabo Hills Major Public Open Space, safe pedestrian crossings should be designed and developed to provide an easy and safe passage from one Open Space property to another across these two roads.
- In accordance with the Albuquerque Archaeological Ordinance, it is recommended that the applicant comply with reference 0-07-72 Section 4C(1), preservation plan and

Memorandum of Understanding for LA 1877.
CITY ENGINEER No objection to vacating City drainage easements. AMAFCA must agree to vacation of their easement(s). An approved drainage report is required for Preliminary Plat approval.
TRANSPORTATION DEVELOPMENT Only sidewalk along the front of lots may be deferred. Other sidewalk must be built with the project. Provide cross sections for the streets. Call out all radius values. Further information is needed for the vacation requests. It is unclear how access will be provided in northern corner of Tracts H, C, D, and 1-C-2.
PARKS AND RECREATION Defer to the affected agencies regarding the vacation requests. Regarding the plat and the Site Plan for Subdivision who will own and maintain tracts A thru E? Note 7 indicates that the detached open space requirement will be met through a dedication, what is being dedicated? Prepare an open space table to identify the amount of dedication required. No objection to the sidewalk requests.
ABCWUA Need to see a water/sewer utility plan. No objection to Vacation requests. No objection to Site Plan approval. Can not approve Infrastructure List and Preliminary Plat until utility plan is reviewed.
PLANNING DEPARTMENT Comments to be provided at 7/30/08 hearing.

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

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

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 14**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

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

DATE: March 5, 2008

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1007140
Application Number: 08DRB-70103

DRB Date: 3/5/2008
Item Number: 14

Subdivision:
Tract 2-A, Juan Tabo Hills Unit 1

Zoning: RD

Zone Page: M-22

New Lots (or units) : 0

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

Parks and Recreation Comments:

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

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

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

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

Signed:

Christina Sandoval, (DMD) Phone: 768-3808

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1007140
Application Number: 08DRB-70103

DRB Date: 3/5/2008
Item Number: 14

Subdivision:
Tract 2-A, Juan Tabo Hills Unit 1

Zoning: RD

Zone Page: M-22

New Lots (or units) : 0

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- [ ] Bulk Land Variance
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- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

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

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

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

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

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

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

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

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

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

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

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

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

15. Other Matters: None

ADJOURNED: 10:00

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 5, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant
Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

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

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

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

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 5, 2008
DRB Comments

ITEM # 14

PROJECT # 1007140 **APPLICATION # 08-70103**

RE: Tract 2-A, Juan Tabo Hills Unit 1

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

The proposed subdivision does not appear to meet DPM access standards – refer to comments from Transportation Development.

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

Item# 14
Project# 1007140
Hearing Date: Mar. 5, 2008
2A
40
2

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

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 3B
DRB 1007140

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 the DRB re-submittal for JTH Unit 3A (DRB 1007139) for review and approval. If the DRB staff needs an additional redundant copy for this file as well, once it is approved I can certainly make you an extra copy.

The primary change to the JTH Unit 3B Amended P.P. since the last submittal is that JTH LLC will remain the owners of Tracts A and C with the understanding that at some time in the future, the COA Open Space Division may negotiate ownership. Tract G was separated out from Tract A because this parcel is really more a part of the subdivision while Tract A is really more a part of the Tijeras Arroyol. Tracts B, D, E, F and G are to be owned and maintained by the JTH HOA.

With this submittal, I am also including a revised infrastructure list that includes a new item for the "Restoration and re-vegetation of disturbed areas per the approved plan in Tract 1-C-1 and 1-C-2 open space areas, to be financially guaranteed under a separate S.I.A.

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

F:\1-Projects\2011\A11063 - JTH Unit 3B\Drb_ltr4.doc

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 8/15/2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:_____
DRB Application No.: 1007140

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

Juan Tabo Hills, Unit 3B
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		10'	Trail (north side only)	Monachos Road	West PL	Tract A			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 3			
		32' FF	Res Pvmt	Zanjero Road	Monachos Road	Monachos Rd @ Lots 15/Tract B P.L.	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road @ Lots 15/Tract B P.L.			
			WATER						
		8"	Waterline	Monachos Road	Existing WL Near West P.L.	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

Date Submitted: 8/15/2012

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1-C-1, in 20' SAS Easement	Exist 8" SAS, in 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 1-C-2	Exist 60" Outfall	/	/	/
		48"	Storm Drain	Tract 1-C-2	Monachos Road	Tract C	/	/	/
		36"	Storm Drain	Monachos Road	Tract 1-C-2	Zanjero Road	/	/	/
		30",36",42"	Storm Drain	Monachos Road	Juan Tabo Blvd.	20' SD Easement	/	/	/
		15'	Gravel Road	Tract C & Tract 1-C-2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1-C-1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
		830 LF	4' Retaining Walls	Tract F	E. of the rear of Lot 10, Block 3	140' E. along S. side of Monachos Road	/	/	/
			LOMR ($50,000)				/	/	/
			Restoration &Revegetation (Separate SIA for 3 years)	Disturbed areas per approved plan	Tract 1-C-1 and 1-C-2 (COA Open Space)		/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

Date Submitted: 8/15/2012

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 8-1-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 177

06/20/2012 Issued By: X00966 151651

Application Number: **12DRB-70177**, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BLVD BETWEEN MONACHOS RD AND TIJERAS ARROYO

Project Number: 1007140

Applicant
JTH, LLC

PO BOX 1443
CORRALES NM 87048

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:6/20/2012 Office:ANNEX
Stat ID:WS000006 Cashier:TRSFXG
Batch: 374 Trans #:36
Permit: 20120701 77
Receipt Num 00027089
Payment Total:$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
Check Tendered : $70.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 511

04/12/2013 Issued By: BLDAVM 186907

Application Number: **13DRB-70511**, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BETWEEN GULFSTREAM AND TIJERAS ARROYO

Project Number: 1007140

Applicant
JUAN TABO HILLS LLC

PO BOX 1443
CORRALES NM 87048

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

Application Fees	
APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$3,015.00**
TOTAL:	**$3,110.00**

City of Albuquerque Treasury
Date:4/12/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSIV
Batch: 1777 Trans #:22
Permit: 201307051l
Receipt Num 00116953
Payment Total:$3,110.00

0900	AFN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$3,015.00
	Check Tendered :	$3,110.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 623

07/10/2013 Issued By: BLDAVM 197616

Application Number: **13DRB-70623**, Major - Final Plat Approval

Address:

Location Description: JUAN TABO BLVD BETWEEN CONACHOS RD AND TIJERAS ARROYO

Project Number: 1007140

Applicant
JUAN TABO HILLS LLC

PO BOX 90606
ALBUQUERQUE NM 87199
828-2200

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=7/10/2013 Office=ANNEX
Stat ID=WS0000009 Cashier=TRSRMS
Batch= 2244 Trans #=6
Permit= 2013070623
Receipt Num 00141376
Payment Total=$20.00
0901 Conflict Manag. Fee $20.00
Check Tendered = $40.00

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number:	1007140	**DRB Date:**	3/21/2012
Application Number:	12DRB-7051	**Item Number:**	18

Subdivision: Tract 3B Juan Tabo Hills

All or a portion of Lot(s) 2A Juan Tabo Hills Unit 1

Zoning: RD SU-1

Zone Page: M-22

New Lots (or units)

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

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 Dept

CITY OF ALBUQUERQUE

Development Review Board meeting of June 27, 2012
Parks & Recreation Department comments

Project # 1007140 Juan Tabo Hills Unit 3B
12DRB-70177 Request for Extension of Major Preliminary Plat

Attached please find three documents regarding the Juan Tabo Hills Units 3A and 3B for the record:

1) "Tentative Agreement" summarizing meeting of May 8, 2012 and related agreement between Scott Grady, Juan Tabo Hills, L.L.C. and Matt Schmader, Superintendent of the City of Albuquerque's Open Space Division;
2) Email from Mark Goodwin, Goodwin & Associates to Carol Dumont, Sr. Planner, Parks and Recreation Department dated May 16, 2012 cancelling meeting in the field and outlining specific tasks that Scott Grady has asked Goodwin & Associates to do;
3) Memo from Curtis Cherne to Diane Hoelzer, prepared at Ms. Hoelzer's request, outlining the specific comments that need to be addressed for the Juan Tabo Hills Unit 3A Grading and Drainage Plan to be approved by the City.

P.O. Box 1293

These communications have to do with the present and proposed conditions of the Tract 1-C Open Space tract that has been disturbed and the unclear picture of what is being proposed in the Open Space with these plats.

Albuquerque

To date City staff has received no further information or communication as to the status of the requested agreement and responses to the comments provided.

As the request for extension of the previously approved Preliminary Plat includes Tract 1-C Open Space, approval of the extension must be conditioned by the following:

New Mexico 87103

a. Extension to August 31, 2012 only to allow Units 3B and 3A to "track" together as Unit 3A also will expire on August 31, 2012. Units 3B and 3A should be reviewed as an area, not separate developments, as the grading must tie in to each other and to the Open Space Tract 1C.

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b. There must be resolution and agreement between the Juan Tabo Hills parties and the City Open Space Division of the Parks & Recreation Department, as outlined in the attached documents listed above, no later than August 15, 2012 so that the extension of approved Preliminary Plats can be approved prior to their expiration should the current "Amended Preliminary Plats" not be approved prior to that date.
c. Certain changes in the approved Preliminary Plats have been agreed to by the parties with the review of the submitted "Amended Preliminary Plats" and those changes should be included. For example, including but not limited to, the proposed trail alignment from the Tijeras Arroyo to provide connection to the Four Hills Village as required by EPC, the ownership of the various "open space" tracts A-E shown on the approved Preliminary Plat, and any and all agreements that the parties are able to resolve with respect to the Tract 1-C Open Space outstanding issues referred to on the attached documents listed above...
d. It will be necessary to submit for vacations of easements.
e. An amended grading and drainage plan for Unit 3-B, Unit 3A and Tracts 1-C-1 and 1-C-2 must be submitted and approved by the DRB.

The Parks and Recreation Department will approve the extension of the previously approved Preliminary Plat with the above stated conditions, as a "conditional approval".

The Parks and Recreation Department and Open Space Division are willing to meet with the applicant to further discuss the issues at hand to attempt to resolve and reach agreement in a timely manner.

Carol S. Dumont

Senior Planner
Strategic Planning & Design
Parks & Recreation Department
(505)768-5387

SUMMARY OF MEETING AND RELATED AGREEMENT

Re: Platting Actions and Related Issues at Juan Tabo Hills Subdivision

On May 8, 2012, Scott Grady, Manager of Juan Tabo Hills LLC, and Matt Schmader, Superintendent of the City of Albuquerque's Open Space Division, met in an attempt to resolve ongoing conflicts relating to preliminary plat review for Juan Tabo Hills Units 3A and 3B. The following terms are agreed upon:

1. Juan Tabo Hills LLC ("JTC, LLC") shall stake the boundaries of Tract 1-C-1 between Monachos Rd and the future Tijeras Arroyo scour wall and stake the entirety of Tract 1-C-2 with metal T-posts to determine the Tracts' limits.

2. Juan Tabo Hills LLC ("JTC, LLC") shall file a comprehensive grading plan that includes Tracts 1-C-1 and 1-C-2 and any other City of Albuquerque ("City") owned tracts affected by JTH, LLC's development of the Juan Tabo Hills Subdivision. JTC, LLC shall perform no grading substantially beyond what is shown on the plan on City-owned property. This paragraph recognizes the need for streets and trails on Tract 1-C-2 while protecting the remaining high ground and natural terrain in the northeast portion of the tract. The comprehensive grading plan will be submitted for Parks & Recreation Department-Open Space Division ("PRD-OSD") review in conjunction with current plat approvals.

3. A separate restoration and re-vegetation plan shall be drafted by JTH, LLC and reviewed prior to acceptance by PRD-OSD for all disturbed areas in Tracts 1-C-1 and 1-C-2. This plan shall be agreed to and successfully implemented prior to acceptance for Open Space management. The plan may require temporary irrigation and shall address species mix, methods of planting, and performance standards similar to those included in the current Clean Water Act §404 permit issued by the Army Corps of Engineers. JTH, LLC recognizes that such restoration and re-vegetation efforts may also be addressed on Development Review Board ("DRB") infrastructure lists and guaranteed through Subdivision Improvement Agreements.

4. A separate development plan will be proposed by JTH, LLC for the staked area of Tract 1-C-1, which may include concepts such as a prescription trail and other restoration activity. If agreed upon PRD-OSD, the area may be developed by JTH, LLC and perpetually maintained by the Juan Tabo Hills Homeowners' Association ("JTHHOA").

5. PRD-OSC will consider future acceptance of Tracts A and C, Juan Tabo Hills Unit 3B as Open Space land. For current plat submittal, Tract A and C will be designated as a JTHHOA tract encumbered with a public pedestrian access easement for access to the Tijeras Arroyo. It is recognized that Tract A provides a trail corridor to the Tijeras Arroyo, but the extent of scour wall construction and associated land disturbance may render it unsuitable for Open Space ownership or management. It is recognized that Tract C provides a trail corridor from Via Posada and some natural terrain adjacent to Tract 1-C-2, but the parcel will need to be inspected before being accepted for Open Space management. If Tract A or C is accepted, they are to be included in the restoration plan described in #3 above.

6. The construction limits for the scour wall in Juan Tabo Hills Tract A shall be staked prior to final plat approval in conjunction with an agreement intended to minimize construction encroachment on PRD-OSD land.

7. The trail connection from the Tijeras Arroyo 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. The location and alignment shall be reviewed and approved by PRD-OSD. It shall be built by JTH, LLC in accordance with City Development Process Manual standards and will be maintained by the JTHHOA.

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

9. All separate anticipated agreements referenced in paragraphs 3, 4, and 6 above shall be negotiated in good faith and fully executed by the parties prior to final plat approval.

Juan Tabo Hills, LLC:

By: _____
Name [print]: _____
Title: _____

Dated: _____

CITY OF ALBUQUERQUE:

By: _____
Barbra Baca
Director, Parks and Recreation Department

Dated: _____

JUAN TABO HILLS' NOTARY

STATE OF _____)
) ss.
COUNTY OF_____)

This instrument was acknowledged before me on this _____ day of _____, 20___ by [name of person:] _____, [title or capacity, for instance, "President" or "Owner"] _____ of Juan Tabo Hills, LLC.

My Commission Expires:
_____

_____
Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on this _____ day of _____,
20___ by Barbra Baca, Director of the Parks and Recreation Department, City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

_____

_____
Notary Public

Dumont, Carol S.

From: Mark Goodwin [Mark@goodwinengineers.com]
Sent: Wednesday, May 16, 2012 12:20 PM
To: Dumont, Carol S.
Cc: Baca, Barbara C.; Barron, Anthony C.; Cloud, Jack W.; Zuschlag, Sandy C.; Sandoval, Christina M.; rvsg7@rayleehomes.com; Diane Hoelzer
Subject: RE: JTH

Carol – thanks for getting back to me so soon – Scott has decided that he wants to take the time between now and when Matt gets back to have us complete the Tract 1-C grading plan that the tentative agreement calls for and to catalog the existing disturbance and compare that damage to what existed prior to construction occurring – we'll re-schedule a meeting with you at a later date, meanwhile, the tract has been flagged so that you may inspect the tract. Again, thanks for your prompt response and if I can help just let me know.

Mark Goodwin, P.E.
President
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200
(505) 797-9539 FAX
mark@goodwinengineers.com

From: Dumont, Carol S. [mailto:cdumont@cabq.gov]
Sent: Wednesday, May 16, 2012 11:48 AM
To: Mark Goodwin
Cc: Baca, Barbara C.; Barron, Anthony C.; Cloud, Jack W.; Zuschlag, Sandy C.; Sandoval, Christina M.; rvsg7@rayleehomes.com; Diane Hoelzer
Subject: RE: JTH

Mark, Open Space Division staff has requested that we meet at 9 am instead of 8:30. Does that work for you?

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

CITY OF ALBUQUERQUE

May 29, 2012

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Juan Tabo Hills Unit 3A Grading and Drainage Plan
Engineer's Stamp dated 4-10-12 (M22/D015)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 4-10-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

- There is an approximately 15 to 20 foot cut in Tract 1-C, the Open Space tract, just north of Lots 36 to 38. The grading plan does not show any proposed grades in this area. Which grading plan approved grading in this area?
- Three separate grading plans (3A, 3B, and Volterra) proposed grades in Tract 1-C, which does not provide a clear picture of the proposed grading in this tract. Provide a grading plan that shows existing and proposed grades in Tract 1-C that combines previously approved grades from the grading plans from Juan Tabo Hills 3A, 3B and Volterra. This plan should show some overlap into the subdivisions so that it is clear how grades tie together.
- Additional comments may be provided after review of the above mentioned grading plan.
- Proposed grades southeast of the Gulf Stream cul-de-sac may produce an unstable slope. Provide proposed spot elevations near the Tract 1-C property line in this area. Grades should also be provided west of Gulf Stream Dr.
- Hydrology would like to review the catalog of existing disturbance that compares the damage to what existed prior to construction as described in an e-mail from Mark Goodwin to Carol Dumont on May 16th, 2012.
- City of Albuquerque Open Space Division approval of the grading plan(s) is required.

Hydrology visited the site on 5-24-12 to view grades as they pertain to this submittal and previously approved grading plans in the area.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

JUAN TABO HILLS UNIT 3B

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 9

SUBJECT:

PRELIMINARY PLAT – AMENDED

ENGINEERING COMMENTS:

The recording information must be provided for all existing easements.

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 DATE: MARCH 7, 2012
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1007140 **AGENDA ITEM NO: 9**

SUBJECT:

Amendment to Preliminary Plat

ENGINEERING COMMENTS:

It is my understanding the proposed scour wall is to be maintained by AMAFCA. The previous Preliminary Plat had an easement. Was their access in this easement?

Provide a public drainage easement for the water quality manhole.
I cannot locate new easement number 33.

Comments on future vacation action and platting:
Provide a vacation exhibit.

Do we need Easement 25 for the new pipe? Why don't we have just one easement?

AMAFCA approval is required for vacating a portion of their easement.

Is Easement Note 12 for the proposed storm drain? If so, Easement Note 2 is not required.

Why is there a Public Drainage Easement on Tract A?

RESOLUTION/COMMENTS:

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

DATE: 3-7-12

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007140 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 6-15-09 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

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

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

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

FOR:

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

DATE: June 24, 2009

Albuquerque - Making History 1706-2006

Current DRC
Project Number:_____

FIGURE 12

1007140

Date Submitted: 6/24/2009
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 6-24-09
Date Preliminary Plat Expires: 6-24-10
DRB Project No:_____
DRB Application No.: 1007140

ORIGINAL

INFRASTRUCTURE LIST

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

Juan Tabo Hills, Unit 3B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 1			
		32' FF	Res Pvmt	Zanjero Road	Monachos Road	Monachos Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	Lot 1, Blk 3			
		4' *	Sidewalk (north side)	Zanjero Road	Lot 1, Blk 3	Lot 15, Blk 3			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A	Zanjero Road	East PL	/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Lot 2, Blk 1	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Tract E - Exisitng SAS	East PL	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
			STORM DRAIN						
		66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Monachos Road	/	/	/
		54" to 66"	Storm Drain	Monachos Road	Zanjero Road	Tract D	/	/	/
		54"	Storm Drain	Tract D	Monachos Road	Tract C	/	/	/
		18" to 24"	Storm Drain	Zanjero Road	Tract B	Tract 1-C-1	/	/	/
		15'	Gravel Road	Tract C	Via Posada	Tract D	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo			/	/	/
			LOMR ($50,000)				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification

Private Inspector	City Inspector	City Cnst Engineer

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Scott Medina, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Scott Medina 6/24/09
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6-24-09
DRB CHAIR - date

06/24/09
TRANSPORTATION DEVELOPMENT - date

6/24/09
UTILITY DEVELOPMENT - date

Bradley L. Bingham 6/24/09
CITY ENGINEER - date

Christina Sandoval 6/24/09
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 8/29/2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9-26-12
Date Preliminary Plat Expires: 9-26-13
DRB Project No:_____
DRB Application No.: 1007140

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

ORIGINAL

Juan Tabo Hills, Unit 3B

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

Tract 2-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						
		40' FF	Perm Pvmt C&G (both sides)	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 3			
		10'	Trail (north side only) (7)	Tract B	West PL	Tract A			
		32' FF	Res Pvmt C&G (both sides)	Zanjero Road	Monachos Road	Monachos Rd @ Lots 15/Tract B P.L.	/	/	/
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road @ Lots 15/Tract B P.L.			
			WATER						
		8"	Waterline	Monachos Road	Existing WL Near West P.L.	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

Date Submitted: 8/29/2012

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1-C-1, in 20' SAS Easement	Exist 8" SAS, in 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 1-C-2	Exist 60" Outfall	/	/	/
		48"	Storm Drain	Tract 1-C-2	Monachos Road	Tract C	/	/	/
		36"	Storm Drain	Monachos Road	Tract 1-C-2	Zanjero Road	/	/	/
		30",36",42"	Storm Drain	Monachos Road	Juan Tabo Blvd.	20' SD Easement	/	/	/
		15'	Gravel Road	Tract C & Tract 1-C-2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1-C-1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
			LOMR ($50,000)				/	/	/
			Restoration &Revegetation (Separate SIA for 3 years)	Disturbed areas per approved plan	Tract 1-C-1 and 1-C-2 (COA Open Space)		/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

Date Submitted: 8/29/2012

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans, services.

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

7 10' Wide crusher fine trail with stabilizer to replace 4' sidewalk on north side of Monachos Rd.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

8-28-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-26-12
DRB CHAIR - date

9-26-12
TRANSPORTATION DEVELOPMENT - date

9-26-12
UTILITY DEVELOPMENT - date

9-26-12
CITY ENGINEER - date

Carol 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

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 3/24/2010
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 3-24-10
Date Preliminary Plat Expires: 3-24-11
DRB Project No:_____
DRB Application No.: 1007149

ORIGINAL

INFRASTRUCTURE LIST

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

Juan Tabo Hills, Unit 3B
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt C&G (both sides)	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 3			
		32' FF	Res Pvmt C&G (both sides)	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1, 20' public SAS Easement	Exist 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 2	Exist 60" Outfall	/	/	/
		48"	Storm Drain	Tract 2	Monachos Road	Tract C	/	/	/
		36"	Storm Drain	Monachos Road	Tract 2	Zanjero Road	/	/	/
		30", 36", 42"	Storm Drain	Monachos Road	Juan Tabo Blvd.	20' SD Easement	/	/	/
		15'	Gravel Road	Tract C & Tract 2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
		830 LF	4' Retaining Walls	Tract A	E. of the rear of Lot 10, Block 3	140' E. along S. side of Monachos Road	/	/	/
			LOMR ($50,000)				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released uniti the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

Mark Goodwin & Associates
FIRM

3-24-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

3-24-10
DRB CHAIR - date

03/24/10
TRANSPORTATION DEVELOPMENT - date

03/24/10
UTILITY DEVELOPMENT - date

3-24-10
CITY ENGINEER - date

Christina Sandoval 3/24/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/21/2010 Issued By: E08375 79783

Permit Number: **2010 070 173** **Category Code 910**

Application Number: **10DRB-70173**, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BLVD BETWEEN VIA POSADA AND GULFSTREAM DR

Project Number: 1007140

Applicant
JTH, LLC

PO BOX 1443
CORRALES NM 87048
892-5533

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

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

6/21/2010 10:44AM LOC: ANNX
WS# 007 TRANS# 0009
RECEIPT# 00132651-00132651
PERMIT# 2010070173 TRSCCS
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/15/2010 Issued By: PLNSDH 70771

Permit Number: **2010 070 088** **Category Code 910**

Application Number: 10DRB-70088, Amendment To Preliminary Plat

Address:

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

Project Number: 1007140

Applicant
Jth, Llc
Po Box 1443
Placitas NM 87043
892-5533

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

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

3/15/2010 2:32PM LOC: ANNX
WS# 007 TRANS# 0026
RECEIPT# 00128264-00128264
PERMIT# 2010070088 TRSASR
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/12/2011 Issued By: BLDAVM 109174

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 139** **Category Code 910**

Application Number: **11DRB-70139**, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BLVD BETWEEN VIA POSADA AND GULFSTREAM DR

Project Number: 1007140

Applicant

JTH, 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**

DUPLICATE
City Of Albuquerque
Treasury Division

5/12/2011 11:07AM LOC: ANNX
WS# 007 TRANS# 0009
RECEIPT# 00143952-00143952
PERMIT# 2011070139 TRSCCS
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 051

02/15/2012 Issued By: BLDAVM 136515

Application Number: **12DRB-70051,** Amendment To Preliminary Plat

Address:

Location Description: JUAN TABO BETWEEN MONACHOS AND TIJERAS ARROYO

Project Number: 1007140

Applicant
JUAN TABO HILLS LLC

PO BOX 90606
CORRALES NM 87048

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 9:53AM LOC: ANNX
WSH 007 TRANSH 0004
RECEIPTH 00154055-00154055
PERMITH 2012070051 TRNSVC
Trans Amt $70.00
Conflict Mgmt Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

DEVELOPMENT REVIEW BOARD MEETING – July 24, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #10

Project #1007140 – Juan Tabo Hills, Unit 3B
13DRB-70623 Final Plat Approval

The Open Space Division has concerns about the recent flooding that resulted in a breach of the Four Hills Open Space boundary at Unit 3B. The Parks and Recreation Department received an email with photos showing flooding damage along the east boundary of Unit 3B and an email from the Open Space Division was successful in getting some immediate attention to the problem.

At a site visit yesterday it was observed that large quantities of dirt had been moved against the southernmost breach to block flooding in the future. It is unknown if that will work with subsequent rains. The cut in the slope immediately west of the Open Space is very steep and perhaps 30 feet in height. It does not appear that retaining wall construction is imminent.

When will the retaining walls required along the Open Space boundary be constructed and the drainage solutions shown on the Site Plan for Subdivision be put into place?

What can be done in the interim to prevent additional erosion of the Open Space edges due to rain and/or snow events prior to the retaining walls being constructed?

Would it be helpful to meet with the Open Space Division staff to discuss coordination of efforts to protect the Open Space boundary land?

The Parks and Recreation Department Planning and Design and Open Space Divisions suggest a collaborative effort to provide an immediate/short term solution to this situation to prevent further damage to the Four Hills Open Space during the anticipated buildout of Unit 3B.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/09/2013 Issued By: E08375 205813

Category Code 910
2013 070 672

Application Number: **13DRB-70672**, Ext Of Major Preliminary Plat

Address:

Location Description: JUAN TABO BLVD BETWEEN MONACHOS RD AND TIJERAS ARROYO

Project Number: 1007140

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:WS000007 Cashier:TRSDLF
Batch: 2542 Trans #:31
Permit: 2013070672
Receipt Num 00151162
Payment Total:$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
Check Tendered : $70.00

7140

DXF Electronic Approval Form

DRB Project Case #: 1007140

Subdivision Name: JUAN TABO HILLS UNIT 3B

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

7/9/13 — Date

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

AGIS Use Only

Copied fc **7140** to agiscov on **7/8/2013** Contact person notified on **7/8/2013**

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 8/29/2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9-26-12
Date Preliminary Plat Expires: 9-26-13
DRB Project No:_____
DRB Application No.: 1007140
⚠ 12-13-17

ORIGINAL

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

Juan Tabo Hills, Unit 3B

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

Tract 2-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						
		40' FF	Perm Pvmt C&G (both sides)	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 3			
		10'	Trail (north side only) (7)	Tract B	West PL	Tract A			
		32' FF	Res Pvmt C&G (both sides)	Zanjero Road	Monachos Road	Monachos Rd @ Lots 15/Tract B P.L.	/	/	/
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road @ Lots 15/Tract B P.L.			
			WATER						
		8"	Waterline	Monachos Road	Existing WL Near West P.L.	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

Date Submitted: 8/29/2012

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1-C-1, in 20' SAS Easement	Exist 8" SAS, in 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 1-C-2	Exist 60" Outfall	/	/	/
		48"	Storm Drain	Tract 1-C-2	Monachos Road	Tract C	/	/	/
		36"	Storm Drain	Monachos Road	Tract 1-C-2	Zanjero Road	/	/	/
		30",36",42"	Storm Drain	Monachos Road	Juan Tabo Blvd.	20' SD Easement	/	/	/
		15'	Gravel Road	Tract C & Tract 1-C-2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1-C-1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
			DRB 1 LOMR ~~($50,000)~~ $15,000				/	/	/
			Restoration &Revegetation (Separate SIA for 3 years)	Disturbed areas per approved plan	Tract 1-C-1 and 1-C-2 (COA Open Space)		/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140) Date Submitted: 8/29/2012

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans, Services.

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

7 10' Wide crusher fine trail with stabilizer to replace 4' sidewalk on north side of Monachos Rd.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 8-28-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-26-12
DRB CHAIR - date

9-26-12
TRANSPORTATION DEVELOPMENT - date

9-26-12
UTILITY DEVELOPMENT - date

9-26-12
CITY ENGINEER - date

Carol 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
1	12-13-13			

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION; Paper Plans Required

DEVELOPMENT REVIEW BOARD

04/11/2014 Issued By: BLDAVM 233530

Category Code 910
2014 070 102

Application Number: **14DRB-70102**, Vacation Of Private Easement

Address:

Location Description: JUAN TABO HILLS BETWEEN MONACHOS AND TIJERAS ARROYO

Project Number: 1007140

Applicant
JTH, 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
DRB Actions	$270.00
TOTAL:	**$290.00**

City of Albuquerque Treasury
Date:4/11/2014 Office:ANNEX
Stat ID:WS0000007 Cashier:TRSDLF
Batch: 3503 Trans #:5
Permit: 2014070102
Receipt Num 00191926
Payment Total:$290.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $270.00
Check Tendered : $290.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- S — ✓ Major subdivision action
- S — ____ Minor subdivision action
- V — ____ Vacation
- V — ____ Variance (Non-Zoning)

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

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

ZONING & PLANNING
- Z — ____ Annexation
- Z — ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- P — ____ Sector Plan **(Phase I, II, III)**
- P — ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- P — ____ Text Amendment (Zoning Code/Sub Regs)
- D — ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- L A — ____ 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 Goodwin and Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: ____

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kbrasher@goodwinengineers.com

APPLICANT: JTH, LLC PHONE: 892-5533

ADDRESS: PO Box 1443 FAX: ____

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

Proprietary interest in site: owner **List all owners:** ____

DESCRIPTION OF REQUEST: Juan Tabo Hills 3B - 1 year Preliminary plat extension

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. 2A Block: ____ Unit: ____

Subdiv/Addn/TBKA: Juan Tabo Hills Unit 3B

Existing Zoning: RD-SU1 Proposed zoning: same MRGCD Map No ____

Zone Atlas page(s): M-22 UPC Code: 102206551044432 0000

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007140

08 DRB-70297, 70300, 70301, 70302, 70303 11 DRB-70139

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no

No. of **existing** lots: 1 No. of **proposed** lots: 90 Total site area (acres): 9.54

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

Between: Monachos Rd. 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 6·20·12

(Print Name) DIANE O HOELZER, PE Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

- ☒ **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
12 DRB - 70177	EPP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
-			$
			Total $ 70.00

Hearing date June 27, 2012

Valerie Brito 6-20-12
Staff signature & Date

Project # 1007140

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**
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__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
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❑ **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**
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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, PE
Applicant name (print)

Dane Hoelzer 6.20.12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70177
____ - ____ - ____
____ - ____ - ____

Planner signature / date 6-26-12

Project # 1007140

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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Between: Monaches Rd. 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 6·20·12
(Print Name) DIANE O HOELZER, PE Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

		Application case numbers	Action	S.F.	Fees
☒	**INTERNAL ROUTING**				
☒	All checklists are complete	12 DRB - 70177	EPP	___	$ 50.00
☒	All fees have been collected		CMF	___	$ 20.00
☒	All case #s are assigned			___	$
☐	AGIS copy has been sent			___	$
☐	Case history #s are listed			___	$
☐	Site is within 1000ft of a landfill			___	$
☐	F.H.D.P. density bonus				
☐	F.H.D.P. fee rebate				Total
		Hearing date June 27, 2012			$ 70.00

Valerie Baca 6-20-12
Staff signature & Date

Project # 1007140

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DIANE HOELZER, PE
Applicant name (print)

Diane Hoelzer 6.20.12
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
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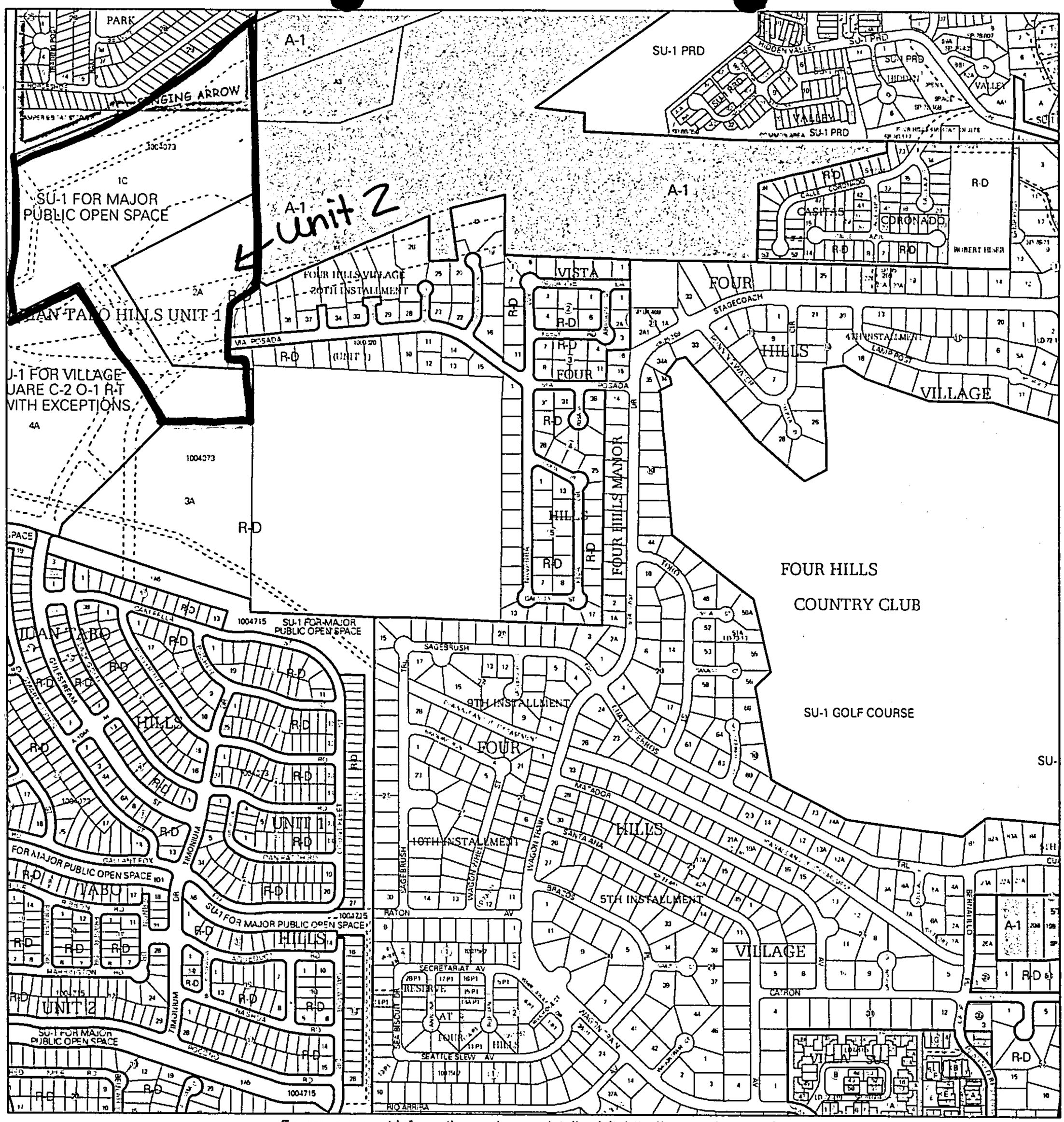
☒ Related #s listed

Application case numbers
12 - DRB - 70177
_____ - _____ - _____
_____ - _____ - _____

6-20-12
Planner signature / date

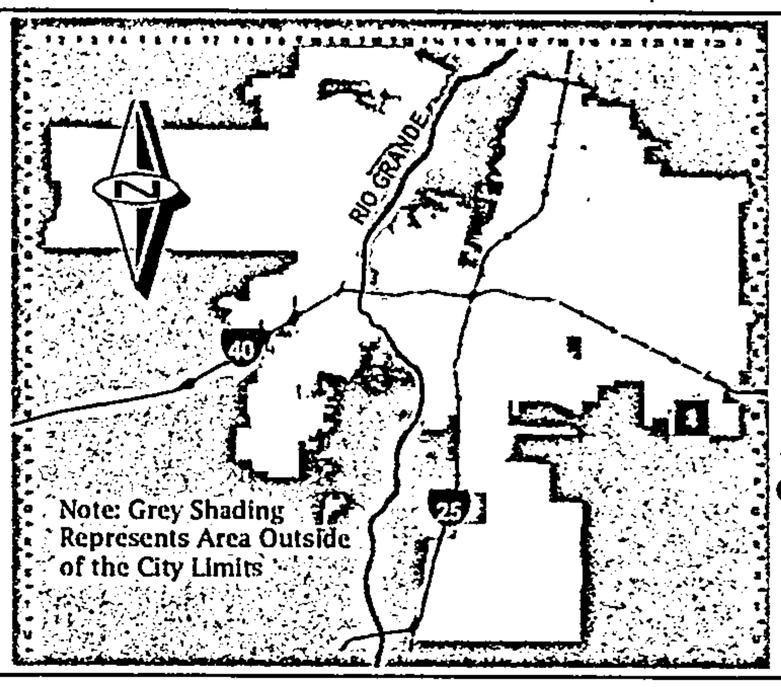
Project # 1007140



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

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

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

June 20, 2012

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

Re: Juan Tabo Hills, Unit 3B; 1007140

Dear Mr. Cloud:

The owner, JTH, LLC, is seeking an approval for the preliminary plat extension for the above referenced project.

Please contact our office with any questions.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, P.E.
Senior Engineer

DLH/kb

Attachment

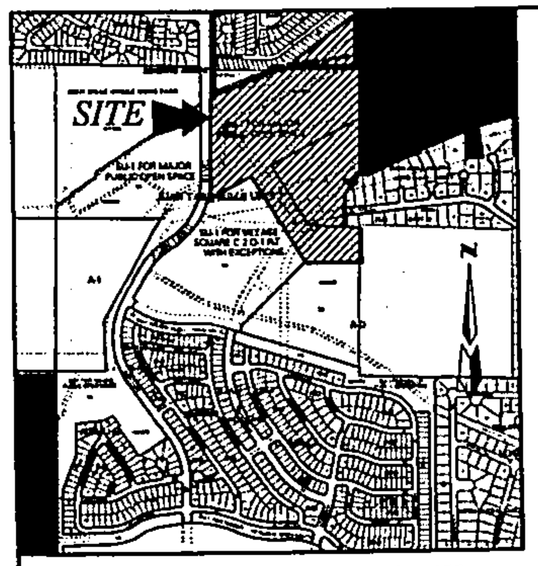
F:\1-Projects\2009\A09013 - Juan Tabo Hills, Unit 3B\DRB Submittal Ltr PP 5-23-12.doc

AMENDED PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3B

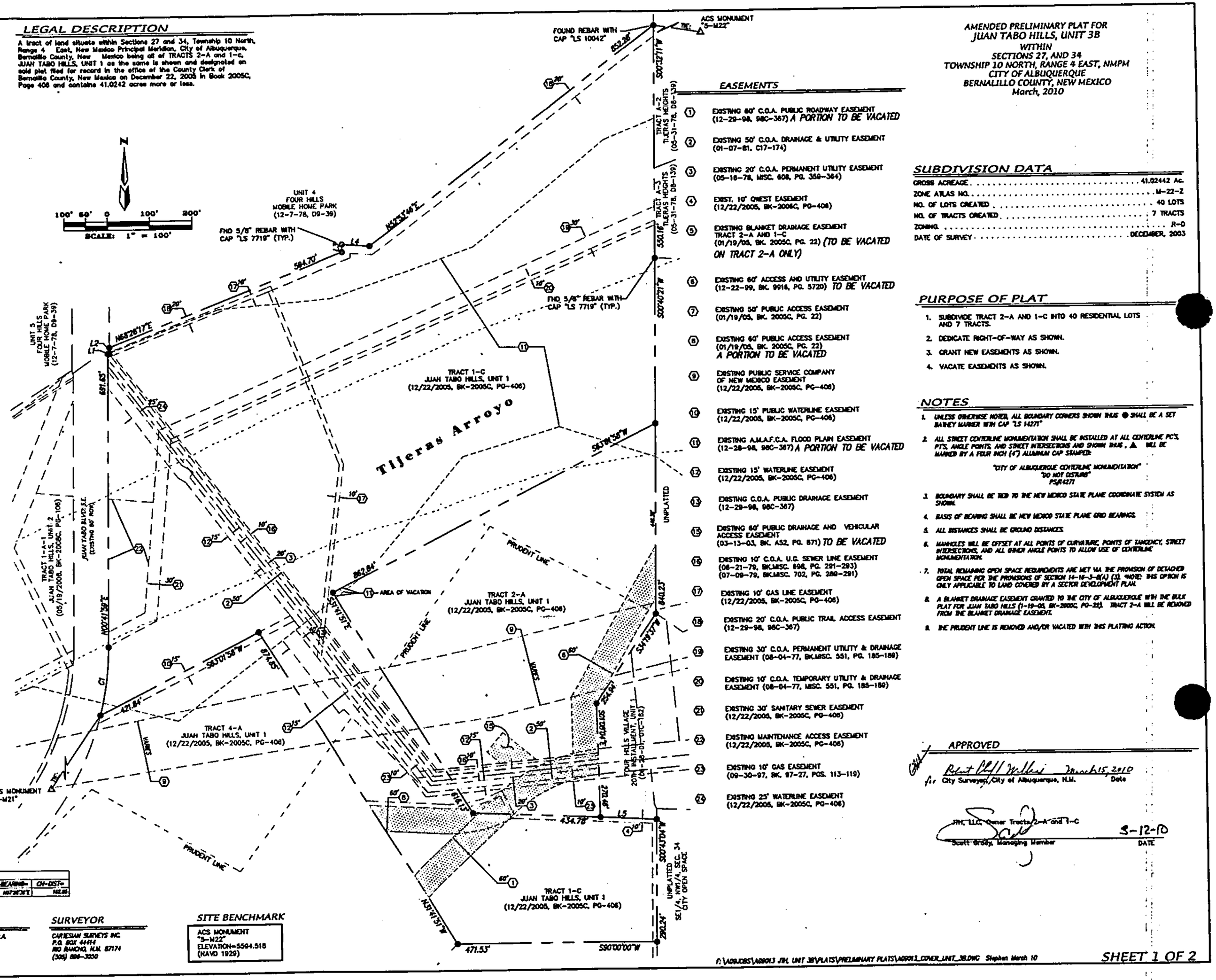
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2010

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 41.0242 acres more or less.



VICINITY MAP SCALE: NTS
ZONE ATLAS MAP M-22



LEGEND

- FOUND CORNER
- LIMITS OF VACATION

LINE TABLE

LINE	BEARING	LENGTH
L1	N58°17'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'58"E	14.00
L4	S89°47'49"E	64.80
L5	S87°21'00"E	132.86

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	343.33'	866.00'	22°42'47"	173.68'	N57°28'36"E	341.09'

EASEMENTS

1. EXISTING 80' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2006C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (01/19/05, BK. 2005C, PG. 22) *(TO BE VACATED ON TRACT 2-A ONLY)*
6. EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9918, PG. 5720) *TO BE VACATED*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) *A PORTION TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
14. EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) *TO BE VACATED*
15. EXISTING 10' C.O.A. U.C. SEWER LINE EASEMENT (08-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 280-291)
16. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
17. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
18. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
19. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
20. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
21. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
23. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

SUBDIVISION DATA

GROSS ACREAGE	41.02442 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 40 RESIDENTIAL LOTS AND 7 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS/A 14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.*
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACT 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

Robert Cliff Wilson for City Surveyor, City of Albuquerque, N.M. — March 15, 2010 — Date

JTH, LLC, Owner Tracts 2-A and 1-C
Scott Brady, Managing Member — 3-12-10 — DATE

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 898-5533

ENGINEERS

B. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

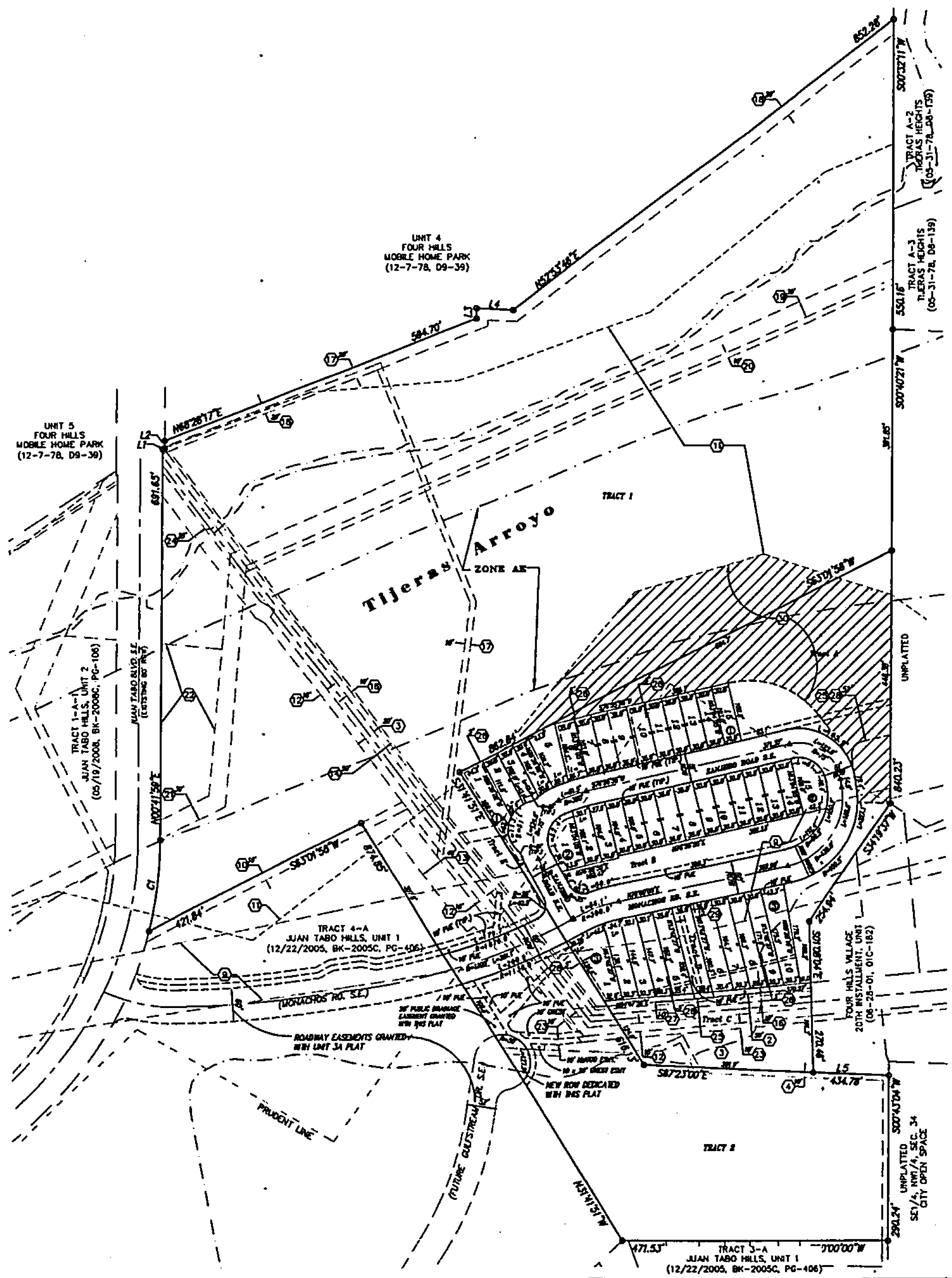
SURVEYOR

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

SITE BENCHMARK

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

AMENDED PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3B
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2010



NOTES

TRACT A (2.4692 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE W/BLANKET PUBLIC DRAINAGE EASEMENT.

TRACT B (0.5386 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT C (1.0667 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT D (0.1273 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0281 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT 1-C-1 (28.2896 AC)
COA OPEN SPACE (EXISTING REMNANT)

TRACT 1-C-2 4.8597 AC)
COA OPEN SPACE (EXISTING REMNANT)

LINE TABLE		
LINE	BEARING	LENGTH
L1	[illegible]	3.96
L2	[illegible]	13.27
L3	[illegible]	14.00
L4	[illegible]	64.00
L5	S87°23'00"E	132.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

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

N

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

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) SEE NOTE 8 ON SHEET 1 OF 2
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-08-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
25. NEW 51' WIDE PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A.
26. NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED TO AND TO BE MAINTAINED BY OWNERS
27. NEW 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE.
28. NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
29. NEW 15' WIDE PUBLIC WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
30. NEW DRAINAGE EASMENT GRANTED TO A.M.A.F.C.A.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

Project# 1007140
11DRB-70139 EXT 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 **JUAN TABO HILLS Unit(s) 3B,** zoned R-D, located on JUAN TABO BLVD BETWEEN VIA POSADA AND GULFSTREAM DR containing approximately 41.0368 acre(s). (M-22)

At the June 29, 2011 Development Review Board meeting, the one-year extension 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 & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: JTH, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado
file

CITY OF ALBUQUERQUE

Development Review Board meeting of June 27, 2012
Parks & Recreation Department comments

Project # 1007140 Juan Tabo Hills Unit 3B
12DRB-70177 Request for Extension of Major Preliminary Plat

Attached please find three documents regarding the Juan Tabo Hills Units 3A and 3B for the record:

1) "Tentative Agreement" summarizing meeting of May 8, 2012 and related agreement between Scott Grady, Juan Tabo Hills, L.L.C. and Matt Schmader, Superintendent of the City of Albuquerque's Open Space Division;
2) Email from Mark Goodwin, Goodwin & Associates to Carol Dumont, Sr. Planner, Parks and Recreation Department dated May 16, 2012 cancelling meeting in the field and outlining specific tasks that Scott Grady has asked Goodwin & Associates to do;
3) Memo from Curtis Cherne to Diane Hoelzer, prepared at Ms. Hoelzer's request, outlining the specific comments that need to be addressed for the Juan Tabo Hills Unit 3A Grading and Drainage Plan to be approved by the City.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

These communications have to do with the present and proposed conditions of the Tract 1-C Open Space tract that has been disturbed and the unclear picture of what is being proposed in the Open Space with these plats.

To date City staff has received no further information or communication as to the status of the requested agreement and responses to the comments provided.

As the request for extension of the previously approved Preliminary Plat includes Tract 1-C Open Space, approval of the extension must be conditioned by the following:

a. Extension to August 31, 2012 only to allow Units 3B and 3A to "track" together as Unit 3A also will expire on August 31, 2012. Units 3B and 3A should be reviewed as an area, not separate developments, as the grading must tie in to each other and to the Open Space Tract 1C.
b. There must be resolution and agreement between the Juan Tabo Hills parties and the City Open Space Division of the Parks & Recreation Department, as outlined in the attached documents listed above, no later than August 15, 2012 so that the extension of approved Preliminary Plats can be approved prior to their expiration should the current "Amended Preliminary Plats" not be approved prior to that date.
c. Certain changes in the approved Preliminary Plats have been agreed to by the parties with the review of the submitted "Amended Preliminary Plats" and those changes should be included. For example, <u>including</u> <u>but</u> <u>not</u> <u>limited</u> <u>to</u>, the proposed trail alignment from the Tijeras Arroyo to provide connection to the Four Hills Village as required by EPC, the ownership of the various "open space" tracts A-E shown on the approved Preliminary Plat, and any and all agreements that the parties are able to resolve with respect to the Tract 1-C Open Space outstanding issues referred to on the attached documents listed above...
d. It will be necessary to submit for vacations of easements.
e. An amended grading and drainage plan for Unit 3-B, Unit 3A and Tracts 1-C-1 and 1-C-2 must be submitted and approved by the DRB.

5-29-12 /

The Parks and Recreation Department will approve the extension of the previously approved Preliminary Plat with the above stated conditions, as a "conditional approval".

The Parks and Recreation Department and Open Space Division are willing to meet with the applicant to further discuss the issues at hand to attempt to resolve and reach agreement in a timely manner.

Carol S. Dumont

Senior Planner
Strategic Planning & Design
Parks & Recreation Department
(505)768-5387

SUMMARY OF MEETING AND RELATED AGREEMENT

Re: Platting Actions and Related Issues at Juan Tabo Hills Subdivision

On May 8, 2012, Scott Grady, Manager of Juan Tabo Hills LLC, and Matt Schmader, Superintendent of the City of Albuquerque's Open Space Division, met in an attempt to resolve ongoing conflicts relating to preliminary plat review for Juan Tabo Hills Units 3A and 3B. The following terms are agreed upon:

1. Juan Tabo Hills LLC ("JTC, LLC") shall stake the boundaries of Tract 1-C-1 between Monachos Rd and the future Tijeras Arroyo scour wall and stake the entirety of Tract 1-C-2 with metal T-posts to determine the Tracts' limits.

2. Juan Tabo Hills LLC ("JTC, LLC") shall file a comprehensive grading plan that includes Tracts 1-C-1 and 1-C-2 and any other City of Albuquerque ("City") owned tracts affected by JTH, LLC's development of the Juan Tabo Hills Subdivision. JTC, LLC shall perform no grading substantially beyond what is shown on the plan on City-owned property. This paragraph recognizes the need for streets and trails on Tract 1-C-2 while protecting the remaining high ground and natural terrain in the northeast portion of the tract. The comprehensive grading plan will be submitted for Parks & Recreation Department-Open Space Division ("PRD-OSD") review in conjunction with current plat approvals.

3. A separate restoration and re-vegetation plan shall be drafted by JTH, LLC and reviewed prior to acceptance by PRD-OSD for all disturbed areas in Tracts 1-C-1 and 1-C-2. This plan shall be agreed to and successfully implemented prior to acceptance for Open Space management. The plan may require temporary irrigation and shall address species mix, methods of planting, and performance standards similar to those included in the current Clean Water Act §404 permit issued by the Army Corps of Engineers. JTH, LLC recognizes that such restoration and re-vegetation efforts may also be addressed on Development Review Board ("DRB") infrastructure lists and guaranteed through Subdivision Improvement Agreements.

4. A separate development plan will be proposed by JTH, LLC for the staked area of Tract 1-C-1, which may include concepts such as a prescription trail and other restoration activity. If agreed upon PRD-OSD, the area may be developed by JTH, LLC and perpetually maintained by the Juan Tabo Hills Homeowners' Association ("JTHHOA").

5. PRD-OSC will consider future acceptance of Tracts A and C, Juan Tabo Hills Unit 3B as Open Space land. For current plat submittal, Tract A and C will be designated as a JTHHOA tract encumbered with a public pedestrian access easement for access to the Tijeras Arroyo. It is recognized that Tract A provides a trail corridor to the Tijeras Arroyo, but the extent of scour wall construction and associated land disturbance may render it unsuitable for Open Space ownership or management. It is recognized that Tract C provides a trail corridor from Via Posada and some natural terrain adjacent to Tract 1-C-2, but the parcel will need to be inspected before being accepted for Open Space management. If Tract A or C is accepted, they are to be included in the restoration plan described in #3 above.

6. The construction limits for the scour wall in Juan Tabo Hills Tract A shall be staked prior to final plat approval in conjunction with an agreement intended to minimize construction encroachment on PRD-OSD land.

7. The trail connection from the Tijeras Arroyo 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. The location and alignment shall be reviewed and approved by PRD-OSD. It shall be built by JTH, LLC in accordance with City Development Process Manual standards and will be maintained by the JTHHOA.

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

9. All separate anticipated agreements referenced in paragraphs 3, 4, and 6 above shall be negotiated in good faith and fully executed by the parties prior to final plat approval.

Juan Tabo Hills, LLC:

By: _____
Name [print]: _____
Title: _____

Dated: _____

CITY OF ALBUQUERQUE:

By: _____
Barbra Baca
Director, Parks and Recreation Department

Dated: _____

JUAN TABO HILLS' NOTARY

STATE OF _____)
) ss.
COUNTY OF_____)

This instrument was acknowledged before me on this _____ day of _____, 20___ by [name of person:] _____, [title or capacity, for instance, "President" or "Owner"] _____ of Juan Tabo Hills, LLC.

My Commission Expires:

_____

_____
Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on this _____ day of _____, 20___ by Barbra Baca, Director of the Parks and Recreation Department, City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

_____

_____
Notary Public

Dumont, Carol S.

From: Mark Goodwin [Mark@goodwinengineers.com]
Sent: Wednesday, May 16, 2012 12:20 PM
To: Dumont, Carol S.
Cc: Baca, Barbara C.; Barron, Anthony C.; Cloud, Jack W.; Zuschlag, Sandy C.; Sandoval, Christina M.; rvsg7@rayleehomes.com; Diane Hoelzer
Subject: RE: JTH

Carol – thanks for getting back to me so soon – Scott has decided that he wants to take the time between now and when Matt gets back to have us complete the Tract 1-C grading plan that the tentative agreement calls for and to catalog the existing disturbance and compare that damage to what existed prior to construction occurring – we'll re-schedule a meeting with you at a later date, meanwhile, the tract has been flagged so that you may inspect the tract. Again, thanks for your prompt response and if I can help just let me know.

Mark Goodwin, P.E.
President
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200
(505) 797-9539 FAX
mark@goodwinengineers.com

From: Dumont, Carol S. [mailto:cdumont@cabq.gov]
Sent: Wednesday, May 16, 2012 11:48 AM
To: Mark Goodwin
Cc: Baca, Barbara C.; Barron, Anthony C.; Cloud, Jack W.; Zuschlag, Sandy C.; Sandoval, Christina M.; rvsg7@rayleehomes.com; Diane Hoelzer
Subject: RE: JTH

Mark, Open Space Division staff has requested that we meet at 9 am instead of 8:30. Does that work for you?

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

CITY OF ALBUQUERQUE

May 29, 2012

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Juan Tabo Hills Unit 3A Grading and Drainage Plan
Engineer's Stamp dated 4-10-12 (M22/D015)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 4-10-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

- There is an approximately 15 to 20 foot cut in Tract 1-C, the Open Space tract, just north of Lots 36 to 38. The grading plan does not show any proposed grades in this area. Which grading plan approved grading in this area?
- Three separate grading plans (3A, 3B, and Volterra) proposed grades in Tract 1-C, which does not provide a clear picture of the proposed grading in this tract. Provide a grading plan that shows existing and proposed grades in Tract 1-C that combines previously approved grades from the grading plans from Juan Tabo Hills 3A, 3B and Volterra. This plan should show some overlap into the subdivisions so that it is clear how grades tie together.
- Additional comments may be provided after review of the above mentioned grading plan.
- Proposed grades southeast of the Gulf Stream cul-de-sac may produce an unstable slope. Provide proposed spot elevations near the Tract 1-C property line in this area. Grades should also be provided west of Gulf Stream Dr.
- Hydrology would like to review the catalog of existing disturbance that compares the damage to what existed prior to construction as described in an e-mail from Mark Goodwin to Carol Dumont on May 16th, 2012.
- City of Albuquerque Open Space Division approval of the grading plan(s) is required.

Hydrology visited the site on 5-24-12 to view grades as they pertain to this submittal and previously approved grading plans in the area.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 3/24/2010
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 3-24-10
Date Preliminary Plat Expires: 3-24-11
DRB Project No:_____
DRB Application No.: 1007140

ORIGINAL

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

Juan Tabo Hills, Unit 3B
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 3			
		32' FF	Res Pvmt	Zanjero Road	Monachos Road	Monachos Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1, 20' public SAS Easement	Exist 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 2	Exist 60" Outfall	/	/	/
		48"	Storm Drain	Tract 2	Monachos Road	Tract C	/	/	/
		36"	Storm Drain	Monachos Road	Tract 2	Zanjero Road	/	/	/
		30", 36", 42"	Storm Drain	Monachos Road	Juan Tabo Blvd.	20' SD Easement	/	/	/
		15'	Gravel Road	Tract C & Tract 2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
		830 LF	4' Retaining Walls	Tract A	E. of the rear of Lot 10, Block 3	140' E. along S. side of Monachos Road	/	/	/
							/	/	/
			LOMR ($50,000)				/	/	/
							/	/	/
							/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification

Private Inspector	City Inspector	City Cnst Engineer

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released unitl the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

Mark Goodwin & Associates
FIRM

3-24-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

3-24-10
DRB CHAIR - date

03/24/10
TRANSPORTATION DEVELOPMENT - date

03/24/10
UTILITY DEVELOPMENT - date

3-24-10
CITY ENGINEER - date

Christina Sandoval 3/24/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

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

DESCRIPTION OF REQUEST: Amendment to Juan Tabo Hills Unit 3B Preliminary Plat

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

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

Lot or Tract No. 2A Block: — Unit: —
Subdiv/Addn/TBKA: Juan Tabo Hills Unit 1
Existing Zoning: RD, SU 1 Proposed zoning: same MRGCD Map No ____
Zone Atlas page(s): M-22 UPC Code: 102205510443200000

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007140
08DRB-70297, 70300-70301-70302-70303

CASE INFORMATION:

Within city limits? ___Yes Within 1000FT of a landfill? ____
No. of **existing** lots: 1 No. of **proposed** lots: 40 Total site area (acres): 9.54
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd
Between: Monachos Rd. 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 2-9-12
(Print Name) Diane Hoelzer, PE Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

☑ **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
12DRB - 70051	APP		$50.00
	CMF		$20.00
			$
			$
			$
			$
			Total $70.00

Hearing date Feb. 29, 2012

2-15-12
Staff signature & Date

Project # 1007140

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

Form revised **October 2007**

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

Application case numbers
12 -DRB - 70051
____ - ____ - ____
____ - ____ - ____

2-15-12
Planner signature / date

Project # 1007140

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 3B
DRB 1007140

Dear Mr. Cloud;

The following changes were made to the preliminary plat and are reflected in the amendment to the preliminary plat for Unit 3B:

1. *Tract 1-C was removed from JTH Unit 3B Preliminary Plat and added to JTH Unit 3A Preliminary Plat.*
2. *Vacation of easements are being done under a separate DRB action at the same time.*

There are no changes to either the grading and drainage plan or the Infrastructure List

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Kay Brase

for *Diane Hoelzer, PE*
Senior Engineer

DLH

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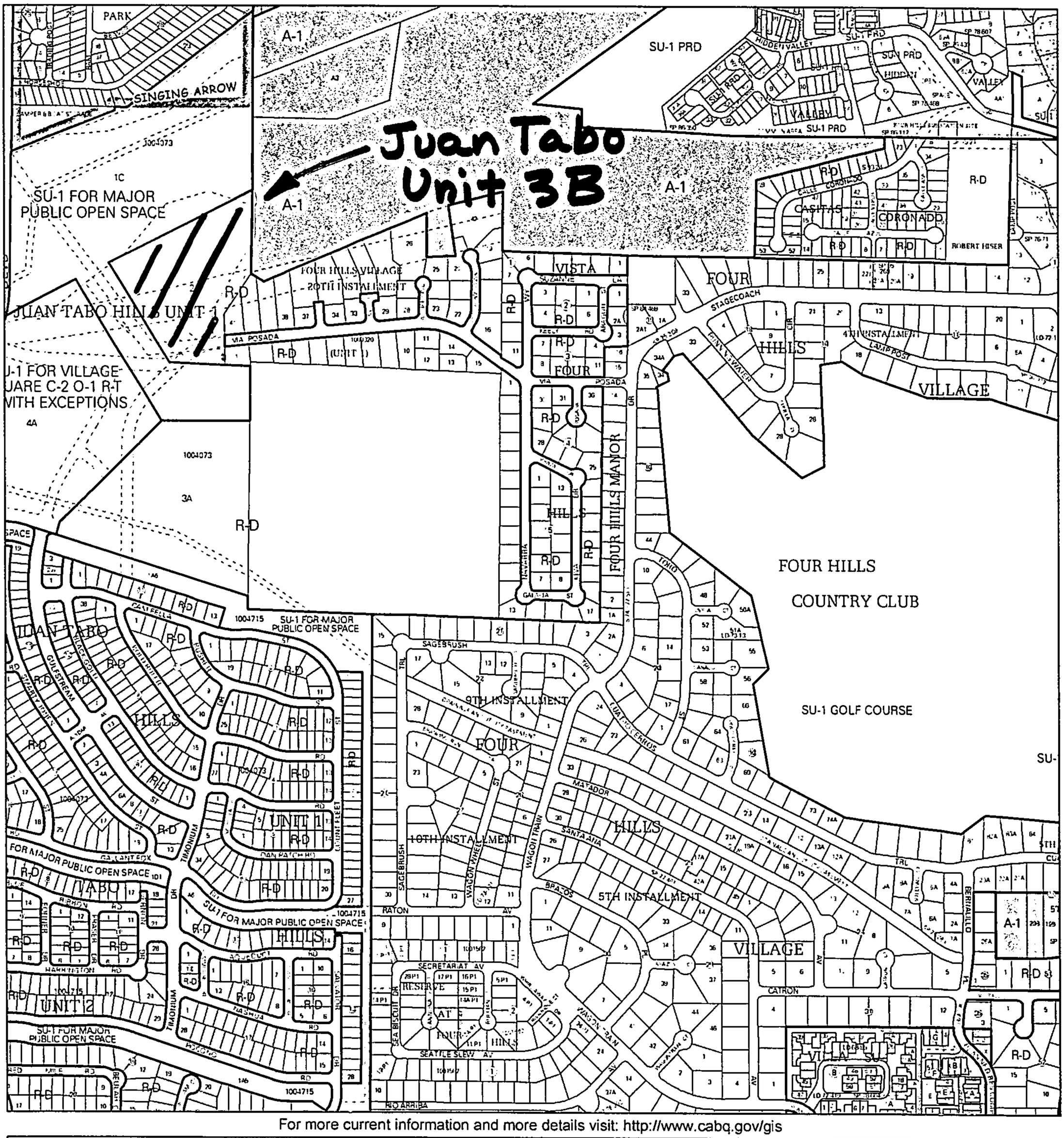
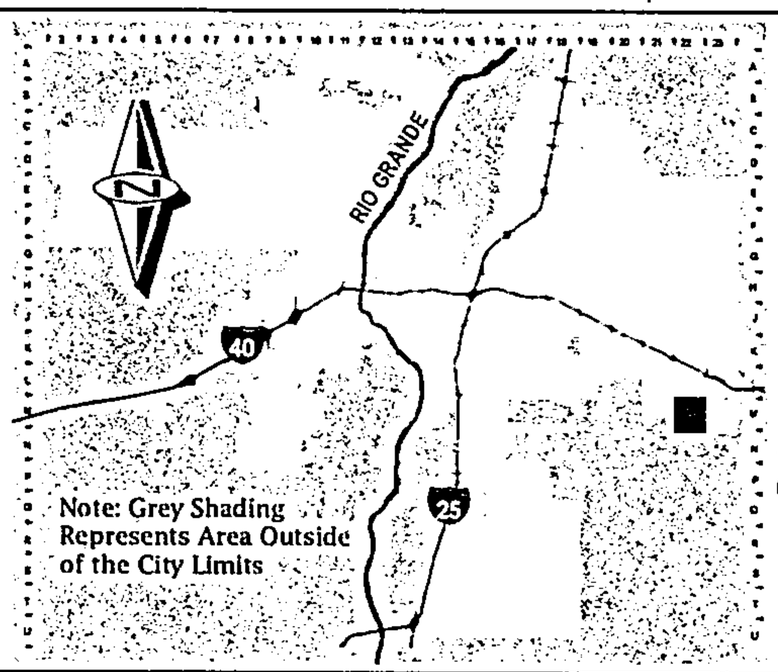


For more current information and more details visit: http://www.cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

JUAN TABO HILLS UNIT 3B

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007140 AGENDA ITEM NO: 12

SUBJECT:

PRELIMINARY PLAT – AMENDMENT

ENGINEERING COMMENTS:

It was the understanding of Transportation Development that public easements 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

Comments for Agent

_____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1007140 **AGENDA ITEM NO: 12**

SUBJECT:

Amendment to Preliminary Plat

ENGINEERING COMMENTS:

It is our understanding the proposed scour wall is to be maintained by AMAFCA. The previous Preliminary Plat had an easement. Was their access in this easement?

AMAFCA's approval is required for vacating a portion of their easement.

Remove Public Drainage Easement from Tract A.

RESOLUTION/COMMENTS:

SIGNED:

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

DATE: 4-18-12

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1007140

Application No. 03/21/2012

TO:

- X ALL MEMBERS
- X 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: 3-21-12

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 INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: See letter

CONTACT NAME: Diane Hoelzer @ Mark Goodwin & Assoc.

TELEPHONE: 828 2200 EMAIL: diane@goodwinengineers.com

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 3B
DRB 1007140

Dear Mr. Cloud;

The following changes were made to the preliminary plat and are reflected in the amendment to the preliminary plat for Unit 3B:

1. *Tract 1-C was removed from JTH Unit 3B Preliminary Plat and added to JTH Unit 3A Preliminary Plat.*
2. *Vacation of easements are being done under a separate DRB action at a later date.*

There are no changes to either the grading and drainage plan or the Infrastructure List.

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 3A plat.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH

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MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

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

DATE: March 15, 2012
DRB # 1007140
RE: Juan Tabo Hills Unit 3B
Amended Preliminary Plat

ITEMS BEING TRANSMITTED

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

X For distribution to DRB members for March 21 hearing

Thanks,

PROJECT ENGINEER: Diane Hoelzer

Diane Hoelzer, PE

P.O. Box 90606 ▲ Albuquerque, NM 87199 ▲ (505) 828-2200 ▲ (505) 797-9539 fax

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

10. **Project# 1003004**
12DRB-70057 EXT OF SIA FOR TEMP DEFR SDWK CONST

HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of **STINSON PARK** zoned R-D 6 DU/AC, located on TOWER BETWEEN UNSER AND COORS (L-10)**A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS APPROVED.**

11. **Project# 1003886**
12DRB-70056 EXT OF SIA FOR TEMP DEFR SDWK CONST

HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of **SILVER LEAF** zoned R-3, located on LOMAS BETWEEN WYOMING AND EUBANK (J-20) **A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS APPROVED.**

12. **Project# 1007139**
12DRB-70052 AMENDMENT TO 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 Lot(s) 3A, **JUAN TABO HILLS** zoned RD SU-1, located on JUAN TABO BLVD SE GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5424 acre(s). (M-22) **DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**

13. **Project# 1007140**
12DRB-70051 AMENDMENT TO 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 Lot(s) 2A, **JUAN TABO HILLS UNIT 1** zoned RD/SU-1, located on JUAN TABO BETWEEN MONACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22) **DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**

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

14. **Project# 1009154**
12DRB-70055 SKETCH PLAT REVIEW AND COMMENT

TIERRA WEST LLC agent(s) for KIEWIT CORPORATION request(s) the above action(s) for all or a portion of **UNPLATTED LANDS** zoned M-1, located on CANDELARIA BETWEEN I-25 AND UIVERSITY containing approximately 8.6716 acre(s). (H-15)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. **Other Matters: Project # 1002588** – Sidewalk Waiver and Preliminary Final Plat.
Final Plat was approved.

16. Approval of the Development Review Board Minutes for October 2011
ADJOURNED:10:15

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 30, 2010

Project# 1007140
10DRB-70173 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 3B,** zoned RD, located on JUAN TABO BLVD BETWEEN VIA POSADA AND GULFSTREAM DR containing approximately 41.02442 acre(s). (M-22)

At the June 30, 2010 Development Review Board meeting, a one year extension for the Preliminary Plat was approved along with the associated SIDEWALK WAIVER 08DRB-70300 and TEMP DEFT SWDK CONST 08DRB-70301, and subject to the completion or re-approval of VACATION OF PUBLIC EASEMENT 08DRB-70297 as well as any required vacations for associated PROJECTS 1007139 and 1004073; conditions of Final Plat and SDP FOR SUBDIVISION 08DRB-70302 remain applicable.

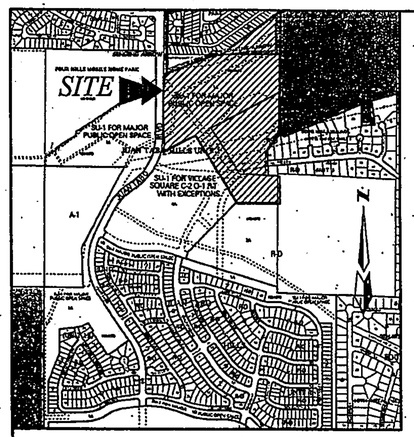
If you wish to appeal this decision, you must do so by July 15, 2010 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

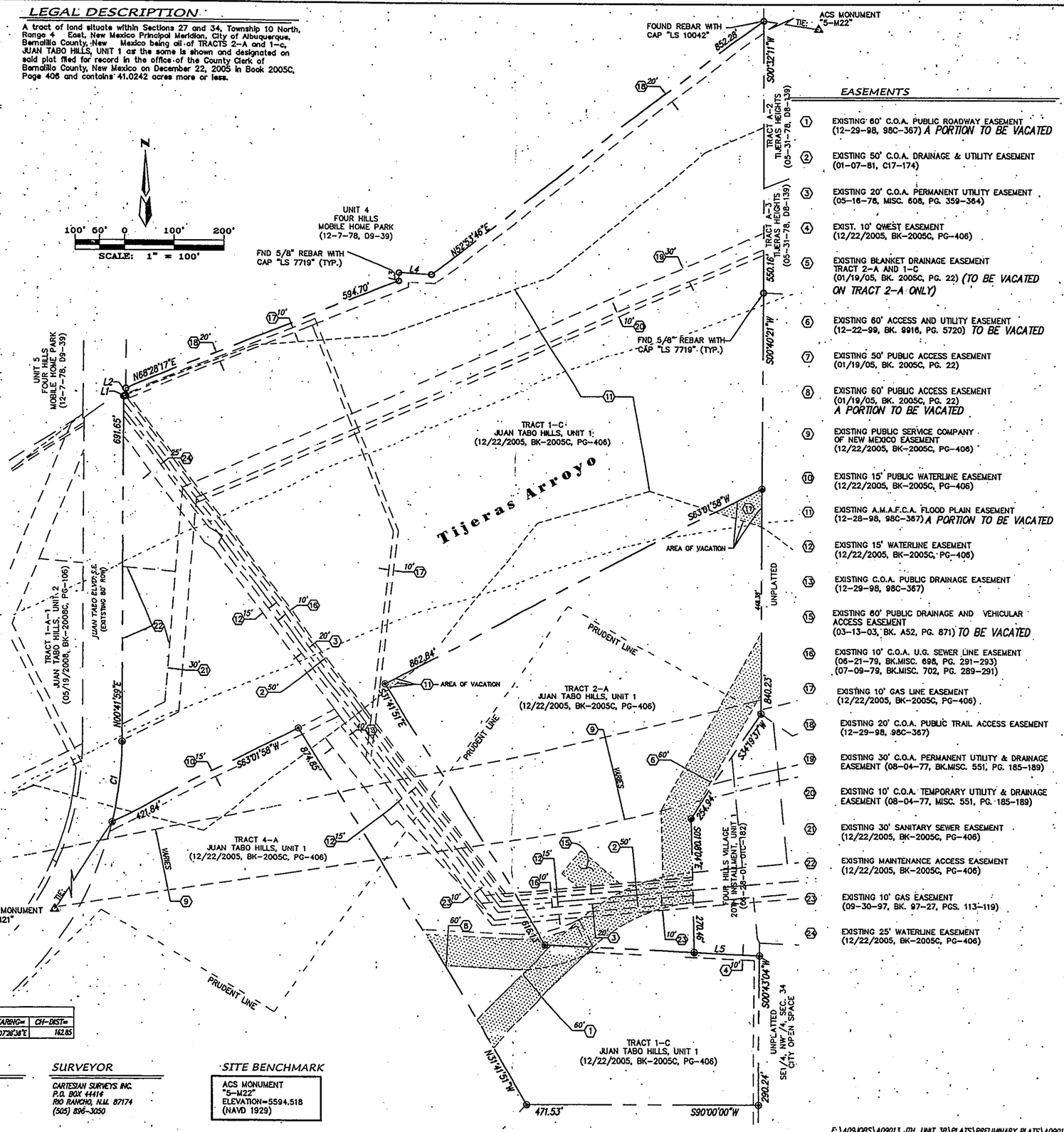
Jack Cloud, AICP, DRB Chair
Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: JTH, LLC – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado
File



VICINITY MAP SCALE: NTS
ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 41.0242 acres more or less.



LEGEND

FOUND CORNER

LIMITS OF VACATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°37'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	163.23'	690.00'	13°33'14"	82.00'	N07°28'36"E	162.85

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (01/19/05, BK. 2005C, PG. 22) *(TO BE VACATED ON TRACT 2-A ONLY)*
6. EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) *TO BE VACATED*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) *A PORTION TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
15. EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) *TO BE VACATED*
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

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

SUBDIVISION DATA

GROSS ACREAGE	41.0368 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 40 RESIDENTIAL LOTS AND 7 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. *UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271".*
2. *ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:*
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS/14271
3. *BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.*
4. *BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.*
5. *ALL DISTANCES SHALL BE GROUND DISTANCES.*
6. *MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.*
7. *TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.*
8. *A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.*
9. *THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.*

PRELIMINARY PLAT APPROVED BY DRB ON 06-24-09

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 6-23-09

JTH, LLC, Owner Tracts 3-A and 4-A
Scott Grody, Managing Member — DATE 9-14-09

OWNERS

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

ENGINEERS

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

SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44416
RIO RANCHO, N.M. 87174
(505) 896-3050

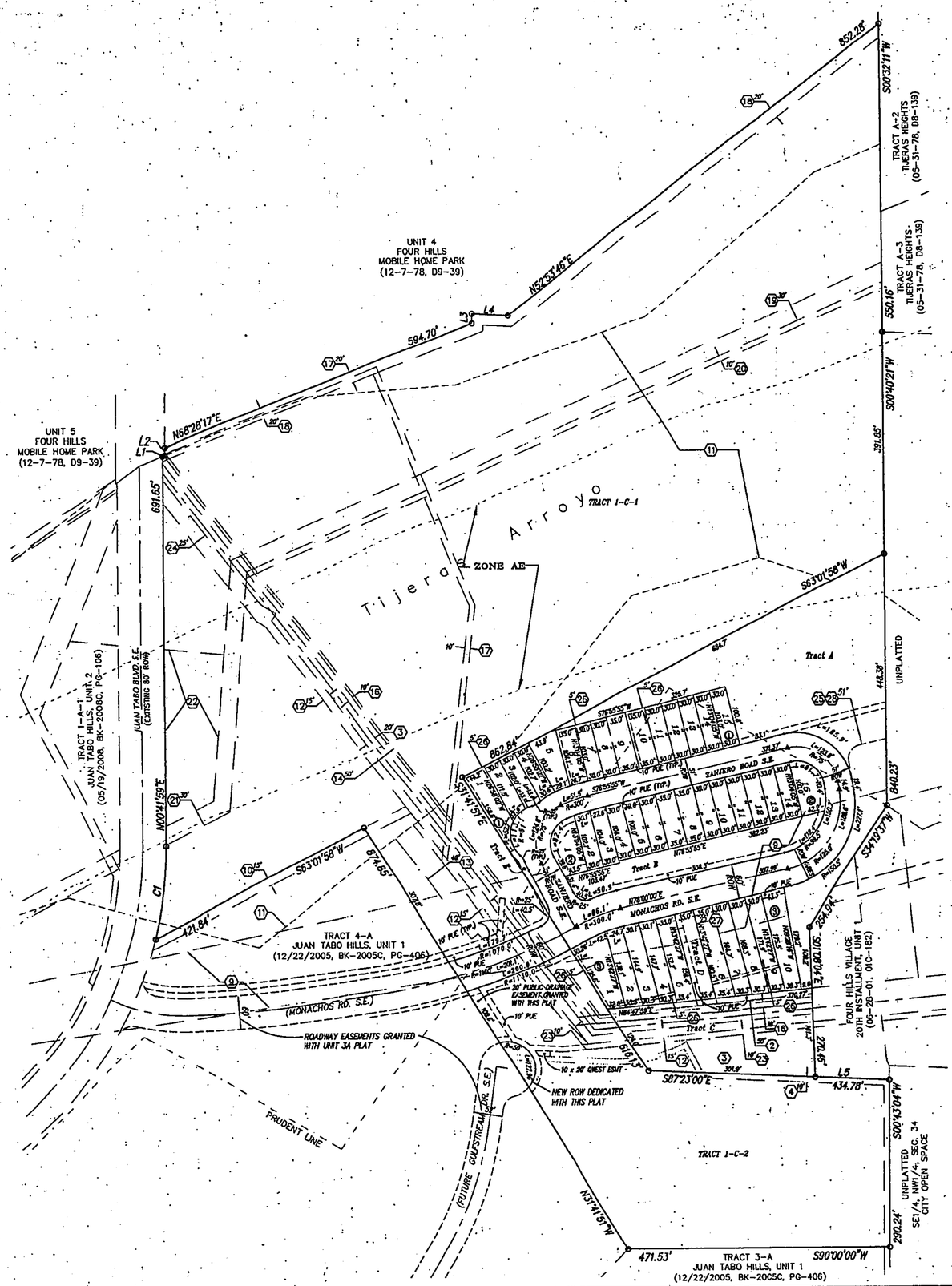
SITE BENCHMARK

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

F:\A09JOBS\A09013 JTH, UNIT 3B\PLATS\PRELIMINARY PLATS\A09013_COVER_UNIT_3B.DWG Stephen April 09

I:\A09JOBS\A09013 JTH, Unit 3B\PLATS\PRELIMINARY PLATS\A09013_cover_unit_3B.dwg, 6/17/2009 4:55:59 PM,

PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3B
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
May, 2009



NOTES

TRACT A (2.4692 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE W/BLANKET PUBLIC DRAINAGE EASEMENT.

TRACT B (0.5381 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT C (1.0667 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT D (0.1273 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0261 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT 1-C-1 (26.2896 AC)
COA OPEN SPACE (EXISTING REMNANT)

TRACT 1-C-2 4.8597 AC)
COA OPEN SPACE (EXISTING REMNANT)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	143.23'	990.00'	13°37'14"	82.00'	N07°28'36"E	162.85'

LEGEND

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

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) *SEE NOTE 8 ON SHEET 1 OF 2*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119).
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
25. NEW 51' WIDE PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A.
26. NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED TO AND TO BE MAINTAINED BY OWNERS
27. NEW 25' WIDE PUBLIC DRAINAGE EASEMENT
28. NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.

SHEE
2 OF

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 3/24/2010
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 3-24-10
Date Preliminary Plat Expires: 3-24-11
DRB Project No:_____
DRB Application No.: 1007140

ORIGINAL

INFRASTRUCTURE LIST

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

Juan Tabo Hills, Unit 3B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 3			
		32' FF	Res Pvmt	Zanjero Road	Monachos Road	Monachos Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1, 20' public SAS Easement	Exist 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 2	Exist 60" Outfall	/	/	/
		48"	Storm Drain	Tract 2	Monachos Road	Tract C	/	/	/
		36"	Storm Drain	Monachos Road	Tract 2	Zanjero Road	/	/	/
		30", 36", 42"	Storm Drain	Monachos Road	Juan Tabo Blvd.	20' SD Easement	/	/	/
		15'	Gravel Road	Tract C & Tract 2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
		830 LF	4' Retaining Walls	Tract A	E. of the rear of Lot 10, Block 3	140' E. along S. side of Monachos Road	/	/	/
			LOMR ($50,000)				/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification

Private Inspector	City Inspector	City Cnst Engineer

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released unitl the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

Mark Goodwin & Associates
FIRM

3-24-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

3-24-10
DRB CHAIR - date

03/24/10
TRANSPORTATION DEVELOPMENT - date

03/24/10
UTILITY DEVELOPMENT - date

3-24-10
CITY ENGINEER - date

Christina Sandoval 3/24/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE (Form D) — **D**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ____ Annexation
- ____ County Submittal
- **V** ____ 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)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX:
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

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

DESCRIPTION OF REQUEST: Extension of Preliminary Plat Juan Tabo Hills, Unit 3B

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: 3B
Subdiv/Addn/TBKA: Juan Tabo Hills
Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No
Zone Atlas page(s): M-22 UPC Code: 102205507350320127

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 100740 08DRB-70303

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of **existing** lots: 40 No. of **proposed** lots: 40 Total area of site (acres): 41.0368
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd.
Between: Via Posada and Gulfstream Dr.

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

SIGNATURE DATE 5-12-11
(Print) Gregory J. Krenik, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☒ INTERNAL ROUTING				
☒ All checklists are complete	11DRB - ____ - 70139	EPP	___	$ 50.00
☒ All fees have been collected	____ - ____ - ____	CMF	___	$ 20.00
☒ All case #s are assigned	____ - ____ - ____	____	___	$ ____
☐ AGIS copy has been sent	____ - ____ - ____	____	___	$ ____
☐ Case history #s are listed	____ - ____ - ____	____	___	$ ____
☐ Site is within 1000ft of a landfill	____ - ____ - ____	____	___	$ ____
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date June 29, 2011			$ 70.00

5-12-11
Planner signature / date

Project # 1007140

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

GREGORY J. KRENIK
Applicant name (print)

5-12-11
Applicant signature / date

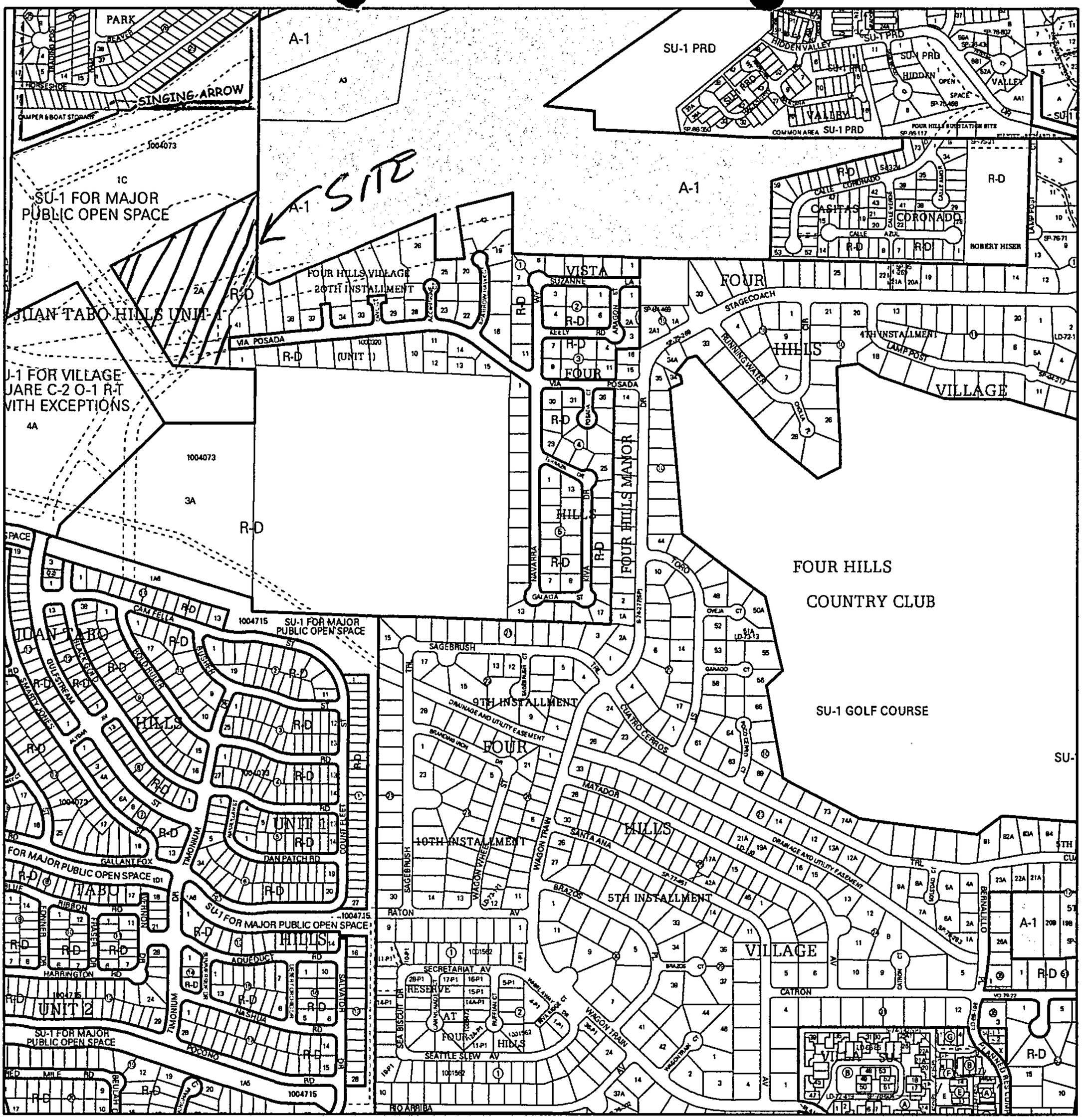
Form revised **October 2007**

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

Application case numbers
11DRB-70139
_____
_____

5-12-11
Planner signature / date

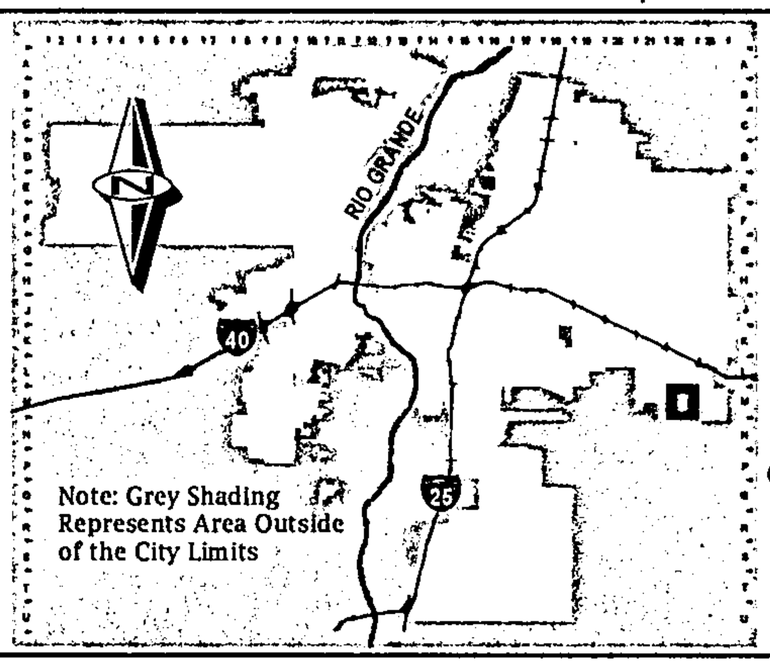
Project # 1007140



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

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

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

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

May 12, 2011

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

Re: Juan Tabo Hills, Unit 3B; 1007140

Dear Mr. Cloud:

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

Please contact our office with any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer

GJK/dlm

Attachment

F:\1-Projects\2009\A09013 - Juan Tabo Hills, Unit 3B\DRB Submittal Ltr PP.doc

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX:

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

APPLICANT: JTH, LLC PHONE: 892.5533

ADDRESS: P.O. Box 1443 FAX:

CITY: Corrales STATE NM ZIP 87048 E-MAIL:

Proprietary interest in site: owner **List all owners:**

DESCRIPTION OF REQUEST: Extension of Preliminary Plat Juan Tabo Hills, Unit 3B

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: 3B

Subdiv/Addn/TBKA: Juan Tabo Hills

Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No

Zone Atlas page(s): M-22 UPC Code: 102205507350320127

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007140, 08DRB-70303

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 40 No. of **proposed** lots: 40 Total area of site (acres): 41.02442

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

Between: Via Posada and Gulfstream Dr.

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

SIGNATURE DATE 6-18-10

(Print) Gregory J. Krenik, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒	All checklists are complete	10DRB - - 70173	EPP		$ 30.00
☒	All fees have been collected	- -	CMF		$ 20.00
☐	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				Total
		Hearing date June 30, 2010			$ 70.00

6-21-10
Planner signature / date

Project # 1007140

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Gregory J. Krenik, PE
Applicant name (print)

6-18-10
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
10DRB - ____ - 70173
____ - ____ - ____
____ - ____ - ____

6.21.10
Planner signature / date

Project # 1007149

ZANJERO ROAD

ZANJERO ROAD

ZANJERO ROAD

STORMELLO PLACE

GULFSTREAM DRIVE

STORMELLO PLACE

GULFSTREAM DRIVE

VIA POSADA ROAD

N

60' 25' 0 50' 100'

SCALE: 1" = 60'

A07C09 Juan Tabo Hills Unit 3\PLANS\Unit 3B\A07C09JTH-UNIT3B_M-PAVE\05-27-08\ACH

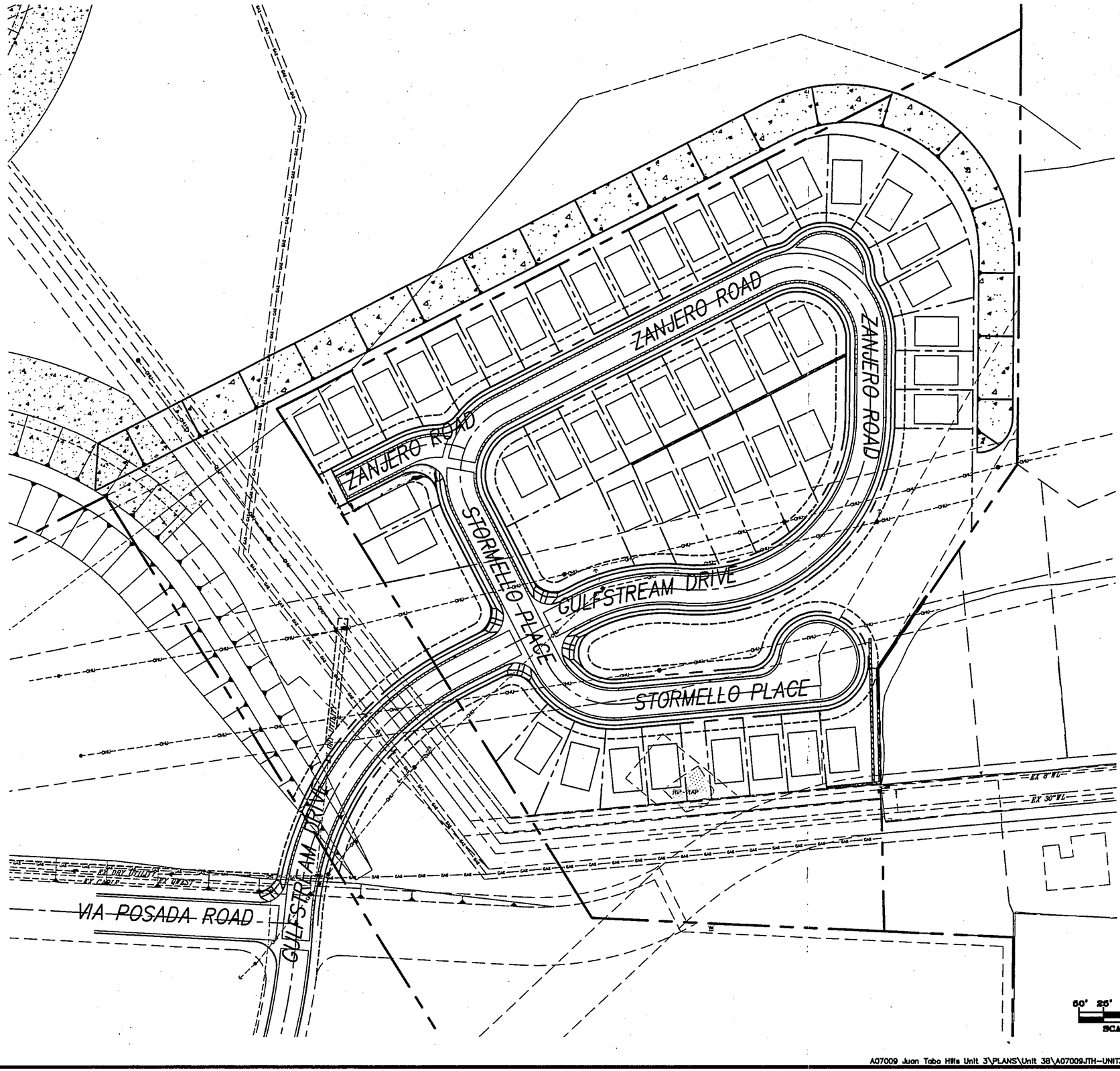
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3B
SIDEWALK DEFERRAL EXHIBIT

DRB NUMBER:

ZONE MAP NO.
M-22-Z



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(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3B
SIDEWALK WAIVER EXHIBIT

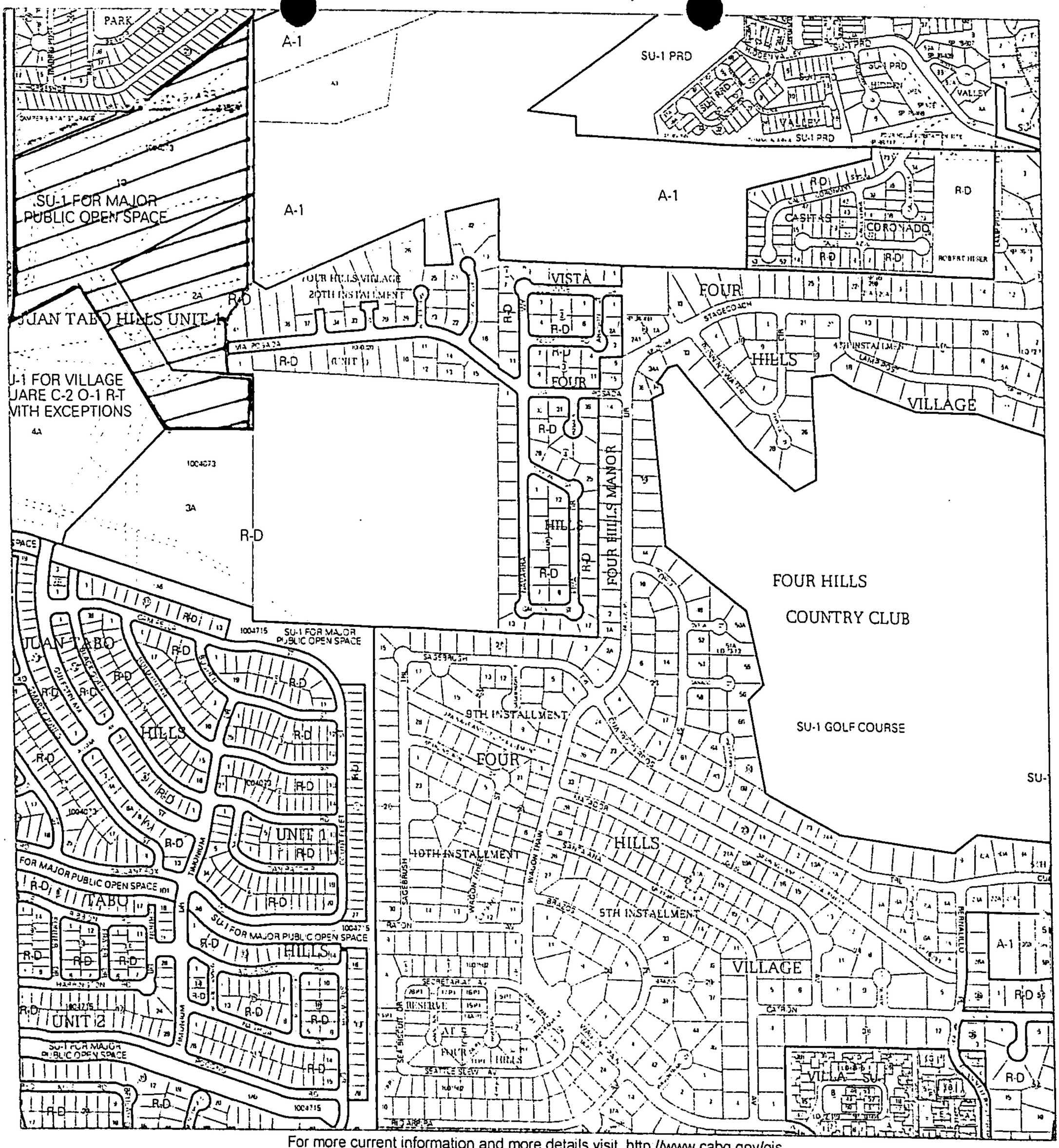
DRB NUMBER:

ZONE MAP NO.
M-22-Z

F:\A07JOBS\A07009 Juan Tabo Hills Unit 3\Exhibit\JTH-U3B_SIDEWALK WAIVER.dwg, 7/1/2008 3:42:30 PM, Diana

A07009 Juan Tabo Hills Unit 3\PLANS\Unit 3B\A07009JTH-UNIT3B_M-PAVE\05-27-08\ACH

Juan Tabo Hills, Unit 3B



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 750 1,500 Feet

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

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

June 18, 2010

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

Re: Juan Tabo Hills, Unit 3B; 1007140

Dear Mr. Cloud:

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

Please contact our office with any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer

GJK/sr

Attachment

F:\1-Projects\2009\A09013 - Juan Tabo Hills, Unit 3B\DRB Submittal Ltr PP.doc

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 24, 2009

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

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09, 4/15/09, 5/6/09, 5/20/09, 5/27/09, 6/3/09, 6/17/09]*

At the June 24, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The sketch plat was reviewed and comments were given.

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

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

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

CONDITIONS:

3. Final disposition shall be through the City Real Estate Office.
4. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The sidewalk waiver and the temporary deferral of sidewalk were approved as shown on Exhibit C in the Planning file. The site plan for subdivision was approved. With the signing of the infrastructure list dated 6/24/09 and with a grading and drainage plan engineer stamp dated 6/15/09, the preliminary plat was approved. Per ABCWUA, tract 'D' is to be retained as sanitary sewer easement at final plat, and a recorded copy of the public roadway easement must be provided to Planning.

If you wish to appeal this decision, you must do so by July 9, 2009 in the manner described below.

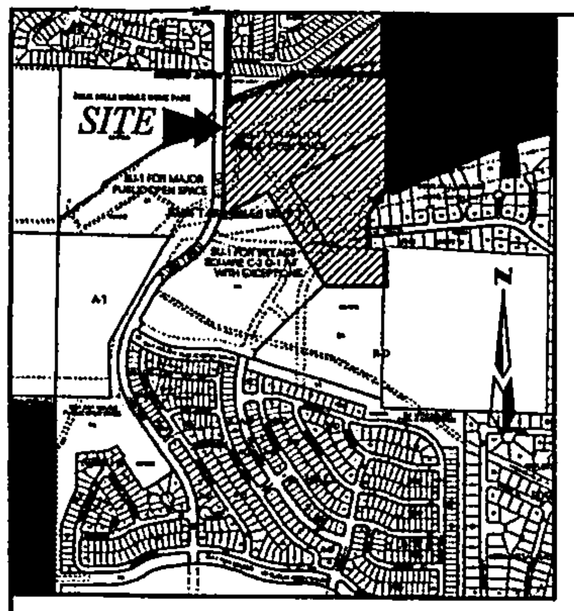
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

Jack Cloud, AICP, DRB Chair

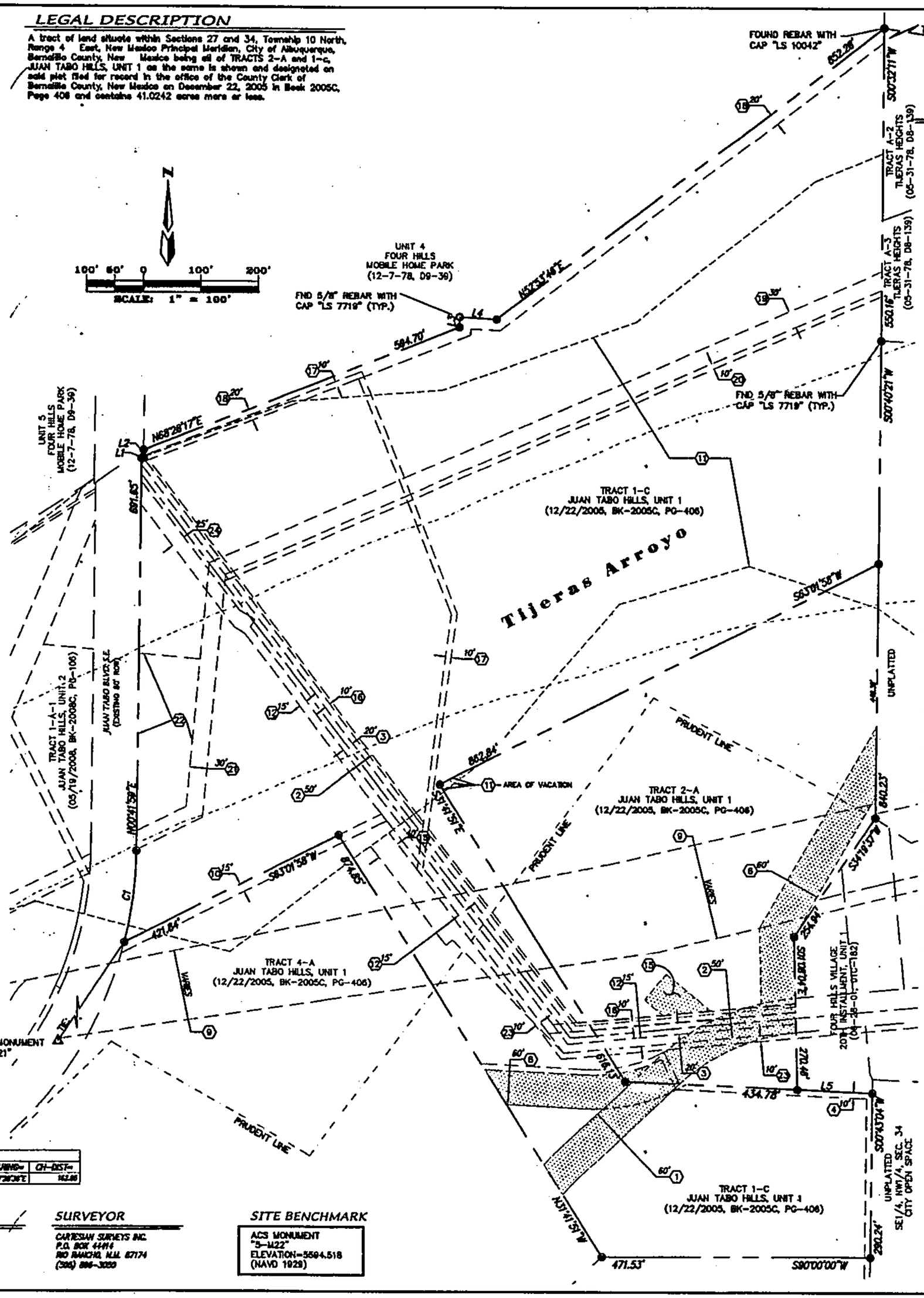
Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Juan Tabo Hills, LLC – PO. Box 1443 – Corrales, NM 87048
Scott Howell
Marilyn Maldonado
File



VICINITY MAP SCALE: NTS
ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 408 and contains 41.0242 acres more or less.



LEGEND

- O FOUND CORNER
- LIMITS OF VACATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°17'20"E	3.98
L2	N68°28'17"E	13.27
L3	N01°08'50"E	18.00
L4	S89°43'46"E	64.80
L5	S87°21'00"E	132.88

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	143.53	698.00	11°33'74"	88.00	N81°28'26"E	143.28

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-18-78, MISC. 608, PG. 358-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-408)
5. EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (01/19/05, BK. 2005C, PG. 22) *(TO BE VACATED ON TRACT 2-A ONLY)*
6. EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-98, BK. 9916, PG. 5720) *TO BE VACATED*
7. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) *A PORTION TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-408)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-408)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-408)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
14. EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) *TO BE VACATED*
15. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (08-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 288-291)
16. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-408)
17. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
18. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-188)
19. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-188)
20. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-408)
21. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-408)
22. EXISTING 10' GAS EASEMENT (08-30-97, BK. 97-27, PGS. 113-119)
23. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-408)

AMENDED PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3B
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2010

SUBDIVISION DATA

GROSS ACREAGE	41.02442 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 40 RESIDENTIAL LOTS AND 7 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS/LT4271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.*
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACT 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATING ACTION.

APPROVED

Robert Cliff Wilkes for City Surveyor, City of Albuquerque, N.M. — March 15, 2010 — Date

JPH, LLC, Owner Tracts 2-A and 1-C
Scott Grady, Managing Member — 3-12-10 — DATE

OWNERS

JPH, LLC PO Box 1443 Corrales, NM 87048
(505) 892-5633

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90828
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

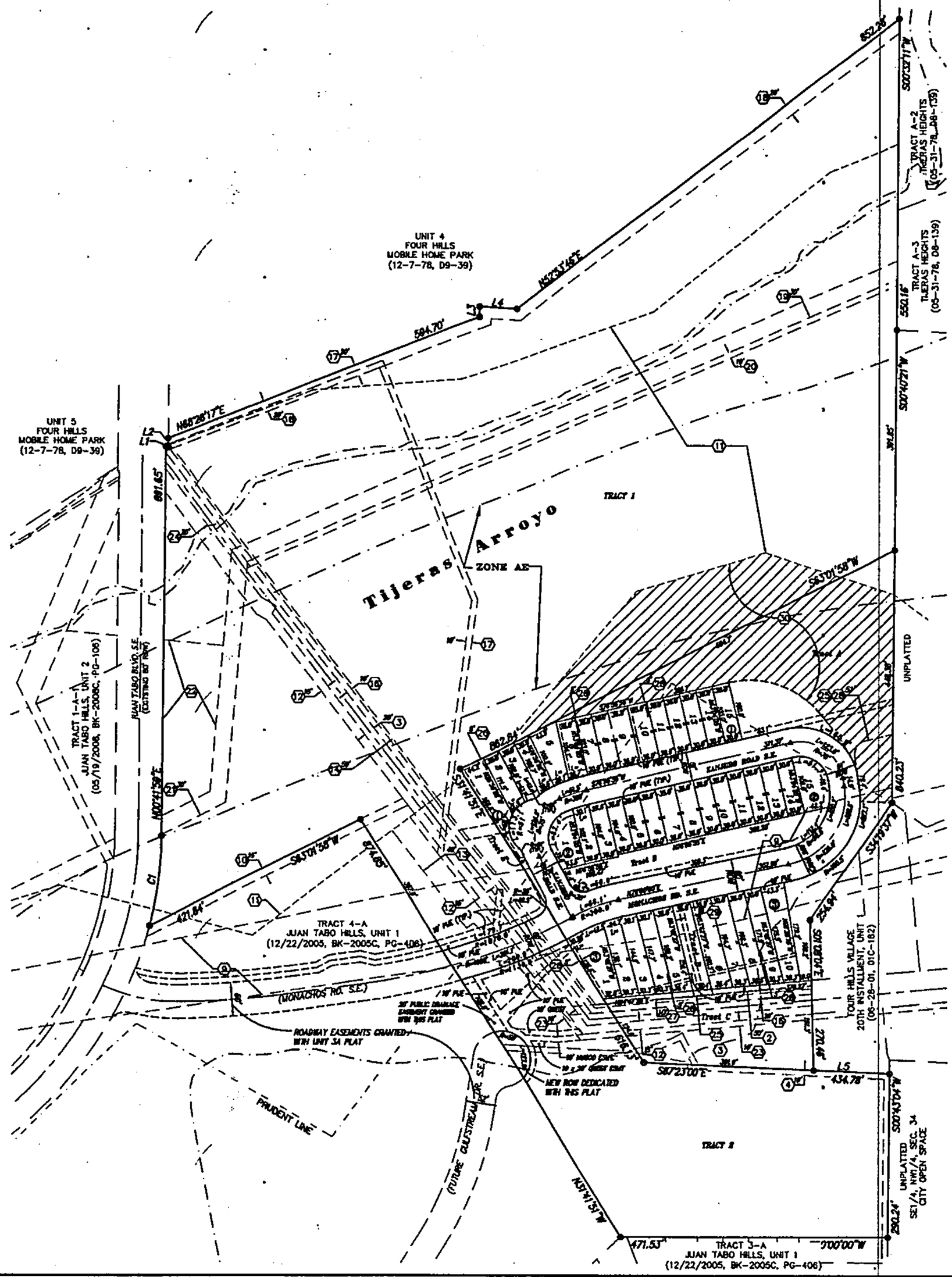
CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 896-3059

SITE BENCHMARK

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

F:\AGRJOBS\A09013 JPH, UNIT 3B\PLATS\PRELIMINARY PLATS\A09013_COVER_UNIT_3BJPWG Stephen March 10

AMENDED PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3B
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2010



NOTES

TRACT A (2.4692 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE W/BLANKET PUBLIC DRAINAGE EASEMENT.

TRACT B (0.5361 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT C (1.0667 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT D (0.1273 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0261 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT 1-C-1 (26.2806 AC)
COA OPEN SPACE (EXISTING REMNANT)

TRACT 1-C-2 4.8597 AC)
COA OPEN SPACE (EXISTING REMNANT)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N68°53'01"E	13.27
L3	N01°08'39"E	16.00
L4	S88°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.35	886.00	17°37'41"	82.30	N87°28'31"E	162.85

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) *SEE NOTE 8 ON SHEET 1 OF 2*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
25. NEW 51' WIDE PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A.
26. NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED TO AND TO BE MAINTAINED BY OWNERS
27. NEW 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE
28. NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
29. NEW 15' WIDE PUBLIC WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
30. NEW DRAINAGE EASEMENT GRANTED TO A.M.A.F.C.A.

LEGEND

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

N

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

SHEET 2 OF 2

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 6/24/2009
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 6-24-09
Date Preliminary Plat Expires: 6-24-10
DRB Project No:_____
DRB Application No.: 1007140

ORIGINAL

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

Juan Tabo Hills, Unit 3B
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt C&G (both sides)	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 1			
		32' FF	Res Pvmt C&G (both sides)	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	Lot 1, Blk 3			
		4' *	Sidewalk (north side)	Zanjero Road	Lot 1, Blk 3	Lot 15, Blk 3			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A	Zanjero Road	East PL	/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Lot 2, Blk 1	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Tract E - Exisitng SAS	East PL	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
			STORM DRAIN						
		66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Monachos Road	/	/	/
		54" to 66"	Storm Drain	Monachos Road	Zanjero Road	Tract D	/	/	/
		54"	Storm Drain	Tract D	Monachos Road	Tract C	/	/	/
		18" to 24"	Storm Drain	Zanjero Road	Tract B	Tract 1-C-1	/	/	/
		15'	Gravel Road	Tract C	Via Posada	Tract D	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo			/	/	/
			LOMR ($50,000)				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released unitl the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Scott Medina, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Scott Medina 6/24/09
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6-24-09
DRB CHAIR - date

06/24/09
TRANSPORTATION DEVELOPMENT - date

6/24/09
UTILITY DEVELOPMENT - date

Bradley L. Bingham 6/29/09
CITY ENGINEER - date

Christina Sandoval 6/24/09
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

DRB CASE ACTION LOG (SDP – SUBDIVISION)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70302 Project # 1007140

Project Name: JUAN TABO HILLS UNIT 1

Agent: MARK GOODWIN & ASSOCIATES Phone No.:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:
- ❑ UTILITIES:
- ❑ CITY ENGINEER / AMAFCA:
- ❑ PARKS / CIP:
- ❑ PLANNING (Last to sign):

- ❑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
  - -Tax printout from the County Assessor.
  - ❑ **3 copies of the approved site plan. Include all pages.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **AGIS DXF File approval required.**
  - ❑ **Copy of recorded plat for Planning.**

Created On:

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 3/24/2010
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:_____
DRB Application No.: 1007140

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

Juan Tabo Hills, Unit 3B
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 3			
		32' FF	Res Pvmt	Zanjero Road	Monachos Road	Monachos Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1, 20' public SAS Easement	Exist 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 2	Exist 60" Outfall	/	/	/
		48"	Storm Drain	Tract 2	Monachos Road	Tract C	/	/	/
		36"	Storm Drain	Monachos Road	Tract 2	Zanjero Road	/	/	/
		30", 36", 42"	Storm Drain	Monachos Road	Juan Tabo Blvd.	20' SD Easement	/	/	/
		15'	Gravel Road	Tract C & Tract 2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
		830 LF	4' Retaining Walls	Tract A	E. of the rear of Lot 10, Block 3	140' E. along S. side of Monachos Road	/	/	/
			LOMR ($50,000)				/	/	/
							/	/	/
							/	/	/
							/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

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

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Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

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5 This site is located in a floodplain, then the financial guarantee will not be released unitl the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

Mark Goodwin & Associates
FIRM

3-24-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

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)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX:
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

APPLICANT: JTH, LLC PHONE: 892-5533
ADDRESS: P.O. BOX 1443 FAX:
CITY: Corrales STATE NM ZIP 87043 E-MAIL:
Proprietary interest in site: Owner List **all** owners:

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 3B - Amended Preliminary Plat and Amended Infrastructure List.

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

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

Lot or Tract No. Tract 2-A Block: Unit:
Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1
Existing Zoning: SU-1 RD Proposed zoning: SU-1 MRGCD Map No
Zone Atlas page(s): M-22 UPC Code: 102205507350320127, 102205510443320125

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007140, 08DRB-70306, 08DRB-70307

CASE INFORMATION:

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

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

SIGNATURE DATE 3-9-10
(Print) Gregory J. Krenik, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - 70088	APP	S(3)	$ 50.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 70.00

Hearing date 03/24/10

Sandy Handley 03/15/10
Planner signature / date

Project # 1007140

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of DRB approved infrastructure list
- ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ List any original and/or related file numbers on the cover application
- ___ DXF file and hard copy of final plat data for AGIS is required.

❑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Infrastructure list if required **(verify with DRB Engineer)**
- ___ DXF file and hard copy of final plat data for AGIS is required.

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

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

Amended preliminary plat approval expires after one year

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

Gregory J. Krenik, PE
Applicant name (print)

3-9-10
Applicant signature / date

Form revised **October 2007**

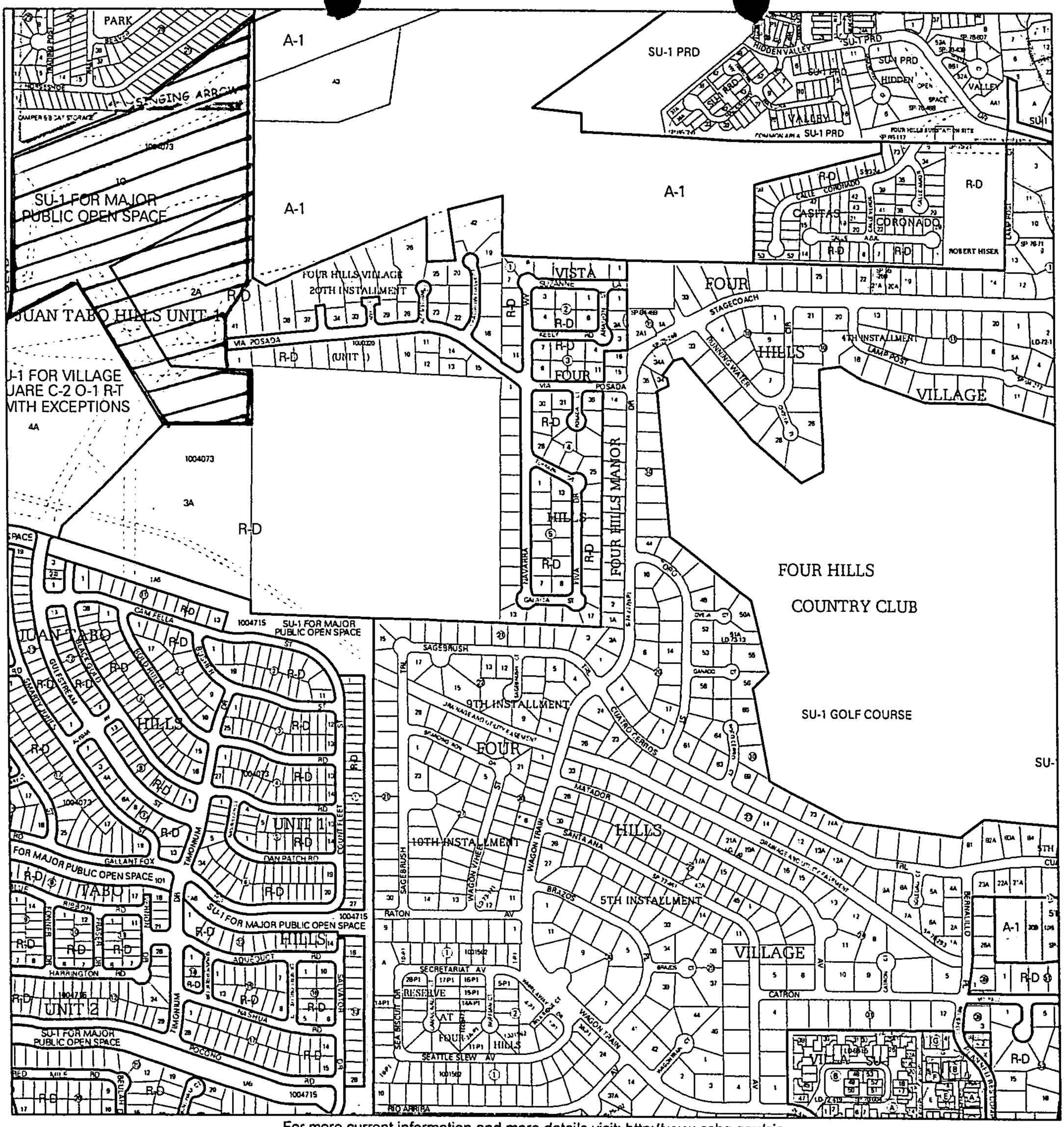
- ☑ Checklists complete
- ☑ Fees collected
- ☑ Case #s assigned
- ☐ Related #s listed

Application case numbers
10DRB - 70088
- -
- -

Sandy Handley 03/15/10
Planner signature / date

Project # 1007140

Juan Tabo Hills, Unit 3B



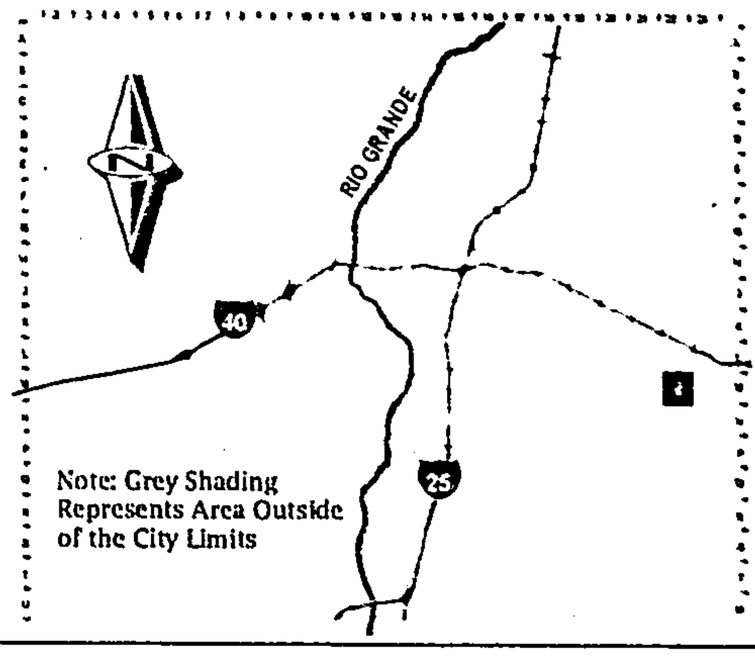
For more current information and more details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE

AGIS

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 750 1,500 Feet

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

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

March 9, 2010

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

Re: Project No. 1007140

Dear Mr. Cloud:

On behalf of the applicant, JTH, LLC, we are submitting for Amended Preliminary Plat and Amended Infrastructure List.

When finalizing the Final Plat and DRC plans for this project numerous changes occurred. The City Surveyor had us rename some of the tracts. The storm drain was re-routed in a different location resulting in new easements being added and others being removed. These changes were too much to do by hand on the infrastructure list and once done the infrastructure list would not match the approved Preliminary Plat. Therefore, we are requesting to amend both so they match each other as well as the Final Plat.

Please contact me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer

GJK/sr

F:\1-Projects\2009\A09013 - Juan Tabo Hills, Unit 3B\DRB Submittall Ltr, Amd PP.doc

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 6/17/2009
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:_____
DRB Application No.: 1007140

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

Juan Tabo Hills, Unit 3B
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt C&G (both sides)	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 1			
		32' FF	Res Pvmt C&G (both sides)	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	N. side Tract E			
		4' *	Sidewalk (north side)	Zanjero Road	N. side Tract E	Lot 15, Blk 1			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D 15' public WL easement	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A 51' public SAS & WL esmt	Zanjero Road	East PL	/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Tract 1, 20' public SAS Easement	Exist 10' SAS Esmt	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 2	Exist 60" Outfall	/	/	/
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		36"	Storm Drain	Monachos Road	Tract 2	Zanjero Road	/	/	/
		15'	Gravel Road	Tract C & Tract 2	Via Posada	Monachos Road	/	/	/
		15'	Gravel Road	Tract 1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
		830 LF	4' Retaining Walls	Tract A	E. of the rear of Lot 10, Block 3	140' E. along S. side of Monachos Road	/	/	/
			LOMR ($50,000)				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released unitl the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

Mark Goodwin & Associates
FIRM

3-9-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 6/24/2009
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 6-24-09
Date Preliminary Plat Expires: 6-24-10
DRB Project No:_____
DRB Application No.: 1007140

ORIGINAL

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

Juan Tabo Hills, Unit 3B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		40' FF	Perm Pvmt	Monachos Road	Juan Tabo Blvd.	Zanjero Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides)	Monachos Road	Juan Tabo Blvd.	West PL			
		4'	Sidewalk (north side only)	Monachos Road	West PL	Zanjero Road			
		4' *	Sidewalk (south side only)	Monachos Road	West PL	Lot 10, Blk 1			
		32' FF	Res Pvmt	Zanjero Road	Monachos Road	Monachos Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	W. side Tract B			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	Lot 1, Blk 3			
		4' *	Sidewalk (north side)	Zanjero Road	Lot 1, Blk 3	Lot 15, Blk 3			
		4' *	Sidewalk (south side)	Zanjero Road	W. side Tract B	Monachos Road			
			WATER						
		8"	Waterline	Monachos Road	Existing WL	Zanjero Road	/	/	/
		8"	Waterline	Zanjero Road	Monachos Road	Monachos Road	/	/	/
		8"	Waterline	Tract D	Monachos Road	Tract C - Existing WL	/	/	/
		8"	Waterline	Tract A	Zanjero Road	East PL	/	/	/

Project Name: Juan Tabo Hills, Unit 3B (DRB 1007140)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		8"	Sanitary Sewer	Zanjero Road	Monachos Road	Lot 2, Blk 1	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Tract E - Exisitng SAS	East PL	/	/	/
		8"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Blk 3	/	/	/
			STORM DRAIN						
		66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Monachos Road	/	/	/
		54" to 66"	Storm Drain	Monachos Road	Zanjero Road	Tract D	/	/	/
		54"	Storm Drain	Tract D	Monachos Road	Tract C	/	/	/
		18" to 24"	Storm Drain	Zanjero Road	Tract B	Tract 1-C-1	/	/	/
		15'	Gravel Road	Tract C	Via Posada	Tract D	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo			/	/	/
			LOMR ($50,000)				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Project Name: **Juan Tabo Hills, Unit 3B (DRB 1007140)**

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 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.)

5 This site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

6 Turnkey agreement with AMAFCA for the Tijeras Arroyo Bank Protection (No Financial Guarantee Required)

AGENT / OWNER

Scott Medina, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Scott Medina 6/24/09
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6-24-09
DRB CHAIR - date

06/24/09
TRANSPORTATION DEVELOPMENT - date

6/24/09
UTILITY DEVELOPMENT - date

Bradley L. Bingham 6/24/09
CITY ENGINEER - date

Christina Sandoval 6/24/09
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

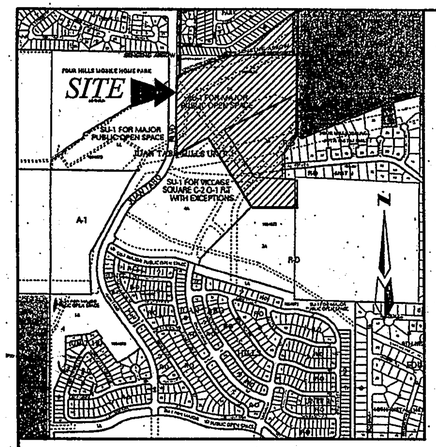
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3B

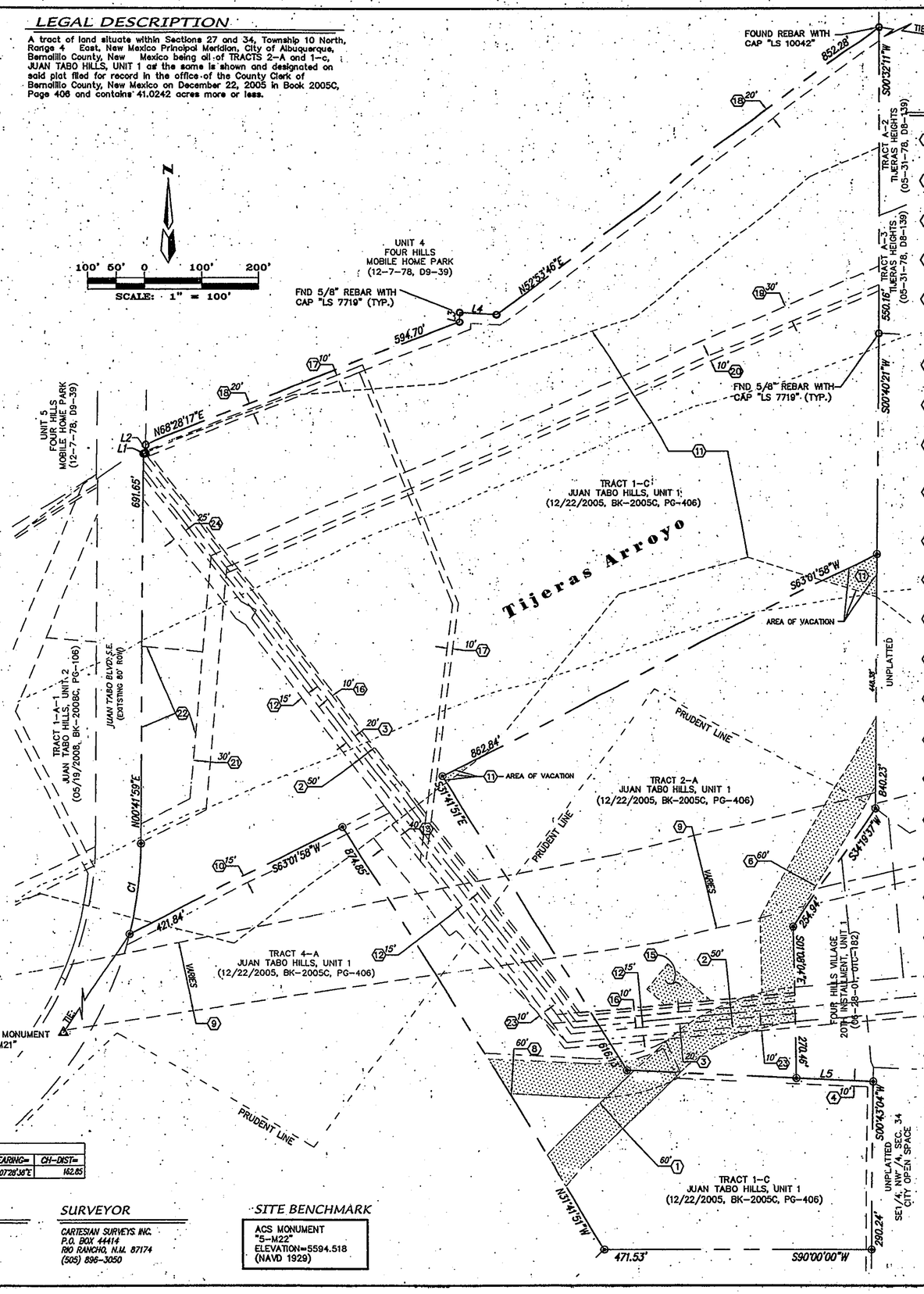
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
June, 2008

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 41.0242 acres more or less.



VICINITY MAP SCALE: NTS
ZONE ATLAS MAP M-22



LEGEND

FOUND CORNER

LIMITS OF VACATION

LINE TABLE

LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	183.23	690.00	15°13'14"	92.00	N07°28'38"E	182.85

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (01/19/05, BK. 2005C, PG. 22) *(TO BE VACATED ON TRACT 2-A ONLY)*
6. EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) *TO BE VACATED*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) *A PORTION TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
15. EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) *TO BE VACATED*
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

SUBDIVISION DATA

GROSS ACREAGE	41.0368 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 40 RESIDENTIAL LOTS AND 7 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. *UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ◉ SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"*
2. *ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:*
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#14271
3. *BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.*
4. *BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.*
5. *ALL DISTANCES SHALL BE GROUND DISTANCES.*
6. *MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.*
7. *TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.*
8. *A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.*
9. *THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.*

PRELIMINARY PLAT APPROVED BY DRB ON 06-24-09

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 6-23-09

JTH, LLC, Owner Tracts 3-A and 4-A
Scott Grady, Managing Member — DATE 6-14-09

OWNERS

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

ENGINEERS

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

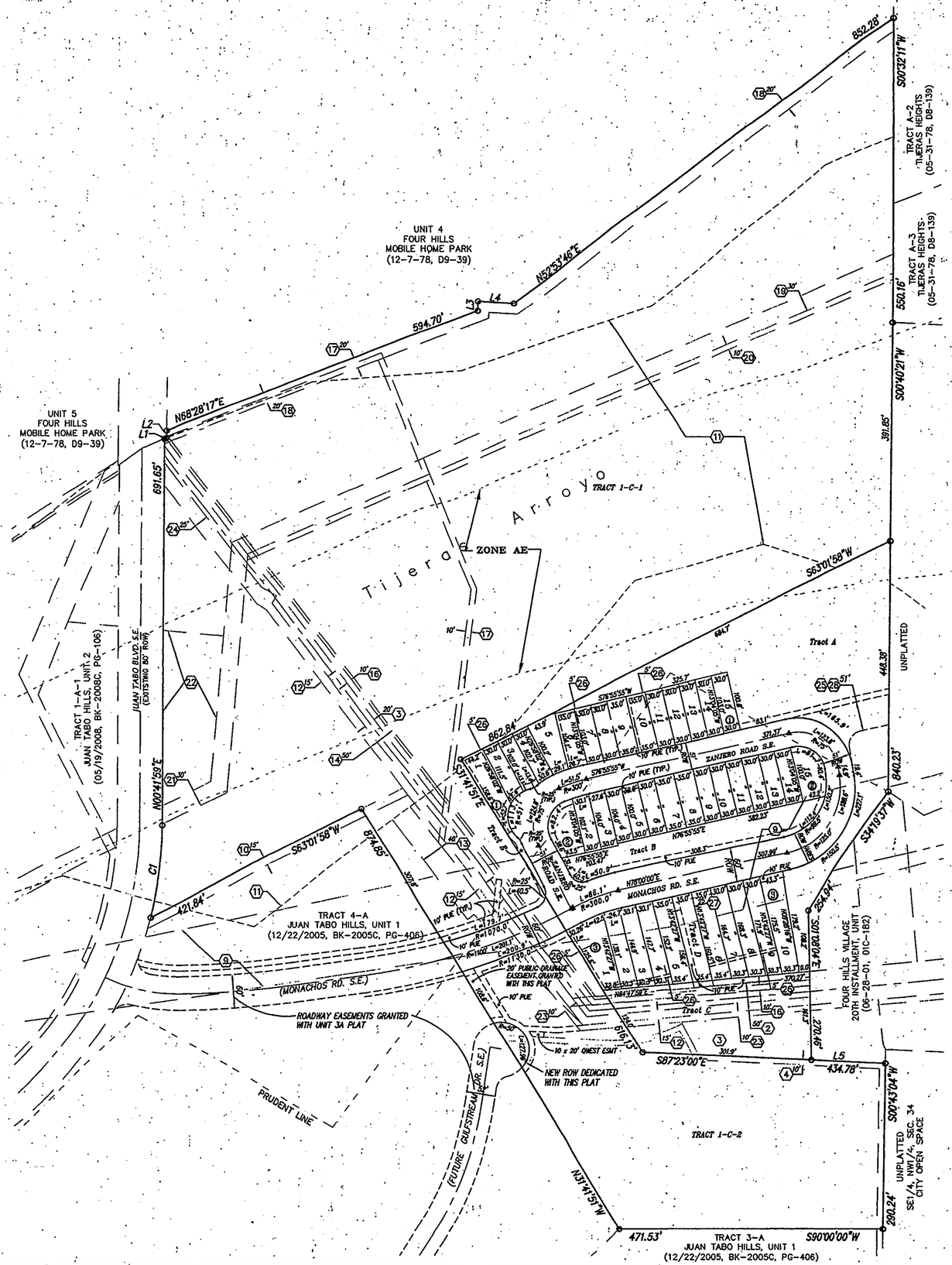
SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44416
RIO RANCHO, N.M. 87174
(505) 896-3050

SITE BENCHMARK

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

PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3B
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
May, 2009



NOTES

TRACT A (2.4692 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE W/BLANKET PUBLIC DRAINAGE EASEMENT.

TRACT B (0.5381 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT C (1.0667 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT D (0.1273 AC)
OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0261 AC)
OWNED AND MAINTAINED BY THE COA OPEN SPACE.

TRACT 1-C-1 (26.2896 AC)
COA OPEN SPACE (EXISTING REMNANT)

TRACT 1-C-2 4.8597 AC)
COA OPEN SPACE (EXISTING REMNANT)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	163.23'	690.00'	13°33'14"	82.00'	N07°26'36"E	162.85'

LEGEND

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

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) *SEE NOTE 8 ON SHEET 1 OF 2*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
25. NEW 51' WIDE PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A.
26. NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED TO AND TO BE MAINTAINED BY OWNERS
27. NEW 25' WIDE PUBLIC DRAINAGE EASEMENT
28. NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.

I:\DRAWINGS\2007\JTH_UNIT 3B\PLAT\PRELIMINARY PLAT\PLAT3B01_UNIT_3B_PP.dwg, 6/17/2009 4:09:58 PM, J. HOSTETLER

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: E08375

Permit Number: **2008 070 300** **Category Code 910**

Application Number: 08DRB-70300, Sidewalk Waiver

Address:

Location Description: JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR

Project Number: 1007140

Applicant
Juan Tabo Hills, Llc
Po Box 90606
Corrales NM 87048
892-5533

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

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

7/3/2008 12:28PM LOC: ANNX
WS# 007 TRANS# 0010
RECEIPT# 00100919-00100919
PERMIT# 2008070300 TRSLJS
Trans Amt $3,375.00
DRB Actions $50.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: E08375

Permit Number: **2008 070 303** **Category Code 910**

Application Number: 08DRB-70303, Major - Preliminary Plat Approval

Address:

Location Description: JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR

Project Number: 1007140

Applicant
Juan Tabo Hills, Llc

Po Box 90606
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa

Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$1,555.00
	TOTAL:	**$1,555.00**

City Of Albuquerque
Treasury Division

7/3/2008 12:28PM LOC: ANNX
WS# 007 TRANS# 0010
RECEIPT# 00100919-00100920
PERMIT# 2008070303 TRSLJS
Trans Amt $3,375.00
DRB Actions $1,555.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: E08375

Permit Number: **2008 070 302** **Category Code 910**

Application Number: 08DRB-70302, Major - Sdp For Subdivision

Address:

Location Description: JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR

Project Number: 1007140

Applicant
Juan Tabo Hills, Llc

Po Box 90606
Corrales NM 87048
892-5533

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

mark@goodwinengineers.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$385.00
	TOTAL:	**$385.00**

City Of Albuquerque
Treasury Division

7/3/2008 12:29PM LOC: ANNX
WS# 007 TRANS# 0010
RECEIPT# 00100919-00100921
PERMIT# 2008070302 TRSLJS
Trans Amt $3,375.00
DRB Actions $385.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/03/2008 Issued By: E08375

Permit Number: **2008 070 297** **Category Code 910**

Application Number: 08DRB-70297, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR

Project Number: 1007140

Applicant
Juan Tabo Hills, Llc
Po Box 90606
Corrales NM 87048
892-5533

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

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$1,290.00
	TOTAL:	**$1,385.00**

City Of Albuquerque
Treasury Division

7/3/2008 12:29PM LOC: ANNX
WS# 007 TRANS# 0010
RECEIPT# 00100919-00100922
PERMIT# 2008070297 TRSLJS
Trans Amt $3,375.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $1,290.00
CK $3,375.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/02/2008 Issued By: E08375

Permit Number: **2008 070 297** **Category Code 910**

Application Number: 08DRB-70297, Vacation Of Public Easement

Address:

Location Description: JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR

Project Number: 1007140

Applicant
Juan Tabo Hills, Llc

Po Box 90606
Corrales NM 87048
892-5533

Agent / Contact
Mark Goodwin And Associates Pa

Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral Fee	$110.00
	TOTAL:	**$110.00**

City Of Albuquerque
Treasury Division

9/2/2008 11:14AM LOC: ANNX
WS# 006 TRANS# 0022
RECEIPT# 00097171-00097172
PERMIT# 2008070297 TRSDMG
Trans Amt $220.00
DRB Actions $110.00
CK $220.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
X		Major Subdivision action
		Minor Subdivision action
X		Vacation
	V	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
X		for Subdivision
		for Building Permit
	P	Administrative Amendment (AA)
		IP Master Development Plan
	D	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)
	L	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)
	A	**APPEAL / PROTEST of...**
		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: P.O. Box 90720 FAX: 797-9539

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

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

ADDRESS: P.O. Box 1443 FAX: 338-4708

CITY: Corrales STATE NM ZIP 87048 E-MAIL: rvsg7@rayleyvantage.com

Proprietary interest in site: Owner **List all owners:** Juan Tabo Hills, LLC

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

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

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

Lot or Tract No. Tract 2-A, and 1-C Block: Unit:

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

Existing Zoning: SU-1 Proposed zoning: same MRGCD Map No

Zone Atlas page(s): M22 UPC Code: 102055104443201 25

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no

No. of **existing** lots: 2 No. of **proposed** lots: 47 Total area of site (acres): 41.0242

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

Between: Via Rosada Rd. and Gulfstream Drive

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

SIGNATURE Diane Hoelzer DATE 7-3-08

(Print) Diane Hoelzer, PE Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

NA ☐ **INTERNAL ROUTING**

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

Application case numbers

08DRB - 70297
08DRB - 70300
08DRB - 70301
08DRB - 70302
08DRB - 70303

Hearing date 7-30-08

Action	S.F.	Fees
VPF		$1290.00
SW		$50.00
TSC		$0
SPS		$385.00
PP		$1555.00
CMF		20.00
ADV		75.00
	Total	$3375.00

7-3-08
Planner signature / date

Project # 1002140

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

- ☑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
  - ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - ☒ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ☒ Zone Atlas map with the entire property(ies) clearly outlined
  - ☒ Letter briefly describing, explaining, and justifying the request
  - ☒ Letter of authorization from the property owner if application is submitted by an agent
  - ☒ N/A Copy of the document delegating approval authority to the DRB
  - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ___ Sign Posting Agreement
  - ☒ Completed Site Plan for Subdivision Checklist
  - ☒ N/A 6 copies of the Infrastructure List, if relevant to the site plan
  - ☒ TIS/AQIA Traffic Impact Study form with required signature
  - ☒ Fee (see schedule)
  - ☒ List any original and/or related file numbers on the cover application

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

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**
  - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
  - ___ Solid Waste Management Department signature on Site Plan
  - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - ___ Letter briefly describing, explaining, and justifying the request
  - ___ Letter of authorization from the property owner if application is submitted by an agent
  - ___ Copy of the document delegating approval authority to the DRB
  - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ___ Sign Posting Agreement
  - ___ Completed Site Plan for Building Permit Checklist
  - ___ 6 copies of the Infrastructure List, if relevant to the site plan
  - ___ TIS/AQIA Traffic Impact Study form with required signature
  - ___ Copy of Site Plan with Fire Marshal's stamp
  - ___ Fee (see schedule)
  - ___ List any original and/or related file numbers on the cover application

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

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**
  - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
  - ___ Zone Atlas map with the entire property(ies) clearly outlined
  - ___ Letter briefly describing, explaining, and justifying the request
  - ___ Letter of authorization from the property owner if application is submitted by an agent
  - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - ___ Sign Posting Agreement
  - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - ___ 6 copies of the Infrastructure List, if relevant to the site plan
  - ___ TIS/AQIA Traffic Impact Study form with required signature
  - ___ Fee (see schedule)
  - ___ List any original and/or related file numbers on the cover application

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

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

Diane Hoelzer, PE
Applicant name (print)

Diane Hoelzer 7-3-08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-70302
_____-_____-_____
_____-_____-_____

7-3-08
Planner signature / date

Project # 1007[redacted]10

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

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

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

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Diane Hoeger, PE
Diane Hoeger 7-3-08
Applicant name (print)
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - _____ - 70303
_____ - _____ - _____
_____ - _____ - _____

7-3-08
Planner signature / date

Project # 1007140

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
___ Sign Posting Agreement
___ Fee (see schedule)
___ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**

X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the variance or waiver
X List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the variance
___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
___ Sign Posting Agreement
___ Fee (see schedule)
___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the deferral or extension
X List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
___ Letter of authorization from the grantors and the beneficiaries (private easement only)
___ Fee (see schedule)
___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Diane Hoskins, PE
Applicant name (print)

Diane Hoskins 7-3-08
Applicant signature / date

Form revised 4/07

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

Application case numbers
06DRB - ____ - 70297
06DRB - ____ - 70300
06DRB - ____ - 20301

Planner signature / date

Project # 1007140

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from July 15, 2008 To July 30, 2008

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

John MacKenzie — (Applicant or Agent) 7/3/08 — (Date)

I issued 3 signs for this application, 7-3-08 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1002140

Rev. 1/11/05

1300

CP# 5038

PERMANENT EASEMENT

3/12/03

Grant of Permanent Easement, between HAT Limited, a New Mexico Limited Partnership ("Grantor"), whose address is 6301 Indian School Rd. NE Ste. 208, Albuquerque, New Mexico 87110 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of drainage facilities, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 4th day of MARCH, 2003.

APPROVED:

3/12/03

City Engineer

Dated

GRANTOR:

3/11/03

(Individual)

GRANTOR: HAT Limited, A New Mexico Limited Partnership, managed by Trails Management, Inc.

By: [redacted]

Stan Strickman

Its: General Partner of Trails Management, Inc.
(Corporation or Partnership)

Rev. 1/00 KJC

Mary Herrera Bern. Co. EASE R 13.00
2003040950
5823852
Page: 1 of 3
03/13/2003 02:21P
Bk-A52 Pg-871

15

INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20___, by _____.

_____
Notary Public

My Commission Expires:

_____

CORPORATION

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20___, by _____.
Of _____, a _____ corporation, on behalf of the corporation.

_____
Notary Public

My Commission Expires:

_____

PARTNERSHIP

STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 4th day of March, 2003, by Stan Strickman, partner(s), on behalf of HAT Limited, a partnership.

Mary S Strickman
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
MARY S. STRICKMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 3-9-2003

(EXHIBIT 'A' ATTACHED)

Mary Herrera Bern. Co. EASE R 13.00
2003040950
5823852
Page: 2 of 3
03/13/2003 02:21P
Bk-A52 Pg-871

LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, FOUR HILLS VILLAGE 20TH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 1998 in Book 98C, Page 367 and being more particularly described as a sixty foot (60') wide public drainage easement as follows:

BEGINNING at the southwest corner of said TRACT C from whence the Albuquerque Control Survey Monument "7–M21" bears S 37°37'10" W, 4207.91 feet;

THENCE N 47°15'09" W, 203.14 feet to a point, said point being the true POINT OF BEGINNING of a sixty foot (60') wide public drainage easement, said point also being common with the northerly easement line of the 50 foot wide public drainage and utility easement filed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 1998 in Book 98C, 01–07–81, C17–174;

THENCE S 84°47'59" W, 84.89 feet to a point;

THENCE N 50°13'34" W, 43.14 feet to a point;

THENCE N 39°46'26" E, 60.00 feet to a point;

THENCE S 50°13'34" E, 103.20 feet to the POINT OF BEGINNING and containing 0.1008 acres more or less.

BASIS OF BEARING: Westerly lot line of lots 1 & 41, FOUR HILLS VILLAGE 20TH INSTALLMENT UNIT 1

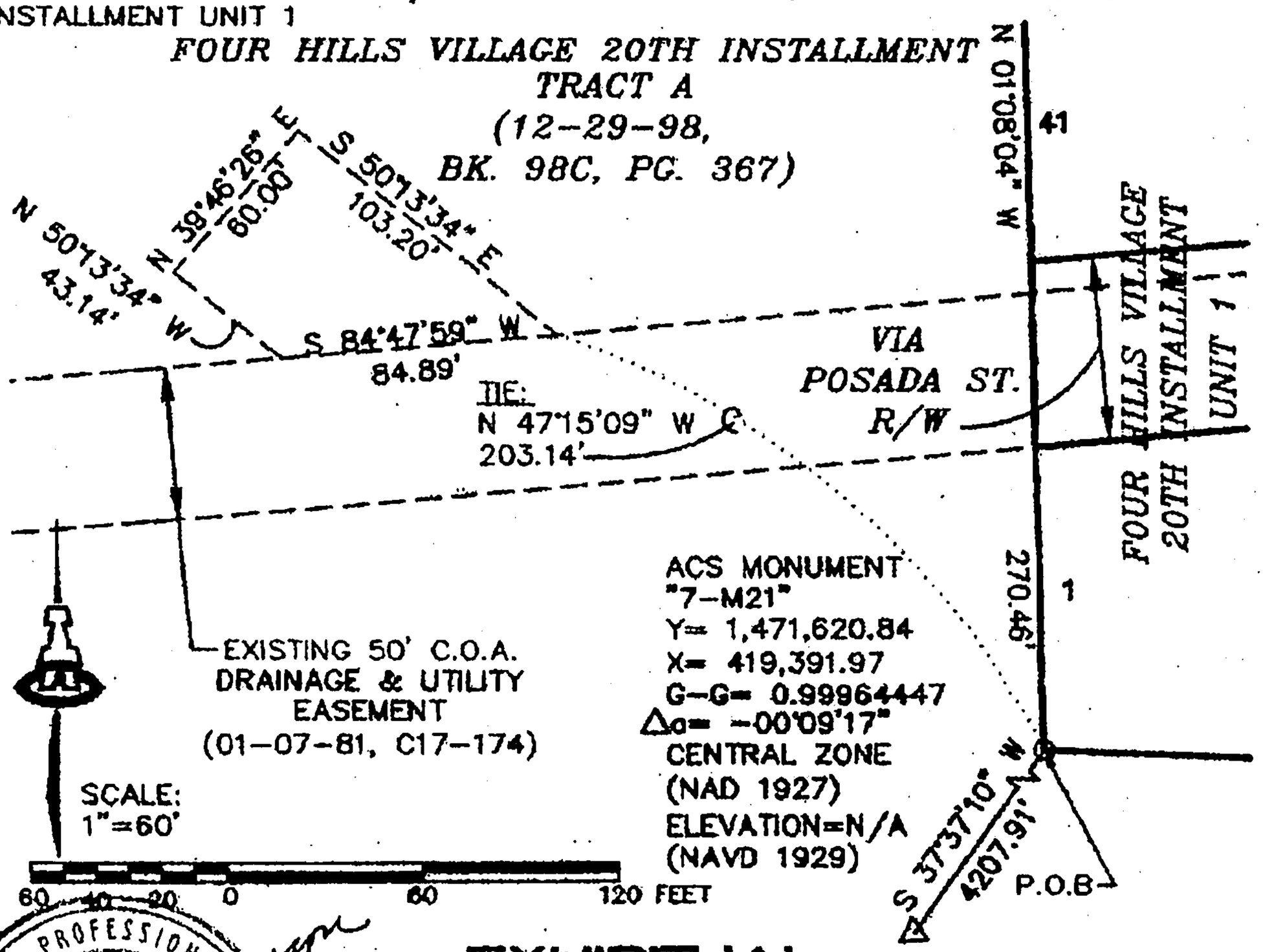


EXHIBIT 'A'

168ESMT1.DWGrfh 03/03/03

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 3895 3/4/03 NEW MEXICO THOMAS O. ISAACSON

2003040950
5823952
Page: 3 of 3
03/13/2003 02:21P
Bk-R52 Pg-871
Mary Herrera Bern. Co. EASE R 13.00

MEMORANDUM OF SETTLEMENT AGREEMENT

This Memorandum of Settlement Agreement is made December 21, 1999, by and between HAT LIMITED, a New Mexico Limited Partnership and JERRY G. PERRY and ARTHUR J. GONZALES and JANIE FAY GONZALES, husband and wife.

WHEREAS, the above-mentioned parties are the successors in interest (both grantor and grantee) to that certain Warranty Deed dated October 14, 1976, filed October 29, 1976 as Document 76-58177 and recorded in Book MD157-A, Pages 939-940 in the records of Bernalillo County, New Mexico, which deed contained a covenant regarding a future easement to be granted; and

WHEREAS, the parties have agreed to the terms for said easement, but which terms are not yet ready to be filed of record.

NOW, THEREFORE, for and in consideration of the above, the parties hereby give notice of the existence of a certain Easement Agreement dated December 21, 1999, by and between the parties hereto which will be placed of record at an appropriate time in the future.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first above written.

HAT LIMITED, a New Mexico
Limited Partnership

By TRAILS MANAGEMENT, INC. a
New Mexico Corporation, Its General
Partner

BY: _____
STAN STRICKMAN
Vice-President

_____
JERRY G. PERRY

_____
ARTHUR J. GONZALES

_____
JANIE FAY GONZALES

Judy D. Woodward Bern. Co. MEMO R 9.00

1999156203
5317615
Page: 1 of 2
12/22/1999 02:02P
Bk-9916 Pg-5728

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me on December 21, 1999, by Jerry G. Perry and Arthur J. Gonzales and Janie Fay Gonzales, husband and wife.

Notary Public

My commission expires:
Feb. 6, 2003
(SEAL)

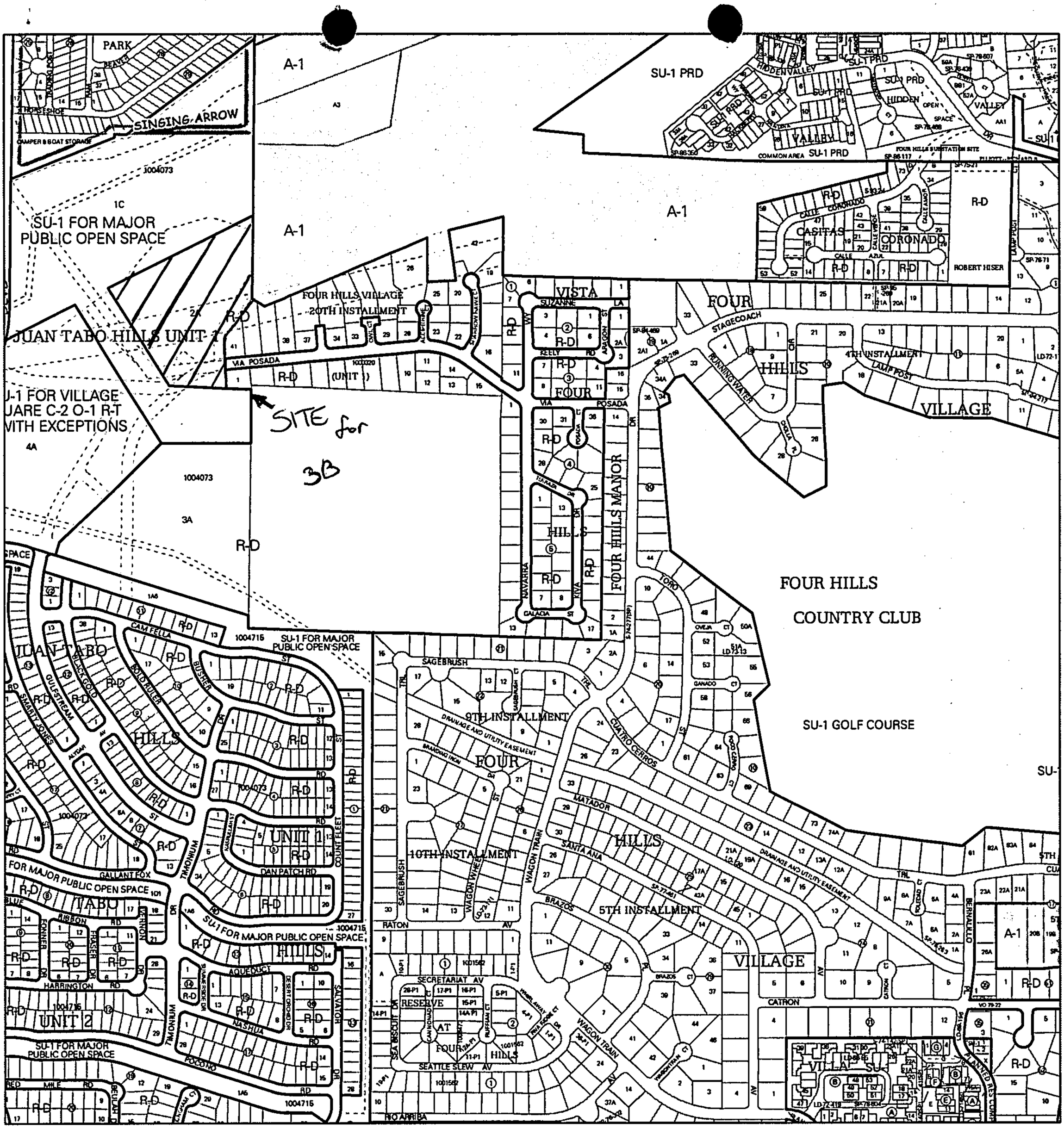
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on December 21, 1999, by HAT Limited, a New Mexico Limited Partnership, by its general partner, Trails Management, Inc., a New Mexico corporation, by Stan Strickman, its Vice-President, on behalf of said corporation.

Julie A Harding
Notary Public

My commission expires:
09/19/03
(SEAL)

Judy D. Woodward Bern. Co. MEMO R 9.00
1999156203
5317815
Page: 2 of 2
12/22/1999 02:02P
Bk-9916 Pg-5720

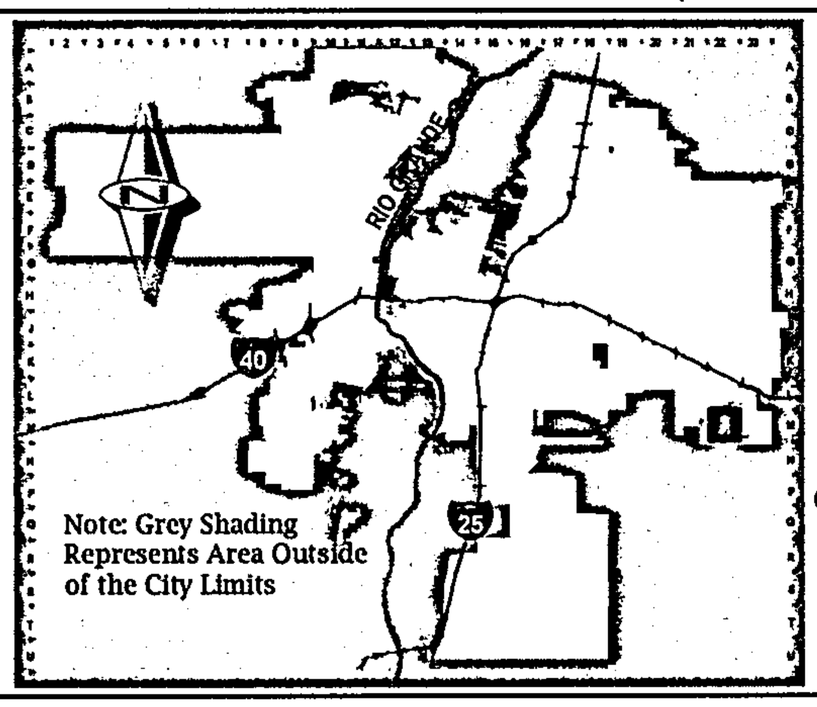


For more current information and more details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE AGIS

Albuquerque Geographic Information System

Map amended through: 6/13/2008



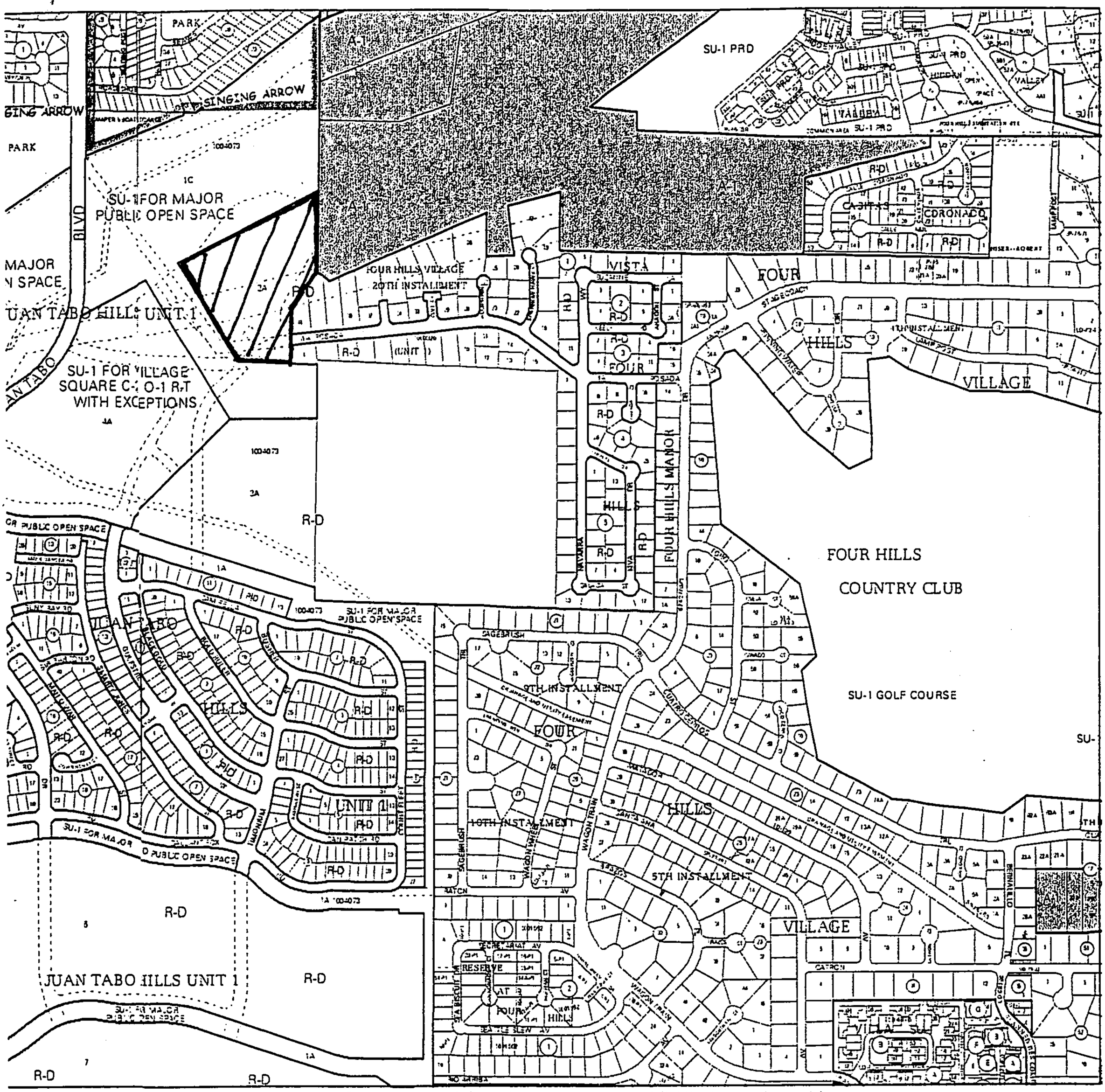
Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 — 750 — 1,500 Feet



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

e:

bols

Escarpment

2 Mile Airport Zone

Airport Noise Contours

Wall Overlay Zone

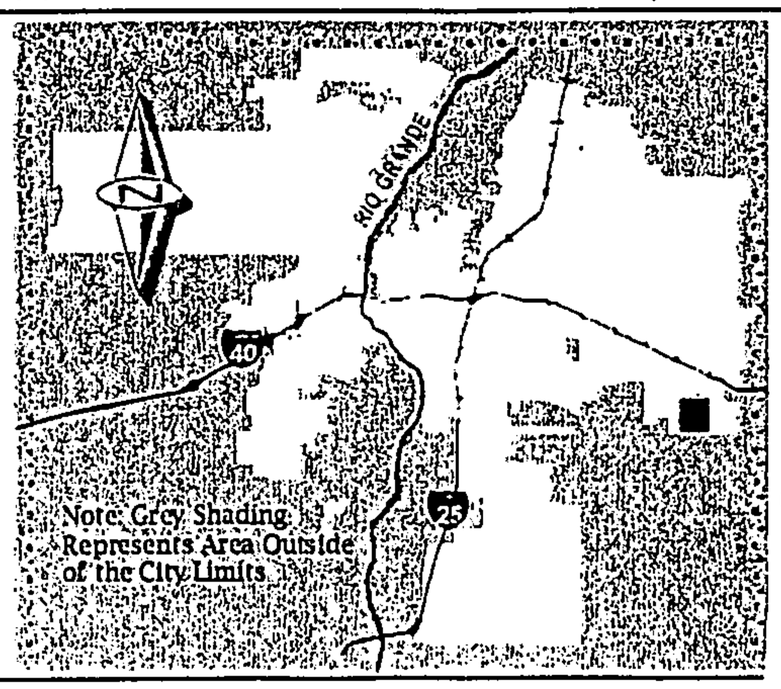
Feet

1,500

City of Albuquerque GIS

Albuquerque Geographic Information System

Amended through: Aug 08, 2006



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

FIGURE 1 Vicinity Map

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

July 3, 2008

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

Re: Juan Tabo Hills Unit 3B
Request Approval of Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easements, Sidewalk Waiver and Temporary Sidewalk Deferral

Dear Mr. Cloud;

On behalf of our client, I am requesting approval of the above actions for the referenced project. This project is located north of the existing Juan Tabo Hills Unit 1 and 2 residential developments and adjacent to the south side of the Tijeras Arroyo and west of the existing Four Hills Village subdivision. The subdivision will be developed within the existing Tract 2-A. Tract 1-C is being platted at this time in order to vacate existing easements that are no longer required for the proposed and future development and to dedicate right of way to allow for permanent access to the project site. The Tract 2-A site is proposed to be developed into a 47 lot single family residential subdivision.

ACCESS
Access to the site is via the existing Juan Tabo Blvd. and Via Pasada Road and Gulfstream Drive. A portion of Gulfstream Road and all of Via Pasado Road will be built to connect Juan Tabo Blvd. to the entrance road for this project.

UTILITIES
This project site will connect to an existing sanitary sewer line located in Tract 1-C-1 at the northwest corner of the project. It is proposed that this project will connect to the existing 12" waterline in Tract 1-C-1 at two locations. An existing 60" RCP storm drain that currently discharges onto the site will be routed through the project site and Tract 1-C-1, ultimately discharging into the Tijeras Arroyo. A scour wall along the north and east boundary of the property is being proposed to protect the subdivision from runoff flows in the arroyo.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Vice President

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: JTH, LLC **DATE OF REQUEST:** 7/1/08 **ZONE ATLAS PAGE(S):** M22

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 41.02AC

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION	[X] BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ] ACCESS PERMIT [ ]
				C) AMENDMENT	[ ] OTHER [X] Prel. Plat

LEGAL DESCRIPTION:

LOT OR TRACT # 2A, 1C BLOCK # NA

SUBDIVISION NAME Juan Tabo Hills Unit 1

PROJECT NAME: JUAN TABO HILLS UNIT 3B

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: [1]

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 47

NEW CONSTRUCTION [X] BUILDING SIZE: 1350 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements

APPLICANT OR REPRESENTATIVE Diane Haelger DATE 7-1-08

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: → FOR THIS SUBMITTAL. JUAN TABO HILLS TIS.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loyd 7-3-08

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use of plan actions will require preparation of an **AQIA**. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets **AQIA** thresholds in the Zoning Code.

AIR QUALITY IMPACT ANAYLSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

for Diane Haelger 7/3/08

APPLICANT DATE

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** 12/31/04 Tony Loyd 7-3-08

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

City of Albuquerque

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

Date: June 25, 2008

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

Thank you for your inquiry of June 25 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 2-A and 1-C of Juan Tabo Hills, Unit 1, Unit 3B:
zone map page(s) M-22.

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

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

Four Hills Village HOA.
Neighborhood or Homeowner Association
Contacts: Herb Wright
712 Stagecoach Rd. SE 87123
922-0976(h)
Tim Gallegos
708 Lamp Post Cir. SE 87123
797-8665(h)

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

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

Sincerely,

Stephanie Dalton
OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnacontactformltr (12/03/07)

Additional Neighborhood or Homeowner Association Information

Four Hills Village N.A.
Neighborhood or Homeowner Association

Contacts: Edwin Barsis
1538 Catron Ave. SE 87123
293.5347 (h)
Rebecca Loring
1020 Cuatro Cerros SE 87123
271.2498 (h)

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

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

Mark Goodwin & Associates

Fax

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

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

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

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

Please contact our office if you have any questions.

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

July 3, 2008

Mr. Paul Kinahan
Tijeras Arroyo N.A.
801 Calle Coronado SE
Albuquerque, NM 87123

Mr. Joe Koprivnikar
Tijeras Arroyo N.A.
13008 Nandina Way SE
Albuquerque, NM 87123

Re: Juan Tabo Hills, Unit 3B

Dear Mr. Kinahan and Mr. Koprivnikar:

Enclosed please find a copy of the DRB Application for Preliminary Plat Approval, Site Plan for Subdivision, Vacation of Public Easement, Temporary Sidewalk Deferral and Sidewalk Waiver Approval, for the referenced project. The anticipated date to be heard is July 30, 2008. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

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

July 3, 2008

Mr. Herb Wright
Four Hills Village H.O.A.
712 Stagecoach Rd. SE
Albuquerque, NM 87123

Mr. Tim Gallegos
Four Hills Village H.O.A.
708 Lamp Post Circle SE
Albuquerque, NM 87123

Re: Juan Tabo Hills, Unit 3B

Dear Mr. Wright and Mr. Gallegos:

Enclosed please find a copy of the DRB Application for Preliminary Plat Approval, Site Plan for Subdivision, Vacation of Public Easement, Temporary Sidewalk Deferral and Sidewalk Waiver Approval, for the referenced project. The anticipated date to be heard is July 30, 2008. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

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

July 3, 2008

Mr. Edwin Barsis
Four Hills Village N.A.
1538 Catron Ave. SE
Albuquerque, NM 87123

Ms. Rebecca Loring
Four Hills Village N.A.
1020 Cuatro Cerros SE
Albuquerque, NM 87123

Re: Juan Tabo Hills, Unit 3B

Dear Mr. Barsis and Ms. Loring:

Enclosed please find a copy of the DRB Application for Preliminary Plat Approval, Site Plan for Subdivision, Vacation of Public Easement, Temporary Sidewalk Deferral and Sidewalk Waiver Approval, for the referenced project. The anticipated date to be heard is July 30, 2008. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

7004 1350 0000 0750 7421

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87123 OFFICIAL USE

Postage	$ $0.42	0109
Certified Fee	$2.70	14
Return Reciept Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Mr. Joe Koprivnikar
Street, Apt. No.; or PO Box No.: 13608 Nandina Way SE
City, State, ZIP+4: Albuquerque NM 87123

PS Form 3800, June 2002 — See Reverse for Instructions

7004 1350 0000 0750 7414

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Return Reciept Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Mr. Paul Kinahan
Street, Apt. No.; or PO Box No.: 801 Calle Coronado SE
City, State, ZIP+4: Albuquerque NM 87123

PS Form 3800, June 2002 — See Reverse for Instructions

7006 2760 0002 6187 5135

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Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Ms. Rebecca Loring
Street, Apt. No.; or PO Box No.: 1020 Cuatro Cerros SE
City, State, ZIP+4: Albuquerque, NM 87123

PS Form 3800, August 2006 — See Reverse for Instructions

7006 2760 0002 6187 5128

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Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Mr. Edwin Barsis
Street, Apt. No.; or PO Box No.: 1538 Castron Ave SE
City, State, ZIP+4: Albuquerque, NM 87123

PS Form 3800, August 2006 — See Reverse for Instructions

7006 2760 0002 6187 5104

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Postage	$ $0.42	0109
Certified Fee	$2.70	14
Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Mr. Herb Wright
Street, Apt. No.; or PO Box No.: 712 Stagecoach Rd SE
City, State, ZIP+4: Albuquerque NM 87123

PS Form 3800, August 2006 — See Reverse for Instructions

7006 2760 0002 6187 5111

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CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87123 OFFICIAL USE

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Certified Fee	$2.70	14
Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/03/2008

Sent To: Mr. Tim Gallegos
Street, Apt. No.; or PO Box No.: 708 Lamp Post Circle SE
City, State, ZIP+4: Albuquerque, NM 87123

PS Form 3800, August 2006 — See Reverse for Instructions

Juan Tabo Hills, LLC
P.O. Box 1443
Corrales, NM 87048
(505) 892-5533
(505) 338-4708

June 25, 2008

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills, Unit 3B

To Whom It May Concern:

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of Juan Tabo Hills, LLC, for the Site Development Plan submittal for the referenced project.

Please contact our office if you have any questions.

Sincerely,

Scott Grady
Managing Member

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Juan Tabo Hills Unit 3B
AGIS MAP # M-22
LEGAL DESCRIPTION: Tract 2-A, Juan Tabo Hills Unit 1

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7-1-08 [date].

Applicant / Agent — Date: 7-1-08

Hydrology Division Representative — Date: 7/11/08

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 5-23-08 [date].

Applicant / Agent — Date: 6-25-08

Utility Division Representative — Date: 7/1/08

RECEIVED
JUL 01 2008
HYDROLOGY SECTION

DRB #

F:\1-Documents\FORMS\Form DRWS.doc

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor
Interoffice Memorandum

Richard Dineen, Director

June 17, 2008

SUBJECT: ***Albuquerque Archaeological Ordinance—Compliance Documentation***
Project Number(s):
Case Number(s):
Agent: **Mark Goodwin & Associates**
Applicant:
Legal Description: **Juan Tabo Hills Unit 3A- 14.44 acres**
Juan Tabo Hills Unit 3B- 9.55 acres
Juan Tabo Hills Unit 4A/ Volterra Village Square- 25.62 acres
Acreage: **49.61 acres**
Zone Atlas Page: **M-22**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes __X__ No _____

TREATMENT PLAN REVIEW:
Memorandum of Understanding for Treatment of LA 1877

SUPPORTING DOCUMENTATION:
TRC survey report of 327 acres (2003)
Letter correspondence from HPD of 09/11/03, 12/08/03 and 01/13/04
Additional archival research for LA 140036 and 140037

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 4B(3), information potential exhausted for LA 140036 and LA 140037).***
- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan and MOU for LA 1877).***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC)_____

Please check one:

☒ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name Juan Tabo Hills, Unit 3B
Location of Project (address or major cross streets) Juan Tabo Blvd NE and Singing Arrow NE
Proposed Number of Units: 47 Single-Family _Multi-Family
Note: A single-family unit is a single-family, detached dwelling unit.

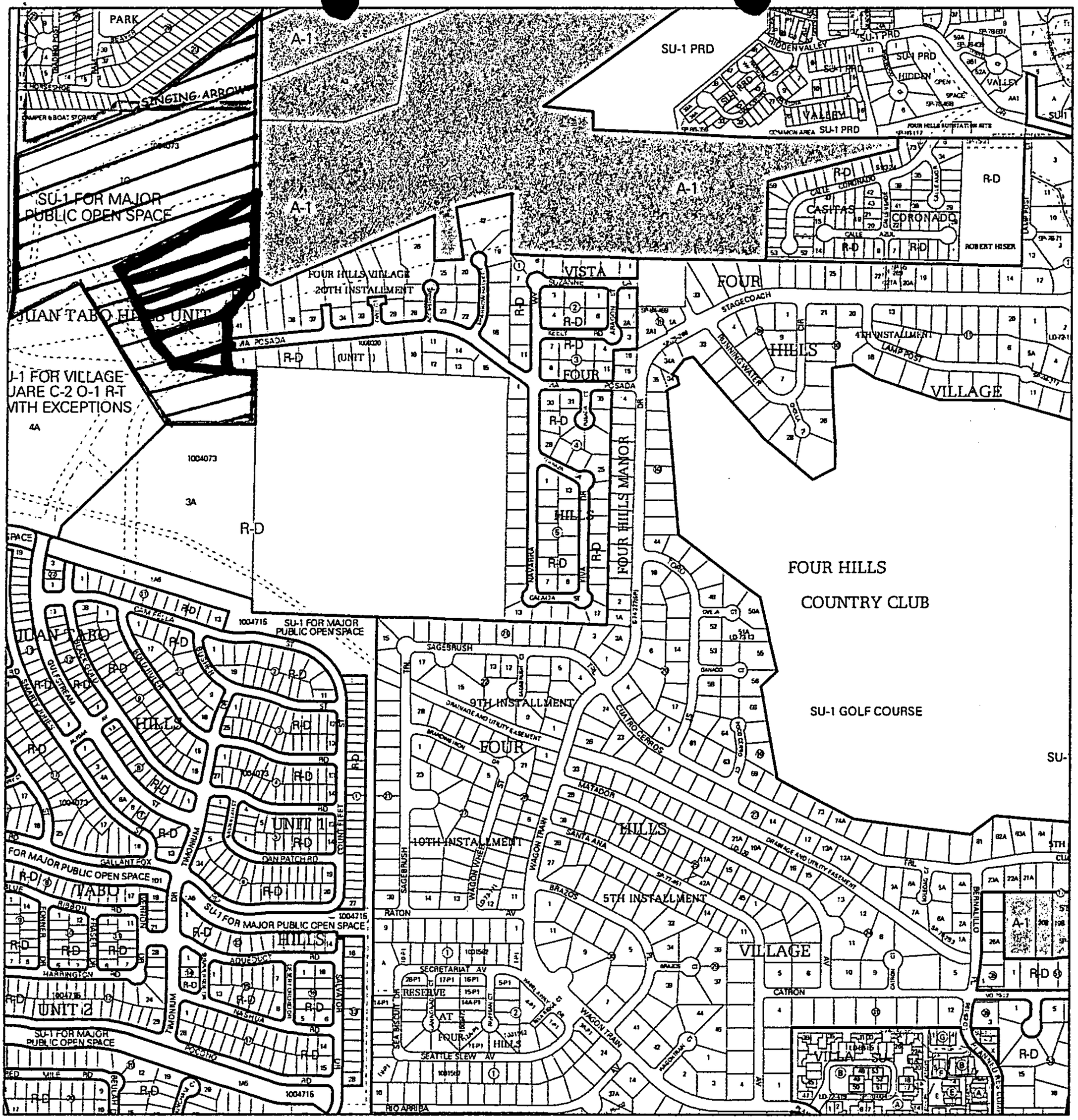
Waiver Information
Property Owner_____ Legal Description_____ Zoning_____
Reason for Waiver/Deferral_____

Contact Information
Name Susan Rasinski
Company Mark Goodwin & Associates, PA
Phone (505) 828-2200
E-mail susan@goodwinengineers.com

Please include with your submittal:
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents
☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster Highland Date Submitted 6/26/08 Date Completed 6/26/08

Juan Tabo Hills, Unit 3B



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

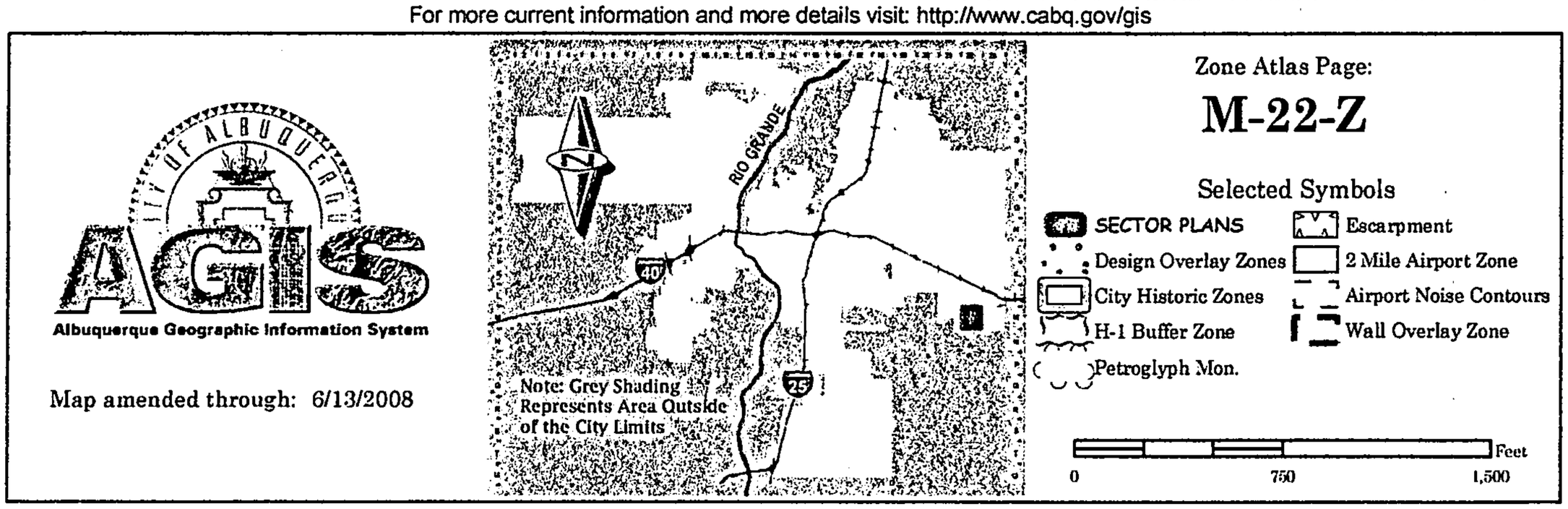


EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and JTH, LLC ("Developer") effective as of this 28 day of June, 2008 and pertains to the subdivision commonly known as JUAN TABO HILLS, UNIT 3B, and more particularly described as Tracts 2-A and 1-C, Juan Tabo Hills, Unit 1, recorded in the office of the County Clerk of Bernalillo County, December 22, 2005, Book 2005C, Page 406 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

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

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

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

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

6-23-08

Signature Date

Scott Grady, Managing Member

Name (typed or printed) and title

JTH, LLC

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6.25.08, by Scott Grady as Managing Member of JTH, LLC, a New Mexico Limited Liability Company.

(Seal)

Notary Public

My commission expires: 9.10.08

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6-26-08, by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: May 18, 2011

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Angela Gomez
DRB Secretary
ONE STOP

DATE: September 2, 2008

RE: **Juan Tabo Hills, Units 3A & 3B**
1007139 & 1007140

ITEMS BEING TRANSMITTED

1	Deferral Fee ($220)

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

Notes:

PROJECT ENGINEER:
Diane Hoelzer, PE

RECEIVED
SEP 02 2008
HYDROLOGY SECTION

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

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

Susan Rasinski

From: Susan Rasinski
Sent: Tuesday, September 02, 2008 8:37 AM
To: 'Gomez, Angela J.'
Subject: Juan Tabo Hills - CORRECTION

Angela,

We are requesting Items #8 & 9 (1007139 & 1007140) from the September 3, 2008 DRB Agenda be deferred to September 17, 2008. Please reply to this email that you have received this request.

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

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

---

From: Susan Rasinski
Sent: Tuesday, September 02, 2008 8:06 AM
To: 'Gomez, Angela J.'
Cc: Diane Hoelzer
Subject: FW: Juan Tabo Hills, Unit 3 (1007139)

Angela,

At the request of Diane Hoelzer we are asking for a 1 week deferral of the referenced project - September 3, 2008 DRB Agenda #8. Please reschedule this item for September 10, 2008.

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

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

---

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

Angela,

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

We will send in the deferral fee before the hearing.

Susan Rasinski

9/2/2008

Tijeras Arroyo

Tract C

ZANJERO ROAD S.E.

ZANJERO ROAD S.E.

51' ROW

Tract B

STORMELLO PLACE S.E.

Tract A

Tract E

GULFSTREAM DR. S.E.

Tract D

Tract F

STORMELLO PLACE S.E.

Tract G

Tract H

UNPLATTED

FOUR HILLS VILLAGE
20TH INSTALLMENT, UNIT 1
(06-28-01, 01C-182)

POSADA RD. S.E.)

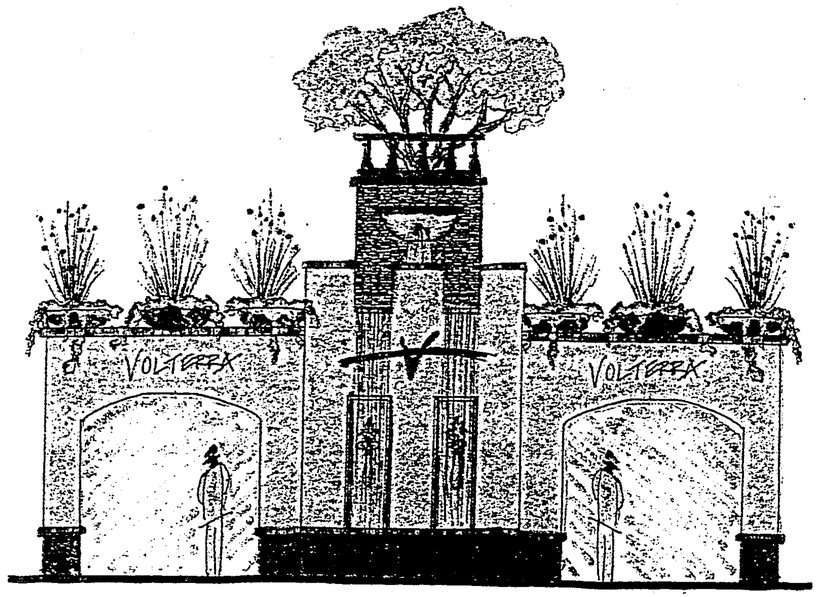
GULFSTREAM DR. S.E.)

TYPE 'A'

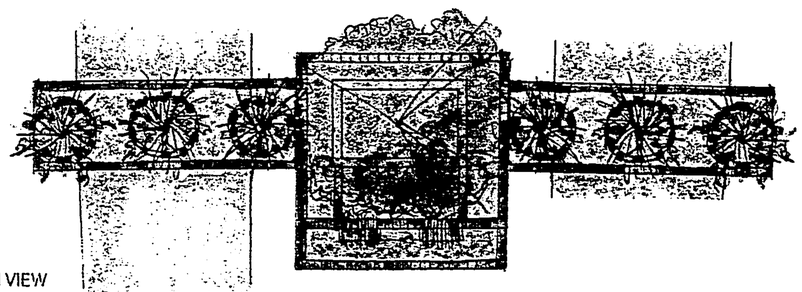
TYPE 'B'

Juan Tabo Hills Unit 3B
Perimeter Wall Design – Exhibit
_____ DRB Case No:
Page 1 of 3

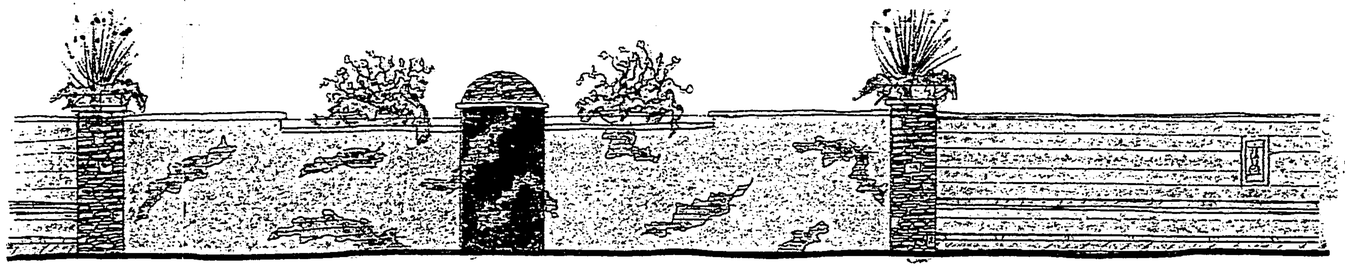
Color Option D



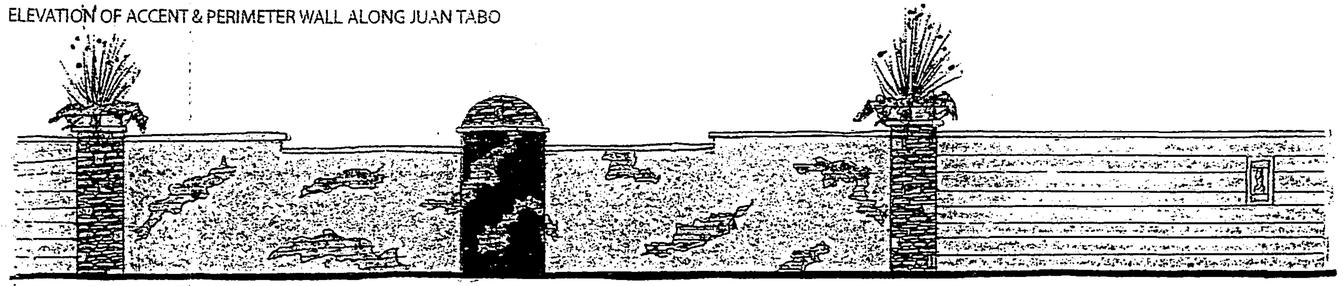
LEVATION



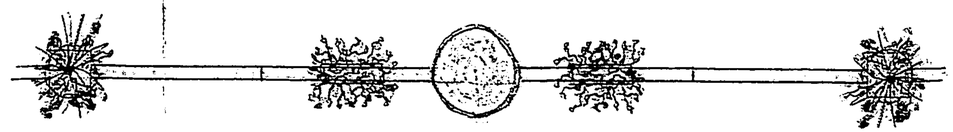
.AN VIEW



ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY

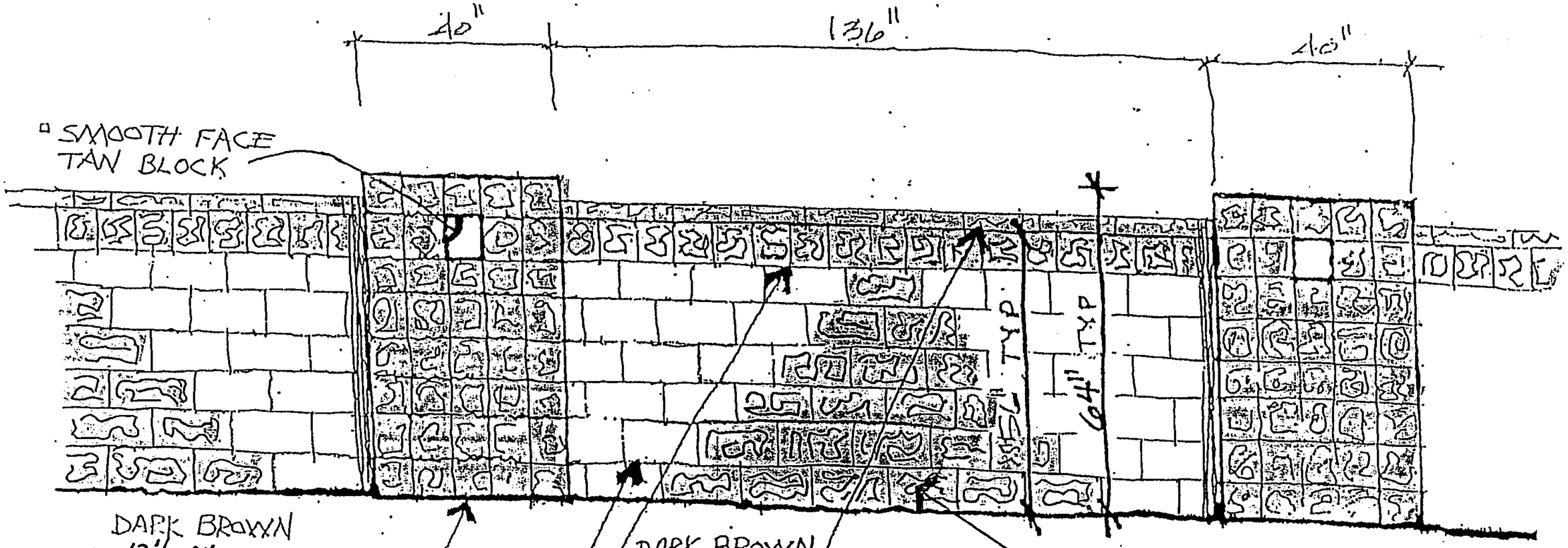


PLAN VIEW OF WALL

Juan Tabo Hills Unit 3B
Perimeter Wall Design – Type A
_____ DRB Case No:

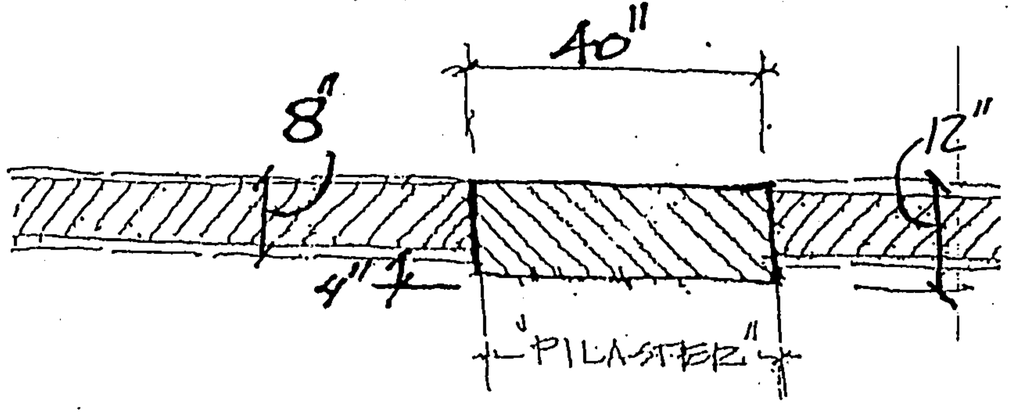
CONSENSUS PLANNING

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



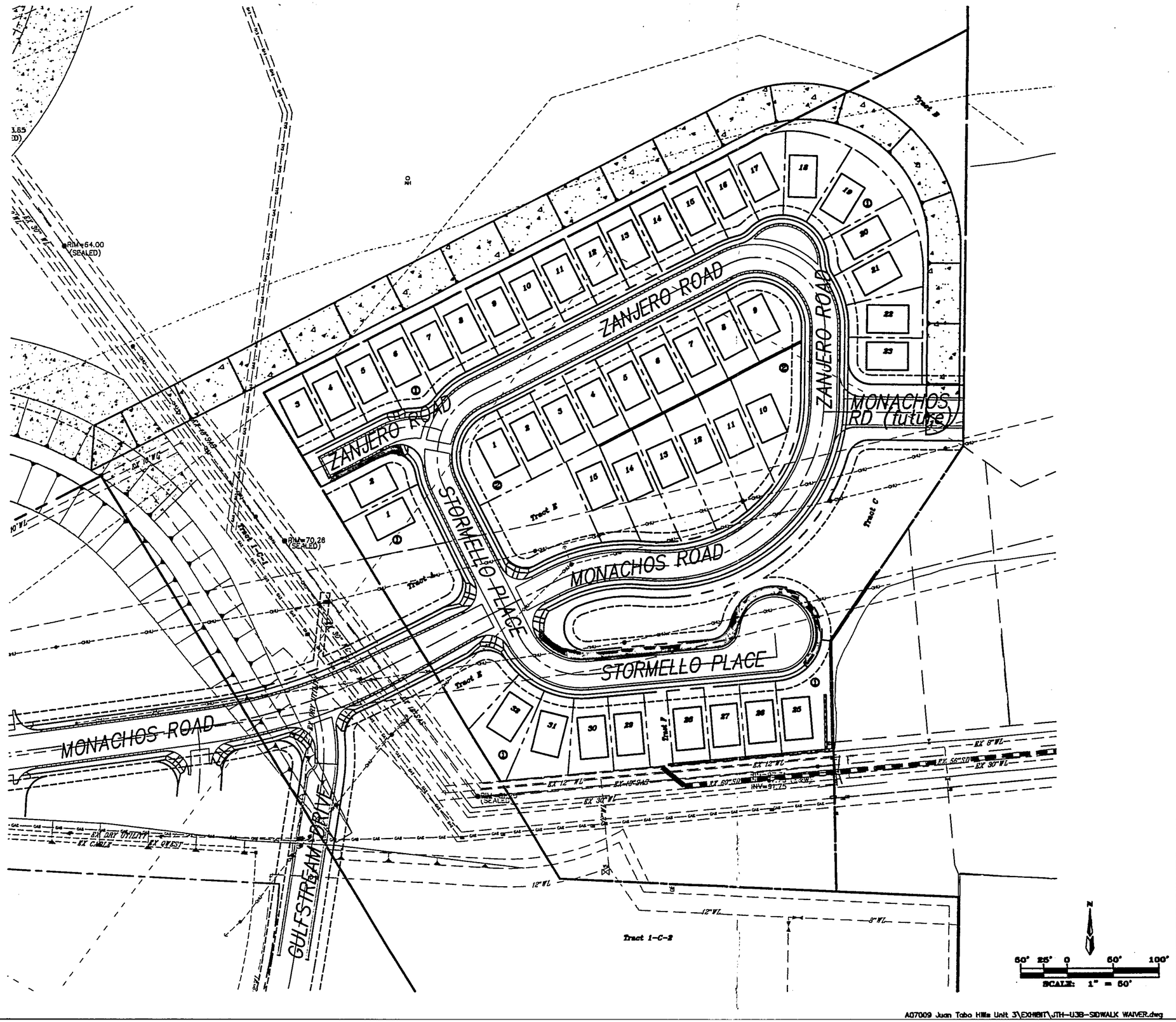
ELEVATION

NOTE! COLUMN TO PROTRUDE 4" ON THE PUBLIC SIDE.



PLAN.

Juan Tabo Hills Unit 3B
Perimeter Wall Design – Type B
_____ DRB Case No:
Page 3 of 3



A07009 Juan Tabo Hills Unit 3\EXHIBIT\JTH-U3B-SIDEWALK WAIVER.dwg

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

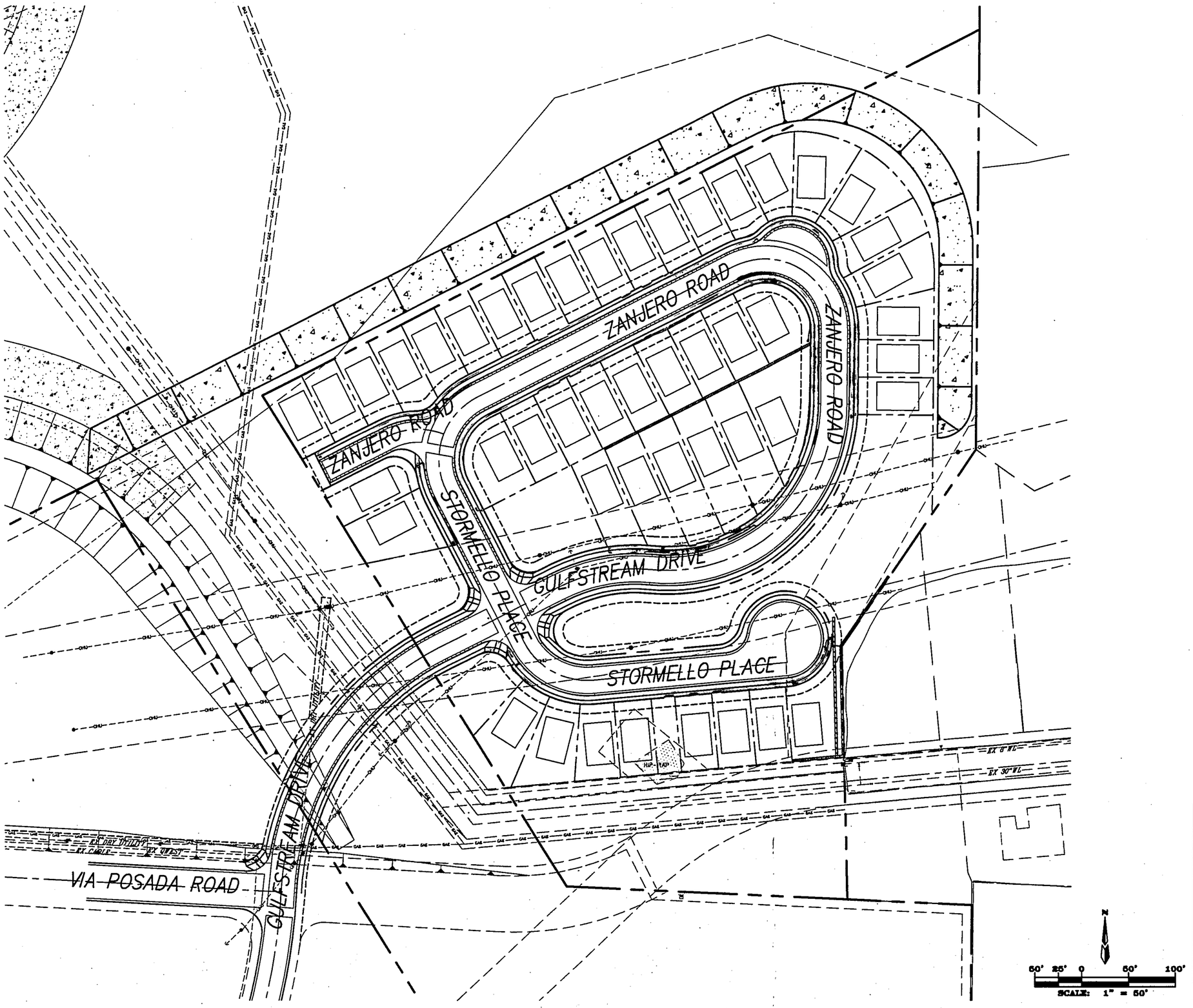
TITLE: JUAN TABO HILLS UNIT - 3B
SIDEWALK WAIVER EXHIBIT

DRB NUMBER:

ZONE MAP NO. M-22-Z

September 18, 2008

F:\A07JOBS\A07009 Juan Tabo Hills Unit 3\Exhibit\JTH-U3B_SIDEWALK WAIVER.dwg, 9/18/2008 9:42:00 AM, Diane



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A07009 Juan Tabo Hills Unit 3\PLANS\Unit 3B\A07009JTH-UNIT3B_M-PAVE\05-27-08\ACH

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3B
SIDEWALK DEFERRAL EXHIBIT

DRB NUMBER:

ZONE MAP NO.
M-22-Z

Cloud, Jack W.

From: adam griego [agriego@mac.com]
Sent: Friday, March 06, 2009 9:42 AM
To: Cloud, Jack W.
Subject: Project #1007074

Dear, Jack Cloud I attended a hearing on Project #1007074 Vacation of Public Right-of-Way on Feb 11 2009 and at that hearing I was in favor of vacationing Cimino Rd. At that time I did not know the definition of the word Vacation and had not been told about buying the road from the city and about impact fees. After talking to a friend of mine Derek Archuleta he let me know if will cost me a lot of money. Derek said that the persons who want to vacate the road should pay for road and impact fees and what ever else needs to be paid. Jason Howard the contractor wants me to buy the road and I told him I can't afford to buy and he never said anything about impact fees. My wife and I cannot afford any of these costs. I don't want to get stuck with a bill from the city for something I don't understand. So I (will not) agree with the vacation of Project #1007074. I will not be able to attend the March 11 2009 hearing because I will be visiting my son thats getting back from Iraq. Thank you.

Tijeras Arroyo

Tract C

UNPLATTED

ZANJERO ROAD S.E.

ZANJERO ROAD S.E.

51' ROW

Tract B

STORMELLO PLACE S.E.

Tract A

Tract E

GULFSTREAM DR. S.E.

Tract D

Tract F

STORMELLO PLACE S.E.

Tract G

Tract H

FOUR HILLS VILLAGE
20TH INSTALLMENT, UNIT 1
(06-28-01, 01C-182)

S, UNIT 1
005C, PG-406)

OSADA RD. S.E.)

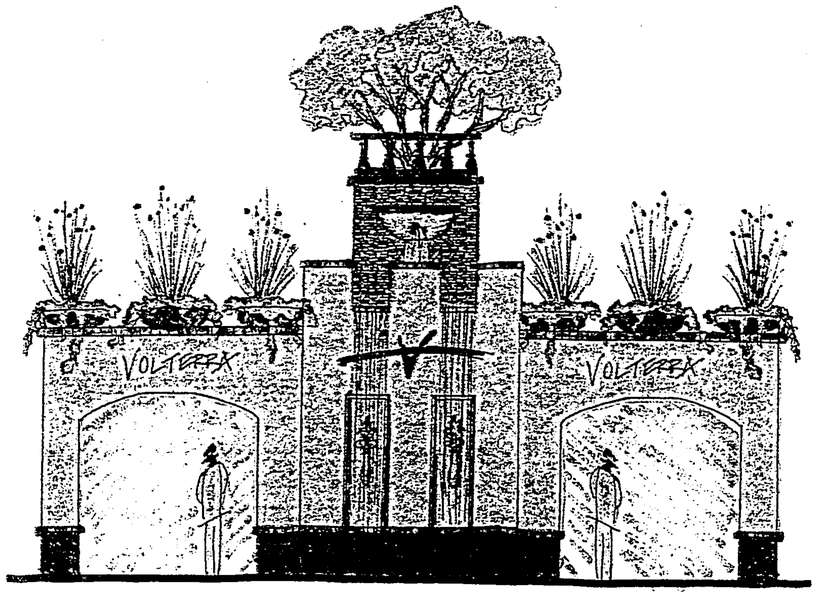
E. GULFSTREAM DR. S.E.)

TYPE 'A'

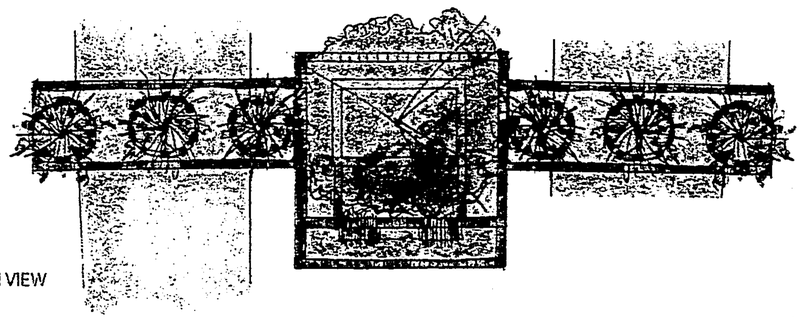
TYPE 'B'

Juan Tabo Hills Unit 3B
Perimeter Wall Design – Exhibit
_____ DRB Case No:
Page 1 of 3

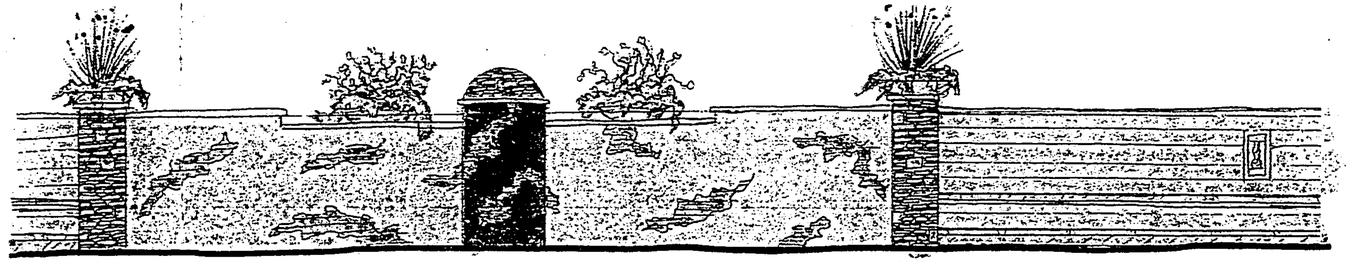
Color Option D



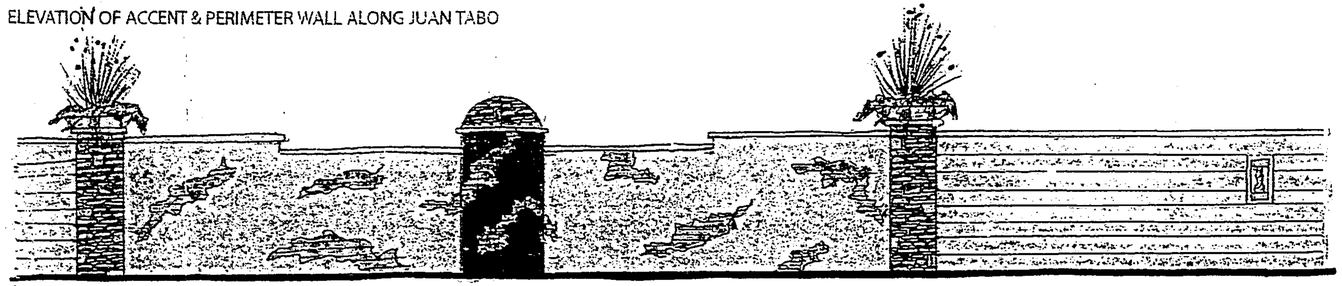
LEVATION



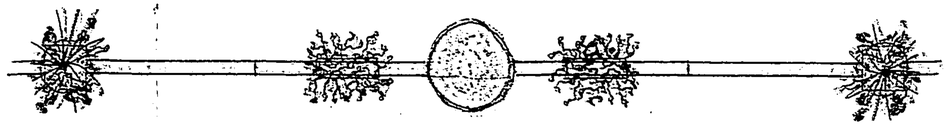
LAN VIEW



ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY

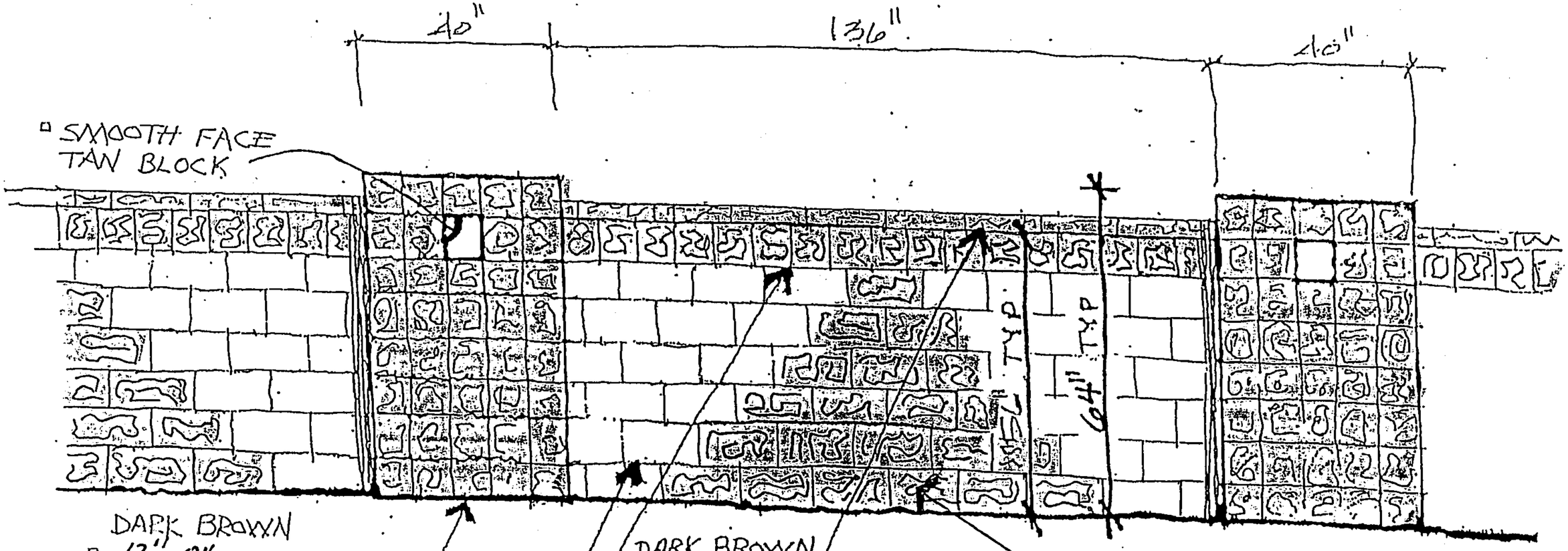


PLAN VIEW OF WALL

January 2006

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

Juan Tabo Hills Unit 3B
Perimeter Wall Design – Type A
_____ DRB Case No:
Page 2 of 3



ELEVATION

DARK BROWN 12"x8" SPLIT FACE DECORATIVE COLUMN CMU WALL 40" WIDE.

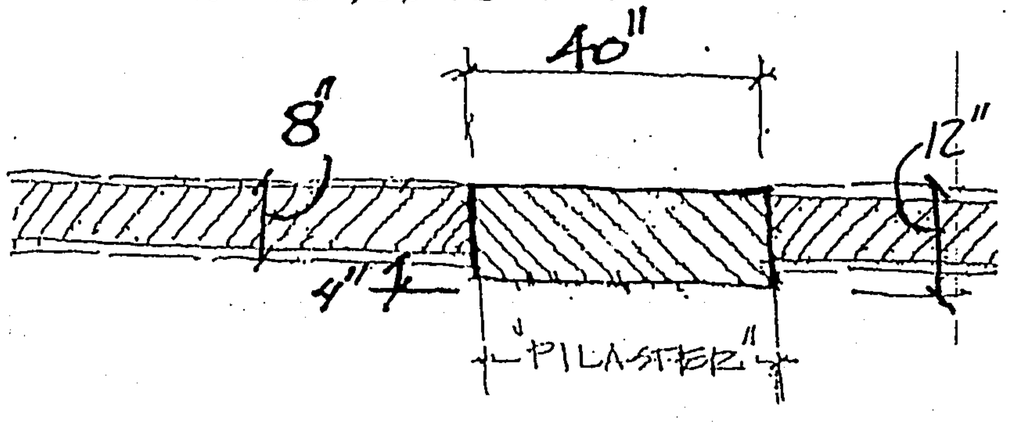
NO WALL CAP.

DARK BROWN SPLIT FACE WALL CAP. (W/ 2" Over Hang)

8"x8" SPLIT FACE / DARK BROWN @ TOP GRADE.

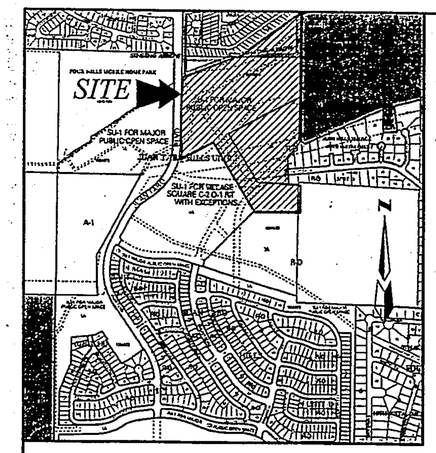
8" x 16" SMOOTH FACE. TAN 6.0' MAX. WALL HEIGHT

NOTE! COLUMN TO PROTRUDE 4" ON THE PUBLIC SIDE.



PLAN.

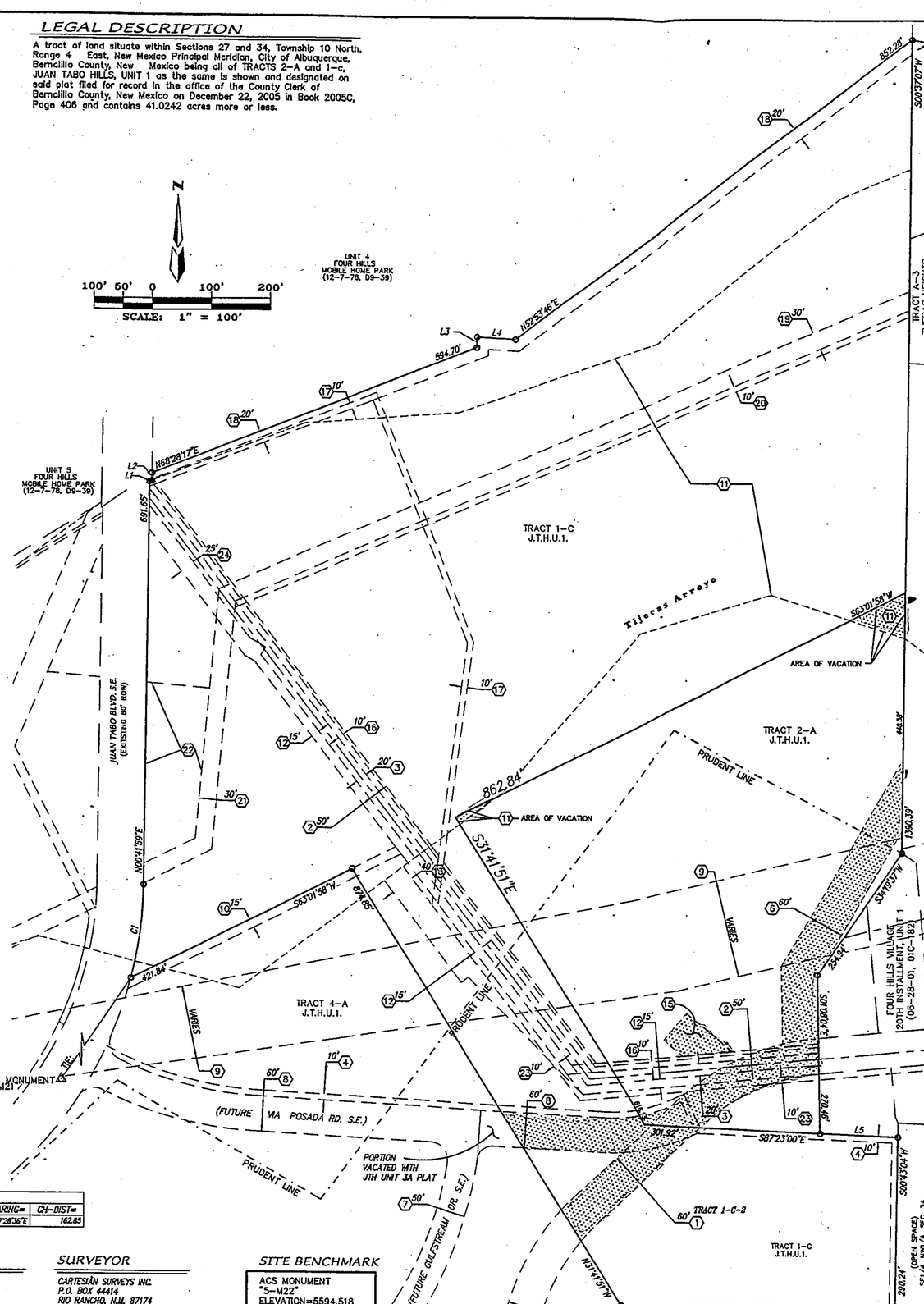
Juan Tabo Hills Unit 3B
Perimeter Wall Design – Type B
_____ DRB Case No:
Page 3 of 3



VICINITY MAP SCALE: NTS
ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 41.0242 acres more or less.



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)

LEGEND

- FOUND CORNER
- LIMITS OF VACATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	163.23	690.00	13°33'14"	82.00	N07°28'36"E	162.85

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) A PORTION TO BE VACATED
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT (TRACT 2-A AND 1-C (01/19/05, BK. 2005C, PG. 22)) (TO BE VACATED ON TRACT 2-A ONLY)
6. EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) TO BE VACATED
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) A PORTION TO BE VACATED
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) A PORTION TO BE VACATED
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
15. EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) TO BE VACATED
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

OWNERS

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

ENGINEERS

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

SURVEYOR

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

SITE BENCHMARK

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

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

SUBDIVISION DATA

GROSS ACREAGE	41.0242 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	47 LOTS
NO. OF TRACTS CREATED	10 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 47 RESIDENTIAL LOTS AND 9 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date: 6-26-08

JTH, LLC, Owner Tracts 3-A and 4-A

Scott Grady, Managing Member — DATE: 6-25-08

Tijeras Arroyo

Tract C

ZANJERO ROAD S.E.

ZANJERO ROAD S.E.

STORMELLO PLACE S.E.

GULFSTREAM DR. S.E.

STORMELLO PLACE S.E.

Tract A

Tract B

Tract D

Tract E

Tract F

Tract H

51' ROW

UNPLATTED

FOUR HILLS VILLAGE
20TH INSTALLMENT, UNIT 1
(06-28-01, 01C-182)

S, UNIT 1
005C, PG-406)

POSADA RD. S.E.)

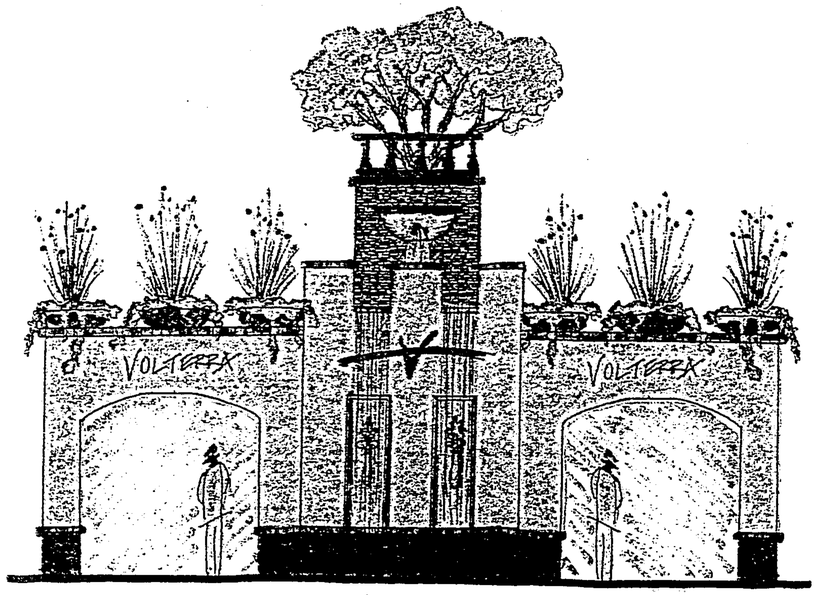
E. GULFSTREAM DR. S.E.)

TYPE 'A'

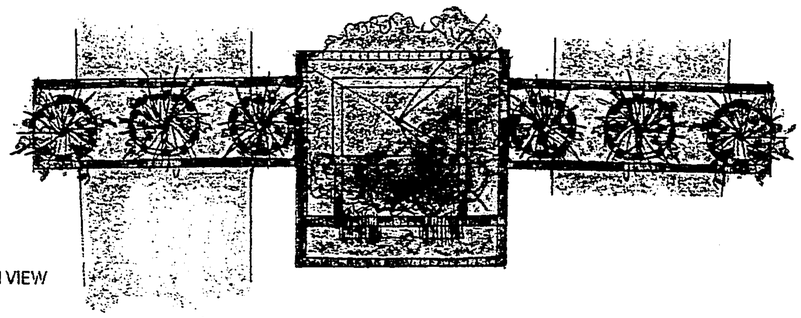
TYPE 'B'

Juan Tabo Hills Unit 3B
Perimeter Wall Design – Exhibit
_____ DRB Case No:
Page 1 of 3

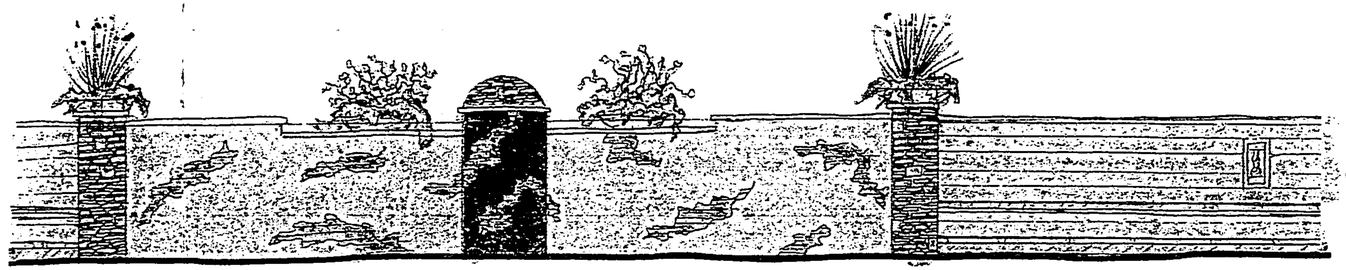
Color Option D



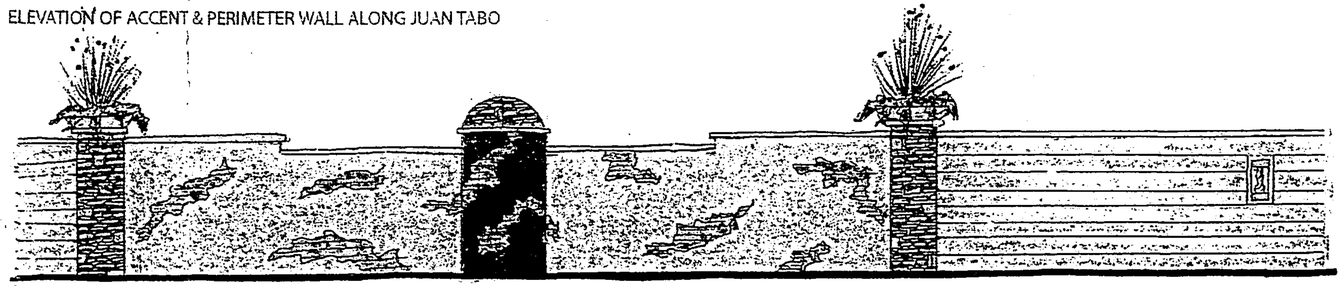
LEVATION



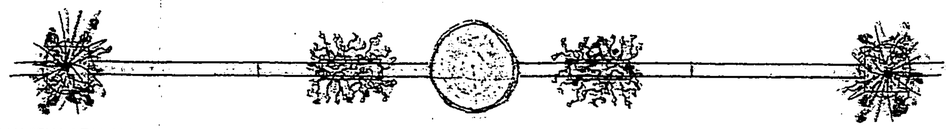
LAN VIEW



ELEVATION OF ACCENT & PERIMETER WALL ALONG JUAN TABO



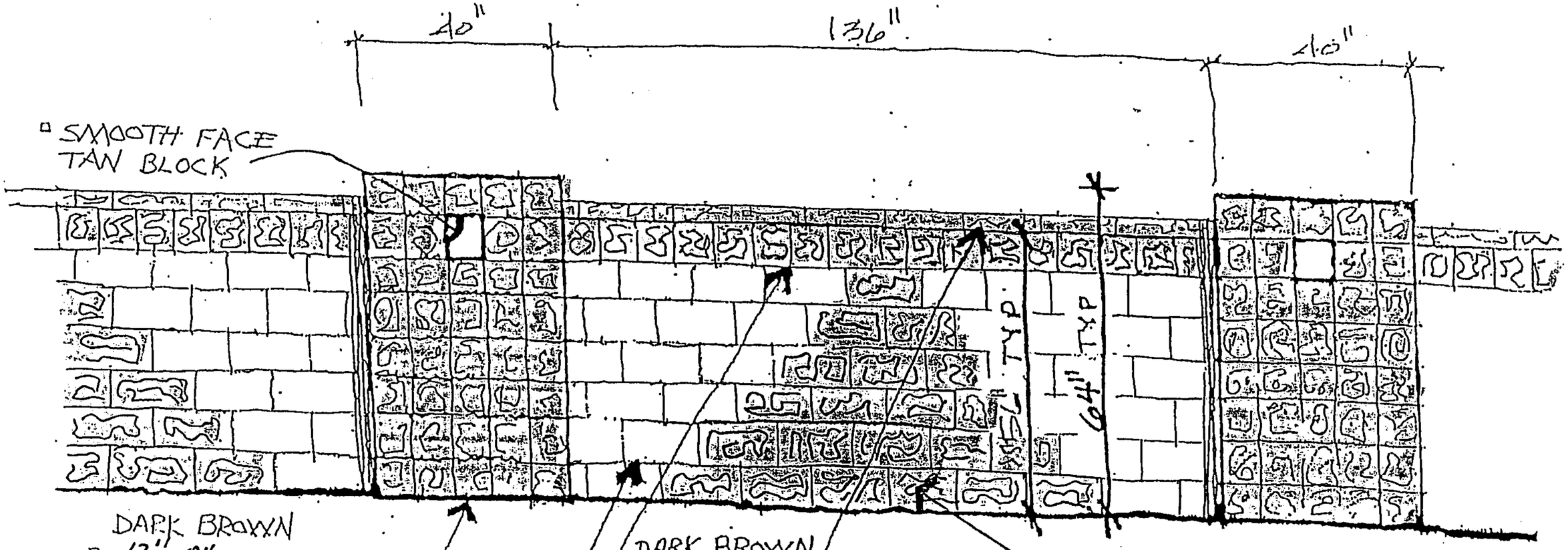
ELEVATION OF ACCENT & PERIMETER WALL WITHIN COMMUNITY



PLAN VIEW OF WALL

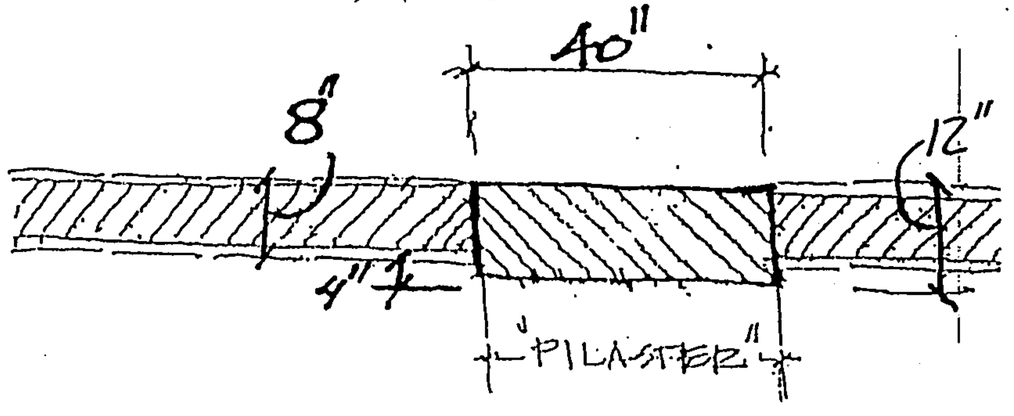
Juan Tabo Hills Unit 3B
Perimeter Wall Design – Type A
_____ DRB Case No:
Page 2 of 3

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



ELEVATION

NOTE! COLUMN TO PROTRUDE 4" ON THE PUBLIC SIDE.



PLAN.

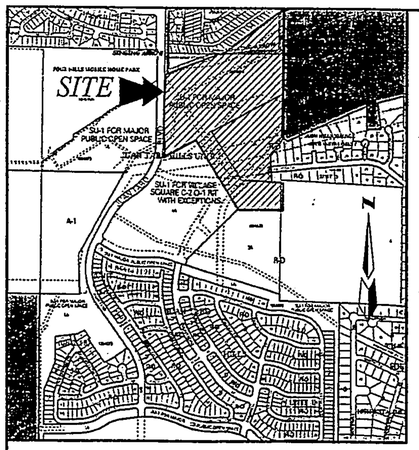
Juan Tabo Hills Unit 3B
Perimeter Wall Design – Type B
_____ DRB Case No:
Page 3 of 3

PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3B

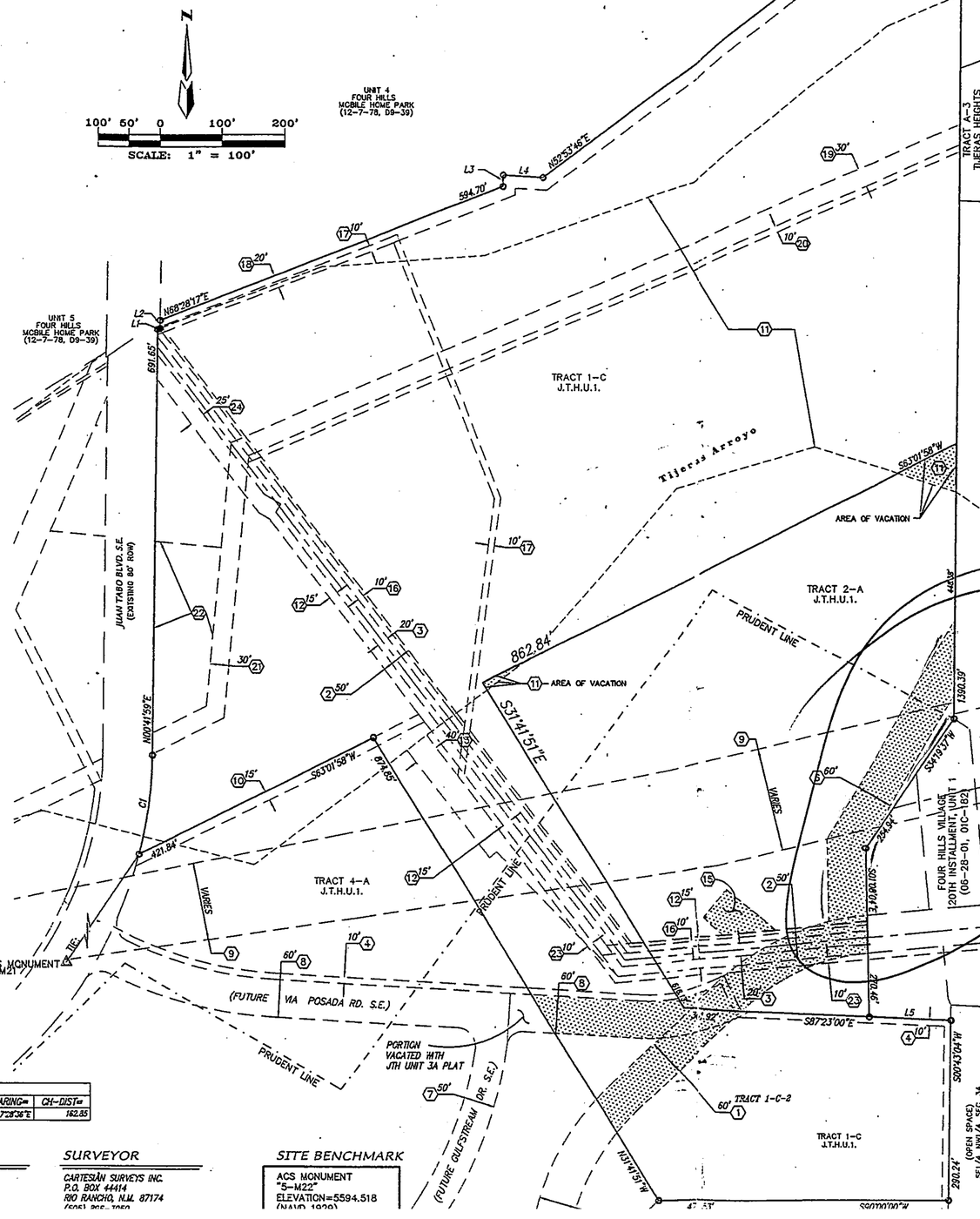
WITHIN
SECTIONS 27, AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
June, 2008

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 41.0242 acres more or less.



VICINITY MAP SCALE: NTS
ZONE ATLAS MAP M-22



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)

LEGEND

- FOUND CORNER
- LIMITS OF VACATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°13'20"E	3.98
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	163.23	650.00	13°33'14"	82.00	N07°28'36"E	162.85

EASEMENTS

1. EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
3. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
4. EXIST. 10' GWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (01/19/05, BK. 2005C, PG. 22) *(TO BE VACATED ON TRACT 2-A ONLY)*
6. EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) *TO BE VACATED*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) *A PORTION TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*
12. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
13. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
15. EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) *TO BE VACATED*
16. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
17. EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
19. EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
20. EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
21. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
22. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

SUBDIVISION DATA

GROSS ACREAGE	41.0242 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	47 LOTS
NO. OF TRACTS CREATED	10 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 47 RESIDENTIAL LOTS AND 9 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

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

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

3. *BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.*
4. *BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.*
5. *ALL DISTANCES SHALL BE GROUND DISTANCES.*
6. *MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.*
7. *TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.*
8. *A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.*
9. *THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.*

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date: 6-26-08

JTH, LLC, Owner Tracts 3-A and 4-A

Scott Grady, Managing Member — DATE: 6-25-08

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

ENGINEERS
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199

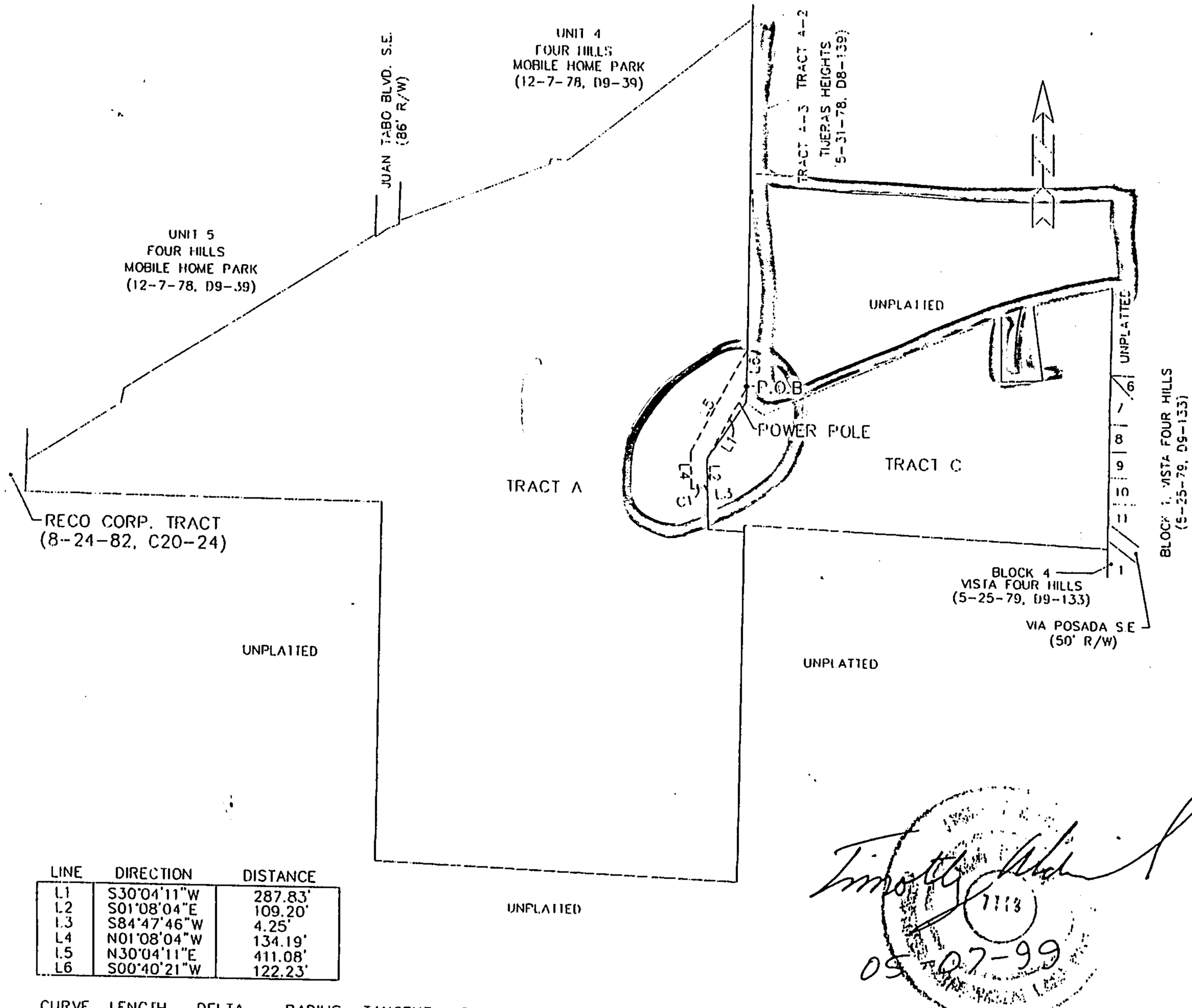
SURVEYOR
CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174

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

EXHIBIT "A"

60' WIDE ~~PRIVATE~~ ACCESS & UTILITY EASEMENT

N.T.S.



LINE	DIRECTION	DISTANCE
L1	S30°04'11"W	287.83'
L2	S01°08'04"E	109.20'
L3	S84°47'46"W	4.25'
L4	N01°08'04"W	134.19'
L5	N30°04'11"E	411.08'
L6	S00°40'21"W	122.23'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	56.36'	08°03'28"	400.78'	28.23'	S80°46'27"W	56.32'

DESCRIPTION:

A 60' wide ~~Private~~ Access & Utility Easement within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being within TRACT A, FOUR HILLS VILLAGE 20TH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 1998 in Book 98C, Page 367 and being more particularly described as follows:

BEGINNING at a point of the herein described from whence the Albuquerque Control Survey Monument "5-M22" bears N 83°15'52" E, 1933.05 feet;

THENCE S 30°04'11" W, 287.83 feet to a point, said point being on the west line of TRACT C, FOUR HILLS VILLAGE 20TH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 1998 in Book 98C, Page 367;

THENCE S 01°08'04" E, 109.20 feet along a line common with the west line of said TRACT C to the southeast corner;

THENCE S 84°47'46" W, 4.25 feet to a point of curvature;

THENCE 56.36 feet along a curve to the left, whose radius is 400.78 feet through a central angle of 08°03'28" and whose chord bears S 80°46'27" W, 56.32 feet to the southwest corner;

THENCE N 01°08'04" W, 134.19 feet to a point;

THENCE N 30°04'11" E, 411.08 feet to a point;

THENCE S 00°40'21" W, 122.23 feet to the point of beginning and containing 0.6479 acres more or less.

7113

05-07-99

HAT

EXHIBIT NO. A

Janie + Art Gonzales
899-2830

SETTLEMENT AGREEMENT, MUTUAL RELEASE and ESCROW INSTRUCTIONS

This Settlement Agreement, Mutual Release and Escrow Instructions (this "Agreement") is made December 21, 1999 by and between **HAT LIMITED**, a New Mexico Limited Partnership ("HAT") and **JERRY G. PERRY** and **ARTHUR J. GONZALES** and **JANIE FAY GONZALES**, husband and wife, their heirs, personal representatives, grantees and assigns ("Perry/Gonzales").

RECITALS

A. The parties to this Agreement are the owners of the properties more particularly described in the Access and Utility Easement Agreement, a copy of which is marked **Exhibit "1"** and is attached hereto and incorporated herein by reference (the "Easement Agreement").

B. Capitalized terms as used herein shall have the meanings set forth in the Easement Agreement.

C. Perry/Gonzales claims an access and utility easement over, under and across the HAT Property by reason of certain language set forth in the Bellamah Deed. HAT disputes such claim of easement. The parties desire, by this Agreement, to forever compromise and settle their disagreements and claims between them and to forever release each other from further claims and demands.

NOW THEREFORE IT IS AGREED:

1. Escrow Agent; Easement Agreement. The parties appoint Rio Grande Title Company, Inc. (the "Escrow Agent), 6400 Indian School Road NE, Albuquerque, New Mexico 87110 as escrow agent for purposes of this Agreement. The parties agree to execute and

deliver concurrently herewith, the original of the Easement Agreement to the Escrow Agent, which shall hold the executed original of the Easement Agreement pursuant to the terms of this Agreement and the following instructions herein.

2. Escrow Agent Duties. The Easement Agreement shall be held by the Escrow Agent until HAT, in its sole discretion, records the HAT Replat (as that term is defined in Recital C of the Easement Agreement) in the County Clerk's records of Bernalillo County, New Mexico. Within five (5) business days after the recording of the HAT Replat, HAT shall give written notice of such recordation to the Escrow Agent and Perry/Gonzales. Within five (5) business days after receipt of notice of the recordation of the HAT Replat, the Escrow Agent is authorized and instructed to insert the recording data of the HAT Replat into Recital C of the Easement Agreement, and to cause the Easement Agreement to be filed of record in the office of the County Clerk of Bernalillo County, New Mexico. Thereupon, the easement shall become a valid access and underground utility easement of record and the Escrow Agent's duties shall be fulfilled.

3. Mutual Release. Each of HAT and Perry/Gonzales does hereby release and forever discharge each of the other parties to this Agreement, their agents, employees, insurers, grantees, successors, assigns, attorneys, and all other persons related thereto, whether herein named or referred to or not, of and from any and all claims, actions, causes of action, writs, agreements, judgments, including claims of contribution, indemnification or

reimbursement, arising from or by reason of any claimed easements, or arising under or by reason of the HAT Replat, the Bellamah Deed, or otherwise. The mutual release set forth in this paragraph shall become effective when the Easement Agreement is recorded in the office of the Bernalillo County Clerk. In the event that the Easement Agreement is not recorded in its present form, whether pursuant to paragraph 5 of the Easement Agreement or otherwise, the obligation of HAT or its successors, in accordance with the Bellamah Deed and this Agreement, shall continue.

4. No Admission of Liability. HAT and Perry/Gonzales understand and agree that this Agreement is a compromise of disputed claims of rights, arising out of the matters referred to above. This Agreement is not to be considered or construed as an admission of any liability or responsibility whatsoever and shall not be used by any party hereto or their successors in interest as a defense or estoppel in any action or claim in which any other party hereto, their grantees, heirs, successors and assigns, are parties or claimants.

5. Informed Consent. Each of HAT and Perry/Gonzales acknowledge that they have sufficient information in order to make an informed decision whether to enter into this Agreement and that each has consulted with his/her or its respective attorneys before entering into this Agreement. None of the parties has entered into this Agreement due to any duress, economic or otherwise, and each of the undersigned has had all the time desired to consider this Agreement and now desires to execute and consummate the

settlement as provided herein.

6. Binding Effect. This Agreement shall be binding upon the heirs, personal representatives, grantees, successors and assigns of the parties hereto.

7. Applicable Law. The terms of this Agreement are contractual and not merely recitals, and are to be construed and interpreted in accordance with the laws of the State of New Mexico.

8. Multiple Counterparts. This Agreement may be executed in multiple counterparts.

9. Attorneys Fees; Escrow Agent Fees; Recording Fees. Each party shall bear his or its own attorneys fees, costs and expenses in connection with the subject matter of this Agreement. HAT shall pay all of the Escrow Agent's fees. HAT shall pay the fees for recording the HAT Replat and Easement Agreement. Perry/Gonzales shall pay the fees for recording the Memorandum referred to in paragraph 12 hereinafter.

10. Escrow Agent may Rely on Written Instructions. Escrow Agent may rely and act upon any written instructions or document believed by it to be genuine and to have been signed or presented by the proper party or parties. Escrow Agent shall not be liable for any action taken by it in good faith and believed by it to be authorized or within the rights or powers conferred upon it by this Escrow Agreement. In performing its duties hereunder Escrow Agent shall be liable only for its own willful misconduct or gross negligence. If at any time Escrow Agent receives from any party

written instructions which are contrary to or inconsistent with this Escrow Agreement or inconsistent with instructions received from the other party, the Escrow Agent shall be entitled to refrain from taking any further actions under this Agreement or pursuant to any of the conflicting instructions received by it unless and until it receives either; (a) written instructions from all parties; or (b) a court order. Pending receipt of such written instructions or court order, the Easement Agreement shall be held by Escrow Agent.

11. Consideration. In addition to the mutual covenants and agreements set forth herein, upon execution of this Agreement, Perry/Gonzales shall deliver to HAT the sum of $3,616.76 as full, final and complete payment and consideration for this Agreement.

12. Memorandum. HAT and Perry/Gonzales shall execute, acknowledge and record a short form memorandum of this Agreement in the from attached hereto as **Exhibit "2"** and made a part hereof.

IN WITNESS WHEREOF the parties have executed this Agreement on the day and year set forth above.

HAT LIMITED, a New Mexico Limited Partnership

By TRAILS MANAGEMENT, INC., a New Mexico Corporation,
Its General Partner

By _____
Stan Strickman
Vice President

_____
JERRY PERRY

_____
ARTHUR J. GONZALES

_____
JANIE FAY GONZALES

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

Acknowledged before me this 21st day of December, 1999 by HAT Limited, a New Mexico Limited Partnership, by its general partner, Trails Management, Inc., a New Mexico corporation, by Stan Strickman, its vice president, on behalf of said corporation.

My commission expires:
09/19/03

Julie A Harding
Notary Public

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

Acknowledged before me this 21st day of December, 1999 by Jerry G. Perry.

My commission expires:
Feb. 6, 2003

Ellen J. Locke
Notary Public

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

Acknowledged before me this 21st day of December, 1999 by Arthur J. Gonzales.

My commission expires:
Feb. 6, 2003

Ellen J. Locke
Notary Public

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

Acknowledged before me this 21st day of December, 1999 by Janie Fay Gonzales.

My commission expires:

Feb. 6, 2003

Notary Public

CHI01002\RELEASE8.AGR
12/21/99 10:15 a.m.

ACCESS AND UTILITY EASEMENT AGREEMENT

ACCESS AND UTILITY EASEMENT AGREEMENT (this "Easement Agreement") made December 21, 1999 by and between **HAT LIMITED**, a New Mexico Limited Partnership, its grantees, successors and assigns ("HAT") and **JERRY G. PERRY**, and **ARTHUR J. GONZALES** and **JANIE FAY GONZALES**, husband and wife, their heirs, personal representatives, grantees and assigns ("Perry/Gonzales").

RECITALS

A. Perry/Gonzales are the owners of the following described property located in Bernalillo County, New Mexico (the "Perry/Gonzales Property"):

> A parcel of land located within the NE 1/4 of the NW 1/4 of Section 34, Township 10 North, Range 4 East, NMPM, Bernalillo County, New Mexico and more particularly described as follows:
>
> Beginning at the NE corner of the Tract herein described, said corner being identical to the North quarter corner of the Section 34, Township 10 North, Range 4 East, Thence S. 00 deg. 41' 12" W., 325.00 feet to the SE corner of the Tract; Thence S. 76 deg. 02' 52" W., 299.28 feet to a point; Thence S. 70 deg. 44' 32" W., 122.80 feet to a point; Thence S. 66 deg. 44' 27" W., 947.13 feet to a point; Thence N. 54 deg. 49' 13" W., 77.00 feet to a point; being the SW corner of the Tract herein described; Thence N. 00 deg. 40' 47" E., 840.00 feet to a point on the Northerly line of Section 34 and being the NW corner of the Tract herein described; Thence S. 86 deg. 54' 53" E., 924.38 feet along the Northerly line of said Section 34 to a point; Thence S. 86 deg. 52' 44" E., 60.00 feet to a point; Thence S. 86 deg. 52' 53" E., 351.00 feet along the Northerly section line of said Section 34, to the NE corner of the Tract herein described and the point of beginning. Excepting therefrom a Tract of land described as follows:
>
> Beginning at the NE corner of the exception herein described said point bearing N. 86 deg 52' 53" W., 351.00 feet from the North quarter corner of said Section 34; Thence S. 07 deg. 40' 51" E., 420.00 feet

EXHIBIT NO. 1

to the SE corner of the exception described herein; Thence S. 70 deg. 44' 32" W., 122.80 feet to the SW corner of the exception described herein; Thence, N. 00 deg. 00' 53" W., 460.00 feet to the NW corner of the exception described herein; and a point on the Northerly Section line of said Section 34, thence; S. 86 deg. 52' 44" E., 60.00 feet to the NE corner of the exception described herein and the point of beginning of the exception.

B. HAT is the owner of the following described property located in Bernalillo County, New Mexico (the "Hat Property"):

Parcel 1

That certain parcel of land being and comprising a portion of the NE 1/4 NE 1/4 of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, a portion of the NW 1/4 of Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian and a portion of the SW 1/4 of Section 27, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, as shown in the Summary Plat for Annexation-Four Hills West, Map Book C-17, folio 174;

Excepting therefrom a certain portion thereof, which was conveyed to Roy B. Shaw and Belva L. Shaw, his wife by Warranty Deed recorded as Document No. 82-18044, records of Bernalillo County, New Mexico, said excepted parcel being more particularly described as:

A certain tract of land situate within the Northeast one-quarter of the Northeast one-quarter (NE/4NE/4) of Section 33, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, and being more particularly described as follows:

Beginning for a tie, at the southwest corner of Four Hills West Summary Plat for Annexation, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 7, 1981, being also the east one-quarter corner of Section 33, TION, R4E, N.M.P.M.; thence N. 00 deg. 42' 03" E., 1313.96 feet; thence, N. 89 deg. 15' 53" W., 1301.80 feet; thence, N. 00 deg. 42' 12" E., 122.47 feet to the true point of beginning of the parcel herein described; thence, from the true point of beginning N. 57 deg. 28' 32" E., 150.00 feet thence, S. 32 deg. 31' 28" E., 20.00 feet; thence, S. 57 deg. 28' 32": W., 163.10 feet; thence, N. 00 deg. 42' 12" E., 23.91 feet to the true point of beginning.

Parcel 2

A certain tract of land located in Bernalillo County, New Mexico, being and comprising a portion of the Southeast one-quarter of the Northeast one-quarter (SE 1/4 NE 1/4) of Section 33, Township 10 North, Range 4 East, N.M.P.M., more particularly described as follows:

Beginning at the North 1/16th corner common to Sections 33 and 34; Thence, S. 00 deg. 42' 03" W., a distance of 1313.96 feet to the 1/4 corner common to Sections 33 and 34; Thence, N. 89 deg. 44' 17" W., a distance of 855.00 feet; Thence N. 01 deg. 49' 00" W., a distance of 440.09 feet; Thence N. 29 deg. 27' 26" E., a distance of 1005.03 feet; Thence S. 89 deg. 15' 53" E., a distance of 390.80 feet to the point of beginning.

Said Parcel 1 and Parcel 2 are also described as a portion of Tracts A and C of the Summary Plat for Annexation of Four Hills Village 20th Installment, recorded December 29, 1998, in Book 98C, Page 367, records of Bernalillo County, New Mexico.

C. The Hat Property was replatted pursuant to Plat for Four Hills Village 20th Installment filed _____, 200_, in Plat Book _____, Folio_____, records of Bernalillo County, New Mexico (the "Hat Replat").

D. Prior to October 14, 1976, the Hat Property and the Perry/Gonzales Property were both owned by Dale Bellamah Land Co., Inc. ("Bellamah"). By Warranty Deed (the "Bellamah Deed") dated October 14, 1976, filed October 29, 1976 as Document No. 76 58177, and recorded in Book MD 157-A, pages 939-940, records of Bernalillo County, New Mexico, Bellamah conveyed the Perry/Gonzales Property to Roberson Construction Company. The Bellamah Deed contained the following provision:

> At the time Grantor plats property immediately south of and adjacent to this tract, the Grantor, its successors and assigns agrees to allow Grantee, its successors and assigns, to construct access to a public street on said tract south of and adjacent to the above tract, if one

is platted, and at such location as may be approved by Grantor, its successors or assigns.

E. The Hat Property is south of and adjacent to the Perry/Gonzales Property.

F. HAT is the successor in interest of Bellamah as to the Hat Property. Perry/Gonzales are the successors in interest of Roberson as to the Perry/Gonzales Property.

G. HAT and Perry/Gonzales by this Easement Agreement desire to establish the easement reserved by the Bellamah Deed, and to establish certain other conditions regarding their respective rights and obligations concerning the easement.

NOW THEREFORE, IT IS AGREED:

1. Grant of Easement: HAT grants to Perry/Gonzales, their grantees, successors and assigns, an access and underground utility easement over, under and across the Hat Property for access and utilities to and from the Perry/Gonzales Property, to and from Via Posada, S.E. (the "Easement"), more particularly described as follows:

> A sixty (60) feet wide access and underground utility easement located within Section 34, Township 10 North, Range 4 East, NMPM, City of Albuquerque, Bernalillo County, New Mexico, within Tract A, FOUR HILLS VILLAGE 20TH INSTALLMENT, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 29, 1998, in Book 98C, Page 367, and being more particularly described as follows:
>
> Beginning at a point of the herein described tract from whence the Albuquerque Control Survey Monument "5-M22" bears N 83°15'52" E. 1933.05 feet;
>
> THENCE S 30°04'11" W. 287.83 feet to a point, said point being on the west line of TRACT C, FOUR HILLS VILLAGE 20TH INSTALLMENT as the same is shown and

designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 1998 in Book 98C, Page 367;

THENCE S 01°08'04" E. 109.20 feet along a line common with the west line of said TRACT C to the southeast corner;

THENCE S 84°47'46" W. 4.25 feet to a point of curvature;

THENCE 56.36 feet along a curve to the left, whose radius is 400.78 feet through a central angle of 08°03'28" and whose chord bears S 80°46'27" W. 56.32 feet to the southwest corner;

THENCE N 01°08'04" W. 134.19 feet to a point;

THENCE N 30°04'11" E. 411.08 feet to a point;

THENCE S 00°40'21" W. 122.23 feet to the point of beginning and containing 0.6479 acres more or less.

A diagram of the Easement is attached hereto as **Exhibit "A"** and is incorporated by reference herein.

2. Future Extension of Via Posada SE. If Via Posada SE is extended in any future replats of Tract A, FOUR HILLS VILLAGE 20TH INSTALLMENT, then any portion of the access easement created by this Agreement which is located within the extended right-of-way of Via Posada SE shall be subordinate and subject to the rights of the City of Albuquerque with respect to Via Posada SE.

3. Future Dedication of Easement. Perry/Gonzales shall have the right, but not the obligation, at any time after the Hat Replat is recorded, to dedicate the easement created by this Agreement to the City of Albuquerque. HAT hereby consents to any such dedication. HAT neither represents nor warrants that such dedication will be accepted by the City of Albuquerque. HAT shall not be obligated nor responsible for any costs or expenses

associated with such dedication.

4. Future Relocation of Easement. Prior to any dedication of the easement to the City of Albuquerque, HAT may relocate the easement, provided it remains 60 feet wide and is for access and underground utilities, and provided further that the written consent of Perry/Gonzales is first obtained, which consent will not be withheld unreasonably.

5. Improvements and Maintenance. Perry/Gonzales acknowledges and agrees that HAT shall not at any time be obligated or responsible to construct any roads, curbs, gutters, culverts or any other improvements whatsoever within the access easement created by this Agreement, nor for any maintenance thereof.

6. Easement is Permanent. The Easement is granted in perpetuity and shall be appurtenant to the Perry/Gonzales Property and shall run with the land.

7. Indemnity Agreement. Perry/Gonzales and their grantees, successors and assigns shall indemnify, defend and hold harmless, HAT, its agents, partners, officers and directors of its general partner, employees and attorneys (collectively, the "Indemnified Parties"), and the HAT Property, from and against any and all damages, liabilities, personal injuries, property damage, judgments, costs, claims, liens, expenses and reasonable attorneys' fees (collectively, the "Claims") arising out of the use of the Easement by Perry/Gonzales and third parties; provided, however, that the foregoing indemnity agreement shall not apply to

the extent that the Claims are proximately caused by the acts or omissions of the Indemnified Parties. This indemnity agreement shall survive the execution and delivery of this Agreement and the execution and delivery of the Easement and shall not be merged therein. This indemnity agreement shall become effective when this Easement Agreement is recorded in the Office of the County Clerk of Bernalillo County, New Mexico, and shall terminate upon the occurrence of first of the following events to occur: (i) the acceptance by the City of Albuquerque of a dedication of the Easement as a public right of way; or (ii) the conveyance by Perry/Gonzales of the Perry/Gonzales Property to a grantee who expressly assumes in writing the obligations of Perry/Gonzales concerning this indemnity agreement.

To the extent any law prohibits the application of the foregoing indemnity agreement to any person or circumstance, such agreement is hereby limited and shall not apply to such person or circumstance; provided, however, that no other provision of this Agreement shall be affected thereby and all such other provisions shall remain completely enforceable. Specifically, but without limitation, to the extent Section 56-7-1 NMSA (1978) is held to be applicable, the foregoing indemnity agreement shall not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of:

A. the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or

specifications by the indemnitee, or the agents or employees of the indemnitee; or

B. the giving of or the failure to give directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Survey and mapping expenses. All expenses incurred prior to the date hereof for surveying and mapping the Easement shall be borne by HAT. All expenses incurred after the date hereof for surveying and mapping the Easement shall be borne by the party contracting for same.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement on the date set forth above.

HAT LIMITED, a New Mexico
Limited Partnership

By TRAILS MANAGEMENT, INC., a
New Mexico Corporation
Its General Partner

By _____
Stan Strickman
Vice President

_____
JERRY PERRY

_____
ARTHUR J. GONZALES

_____
JANIE FAY GONZALES

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

Acknowledged before me this 21st day of December, 1999 by HAT Limited, a New Mexico Limited Partnership, by its general partner, Trails Management, Inc., a New Mexico corporation, by Stan Strickman, its vice president, on behalf of said corporation.

My commission expires:
09/19/03

Julie A Harding
Notary Public

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

Acknowledged before me this 21st day of December, 1999 by Jerry G. Perry.

My commission expires:
Feb 6, 2003

Ellen J Locke
Notary Public

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

Acknowledged before me this 21st day of December, 1999 by Arthur J. Gonzales and Janie Fay Gonzales.

My commission expires:
Feb. 6, 2003

Ellen J Locke
Notary Public

CHI01002\HATPERRY9.EMT
12/21/99

MEMORANDUM OF SETTLEMENT AGREEMENT

This Memorandum of Settlement Agreement is made December 21, 1999, by and between HAT LIMITED, a New Mexico Limited Partnership and JERRY G. PERRY and ARTHUR J. GONZALES and JANIE FAY GONZALES, husband and wife.

WHEREAS, the above-mentioned parties are the successors in interest (both grantor and grantee) to that certain Warranty Deed dated October 14, 1976, filed October 29, 1976 as Document 76-58177 and recorded in Book MD157-A, Pages 939-940 in the records of Bernalillo County, New Mexico, which deed contained a covenant regarding a future easement to be granted; and

WHEREAS, the parties have agreed to the terms for said easement, but which terms are not yet ready to be filed of record.

NOW, THEREFORE, for and in consideration of the above, the parties hereby give notice of the existence of a certain Easement Agreement dated December 21, 1999, by and between the parties hereto which will be placed of record at an appropriate time in the future.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first above written.

HAT LIMITED, a New Mexico
Limited Partnership

By TRAILS MANAGEMENT, INC. a
New Mexico Corporation, Its General
Partner

BY: _____
STAN STRICKMAN
Vice-President

_____
JERRY G. PERRY

_____
ARTHUR J. GONZALES

_____
JANIE FAY GONZALES

Judy D. Woodward Bern. Co. MEMO R 9.00

1999156203
5317615
Page: 1 of 2
12/22/1999 02:02P
Bk-9916 Pg-5720

J's

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me on December 21, 1999, by Jerry G. Perry and Arthur J. Gonzales and Janie Fay Gonzales, husband and wife.

Notary Public

My commission expires:
Feb. 6, 2003
(SEAL)

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

The foregoing instrument was acknowledged before me on December 21, 1999, by HAT Limited, a New Mexico Limited Partnership, by its general partner, Trails Management, Inc., a New Mexico corporation, by Stan Strickman, its Vice-President, on behalf of said corporation.

Notary Public

My commission expires:
09/19/03
(SEAL)

1999156203
5317615
Page: 2 of 2
12/22/1999 02:02P
Bk-9916 Pg-5720
Judy D. Woodward Bern. Co. MEMO R 9.00

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

Address:
One Stop
Plaza del Sol

TO: **Jack Cloud**
Roger Green
Kristal Metro
Brad Bingham
Christina Sandoval

DATE: **December 5, 2008**

RE: Juan Tabo Hills Unit 3B (DRB # 1007140)

We are sending:

Copies	Date	Description
1	12-5-08	Explanation Letter
1		Revised preliminary plat
1		Revised Site Plan
1		Revised Infrastructure list
1		Revised Sidewalk Waiver
1		Revised Sidewalk Deferral

X **For upcoming DRB hearing December 17**

X

NOTES: **Please call me if you have any questions or concerns.**

Thanks,

Project Engineer: Diane Hoelzer
Diane Hoelzer, PE

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

December 5, 2008

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

Re: Juan Tabo Hills Unit 3B
DRB 1007140

Dear Mr. Cloud;

With this resubmittal I have made the following revisions to the DRB preliminary plat, site plan, grading plan and vacation requests:

PRELIMINARY PLAT, SITE PLAN

1. *Gulfstream is now a culdesac and does not connection to Monachos Rd. This was in response to Open Space concerns.*
2. *Sidewalk waiver and sidewalk deferral exhibits updated.*

GRADING PLAN

1. *Revised to shad the portion of the scour wall that will be underground*
2. *Updated with the latest layout for Volterra Village development that is currently in EPC.*

Revisions to the infrastructure list have been made accordingly.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Vice President

DLH/dlh
f:\7009 JTH Unit 3B DRB|\drb_ltr3_U3B.wpd

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 12/5/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
Date Project No:_____
DRB Application No.: 1007140

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

Juan Tabo Hills Unit 3B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-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						
		32' FF	Perm Pvmt	Monachos Road	Stormello Place	Zanjero Road	/	/	/
			C&G (both sides)						
		4'	Sidewalk (north side)(1)		Tract E	Zanjero Road			
		4'	Sidewalk (south side)		Stormello Place	Lot 23, Blk 1			
		4'	Sidewalk (north side)		Stormello Place	Lot 15, Blk 2			
		32' FF	Res Pvmt	Zanjero Road	Monachos Road	Stormello Place	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)						
		25' FF	Res Pvmt	Zanjero Road (Stub)	Zanjero Road	Tract 1-C-1	/	/	/
			C&G (both sides)						
		4'	Sidewalk (north side) (1)						
		32' FF	Res Pvmt	Stormello Place	Zanjero Road	End cul-de-sac	/	/	/
			C&G (both sides)						
		4'	Sidewalk (south side) (1)						
		40' FF	Res Pvmt	Monachos Road	Exist. Juan Tabo Blvd.	Tract A	/	/	/
			C&G (both sides)			West Property Line			
		6'	Sidewalk (both sides)	Tract 1-C-1 Only (Open Space)					

Project name: **Juan Tabo Hills Unit 3B (DRB 1007140)** 12/5/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING (continued)						
		32' - 40' FF	Res Pvmt	Monachos Road	Tract 1-C-1	Stormello Place	/	/	/
			C&G						
		6'	Sidewalk (both sides)						
			Street Lights per DPM				/	/	/
			WATER						
		8"	Waterline	Zanjero Road Stub	Exist 12" WL Tract 1C1 (Ex 12" WL)	Zanjero Road (L6)	/	/	/
		8"	Waterline	Monachos Road	Exist 12" WL Tract 1C1	Stormello Place	/	/	/
		6"	Waterline	Monachos Road	Zanjero Road (L23)	Stormello Place	/	/	/
		6"	Waterline	Zanjero Road	Monachos Road (L23)	Stormello Place	/	/	/
		6"	Waterline	Stormello Place	Zanjero Road	End Cul-de-sac	/	/	/
		8"	Waterline	at intersection of Future Monachos Rd	New 8" WL	10' past sidewalk	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Zanjero Stub Road	Ex. 18" SAS Tract 1-C-1	Zanjero Road	/	/	/
		8"	Sanitary Sewer	Zanjero Road	Zanjero Stub Road	Monachos Road (L23)	/	/	/
		8"	Sanitary Sewer	Monachos Road	Stormello Place	Zanjero Road (L23)	/	/	/
		8"	Sanitary Sewer	Stormello Place	Zanjero Road	End Cul-de-sac (L25)	/	/	/
		8"	Sanitary Sewer	at intersection of Future Monachos Rd	New 8" SAS	10' past sidewalk	/	/	/
			STORM DRAIN						
		66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Near Monachos Road	/	/	/
		54"	Storm Drain	Monachos Road	Tract 1-C-1	Tract C	/	/	/

Project name: **Juan Tabo Hills Unit 3B (DRB 1007140)** 12/5/08

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Storm Drain (continued)						
		54"	Storm Drain	Tract C	Monachos Road	Stormello Place	/	/	/
		54"	Storm Drain	Stormella Place	Tract C	Tract F	/	/	/
		54"	Storm Drain	Tract F	Stormello Place	Exist. 60" SD Outfall	/	/	/
		18"-36"	Storm Drain	Monachos Road	Juan Tabo Blvd.	Tract 1-C-1 (open space)	/	/	/
		18"-24"	Storm Drain	Tract 1-C-1 (open space)	Monachos Road	Gulfstream Culdesac	/	/	/
		Per Design	7" Shotcrete Scour Wall	North/East Property L.	Lot 3, Blk 1	Tract C	/	/	/
		$50,000	LOMR	Unit 3B Project Site			/	/	/

Project name: **Juan Tabo Hills Unit 3B (DRB 1007140)** 12/5/08

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification

Private Inspector	City Inspector	City Cnst Engineer

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

1 Sidewalks to be deferred.

2 Water Infrastructure to include valves, fittings, and firehydrants.

3 SAS Infrastructure to include manholes and service connections.

4 Storm Drain Infrastructure includes manholes and inlets.

5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)

6 This site is located in a floodplain, then the financial guarantee will not be released unitl the LOMR is approved by FEMA.

7

8

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

12-5-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

ZANJERO ROAD

ZANJERO ROAD

ZANJERO ROAD

MONACHOS RD. (future)

STORMELLO PLACE

MONACHOS ROAD

STORMELLO PLACE

MONACHOS ROAD

GULFSTREAM DRIVE

Tract A

Tract B

Tract C

Tract D

Tract E

Tract F

Tract G

Tract I-C-1

Tract I-C-2

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3B
SIDEWALK DEFERRAL EXHIBIT

DRB NUMBER:

ZONE MAP NO. M-22-Z

December 5, 2008

A07009 Juan Tabo Hills Unit 3\EXHIBIT\JTH-U3B-DEFERRAL.dwg

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ZANJERO ROAD

ZANJERO ROAD

ZANJERO ROAD

MONACHOS RD (future)

STORMELLO PLACE

MONACHOS ROAD

STORMELLO PLACE

MONACHOS ROAD

GULFSTREAM DRIVE

Tract 1-C-1

Tract A

Tract B

Tract C

Tract E

Tract F

Tract 1-C-2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

A07009 Juan Tabo Hills Unit 3\EXHIBIT\JTH-U3B-SIDWALK WAIVER.dwg

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3B
SIDEWALK WAIVER EXHIBIT

DRB NUMBER:

ZONE MAP NO. M-22-Z

December 5, 2008

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

Address:
One Stop
Plaza del Sol

TO: **Jack Cloud**
Roger Green
Kristal Metro
Brad Bingham
Christina Sandoval

DATE: **September 4, 2008**

RE: Juan Tabo Hills Unit 3B (DRB # 1007140)

We are sending:

Copies	Date	Description
1	9-4-08	Explanation Letter
1		Revised preliminary plat
1		Revised Site Plan
1		Revised Infrastructure list
1		Revised Sidewalk Waiver
1		Revised Sidewalk Deferral

X **For upcoming DRB hearing September 17**

X

NOTES: **Please call me if you have any questions or concerns.**

Thanks,

Project Engineer: Diane Hoelzer
Diane Hoelzer, PE

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

September 4, 2008

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

Re: Juan Tabo Hills Unit 3B
DRB 1007140

Dear Mr. Cloud;

With this resubmittal I have made the following revisions to the DRB preliminary plat, site plan, grading plan and vacation requests:

PRELIMINARY PLAT

1. *renamed Via Posada to Monachos Road,*
2. *revised alignment for Gulfstream Drive and Monachos Road (formerly Via Posada),*
3. *added Notes indicating the purpose and maintenance responsibilities for Tracts A thru G,*
4. *increased R/W width for Monachos Road in the subdivision to 60' and added a 60' R/W extending to the property line at the east boundary adjacent to Lot 23, Block 1 as a future access point for the property owners to the east,*
5. *The site plan was revised to reflect the appropriate changes.*

Revisions to the infrastructure list, sidewalk waiver exhibit have been made accordingly.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Vice President

DLH/dlh
f:\7009 JTH Unit 3B DRB|\drb_ltr2_U3B.wpd

Exhibit A: Proposed Tijeras Arroyo Bio-Zone Preserve

Legend

Proposed Tijeras Arroyo Bio-Zone Preserve Boundary Interim Development Management Area

Private Open Space Dedication Area

Proposed Tijeras Arroyo Bio-Zone Preserve

0 0.125 0.25 0.5 Miles

Map prepared August 1, 2007.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE (Form D) — **A**
- ____ 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)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA. PHONE: 828-2200
ADDRESS: P.O. Box 90600 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: JTH, LLC PHONE: 892-5533
ADDRESS: P.O Box 1443 FAX: 338-4708
CITY: Corrales STATE NM ZIP 87048 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Juan Tabo Hills, Unit 3B – Sketch Plat Review & Comment

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

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

Lot or Tract No. Tract 2-A Block: Unit: 1
Subdiv/Addn/TBKA: Juan Tabo Hills
Existing Zoning: R-D Proposed zoning: same MRGCD Map No
Zone Atlas page(s): M-22 UPC Code: ~~1022055100327201 15~~ 102205510443201 25

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: ___ No. of **proposed** lots: 53 Total area of site (acres): 9.5455
LOCATION OF PROPERTY BY STREETS: On or Near: ~~Gulfstream~~ VIA POSADA SE
~~Between~~: JUAN TABO SE and Tijeras Arroyo

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

SIGNATURE Mark Goodwin DATE 2/25/08
for (Print) Gregory J. Krenik, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - 70103	SK	$(3)	$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date 03/05/08

Sandy Handley 02/26/08
Planner signature / date

Project # 1007140

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

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

☑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- ☑ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- ☑ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☑ Zone Atlas map with the entire property(ies) clearly outlined
- ☑ Letter briefly describing, explaining, and justifying the request
- ☑ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of DRB approved infrastructure list
- ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ List any original and/or related file numbers on the cover application
- ___ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Infrastructure list if required **(verify with DRB Engineer)**
- ___ DXF file and hard copy of final plat data for AGIS is required.

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

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

Amended preliminary plat approval expires after one year

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

Gregory J. Krisnik, PE
Applicant name (print)

Applicant signature / date 2/25/08

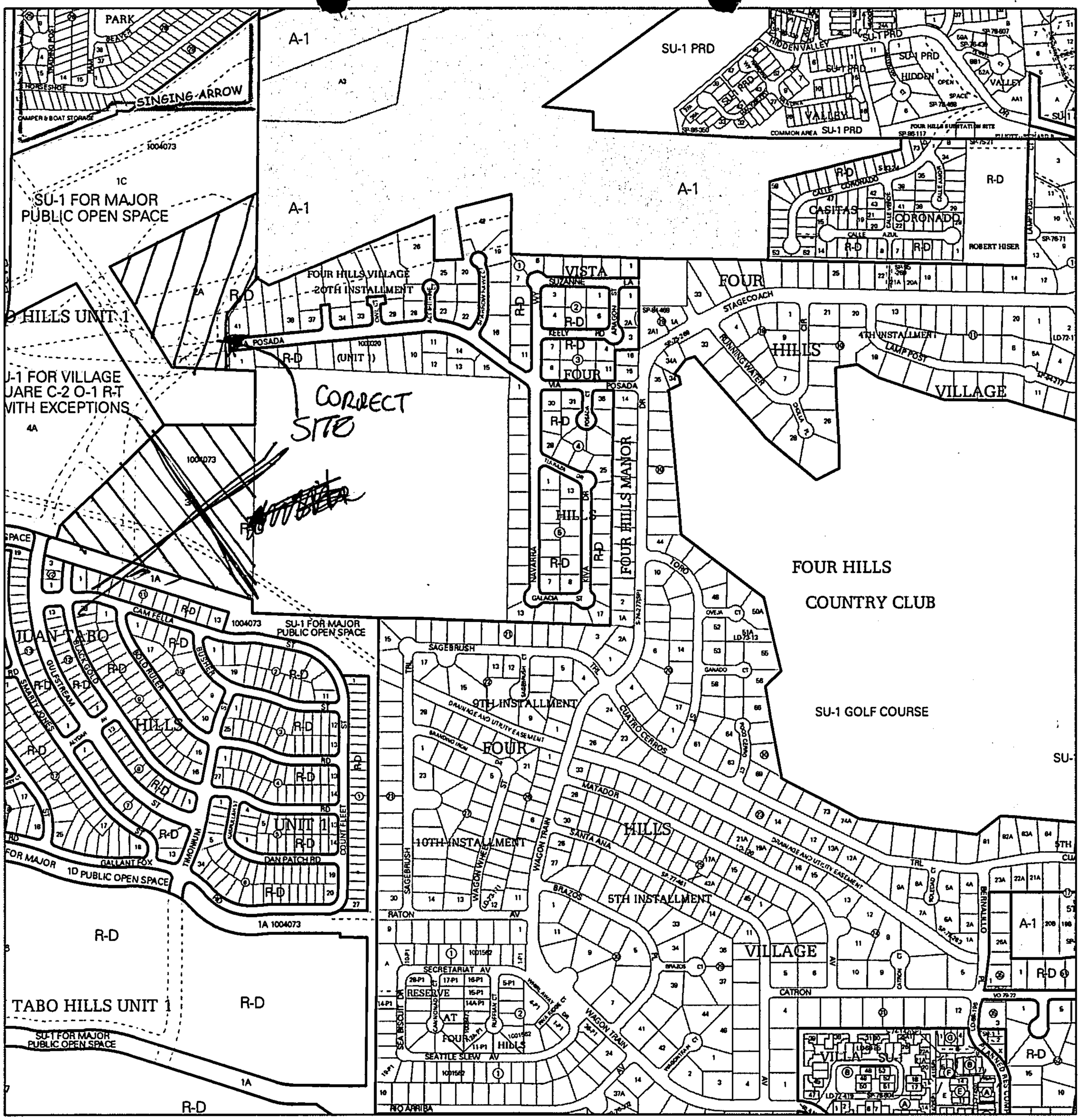
Form revised **October 2007**

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

Application case numbers
08DRB - 70103
- -
- -

Sandy Handley 02/26/08
Planner signature / date

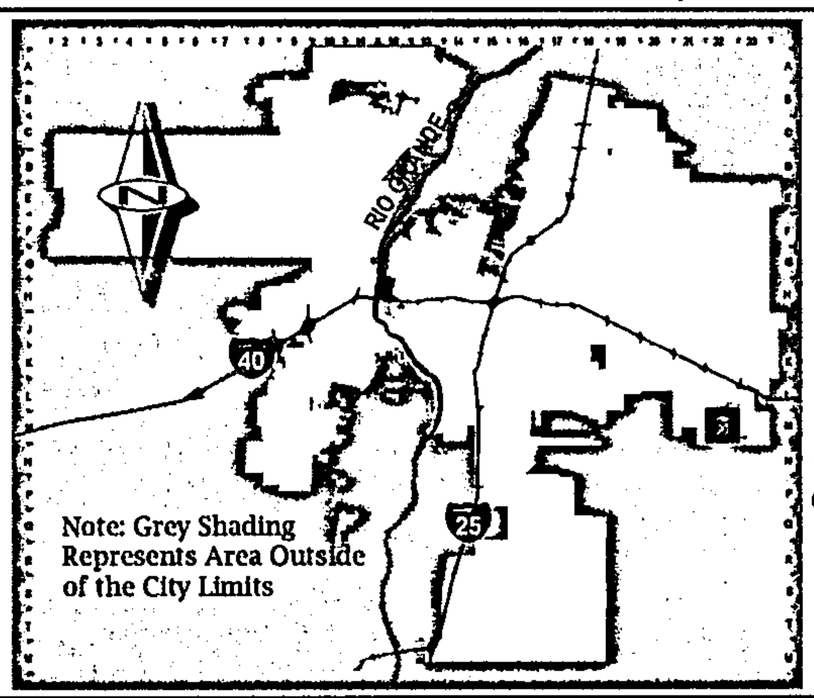
Project # 1007140



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

M-22-Z

Selected Symbols

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

0 750 1,500 Feet

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

February 26, 2008

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

Re: Juan Tabo Hills, Unit 3B

Dear Mr. Cloud:

This is a request for Sketch Plat on the referenced property. The site is located adjacent to Juan Tabo Blvd., south of the Tijeras Arroyo. Drainage will be directed into the adjoining Tijeras Arroyo. Streets and utilities will be public.

Proposed housing units are to be single-family.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

for Gregory J. Krenik, PE
Vice President

GJK/la

Attachment

F:\1-Projects\2007\A07009 - Juan Tabo Hills, Unit 3\Sketch Plat Ltr, Unit 3B.doc