



## 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 Cheme 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