



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SNW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
IIA 2-year Extension Request for Juan Tabo Hills Estates Subdivision (CPN#654887)			

APPLICATION INFORMATION			
Applicant: Eastside Development, Inc.		Phone: 505.899.6768	
Address: PO BOX 57060		Email: rwr2d2@aol.com	
City: Albuquerque	State: NM	Zip: 87187	
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 505.828.2200	
Address: PO BOX 90606		Email: mark@goodwinengineers.com	
City: Albuquerque	State: NM	Zip: 87199	
Proprietary Interest in Site:		List all owners: Eastside Development, Inc.	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract A, 1-A-1		Block:	Unit:
Subdivision/Addition: Juan Tabo Hills Estates		MRGCD Map No.:	UPC Code: 102105533509940124
Zone Atlas Page(s): M-21	Existing Zoning: R-D	Proposed Zoning R-D	
# of Existing Lots: 330 Lots/14 Tracts	# of Proposed Lots: 330 Lots/14 Tracts	Total Area of Site (Acres): 98.4699	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Juan Tabo Hills Blvd.		Between: Juan Tabo Hills Unit 1 & 2	and: Tijeras Arroyo
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2018-001326, SD-2020-00003			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 12/1/2021	
Printed Name: Mark Goodwin, PE		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:			Fee Total:
Staff Signature:		Date:	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.


- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

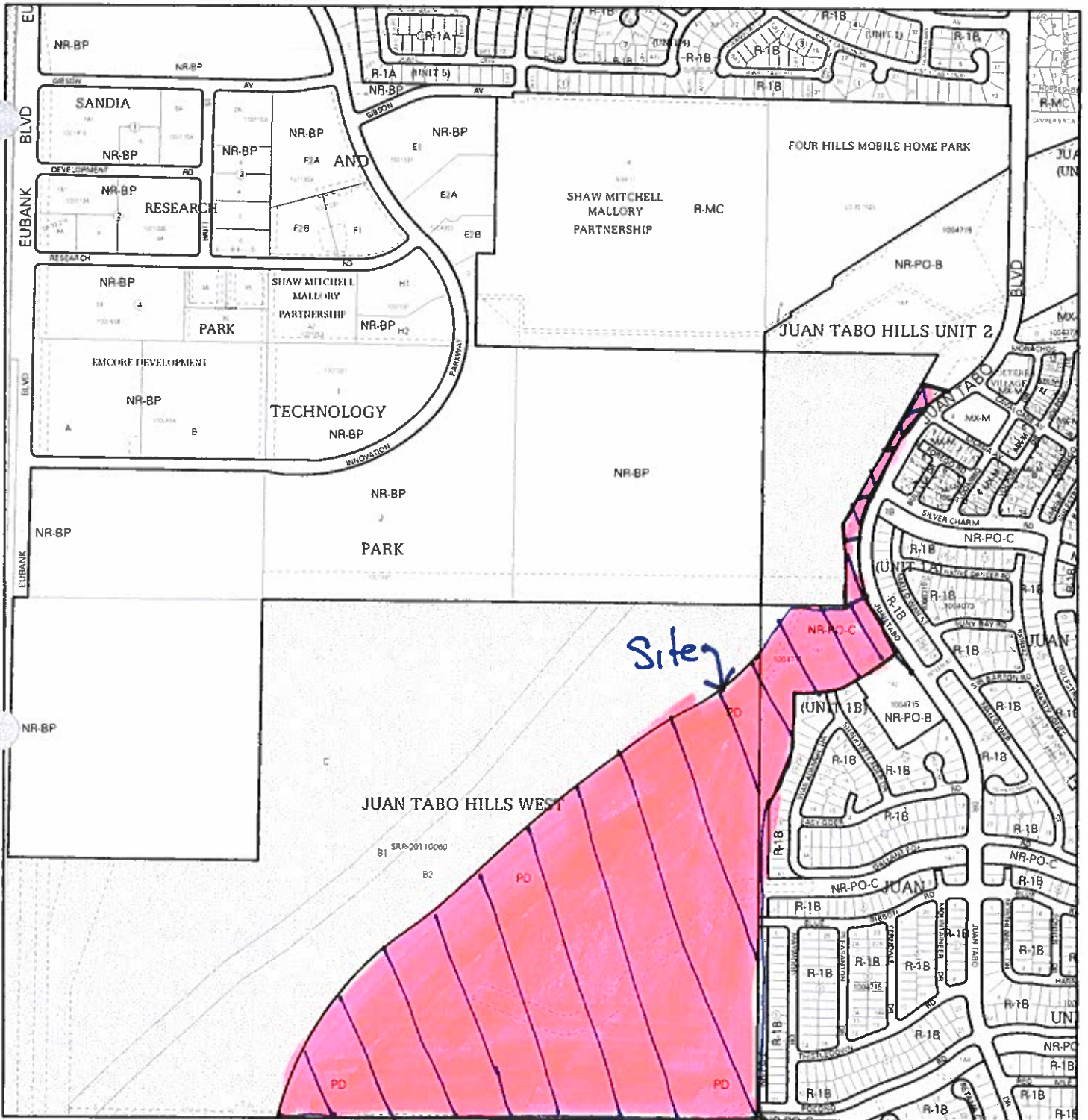
- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
 - ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form*.
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Sign Posting Agreement
 - ___ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - ___ TIS Traffic Impact Study Form
 - ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
 - ___ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
 - ___ Required notices with content per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
 - ___ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat
 - ___ Sidewalk Exhibit and/or cross sections of proposed streets
 - ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - ___ Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
 - ___ Proposed Infrastructure List

- EXTENSION OF PRELIMINARY PLAT
- INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- Preliminary Plat or site plan
- Copy of DRB approved infrastructure list

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
Signature: <u>Mark Goodwin</u>	Date: <u>12-1-21</u>
Printed Name: <u>Mark Goodwin, PE</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	

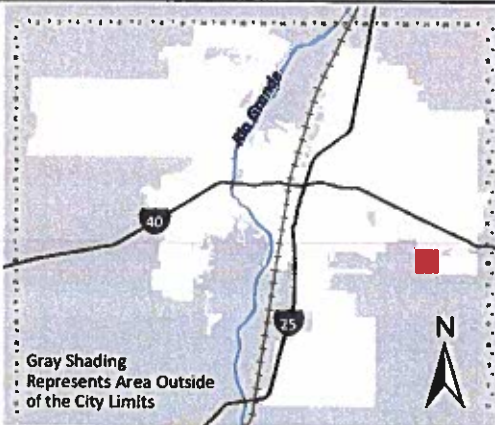


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-21-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



*Eastside Development, Inc.
PO Box 57060
Albuquerque NM 87187*

June 22, 2018

*Ms. Kym Dicome, Chairman
Development Review Board
City of Albuquerque Planning Department
600 Second Street, NW
Albuquerque, NM 87102*

Re: *Juan Tabo Hills West, Project # 1005278*

Dear Ms. Dicome:

As Co-President of Eastside Development, Inc. I hereby designate the firm of Mark Goodwin & Associates, PA, to act as my agent in connection with my applications to be heard at Development Review Board.

Any questions regarding this issue should be forwarded to the undersigned at the address listed above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rex Wilson', with a large, stylized flourish at the end.

*Rex Wilson
Co-President*



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

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

December 1, 2021

Ms. Jolene Wolfely, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Juan Tabo Hills Estates – PR-2018-001326

Dear Ms. Wolfely,

On behalf of our clients for the above referenced project, located on Juan Tabo Hills Blvd, east of the Tijeras Arroyo, we would like to request a 2-year Extension for the Infrastructure Improvements Agreement. This project has been fully completed and closed out, however, there are remaining items from the Pre-Annexation Agreement that must still be addressed. Therefore, the IIA cannot be released until all items are addressed and receives the City's approval.

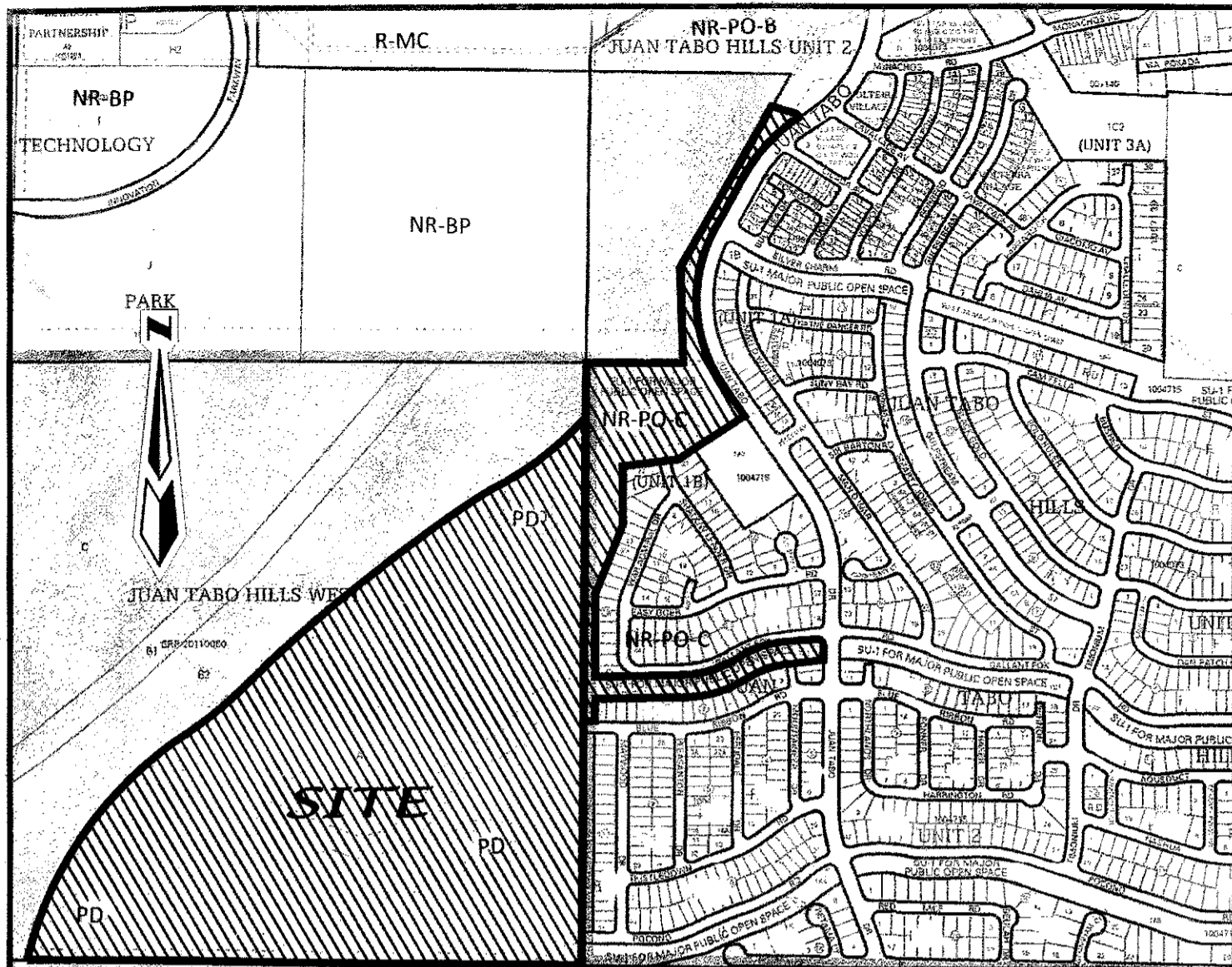
Please contact our office if you have any questions or comments.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE
President

DMG/kb

Attachments



LEGAL DESCRIPTION

TRACT OF LAND SITUATE WITHIN SECTIONS 33 AND 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT A, JUAN TABO HILLS WEST, 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 JUNE 14, 2007 IN BOOK 2007C, PAGE 161 AND TRACT 1-A-1, JUAN TABO HILLS, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 20, 2008 IN BOOK 2008C, PAGE 30 AND CONTAINS 98.4699 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. SUBDIVIDE TRACT "A" JUAN TABO HILLS WEST INTO 351 RESIDENTIAL LOTS AND 14 TRACTS AND TO SUBDIVIDE TRACT "1-A-1" JUAN TABO HILLS, UNIT 2 INTO TWO TRACTS.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES (US SURVEY FOOT).
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:

BULK LAND PLAT FOR "TRACTS A, B AND C, JUAN TABO HILLS WEST, (06-14-2007, BK-2007C, PG-161)
 PLAT FOR "TRACTS B-1 AND B-2, JUAN TABO HILLS WEST, (11-04-2011, BK-2011C, PG-19)
 SUBDIVISION PLAT "JUAN TABO HILLS, UNIT 1" (12/22/2005, BK-2205C, PG-406)
 SUBDIVISION PLAT "JUAN TABO HILLS, UNIT 2" (05/19/2008, BK-2008C, PG-106)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED JULY, 2006.

6. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

7. 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.

8. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT

9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, ZONE AO AND ZONE A, AS SHOWN ON PANEL 367 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DATED AUGUST 16, 2012. (A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN HEREON.)

10. SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

11. THE PROJECT BENCHMARK IS ACS MONUMENT "TIJERAS 2" HAVING AN ELEVATION OF 5589.723 (NAVD 88).

12. THE FEMA-SFHA SHOWN IS REFERENCED FROM FIRM PANEL 35001C0367H, EFFECTIVE DATE 8/16/2012.

PAID ON 10/21/2018 09:10 AM Page: 1 of 18
 PLAT R: \$25.00 B: 2018C P: 0121 Linda Stover, Bernalillo County
 PROPERTY OWNER: EASTSIDE DEVELOPMENT, INC. + CITY
 Notary Public Seal: Kay Brashear, State of New Mexico, My Commission Expires: 8-19-19

OWNER'S ACKNOWLEDGMENT:

CITY OF ALBUQUERQUE OWNER "TRACT 1-A-1, JUAN TABO HILLS, UNIT 2"

SARITA NAIR, CHIEF ADMINISTRATIVE OFFICER
 STATE OF NEW MEXICO) ss
 COUNTY BERNALILLO)
 My Commission Expires: Oct 6, 2021

ON THIS 26 DAY OF June, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SARITA NAIR, CHIEF ADMINISTRATIVE OFFICER
 Notary Public Seal: Christina Garcia, State of New Mexico, My Commission Expires: Oct 6, 2021

ON THIS 26 DAY OF June, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SARITA NAIR, CHIEF ADMINISTRATIVE OFFICER
 Notary Public Seal: Christina Garcia, State of New Mexico, My Commission Expires: Oct 6, 2021

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2018

PROJECT NUMBER: 1005278
 APPLICATION NUMBER: PA-2018-01388

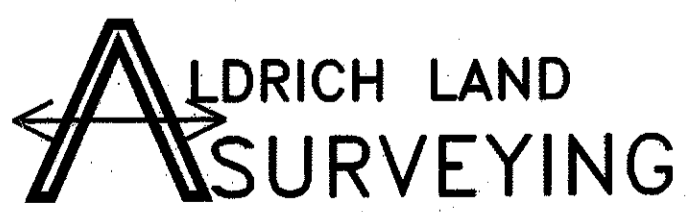
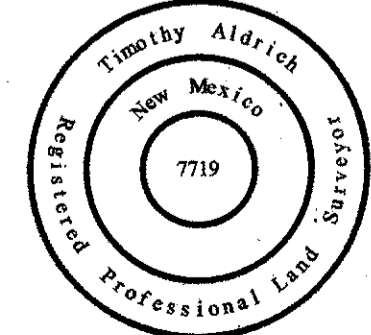
PLAT APPROVAL

- UTILITY APPROVALS:
- PUBLIC SERVICE COMPANY OF NEW MEXICO Date: 6-12-18
 - NEW MEXICO GAS COMPANY Date: 6/12/18
 - QWEST CORPORATION DATA CENTURYLINK QC Date: 6/1/18
 - COMCAST DATA XFINITY Date: 6/12/18
- CITY APPROVALS:
- Loren H. Risenhoover P.S. City Surveyor Date: 6/12/18
 - REAL PROPERTY DIVISION Date: 9/12/18
 - TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Date: 09-12-18
 - ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY Date: 9/12/18
 - PARKS AND RECREATION DEPARTMENT Date: 8/9/18
 - AMAFCA Date: 9/12/2018
 - CITY ENGINEER Date: 9/12/18
 - CODE ENFORCEMENT Date: 9.12.18
 - DRP CHAIRPERSON, PLANNING DEPARTMENT Date: 8/14/18
 - ENVIRONMENTAL HEALTH Date: 8/14/18

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

TIMOTHY ALDRICH, P.S. NO. 7719 DATE: 06/12/18



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

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**PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**

- (A)** EXISTING 30 FOOT SANITARY SEWER EASEMENT FOR THE CITY OF ALBUQUERQUE, FILED MARCH 22, 1979 IN MISC. 677 IN PAGES 777-780 AND FEBRUARY 14, 1979 IN BOOK MISC. 676 IN BOOK 46-49 AND THE TEMPORARY 10' EASEMENT IS FOR CONSTRUCTION. VACATION SD-2018-00038
- (B)** EXISTING 100' DRAINAGE EASEMENT FILED AUGUST 8, 2006, IN BK A122, PAGE 9354. VACATION SD-2018-00038
- (C)** EXIST. 20' WATERLINE EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.

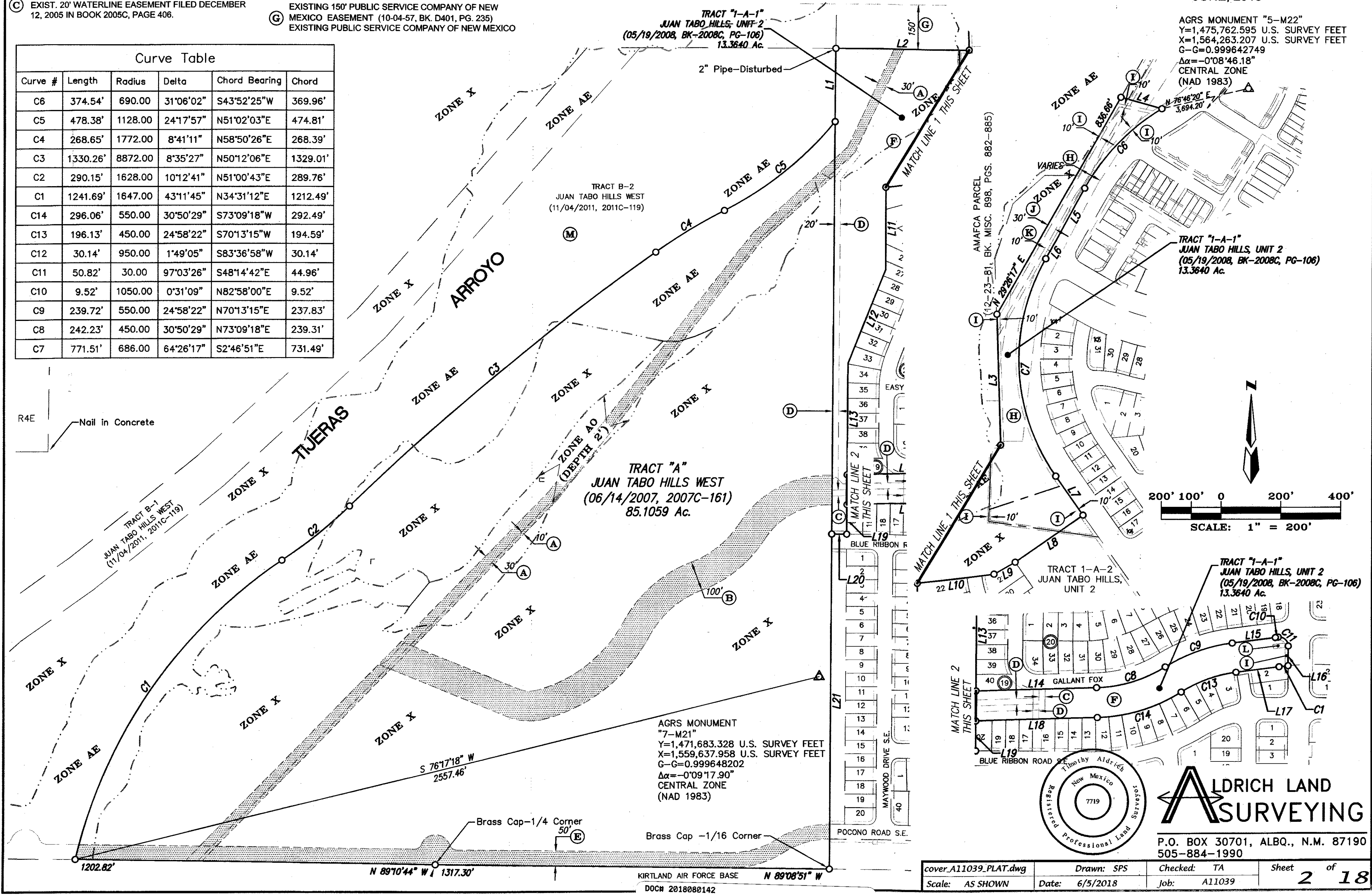
- (D)** EXIST. 20' SANITARY SEWER EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (E)** EXISTING 50' PRIVATE ACCESS EASEMENT JUNE 14, 2007, BOOK 2007C PAGE 161. VACATION SD-2018-00038
- (F)** AN EXISTING BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1 FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (G)** EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO

- (H)** EASEMENT (12-22-2005, BK-2005C, PG-406)
- (I)** EXISTING 10' P.U.E. (05/19/2008, BK-2008C, PG-106)
- (J)** EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (K)** EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)

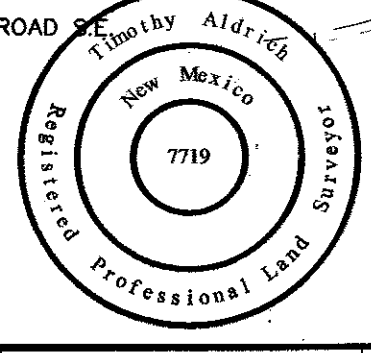
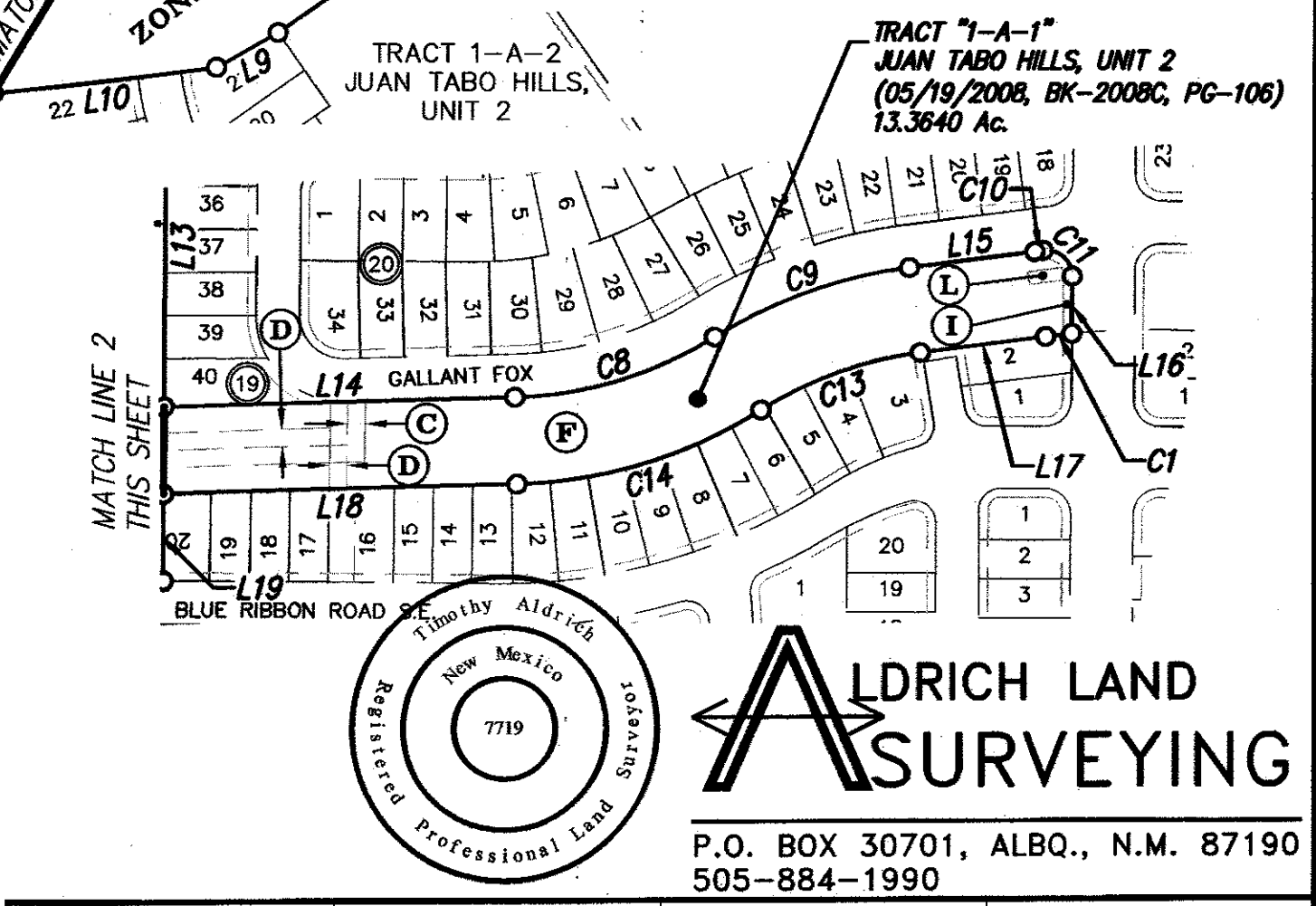
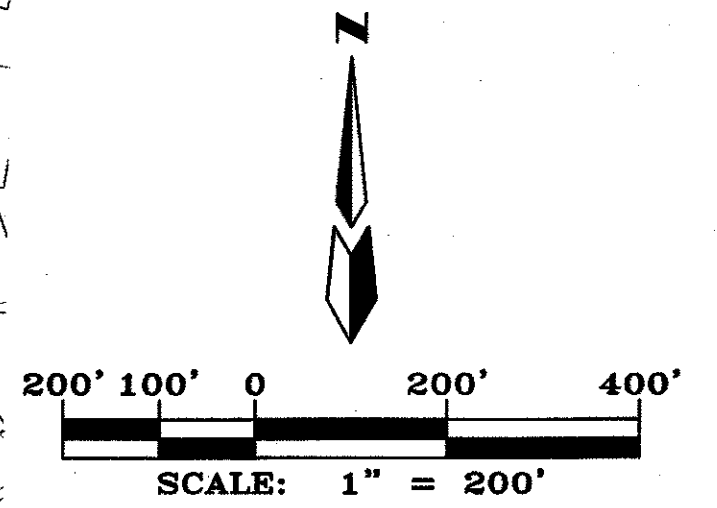
- (L)** EXISTING 15'x40' PNM EASEMENT (02/20/2008, BK-2008C, PG-30)
- (M)** EXISTING BERNALILLO COUNTY BLANKET DRAINAGE EASEMENT ON TRACTS B-1 & B-2 JUAN TABO HILLS WEST (11/04/2011, BK-2011C, PG-119).

AGRS MONUMENT "5-M22"
Y=1,475,762.595 U.S. SURVEY FEET
X=1,564,263.207 U.S. SURVEY FEET
G-G=0.999642749
 $\Delta\alpha=-0^{\circ}08'46.18"$
CENTRAL ZONE
(NAD 1983)

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C6	374.54'	690.00	31°06'02"	S43°52'25"W	369.96'
C5	478.38'	1128.00	24°17'57"	N51°02'03"E	474.81'
C4	268.65'	1772.00	8°41'11"	N58°50'26"E	268.39'
C3	1330.26'	8872.00	8°35'27"	N50°12'06"E	1329.01'
C2	290.15'	1628.00	10°12'41"	N51°00'43"E	289.76'
C1	1241.69'	1647.00	43°11'45"	N34°31'12"E	1212.49'
C14	296.06'	550.00	30°50'29"	S73°09'18"W	292.49'
C13	196.13'	450.00	24°58'22"	S70°13'15"W	194.59'
C12	30.14'	950.00	1°49'05"	S83°36'58"W	30.14'
C11	50.82'	30.00	97°03'26"	S48°14'42"E	44.96'
C10	9.52'	1050.00	0°31'09"	N82°58'00"E	9.52'
C9	239.72'	550.00	24°58'22"	N70°13'15"E	237.83'
C8	242.23'	450.00	30°50'29"	N73°09'18"E	239.31'
C7	771.51'	686.00	64°26'17"	S2°46'51"E	731.49'



R4E Nail in Concrete



ALDRICH LAND SURVEYING

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

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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

NOTES

TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.

TRACT 1-A-1-A (6.8262 AC)
 OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

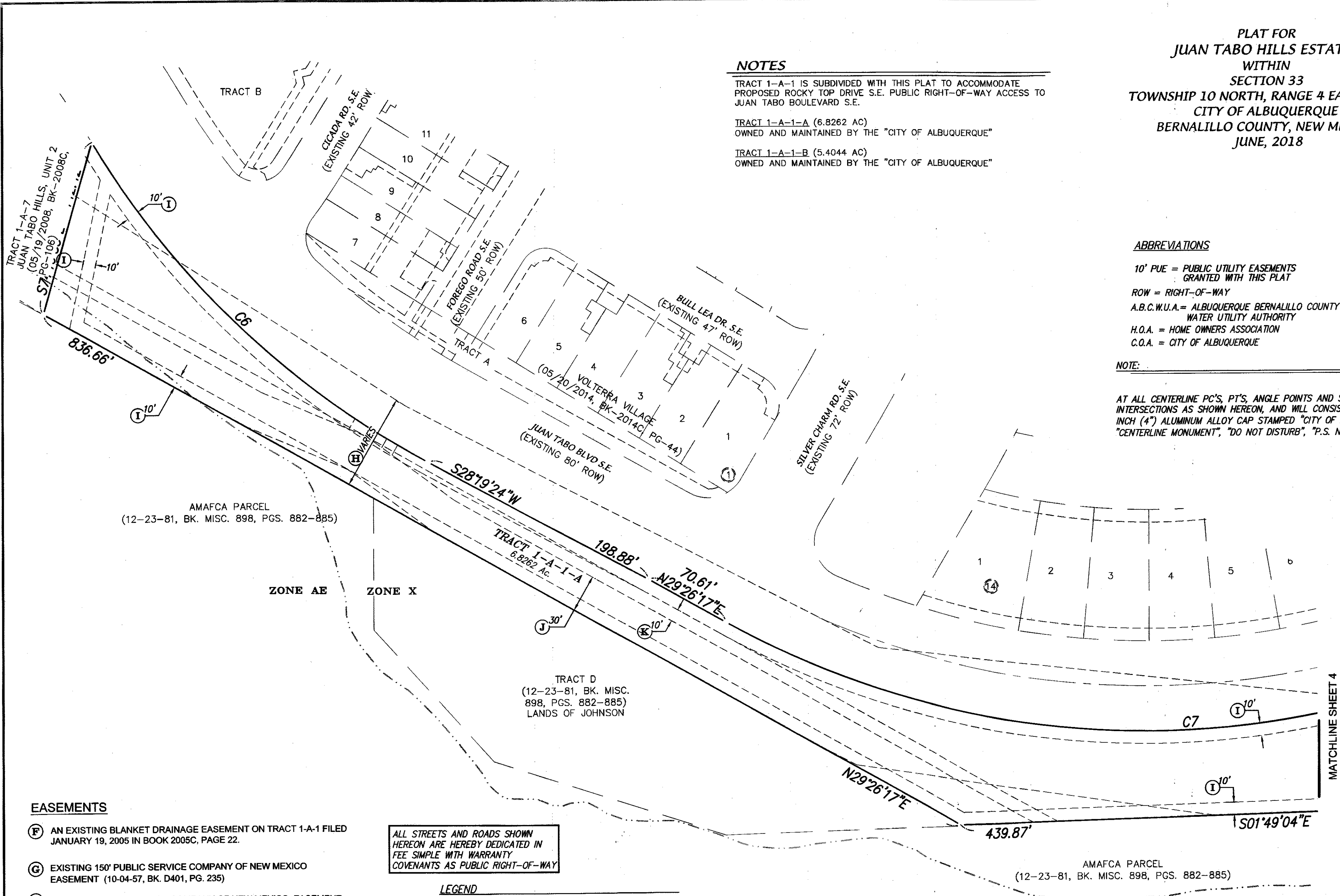
TRACT 1-A-1-B (5.4044 AC)
 OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
 H.O.A. = HOME OWNERS ASSOCIATION
 C.O.A. = CITY OF ALBUQUERQUE

NOTE:

AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



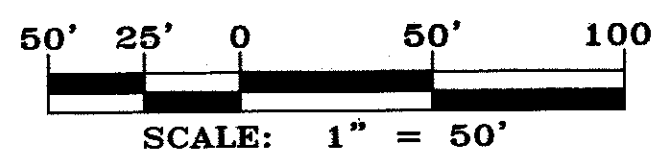
EASEMENTS

- (F) AN EXISTING BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1 FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (G) EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- (H) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12-22-2005, BK-2005C, PG-406)
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- (K) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (L) EXISTING 15'x40' PNM EASEMENT (05/19/2008, BK-2008C, PG-106)
- (M) EXISTING BLANKET DRAINAGE EASEMENT GRANTED TO BERNALILLO ON TRACTS B-1 & B-2 JUAN TABO HILLS WEST.

ALL STREETS AND ROADS SHOWN
 HEREON ARE HEREBY DEDICATED IN
 FEE SIMPLE WITH WARRANTY
 COVENANTS AS PUBLIC RIGHT-OF-WAY

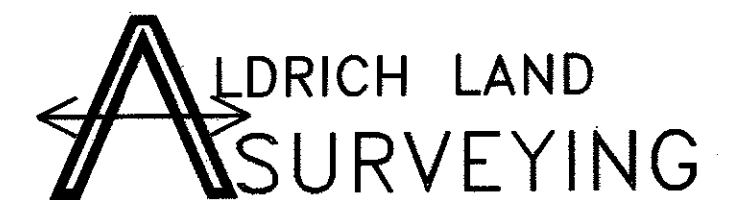
LEGEND

- 32-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- (6) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- FEMA SPECIAL FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



CORNERS

○ SET 1/2" REBAR WITH CAP "ALS LS 7719" UNLESS OTHERWISE NOTED.



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

A11039 fp.dwg	Drawn: diane	Checked: TA	Sheet 3 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

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09/13/2018 09:10 AM Page: 3 of 18
 PLAT R: \$25.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

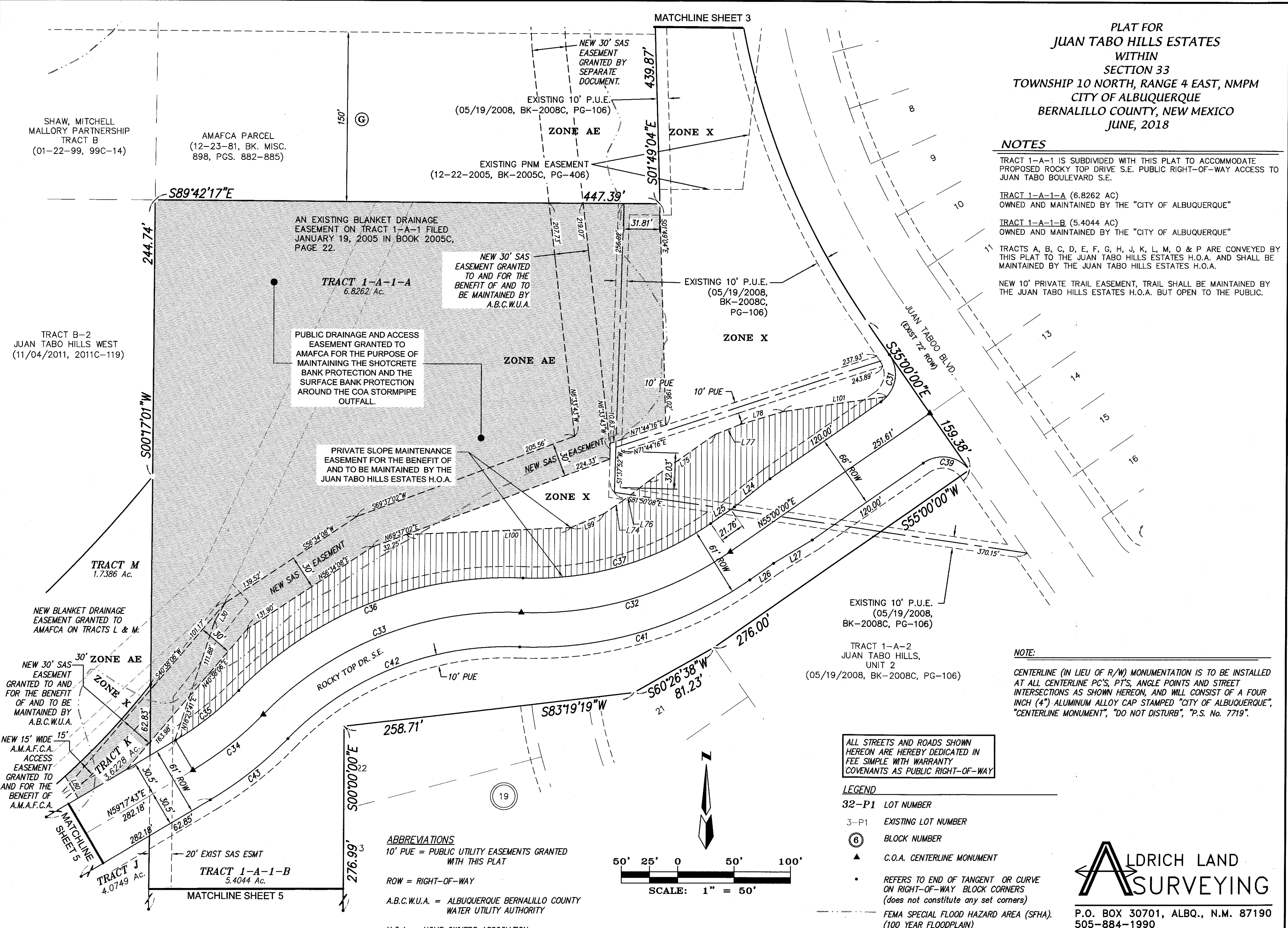
**PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**

NOTES

- TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.
- TRACT 1-A-1-A (6.8262 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"
- TRACT 1-A-1-B (5.4044 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"
- TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P ARE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.
- NEW 10' PRIVATE TRAIL EASEMENT, TRAIL SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC.

NOTE:

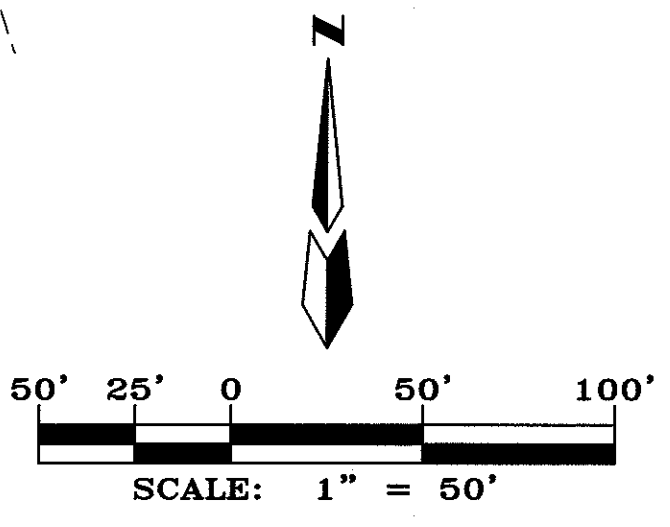
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

- LEGEND**
- 32-P1 LOT NUMBER
 - 3-P1 EXISTING LOT NUMBER
 - ⓐ BLOCK NUMBER
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ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
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ALDRICH LAND SURVEYING

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

Scale: AS SHOWN	Drawn: stephen	Checked: TA	Sheet of
A11039 fp.dwg	Date: 5/9/2018	Job: A11039	4 18

- ④ NEW 15' WDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- ⑤ TRACT K IS A PRIVATE PARK THAT IS CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT IS OPEN TO THE PUBLIC.
- ⑦ NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
- ⑧ NEW 15' A.M.A.F.C.A. ACCESS EASEMENT SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

NOTES

TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.

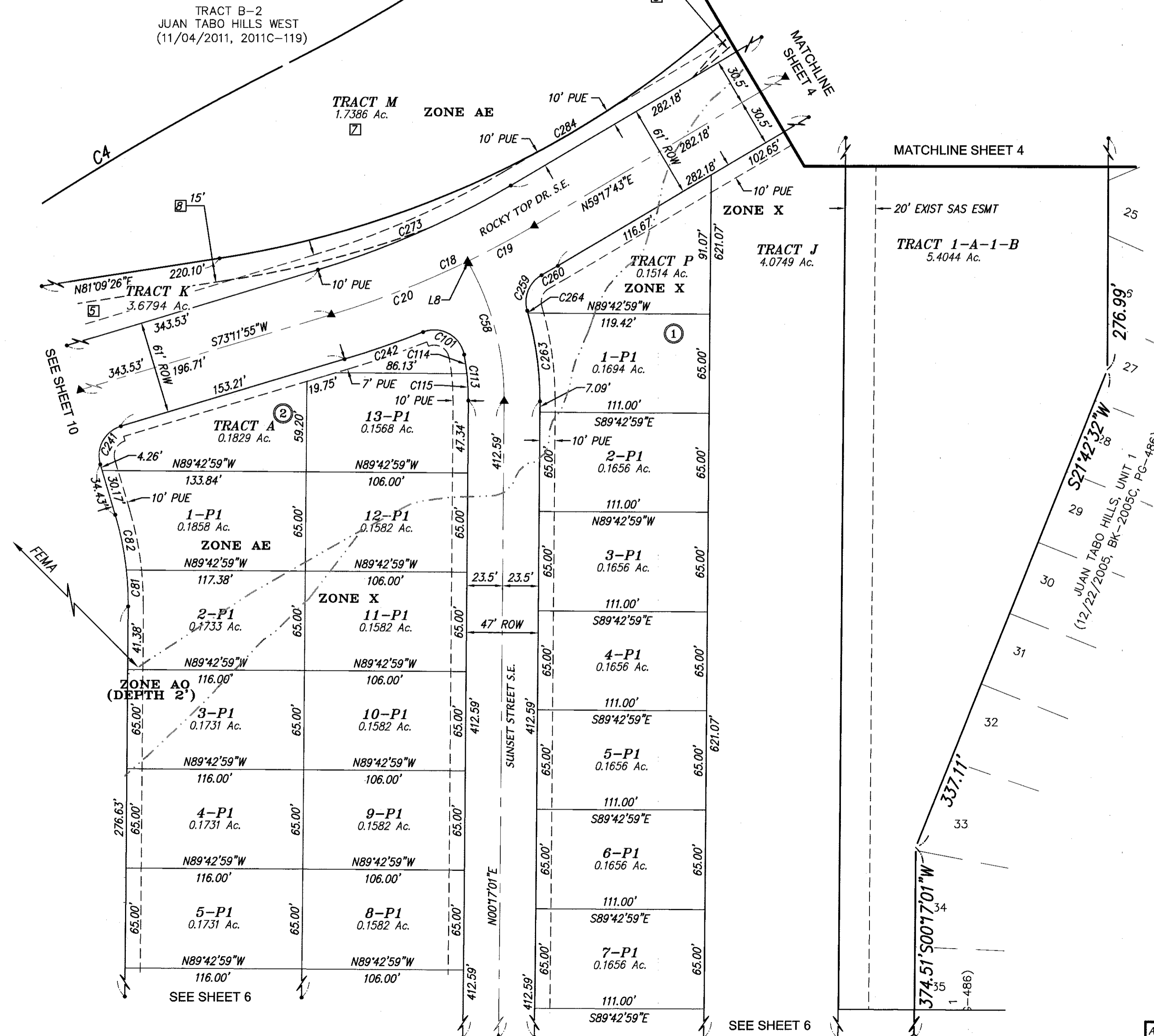
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TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P ARE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

NEW 10' PRIVATE TRAIL EASEMENT SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC.

**PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**



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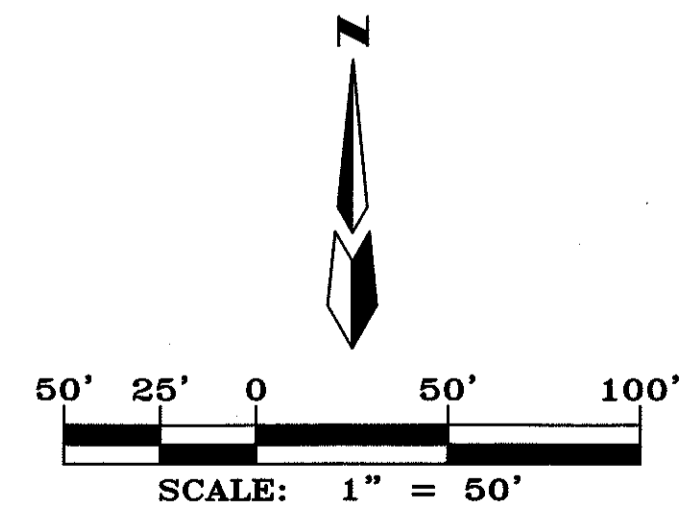
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LEGEND

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

A11039 fp.dwg	Drawn: SPS	Checked: TA	Sheet 5 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

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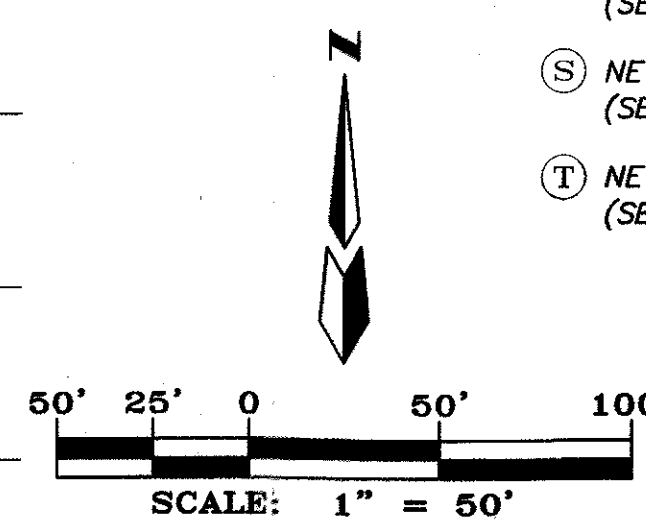
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NEW EASEMENTS

- Ⓝ NEW 10' PUBLIC TRAIL EASEMENT TO BE MAINTAINED BY H.O.A. (SEE SHEET 18 FOR DETAIL)
- Ⓞ NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)
- Ⓟ NEW 33' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)
- Ⓠ NEW 20' SAS EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)
- Ⓡ NEW 20' PUBLIC STORM DRAIN EASEMENT (SEE SHEET 18 FOR DETAIL)
- Ⓢ NEW 25' PUBLIC STORM DRAIN EASEMENT (SEE SHEET 18 FOR DETAIL)
- Ⓣ NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)

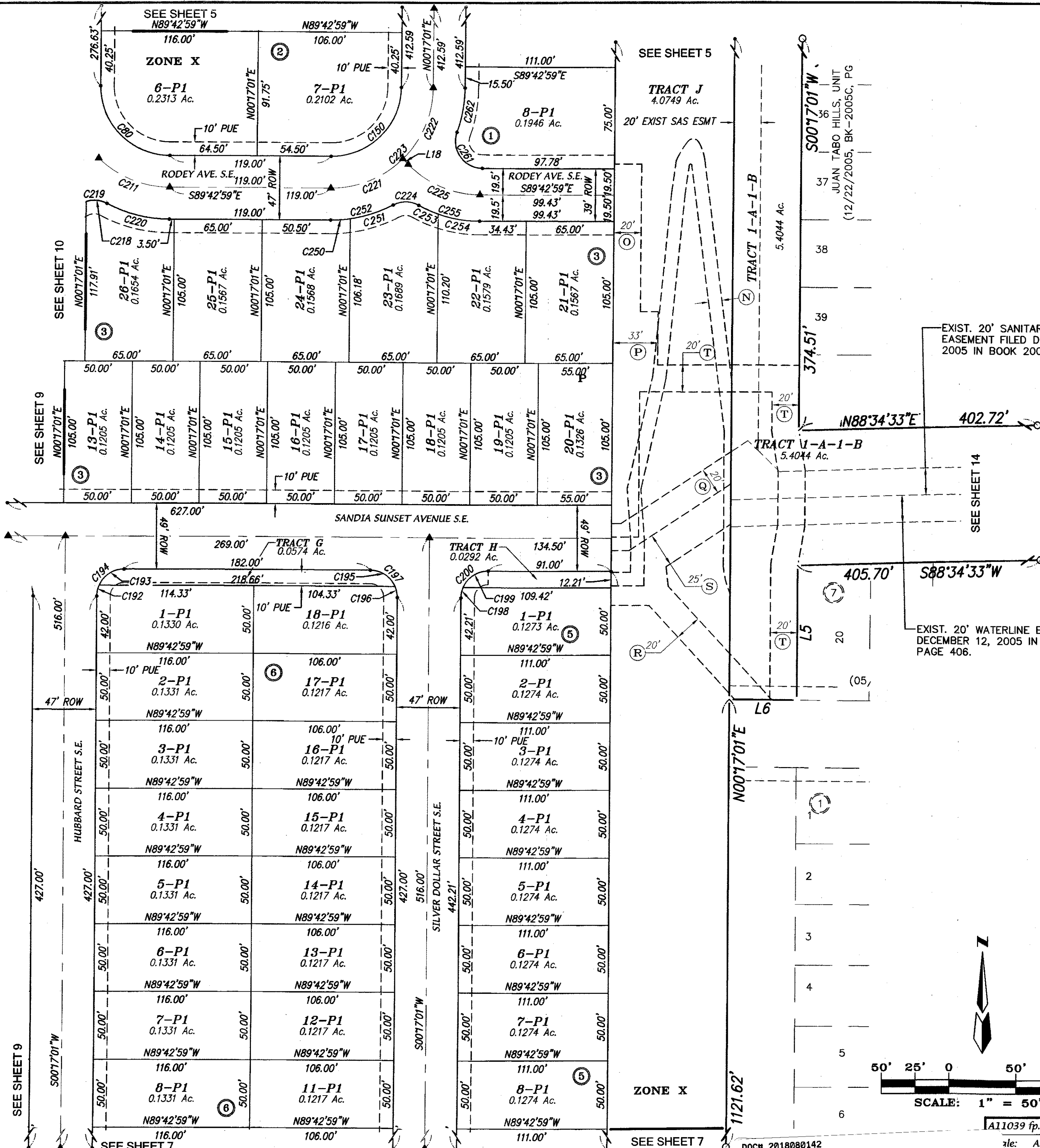


ALDRICH LAND SURVEYING

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

A11039 fp.dwg	Drawn: STEPHRN	Checked: TA	Sheet 6 of 18
ale: AS SHOWN	Date: 6/6/2018	Job: A11039	

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 09/13/2018 09:10 AM Page: 6 of 18
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SEE SHEET 5
 SEE SHEET 5
 SEE SHEET 9
 SEE SHEET 10
 SEE SHEET 7
 SEE SHEET 14

11/14/2018 10:21:11 AM - FIRST LITHOGRAPHIC PRINTING OF 44X55 PLAT 11/14/2018 10:21:11 AM

ALL STREETS AND ROADS SHOWN
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PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018

ABBREVIATIONS

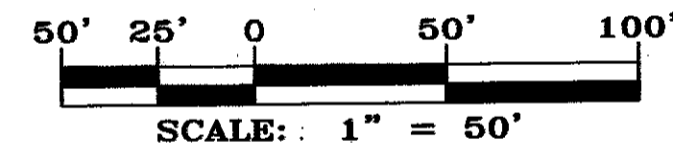
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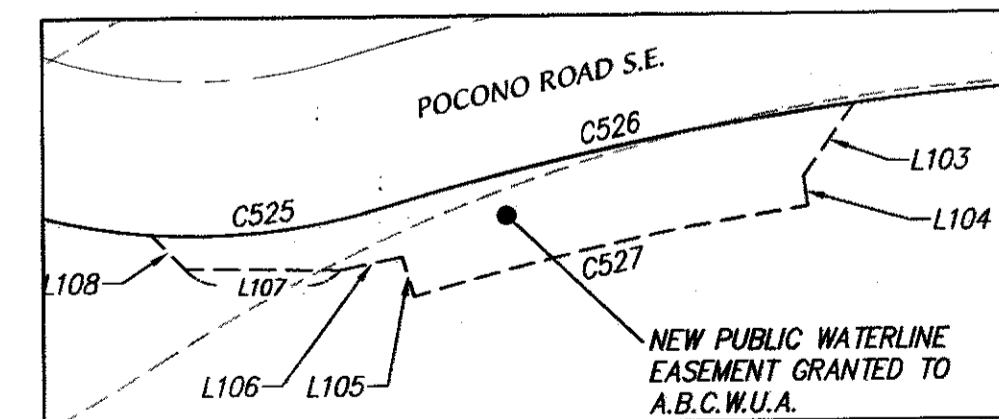
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Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C525	36.34'	99.50'	20°55'40"	N83°48'43"E	36.14'
C526	77.25'	475.50'	9°18'31"	N78°00'09"E	77.17'
C527	64.01'	460.50'	7°57'52"	S77°29'22"W	63.96'

Line Table		
Line #	Direction	Length
L103	N35°29'55"E	14.15'
L104	S8°31'42"E	4.72'
L105	N16°29'34"W	6.55'
L106	S78°47'07"W	9.97'
L107	S89°18'51"E	24.49'
L108	N44°14'44"W	7.65'



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

A11039 fp.dwg	Drawn: STEPHEN	Checked: TA	Sheet 7 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

P:\A11039\A11039.plt West - P:\A11039\A11039 fp.dwg, 8/22/2018 3:29:04 PM, 1, DCE ARCH C FILM.pct

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09/13/2018 09:10 AM Page: 7 of 18
PLAT R 325.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
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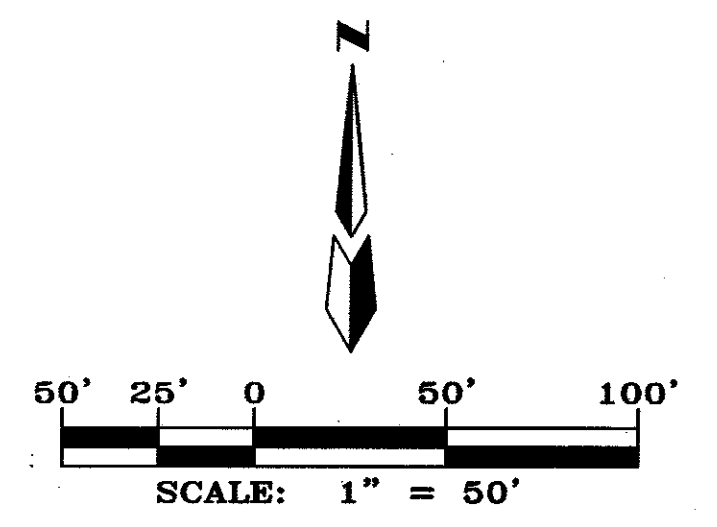
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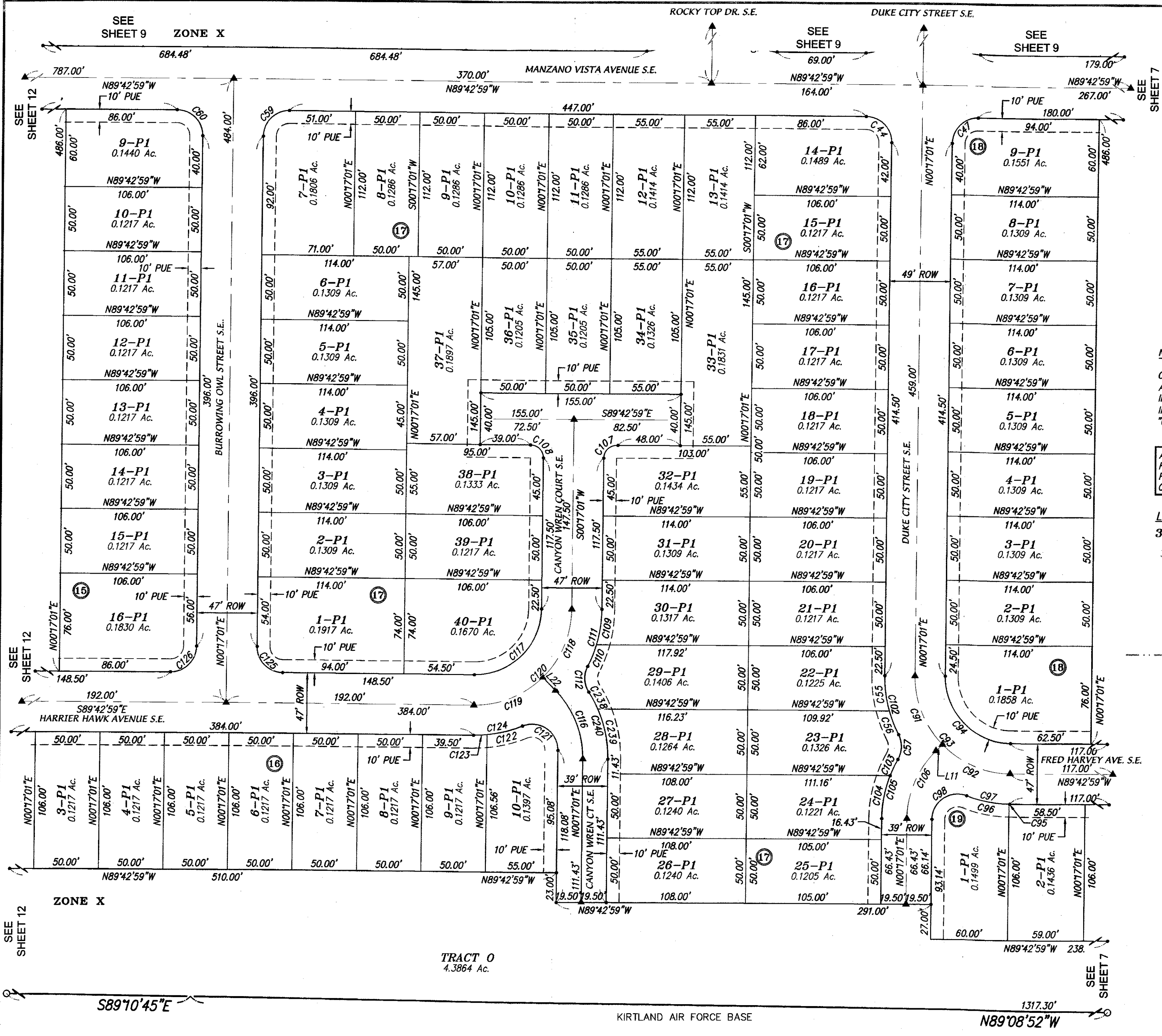
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ALDRICH LAND SURVEYING

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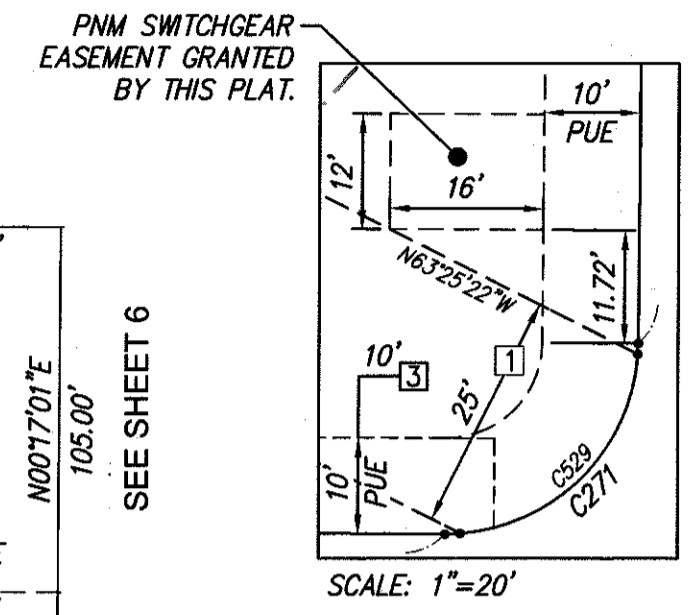


TRACT O
 4.3864 Ac.

AL1039 fp.dwg	Drawn: STEPHEN	Checked: TA	Sheet 8 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: AL1039	

**PLAT FOR
JUAN TABO HILLS ESTATES
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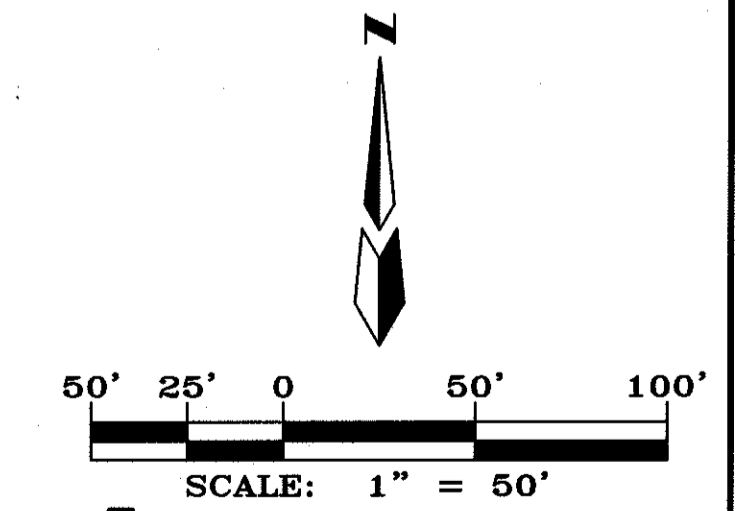
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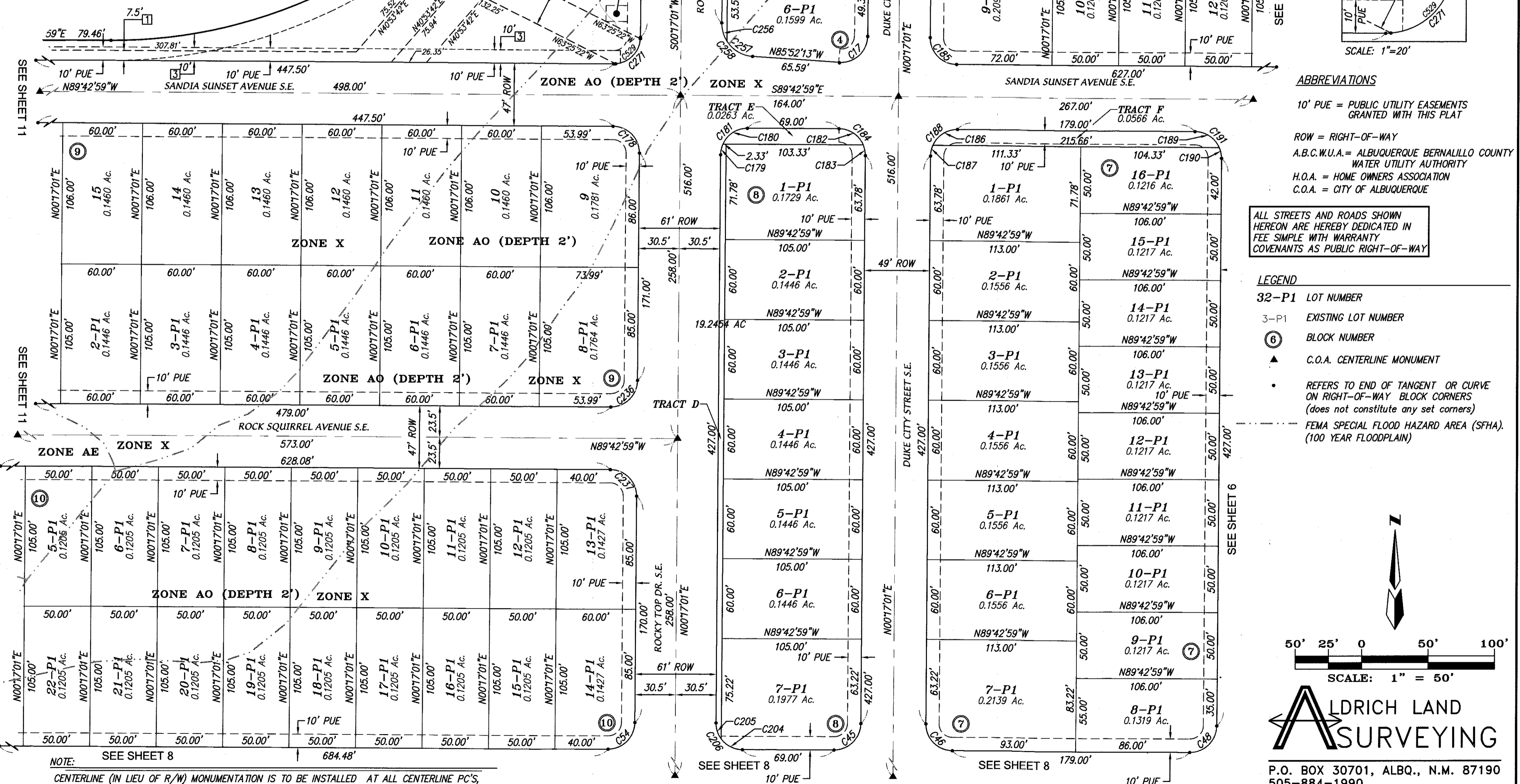


**ALDRICH LAND
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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

11/03/2018 09:10 AM Page: 9 of 18	Drawn: SPS	Checked: TA	Sheet 9 of 18
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- 1 NEW 25' AND 7.5' WIDE PUBLIC STORM DRAIN EASEMENT CENTERED ON PIPE GRANTED TO AND FOR THE BENEFIT OF C.O.A.
- 2 NEW 20' PUBLIC SAS EASEMENT CENTERED ON PIPE GRANTED TO AND FOR THE BENEFIT OF AND TO BE MAINTAINED BY A.B.C.W.U.A.
- 3 NEW 10' PRIVATE TRAIL EASEMENT, TRAIL SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC.
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- 8 NEW 15' A.M.A.F.C.A. ACCESS EASEMENT SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.



NOTE: SEE SHEET 8
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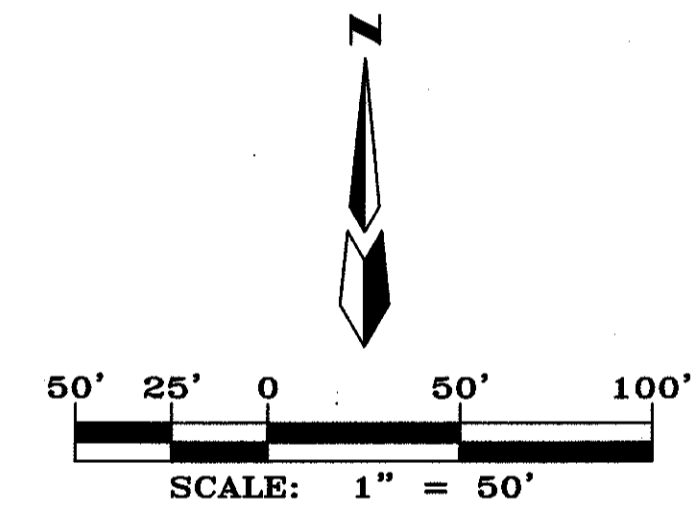
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PLAT FOR
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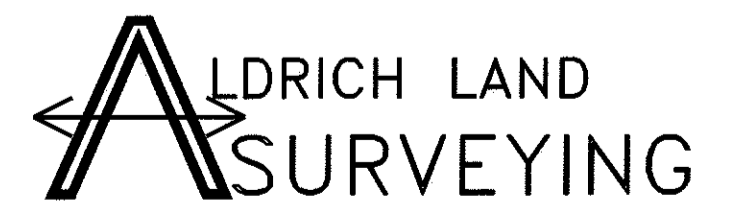
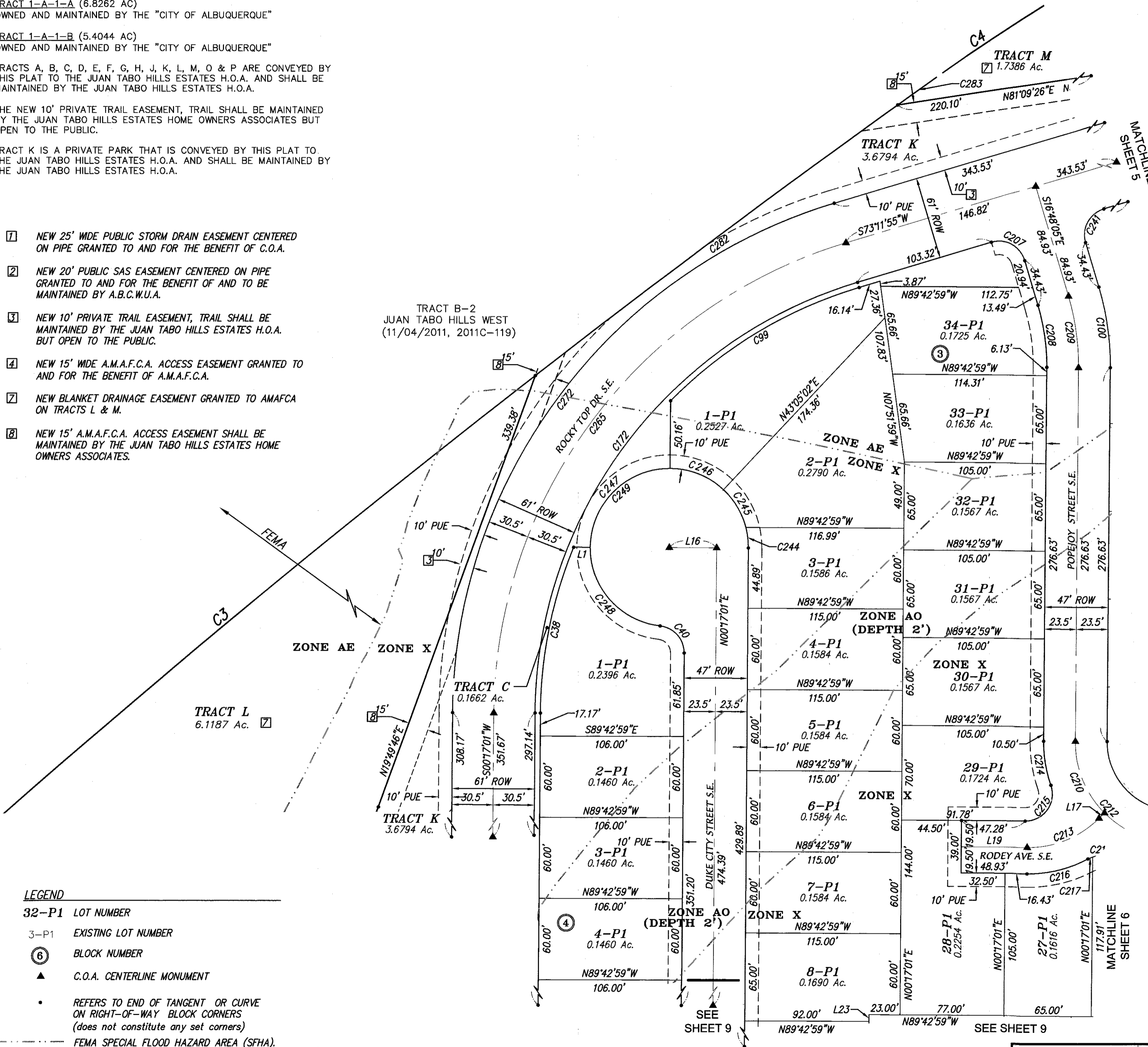
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09/13/2018 09:10 AM Page: 10 of 18 PLAT 8-328, 08 B 2018C P: 0121 Linda Stover, Bernalillo County	Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

PLAT FOR
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10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

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

H.O.A. = HOME OWNERS ASSOCIATION

C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS AND ROADS SHOWN
 HEREON ARE HEREBY DEDICATED IN
 FEE SIMPLE WITH WARRANTY
 COVENANTS AS PUBLIC RIGHT-OF-WAY

LEGEND

32-P1 LOT NUMBER

3-P1 EXISTING LOT NUMBER

⑥ BLOCK NUMBER

▲ C.O.A. CENTERLINE MONUMENT

• REFERS TO END OF TANGENT OR CURVE
 ON RIGHT-OF-WAY BLOCK CORNERS
 (does not constitute any set corners)

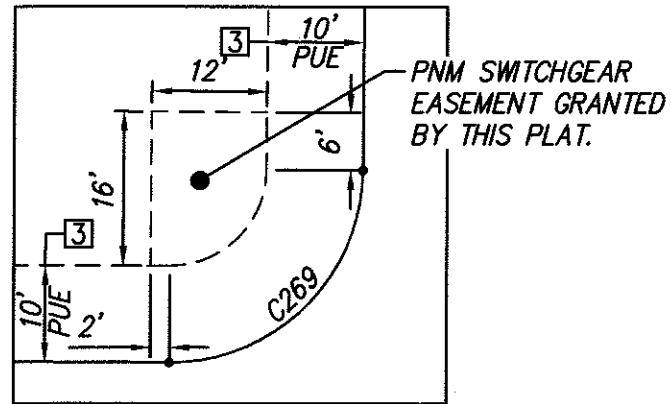
--- FEMA SPECIAL FLOOD HAZARD AREA (SFHA).
 (100 YEAR FLOODPLAIN)

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

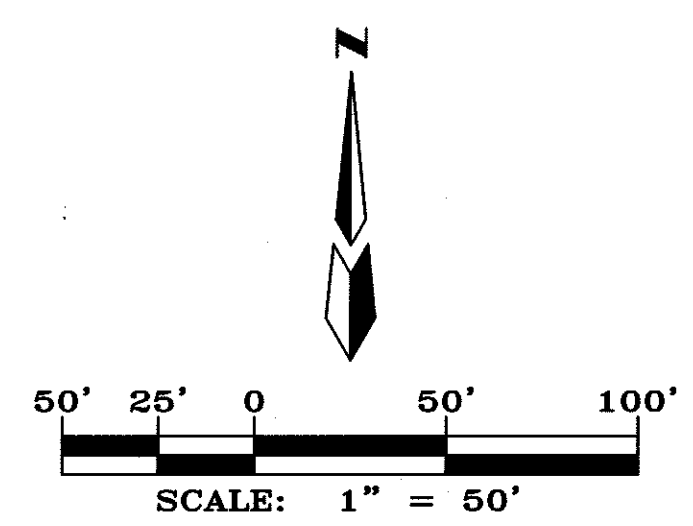
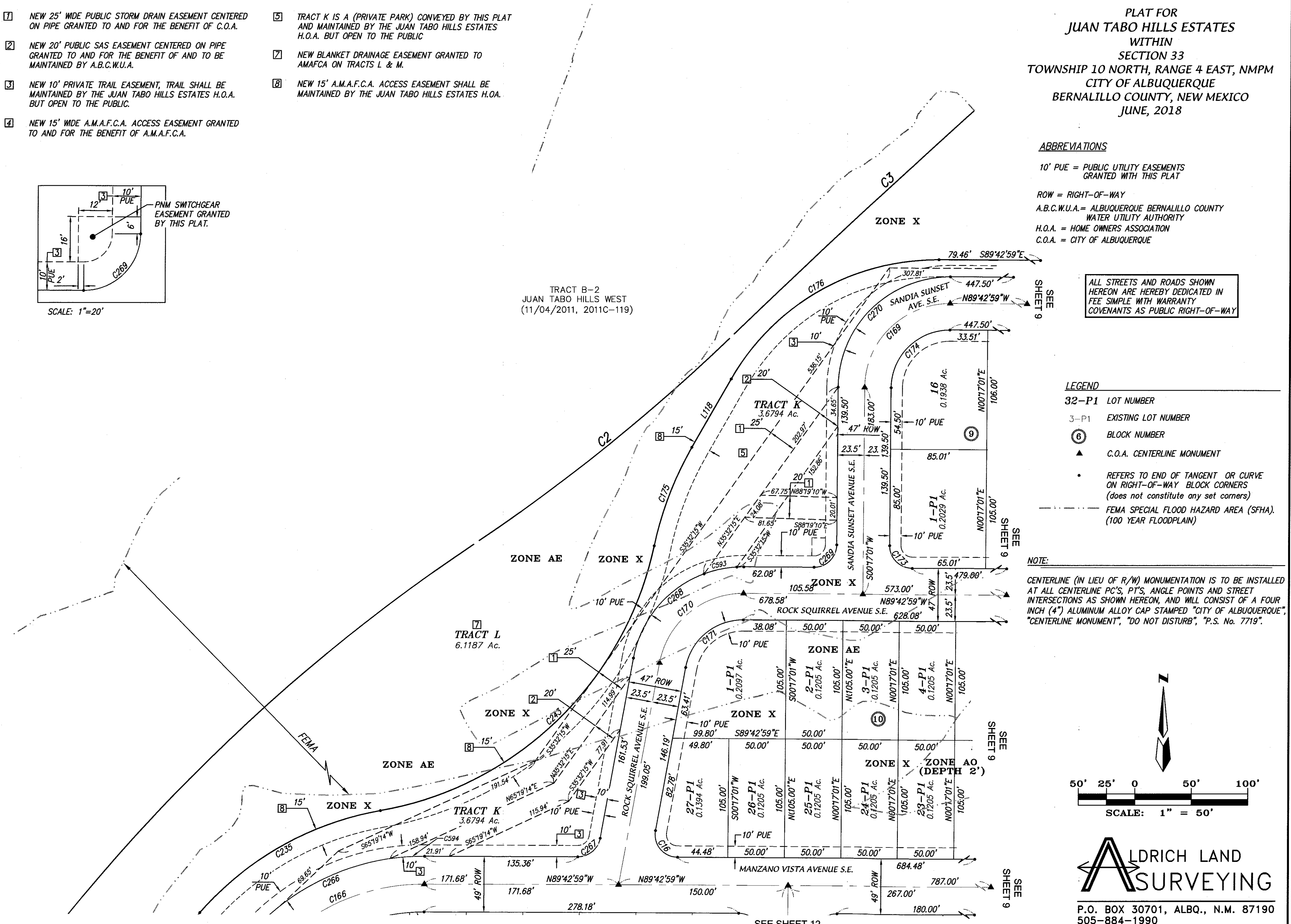
- 1 NEW 25' WIDE PUBLIC STORM DRAIN EASEMENT CENTERED ON PIPE GRANTED TO AND FOR THE BENEFIT OF C.O.A.
- 2 NEW 20' PUBLIC SAS EASEMENT CENTERED ON PIPE GRANTED TO AND FOR THE BENEFIT OF AND TO BE MAINTAINED BY A.B.C.W.U.A.
- 3 NEW 10' PRIVATE TRAIL EASEMENT, TRAIL SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC.
- 4 NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.

- 5 TRACT K IS A (PRIVATE PARK) CONVEYED BY THIS PLAT AND MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC
- 7 NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
- 8 NEW 15' A.M.A.F.C.A. ACCESS EASEMENT SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.



SCALE: 1"=20'

TRACT B-2
 JUAN TABO HILLS WEST
 (11/04/2011, 2011C-119)



ALDRICH LAND SURVEYING

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

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

[8] "New Public Drainage Easement. This drainage easement is hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility."

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

- ④ NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- ⑤ TRACT K IS A (PRIVATE PARK) CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND OPEN TO THE PUBLIC.
- ⑥ NEW 50' ACCESS EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT, THE TRACT O AND L ARE GRANTED TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE H.O.A.
- ⑦ NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
- ⑧ NEW PUBLIC DRAINAGE EASEMENT OVER A PORTION OF TRACT O (REFER TO DRAINAGE EASEMENT TEXT THIS SHEET).

NOTES

TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P WILL BE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- H.O.A. = HOME OWNERS ASSOCIATION
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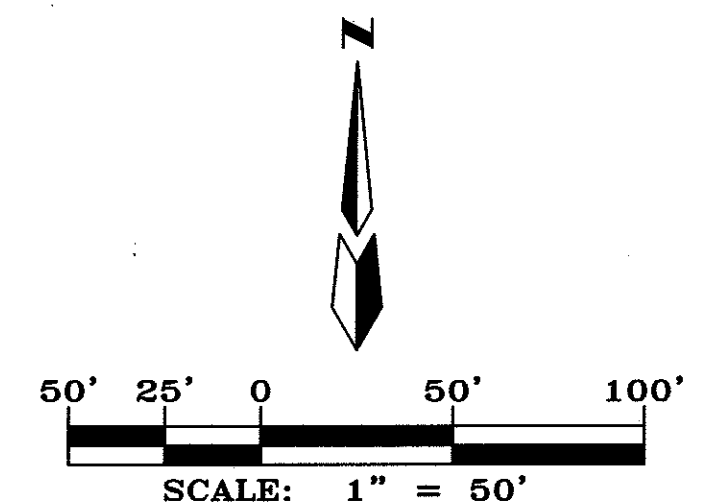
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ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

LEGEND

- 32-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- ⑥ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- FEMA SPECIAL FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



ALDRICH LAND SURVEYING

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 505-884-1990

11039 fp.dwg	Drawn: STEPHEN	Checked: TA	Sheet 13 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

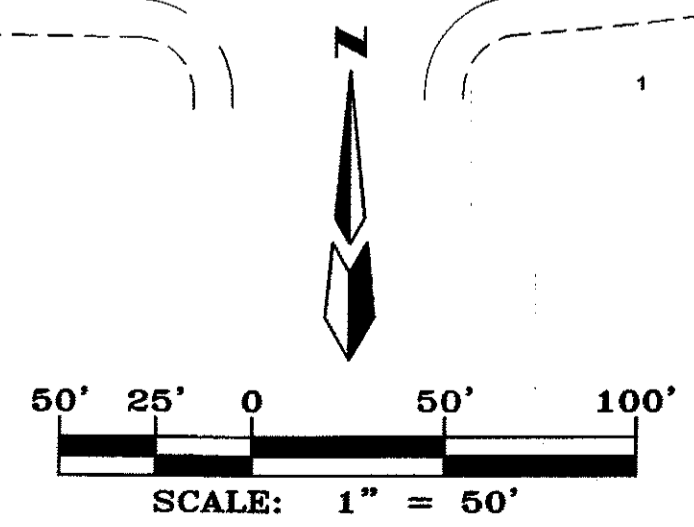
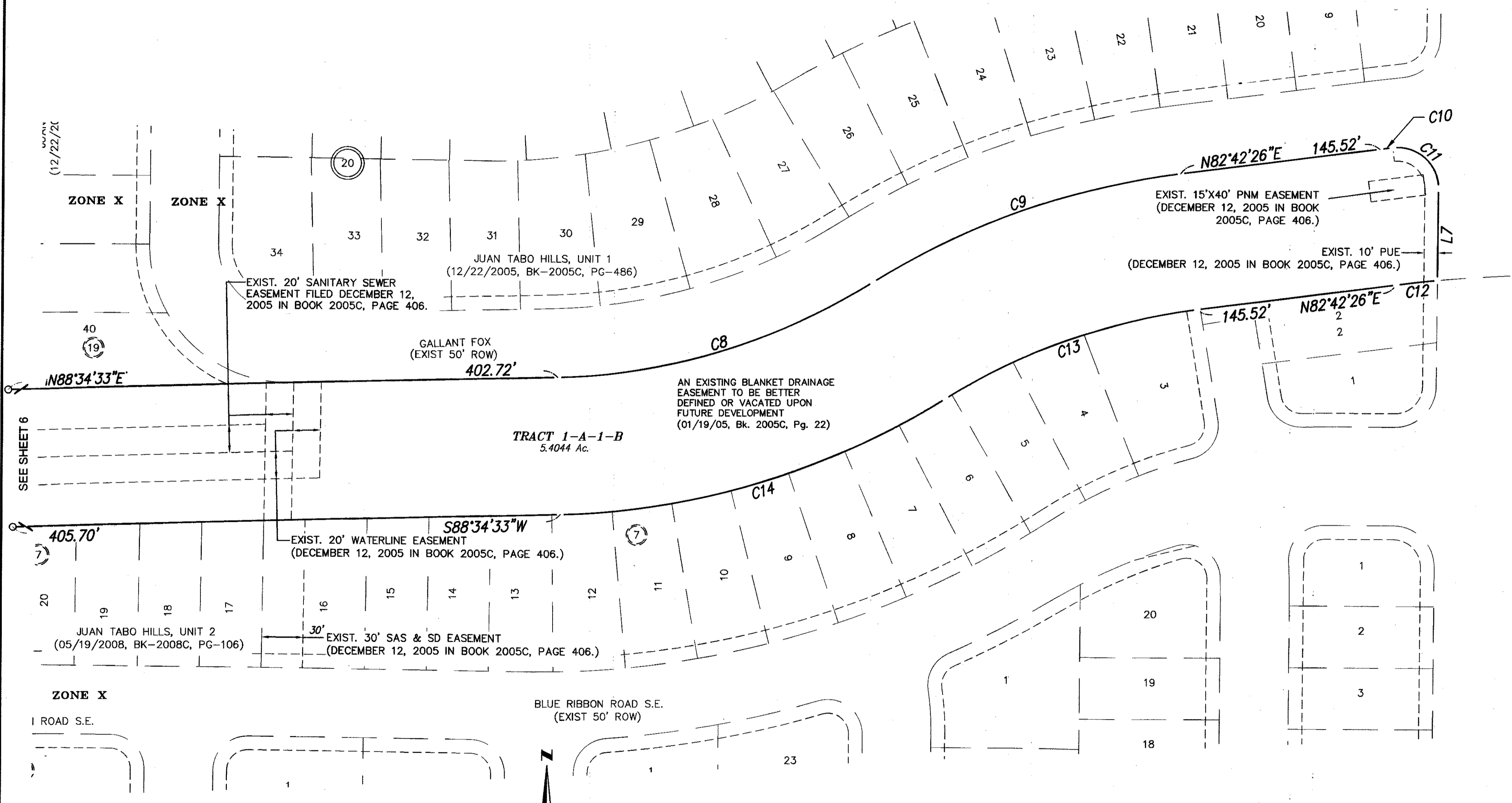
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09/13/2018 09:10 AM Page: 13 of 18
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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

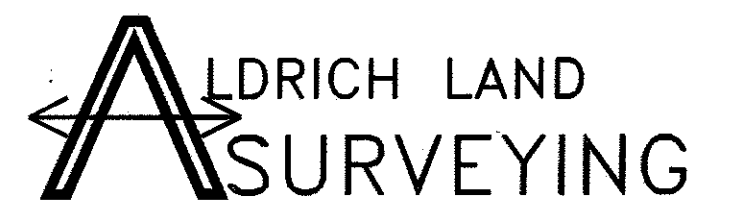
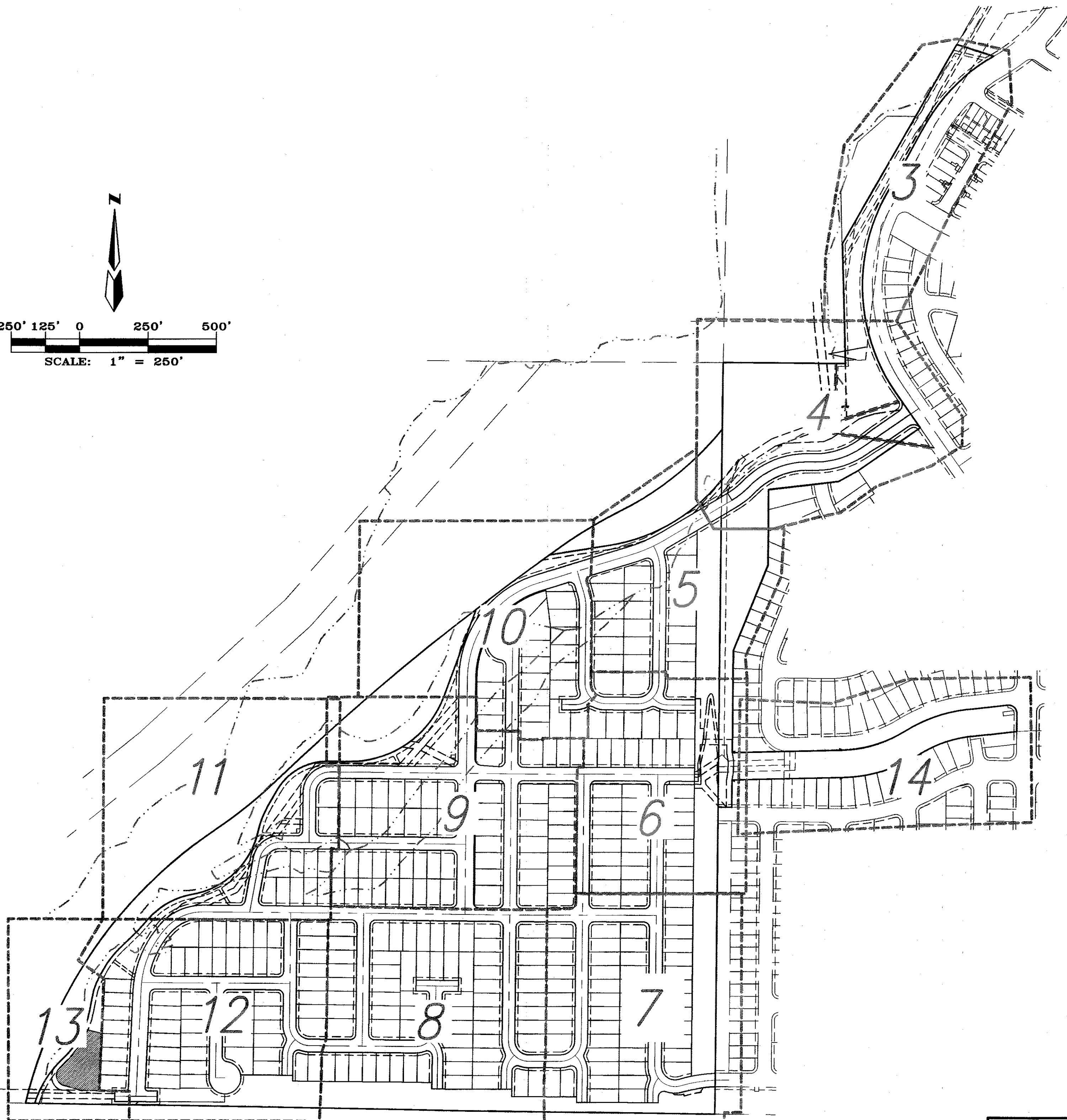
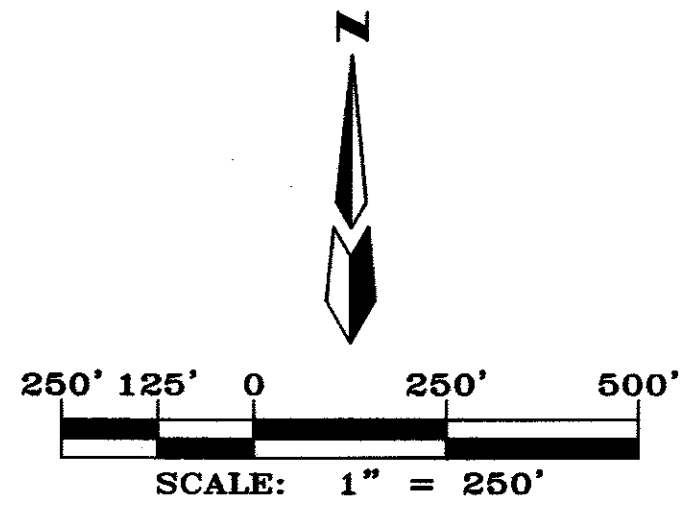


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 505-884-1990

DOCH 2018080142	Drawn: SPS	Checked: TA	Sheet 14 of 18
09/19/2018 09:10 AM Page: 14 of 18 PLAT R: 325.00 B: 2018C P: 0121 Linda Stover, Bernalillo County	Scale: AS SHOWN	Date: 6/6/2018	Job: A11039

DOCH 2018080142
 09/19/2018 09:10 AM Page: 14 of 18
 PLAT R: 325.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

PLAT FOR
 JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018



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

A11039 fp.dwg	Drawn: STEPHEN	Checked: TA	Sheet 15 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

Curve Table

Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C1	1241.69'	1647.00'	43°11'45"	S34°31'12"W	1212.49'
C2	290.15'	1628.00'	10°12'41"	S51°00'43"W	289.76'
C3	1330.26'	8872.00'	8°35'27"	S50°12'06"W	1329.01'
C4	268.65'	1772.00'	8°41'11"	S58°50'26"W	268.39'
C5	478.38'	1128.00'	24°17'57"	S51°02'03"W	474.81'
C6	374.54'	690.00'	31°06'02"	N43°52'25"E	369.96'
C7	771.51'	686.00'	64°26'17"	N2°46'51"W	731.49'
C8	242.23'	450.00'	30°50'29"	S73°09'18"W	239.31'
C9	239.72'	550.00'	24°58'22"	S70°13'15"W	237.83'
C10	9.52'	1050.00'	0°31'09"	S82°58'00"W	9.52'
C11	50.82'	30.00'	97°03'26"	N48°14'42"W	44.96'
C12	30.14'	950.00'	1°49'05"	N83°36'58"E	30.14'
C13	196.13'	450.00'	24°58'22"	N70°13'15"E	194.59'
C14	296.06'	550.00'	30°50'29"	N73°09'18"E	292.49'
C15	187.35'	354.00'	30°19'23"	N31°33'04"E	185.17'
C16	34.91'	20.00'	100°00'00"	N39°42'59"W	30.64'
C17	32.55'	20.00'	93°14'55"	S46°54'28"W	29.07'
C18	145.59'	600.00'	13°54'12"	N66°14'49"E	145.24'
C19	49.70'	600.00'	4°44'46"	N61°40'06"E	49.69'
C20	95.89'	600.00'	9°09'26"	N68°37'12"E	95.79'
C21	46.26'	524.50'	5°03'12"	S75°52'29"W	46.24'
C22	88.77'	524.50'	9°41'51"	N83°15'01"E	88.67'
C23	135.03'	524.50'	14°45'03"	S80°43'25"W	134.66'
C24	139.98'	75.00'	106°56'07"	S53°11'03"E	120.53'
C25	94.25'	50.50'	106°56'07"	N53°11'03"W	81.16'
C26	92.96'	75.00'	71°01'01"	S71°08'36"E	87.12'
C27	47.02'	75.00'	35°55'07"	S17°40'33"E	46.25'
C28	127.79'	500.00'	14°38'37"	N80°40'12"E	127.44'
C29	120.55'	475.50'	14°31'32"	S80°36'39"W	120.23'
C30	63.81'	99.50'	36°44'46"	N88°16'44"W	62.73'
C31	47.12'	30.00'	90°00'00"	N10°00'00"E	42.43'
C32	196.19'	300.00'	37°28'12"	S73°44'06"W	192.71'
C33	253.25'	300.00'	48°21'59"	S68°17'12"W	245.79'
C34	79.54'	300.00'	15°11'31"	S51°41'58"W	79.31'
C35	71.46'	269.50'	15°11'31"	N51°41'58"E	71.25'
C36	278.99'	330.50'	48°21'59"	N68°17'12"E	270.78'
C37	176.25'	269.50'	37°28'12"	N73°44'06"E	173.12'
C38	125.73'	330.50'	21°47'48"	S11°05'55"W	124.97'
C39	45.61'	30.00'	87°06'32"	N81°26'44"W	41.34'
C40	29.25'	20.00'	83°47'02"	N41°36'30"W	26.71'
C41	216.14'	330.50'	37°28'12"	S73°44'06"W	212.31'
C42	227.50'	269.50'	48°21'59"	S68°17'12"W	220.80'
C43	87.63'	330.50'	15°11'31"	S51°41'58"W	87.37'
C44	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C45	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C46	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C47	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C48	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'

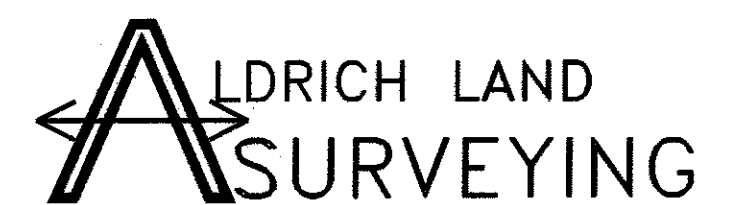
Curve Table

Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C49	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C50	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C51	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C52	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C53	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C54	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C55	27.87'	98.50'	16°12'42"	S7°49'21"E	27.78'
C56	19.78'	98.50'	11°30'27"	S21°40'55"E	19.75'
C57	19.89'	20.00'	56°58'09"	S1°02'56"W	19.08'
C58	94.10'	180.00'	29°57'08"	N14°41'33"W	93.03'
C59	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C60	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C61	38.33'	20.00'	109°48'38"	S55°11'20"W	32.73'
C62	54.97'	75.00'	41°59'48"	N21°16'54"E	53.75'
C63	9.64'	98.77'	5°35'42"	S3°36'23"W	9.64'
C64	29.91'	98.77'	17°21'01"	S15°04'45"W	29.79'
C65	39.55'	98.77'	22°56'43"	N12°16'53"E	39.29'
C68	16.57'	20.00'	47°28'39"	N0°32'27"E	16.10'
C69	5.49'	99.50'	3°09'37"	S21°37'04"E	5.49'
C70	35.29'	99.50'	20°19'16"	S9°52'37"E	35.10'
C71	40.78'	99.50'	23°28'53"	N11°27'26"W	40.49'
C72	25.80'	98.50'	15°00'21"	N7°47'11"E	25.72'
C73	21.86'	98.50'	12°42'47"	N21°38'46"E	21.81'
C74	47.65'	98.50'	27°43'09"	S14°08'35"W	47.19'
C75	19.89'	20.00'	56°58'09"	S0°28'55"E	19.08'
C76	11.71'	100.87'	6°39'14"	N24°41'51"W	11.71'
C77	36.46'	100.87'	20°42'44"	N11°00'52"W	36.27'
C78	48.18'	100.87'	27°21'58"	S14°20'30"E	47.72'
C79	38.39'	20.00'	109°59'06"	S54°42'32"E	32.76'
C80	80.90'	51.50'	90°00'00"	N44°42'59"W	72.83'
C81	23.68'	203.50'	6°39'57"	N3°02'58"W	23.66'
C82	37.01'	203.50'	10°25'08"	N11°35'31"W	36.95'
C83	33.86'	98.50'	19°41'39"	N80°08'44"E	33.69'
C84	0.50'	98.50'	0°17'27"	S89°51'43"E	0.50'
C85	34.36'	98.50'	19°59'06"	N80°17'28"E	34.18'
C86	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C87	58.90'	75.00'	45°00'00"	S67°47'01"W	57.40'
C88	58.90'	75.00'	45°00'00"	N22°47'01"E	57.40'
C89	80.90'	51.50'	90°00'00"	N45°17'01"E	72.83'
C90	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C91	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C92	58.90'	75.00'	45°00'00"	N67°12'59"W	57.40'
C93	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C94	80.90'	51.50'	90°00'00"	S44°42'59"E	72.83'
C95	0.50'	98.50'	0°17'27"	S89°34'16"E	0.50'
C96	33.86'	98.50'	19°41'39"	S79°34'43"E	33.69'
C97	34.36'	98.50'	19°59'06"	S79°43'27"E	34.18'
C98	38.39'	20.00'	109°59'06"	N55°16'33"E	32.76'

Curve Table

Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C99	164.29'	330.50'	28°28'56"	N58°57'27"E	162.61'
C100	60.68'	203.50'	17°05'06"	N8°15'32"W	60.46'
C101	35.21'	20.00'	100°52'11"	N61°19'02"W	30.84'
C102	47.65'	98.50'	27°43'09"	N13°34'34"W	47.19'
C103	13.93'	94.50'	8°26'41"	S25°18'40"W	13.92'
C104	34.32'	94.50'	20°48'20"	S10°41'10"W	34.13'
C105	48.24'	94.50'	29°15'00"	N14°54'31"E	47.72'
C106	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C107	16.51'	10.51'	90°00'00"	S48°00'35"W	14.87'
C108	15.71'	10.00'	90°00'00"	N44°42'59"W	14.14'
C111	46.01'	98.50'	26°45'51"	S13°39'56"W	45.59'
C112	20.93'	20.00'	59°58'06"	S2°56'12"E	19.99'
C113	30.50'	156.50'	11°09'57"	N5°17'58"W	30.45'
C114	12.80'	156.50'	4°41'15"	S8°32'19"E	12.80'
C115	17.70'	156.50'	6°28'42"	S2°57'21"E	17.69'
C116	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C117	80.90'	51.50'	90°00'00"	N45°17'01"E	72.83'
C118	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C119	58.90'	75.00'	45°00'00"	N67°47'01"E	57.40'
C120	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C121	39.30'	20.00'	112°34'46"	N56°00'23"W	33.27'
C122	28.30'	98.50'	16°27'37"	S75°56'03"W	28.20'
C123	10.52'	98.50'	6°07'09"	S87°13'26"W	10.51'
C124	38.82'	98.50'	22°34'46"	S78°59'37"W	38.57'
C125	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C126	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C127	80.90'	51.50'	90°00'00"	S44°42'59"E	72.83'
C128	58.90'	75.00'	45°00'00"	S67°12'59"E	57.40'
C129	58.90'	75.00'	45°00'00"	N22°12'59"W	57.40'
C130	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C131	58.90'	75.00'	45°00'00"	N22°47'01"E	57.40'
C132	33.99'	98.50'	19°46'18"	N9°36'08"W	33.82'
C133	13.66'	98.50'	7°56'51"	N23°27'43"W	13.65'
C134	47.65'	98.50'	27°43'09"	S13°34'34"E	47.19'
C135	19.89'	20.00'	56°58'09"	S1°02'56"W	19.08'
C136	20.08'	94.50'	12°10'33"	N23°26'44"E	20.04'
C137	28.16'	94.50'	17°04'28"	N8°49'14"E	28.06'
C138	48.24'	94.50'	29°15'00"	S14°54'31"W	47.72'
C139	38.39'	20.00'	109°59'06"	S55°16'33"W	32.76'
C140	28.85'	98.50'	16°47'02"	N78°07'25"W	28.75'
C141	5.50'	98.50'	3°12'03"	N88°06'58"W	5.50'
C142	34.36'	98.50'	19°59'06"	N79°43'27"W	34.18'
C143	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C145	29.38'	20.00'	84°10'12"	N41°25'00"W	26.81'
C146	74.63'	58.50'	73°05'42"	N46°57'10"W	69.67'
C147	102.81'	58.50'	100°41'20"	N39°56'21"E	90.08'
C148	49.91'	58.50'	48°53'00"	S65°16'30"E	48.41'
C149	41.98'	58.50'	41°07'00"	S20°16'30"E	41.09'

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018



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

Scale: AS SHOWN	Drawn: STEPHEN	Checked: TA	Sheet 16 of 18
	Date: 6/6/2018	Job: A11039	

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 09/19/2018 09:10 AM Page: 16 of 18
 PLAT R: \$25.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

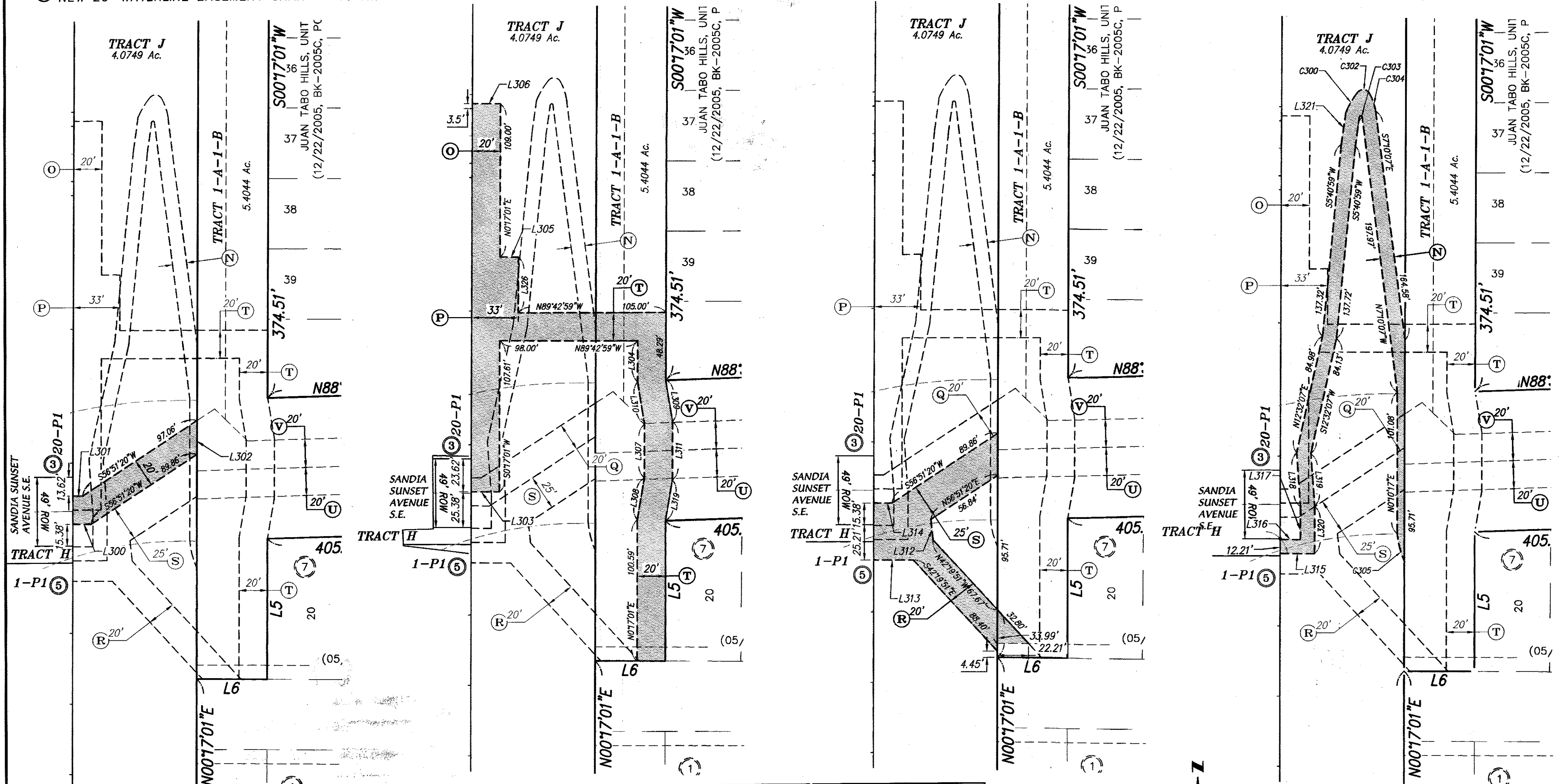
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NEW EASEMENTS

- (N) NEW 10' PUBLIC TRAIL EASMENT TO BE MAINTAINED BY H.O.A.
- (O) NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
- (P) NEW 33' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
- (Q) NEW 20' SAS EASEMENT GRANTED TO A.B.C.W.U.A.
- (R) NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO C.O.A.
- (S) NEW 25' PUBLIC STORM DRAIN EASEMENT GRANTED TO C.O.A.
- (T) NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.

Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C300	16.66'	56.50'	16°53'45"	S30°42'41"W	16.60'
C302	9.70'	5.00'	111°06'52"	N85°17'00"W	8.25'
C303	2.88'	1.00'	164°54'51"	N89°37'32"W	1.98'
C304	13.76'	37.30'	21°07'51"	N19°09'39"W	13.68'
C305	20.24'	64.56'	17°57'40"	S14°08'57"E	20.15'

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018

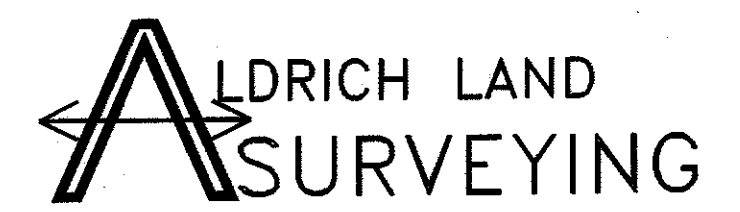
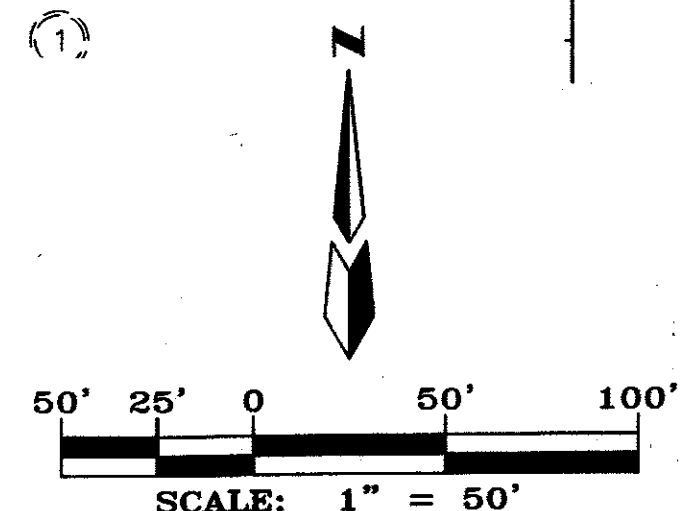


EXISTING EASEMENTS

- (U) EXIST. 20' WATERLINE EASEMENT, JUAN TABO HILLS, UNIT 1, (DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.)
- (V) EXIST. 20' SANITARY SEWER EASEMENT, JUAN TABO HILLS, UNIT 1, (DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.)

C.O.A.=CITY OF ALBUQUERQUE

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L300	N89°42'59"W	13.00'	L307	N0°17'01"E	38.36'	L314	N89°42'59"W	13.00'
L301	N89°42'59"W	7.00'	L308	S9°47'17"W	30.28'	L315	N89°35'26"W	24.25'
L302	S0°17'01"W	23.96'	L309	S9°07'44"E	30.57'	L316	S89°35'26"E	14.27'
L303	N89°42'59"W	20.00'	L310	N9°07'44"W	30.57'	L317	N0°24'34"E	23.40'
L304	N0°17'01"E	29.12'	L311	S0°17'01"W	41.67'	L318	N3°58'13"W	38.74'
L305	N89°42'59"W	13.00'	L312	N6°04'06"W	14.69'	L319	S10°03'18"W	29.46'
L306	N89°42'59"W	20.00'	L313	S89°35'26"E	26.26'			



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

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PLAT R: \$25.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

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Current DRC
Project Number: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENT'S AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Juan Tabo Hills Estates

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

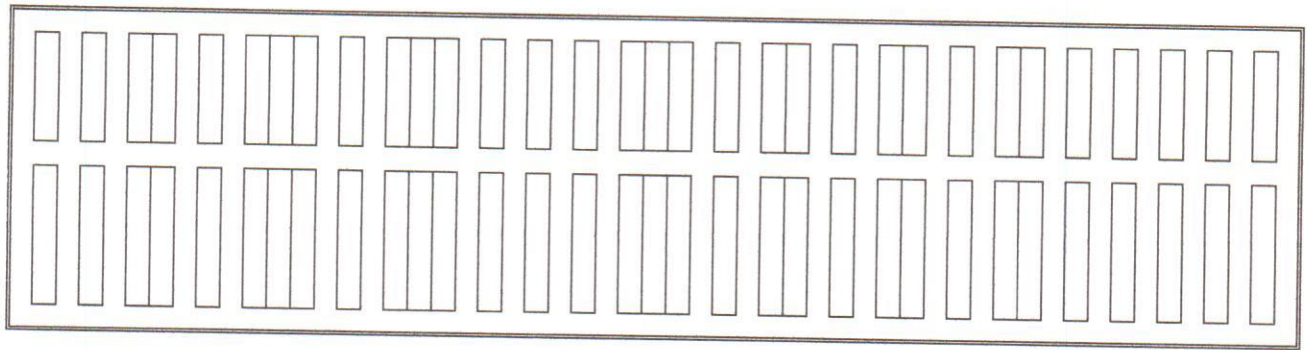
**Tract A Juan Tabo Hills West & Tract 1-A-1 Juan Tabo Hills Unit 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Date Submitted: April 4, 2017
Date Site Plan Approved: _____
Date Preliminary Plat Approved: January 25, 2017
Date Preliminary Plat Expires: January 25, 2018
DRB Project No.: 1005278
DRB Application No.: 17DRB-70097

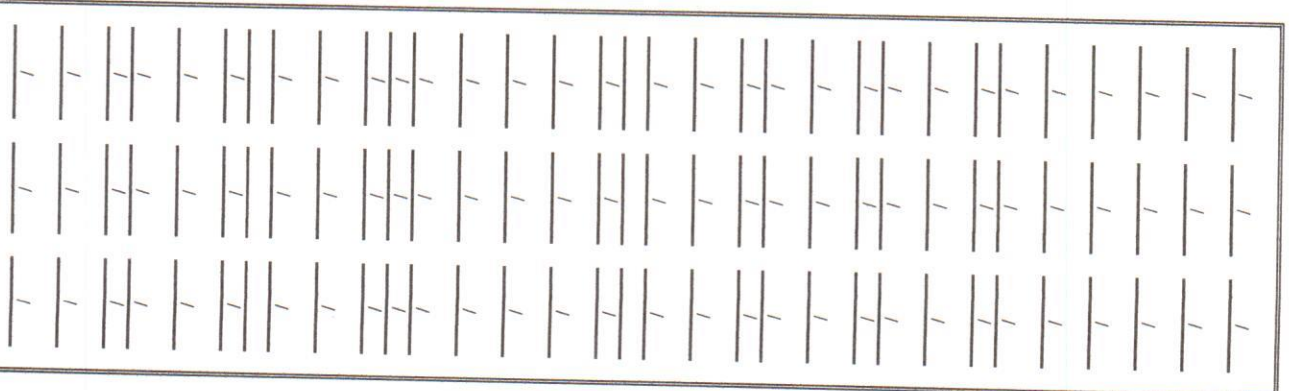
* *Extension*
17 DRB-70006

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 PAVING	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		10'	AC Trail (to be maintained by HOA)	Tract J	Sandia Sunset Ave	Tract 1-A-1-B	/	/	/
		32' FF	Major Local Paving C&G (both sides)	Rocky Top Dr.	Juan Tabo Blvd	Sandia Sunset Ave.	/	/	/
		6'	Sidewalk (Southeast side)				/	/	/
		10'	AC Trail (Northwest side)				/	/	/
		32' FF	Major Local Paving C&G (both sides)	Rocky Top Dr.	Manzano Vista Ave	Sandia Sunset Ave.	/	/	/
		6'	Sidewalk (Both Sides)				/	/	/
		26' FF	Local Residential Paving C&G (both sides)	Sunset St.	Rodey Ave	Rocky Top Dr.	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		26' FF	Local Residential Paving C&G (both sides)	Popejoy St	Rodey Ave	Rocky Top Dr.	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		26' FF	Local Residential Paving C&G (both sides)	Rodey Ave	Popejoy St	Sunset St.	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		25' FF	Local Residential Paving C&G (both sides)	Rodey Ave	Sunset St.	East End of Stub	/	/	/
		4'	Sidewalk (southside) (1)				/	/	/

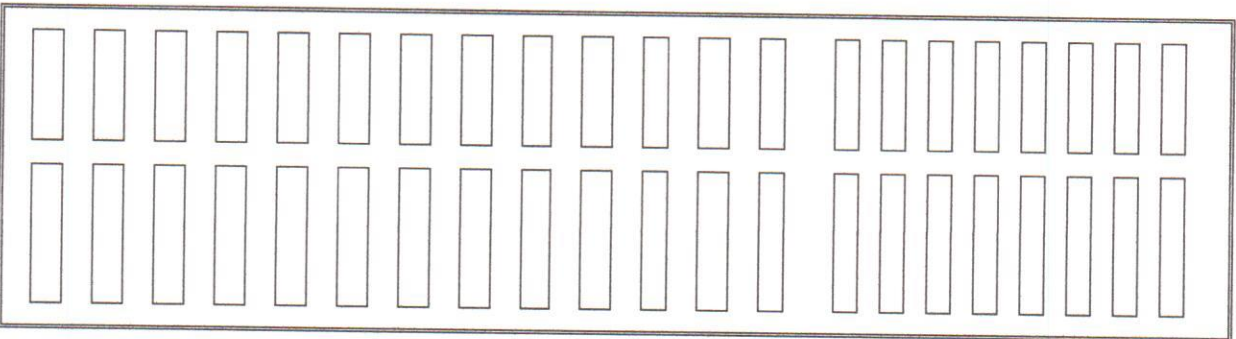


25' FF	Local Residential Paving C&G (both sides)	Rockey Ave	Poppey St	West End of Stub
4'	Sidewalk (South side only) (1)			
26' FF	Local Residential Paving C&G (both sides)	Duke City St	Sandia Sunset Ave	North end of Cul-de-sac
4'	Sidewalk (both sides) (1)			
36' FF	Major Local Paving C&G (both sides)	Sandia Sunset Ave	Rocky Top Dr.	Duke City St
10'	Trail (South side)			
4'	Sidewalk (North side)			
36' FF	Major Local Paving C&G (both sides)	Sandia Sunset Ave	Duke City St	Hubbard St
10'	Trail (South side)			
4'	Sidewalk (north side) (1)			
36' FF	Local Residential Paving C&G (both sides)	Sandia Sunset Ave	Hubbard St.	Tract J
10'	Trail (South side)			
4'	Sidewalk (north side) (1)			
40' FF	Local Residential Paving C&G (both sides)	Sandia Sunset Ave.	Rocky Top Dr.	Rock Squirrel Ave.
4'	Sidewalk (South side) (1)		Lot 9 thru 16	
4'	Sidewalk (East side)		Lot 1 & 16	
10'	Trail (Northwest side)			
26' FF	Local Residential Paving C&G (both sides)	Rock Squirrel Ave.	Rocky Top Dr.	Sandia Sunset Ave
4'	Sidewalk (both sides) (1)			
40' FF	Local Residential Paving C&G (both sides)	Rock Squirrel Ave.	Sandia Sunset Ave	Manzano Vista Ave
4'	Sidewalk (South side) (1)		Lot 1 & 2	
4'	Sidewalk (East side)		Lot 1 & 27	
10'	Trail (Northwest side)			
40' FF	Local Residential Paving C&G (both sides)	Manzano Vista Ave	Rock Squirrel Ave.	Cougar Run
4'	Sidewalk (South side) (1)		Lot 1 thru 5	
4'	Sidewalk (East side)		Lot 1	
10'	Trail (Northwest side)			
40' FF	Local Residential Paving C&G (both sides)	Cougar Run	Manzano Vista Ave	Running Bear
4'	Sidewalk (East side)		Lot 16	
10'	Trail (West side)			
40' FF	Local Residential Paving C&G (both sides)	Cougar Run	Running Bear	Tract O
4'	Sidewalk (both sides) (1)			

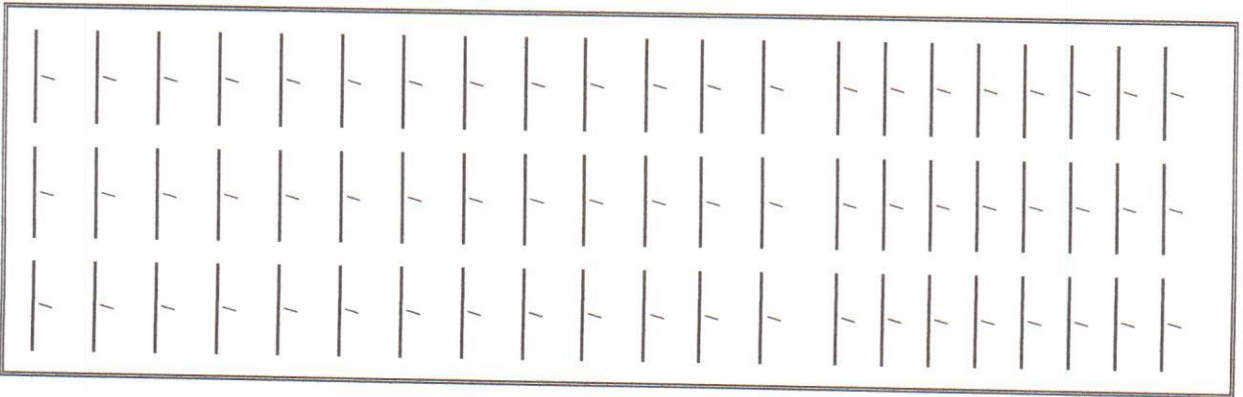


WATER

8"	Waterline	Rocky Top Dr.	Sunset St.	Duke City St.	/	/	/	/
8"	Waterline	Rocky Top Dr.	Sandia Sunset Ave	Manzano Vista Ave	/	/	/	/
8"	Waterline	Sunset St.	Rodey Ave	Rocky Top Dr.	/	/	/	/
8"	Waterline	Popejoy St	Rodey Ave	Rocky Top Dr.	/	/	/	/
8"	Waterline	Rodey Ave	Popejoy St	Tract J	/	/	/	/
8"	Waterline	Tract J	Rodey Ave	Sandia Sunset Ave	/	/	/	/
8"	Pressure Reducing Station	Tract J	Rodey Ave	Sandia Sunset Ave	/	/	/	/
8"	Waterline	Tract 1-A-1-B	Blue Ribbon Rd	Existing 8" Tract 1-A-1-B	/	/	/	/
8"	Waterline	Tract 1-A-1-B	PRV in Tract J	New 8" Tract 1-A-1-B	/	/	/	/
4"	Waterline	Rodey Ave	Popejoy St	West End of Slub	/	/	/	/
8"	Waterline	Duke City St	Rocky Top Dr.	Fred Harvey Ave.	/	/	/	/
10"	Waterline	Sandia Sunset Ave	Rock Squirrel Ave.	Lot 16 Block 9	/	/	/	/
8"	Waterline	Sandia Sunset Ave	Lot 16 Block 9	Tract J	/	/	/	/
8"	Waterline	Rock Squirrel Ave.	Sandia Sunset Ave	Rocky Top Dr.	/	/	/	/
10	Waterline	Rock Squirrel Ave.	Sandia Sunset Ave	Manzano Vista Ave.	/	/	/	/
8"	Waterline	Cougar Run St.	Manzano Vista Ave	Tract O	/	/	/	/
10"	Waterline	Manzano Vista Ave.	Rock Squirrel Ave.	Silver Dollar St	/	/	/	/
8"	Waterline	Manzano Vista Ave	Rock Squirrel Ave.	Cougar Run St.	/	/	/	/
8"	Waterline	Running Bear Ave.	Cougar Run St.	White Dove	/	/	/	/
8"	Waterline	Hubbard St	Sandia Sunset Ave.	Fred Harvey Ave.	/	/	/	/
10"	Waterline	Silver Dollar St	Manzano Vista Ave.	Pocono Rd.	/	/	/	/
8"	Waterline	Silver Dollar St	Sandia Sunset Ave.	Manzano Vista Ave.	/	/	/	/
10"	Pressure Reducing Station	Tract O	Silver Dollar St.	Existing 10" Waterline	/	/	/	/
10"	Waterline	Pocono Rd.	Silver Dollar St.	Existing 10" Waterline	/	/	/	/
4"	Waterline	Duke City St	Fred Harvey Ave.	Lot 25 Block 17	/	/	/	/
4"	Waterline	Hubbard St.	Fred Harvey Ave.	Lot 1 Block 20	/	/	/	/



4"	Waterline	Silver Dollar St.	Pocono Rd.	Lot 26 Block 20	/	/	/	
8"	Waterline	Canyon Wren Ct.	North End of Cui-de-sac	Harrier Hawk Ave.	/	/	/	
4"	Waterline	Canyon Wren Ct.	Harrier Hawk Ave.	Lot 26 Block 17	/	/	/	
4"	Waterline	White Dove St.	Harrier Hawk Ave.	Lot 11 Block 14	/	/	/	
8"	Waterline	White Dove St.	Harrier Hawk Ave.	Manzano Vista Ave.	/	/	/	
8"	Waterline	Harrier Hawk Ave.	White Dove St.	Canyon Wren Ct.	/	/	/	
8"	Waterline	Burrowing Owl St.	Harrier Hawk Ave.	Manzano Vista Ave.	/	/	/	
8"	Waterline	Lobo Trot Rd.	Running Bear Ave.	Tract O	/	/	/	
SANITARY SEWER								
8"	Sanitary Sewer	Rocky Top Dr.	Sunset St.	Duke City St.	/	/	/	
8"	Sanitary Sewer	Sunset St.	Rodey Ave.	Rocky Top Dr.	/	/	/	
8"	Sanitary Sewer	Popejoy St.	Rodey Ave.	Rocky Top Dr.	/	/	/	
8"	Sanitary Sewer	Rodey Ave.	Lot 21, Block 3	Popejoy St.	/	/	/	
8"	Sanitary Sewer	Rodey Ave.	Lot 28, Block 3	Popejoy St.	/	/	/	
8"	Sanitary Sewer	Duke City St.	Rocky Top Dr.	Lot 25 Block 17	/	/	/	
8"	Sanitary Sewer	Sandia Sunset Ave.	Rock Squirrel Ave.	Existing 8" SAS at East Boundary	/	/	/	
8"	Sanitary Sewer	Rock Squirrel Ave.	Manzano Vista Ave.	Rocky Top Dr.	/	/	/	
8"	Sanitary Sewer	Cougar Run St.	Manzano Vista Ave.	Tract O	/	/	/	
8"	Sanitary Sewer	Manzano Vista Ave.	Cougar Run St.	Rocky Top Dr.	/	/	/	
8"	Sanitary Sewer	Running Bear Ave.	Cougar Run St.	White Dove	/	/	/	
8"	Sanitary Sewer	Hubbard St.	Sandia Sunset Ave.	Lot 1 Block 20	/	/	/	
8"	Sanitary Sewer	Silver Dollar St.	Sandia Sunset Ave.	Lot 26 Block 20	/	/	/	



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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
							/	/
							/	/
							/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature							City User Dept. Signature	
Date							Date	

- 1 Sidewalks to be Deferred
- 2 Street Lights Per DPM
- 3 Water Infrastructure includes Valves, Fittings, Valve Boxes, Fire Hydrants, and Appurtenances
- 4 Sanitary Sewer includes manholes and service connection to property line
- 5 Storm Drain includes manholes & inlets and Storm Drain sizes shall be per DRC final design and analysis.
- 6 Engineer's Certification of Private Grading & Drainage per DPM for release of SIA & Financial Guaranty's. Financial Guaranty's are not required for grading.
- 7 Financial Guarantee for this item will be in the form of a bond or cashier's check to AMAFCA.
- 8 Paving Infrastructure includes traffic signing and striping of Rocky Top Dr. to provide two 12' drive lanes and one 6' bike lane.
- 9 Upon Preliminary Plat approval owners will protect the Archeology site with a 6' temporary Chain link fence.
- 10 The owners will authorize Lone Mountain to proceed with the recovery plan as approved by the SHPO as soon as possible.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer, PE

[Signature] 4-12-17

[Signature] 4/12/17
PARKS & RECREATION DEPARTMENT - date

Mark Goodwin & Associates, PA

[Signature] 4/12/17
TRANSPORTATION DEVELOPMENT - date

[Signature] 4/12/17
AMAFCA - date

[Signature] 4-10-17
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

[Signature] 4/12/17
UTILITY DEVELOPMENT - date

[Signature] 4/12/17
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER