



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 P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input checked="" type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
SITE PLANS	<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Amendment to Infrastructure List – removing LOMR item line.

APPLICATION INFORMATION

Applicant: JTH, LLC		Phone: 975-1502
Address: PO BOX 1443		Email: rsvg7@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 828-2200
Address: PO BOX 90606		Email: diane@goodwinengineers.com
City: Albuquerque	State: NM	Zip: 87199
Proprietary Interest in Site:		List all owners: JTH, LLC

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: 3B
Subdivision/Addition: Juan Tabo Hills	MRGCD Map No.:	UPC Code: 102205510444320000
Zone Atlas Page(s): M-22	Existing Zoning: R-T	Proposed Zoning R-T
# of Existing Lots: 40	# of Proposed Lots: 40	Total Area of Site (Acres): 9.54

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Monachos Rd	Between: Juan Tabo Blvd.	and: Tijeras Arroyo
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1007140, 15DRB-70300, PR-2019-002671, SD-2019-00141

Signature: <i>Diane Hoelzer</i>	Date: 8-6-2020
Printed Name: Diane Hoelzer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? no if yes, indicate language: none
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.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 S2 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

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

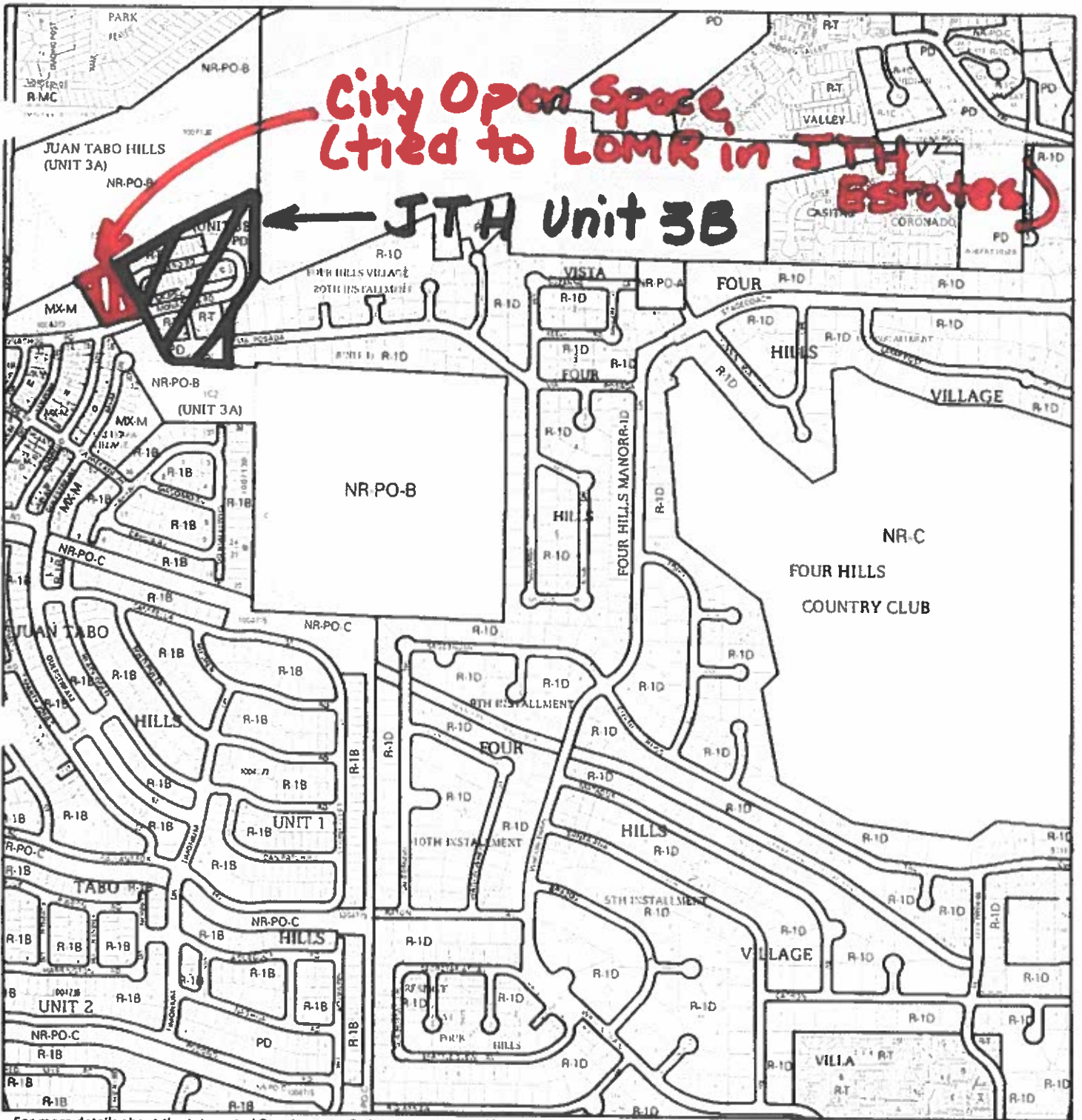
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination Public Notice Inquiry response
- Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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 (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u><i>Diane Holzner</i></u></p>	<p>Date: <u>8-6-2020</u></p>
<p>Printed Name: <u>DIANE HOLZNER</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

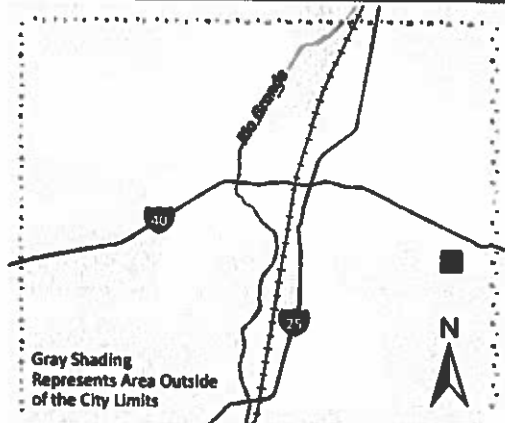


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

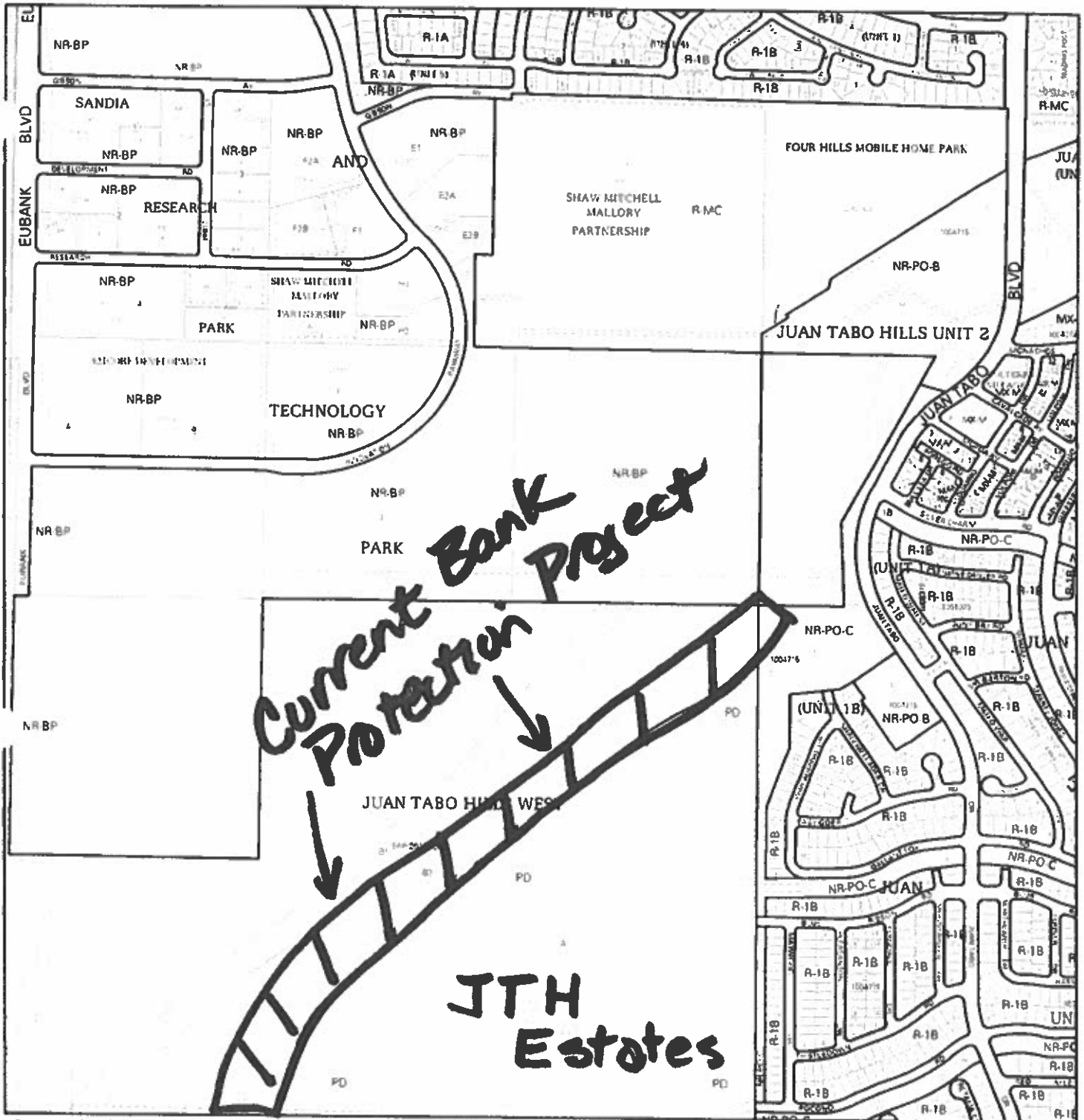


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page
M-22-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



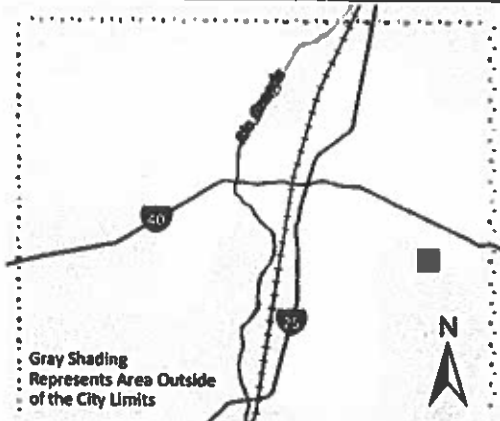


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

0 250 500 1,000 Feet



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

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

August 7, 2020

Ms. Jolene Wolfley
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87102

**Re: Juan Tabo Hills 3B (PR-2019-002671)
Request Approval to amend the JTH Unit 3B Infrastructure List and release the IIA
for the LOMR item on JTH Unit 3B Infrastructure list**

Dear Ms. Wolfley,

On behalf of our client, JTH, LLC, we are requesting an approval of an amendment to the Infrastructure List for Juan Tabo Hills Unit 3B, PR-2019-002671. We are requesting that the LOMR item on this Infrastructure be deleted since it is tied to the LOMR item on the Infrastructure List for Juan Tabo Hills Estates (PR-2018-001326). By removing the LOMR from the Unit 3B Infrastructure list, this will allow the expiring IIA and Financial Guaranty to be released.

Upon completion and acceptance of Juan Tabo Hills Estates project which is currently almost complete, the LOMR request will be submitted to FEMA which will include all the bank protection constructed along JTH Estates as well as the removal of the floodplain on the City Open Space property adjacent to JTH Unit 3B which is located upstream of the Juan Tabo Bridge.

If you have questions or need further explanation, please contact me directly.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer



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

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

August 4, 2020

Ms. Jolene Wolfley
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87102

Re: Juan Tabo Hills 3B LOMR (PR-2019-002671)

Dear Ms. Wolfley,

On behalf of our client, JTH, LLC, we are requesting permission to resubmit for IIA Extension for the LOMR within the Juan Tabo Hills Unit 3B project. As per the Notice of Decision on August 23, 2019, we were given a 1-year extension which was the final extension per the new IDO requirements.

However, the LOMR for the City Open Space area (refer to vicinity map) which is tied to the JTH Unit 3B IIA Extension is tied to the LOMR for the current JTH Estates (PR-2018-001326) Bank Protection Plans (CPN 654886). The construction of this project has just been completed. Our office is now in the process of preparing the close out package for submission to the city for approval.

Upon being notified of completion, our office will begin working on the LOMR for both the Bank Protection and the City of Albuquerque Open Space Area (associated with Unit 3B) to submit to FEMA for their approval. As you know, the FEMA approval process is a lengthy time-consuming process

Based on the above justification, we are requesting DRB grant an exception to the IDO rules and allow another extension of the current Unit 3B IIA. If you know of another way to deal with this unusual situation, please let us know.

If you have questions or need further explanation, please call me, 828-2200 (office) or (239-511 cell)

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

Current DRC
Project Number

FIGURE 12

Date Submitted: 02/20/2012
 Date Site Plan Approved: 7-26-12
 Date Preliminary Plat Approved: 7-26-12
 Date Preliminary Plat Expires: 7-26-13

ORB Project No: 1007140
 DRB Application No: 12-13-17

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, those 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 Cnat Engineer
		40' FF	PAVING Perm Pvrnt	Monachos Road	Juan Tabo Blvd	Zanjero Road			
		4'	C&G (both sides) 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 Pvrnt	Zanjero Road	Monachos Road	Monachos Rd @ Lots 15/Tract D P L			
		4'	C&G (both sides, 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 D P L			
		0'	Waterline	Monachos Road	Existing WL Near West P L	Zanjero Road			
		0'	Waterline	Zanjero Road	Monachos Road	Monachos Road			
		0	Waterline	Tract D 5' public WL easement	Monachos Road	Tract C - Existing WL			
		0'	Waterline	Tract A 5' public SAS & WL easmt	Zanjero Road	East PL			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Ensl Engineer
		8"	SANITARY SEWER 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, DK 3	/	/	/
		8"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
		8" & 60"	STORM DRAIN 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	/	/	/
		30"	Storm Drain	Monachos Road	Tract 1-C-2	Zanjero Road	/	/	/
		30", 30" 42"	Storm Drain	Monachos Road	Juan Tabo Blvd	20' SD Easement	/	/	/
		1.5'	Gravel Road	Tract C & Tract 1-C-2	Via Posada	Monachos Road	/	/	/
		4.5'	Gravel Road	Tract 1-C-1	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
			Restoration & Revegetation (Separate SIA for 3 years)	Disturbed areas per approved plan	Tract 1-C-1 and 1-C-2 (COA Open Space)		/	/	/

2012

 LONR (\$50,000): \$15,000

The items listed below are on the CCP 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		
							Inspector	City Inspector	City Cnet Engineer

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

City User Dept. Signature _____ Date _____

*** Deferred sidewalk**

- Water Infrastructure to include valves, fillings, and firehydrants as per approved DRC plans ; See 1/15/12
- SAS Infrastructure to include manholes and service connections as per DRC plans
- Storm Drain Infrastructure includes manholes and inlets as per DRC plans
- Grading and Drainage Certification and permit for wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- This site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA
- Turnkey agreement with AMAFCA for the Teras Arroyo Bank Protection (No Financial Guarantee Required)
- 10' Wide crusher fine trail with stabilizer to replace 4' sidewalk on north side of Monaches Rd

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates

Diane Hoelzer 8-28-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Carol S. Dumont 9-26-12
PARKS & RECREATION - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	12-13-13	<i>John Hand</i>	<i>Waste & Clean</i>	<i>Diane Hoelzer</i>

ORIGINAL

Current DRC
Project Number _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS 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	Sandis 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	Rodney Ave	Rocky Top Dr	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		26' FF	Local Residential Paving C&G (both sides)	Popejoy St	Rodney Ave	Rocky Top Dr	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		26' FF	Local Residential Paving C&G (both sides)	Rodney Ave	Popejoy St	Sunset St.	/	/	/
		4'	Sidewalk (both sides) (1)				/	/	/
		25' FF	Local Residential Paving C&G (both sides)	Rodney Ave	Sunset St	East End of Sub	/	/	/
		4'	Sidewalk (southside) (1)				/	/	/

The items listed below are on the CC:IP 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		Approval of Creditable Items:	Date
							Inspector P.E.	City Cnst Engineer		
							/	/		
							/	/		

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

AGENT / OWNER

Diane Hoelzer, PE
 NAME (print)
 Mark Goodwin & Associates, PA
 FIRM
 Signature: *Diane Hoelzer* 4-10-17
 SIGNATURE - date

DRB CHAIR - date
Robert Goodwin 4-12-17
 TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date
Renee Braxton 4/12/17
 CITY ENGINEER - date

AMAFCA - date
 PARKS & RECREATION DEPARTMENT - date
1 Sandoval 4/12/17

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

**REPLAY FOR
LOTS 1-A THROUGH 15-A, BLOCK 1,
LOTS 1-A THROUGH 15-A, BLOCK 2,
LOTS 1-A THROUGH 10-A, BLOCK 3
AND TRACTS "A-1" THROUGH "G-1",
JUAN TABO HILLS UNIT 3B
WITHIN**

SECTION 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2014

ACS MONUMENT
"A-1"
T=1,473,782.505
Y=1,504,253.207
G=C-0.899842748
AZ=070°46'18"
CENTRAL ZONE
(NAD 1983)

[Signature]
06/13/14



BOOK 201402002
PAGE 118
CITY OF ALBUQUERQUE, NEW MEXICO

**ALDRICH LAND
SURVEYING**

F.O. BOX 30701, ALBU, N.M. 87190
505-864-1990

Client: A.L.S.
Job: AT1003
Sheet 2 of 4

EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT
(12-28-04, 96C-387)

TRACT I-C-1
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-2
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-3
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-4
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-5
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-6
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-7
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-8
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-9
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-10
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-11
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-12
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-13
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

TRACT I-C-14
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

EASEMENTS

- 1. EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-18-78, MSC. 608, PG. 359-364)
- 2. EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (08-21-78, BK.MSC. 888, PG. 291-293) (07-08-79, BK.MSC. 702, PG. 258-261)
- 3. EXISTING 30' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- 4. EXISTING 10' GAS EASEMENT (08-30-87, BK. 97-27, PGS. 113-119)
- 5. EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-28-04, 96C-387)
- 6. EXIST. 10' WEST EASEMENT (12/22/2005, BK-2005C, PG-008)
- 7. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-008)
- 8. EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-008)
- 9. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-008)
- 10. 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, BK.MSC. 414, PG. 443) (08-08-78, MSC. 493, PG. 478)

EASEMENTS 11 through 17 TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT.

- 11. NEW 10' P.L.E.
- 12. NEW 10' PNM EASEMENT.
- 13. NEW 20' PUBLIC DRAINAGE EASEMENT.
- 14. NEW 10' CENTURY LINK EASEMENT.
- 15. NEW 10'x20' CENTURY LINK EASMT.
- 16. NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT.
- 17. NEW 20' PUBLIC STORM DRAIN EASEMENT.
- 18. NEW C.O.A. 51' WIDE PRIVATE ACCESS EASEMENT.
- 19. NEW 80' PUBLIC ROADWAY EASEMENT. (01/22/2014, BK-2014C, PG-5)
- 20. EXISTING 51' WIDE PRIVATE ACCESS EASEMENT (01/22/2014, BK-2014C, PG-5)
- 21. EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 8 - 10, BLOCK 3 (01/22/2014, BK-2014C, PG-5) (VACATED (1409B-70102))
- 22. EXISTING 10' PUBLIC DRAINAGE EASEMENT (01/22/2014, BK-2014C, PG-5)
- 23. EXISTING 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE (01/08/2014, B 2014C, P 0002)
- 24. EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 3 (VACATED (1409B-70102))
- 25. EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 1 (VACATED (1409B-70102))
- 26. EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 6 - 8, BLOCK 1 (VACATED (1409B-70102))
- 27. EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 10 - 15, BLOCK 1 (VACATED (1409B-70102))

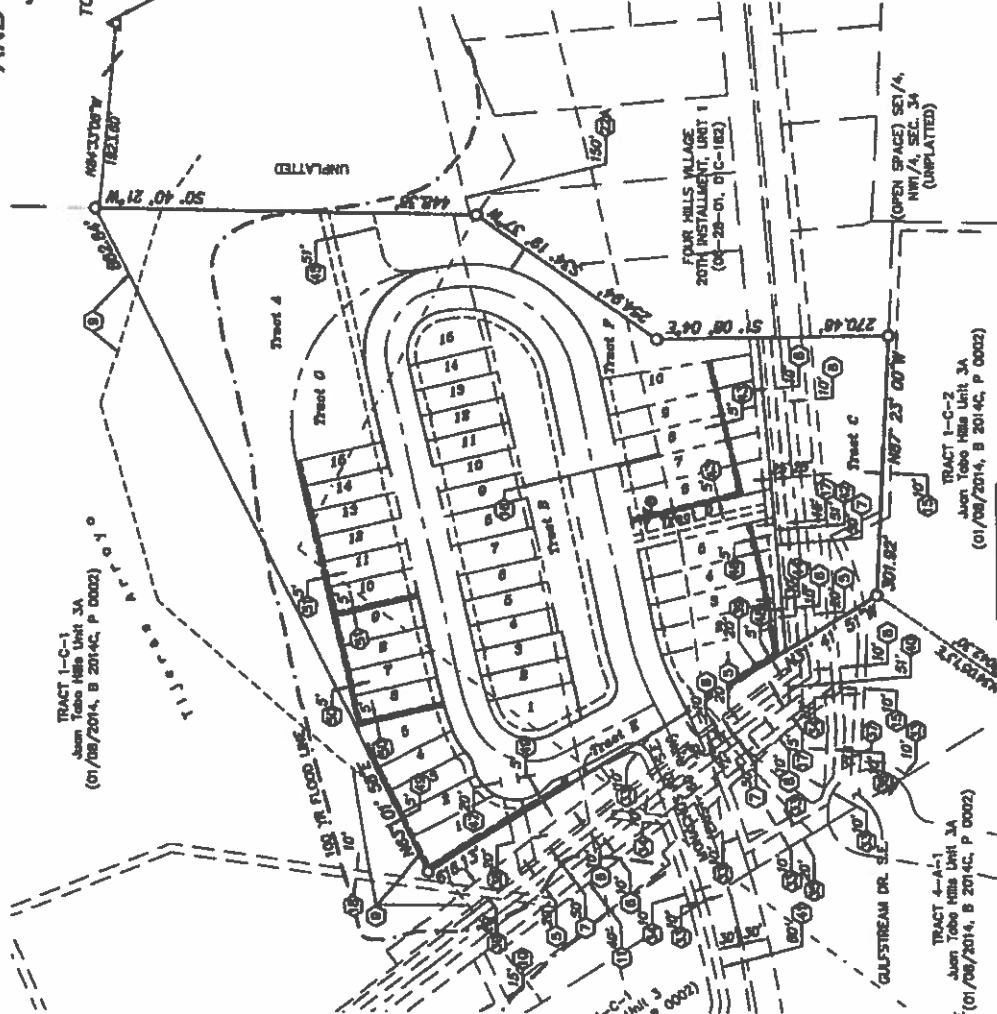
LEGEND

○ FOUND AND SET 5/8" REBAR WITH CAP TOPS 7718"

ABBREVIATIONS

1.T.H.U.1. = JUAN TABO HILLS UNIT 1 (12/22/2005, BK-2005C, PG-008)
1.T.H.U.2. = JUAN TABO HILLS UNIT 2 (05/19/2008, BK-2008C, PG-108)

11.WD.JOB-PUB-REP-PLAT | Drawn: STEPHEN | Date: 4/24/2014
Scale: AS SHOWN



F:\ALDRICH\1003\1003.PLT\REPLAY FOR HCDRON\ALDRICH\JOB-PUB-REP-PLAT\REPLAY FOR HCDRON\ALDRICH\JOB-PUB-REP-PLAT.dwg
Lent issued by Stephen
date 5/22/14

REPLAT FOR LOTS 1-A THROUGH 15-A, BLOCK 1, LOTS 1-A THROUGH 15-A, BLOCK 2, LOTS 1-A THROUGH 10-A, BLOCK 3 AND TRACTS "A-1" THROUGH "G-1", JUAN TABO HILLS UNIT 3B WITHIN

SECTION 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2014

NOTES

- TRACT A-1 (0.2845 AC) EASEMENT GRANTED TO ALBUQUERQUE AND PUBLIC FOOTSTRAFF ACCESS GRANTED TO C.O.A. BY THIS PLAT.
- TRACT B-1 (0.3311 AC) OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT C-1 (0.087 AC) OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT D-1 (0.1189 AC) OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT E-1 (0.018 AC) OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT F-1 (0.2503 AC) OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT G-1 (0.2243 AC) OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.

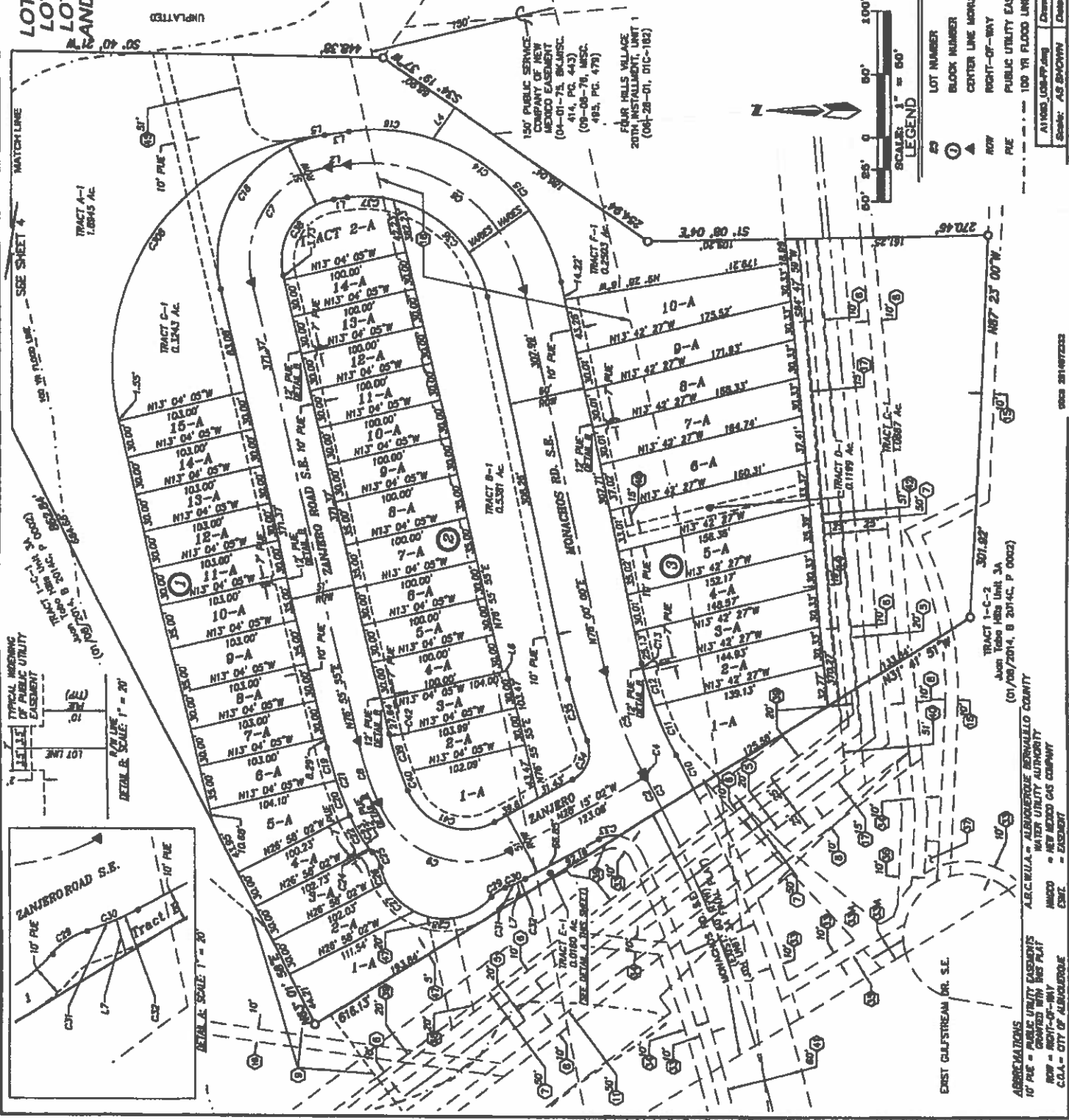
EASEMENTS

EASEMENTS ① through ⑩ TO BE DEDICATED ON THE "JUAN TABO HILLS UNIT 3A FINAL PLAT"

- ① EXIST 10' PUE
- ② EXIST 10' PUE (WIDTH VARIES)
- ③ EXIST 10' PUE
- ④ EXIST 20' PUBLIC DRAINAGE EASEMENT
- ⑤ EXIST 10' CENTURY LINK EASEMENT
- ⑥ EXIST 10' CENTURY LINK EASEMENT
- ⑦ EXIST 20' PUBLIC SANITARY SEWER EASEMENT
- ⑧ EXIST 20' PUBLIC STORM DRAIN EASEMENT
- ⑨ EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT
- ⑩ EXIST. 90' PUBLIC ROADWAY EASEMENT

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-854-1990

Checked: ALS
Drawn: STEPHEN
Date: 4/24/2014
Sheet 3 of 4
Job: A11083



150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-71, BRIDGE, 414, PG. 443) (09-08-78, MISC. 495, PG. 478)

FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT (06-28-01, DIC-182)

TRACT A-1 1.2845 AC
TRACT D-1 0.1243 AC
TRACT B-1 0.3311 AC
TRACT C-1 0.087 AC
TRACT E-1 0.018 AC
TRACT F-1 0.2503 AC
TRACT G-1 0.2243 AC

TRACT 1-C-2 301.82' Juan Tabo Hills Unit 3A (01/08/2014, B 2014C, P 0002)

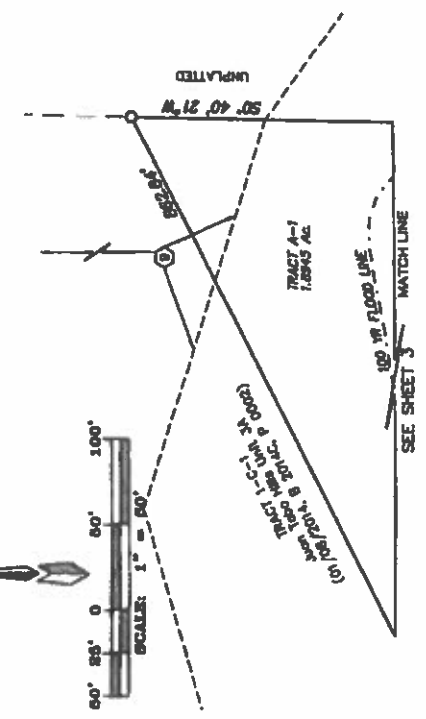
ALBUQUERQUE WATER UTILITY AUTHORITY
NEW MEXICO GAS COMPANY
CITY OF ALBUQUERQUE

ABBREVIATIONS:
10' PUE = PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY
C.O.A. = CITY OF ALBUQUERQUE EASEMENT

DATE: 04/24/2014
DRAWN BY: STEPHEN
CHECKED BY: ALS

REPEAT FOR
 LOTS 1-A THROUGH 15-A, BLOCK 1,
 LOTS 1-A THROUGH 15-A BLOCK 2,
 LOTS 1-A THROUGH 10-A, BLOCK 3
 AND TRACTS "A-1" THROUGH "G-1",
 JUAN TABO HILLS UNIT 3B
 WITHIN

SECTION 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMRM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014



BLOCK 1			BLOCK 2			BLOCK 3		
OLD LOT #	NEW LOT #	AREA	OLD LOT #	NEW LOT #	AREA	OLD LOT #	NEW LOT #	AREA
1	1-4	0.1520 Ac.	1	1-4	0.1453 Ac.	1	1-4	0.1529 Ac.
2	2-4	0.0723 Ac.	2	2-4	0.0712 Ac.	2	2-4	0.0809 Ac.
3	3-4	0.0743 Ac.	3	3-4	0.0749 Ac.	3	3-4	0.0817 Ac.
4	4-4	0.0894 Ac.	4	4-4	0.0889 Ac.	4	4-4	0.1039 Ac.
5	5-4	0.0888 Ac.	5	5-4	0.0889 Ac.	5	5-4	0.1239 Ac.
6	6-4	0.0830 Ac.	6	6-4	0.0830 Ac.	6	6-4	0.1320 Ac.
7	7-4	0.0799 Ac.	7	7-4	0.0833 Ac.	7	7-4	0.1147 Ac.
8	8-4	0.0799 Ac.	8	8-4	0.0827 Ac.	8	8-4	0.1172 Ac.
9	9-4	0.0829 Ac.	9	9-4	0.0829 Ac.	9	9-4	0.1188 Ac.
10	10-4	0.0829 Ac.	10	10-4	0.0829 Ac.	10	10-4	0.1188 Ac.
11	11-4	0.0799 Ac.	11	11-4	0.0809 Ac.			
12	12-4	0.0799 Ac.	12	12-4	0.0809 Ac.			
13	13-4	0.0799 Ac.	13	13-4	0.0809 Ac.			
14	14-4	0.0799 Ac.	14	14-4	0.0809 Ac.			
15	15-4	0.0808 Ac.	15	TRACT 3-4	0.1090 Ac.			

Curve Table					Curve Table				
Curve #	Radius	Delta	Chord Length	Chord Direction	Curve #	Radius	Delta	Chord Length	Chord Direction
C2	28.31	110.00	1.47	N82° 28' 12\"/>					

Parcel Line Table		
Line #	Length	Direction
L1	10.38	N8° 28' 08.48\"/>

Curve Table				
Curve #	Radius	Delta	Chord Length	Chord Direction
C308	302.77	183.38	94.60	N65° 48' 07\"/>

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

Public Service Company of New Mexico ("PSC"), a New Mexico corporation, ("PSC Electric") for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

Public Service Company of New Mexico ("PSC"), a New Mexico corporation, for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

Public Service Company of New Mexico ("PSC"), a New Mexico corporation, for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, repair, operate and maintain facilities for purposes described above, together with the right to cross, over 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 Grantor, including accident resulting from such services, and with the right to install and maintain all necessary poles, cross-arms or hangers, which may be required for the purposes set forth herein. No building, sign post (conspicuous or inconspicuous), hot tub, concrete or wood post standing, or other structures shall be erected or constructed on said easements nor shall any well be drilled or operated thereon.

Property owners shall be solely responsible for carrying out any violations of National Electrical Safety Code by construction of poles, dead-ends, or any structures adjacent to or near easements shown on this plat.

Consent for electric transformer/substation, or facilities, shall be obtained from the owner (10) feet in front of transformer/substation, as indicated, shall be obtained from the owner.

In approving this plat, Public Service Company of New Mexico ("PSC"), New Mexico Gas Company ("NMGC") and Qwest Corporation ("QWC")/CenturyLink ("CL") do not warrant or make any representation or warranty of any kind, express or implied, in connection with this plat. The undersigned do not warrant or make any representation or warranty of any kind, express or implied, in connection with this plat. The undersigned do not warrant or make any representation or warranty of any kind, express or implied, in connection with this plat.



ALDRICH LAND SURVEYING

BOON 204612023
 "REPEAT FOR LOTS 1-A THROUGH 15-A, BLOCK 1, LOTS 1-A THROUGH 10-A, BLOCK 2, AND TRACTS 'A-1' THROUGH 'G-1', JUAN TABO HILLS UNIT 3B WITHIN SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMRM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY, 2014"

Drawn: GTP/HEV
 Date: 4/24/2014
 Checked: ALJ
 Job: A11033

Sheet 4 of 4