



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 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 SNW (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

1 Year Extension – LOMR IIA Procedure “B” Juan Tabo Hills Unit 3B

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 <u>all</u> 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

Signature: <i>Diane Hoelzer</i>	Date: 7-24-19
Printed Name: DIANE HOELZER	<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 S1: SUBDIVISION OF LAND – MAJOR

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

>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Meeting? no if yes, indicate language: nia
- 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 P1 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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT


- 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(J)
- Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - 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, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" 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 on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

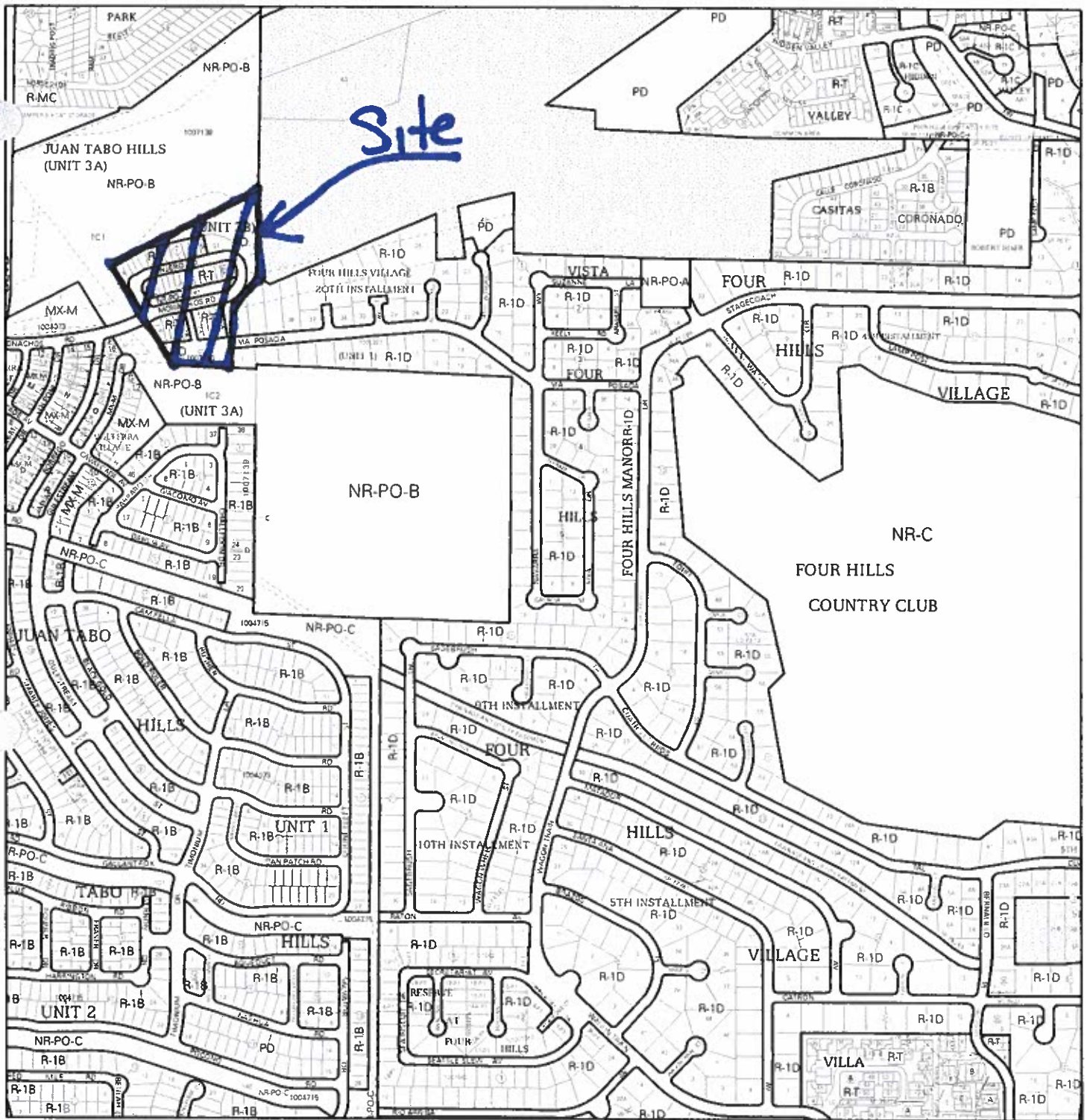
EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - 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, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- 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>	
<p>Signature: <u>Diane Hoelzer</u></p>	<p>Date: <u>7-24-19</u></p>
<p>Printed Name: <u>DIANE HOELZER</u></p>	<p><input type="checkbox"/> Applicant or <input 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>	

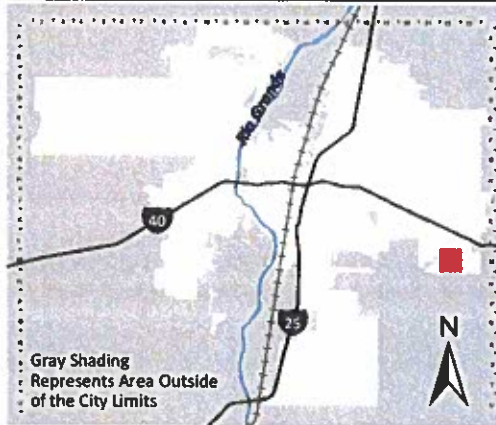


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



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

0 250 500 1,000 Feet

JTH, LLC
PO BOX 1443
Corrales, NM 87048

July 22, 2019

Ms. Kym Dicome
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

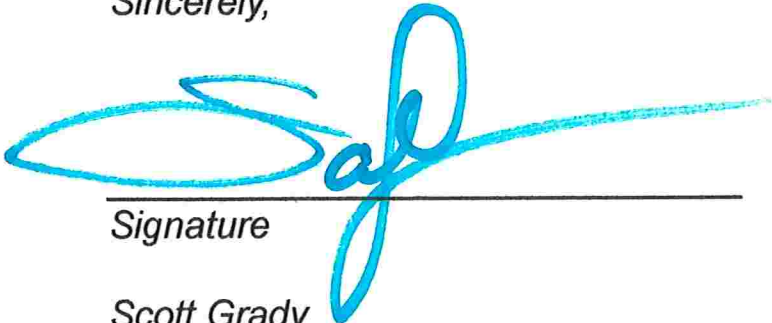
**Re: Juan Tabo Hills, Unit 3B
DRB# 1007140**

Dear Ms. Dicome,

Please be advised that Mark Goodwin & Associates, P.A.,
is hereby authorized to act on behalf of JTH, LLC for the
above referenced project.

Please contact our office if you have any questions.

Sincerely,



Signature

Scott Grady

Printed Name

Managing Member

Title

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kay Brashear
(Applicant or Agent)

7-25-19
(Date)

I issued _____ signs for this application, _____ (Date) _____ (Staff Member)

PROJECT NUMBER: _____



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

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

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~
~ 2018 ENR Residential/Hospitality Award of Merit ~

July 26, 2019

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87102

Re: Juan Tabo Hills Unit 3B, DRB# 1007140

Dear Ms. Dicome,

Our client, JTH, LLC, developed the property outlined in the attached Zone Atlas Map located on Manachos Road, between Juan Tabo Hills Blvd and the Tijeras Arroyo.

The project currently holds an IIA Procedure "B" for a Letter of Map Revision (LOMR), which is getting ready to expire. We are unable to request approval of the LOMR from FEMA until the Scour Wall located in the Tijeras Arroyo at Juan Tabo Hills Estates (DRB# PR-2018-01388 (1005278)) is completed and has been accepted by the City of Albuquerque. Currently the Scour wall is under Construction. Therefore, we are required to request a 1-year extension to allow more time to complete the above-mentioned items.

If you have any questions, or require additional information, please contact our office directly

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/KB



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

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

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

September 13, 2017

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

Re: JTH 3B Request Extension of SIA for the LOMR (DRB 1007140)

Dear Mr. Cloud:

The LOMR associates with the City Open Space Property has not been done yet. It is planned on being processed with another LOMR that will be done for the Tijeras Arroyo at a later date.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoezler, PE
Senior Engineer

DMG/kb



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2017

Project# 1007140

17DRB-70251 2 YR SUBDIVISION IMPROVEMENT AGREEMENT/ LOMR EXT
(2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit 3B** zoned R-D, located on JUAN TABO HILLD BLVD BETWEEN MANCHITOS AND TYERAS ARROYO containing approximately 9.54 acre(s). (M-22)


At the September 27, 2017 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 12, 2017 in the manner described below.

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

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

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


Jack Cloud, DRB Chair



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 9, 2015

Project# 1007140
15DRB-70300 - 2YR SUBD IMP AGM EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JHI, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, JUAN TABO HILLS Unit(s) 3B, zoned SU-1 RD, located on JUAN TABO HILLS BLVD BETWEEN MANACHOS AND TUJERAS ARROYO containing approximately 9.54 acre(s). (M-22)

At the Development Review Board meeting, year extensions of the Subdivision Improvements Agreements were approved

If you wish to appeal this decision, you must do so by September 22, 2015, in the manner described below

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

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

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

Jack Cloud DRB Chair



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 18, 2013

Project# 1007140
13DRB-70672 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of JUAN TABO HILLS Unit(s) 3B, zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEEN MONACHOS RD SE AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)

At the September 18, 2013 Development Review Board meeting, an extension of the preliminary plat was approved to May 8, 2014 to coincide with the expiration of the vacation(s). The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Jack Cloud, DRB Chair

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 24, 2009

Project# 1007140

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

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

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

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

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

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

CONDITIONS:

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

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

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

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Juan Tabo Hills, LLC – PO. Box 1443 – Corrales, NM 87048

Scott Howell

Marilyn Maldonado

File

Kay Brashear

From: webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov
Sent: Monday, July 22, 2019 9:30 AM
To: Kay Brashear
Cc: ONC@cabq.gov
Subject: Neighborhood Meeting Inquiry Sheet Submission
Attachments: Zone Atlast Map M-22.pdf

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Kay Brashear

Telephone Number

5058282200

Email Address

kay@goodwinengineers.com

Company Name

Mark Goodwin & Associates, PA

Company Address

PO BOX 90606

City

Albuquerque

State

NM

ZIP

87199

Legal description of the subject site for this project:

Juan Tabo Hills Unit 3B

Physical address of subject site:

Monachos Road

Subject site cross streets:

Juan Tabo Blvd and Tijeras Arroyo

Other subject site identifiers:

This site is located on the following zone atlas page:

M-22

Kay Brashear

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, July 22, 2019 12:03 PM
To: Kay Brashear
Subject: Neighborhood Meeting Inquiry_Juan Tabo Blvd and Tijeras Arroyo_DRB
Attachments: Zone Atlas Map M-22.pdf; Neighborhood Meeting Inquiry_Juan Tabo Blvd and Tijeras Arroyo_DRB.xlsx

Kay,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
East Gateway Coalition	James	Andrews	jamesw.andrews@gmail.com	13121 Nandina Lane SE	Albuquerque	NM	87123		5052969700
East Gateway Coalition	Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
Juan Tabo Hills NA	Richard	Lujan	richtriple777@msn.com	11819 Blue Ribbon NE	Albuquerque	NM	87123		
Juan Tabo Hills NA	Catherine	Cochrane	catcochrane1@gmail.com	11705 Blue Ribbon Road SE	Albuquerque	NM	87123		
Four Hills Village HOA	James	Cochran	jpcochran@comcast.net	1600 Wagon Train Drive SE	Albuquerque	NM	87123	5057107094	
Four Hills Village HOA	Herb	Wright	herbwright@peoplepc.com	723 Stagecoach Road SE	Albuquerque	NM	87123	5059220976	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, July 22, 2019 9:30 AM
To: Office of Neighborhood Coordination <kay@goodwinengineers.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Kay Brashear

Telephone Number

5058282200

Email Address

kay@goodwinengineers.com

Company Name

Mark Goodwin & Associates, PA

Company Address

PO BOX 90606

City

Albuquerque

State

NM

ZIP

87199

Legal description of the subject site for this project:

Juan Tabo Hills Unit 3B

Physical address of subject site:

Monachos Road

Subject site cross streets:

Juan Tabo Blvd and Tijeras Arroyo

Other subject site identifiers:

This site is located on the following zone atlas page:

M-22

=====
This message has been analyzed by Deep Discovery Email Inspector.

7018 1830 0002 0410 5424

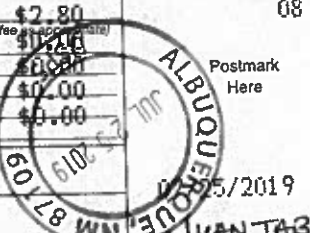
U.S. Postal Service CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE NM 87123

Certified Mail Fee	\$3.50	0109	08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$6.85		



Sent To: **JUAN TABO**
 Mrs. CATHERINE COCHRANE Hills NA
 Street and Apt. No., or PO Box No.
 11750 Blue Ribbon Rd
 City, State, ZIP+4®
 ALBUQUERQUE NM 87123

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 2290 0001 9900 2444

U.S. Postal Service CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE NM 87123

Certified Mail Fee	\$3.50	0109	08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$6.85		



Sent To: **EAST GATEWAY**
 Mr. JAMES ANDREW GATEWAY
 Street and Apt. No., or PO Box No.
 13121 NANDINA LANE HOA
 City, State, ZIP+4®
 ALBUQUERQUE NM 87123

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 2290 0001 9900 2413

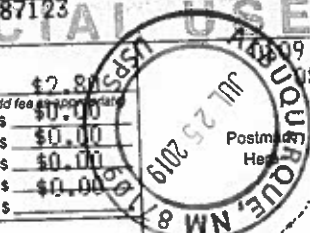
U.S. Postal Service CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE NM 87123

Certified Mail Fee	\$3.50	0109	08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$6.85		



Sent To: **HOA**
 Mr. James Cochran Four Hills Village
 Street and Apt. No., or PO Box No.
 11600 WAGON TRAIN DRIVE NE
 City, State, ZIP+4®
 ALBUQUERQUE NM 87123

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0002 0410 5448

U.S. Postal Service CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE NM 87123

Certified Mail Fee	\$3.50	0109	08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$6.85		



Sent To: **EAST GATEWAY**
 Mr. MICHAEL BRASHER Coalition
 Street and Apt. No., or PO Box No.
 206 ZENA LONA NE
 City, State, ZIP+4®
 ALBUQUERQUE NM 87123

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0002 0410 5431

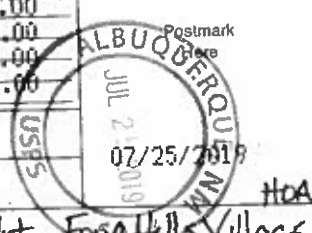
U.S. Postal Service CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE NM 87123

Certified Mail Fee	\$3.50	0109	08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$6.85		



Sent To: **HOA**
 Mr. HERB WRIGHT Four Hills Village
 Street and Apt. No., or PO Box No.
 713 STAGECOACH ROAD SE
 City, State, ZIP+4®
 ALBUQUERQUE NM 87123

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 2290 0001 9900 2420

U.S. Postal Service CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE NM 87123

Certified Mail Fee	\$3.50	0109	08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$6.85		



Sent To: **NA**
 Mr. Richard Lujan-Juan Tabo Hills
 Street and Apt. No., or PO Box No.
 11819 Blue Ribbon NE
 City, State, ZIP+4®
 ALBUQUERQUE NM 87123

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

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

- ~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
- ~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
- ~ 2017 ENR Landscape/Urban Development Award of Merit ~
- ~ 2018 ENR Residential/Hospitality Award of Merit ~

July 22, 2019

Mr. James Andrew
East Gateway Coalition
13121 Nandina Lane SE
Albuquerque, NM 87123

Mr. Michael Brasher
East Gateway Coalition
206 Zena Lona NE
Albuquerque, NM 87123

Re: Juan Tabo Hills Unit 3B, DRB# 1007140

Dear Mr. Cochran and Mr. Wright,

Our client, JTH, LLC, developed the property outlined in the attached Zone Atlas Map located on Manachos Road, between Juan Tabo Hills Blvd and the Tijeras Arroyo. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you as when we make application to the Development Review Board. Thus, the reason for this letter.

The project currently holds an Infrastructure Improvements Agreement for a Letter of Map Revision (LOMR), which is getting ready to expire. We are unable to request approval of the LOMR from FEMA until the Scour Wall located in the Tijeras Arroyo at Juan Tabo Hills Estates is completed and has been accepted by the City of Albuquerque. Currently the Scour wall is under Construction. Therefore, we are required to request a 1-year extension to allow more time to complete the above-mentioned items.

We anticipate the DRB hearing to be held on August 21, 2019, beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

If you have any questions, you may contact Diane Hoelzer in our office at (505) 828-2200, or by email at diane@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



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

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July 22, 2019

Mr. James Cochran
Four Hills Village HOA
1600 Wagon Train Drive NE
Albuquerque, NM 87123

Mr. Herb Wright
Four Hills Village HOA
723 Stagecoach Road SE
Albuquerque, NM 87123

Re: Juan Tabo Hills Unit 3B, DRB# 1007140

Dear Mr. Cochran and Mr. Wright,

Our client, JTH, LLC, developed the property outlined in the attached Zone Atlas Map located on Manachos Road, between Juan Tabo Hills Blvd and the Tijeras Arroyo. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you as when we make application to the Development Review Board. Thus, the reason for this letter.

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If you have any questions, you may contact Diane Hoelzer in our office at (505) 828-2200, or by email at diane@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
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~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~
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July 22, 2019

Mr. Richard Lujan
Juan Tabo Hills NA
11819 Blue Ribbon NE
Albuquerque, NM 87123

Ms. Catherine Cochran
Juan Tabo Hills NA
11750 Blue Ribbon Road
Albuquerque, NM 87123

Re: Juan Tabo Hills Unit 3B, DRB# 1007140

Dear Mr. Lujan and Ms. Cochran

Our client, JTH, LLC, developed the property outlined in the attached Zone Atlas Map located on Manachos Road, between Juan Tabo Hills Blvd and the Tijeras Arroyo. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you as when we make application to the Development Review Board. Thus, the reason for this letter.

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If you have any questions, you may contact Diane Hoelzer in our office at (505) 828-2200, or by email at diane@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager

Kay Brashear

From: Kay Brashear
Sent: Thursday, July 25, 2019 10:15 AM
To: jamesw.andrews@gmail.com; eastgatewaycoalition@gmail.com; richtriple777@msn.com; catcochrane1@gmail.com; jpcochran@comcast.net; herbwright@peoplepc.com
Cc: 'Diane Hoelzer'; Laverne Lucero
Subject: Juan Tabo Hills Unit 3B - Public Hearing Submittal
Attachments: Zone Atlast Map M-22.pdf

Tracking:	Recipient	Delivery
	jamesw.andrews@gmail.com	
	eastgatewaycoalition@gmail.com	
	richtriple777@msn.com	
	catcochrane1@gmail.com	
	jpcochran@comcast.net	
	herbwright@peoplepc.com	
	'Diane Hoelzer'	Delivered: 7/25/2019 10:15 AM
	Laverne Lucero	Delivered: 7/25/2019 10:15 AM

Dear Representatives of East Gateway Coalition, Juan Tabo Hills NA, and Four Hills Village HOA,

Our client, JTH, LLC, developed the property outlined in the attached Zone Atlas Map located on Manachos Road, between Juan Tabo Hills Blvd and the Tijeras Arroyo. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you when we make application to the Development Review Board. Thus, the reason for this e-mail.

The project currently holds an Infrastructure Improvements Agreement for a Letter of Map Revision (LOMR), which is getting ready to expire. We are unable to request approval of the LOMR from FEMA until the Scour Wall located in the Tijeras Arroyo at Juan Tabo Hills Estates is completed and has been accepted by the City of Albuquerque. Currently the Scour wall is under Construction. Therefore, we are required to request a 1-year extension to allow more time to complete the above-mentioned items.

We anticipate the DRB hearing to be held on August 21, 2019, beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

A hard copy with this information will also be mailed to you, certified, also required by the IDO.

If you have any questions, you may contact Diane Hoelzer in our office at (505) 828-2200, or by email at diane@goodwinengineers.com.

Best Regards,

Kay Brashear

Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606

Albuquerque, NM 87199
9016 Washington St. Ste. A
Albuquerque, NM 87113
(505) 828-2200



Like us on Facebook! <https://www.facebook.com/dmgassociates/>

Kay Brashear

From: Microsoft Outlook
To: 'Diane Hoelzer'
Sent: Thursday, July 25, 2019 10:15 AM
Subject: Delivered: Juan Tabo Hills Unit 3B - Public Hearing Submittal

Your message has been delivered to the following recipients:

['Diane Hoelzer' \(diane@goodwinengineers.com\)](mailto:diane@goodwinengineers.com)

Subject: Juan Tabo Hills Unit 3B - Public Hearing Submittal



Juan Tabo Hills
Unit 3B - Publ...

Kay Brashear

From: Microsoft Outlook
To: Laverne Lucero
Sent: Thursday, July 25, 2019 10:15 AM
Subject: Delivered: Juan Tabo Hills Unit 3B - Public Hearing Submittal

Your message has been delivered to the following recipients:

[Laverne Lucero \(laverne@goodwinengineers.com\)](mailto:laverne@goodwinengineers.com)

Subject: Juan Tabo Hills Unit 3B - Public Hearing Submittal



Juan Tabo Hills
Unit 3B - Publ...

Kay Brashear

From: Microsoft Outlook
To: herbwright@peoplepc.com
Sent: Thursday, July 25, 2019 10:15 AM
Subject: Relayed: Juan Tabo Hills Unit 3B - Public Hearing Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

herbwright@peoplepc.com (herbwright@peoplepc.com)

Subject: Juan Tabo Hills Unit 3B - Public Hearing Submittal



Juan Tabo Hills
Unit 3B - Publ...

Kay Brashear

From: Microsoft Outlook
To: jamesw.andrews@gmail.com; eastgatewaycoalition@gmail.com; catcochrane1@gmail.com
Sent: Thursday, July 25, 2019 10:15 AM
Subject: Relayed: Juan Tabo Hills Unit 3B - Public Hearing Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jamesw.andrews@gmail.com (jamesw.andrews@gmail.com)

eastgatewaycoalition@gmail.com (eastgatewaycoalition@gmail.com)

catcochrane1@gmail.com (catcochrane1@gmail.com)

Subject: Juan Tabo Hills Unit 3B - Public Hearing Submittal



Juan Tabo Hills
Unit 3B - Publ...

Kay Brashear

From: Microsoft Outlook
To: jpcochran@comcast.net
Sent: Thursday, July 25, 2019 10:15 AM
Subject: Relayed: Juan Tabo Hills Unit 3B - Public Hearing Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jpcochran@comcast.net (jpcochran@comcast.net)

Subject: Juan Tabo Hills Unit 3B - Public Hearing Submittal



Juan Tabo Hills
Unit 3B - Publ...

Kay Brashear

From: postmaster@outlook.com
To: richtriple777@msn.com
Sent: Thursday, July 25, 2019 10:15 AM
Subject: Delivered: Juan Tabo Hills Unit 3B - Public Hearing Submittal

Your message has been delivered to the following recipients:

richtriple777@msn.com (richtriple777@msn.com)

Subject: Juan Tabo Hills Unit 3B - Public Hearing Submittal



Juan Tabo Hills
Unit 3B - Publ...

100' ft.
Property owner
Buffer map

TRACT A-3
TIJERAS HEIGHTS
(05-31-78, D8-139)

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



TRACT 4-A-1
Juan Tabo Hills Unit 3A
(01/08/2014, B 2014C, P 0002)

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

TRACT 3-A
J.T.H.U.1.

GULFSTREAM DR

VIA POSADA

(OPEN SPACE)
SE1/4, NW1/4, SEC. 34
(UNPLATTED)



SCALE: 1" = 200'

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Juan Tabo Hills Unit 3B - Property Owner Notification

UPC	Situs Address	Situs City	Situs State	Situs Zip	Mailing Address	Mailing City	Mailing State	Mailing Zip
102205510546220916	12059 Zanjero Rd SE	Albuquerque	NM	87123	12059 Zanjero Rd SE	Albuquerque	NM	87123
102205510246120915	12055 Zanjero Rd SE	Albuquerque	NM	87123	12055 Zanjero Rd SE	Albuquerque	NM	87123
102205509946120914	12051 Zanjero Rd SE	Albuquerque	NM	87123	12051 Zanjero Rd SE	Albuquerque	NM	87123
102205509646020913	12047 Zanjero Rd SE	Albuquerque	NM	87123	PO Box 868	Tijeras	NM	87059
102205509346020912	12043 Zanjero Rd SE	Albuquerque	NM	87123	12043 Zanjero Rd SE	Albuquerque	NM	87123
102205508745620910	12035 Zanjero Rd SE	Albuquerque	NM	87123	12035 Zanjero Rd SE	Albuquerque	NM	87123
102205508445720909	12031 Zanjero Rd SE	Albuquerque	NM	87123	12031 Zanjero Rd SE	Albuquerque	NM	87123
102205508145620908	12027 Zanjero Rd SE	Albuquerque	NM	87123	12027 Zanjero Rd SE	Albuquerque	NM	87123
102205507845620907	12023 Zanjero Rd SE	Albuquerque	NM	87123	12023 Zanjero Rd SE	Albuquerque	NM	87123
102205507445420906	12019 Zanjero Rd SE	Albuquerque	NM	87123	12019 Zanjero Rd SE	Albuquerque	NM	87123
102205507145320905	12015 Zanjero Rd SE	Albuquerque	NM	87123	12015 Zanjero Rd SE	Albuquerque	NM	87123
102205506845220904	12009 Zanjero Rd SE	Albuquerque	NM	87123	12009 Zanjero Rd SE	Albuquerque	NM	87123
102205506545020903	12005 Zanjero Rd SE	Albuquerque	NM	87123	12005 Zanjero Rd SE	Albuquerque	NM	87123
102205506344820902	12001 Zanjero Rd SE	Albuquerque	NM	87123	12001 Zanjero Rd SE	Albuquerque	NM	87123
102205507943921001	12000 Zanjero Rd SE	Albuquerque	NM	87123	12000 Zanjero Rd SE	Albuquerque	NM	87123
102205508044021002	12004 Zanjero Rd SE	Albuquerque	NM	87123	12004 Zanjero Rd SE	Albuquerque	NM	87123
102205508344221003	12008 Zanjero Rd SE	Albuquerque	NM	87123	12008 Zanjero Rd SE	Albuquerque	NM	87123
102205508644221004	12012 Zanjero Rd SE	Albuquerque	NM	87123	12012 Zanjero Rd SE	Albuquerque	NM	87123
102205508944321005	12016 Zanjero Rd SE	Albuquerque	NM	87123	12016 Zanjero Rd SE	Albuquerque	NM	87123
102205509244421006	12020 Zanjero Rd SE	Albuquerque	NM	87123	12020 Zanjero Rd SE	Albuquerque	NM	87123
102205509544421007	12024 Zanjero Rd SE	Albuquerque	NM	87123	12024 Zanjero Rd SE	Albuquerque	NM	87123
102205509844521008	12028 Zanjero Rd SE	Albuquerque	NM	87123	12028 Zanjero Rd SE	Albuquerque	NM	87123
102205510244621009	12032 Zanjero Rd SE	Albuquerque	NM	87123	12032 Zanjero Rd SE	Albuquerque	NM	87123
102205510544621010	12036 Zanjero Rd SE	Albuquerque	NM	87123	12036 Zanjero Rd SE	Albuquerque	NM	87123
102205510844721011	12040 Zanjero Rd SE	Albuquerque	NM	87123	12040 Zanjero Rd SE	Albuquerque	NM	87123
102205511144821012	12044 Zanjero Rd SE	Albuquerque	NM	87123	12044 Zanjero Rd SE	Albuquerque	NM	87123
102205511344821013	12048 Zanjero Rd SE	Albuquerque	NM	87123	12048 Zanjero Rd SE	Albuquerque	NM	87123
102205511644921014	12050 Zanjero Rd SE	Albuquerque	NM	87123	12050 Zanjero Rd Se	Albuquerque	NM	87123

102205512044921015	12056 Zanjero Rd SE	Albuquerque	NM	87123	12056 Zanjero Rd SE	Albuquerque	NM	87123
102205508341821101	12000 Monachos Rd SE	Albuquerque	NM	87123	12000 Monachos Rd SE	Albuquerque	NM	87123
102205508641921102	12004 Monachos Rd SE	Albuquerque	NM	87123	12004 Monachos Rd SE	Albuquerque	NM	87123
102205508941921103	12008 Monachos Rd SE	Albuquerque	NM	87123	12008 Monachos Rd SE	Albuquerque	NM	87123
102205509241921104	12012 Monachos Rd SE	Albuquerque	NM	87123	12012 Monachos Rd SE	Albuquerque	NM	87123
102205509542121105	12016 Monachos Rd SE	Albuquerque	NM	87123	12016 Monachos Rd SE	Albuquerque	NM	87123
102205510242121107	12024 Monachos Rd SE	Albuquerque	NM	87123	12024 Monachos Rd SE	Albuquerque	NM	87123
102205510642221108	12028 Monachos Rd SE	Albuquerque	NM	87123	3012 Central Ave SE	Albuquerque	NM	87106
102205510942221109	12032 Monachos Rd SE	Albuquerque	NM	87123	12032 Monachos Rd SE	Albuquerque	NM	87123
10220551142321110	12036 Monachos Rd SE	Albuquerque	NM	87123	12036 Monachos Rd SE	Albuquerque	NM	87123
102205511542321111	12040 Monachos Rd SE	Albuquerque	NM	87123	12040 Monachos Rd SE	Albuquerque	NM	87123
102205512042220201	601 Via Posada SE	Albuquerque	NM	87123	601 Via Posada SE	Albuquerque	NM	87123
102205513143020202	603 Via Posada SE	Albuquerque	NM	87123	603 Via Posada SE	Albuquerque	NM	87123
102205513640820314	604 Via Posada SE	Albuquerque	NM	87123	604 Via Posada SE	Albuquerque	NM	87123
102205512340720315	600 Via Posada SE	Albuquerque	NM	87123	600 Via Posada SE	Albuquerque	NM	87123



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
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- ~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*
- ~ 2017 ENR Landscape/Urban Development Award of Merit~*
- ~ 2018 ENR Residential/Hospitality Award of Merit~*

July 25, 2019

Property Owner

Re: Juan Tabo Hills Unit 3B, DRB# 1007140

Dear Property Owner,

Our client, JTH, LLC, developed the property outlined in the attached Zone Atlas Map located on Manachos Road, between Juan Tabo Hills Blvd and the Tijeras Arroyo. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify all Property Owners within a 100' buffer of our project that we are making a submittal to the Development Review Board. Thus, the reason for this letter.

The project currently holds an Infrastructure Improvements Agreement for a Letter of Map Revision (LOMR), which is getting ready to expire. We are unable to request approval of the LOMR from FEMA until the Scour Wall located in the Tijeras Arroyo at Juan Tabo Hills Estates is completed and has been accepted by the City of Albuquerque. Currently the Scour wall is under Construction. Therefore, we are required to request a 1-year extension to allow more time to complete the above-mentioned items.

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If you have any questions, you may contact Diane Hoelzer in our office at (505) 828-2200, or by email at diane@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



Property Owner
1000 Enterprise Rd. 800
Andover, MA 01810

dip
Data Input Products
1000 Enterprise Rd. 800
Andover, MA 01810

Property Owner
1000 Enterprise Rd. 800
Andover, MA 01810

dip
Data Input Products
1000 Enterprise Rd. 800
Andover, MA 01810

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Property Owner
1000 Enterprise Rd. 800
Andover, MA 01810

dip
Data Input Products
1000 Enterprise Rd. 800
Andover, MA 01810



Property Owner
 12000 Monachos Rd SE
 Albuquerque, NM 87122

Property Owner
 12004 Monachos Rd SE
 Albuquerque, NM 87123

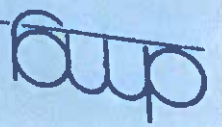
Property Owner
 12056 Zanjero Rd SE
 Albuquerque, NM 87123

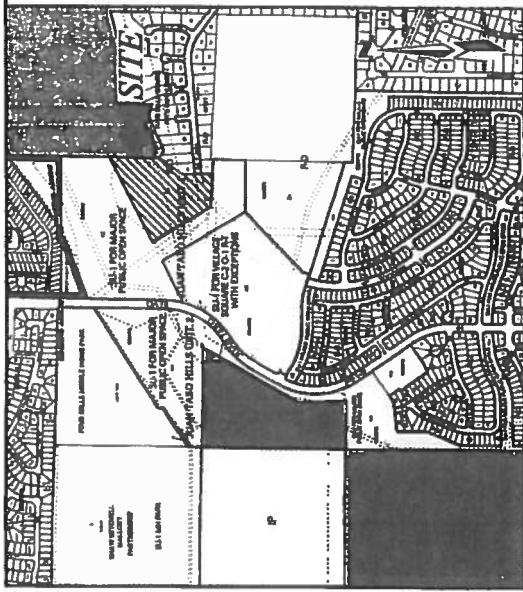
D. Mark Goodwin & Associates, P.A.
 Consulting Engineers
 P.O. BOX 90606, ALBUQUERQUE, NM 87199

D. Mark Goodwin & Associates, P.A.
 Consulting Engineers
 P.O. BOX 90606, ALBUQUERQUE, NM 87199



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 Consulting Engineers
 P.O. BOX 90606, ALBUQUERQUE, NM 87199





VACUITY MAP NO SCALE ZONE ATLAS: M-22

SUBMISSION DATA

GROSS ACRES 8.6438 Acres

ZONE ATLAS NO. M-22

NO. OF EXISTING LOTS/TRACTS 49 LOTS/17 TRACTS

NO. OF LOTS/TRACTS CREATED 49 LOTS/17 TRACTS

NO. OF TRACTS REMOVED/TO BE CREATED 0

AREA DEDICATED TO CITY OF ALBUQUERQUE 0.0000 Acres

DATE OF SURVEY December, 2013

FREE CONSENT AND DEMONSTRATION:

The subdivision herein described is with the free consent and in accordance with the desires of the subdivided owners (either proprietors) thereof. Said owners (either proprietors) do hereby consent to the location of Private Drainage Easements and said easements (either proprietors) do hereby consent to all of the foregoing and do hereby certify that the subdivision is their free act and deed. Said owners warrant that they hold nothing from complete and indefeasible title in fee simple to the land subdivided.

JTH LLC, Owner Lots 1 through 15 Block 1, Lots 1 through 18 Block 2, lots 1 through 18 Block 3, Tracts 1 through 17, Juan Tabo Hills Unit 3B.

Scott Gandy, Managing Member

DATE: **6-4-14**

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, 2014, by Scott Gandy, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

BY: **Scott Gandy** BY COMMISSION EXPIRES



LEGAL DESCRIPTION:

A tract of land within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 through 15 BLOCK 1, LOTS 1 through 18 BLOCK 2, LOTS 1 through 18 BLOCK 3, TRACTS "A" through "G", JUAN TABO HILLS UNIT 3B, 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 January 22, 2014 in Book 2014 C, Page 9 and contains 8.6438 acres more or less.

PURPOSE OF PLAT:

1. Vacate easements as shown hereon in this plat.

TABLE OF CONTENTS:

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

NOTES:

- 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 lot or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- If said notes is encountered during excavation activities performed at the site, the Contractor shall cause operators and notify the Owner, Engineer, City of Albuquerque Environmental Health Department, and the New Mexico Environmental Department-Soil Waste Bureau (Bureau). Any removal of landfill materials will require a Health & Sanitation permit that must be approved by the Bureau. All soil waste material must be disposed at an (MED) approved facility.
- Total remaining open space requirements are used to the provision of detached open space per provisions of section 14-18-3(A)(1) D1, NMAC. This option is only applicable to land covered by a master development plan.
- All city water and sanitary sewer service lines existing herein and commercial businesses within the landfill buffer zone will be constructed using anti-siphon valves located at the sub-city-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2008 for the LPG mitigation details for the service lines.
- Development on all lots, tracts and areas within the COA Right-of-Way with the landfill buffer zones are subject to compliance with Title 20, Chapter 20-2, Subchapter B, City Designated Landfill Buffer Zones and that building permit plans and releases must be reviewed and approved by the Albuquerque Environmental Health Department.
- Surveys are New Mexico State Plane North Central zone, NAD 83. Distances are ground distances.
- Unless otherwise noted, field measurements match record measurements.
- Landscaping is required within the public right-of-way. The maintenance responsibility for these areas will be the responsibility of the H.O.A.

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, NM1PM

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MAY, 2014

APPROVED AND ACCEPTED BY:

Project Number: **1007140**

Application Number: **14 DRB-70280**

APPROVAL AND CONSENTUAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance Chapter 14-18-A of the Revised Ordinances of Albuquerque, New Mexico, 2004.

PLAT APPROVAL

Utility Approver: *[Signature]* Date: **7-22-14**

City Engineer: *[Signature]* Date: **7/21/2014**

City Engineer: *[Signature]* Date: **7/21/14**

City Engineer: *[Signature]* Date: **7/21/14**

City Engineer: *[Signature]* Date: **6-18-14**

City Engineer: *[Signature]* Date: **8-29-14**

City Engineer: *[Signature]* Date: **8-29-14**

City Engineer: *[Signature]* Date: **8-13-14**

City Engineer: *[Signature]* Date: **08/13/14**

City Engineer: *[Signature]* Date: **8-13-14**

City Engineer: *[Signature]* Date: **8-13-14**

City Engineer: *[Signature]* Date: **8-29-14**

SURVEYORS 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 survey 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. Surveyor, 7719

Date: **06/13/14**

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87130

505-884-1990

Checked: ALS

Drawn: STEPHEN

Date: 6/14/2014

Job: A11063

Sheet 1 of 4

DOC# 2014072132

RECEIVED JUN 25 2014

ALBUQUERQUE COUNTY CLERK

**REPLAT FOR
LOTS 1-A THROUGH 15-A, BLOCK 2,
LOTS 1-A THROUGH 15-A, BLOCK 3,
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 (1.8945 AC)
OWNED BY JTH LLC BLANKET DRAINAGE EASEMENT GRANTED TO JTH LLC AND PUBLIC PLAT.
- TRACT B-1 (0.5301 AC)
OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT C-1 (1.0687 AC)
OWNED BY JTH LLC MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT D-1 (0.1188 AC)
OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT E-1 (0.0180 AC)
OWNED AND MAINTAINED BY "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 (0.3243 AC)
OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.

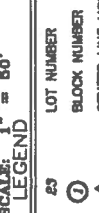
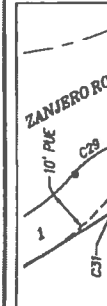
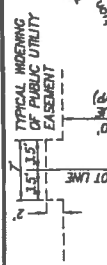
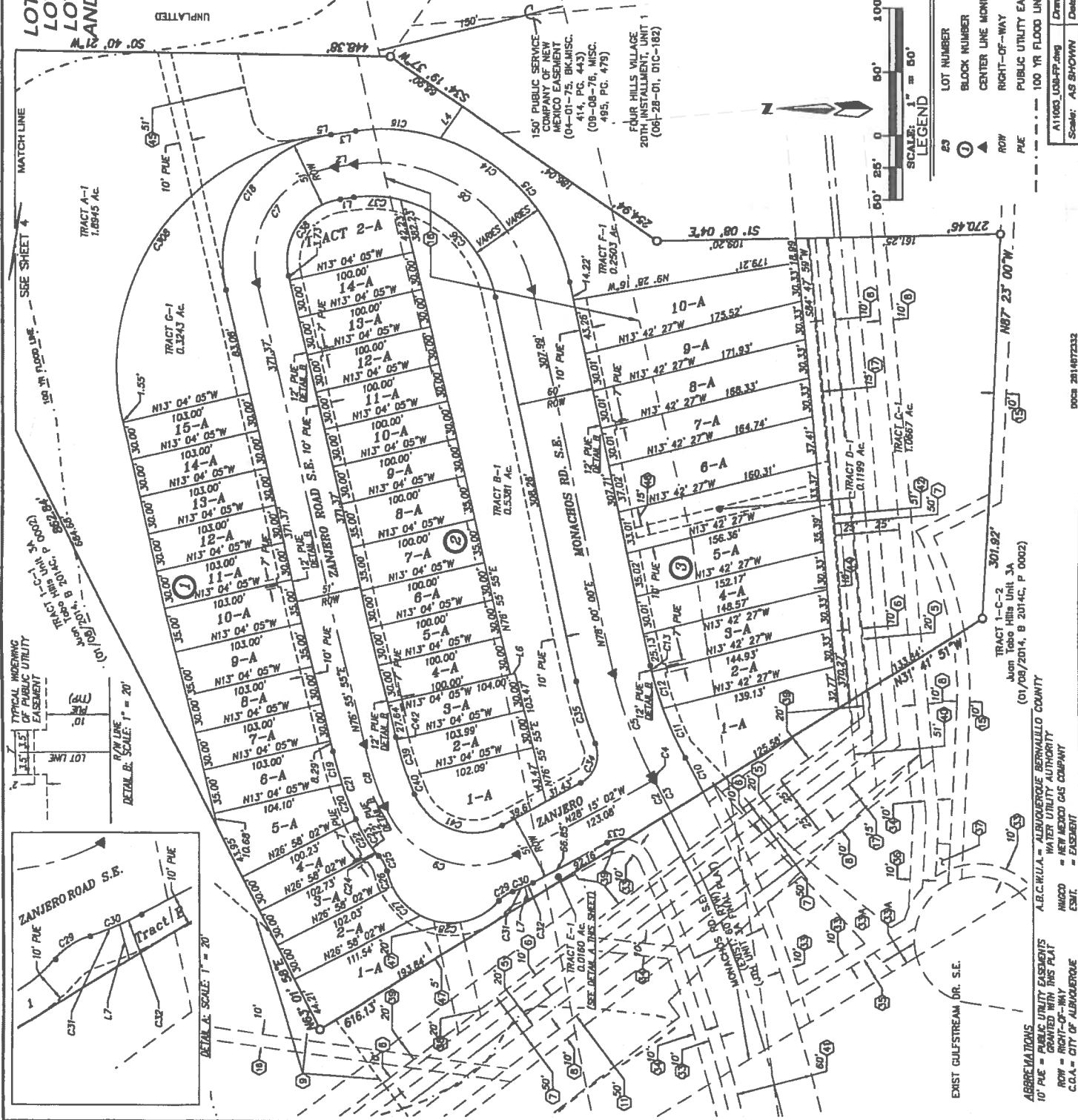
EASEMENTS

EASEMENTS 33 through 41 TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- 33 EXIST 10' PUE
- 33A EXIST 10' PUE (WIDTH VARIES.)
- 34 EXIST 10' PNM
- 35 EXIST. 20' PUBLIC DRAINAGE EASEMENT
- 36 EXIST. 10' CENTURY LINK EASEMENT
- 37 EXIST. 10'x20' CENTURY LINK EASEMENT
- 38 EXIST. 20' PUBLIC SANITARY SEWER EASEMENT
- 39 EXIST. 20' PUBLIC STORM DRAIN EASEMENT
- 40 EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT
- 41 EXIST. 60' PUBLIC ROADWAY EASEMENT



P.O. BOX 30701, ALBU., N.M. 87180
505-884-1990
Checked: ALS
Drawn: STEPHEN
Scale: AS SHOWN Date: 4/24/2014 Job: A11003 Sheet 3 of 4



DOCS 2014072333
A11003.PLT
A11003.DWG
A11003.PDF
A11003.PSD
A11003.DXF
A11003.DWG
A11003.PLT
A11003.DWG
A11003.PDF
A11003.PSD
A11003.DXF

ABBREVIATIONS
10' PUE = PUBLIC UTILITY EASEMENTS
ROW = RIGHT-OF-WAY
C.O.A. = CITY OF ALBUQUERQUE
ESMT. = EASEMENT
ALBUQUERQUE BERNALILLO COUNTY
JUAN TABO HILLS UNIT 3A
(01/08/2014, B 2014C, P 0002)
NEW MEXICO CITY AUTHORITY
NEW MEXICO GAS COMPANY

Current DRC Project Number: _____

FIGURE 12

Date Submitted: 01/29/2012
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 7-26-12
 Date Preliminary Plat Expires: 1-26-13

DRB Project No: _____
 DRB Application No: 1007140

12-13-13

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Juan Tabo Hills, Unit 3B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-A, Juan Tabo Hills Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

[Handwritten notes and stamps]


Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Engr
		40' FF	PAVING	Monachos Road	Juan Tabo Blvd	Zanjero Road			
		4'	Perm Pavmt	Monachos Road	Juan Tabo Blvd	West PL			
		4'	C&G (both sides)	Monachos Road	West PL	Lot 10, Blk 3			
		4'	Sidewalk (both sides)	Monachos Road	West PL	Tract A			
		10'	Sidewalk (south side only)	Monachos Road	West PL				
		10'	Trail (north side only) (7)	Monachos Road	West PL				
		32 FF	Ros Pavmt	Zanjero Road	Monachos Road	Monachos Rd @ Lots 15/Tract D P L			
		4'	C&G (both sides)	Zanjero Road	Monachos Road	W side Tract B			
		4'	Sidewalk (east side only)	Zanjero Road	Monachos Road	N side Tract E			
		4'	Sidewalk (west side only)	Zanjero Road	Monachos Road	Lot 15, Blk 1			
		4'	Sidewalk (north side)	Zanjero Road	W side Tract D	Monachos Road @			
		4'	Sidewalk (south side)	Zanjero Road	W side Tract D	Lots 15/Tract D P L			
		0'	Waterline	Monachos Road	Existing WL	Zanjero Road			
		0'	Waterline	Monachos Road	Near West P L	Monachos Road			
		0'	Waterline	Zanjero Road	Monachos Road	Tract C - Existing WL			
		0'	Waterline	Tract D	Monachos Road				
		0'	Waterline	5' public WL easement					
		0'	Waterline	Tract A	Zanjero Road	East PL			
		0'	Waterline	51' public SAS & WL permit					

Project Name:

Juan Tabo Hills, Unit 3B (DRB 1007140)

Date Submitted: 0/28/2012

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Enst Engineer
			SANITARY SEWER						
		6"	Sanitary Sewer	Tract 1-C-1, in 20' SAS Easement	Exist 8" SAS, in 10' SAS Esmt	Zanjero Road	/	/	/
		6"	Sanitary Sewer	Zanjero Road	Monachos Road	Tract A	/	/	/
		6"	Sanitary Sewer	Monachos Road	West PL	Lot 10, Dlk 3	/	/	/
		6"	Sanitary Sewer	Tract A, 51' public SAS & WL Easement	Zanjero Road	East PL	/	/	/
			STORM DRAIN						
		60" & 66"	Storm Drain	Tract 1-C-1	Tijeras Arroyo	Monachos Road	/	/	/
		48"	Storm Drain	Tract C, 10' Public Drainage Easement	Tract 1-C-2	Exist 80" 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	/	/	/
		15"	Gravel Road	Tract C & Tract 1-C-2	Via Posada	Monachos Road	/	/	/
		15"	Gravel Road	Tract 1-C-2	Monachos Road	SDMH #14	/	/	/
		1150' LF	Tijeras Arroyo Bank Protection	Tijeras Arroyo	Exist Bank Protection	East PL	/	/	/
			<div style="border: 2px solid black; border-radius: 50%; padding: 10px; text-align: center;">  <p>2M³ LOMR (660-999) \$15,000</p> </div>						
			Restoration & Revegetation (Separate SIA for 3 years)						
			Disturbed areas per approved plan (Tract 1-C-1 and 1-C-2 (COA Open Space))						

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

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

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

City User Dept. Signature _____ Date _____

*** Deferred sidewalk**

- Water infrastructure to include valves, fittings, and firehydrants as per approved DRC plans, See 7/1/12
- 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 perimeter 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 Tijeras Arroyo Bank Protection (No Financial Guarantees Required)
- 10' Wide crusher fine trail with stabilizer to replace 4' sidewalk on north side of Monachos Rd

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates

FORM

Mark Goodwin 8-28-12
SIGNATURE (date)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

DRB CHAIR - date

[Signature] 9-26-12

TRANSPORTATION DEVELOPMENT - date

[Signature] 9-26-12

UTILITY DEVELOPMENT - date

[Signature] 9-26-12

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	12-13-13	<i>[Signature]</i>	<i>Christie S. Chene</i>	<i>Diane Hoelzer</i>