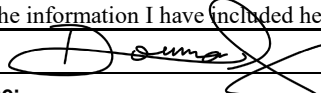


Effective 11/16/2023

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.		
SUBDIVISIONS		MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (<i>Forms PLT & S1</i>)		<input type="checkbox"/> Sidewalk Waiver (<i>Form V2</i>)
<input type="checkbox"/> Major – Bulk Land Plat (<i>Forms PLT & S1</i>)		<input type="checkbox"/> Waiver to IDO (<i>Form V2</i>)
<input type="checkbox"/> Extension of Preliminary Plat (<i>Form S1</i>)		<input type="checkbox"/> Waiver to DPM (<i>Form V2</i>)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (<i>Forms PLT & S2</i>)		<input type="checkbox"/> Vacation of Public Right-of-way (<i>Form V</i>)
<input type="checkbox"/> Minor - Final Plat (<i>Forms PLT & S2</i>)		<input type="checkbox"/> Vacation of Public Easement(s) DHO (<i>Form V</i>)
<input type="checkbox"/> Minor – Preliminary/Final Plat (<i>Forms PLT & S2</i>)		<input type="checkbox"/> Vacation of Private Easement(s) (<i>Form V</i>)
		APPEAL
		<input type="checkbox"/> Decision of DHO (<i>Form A</i>)
BRIEF DESCRIPTION OF REQUEST		
APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:		Block:
Subdivision/Addition:		MRGCD Map No.:
Zone Atlas Page(s):	Existing Zoning:	Unit:
# of Existing Lots:	# of Proposed Lots:	UPC Code:
		Proposed Zoning
		Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.		
Signature: 		Date:
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

102106048936010394

102106048236910317

102106048638710395

102106050238510396

FORM S1: SUBDIVISION OF LAND – MAJOR

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

_ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**_ MAJOR AMENDMENT TO PRELIMINARY PLAT****_ BULK LAND SUBDIVISION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S1 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- ___ 6) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 7) 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
- ___ 8) Infrastructure List, if required for building of public infrastructure
- ___ 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
(The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

SUPPORTIVE DOCUMENTATION

- ___ 10) Letter of authorization from the property owner if application is submitted by an agent
- ___ 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- ___ 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
(not required for Extension)

- ___ 13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- ___ 14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

PUBLIC NOTICE DOCUMENTATION

- ___ 15) Sign Posting Agreement
- ___ 16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- ___ Office of Neighborhood Coordination notice inquiry response
- ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department
- ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- ___ 17) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ EXTENSION OF PRELIMINARY PLAT

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S1 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Preliminary Plat
- ___ 5) Copy of DRB approved infrastructure list
- ___ 6) Letter of authorization from the property owner if application is submitted by an agent
- ___ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 8) Interpreter Needed for Hearing? ___ if yes, indicate language: ___



Vicinity Map

NOT TO SCALE

G-21-Z

PUBLIC UTILITIES

Public Utility Easements shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM)**, a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

SOLAR NOTE:

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of this plat.

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2023 pursuant to New Mexico statute 7-38-44.1

Lots 4, 5, & 6, Juan Tabo Business Park

UPC #102106048236910317, Lot 4 Juan Tabo Business Park
#102106048638710395, Lot 5, Juan Tabo Business Park
#102106050238510396, Lot 6, Juan Tabo Business Park

Bernalillo County Treasurer's Office: by: _____
date: _____

PURPOSE OF PLAT:

The purpose of this plat is to replat Lots 4, 5 & 6 into 13 individual Lots, to vacate existing right-of-way, to vacate an existing drainage easement, to vacate existing easements where new right-of-way will be granted, to grant new public utility easements, to grant a portion of the vacated right-of-way to the owner of Lot 3, to grant drainage easements, to grant sanitary sewer/water/pedestrian easements and to grant additional right-of-way to the City of Albuquerque.

FREE CONSENT & DEDICATION:

The subdivision shown and described hereon is with the free consent of and in accordance with the desires of the undersigned owner(s) thereof and grant all easements as shown hereon. Existing and/or granted public utility easements (P.U.E.) as shown hereon, unless noted otherwise, are for the common and joint use of gas, electric power and communication services for buried and/or overhead distribution lines, conduit and pipes for underground utilities. Said utility companies have the right of ingress/egress for construction of maintenance of and replacement of said utilities including the right to trim interfering trees and shrubs within said P.U.E.. Said owner(s) certify that this subdivision is their free act and deed. Said owner(s) do hereby dedicate public right of way as shown hereon for Juan Tabo Place, N.E., to the City of Albuquerque in fee simple.

by Ed Whitehouse 11-13-23
Fairways Ventures LLC, Owner Date

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 13 day of November, 2023 by: Ed Whitehouse
representative of Fairways Ventures LLC, Owner Lots 4, 5, 6 and 7

Notary Public: Donna J. Bohannon

My commission expires: 3-27-2024

by Chels Petroboulos 11-13-23
Chels Petroboulos, Owner Lot 3 Date

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 13 day of November, 2023 by: Chels Petroboulos, Representative of
Carefree Investments, LLC, Owner Lot 3

Notary Public: Donna J. Bohannon

My commission expires: March 27, 2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Donna J. Bohannon
Commission No. 1090035
March 27, 2024

NOTES:

- The Basis of Bearings is the Easterly property line of Lot 5, being a common line with Lot 16, Block 2, Valle Encantada, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
- This Property lies within Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0144G, Effective date 9/26/2008.
- Documents used (on file at Bernalillo County Clerk unless otherwise noted):

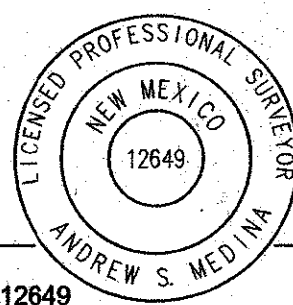
- Plat: Juan Tabo Business Park, recorded June 30, 1982, Volume C19, Folio 185. Record bearings and distances shown in parenthesis ()
- Plat: Valle Encantada, recorded November 16, 1967, Volume D3, Folio 178
- Plat: Tara Subdivision, recorded March 12, 1968, Volume C6, Folio 205.
- Warranty Deed: Lots 5-6, Juan Tabo Business Park, recorded May 6, 2022, Document 2022045203
- Warranty Deed: Lot 4, Juan Tabo Business Park, recorded May 6, 2022, Document 2022045202.

- All easements of record are shown hereon.

SURVEYOR'S CERTIFICATION

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

Andrew S. Medina 11-7-2023
Andrew S. Medina Date
New Mexico Professional Surveyor No. 12649



PRELIMINARY PLAT Lot 1A thru 13A Juan Tabo Business Park

BEING A REPLAT OF LOTS 4, 5, 6

JUAN TABO BUSINESS PARK

SITUATE WITHIN

SECTION 4, T.10N., R.4E., N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2023

SITE DATA:

FEMA Map Number	35001C0144G
Zoning	MX-T
Miles of Full Width Streets Created	0.0009 Miles
No. of Existing Lots	3
No. of Lots Created	14
Total Area	2.1340 acres
Acreage of Dedicated Right-of-Way	0.4986 acres

Case Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	Date
New Mexico Gas Company	Date
Lumen Technologies	Date
Comcast	Date
AMAFCA	Date
ABCWUA	Date

CITY AND COUNTY APPROVALS

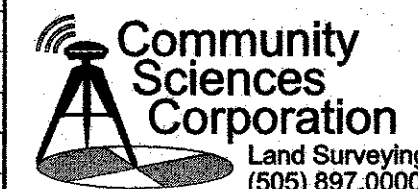
<u>Loren N. Risenhoover P.S.</u> 11/2/2023 City Surveyor Date	
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer / Hydrology	Date
City Code Enforcement	Date
DHO, Planning Department	Date
Real Property Division (conditional)	Date
Environmental Health Department (conditional)	Date

INFO FOR COUNTY CLERK:

Owner: Fairways Ventures LLC
UPC #: 102106048236910317, Lot 4
102106048638710395, Lot 5
102106050238510396, Lot 6
Location: Juan Tabo Business Park,
Section 4, T.10N., R.4E., NMPM
10900/10901/10915 Juan Tabo PI
City of Albuquerque,
Bernalillo County, New Mexico

PRELIMINARY PLAT Lots 1A thru 13A Juan Tabo Business Park

DWG PATH: 11/1/2023 S:\N1413 - Den Krupiak\01\600 JTBUSPark\Survey\Replat L04-06 2023 rev_recover.dwg
GPS: Primo 8/2022
DATE: 8/29/2022
SCALE: 1"=40'
CREW: LRC, PDW
DRAWN: DKS
JOB NO.: N1413-01-600
Krupiak



1 of 2

PRELIMINARY PLAT
Lot 1A thru 13A
Juan Tabo Business Park

BEING A REPLAT OF LOTS 4, 5, 6
JUAN TABO BUSINESS PARK
SITUATE WITHIN
SECTION 4, T.10N, R.4E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2023

LEGAL DESCRIPTION:

Lots numbered 4, 5, and 6 of Juan Tabo Business Park, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County on June 30, 1982, Volume C19 Folio 185 together with a portion of Juan Tabo Place NE being further described as follows:

Beginning at the southwest corner of Lot 7, Juan Tabo Business Park, being a point on the northerly right of way of Juan Tabo Place NE, and from whence, Albuquerque Control Monument ACS 17-G21 bears S28°38'29"W, 1173.46 feet.

Running Thence, 104.94 feet along the arc of a curve bearing to the right having a radius of 554.62 feet (chord 104.78 feet, N74°27'49"W, delta 10°50'27") to a point of compound curvature;

Thence, 20.59 feet along the arc of a curve bearing to the right, having a radius of 25.00 feet (chord 20.01 feet, N45°41'11"W, delta 47°17'49") to a point of reverse curvature;

Thence, 49.02 feet along the arc of a curve bearing to the right, having a radius of 44.49 feet (chord 46.58 feet, N53°11'34"E, delta 63°07'47") to a point;

Thence, 1.04 feet along the arc of a curve bearing to the left, having a radius of 15.50 feet (chord 1.04 feet, S02°20'13"W, delta 03°50'40") to a point of tangency;

Thence, S00°24'45"E, 31.31 feet to a point of curvature,

Thence, 65.63 feet along the arc of a curve bearing to the left, having a radius of 65.82 feet (chord 62.94 feet, S30°02'31"E, delta 57°07'49") to a point of reverse curvature;

Thence, 20.01 feet along the arc of a curve bearing to the left, having a radius of 25.25 feet (chord 19.50 feet, N87°56'08"W, delta 45°25'41") to a point of reverse curvature;

Thence, 53.25 feet along the arc of a curve bearing to the right, having a radius of 45.00 feet (chord 50.20 feet, N78°49'04"W, delta 67°48'00") to a point;

Thence, S46°56'59"W, 198.68 feet to a point being the southwest corner of the parcel herein described;

Thence, N00°09'11"E, 286.08 feet to a point;

Thence, N00°05'09"E, 110.26 feet to a point being the northwest corner of the parcel herein described;

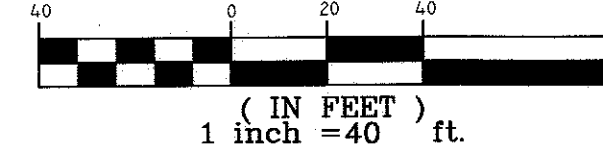
Thence, N89°45'19"E, 196.16 feet to a point;

Thence, N89°46'15"E, 135.33 feet to a point being the northeast corner of the parcel herein described;

Thence, S00°25'38"E, 257.36 feet to the point of beginning.

Said lots & right of way contain 2.1340 acres more or less.

GRAPHIC SCALE



ACS 2-G21A
NAD83 NMSP Central Zone
N = 1500315.561 us ft
E = 1560963.543 us ft
Z = 5668.85 us ft NAVD 1988
Ground to Grid = 0.999639923
Mapping Angle = -00_09_10.35

LINE	DELTA	LENGTH	RADIUS	CHORD
C1	272°56'14"	273.91	57.50	S11°54'35"E 79.21
C2	34°57'57"	11.29	18.50	S72°55'34"E 11.12
C3	82°02'03"	20.03	18.50	N58°34'11"E 19.07
C4	208°31'18"	178.33	49.00	N48°11'11"W 84.98
C5	56°29'37"	14.79	15.00	S27°49'50"W 14.20
C6	66°03'57"	18.23	15.81	S33°47'49"E 17.24
C7	57°07'49"	65.63	65.82	S30°02'31"E 62.94
C8	86°09'22"	23.31	15.50	N47°20'16"W 21.17
C9	57°58'38"	18.72	18.50	S60°36'14"W 17.93
C10	45°25'41"	20.01	25.25	N87°56'08"W 19.50
C11	67°48'00"	53.25	45.00	S78°49'04"E 50.20
C12	9°53'52"	95.81	554.62	S74°56'08"E 95.69
C13	47°11'20"	20.59	25.00	S48°11'11"E 20.01
C14	63°07'47"	44.49	44.49	N53°11'34"E 46.58
C15	51°19'46"	51.51	57.50	S50°51'55"W 49.81
C16	48°01'49"	48.20	57.50	N79°27'17"W 46.80
C17	69°18'41"	49.19	40.66	S35°04'06"E 46.24
C18	15°22'11"	4.96	18.50	N81°54'10"E 4.95
C19	46°39'58"	15.07	18.50	N50°53'05"E 14.65
C20	45°06'36"	38.58	49.00	S50°06'24"W 37.59
C21	34°40'55"	29.66	49.00	N89°59'50"W 29.21
C22	28°04'18"	24.01	49.00	N58°37'14"W 23.77
C23	31°23'59"	26.85	49.00	N28°53'05"E 26.52
C24	34°22'19"	29.40	49.00	N04°00'17"E 28.96
C25	34°53'08"	29.63	49.00	N38°37'59"E 29.38
C26	54°22'29"	36.57	57.50	S17°48'48"E 35.85
C27	0°56'35"	9.13	554.62	S69°30'52"E 9.13
C28	9°53'52"	95.81	554.62	S74°56'08"E 95.69
C29	3°50'40"	1.04	15.50	N02°20'13"W 1.04
C30	86°09'43"	23.31	15.50	N47°20'07"W 21.17
C31	21°58'54"	22.08	57.50	N42°37'10"E 21.94
C32	6°25'23"	7.38	65.82	S04°41'24"E 7.38
C33	90°42'15"	58.25	65.82	S33°15'14"E 56.37
C34	42°42'33"	42.86	57.50	N74°58'23"E 41.88
C35	108°52'22"	108.26	57.50	S29°14'09"E 93.55

NUM	BEARING	DISTANCE
L1	N64°48'02"W	10.05
L2	N55°26'23"W	9.06
L3	N00°24'45"W	13.42
L4	S00°24'45"E	12.01
L5	N31°37'13"E	11.87
L6	S55°26'23"E	6.74
L7	S55°26'23"E	2.32

Monument Legend

- Found Rebar w/Cap PATRICK PS 12651 w/ Shiner PS14269 Unless otherwise noted.
- Found Rebar w/Cap WAYJOHN PS14269
- Set 5/8" Rebar w/Cap MEDINA PS 12649 unless otherwise noted
- Set reference point
- New Centerline Monument
- New Centerline Monument

PRELIMINARY PLAT
Lots 1A thru 13A
Juan Tabo Business Park

DWG PATH: 11/10/2023 \N1413 - Don Krupiak\01600 JTBuPark\Survey\Replat L04-06 2023 rev_recover.dwg
GPS: Primo 8/2022
DATE: 8/29/2022
SCALE: 1"=40'
CREW: LRC, PDW
DRAWN: DKS
JOB NO: N1413-01-600 Krupiak
Community Sciences Corporation
Land Surveying
(505) 897.0000
2 of 2

Current DRC
Project Number: 2022122

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: **2022-006935**
DFT Application No.: 2023-00110

Lot 1A thru 13A JUAN TABO BUSINESS PARK BEING A REPLAT OF LOTS 4, 5, 6 JUAN TABO BUSINESS PARK

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

4 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC

5 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC

6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC #	DRC #	TRANSPORTATION IMPROVEMENTS							
		79' F-F	Demolish Existing Cul-de-sac	Juan Tabo Place	Juan Tabo Place	Juan Tabo Place	/	/	/
		31'-F-F	Asphalt Pavement, Curb & Gutter (Private)	Juan Tabo Place	Juan Tabo Place	Sierra Oscura Ave	/	/	/
		5' Wide	Sidewalk (Private, both sides)	Juan Tabo Place	Juan Tabo Place	Sierra Oscura Ave	/	/	/
		6' Wide	Pedestrian Connection to Valle Encantada Neighborhood	Sierra Oscura Ave	Juan Tabo Place	Sierra Oscura Ave	/	/	/
			Street Light and appurtenances				/	/	/
WATER AND SANITARY SEWER IMPROVEMENTS									
		8"	Demolish Existing 8" Sanitary Sewer Main	Juan Tabo Place	Existing Manhole in Juan Tabo Place	Existing Manhole near Sierra Oscura Ave	/	/	/
		8"	Sanitary Sewer w/necessary MH's & Services	Juan Tabo Place	Existing Manhole in Juan Tabo Place	Existing Manhole near Sierra Oscura Ave	/	/	/
		6"	Demolish Existing 6" Water Main	Juan Tabo Place	Juan Tabo Place	30' East of Sierra Oscura Ave	/	/	/
		6"	Water Main w/necessary valves, FH's, MJ's, RJ's, and services	Juan Tabo Place	Juan Tabo Place	30' East of Sierra Oscura Ave	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRAINAGE IMPROVEMENTS									
		15' Wide	Drainage Channel Access Driveway	Adjacent to West Limit of Property	Juan Tabo Place	Northwest Corner of Lot 3A	/	/	/
		SD 2260	Concrete Drainage Channel	Existing 15' Wide Drainage Easement	Juan Tabo Place	Southwest Property Corner	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

NAME (print)	PLANNING- date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	HYDROLOGY-date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Agent Authorization Form

August 28, 2023

Development Hearing Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: ALL DHO SUBMITTALS
3 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK
ZONE ATLAS PAGE: G-21-Z

I/We, (property owner) Carefree Investments, LLC, as the owner(s) of the real property described as follows 3 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Chris Petropoulos
Print Name


Signature

OWNER
Title

Agent Authorization Form

June 8, 2023

Development Facilitation Team
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: ALL DFT SUBMITTALS
4-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK
ZONE ATLAS PAGE: G-21-Z

I/We, (property owner) FAIRWAYS VENTURES LLC, as the owner(s) of the real property described as follows 4-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Daniel Krupiak

Print Name



Signature

Partner

Title

6-8-23

Date



October 25, 2024

Ms. Jolene Wolfley
Development Facilitation Team
600 Second NW
Albuquerque, NM 87102

**RE: 10900, 10901, 10915 & 10916 JUAN TABO PL NE
3-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK
ZONE ATLAS PAGE: G-21-Z**

Dear Ms. Wolfley:

Tierra West LLC, on behalf of FAIRWAYS VENTURES LLC and Carefree Investments LLC, is formally requesting a Preliminary Plat Extension

IDO Justification Criteria

14-16-6-4(W)(4)(b) The ZEO must determine whether the application for a time extension meets both of the following requirements:

- 1. The applicant submitted a letter of justification for the requested time extension before the expiration of the original permit or approval.**

The expiration of the current preliminary plat is December 12th, 2024.

- 2. Circumstances beyond the control of the applicant have prevented construction, use, or occupancy of the property pursuant to 14-16-6-4(X)(2)(b)**

Once the Preliminary Plat was approved and the developer had a full grasp of the development costs involved with construction and the proposed improvements, it was determined that additional funding sources would be needed. We are requesting an extension of the preliminary plat to allow the developer more time to secure additional funding sources.

Tierra West, on behalf of FAIRWAYS VENTURES LLC and Carefree Investments LLC respectfully requests that this Preliminary Plat Extension for one year from December 12th, 2024, to December 12th, 2025, is considered and approved administratively.

Sincerely,

Donna Sandoval
Planner

A handwritten signature in black ink, appearing to read "Donna Sandoval", with a stylized flourish at the end.

JN: 2022122
RRB/ds/jm

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Fairway Ventures, LLC & Carefree
Investments, LLC
9105 Santa Lucia Ave NE / 10916 Juan Tabo
Blvd. NE
Albuquerque, NM, 87111

Project# PR-2022-006935

Application#

SD-2023-00210 PRELIMINARY PLAT

SD-2023-00191 VACATION OF RIGHT-OF-WAY

**SD-2023-00192 VACATION OF PUBLIC
EASEMENT**

**SD-2023-00193 VACATION OF PUBLIC
EASEMENT**

**SD-2023-00194 VACATION OF PUBLIC
EASEMENT**

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT LOTS 3 THRU 6, SUBD PLAT MAP
FOR JUAN TABO BUSINESS PARK zoned
MX-T located at 10900, 10901, 10915, &
10916 JUAN TABO PL NE between JUAN
TABO BLVD NE and JUAN TABO PL NE
containing approximately 2.5 acre(s). (G-21)**

On December 6, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

Preliminary Plat (SD-2023-00210)

1. This is a request to subdivide 4 existing lots (Lots 4, 5, and 6 of the Juan Tabo Business Park) into 13 new lots, dedicate 0.4986 acres of right-of-way to the City of Albuquerque, and vacate easements and right-of-way as depicted on the Plat.
2. Per Table 6-1-1 of the IDO, the Applicant satisfied the public notice requirements for a Major Subdivision-Preliminary Plat.

3. The property is zoned MX-T. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
4. Members of the public spoke at the hearing, and expressed concerns about the project. Major concerns expressed by the public at the hearing included concerns about vehicular traffic traversing through the proposed subdivision to Sierra Oscura Avenue NE. The Applicant confirmed at the hearing that pedestrian traffic-only would traverse through the proposed subdivision to Sierra Oscura Avenue NE. To address concerns expressed by the public at the hearing, the DHO added a condition of approval permitting pedestrian-only access to areas to the west of the subject property (see Condition #1 below).
5. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.
6. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.
7. Per 6-6(L)(3)(a) of the IDO, this Preliminary Plat has been approved because it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Condition:

The Plat is conditioned as follows:

- a. The Plat must contain a condition specifying that no vehicular access will be granted to areas to the west, only pedestrian access shall be granted.

Vacation of Right-of-Way (SD-2023-00191)

1. This is a request to vacate approximately 4,000 square feet of Juan Tabo Place NE.
2. Per Table 6-1-1 of the IDO, the Applicant satisfied the public notice requirements for a Vacation of Public Right-of-Way - DHO.
3. A neighborhood meeting was offered by the Applicant per the public notice requirements of Table 6-1-1 of the IDO and was held between the Applicant and approximately 30-40 adjoining residents according to a letter included in the application submittal. The letter asserted that everyone who attended the meeting was in support of the project.

4. The Applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The subject property is currently undeveloped, and the public welfare does not require that the right-of-way be retained. Additionally, the right-of-way is to be replaced by the associated platting action (SD-2023-00210).
5. Pursuant to 14-16-6-6(M)(1)(b) of the IDO, the DHO is the approving body for the request because the Vacation is less than 5,000 square feet and the entire width of a street.

Vacation of Public Easement (SD-2023-00192)

1. This is a request to vacate an existing 15-foot drainage easement recorded on June 30, 1982.
2. The Applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The subject property is currently undeveloped, and the public welfare does not require that the easement be retained. Additionally, the easement is to be replaced by the associated platting action (SD-2023-00210).

Vacation of Public Easement (SD-2023-00193)

1. This is a request to vacate an existing 25-foot water, sewer, gas and pedestrian easement recorded on June 30, 1982.
2. The Applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The subject property is currently undeveloped, and the public welfare does not require that the easement be retained. Additionally, the easement is to be replaced by the associated platting action (SD-2023-00210).

Vacation of Public Easement (SD-2023-00194)

1. This is a request to vacate an existing 10-foot public utility easement recorded on June 30, 1982.
2. The Applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The subject property is currently undeveloped, and the public welfare does not require that the easement be retained. Additionally, the easement is to be replaced by the associated platting action (SD-2023-00210).

Official Notice of Decision

Project # PR-2022-006935 Applications# SD-2023-00191 & SD-2023-00192 & SD-2023-00193 & SD-2023-00194

Page 4 of 4

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 22ND, 2023**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink that reads "David S. Campbell". The signature is written in a cursive style with a blue horizontal line underneath it.

[David S. Campbell \(Dec 13, 2023 11:49 MST\)](#)

David S. Campbell
Development Hearing Officer

DSC/rw/jr

Tierra West, LLC 5571 Midway Park Pl. NE, Albuquerque, NM 87109

PR-2022-006935_December_6_2023- Notice of Decision

Final Audit Report

2023-12-13

Created:	2023-12-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAApI9IJMmEEjpnkpaCYp0pLcNVYX3K-c

"PR-2022-006935_December_6_2023- Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-12-12 - 6:54:42 PM GMT - IP address: 143.120.132.76
-  Document emailed to david@davidscampbell.com for signature
2023-12-12 - 6:55:26 PM GMT
-  Email viewed by david@davidscampbell.com
2023-12-13 - 6:44:54 PM GMT - IP address: 206.192.168.27
-  Signer david@davidscampbell.com entered name at signing as David S. Campbell
2023-12-13 - 6:49:23 PM GMT - IP address: 64.106.32.240
-  Document e-signed by David S. Campbell (david@davidscampbell.com)
Signature Date: 2023-12-13 - 6:49:25 PM GMT - Time Source: server- IP address: 64.106.32.240
-  Agreement completed.
2023-12-13 - 6:49:25 PM GMT