

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.2
September 26, 2017

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Final Sign-Off for EPC Approved SDP for Building Permit and SDP for Subdivision.
Tracts A-1, Mark 3S Holly Development
Project # 1005237

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- Development/Plan Application and Supplemental Form P(3) along with related fees
- Site Plan for Building Permit (with SWMD signature)
- Site Plan for Subdivision
- Conceptual Grading Plan Submittal
- Zone Atlas map C-20 with the site clearly outlined
- Letter Briefly Describing, Explaining and Justifying the Request (Incorporated Within this Letter)
- Copy of EPC Notification of Decision
- Letter Explaining How EPC Comments Have Been Addressed
- Copy of Site Plan with Fire Marshal's Stamp

Upon acceptance of this submittal, please transmit an e-mail link to gmeans@highmesacg.com, so we can upload the information into e-plan. The proposed Site Plan Amendments support an expansion to the current Montessori One Preschool and Elementary School campus. After several years of successful operation and growth, Montessori One plans to expand their site and add a third building dedicated for infants. They have acquired additional property to the west of the current site, and are proposing new building construction along with site parking, access, and circulation improvements.

The site will be served by existing public water, sanitary sewer and storm drain facilities in Holly Ave N.E. constructed by previous projects. The last remaining temporary section of Holly will be paved with permanent pavement and curb and gutter by this project. It is proposed that the infrastructure for this project and the additional lots to the west be guaranteed with the forthcoming plat that will serve both projects.

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales
In Memoriam: Jeffrey G. Mortensen, P.E.

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The proposed expansion will be developed in a manner consistent, compatible and continuous with the existing site landscaping and architecture. It will also be consistent with the existing surroundings and context previously justified and demonstrated with respect to the Policies and Design Guidelines of the Albuquerque / Bernalillo County Comprehensive Plan and the La Cueva Sector Development Plan, respectively.

Please schedule this matter for the next Appropriate DRB Hearing. If we can be of further assistance or provide additional information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:RJC
Enclosures

xc: Mark 3S w/encl