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~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
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May 7, 2018

Ms. Kym Dicome  
City of Albuquerque  
600 2<sup>nd</sup> Street SW  
Albuquerque, NM 87102

**Re: Cinnamon Morning --- Proposed "Private Commons Development" community**

Dear Ms. Dicome,

On behalf of Cinnamon Morning Development, LLC, we are requesting Sketch Plat Review for the above-mentioned project. The purpose of this project is to subdivide Lot 3, Alvarado Gardens Unit 1 into 10 residential lots as a Private Commons Development.

Our understanding of the current criteria for a private commons development is as follows:

1. Cannot be less than 2.0 acres,
2. Minimum lot area shall be 10,890 SF,
3. Minimum lot width is 75 feet,
4. No sideyard setback except at the PCD boundary,

The following are some questions we would like to discuss or receive answers for:

1. "A minimum of 30% of the gross area of the PCD or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as a Parceled Common Area (PCA)." Can you clarify the meaning or interpretation of the underlined portion of this regulation?
2. Under regulation 14-16-3-16(F) it states, "and shall be visible from a public right of way". Does Tract D meet this criteria?
3. Also, this regulation states, "no building or structures area permitted in a PCA, except those necessary for the operation and maintenance of the PCA." In Tract D or Tract A, the client may want to place a gazebo or sitting bench. Is this acceptable?
4. Please confirm that a Site Development Plan is required.
5. The client would like to make this a gated community. It is my understanding that the internal roadways will be privately maintained. Will they be subject to work order plans?

6. For drainage management, will this be a flat grading scheme, any allowable discharge to Rio Grande Blvd.
7. We have just made a request for W/S Availability with the Water Authority, (5-8-18).

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Diane Hoelzer, PE  
Senior Engineer