



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input checked="" type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: Las Ventanas NM, Inc. (T Scott Ashcraft)		Phone: (505) 362-6824
Address: 8330-A Washington Place NE		Email:
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Isaacson & Arfman, PA		Phone: (505) 268-8828
Address: 128 Monroe Street NE		Email: asaw@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Developer	List all owners: Jane Black Davidson	

BRIEF DESCRIPTION OF REQUEST
Approval of Site Plan

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 2A & Portion of Tract 3	Block:	UPC Code: 101205815151720220
Subdivision/Addition: Kelly Tracts (tbka Bosque Antigua)	MRGCD Map No.: NA	UPC Code: 101205814451620208
Zone Atlas Page(s): H-12	Existing Zoning: R-A	Proposed Zoning: Same
# of Existing Lots: 2	# of Proposed Lots: 15 & 1 Tract	Total Area of Site (acres): 5.4812

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Gabaldon Road SW	Between: Mountain Road SW	and: I-40

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
1001228; 18DRB-70141; PR-2018-001327; SI-2018-00062; SD-2018-000S0; VA-2018-000S7; SD-2018-000S1

Signature: <i>Asa Nilsson-Weber</i>	Date: 8/16/18
Printed Name: Asa Nilsson-Weber	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM P2: SITE PLAN – DRB

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

A single PDF file of the complete application including all plans and 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.

INFORMATION REQUIRED FOR ALL SITE PLAN – DRB APPLICATIONS

- NA Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- Site Plan and related drawings (10 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

SITE PLAN – DRB


MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB Does not require Public Hearing

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
- ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Infrastructure List, if required

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
Signature: <u>Asa Nilsson-Weber</u>	Date: <u>8/16/18</u>
Printed Name: <u>Asa Nilsson-Weber</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: _____	Case Numbers: _____
_____	_____
_____	_____
Staff Signature: _____	
Date: _____	

Letterhead/address

Date

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

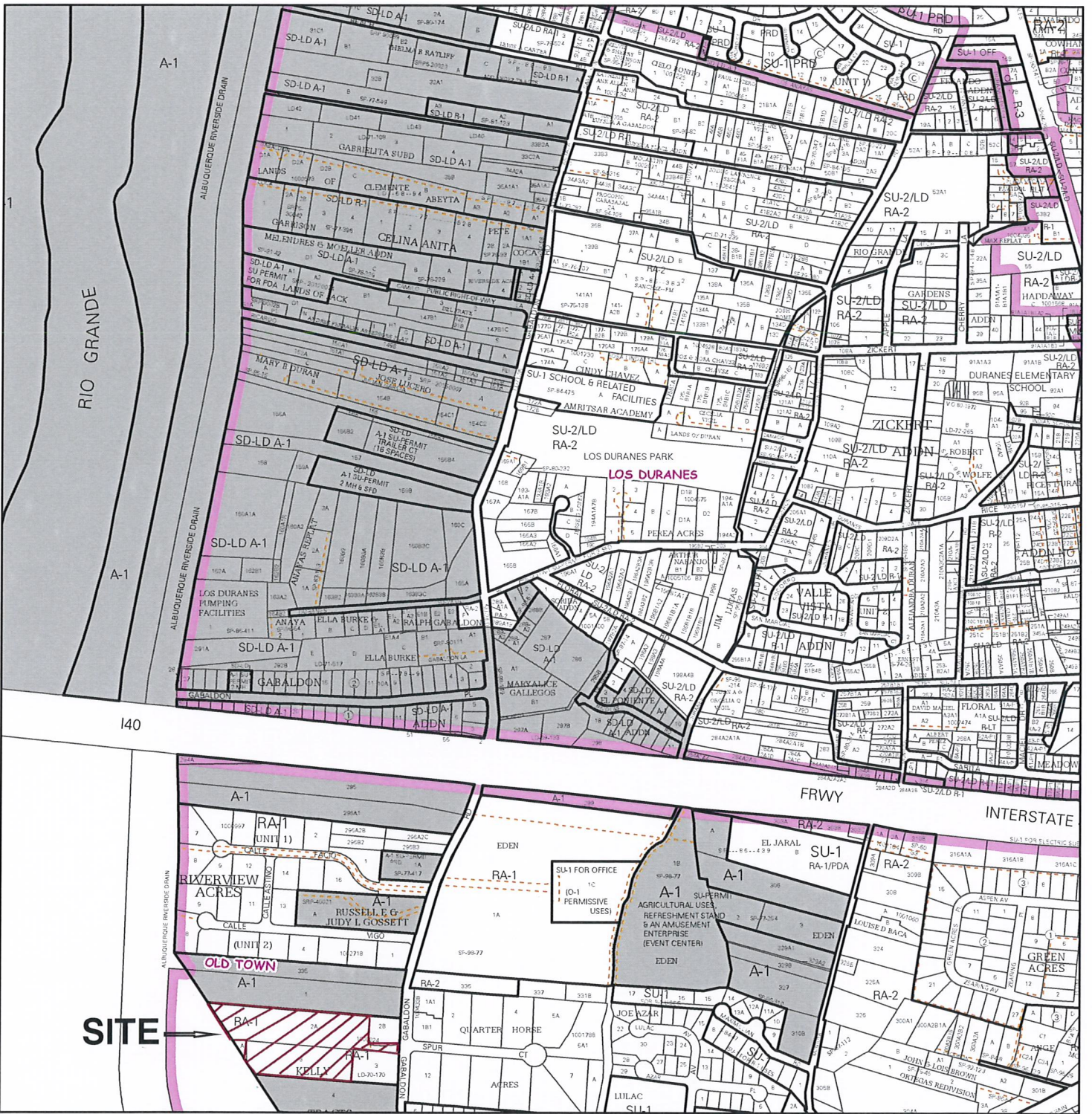
Re: **Tract 2A and a Portion of Tract 3, Lands of Kelly
Proposed Gabaldon Subdivision
Zone Atlas: H-12**

Dear Ms. Dicome:

As the owner of the referenced development, I hereby appoint Isaacson & Arfman, P.A. and or Sunland Development, Las Ventanas NM, Inc as the authorized agents in the matters of processing the Preliminary Plat and Final Plat submittals and attending all DRB hearings.

Sincerely,

Jane A. Black Davidson



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____

Applicant Name: Asa Nilsson-Weber, Isaacson & Arfman, P.A. Phone#: 505-266-1688 Email: asaw@iacivil.com
Agent for Las Ventanas Homes

APPOINTMENT DATE & TIME: Monday 5/7/2018 at 3 pm

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.
Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

13 residential lots (single detached homes) and a private, gated roadway

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 5.4 ac. Existing Zoning: RA-1 Proposed Zoning: RA (per IDO)

Previous zone change or site plan approval case number(s) for this site: _____

Applicable Area or Sector Plans: _____

Residential: Type and No. of Units Proposed: 13 lots; single detached homes

Commercial: Estimated building square footage: N/A No. of Employees: N/A

LOCATION OF REQUEST:

Physical Address: W. of Gabaldon Rd; S. of I-40 Zone Atlas Page (Please identify the subject site on the map and attach) H-12
(See attached ZA page)

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

(Please be specific so our staff can do the appropriate research)

- Are there any exceptions to the requirement to have an EPC approved site plan for sites >5 ac. adjacent to major public open space per IDO 5-2(H)(2)(b)?

- Are there any restrictions of number of units fronting a cul-de-sac?

- What are the open space requirements? Required buffer adjacent to public open space?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 18-104 Date: 5-7-18 Time: 3 pm

Address: Gabaldon Road Near Rio Grande Bosque

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: Maggio Gould
Code Enforcement: Ben McIntosh Other: Ricardo Vial Ando
Fire Marshall: Antonio Chinchilla Eric Gonzales
Transportation: Marwa Al-Najjar Majgan Magdadar

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____ | | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: RA-1
Proposed Use/Zone: RA
Applicable Plans: _____
Applicable Design Regulations: _____
Previously approved site plans/project #: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

- Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

RA-1 minimum lot width 75 feet 20,000
sqf of open space, 8,000 sqf on lot
R-1 setbacks can develop as a PCU

RA Zone in the IDO allows cluster developments
single family lot 10,870 sqf 75 foot lot width
5-2H2, Page 182

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

Not adjacent to Major Public Space Tract to the west is part of the ABC Bio Park and will be zoned NR-20-0.

Site plan ~~Administrative~~ DRB because site is over 5 acres.

See Table 5-5-1 for Parking

Table 5-1-1 for Dimensional Standards

Section 4-3(B)(1) for single family use standards

5-1(c) for Building Design

check with Traffic Engineer regarding cul-de-sac

check with Fire Marshal about design

See 4-3(B)(2)

**Bosque Antigua
Neighborhood Meeting
Los Duranes Community Center
07/10/18 @ 6 pm**

See attached for sign-in sheet. The following was discussed at meeting.

Scott Ashcraft opened meeting with providing an overview of the development and opened up to questions.

- How large are the lots?
Roughly ¼ acre. A third of the site will be open space.
- What does the solar note on preliminary plat mean?
No restrictions are allowed to prohibit installation of solar collectors.
- How will the site be fenced?
View fence along the open space easement in the rear yards and block walls along perimeter and sideyards.
- What does the entrance look like?
Gated entrance with 20' ingress and 20' egress with room for a car to turn around.
- What will buildings look like?
Scott Ashcraft gave an example of a nearby subdivision he developed. There will be a min. 2-car garage for each house.
- What's the price range?
Mid 500k's
- Will there be sidewalks?
Sidewalks will not be installed.
- Will trees be removed?
Yes, as required for development.
- Will there be a street light at entrance?
If there is no existing light, a light will be installed. [There is an existing street light]
- Will this development contribute to a sound wall at I-40?
No.
- What are the variances requested?
No sidewalks and 26-foot wide street instead of 27' per DPM.
- Will construction truck access be via Floral?
No. Access will be via Mountain Rd.
- Is there any MRGCD water use for this property?
No.

One neighbor said the residence northeast of the site utilizes irrigation water from the ditch along Gabaldon Rd.

GP Lovato explained the new requirements for a neighborhood meeting prior to DRB submittals per the IDO. Concerns were raised that Gabaldon Rd. doesn't have sidewalks.

End meeting.

Notes by: Åsa Nilsson-Weber, Isaacson & Arfman, P.A.

BOSQUE ANTIGUA
 NEIGHBORHOOD MEETING
 LOS DURANES COMMUNITY CENTER
 07/10/18

NAME	COMPANY	EMAIL	PHONE
Ása Nilsson-Weber	Isaacson & Arfman	asaw@iacivil.com	505-268-8828
Scott Ashcraft	Las Ventanas NM, Inc.	tscott@lasventanasnm.com	505-362-6824
Loulerides		Lierides@msn.com	
Jave lerides		'	
Pam Chavez		emailpamchavez@yahoo.com	
Chuck Martin			
GP		BENIGRICK150@comcast.net	505-321-1509
James Gill		jimgillp@gmail.com	505-715-0142
Derbi Gill		darbigill@gmail.com	505-715-6101



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: July 13, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): 1001228
Agent: Isaacson & Arfman, PA
Applicant: Las Ventanas NM, Inc.
Legal Description: Tract 2A and Portion of Tract 3
Zoning: RA-1
Acreage: 5.4265
Zone Atlas Page(s): H-12

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No


SUPPORTING DOCUMENTATION:

SITE VISIT: Site inspection conducted July 13, 2018

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(1): no significant archaeological sites in project area

SUBMITTED BY:



Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

7/13/18
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

SITE PLAN CHECKLIST

Project #: 2018-001327 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN

A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Dee Wilson Weber 8/16/18

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below.** Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres ~~1" = 50'~~ 1" = 40'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- N/A 2. Location and dimension of drive aisle crossings, including paving treatment
- N/A 3. Location and description of amenities, including patios, benches, tables, etc.
- N/A E. Off-Street Loading
- ___ 1. Location and dimensions of all off-street loading areas
- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
- ___ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
- ___ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- ___ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- ✓ A. Locate and identify adjacent public and private streets and alleys.
- ✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
- N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- N/A 3. Location of traffic signs and signals related to the functioning of the proposal
- N/A 4. Identify existing and proposed medians and median cuts
- N/A 5. Sidewalk widths and locations, existing and proposed
- ✓ 6. Location of street lights
- ___ 7. Show and dimension clear sight triangle at each site access point
- ✓ 8. Show location of all existing driveways fronting and near the subject site.
- N/A B. Identify Alternate transportation facilities within site or adjacent to site
- ___ 1. Bikeways and bike-related facilities
- ___ 2. Pedestrian trails and linkages
- ___ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- ✓ 1. Scale - must be same as scale on sheet #1 - Site plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Identify nature of ground cover materials
- ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
- ✓ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
- ✓ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- N/A 9. Planting Beds, indicating square footage of each bed
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- N/A 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- N/A 14. Planting or tree well detail
- N/A 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- N/A 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- N/A 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- N/A 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site. *On drng. report*
- 2. Indicate ~~finished floor~~ *pad grade* elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- N/A 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

N/A SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

August 16, 2018

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Bosque Antigua Site Plan
Project #2018-001327
Existing Legal: Tract 2A and a Portion of Tract 3, Kelly Tracts
Zone Atlas Map: H-12

Dear Ms. Dicome:

Isaacson & Arfman, acting as agents for the Developer of the above referenced site located west of Gabaldon Rd. and south of I-40 is submitting a request for approval of a site plan for a 15-lot residential development. The site is zoned R-A and will be developed as a cluster development with 30 percent of site area dedicated as private open space. The open space areas will also be encumbered with a drainage easement for ponding.

An application for preliminary plat, along with requests for design variance, sidewalk waiver and easement vacation has been submitted and will be heard at DRB on August 22.

If you have questions regarding this submittal, please call me at 268-8828 or email at asaw@iacivil.com

Thank you.

Sincerely,

ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, P.E.

Attachments

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.


PROJECT NAME: Bosque Antigua

AGIS MAP # H-12

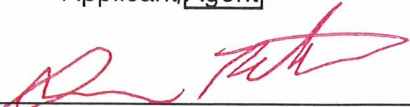
LEGAL DESCRIPTIONS: Tract 2A & Portion of Tract 3, Kelly Tracts

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on July 20, 2018 (date).


Applicant/Agent

7/20/18
Date


Hydrology Division Representative

7/20/18
Date

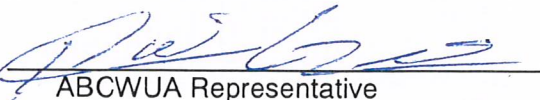
NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on May 10, 2018 (date).

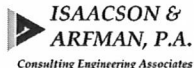

Applicant/Agent

7/20/18
Date


ABCWUA Representative

7/20/18
Date

PROJECT # 1001228



Ruth Lozano <ruthl@iacivil.com>

Public Notice Inquiry_Gabaldon and Mountain_DRB

1 message

Quevedo, Vicente M. <vquevedo@cabq.gov>
To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Mon, Jul 23, 2018 at 3:14 PM

Ruth,

Good afternoon. See list of affected associations below and attached related to your DRB submittal. Please also review the attached instruction sheet.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West Old Town NA	GP Ben	Lovato	bengpl150@comcast.net	2820 Azar Place NW	Albuquerque	NM	87104	5053211909	
West Old Town NA	Kendra	Roberston	krobtstn@gmail.com	2319 Edna Avenue NW	Albuquerque	NM	87104	5057109092	
Del Bosque HOA Incorporated	Patricia	Cream	ljmpjc@comcast.net	652 Rio Azul Lane NW	Albuquerque	NM	87104		5053214232
Del Bosque HOA Incorporated	Kate	Davis	mkdavis24@gmail.com	664 Bosque Verde Lane NW	Albuquerque	NM	87104		5054407756

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 ISD WebMaster

Sent: Friday, July 20, 2018 10:39 AM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Ruth Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

8/14/2018

Isaacson & Arfman, P.A. Mail - Public Notice Inquiry_Gabaldon and Mountain_DRB

Company Name

Isaacson & Arfman, PA

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tract 2A & Portion of Tract 3, Kelly Tracts

Physical address of subject site:

Subject site cross streets:

Gabaldon Road SW between Mountain Road SW & I-40

Other subject site identifiers:


This site is located on the following zone atlas page:


H-12

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

3 attachments

 **1001228 Zone Map H-12.pdf**
449K

 **Public Notice Inquiry_Gabaldon and Mountain_DRB.xlsx**
15K

 **Public Notice Inquiry Instruction Sheet_5_22_18.pdf**
29K

Public Notice to Applicable Associations

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks Commission (LC), City Staff approval of a Wireless Telecommunication Facility (WTF), Site Plan, Sign Permit, or Wall/Fence Permit are required to notify any applicable neighborhood and/or homeowner associations via email, first class mail, or certified mail as specified in Table 6-1-1 of the Integrated Development Ordinance (IDO) (<https://www.abc-zone.com/>).

Each required Public Notice shall include the following per IDO Subsection 14-16-6-(K)(6):

1. The address of the property listed in the application;
2. The name of the property owner and/or applicant;
3. Applicant mailing address;
4. Applicant telephone number and/or email address;
5. A short summary of the approval being requested;
6. Whether a public hearing will be required. If so, the date, time, and place of the public hearing;
7. Website where additional information about the project can be obtained, if applicable.
8. Facilitated Meetings – All notification letters must include the following text:

Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

Public Notice Checklist

For all decisions requiring Mailed or Electronic Mail notice per Table 6-1-1 in the IDO the following information must be included for each application submitted to the Planning Department.

1. ONC's "Public Notice Inquiry Email" outlining any applicable Neighborhood and/or Homeowner Associations.
2. Copies of Letters and/or Emails sent to any applicable Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts, if required, mailed to any applicable Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.



Åsa Weber <asaw@iacivil.com>

Bosque Antigua

1 message

Åsa Weber <asaw@iacivil.com>

Tue, Aug 14, 2018 at 10:11 AM

To: bengpl150@comcast.net, krobtstn@gmail.com, ljmpjc@comcast.net, mkdavis24@gmail.com

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform the West Old Town NA that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

The DRB Hearing Date is scheduled for September 12, 2018 beginning at 9:00 AM in the Plaza del Sol Building Basement Hearing Room at 600 Second Street NW.

A pre-application neighborhood meeting was held on July 10, 2018 at the Los Duranes Community Center.

Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

We are mailing this letter to you today.

Åsa Nilsson-Weber, P.E.
Principal / Vice President
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)266-1688
asaw@iacivil.com



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Kendra Roberston
West Old Town NA
2319 Edna Ave. NW
Albuquerque, NM 87104



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

GP Ben Lovato
West Old Town NA
2820 Azar Place NW
Albuquerque, NM 87104





August 14, 2018

GP Ben Lovato
West Old Town NA
2820 Azar Place NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Mr. Lovato:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform the West Old Town NA that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

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Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



August 14, 2018

Kate Davis
Del Bosque HOA Incorporated
664 Bosque Verde Lane NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Ms. Davis:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform the Del Bosque HOA Incorporated that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

The DRB Hearing Date is scheduled for September 12, 2018 beginning at 9:00 AM in the Plaza del Sol Building Basement Hearing Room at 600 Second Street NW.

A pre-application neighborhood meeting was held on July 10, 2018 at the Los Duranes Community Center.

Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Patricia Cream
Del Bosque HOA Incorporated
652 Rio Azul Lane NW
Albuquerque, NM 87104



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Kate Davis
Del Bosque HOA Incorporated
664 Bosque Verde Lane NW
Albuquerque, NM 87104



August 14, 2018

Patricia Cream
Del Bosque HOA Incorporated
652 Rio Azul Lane NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Ms. Cream:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform the Del Bosque HOA Incorporated that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

The DRB Hearing Date is scheduled for September 12, 2018 beginning at 9:00 AM in the Plaza del Sol Building Basement Hearing Room at 600 Second Street NW.

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If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



August 14, 2018

Kendra Roberston
West Old Town NA
2319 Edna Ave. NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Ms. Roberston:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform the West Old Town NA that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment

=====

HIGHLAND
 111 ALVARADO DR SE
 ALBUQUERQUE
 NM
 87108-9998
 3401360108
 (800)275-8777 2:15 PM

08/14/2018

=====

Product Description	Sale Qty	Final Price
Boutonniere (Unit Price:\$0.50)	4	\$2.00
Total		\$2.00
Cash		\$2.00

Preview your Mail
 Track your Packages
 Sign up for FREE @
www.informedelivery.com

All sales final on stamps and postage
 Refunds for guaranteed services only
 Thank you for your business

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 POSTAL EXPERIENCE

Go to:
<https://postalexperience.com/Pos>
 840-5870-0063-002-00028-42139-01

or scan this code with
 your mobile device:

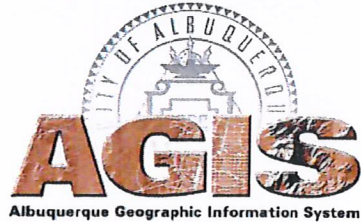


Bill #: 840-58700063-2-2842139-1
 Clerk: 02



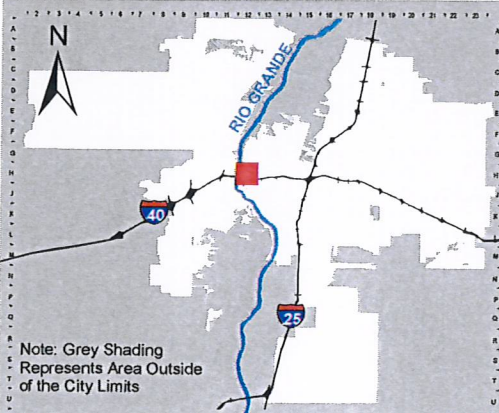
For more current information and details visit: <http://www.cabq.gov/gis>

BUFFER MAP



Albuquerque Geographic Information System

Map amended through: 1/28/2016




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	



0 750 1,500 Feet



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Michael M. & Dorothy Gutierrez
3122 Spur Ct. NW
Albuquerque, NM 87104



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Michael & Rosemarie Sanchez
3123 Spur Ct. NW
Albuquerque, NM 87104



August 14, 2018

Michael M. & Dorothy Gutierrez
3122 Spur Ct. NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Mr. & Mrs. Gutierrez:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

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Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



August 14, 2018

Michael J. & Rosemarie E. Sanchez
3123 Spur Ct. NW
Albuquerque, NM 87104

**RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)**

Dear Mr. & Mrs. Sanchez:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

The DRB Hearing Date is scheduled for September 12, 2018 beginning at 9:00 AM in the Plaza del Sol Building Basement Hearing Room at 600 Second Street NW.

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Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

John H. Mora
711 Gabaldon Drive NW
Albuquerque, NM 87104



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

James M. & Beverly A. Peavler
Trustees Peavler Trust
717 Gabaldon Drive NW
Albuquerque, NM 87104





August 14, 2018

John H. Mora
711 Gabaldon Drive NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Mr. Mora:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

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Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



August 14, 2018

James M. & Beverly A. Peavler
Trustees Peavler Trust
717 Gabaldon Drive NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Mr. & Mrs. Peavler:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

The DRB Hearing Date is scheduled for September 12, 2018 beginning at 9:00 AM in the Plaza del Sol Building Basement Hearing Room at 600 Second Street NW.

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If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Ulton G. Jr. & Jean H. Hodgkin
721 Gabaldon Drive NW
Albuquerque, NM 87104



ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Garcia Farms, LLC
P.O. Box 26207
Albuquerque, NM 87125





August 14, 2018

Ulton G. Jr. & Jean H. Hodgins
721 Gabaldon Drive NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Mr. & Mrs. Hodgins:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

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Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



August 14, 2018

Garcia Farms, LLC
P.O. Box 26207
Albuquerque, NM 87125

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear Garcia Farms:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

ABCWUA
P.O. Box 1293
Albuquerque, NM 87103



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103





August 14, 2018

ABCWUA
P.O. Box 1293
Albuquerque, NM 87103

Situs Address: 717 Gabaldon Road NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear ABCWUA:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Site plan for a 15-lot subdivision with a private road and two open space parcels.

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If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

August 14, 2018

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Situs Address: Tingley Dr. NW
Albuquerque, NM 87104

RE: Bosque Antigua
Existing Legal: Tract 2A & Portion of Tract 3, Kelly Tracts
DRB No.: PR-2018-001327 (1001228)

Dear City of Albuquerque:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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If you have questions please email me at asaw@iacivil.com or call me at 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber
Attachment

HIGHLAND
111 ALVARADO DR SE
ALBUQUERQUE
NM

87108-9998
3401360108

08/14/2018 (800)275-8777 2:14 PM

Product Description	Sale Qty	Final Price
Neon Celebrate! (Unit Price:\$0.50)	8	\$4.00
Total		\$4.00
Cash		\$4.00

Preview your Mail
Track your Packages
Sign up for FREE @
www.informedelivery.com

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT
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Go to:
<https://postalexperience.com/Pos>

840-5870-0063-002-00028-42124-01

or scan this code with
your mobile device



or call (800) 275-8777

YOUR OPINION COUNTS

Bill #: 840-58700063-2-2842124-1
Clerk: 02

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Las Ventanas NM, Inc. DATE OF REQUEST: 07/20/18 ZONE ATLAS PAGE(S): H-12

CURRENT:

ZONING ~~RA~~ R-A

PARCEL SIZE (AC/SQ. FT.) 5.4812

LEGAL DESCRIPTION:

Portion of Tract 3

LOT OR TRACT # Tract 2A & BLOCK # _____

SUBDIVISION NAME Kelly Tracts

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 15 Lots & 1 Tract

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE

Asa Nilsson-Weber

DATE

7/20/18

Asa Nilsson-Weber
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

7/20/18
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____