

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Kym Dicomé
City of Albuquerque
600 2nd St. NE
Albuquerque, NM

Requested by: Racquel Michel

Date: 08/13/19

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: 924-3880

Job No.: 080289

Job Name: Unser Crossing

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Infrastructure List Amenment Submittal

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

August 13, 2019

Kym Dicome, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Infrastructure List Amendment
Unser Crossing – PR-2018-001389

Dear Ms. Dicome:

Submitted for DRB review and approval is a request for an amendment to the Infrastructure List for the above referenced project.

Enclosed is the following information:

- Development Review Board Application
- Form S2: Subdivision of Land – Minor Actions
- Zone Atlas Sheet showing the project area
- Approved Infrastructure List
- Proposed Infrastructure List
- Approval from COA Transportation
- DRB Fee

We have recently submitted and received approval of a modification to the Traffic Impact Study for Unser Crossing. This change allows the removal, from the Infrastructure List, of the extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd.

Please place this item on the DRB agenda to be heard on August 21st, 2019. If you have any questions, or require further information, please call me.

Sincerely,



Racquel Michel, P.E.
Project Engineer
Community Development and Planning

RMM/
Enclosures



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input checked="" type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Amendment to Infrastructure list. Amendment includes removal of roadway infrastructure due to amended TIS.			

APPLICATION INFORMATION			
Applicant: Armstrong Development Properties, Inc.		Phone: 602-385-4106	
Address: 883 N Hayden Rd.		Email: nzion@agoc.com	
City: Scottsdale	State: AZ	Zip: 85258	
Professional/Agent (if any): Bohannon Huston Inc. / Racquel Michel		Phone: 505-823-1000	
Address: 7500 Jefferson St. NE, CY2		Email: rmichel@bhinc.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site: N/A		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tracts 1-14		Block:	Unit:
Subdivision/Addition: Unser Crossing		MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): K-9 & K10	Existing Zoning: C-2		Proposed Zoning No Change
# of Existing Lots: 14	# of Proposed Lots: No Change		Total Area of Site (Acres): 50
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: SW Corner Central & Unser		Between: Bridge SW	and: 86th St
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2018-001389, 1007204, 1002971			

Signature: <i>Racquel Michel</i>	Date: 8/13/19
Printed Name: Racquel Michel	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved


Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.


MINOR AMENDMENT TO PRELIMINARY PLAT

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

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.

Signature: 	Date: 8/13/19
Printed Name: Racquel Michel	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

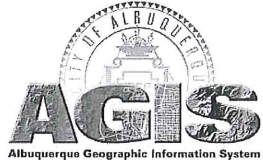
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



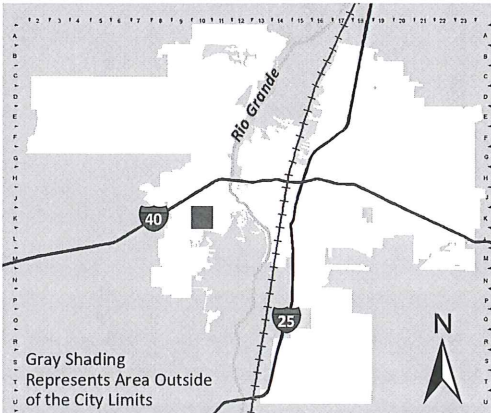
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Rio Grande

40 25

N

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		11' - 12'	LENGTHEN WEST BOUND LEFT TURN LANE TO 600 LF; PAVED ROADWAY, STRIPING, CURB AND GUTTER (APPROX. 370 LF)	CENTRAL AVE.	600' EAST OF 86TH ST.	86TH ST.	/	/	/
			EAST 1/2 STREET PERMANENT IMPROVEMENTS TO PROVIDE FOR 6' BIKE LANE, 12' NORTHBOUND LANE, 14' CONTINUOUS CENTER LEFT TURN LANE, CURB AND GUTTER, 6' SIDEWALK	86TH ST.	BRIDGE BLVD.	CENTRAL AVE.	/	/	/
		11' - 12'	NORTH BOUND RIGHT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX. 100 LF)	86TH ST.	100' SOUTH OF CENTRAL AVE.	CENTRAL AVE.	/	/	/
		11' - 12'	NORTH BOUND LEFT TURN LANE PAVED ROADWAY, STRIPING (APPROX. 100 LF)	86TH ST.	100' SOUTH OF CENTRAL AVE.	CENTRAL AVE.	/	/	/
			NORTH 1/2 STREET PERMANENT IMPROVEMENTS TO PROVIDE FOR 6' BIKE LANE, 12' WESTBOUND LANE AND 14' CONTINUOUS CENTER LEFT TURN LANE, CURB AND GUTTER, 6' SIDEWALK	BRIDGE BLVD.	BOUNDARY OF SITE	86TH ST.	/	/	/
		N/A	TRAFFIC SIGNAL MODIFICATIONS	INTERSECTION OF UNSER BLVD. & BRIDGE BLVD.			/	/	/
			WEST 1/2 STREET PERMANENT IMPROVEMENTS INCLUDING TWO SOUTHBOUND LANES, 6' BIKE LANE, CURB AND GUTTER, 6' SIDEWALK	UNSER BLVD.	CENTRAL AVE.	DRIVEWAY "E"	/	/	/
		11' - 12'	NORTH BOUND LEFT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX. 200 LF)	UNSER BLVD.	200' SOUTH OF DRIVEWAY "E"	DRIVEWAY "E"	/	/	/
		11' - 12'	SOUTH BOUND RIGHT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX. 100 LF)	UNSER BLVD.	100' NORTH OF DRIVEWAY "E"	DRIVEWAY "E"	/	/	/
		11' - 12'	NORTH BOUND AND SOUTH BOUND LEFT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER (APPROX. 100 LF)	86TH ST.	100' NORTH AND 100' SOUTH OF BRIDGE BLVD.	BRIDGE BLVD.	/	/	/

SIA Sequence #

COA DRC Project #

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Crst Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA
SANITARY SEWER LINE WITH MH & SERVICES, AS REQUIRED
MAIN EAST-WEST SITE
EAST TERMINUS OF CITY PROJECT #7356.62-07
UNSER BLVD.

PUBLIC WATERLINE IMPROVEMENTS

12" DIA
ABANDON EXISTING WATERLINE IN VOLCANO RD.
VOLCANO RD.
CENTRAL AVE.
UNSER BLVD.
~~12" DIA WATERLINE W/ NEG. VALVES, MJS & RJS
UNGER BLVD.
VOLCANO RD.
CENTRAL AVE.~~

10" DIA
WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS
MAIN EAST-WEST SITE
86TH ST.
UNSER BLVD.
10" DIA
WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS
SITE DRIVES
CENTRAL AVE.
BRIDGE BLVD.

PUBLIC STORM DRAIN IMPROVEMENTS

5' X 20"
~~JUNCTION BOX AND STORM DRAIN~~
MANIFOLD
NW CORNER OF SITE
CULVERTS OUTFALLING ACROSS CENTRAL AVE.
STORM DRAIN IN UNSER BLVD.

18" DIA
CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 78" SD IN UNSER BLVD.
APPROX 200LF EAST OF DRIVEWAY "C"
78" SD IN UNSER BLVD.

18" DIA
CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 96" SD IN UNSER BLVD.
APPROX 500LF NORTH OF DRIVEWAY "E"
96" SD IN UNSER BLVD.

18" DIA
CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 96" SD IN UNSER BLVD.
APPROX 50LF NORTH OF DRIVEWAY "E"
96" SD IN UNSER BLVD.

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

Unsur Crossing
Site Plan For BF

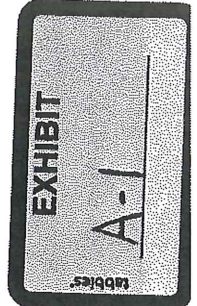
DRB Project No.

1007204

Date Submitted: June 24, 2008
Date Site Plan for Bldg Permit Appr: 7/9/08
Date Site Plan for Sub. Approved: N/A
Date Preliminary Plat Approved: N/A
Date Preliminary Plat Expires: N/A

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
			44' FC-EOA	LENGTHEN EXISTING NORTH BOUND RIGHT TURN LANE (APPROX. 145 LF) PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK	UNSER BLVD (EAST SIDE OF ROW)	LOS VOLCANES RD.			
		N/A	TRAFFIC SIGNAL MODIFICATIONS	INTERSECTION OF CENTRAL AVE & UNSER BLVD.					
		11' - 12'	WEST BOUND THRU LANE, PAVED ROADWAY, STRIPING, CURB AND GUTTER (APPROX. 1,500 LF)	CENTRAL AVE.	500' EAST OF UNSER BLVD.	DRIVEWAY "B"			
		12' FC-EOA	100LF WEST BOUND LEFT TURN LANE AND MEDIAN OPENING, PAVED ROADWAY, STRIPING, CURB AND GUTTER	CENTRAL AVE. AT DRIVEWAY "B"					
		N/A	NEW TRAFFIC SIGNAL	CENTRAL AVE. AT DRIVEWAY "B"					
		12' FC-EOA	EAST BOUND RIGHT TURN DECEL LANE, PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX 100 LF)	CENTRAL AVE. AT DRIVEWAY "B"					
		6' WIDE	BIKE LANE INCL PAVEMENT, STRIPING, CURB AND GUTTER, 6' SIDEWALK	CENTRAL AVE.	86TH ST.	UNSER BLVD.			
		N/A	NEW TRAFFIC SIGNAL	CENTRAL AVE AT 86TH ST					



SIA Sequence #	COA DRC Project #

Size
Type of Improvement

Location

From

To

Private Inspector
City Inspector
City Cnst Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA
SANITARY SEWER LINE WITH MH & SERVICES, AS REQUIRED
MAIN EAST-WEST SITE DRIVE
EAST TERMINUS OF CITY PROJECT #7366.82-07
UNSER BLVD.

PUBLIC WATERLINE IMPROVEMENTS

12" DIA
ABANDON EXISTING WATERLINE IN VOLCANO RD.
VOLCANO RD.
CENTRAL AVE.
UNSER BLVD.
VOLCANO RD.
CENTRAL AVE.
UNSER BLVD.

PUBLIC STORM DRAIN IMPROVEMENTS

5' X 20'
JUNCTION BOX AND STORM DRAIN
MANIFOLD
NW CORNER OF SITE
CULVERTS OUTFALLING ACROSS CENTRAL AVE.
STORM DRAIN IN UNSER BLVD.

18" DIA
CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 78" SD IN UNSER BLVD.
APPROX 200LF EAST OF DRIVEWAY "C"
78" SD IN UNSER BLVD.

18" DIA
CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 96" SD IN UNSER BLVD.
APPROX 500LF NORTH OF DRIVEWAY "E"
96" SD IN UNSER BLVD.

18" DIA
CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 96" SD IN UNSER BLVD.
APPROX 50LF NORTH OF DRIVEWAY "E"
96" SD IN UNSER BLVD.

SIA Sequence #

COA DRC Project #

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Crst Engineer

18" DIA

CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 90" SD IN BRIDGE BLVD.

BRIDGE BLVD.

APPROX 64LF WEST OF DRIVEWAY "G"

90" SD IN BRIDGE BLVD.

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Racquel Michel
PREPARED BY: PRINT NAME
DATE 6/24/2008

BOHANNAN HUSTON, INC.
FIRM:

Racquel Michel
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

Pat Clark
DRB CHAIR
DATE 7-9-08

Ray A. Dean
TRANSPORTATION DEVELOPMENT
DATE 7/9/08

Ray A. Dean
UTILITY DEVELOPMENT
DATE 7/9/08

Christina Sandoval
PARKS & GENERAL SERVICES
DATE 7/9/08

Bradley L. Bingham
AMAFCA
CITY ENGINEER
DATE 7/9/08

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9-5-08	<i>Pat Clark</i>	<i>Public Works</i>	<i>Michael B. ...</i>
2	10/23/08	<i>Pat Clark</i>	<i>Public Works</i>	<i>Michael B. ...</i>
3				

Racquel Michel

From: Michael Balaskovits
Sent: Monday, August 12, 2019 5:05 PM
To: Racquel Michel
Subject: FW: Unser Crossing Updated Analysis

Check it out.

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannon Huston, Inc.
Community Development and Planning

From: Armijo, Ernest M. <earmijo@cabq.gov>
Sent: Thursday, August 8, 2019 10:14 AM
To: Michael Balaskovits <mbalaskovits@bhinc.com>
Cc: 'Jeanne Wolfenbarger' <JeanneW34@comcast.net>; 'tobe@swcp.com' <tobe@swcp.com>
Subject: RE: Unser Crossing Updated Analysis

Mike,
I have reviewed the revised analysis and spoken with Terry on the methodology used and I am satisfied with the results of the new analysis. I have also spoken with Jeanne on this and we are comfortable with allowing the Infrastructure list to be amended. Please proceed with your submission to DRB to complete this amendment.



ERNEST ARMIJO, P.E.
senior engineer
o 505.924.3633
e earmijo@cabq.gov
cabq.gov/planning

From: Michael Balaskovits [<mailto:mbalaskovits@bhinc.com>]
Sent: Wednesday, August 07, 2019 12:54 PM
To: Armijo, Ernest M.
Cc: Jeanne Wolfenbarger; tobe@swcp.com
Subject: Re: Unser Crossing Updated Analysis

Thanks for the response Ernest. I'll wait to hear after your discussion with Terry. Thanks again!

Sent from my iPhone

To: 'Armijo, Ernest M.' <earmijo@cabq.gov>
Cc: 'Racquel Michel' <rmichel@cabq.gov>; Jeanne Wolfenbarger <JeanneW34@comcast.net>; Michael Balaskovits <mbalaskovits@bhinc.com>
Subject: Unser Crossing Updated Analysis

Ernest,

Attached for your review is an updated analysis to the Unser Crossing Traffic Impact Study that was approved in 2008.

Please call me if you have questions or need additional information.

Best Regards,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 – Office (calls my cell phone also)
(505) 270-6981 – Cell
e-mail: tobe@swcp.com

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This message has been analyzed by Deep Discovery Email Inspector.

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