



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"/> Variance for Carport within setback(s) (Form V)
<input checked="" 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 (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V)		
SITE PLANS		<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Plat Approval for Tract 12-B-1-A and 12-B-1-B El Rancho Grande Unit 1 for Solare Charter School			

APPLICATION INFORMATION			
Applicant: Solare Collegiate Foundation		Phone: 242-6411	
Address: 1720 Bridge Blvd. SW		Email: peter.lorenz@unirac.com	
City: Albuquerque	State: NM	Zip: 87105	
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 505-828-2200	
Address: PO BOX 90606		Email: hiram@goodwinengineers.com	
City: Albuquerque	State: NM	Zip: 87199	
Proprietary Interest in Site: Under Purchasing Contract		List all owners: South Bay Investments, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract 12-B-1-A and 12-B-1-B		Block:	Unit:
Subdivision/Addition: El Rancho Grande Unit 1		MRGCD Map No.:	
Zone Atlas Page(s): M-9	Existing Zoning: PD	UPC Code: 100905538003040125	
# of Existing Lots: 1	# of Proposed Lots: 2	Proposed Zoning: PD	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Gibson Blvd.	Between: 98 th Street	and: Barbados	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2019-002042, PS-2019-00040, 100154, 1001450, 1002822, 1000152			

Signature:		Date: May 24, 2019	
Printed Name: Hiram Crook		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting/Hearing Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM S1: SUBDIVISION OF LAND – MAJOR

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

>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- ☒ Interpreter Needed for Hearing? ☒ if yes, indicate language: none
- ☒ 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 P1 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
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Sign Posting Agreement
- ☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- ☐ **MAJOR AMENDMENT TO PRELIMINARY PLAT**
- ☒ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ TIS Traffic Impact Study Form
- ☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ☒ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response
- ☒ Copy of notification letter and proof of first class mailing
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☒ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☒ 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)
- ☒ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☒ Proposed Infrastructure List
- ☐ **EXTENSION OF PRELIMINARY PLAT**
- ☐ **INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**
- For temporary sidewalk deferral extension, use Form V.**
- ☐ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- ☐ Copy of the Official DRB Notice of Decision for any prior approvals
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response
- ☐ Copy of notification letter and proof of first class mailing
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☐ Preliminary Plat or site plan reduced to 8.5" x 11"
- ☐ Copy of DRB approved infrastructure list

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: Hiram L. CrackDate: 5/24/2019Printed Name: Hiram L. Crack☐ Applicant or ☐ Agent**FOR OFFICIAL USE ONLY**

Case Numbers:

Project Number:

Staff Signature:

Date:





DRB Chair
City of Albuquerque
600 2nd Street SW
Albuquerque, New Mexico, 87102

**RE: Property at NW corner of Gibson Blvd. SW and Barbados Ave. SW
Tract 12-B-1 El Rancho Grande 1
Within the Town of Atrisco Grant
Projected Section 33
Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico**

Dear Ms Dicome:

Please be advised Mark Goodwin & Associates is authorized to act on behalf of South Bay Investments, LLC in connection with the above referenced project for all DRB Applications and Submittals.

Please contact my office if I can be of further assistance regarding this application.

Sincerely,



THAI PHAM
Member Manager
South Bay Investment, LLC
Phone (408) 335-3862
thaihpham@gmail.com

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87102

**Re: Replat/subdivision of property at NW corner of Gibson Blvd. SW and Barbados Ave. SW
 Tract 12-B-1 El Rancho Grande 1
 Within the Town of Atrisco Grant
 Projected Section 33
 Township 10 North, Range 2 East, NMPM
 City of Albuquerque, Bernalillo County, New Mexico**

Dear Ms. Dicome,

Please be advised Mark Goodwin & Associates is authorized to act on behalf of Solare Collegiate Foundation in connection with the above referenced project for all DRB Applications and Submittals.

Please contact my office if I can be of further assistance regarding this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lorenz", written over a horizontal line.

Peter Lorenz
Solare Collegiate Foundation

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kang B. Kim
(Applicant or Agent)

5/23/19
(Date)

I issued _____ signs for this application, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Solare Collegiate Charter School Foundation DATE OF REQUEST: 05/13/19 ZONE ATLAS PAGE(S): M-9

CURRENT:

ZONING PD

PARCEL SIZE (AC/SQ. FT.) 4.9 Ac

LEGAL DESCRIPTION:

LOT OR TRACT # TR 12-05-1 Bulk Land Plat for El Rancho Grande Unit 1 BLOCK #

SUBDIVISION NAME Solare Charter School

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From To

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☒

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 4

BUILDING SIZE: #1 - 10,700 (sq. ft.)

#2 - 7,500

#3 - 5,600

#4 - 7,600

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

APPLICANT OR REPRESENTATIVE Hiram Crook

DATE 05/13/19

(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 ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes: This site would require an N/A since it is a school

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.

8
TRAFFIC ENGINEER

5/14/19
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

Revised January 20, 2011

Kay Brashear

From: Armijo, Ernest M. <earmijo@cabq.gov>
Sent: Tuesday, May 14, 2019 2:49 PM
To: Kay Brashear
Subject: RE: TIS Form - Solare Charter School

Ahh,

Thank you for bringing that to my attention. I just checked and I have that study in my queue for review, so no further action will be required at this time. For your DRB application just state that the NIA has been submitted.



ERNEST ARMIJO, P.E.

senior engineer

o 505.924.3633

e earmijo@cabq.gov

cabq.gov/planning

From: Kay Brashear [mailto:kay@goodwinengineers.com]
Sent: Tuesday, May 14, 2019 2:46 PM
To: Armijo, Ernest M.
Cc: Michel, Racquel M.; Hiram Crook
Subject: RE: TIS Form - Solare Charter School

Thanks for letting us know – to my knowledge a NIA was submitted by Lee Engineering on behalf of Mullen Heller Architecture in April. This is the same project, just lots of team players involved so that might have caused confusion.

Please let me know if this is acceptable for the Prelim Plat Application Approval.

Thanks,

Kay Brashear

*Mark Goodwin & Associates, PA
(505) 828-2200*

From: Armijo, Ernest M. <earmijo@cabq.gov>
Sent: Tuesday, May 14, 2019 2:13 PM
To: Kay Brashear <kay@goodwinengineers.com>
Cc: Michel, Racquel M. <rmichel@cabq.gov>
Subject: RE: TIS Form - Solare Charter School

Kay,

Sorry for the delay. This site will require an NIA (Neighborhood Impact Assessment) rather than a TIS. If you want to discuss or set up a scoping meeting please don't hesitate to contact me.



ERNEST ARMIJO, P.E.

senior engineer

o 505.924.3633

e earmijo@cabq.gov

cabq.gov/planning

From: Kay Brashear [<mailto:kay@goodwinengineers.com>]

Sent: Tuesday, May 14, 2019 1:59 PM

To: Armijo, Ernest M.

Cc: Michel, Racquel M.

Subject: RE: TIS Form - Solare Charter School

Ernest,

By chance, have you been able to review the TIS we sent last week? Just wanted to follow up as we are getting our DRB Application together.

Thanks,

Kay Brashear

Mark Goodwin & Associates, PA
(505) 828-2200

From: Kay Brashear

Sent: Thursday, May 9, 2019 12:48 PM

To: Armijo, Ernest M. <earmijo@cabq.gov>

Cc: 'Racquel Michel' (<rmichel@cabq.gov>) <rmichel@cabq.gov>

Subject: TIS Form - Solare Charter School

Ernest,

Attached, please find the TIS Form which is required for Preliminary Plat DRB Submittal. Zone atlas map and Fire 1 Plan is attached which can be used for a layout of the property.

If approved, please sign and email back to me so I can include with our submittal next week.

Thanks for your prompt attention.

Best Regards,

Kay Brashear

Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606
Albuquerque, NM 87199
9016 Washington St. Ste. A
Albuquerque, NM 87113
(505) 828-2200



Like us on Facebook! <https://www.facebook.com/dmgassociates/>

=====

This message has been analyzed by Deep Discovery Email Inspector.

=====

This message has been analyzed by Deep Discovery Email Inspector.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~
~ 2018 ENR Residential/Hospitality Award of Merit ~

May 23, 2019

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Solare Charter School

Dear Ms. Dicome,

Our client, Solare Collegiate Foundation, owns the property outlined in the attached Zone Atlas Map located on Gibson Blvd., between 98th Street and Barbados along Gibson Blvd. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you that we are making a submittal to the Development Review Board.

The property is currently one Tract, but with our Plat submittal the intent will be to subdivide the property into two lots, Tracts 12-B-1-A of 6.1178 acres and 12-B-1-B of 4.8805 acres. Solare Charter School will be built on Tract B-1-B. Tract 12-B-1-A will remain vacant at this time, and Solare Charter School will be built on Tract 12-B-1-B.

If you have any questions, you may contact Hiram Crook in our office at (505) 828-2200, or by email at hram@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Hiram L. Crook, EI
Staff Engineer

6. **Project# PR-2019-002285**

(1008124 + 1009526)

SD-2019-00098 – PRELIMINARY/FINAL PLAT

SD-2019-00091 – VACATION OF PUBLIC EASEMENT (PUE)

SD-2019-00092 – VACATION OF PUBLIC EASEMENT(OVERHEAD UTILITY)

SD-2019-00093 – VACATION OF PUBLIC EASEMENT (GAS)

SD-2019-00094 – VACATION OF PUBLIC EASEMENT (TELEPHONE + TELEGRAPH)



CSI – CARTESIAN SURVEYS, INC. agent(s) for **VISTA ORIENTE LTD. CO.** request(s) the aforementioned action(s) for all or a portion of LOT 2 PLAT OF LOTS 1 & 2 AMERICAN SQUARE, zoned MX-M, located at 3535 MENAUL BLVD NE, Albuquerque, NM, containing approximately 10.5095 acre(s). (H-16)

PROPERTY OWNERS: VISTA ORIENTE LTD COATTN: JOHN SEDBERRY
REQUEST: VACATE EASEMENTS & SUBDIVIDE ONE EXISTING LOT INTO 2 LOTS AND GRANT EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT, AND THE VACATIONS AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO. FINAL SIGN OFF IS DELEGATED TO: CODE ENFORCEMENT FOR PARKING CALCULATIONS AND TO PLANNING FOR 15 DAY APPEAL PERIOD.

7. **Project# PR-2018-001734**

SD-2018-00099 - PRELIMINARY/FINAL PLAT

ALPHA PRO SURVEYING LLC agent(s) for **JAMES TAFOYA** request(s) the aforementioned action(s) for all or a portion of LOTS 1 + 2, BLOCK 11, VOLCANO CLIFFS SUBDIVISION UNIT 18, zoned R-1D, located at 6604 + 6600 PETIRROJO RD NW, containing approximately 0.7494 acre(s). (D-10)[Deferred from 11/7/18, 11/14/18, 1/30/19 for a no show, 2/6/19]

PROPERTY OWNERS: HIGHLANDS JOINT VENTUREC/O TAFOYA JAMES C
REQUEST: CONSOLIDATION OF 2 LOTS INTO 1 LOT

INDEFINITELY DEFERRED.

SKETCH PLAT

8. **Project# PR-2019-002042**

PS-2019-00040 – SKETCH PLAT



MARK GOODWIN & ASSOCIATES, PA agent(s) for **SOLARE COLLEGIATE FOUNDATION** request(s) the aforementioned action(s) for all or a portion of TRACT 12-B-1 BULK LAND PLAT FOR EL RANCHO GRANDE 1, zoned PD, located on GIBSON BLVD SW east of 98th STREET SW, containing approximately 10.9992 acre(s). (M-9)

PROPERTY OWNERS: SOUTHBAY INVESTMENTS LLC
REQUEST: SUBDIVIDE 1 LOT INTO 2

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

"Proof of Sketch Plat"

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: David G. Gutierrez, P.E.
Phone: 505.289.3307

DRB Project No: PR-2019-002358	Date: 05/22/19	Item No: #1
Zone Atlas Page: E-19	Legal Description: Lot(s): Tract A-1-B of PLAT for TRACTS A-1-A & A-1-B, LUTHERAN CHURCH IN AMERICA Location: 6901 WYOMING BLVD NE, south of HARPER RD NE	
Request For: SD-2019-00079 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No objection
 - a. Public water and sanitary sewer have been constructed and accepted by the Water Authority.



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 1

Project Number: PR-2019-002358

Application Number: SD-2019-00079

Project Name: Fruita del Sol

Request: Preliminary/ Final Plat, Preliminary Plat, Final Plat, EPC Approved Site Plan for Building Permit, DRB Site Plan, Sidewalk Deferral, Sidewalk Waiver, Design Variance, Vacation Of Public Easements, Vacation Of Public Right of Way, Bulk Land Variance, IIA Extension – Sidewalk, IIA Extension – 2 Year, Preliminary Plat Amendment

COMMENTS:

- This request is for a 1 year extension and if approved, is the final extension that can be approved per the IDO
- A letter of justification was submitted with the application but did not explain why this extension should be approved for “good cause” except to say that it is close to being complete. Need a little more information. What is still remaining?

Comments may continue onto the next page)

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

FROM: Kym Dicome
Planning Department

DATE:



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 1

DRB Project Number: PR-2019-002358

Application Number: _____

Project Name: _____

Request: IIA Extension – 2 Year

COMMENTS:

Code Enforcement has no objection to the requested extension.

(Comments may continue onto the next page)

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Benjamin McIntosh, Code Enforcement Supervisor DATE: 5/22/2019
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN ____

DELEGATED: (TRANS) (HYD) (WUA) (PRKS) (PLNG) (CE)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION

James D. Hughes PE., 924-3986, Jhughes@cabq.gov

DRB Project Number: 2019-002358 Hearing Date: 05-22-2019

Project: Lutheran Church @ 6901
Wyoming Blvd. NE Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Bulk Land Plat
<input checked="" type="checkbox"/> 1 YEAR IIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the Extension. An engineer's Certification is required for Release of Financial Guarantee.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002358 (1006844)
Holy Cross Town Homes

AGENDA ITEM NO: 01

SUBJECT: IIA Extension – 2 Year

ENGINEERING COMMENTS:

1. No objection to the request.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: May 22, 2019

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

Kay Brashear

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Thursday, May 9, 2019 8:16 AM
To: Kay Brashear
Subject: Public Notice Inquiry_98th Street and Gibson Blvd._DRB
Attachments: Zone Atlas Map.pdf; Public Notice Inquiry_98th Street and Gibson Blvd._DRB.xlsx

Kay,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	5057683127
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	5052214003	5058903481
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105	5052356511	5058779727
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	87105	5059809651	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination

City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, May 08, 2019 8:44 AM

To: Office of Neighborhood Coordination <kay@goodwinengineers.com>

Cc: 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

Kay Brashear

Telephone Number

828-2200

Email Address

kay@goodwinengineers.com

Company Name

Mark Goodwin & Associates, PA

Company Address

PO BOX 90606

City

Albuquerque

State

NM

ZIP

87199

Legal description of the subject site for this project:

Tract 12-B-1 Plat for El Rancho Grande Unit 1

Physical address of subject site:

98th Street and Gibson Blvd.

Subject site cross streets:

98th Street and Gibson Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

M-9

=====

This message has been analyzed by Deep Discovery Email Inspector.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

- ~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
- ~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
- ~ 2017 ENR Landscape/Urban Development Award of Merit ~
- ~ 2018 ENR Residential/Hospitality Award of Merit ~

May 23, 2019

Ms. Marcia Fernandez
South Valley Coalition of N.A.
2401 Violet SW
Albuquerque, NM 87105

Mr. Romerto Roibal
South Valley Coalition of N.A.
2233 Don Felipe Road SW
Albuquerque, NM 87105

Re: Solare Charter School

Dear Ms. Fernandez and Mr. Roibal,

Our client, Solare Collegiate Foundation, owns the property outlined in the attached Zone Atlas Map located on Gibson Blvd., between 98th Street and Barbados. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you that we are making a submittal to the Development Review Board.

The property is currently one Tract, but with our Plat submittal the intent will be to subdivide the property into two lots, Tracts 12-B-1-A of 6.1178 acres and 12-B-1-B of 4.8805 acres. Solare Charter School will be built on Tract B-1-B. Tract 12-B-1-A will remain vacant at this time, and Solare Charter School will be built on Tract 12-B-1-B.

We anticipate the DRB hearing to be held on June 19, 2019, beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

If you have any questions, you may contact Hiram Crook in our office at (505) 828-2200, or by email at hiram@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

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~ 2018 ENR Residential/Hospitality Award of Merit ~

May 23, 2019

Mr. Harry Hendriksen
Westside Coalition of N.A.
10592 Rio Del Sol NW
Albuquerque, NM 87114

Ms. Rene Horvath
Westside Coalition of N.A.
5515 Palomino Drive NW
Albuquerque, NM 87120

Re: Solare Charter School

Dear Mr. Hendriksen and Ms. Horvath,

Our client, Solare Collegiate Foundation, owns the property outlined in the attached Zone Atlas Map located on Gibson Blvd., between 98th Street and Barbados. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you that we are making a submittal to the Development Review Board.

The property is currently one Tract, but with our Plat submittal the intent will be to subdivide the property into two lots, Tracts 12-B-1-A of 6.1178 acres and 12-B-1-B of 4.8805 acres. Solare Charter School will be built on Tract B-1-B. Tract 12-B-1-A will remain vacant at this time, and Solare Charter School will be built on Tract 12-B-1-B.

We anticipate the DRB hearing to be held on June 19, 2019, beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

If you have any questions, you may contact Hiram Crook in our office at (505) 828-2200, or by email at hiram@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
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May 23, 2019

Mr. Jerry Gallegos
SWAN Coalition
5921 Central Ave. NW
Albuquerque, NM 87105

Ms. Cherise Quezada
SWAN Coalition
10304 Paso Fino Place SW
Albuquerque, NM 87105

Re: Solare Charter School

Dear Mr. Gallegos and Ms. Quezada,

Our client, Solare Collegiate Foundation, owns the property outlined in the attached Zone Atlas Map located on Gibson Blvd., between 98th Street and Barbados. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you that we are making a submittal to the Development Review Board.

The property is currently one Tract, but with our Plat submittal the intent will be to subdivide the property into two lots, Tracts 12-B-1-A of 6.1178 acres and 12-B-1-B of 4.8805 acres. Solare Charter School will be built on Tract B-1-B. A neighborhood meeting with Mullen Heller Architecture was held May 7th to discuss this project in further detail. Tract 12-B-1-A will remain vacant at this time, and Solare Charter School will be built on Tract 12-B-1-B.

We anticipate the DRB hearing to be held on June 19, 2019, beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

If you have any questions, you may contact Hiram Crook in our office at (505) 828-2200, or by email at hiram@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager

7018 1830 0002 0410 5356
7018 1830 0002 0410 5370
7018 1830 0002 0410 5400
7018 1830 0002 0410 5427

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Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
Total Postage and Fees	\$7.15

Sent To
MARCIA FERNANDEZ (SVCNA)
2401 VIOLET SW
ABQ, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
Total Postage and Fees	\$7.15

Sent To
HARRY HENDRICKSEN (WCNA)
10542 RIO DEL SOL NW
ABQ NM 87114

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
Total Postage and Fees	\$7.15

Sent To
JERRY GALLEGOS
5921 Central Ave NW
ABQ, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
Total Postage and Fees	\$7.15

Sent To
CHERISE GUEZADA (SWAN)
10304 LASO FINO PLACE
ALBUQUERQUE NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.00
Total Postage and Fees	\$7.45

Sent To
ROBERTO ROIBAL (SVCNA)
2288 DON FELIPE RD SW
ABQ NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
Total Postage and Fees	\$7.15

Sent To
RENE HORVATH (WCNA)
5515 PALMIND DRIVE NW
ABQ, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Kay Brashear

From: Kay Brashear
Sent: Thursday, May 23, 2019 11:09 AM
To: jgallegoswccd@gmail.com; cherquezada@yahoo.com; hlhen@comcast.net; aboard10@juno.com; mbfernandez1@gmail.com; rroibal@comcast.net
Cc: Hiram Crook
Subject: Solare Charter School Preliminary Plat DRB Submittal
Attachments: Zone Atlas Map.pdf

Tracking:	Recipient	Delivery
	jgallegoswccd@gmail.com	
	cherquezada@yahoo.com	
	hlhen@comcast.net	
	aboard10@juno.com	
	mbfernandez1@gmail.com	
	rroibal@comcast.net	
	Hiram Crook	Delivered: 5/23/2019 11:10 AM

Dear Neighborhood Association Representatives,

Our client, Solare Collegiate Foundation, owns the property outlined in the attached Zone Atlas Map located on Gibson Blvd., between 98th Street and Barbados. Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify you that we are making a submittal to the Development Review Board.

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We anticipate the DRB hearing to be held on June 19, 2019, beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

If you have any questions, you may contact Hiram Crook in our office at (505) 828-2200, or by email at hiram@goodwinengineers.com.

A hard copy will be mailed to you today, certified, as well.

Best Regards,

Kay Brashear

Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606
Albuquerque, NM 87199
9016 Washington St. Ste. A
Albuquerque, NM 87113
(505) 828-2200

Kay Brashear

From: Microsoft Outlook
To: hlhen@comcast.net; rroibal@comcast.net
Sent: Thursday, May 23, 2019 11:10 AM
Subject: Relayed: Solare Charter School Preliminary Plat DRB Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[hlhen@comcast.net \(hlhen@comcast.net\)](mailto:hlhen@comcast.net)

[rroibal@comcast.net \(rroibal@comcast.net\)](mailto:rroibal@comcast.net)

Subject: Solare Charter School Preliminary Plat DRB Submittal



**Solare Charter
School Prelimin...**

Kay Brashear

From: Microsoft Outlook
To: jgallegoswccdg@gmail.com; mbfernandez1@gmail.com
Sent: Thursday, May 23, 2019 11:10 AM
Subject: Relayed: Solare Charter School Preliminary Plat DRB Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com)

mbfernandez1@gmail.com (mbfernandez1@gmail.com)

Subject: Solare Charter School Preliminary Plat DRB Submittal



Solare Charter
School Prelimin...

Kay Brashear

From: Microsoft Outlook
To: aboard10@juno.com
Sent: Thursday, May 23, 2019 11:10 AM
Subject: Relayed: Solare Charter School Preliminary Plat DR8 Submittal

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[aboard10@juno.com \(aboard10@juno.com\)](mailto:aboard10@juno.com)

Subject: Solare Charter School Preliminary Plat DR8 Submittal



Solare Charter
School Prelimin...

Kay Brashear

From: Microsoft Outlook
To: cherquezada@yahoo.com
Sent: Thursday, May 23, 2019 11:10 AM
Subject: Relayed: Solare Charter School Preliminary Plat DRB Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

cherquezada@yahoo.com (cherquezada@yahoo.com)

Subject: Solare Charter School Preliminary Plat DRB Submittal



Solare Charter
School Prelimin...

Kay Brashear

From: Microsoft Outlook
To: Hiram Crook
Sent: Thursday, May 23, 2019 11:10 AM
Subject: Delivered: Solare Charter School Preliminary Plat DRB Submittal

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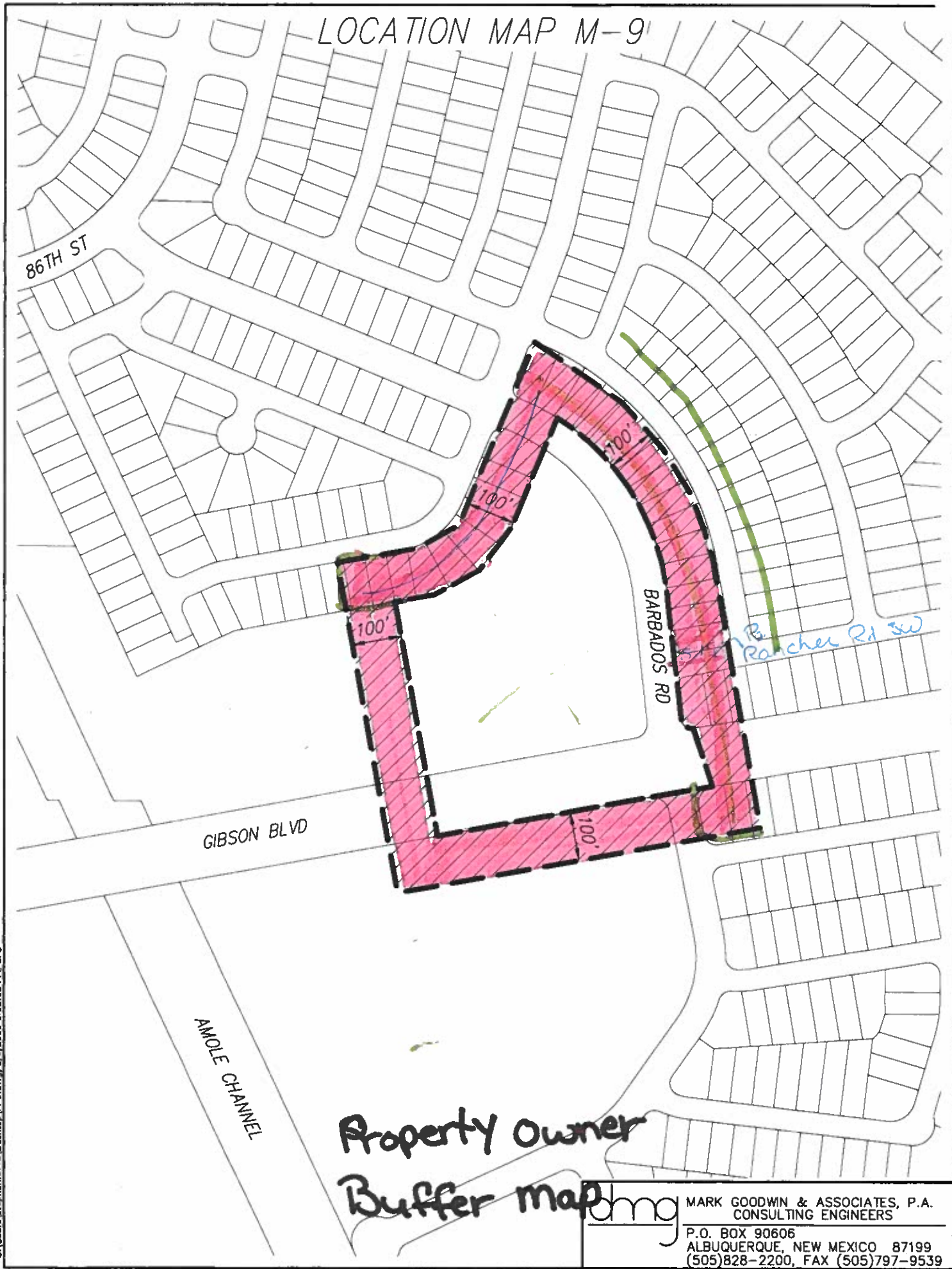
[Hiram Crook \(hiram@goodwinengineers.com\)](mailto:hiram.crook@goodwinengineers.com)

Subject: Solare Charter School Preliminary Plat DRB Submittal



Solare Charter
School Prelimin...

LOCATION MAP M-9



Solare Charter School - Property Owner Notification

UPC	Situs Address	Situs City	Situs State	Situs Zip	Mailing Address	Mailing City	Mailing State	Mailing Zip
100905542802242201	8400 Silverado Ave SW	Albuquerque	NM	87121	8400 Silverado Ave SW	Albuquerque	NM	87121
100905542702742202	8404 Silverado Ave SW	Albuquerque	NM	87121	8404 Silverado Ave SW	Albuquerque	NM	87121
100905542703242203	8408 Silverado Ave SW	Albuquerque	NM	87121	8408 Silverado Ave SW	Albuquerque	NM	87121
100905542603742204	8500 Silverado Ave SW	Albuquerque	NM	87121	8500 Silverado Ave SW	Albuquerque	NM	87121
100905542404142205	8504 Silverado Ave SW	Albuquerque	NM	87121	8504 Silverado AVE SW	Albuquerque	NM	87121
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100905542005442208	8604 Silverado Ave SW	Albuquerque	NM	87121	8604 Silverado Ave SW	Albuquerque	NM	87121
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100905540706942212	8708 Silverado Ave SW	Albuquerque	NM	87121	8708 Silverado Ave SW	Albuquerque	NM	87121
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100905539907442214	8804 Silverado Ave SW	Albuquerque	NM	87121	8804 Silverado Ave SW	Albuquerque	NM	87121
100905539407742215	8808 Silverado Ave SW	Albuquerque	NM	87121	8808 Silverado Ave SW	Albuquerque	NM	87121
100905538905742901	8700 Benavides Ave SW	Albuquerque	NM	87121	101 Howard Dr.	Midland	TX	79703
100905538805342902	8704 Benavides Ave SW	Albuquerque	NM	87121	8704 Benavides Ave SW	Albuquerque	NM	87121
100905538604942903	8708 Benavides Ave SW	Albuquerque	NM	87121	8708 Benavides Ave SW	Albuquerque	NM	87121
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100905536703342908	8728 Benavides Ave SW	Albuquerque	NM	87121	8928 Benavides Ave SW	Albuquerque	NM	87121
100905536303242909	8732 Benavides Ave SW	Albuquerque	NM	87121	8732 Benavides Ave SW	Albuquerque	NM	87121
100905535803142910	8736 Benavides Ave SW	Albuquerque	NM	87121	8736 Benavides Ave SW	Albuquerque	NM	87121
100905538003040125	No Address On File	Albuquerque	NM	87121	1195 Clear Lake CT	Milpitas	CA	95035
100905439050010101	No Address On File	Albuquerque	NM	87121	PO Box 11591	Albuquerque	NM	87121
100905443450310201	8719 Bay Mare Ave SW	Albuquerque	NM	87121	8719 Bay Mare Ave SW	Albuquerque	NM	87121
100905443950410202	8715 Bay Mare Ave SW	Albuquerque	NM	87121	8715 Bay Mare Ave SW	Albuquerque	NM	87121
100905444350410203	8709 Bay Mare Ave SW	Albuquerque	NM	87121	8709 Bay Mare Ave SW	Albuquerque	NM	87121
100905542500841801	8716 Rancher Rd SW	Albuquerque	NM	87121	8716 Rancher Rd SW	Albuquerque	NM	87121
100905543100941802	8712 Rancher Rd SW	Albuquerque	NM	87121	4304 Rio Colorado RD NW	Albuquerque	NM	87121



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit~
~ 2018 ENR Residential/Hospitality Award of Merit~

May 23, 2019

Property Owner
Situs Address
Situs City, Situs State Situs Zip

Re: Solare Charter School

Dear Property Owner,

Per City of Albuquerque's Integrated Development Ordinance (IDO) section 14-16-6-4(K)(6), it is required that our firm notify all property owners with 100' of the property line when we make application to the Development Review Board. Thus, the reason for this letter.

Our client, Solare Colligate Foundation, owns the property outlined in the attached Zone Atlas Map located on Gibson Blvd. between 98th Street and Barbados. The property is currently one Tract, but with our Plat submittal the intent will be to subdivide the property into two lots, Tracts 12-B-1-A of 6.1178 acres and 12-B-1-B of 4.8805 acres. Tract 12-B-1-A will remain vacant at this time, and Solare Charter School will be built on Tract 12-B-1-B.

We anticipate the DRB hearing to be held on June 19, 2019, beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

If you have any questions, you may contact Hiram Crook in our office at (505) 828-2200, or by email at hiram@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay B.
Kay Brashear
Office Manager

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

Goodwin & Associates, P.A.
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D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

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Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

Property Owner
8400 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8404 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8408 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8500 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8504 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8508 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8600 Silverado Ave SW
Albuquerque, NM 87121

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

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D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

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Consulting Engineers
PO BOX 9000, ALBUQUERQUE, NM 87109

Property Owner
8604 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8608 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8700 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8708 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8704 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8800 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8804 Silverado Ave SW
Albuquerque, NM 87121

Property Owner
8808 Silverado Ave SW
Albuquerque, NM 87121

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Consulting Engineers
Box 9000, Albuquerque, NM 87109

Mark Goodwin & Associates, P.A.
Consulting Engineers
Box 9000, Albuquerque, NM 87109

Property Owner
8732 Benavides Ave SW
Albuquerque, NM 87121

Property Owner
8736 Benavides Ave SW
Albuquerque, NM 87121

Property Owner
8719 Bay Mare Ave SW
Albuquerque, NM 87121

Property Owner
8715 Bay Mare Ave SW
Albuquerque, NM 87121

Property Owner
8709 Bay Mare Ave SW
Albuquerque, NM 87121

Property Owner
8716 Rancher Rd SW
Albuquerque, NM 87121

Property Owner
8712 Rancher Rd SW
Albuquerque, NM 87121

Property Owner
8708 Rancher Rd SW
Albuquerque, NM 87121

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D. Mark Goodwin & Associates, P.A.
Consulting Engineers
PO. BOX 9000, ALBUQUERQUE, NM 87109

Property Owner
8700 Benavides Ave SW
Albuquerque, NM 87121

Property Owner
8708 Benavides Ave SW
Albuquerque, NM 87121

Property Owner
8704 Benavides Ave SW
Albuquerque, NM 87121

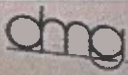
Property Owner
8712 Benavides Ave SW
Albuquerque, NM 87121

Property Owner
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Albuquerque, NM 87121

Property Owner
8720 Benavides Ave SW
Albuquerque, NM 87121

Property Owner
8728 Benavides Ave SW
Albuquerque, NM 87121

Property Owner
8724 Benavides Ave SW
Albuquerque, NM 87121



D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199



D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
PO Box 11591
Albuquerque, NM
87121



Property Owner
1195 Clear Lake Ct.
Midvale, UT 84035

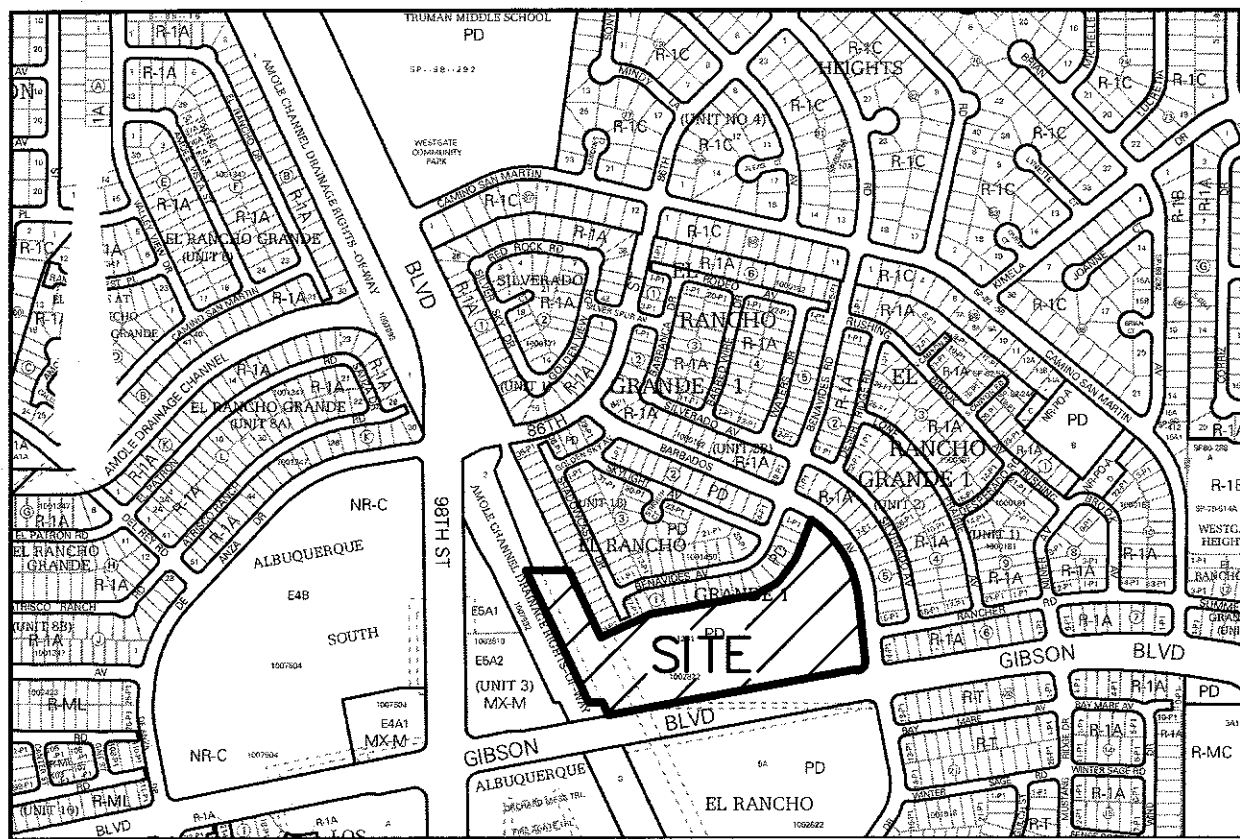


Property Owner
8715 Bay Lake Ave SW
Albuquerque, NM 87121



Property Owner
8719 Bay Lake Ave SW
Albuquerque, NM 87121





LOCATION MAP SCALE: 1"=1000' M-9-Z

PURPOSE OF PLAT

1. To create Tracts 12-B-1-A and 12-B-1-B as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

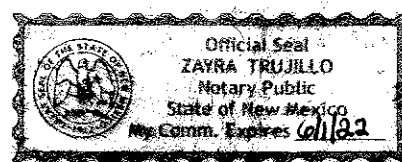
1. DRB Case No.:
2. Project No.:
3. Zone Atlas Index No.: M-9-Z
4. Total Number of existing Tracts: 1
5. Total Number of Tracts created: 2
6. Gross Subdivision Acreage: 10.9983 Acres

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Tracts 12-B-1-A and 12-B-1-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: SOLARE COLLEGIATE FOUNDATION

Peter Lorenz 5/23/2019
PETER LORENZ, SOLARE COLLEGIATE FOUNDATION
DATE



STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 23 day of May, 2019, this instrument was acknowledged before me by Peter Lorenz, SOLARE COLLEGIATE FOUNDATION, a New Mexico Corporation, on behalf of said corporation

Zayra Trujillo 06/01/2022
Notary Public MY COMMISSION EXPIRES

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 12-B-1, EL RANCHO GRANDE 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 2003, in Plat Book 2003C, Page 249, EXCEPTING THEREFROM a portion of De Anza Drive SW, as the same is shown and designated in QUITCLAIM DEED, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 6, 2006, in Document No. 2006100612, and containing 10.9983 acres more or less.

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 or parcels within the area of this plat.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is from the plats and documents of record entitled:
"EL RANCHO GRANDE 1, UNIT 1",
(02-05-2001, 2001C-041)
"PARCEL 12, EL RANCHO GRANDE 1",
(02-22-2001, 2001C-057)
"EL RANCHO GRANDE 1, UNIT 2",
(04-11-2001, 2001C-105)
"PARCEL 12-A, 12-B & 12-C, EL RANCHO GRANDE 1",
(01-08-2002, 2002C-007)
"EL RANCHO GRANDE 1, UNIT 1-B",
(04-12-2002, 2002C-121)
"EL RANCHO GRANDE 1, UNIT 5A",
(10-22-2002, 2002C-340)
"EL RANCHO GRANDE 1, PARCELS 5-A AND 12-B-1",
(08-15-2003, 2003C-249)
"GRANT OF EASEMENT",
(10-25-1985, 1985090123)
"PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT",
(10-04-2005, 2005146656)
"GRANT OF PERMANENT EASEMENT FOR DRAINAGE PURPOSES",
(10-07-2005, 2005149548)
"QUITCLAIM DEED",
(07-06-2006, 2006100612)
all being records of Bernalillo County, New Mexico.
5. Field Survey: March, 2019.
6. Title Report(s): None provided.
7. Address of Property: Gibson Boulevard SW, Albuquerque, NM 87121
8. City of Albuquerque, New Mexico IDO Zone: PD
9. 100 Year Flood Zone Designation: ZONE X, Panel 336 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
10. Manholes will be offset at all points of curvature, points of tangency, street intersections and all other angle points to allow use of centerline monumentation.
11. City of Albuquerque Standard Centerline Monuments will be installed at all points indicated thus "Δ". PS # 7719.

PLAT OF
TRACT 12-B-1-A & 12-B-1-B
EL RANCHO GRANDE 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2019

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation dba CenturyLink QC _____ Date _____

Comcast _____ Date _____

City Approvals: Loren N. Rasmussen P.S. 5/23/19
City Surveyor _____ Date _____

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Albuquerque-Bernalillo County Water Utility Authority _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer/Hydrology _____ Date _____

Code Enforcement _____ Date _____

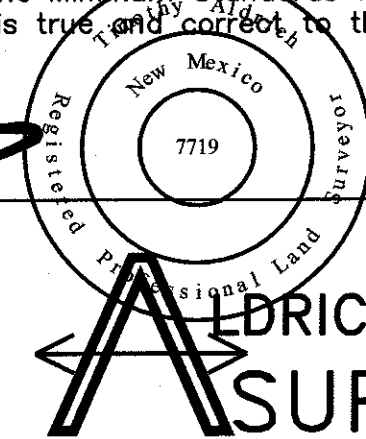
Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 05/22/2019
Timothy Aldrich, P.S. No. 7719 _____ Date _____



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

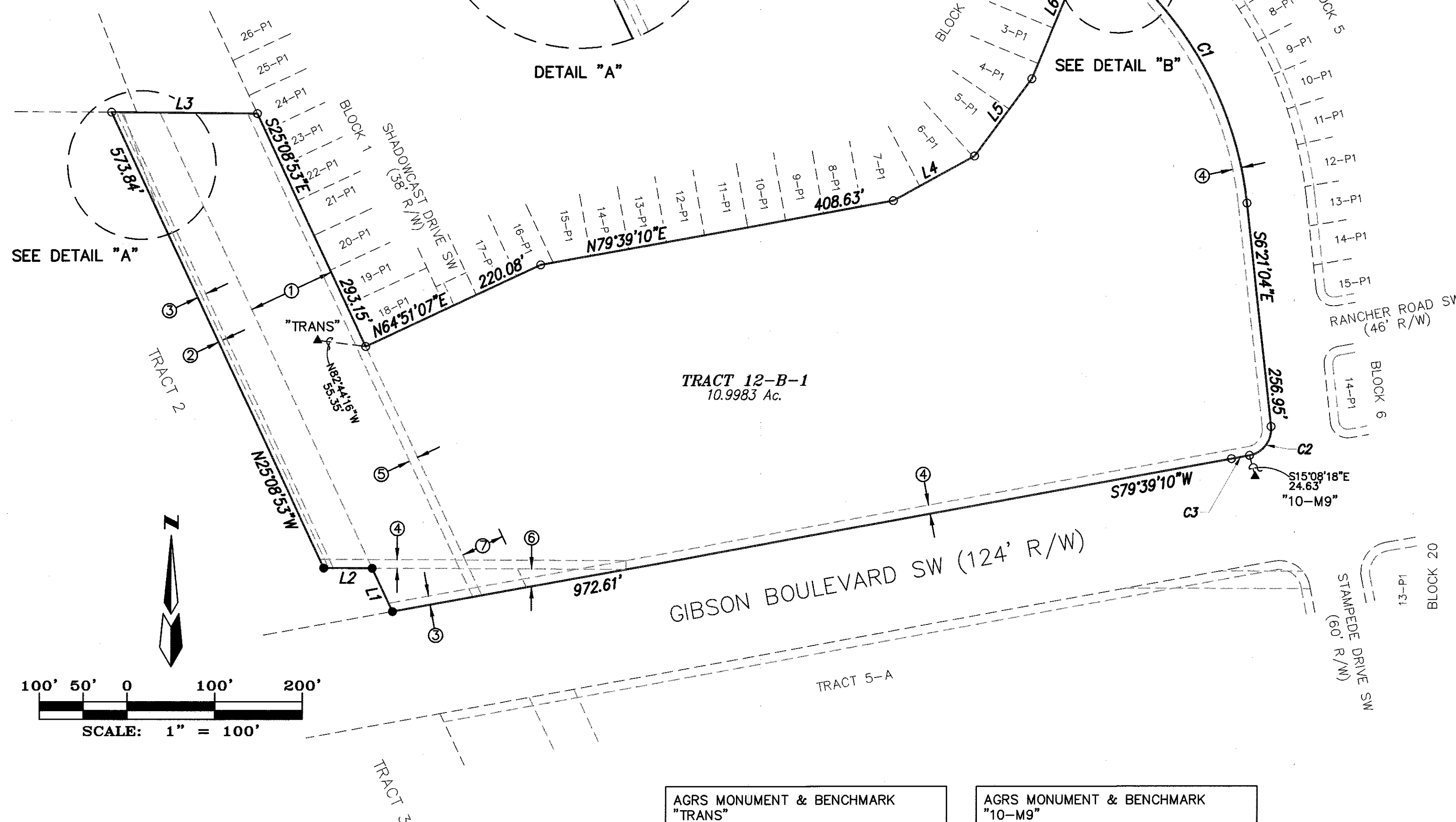
A19002 FP SHT2.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 5/22/2019	Job: A19002	

EASEMENTS

- ① EXISTING 100' PNM EASEMENT
(04-12-1956, D348-43)
- ② EXISTING 5' PNM EASEMENT
(01-08-2002, 2002C-007)
- ③ EXISTING 10' PUE
(08-15-2003, 2003C-249)
- ④ EXISTING 10' PNM EASEMENT
(02-22-2001, 2001C-057)
- ⑤ EXISTING 10' UNDERGROUND PNM EASEMENT
(10-04-2005, 2005146656)
- ⑥ EXISTING 20' PERMANENT WATERLINE EASEMENT
(10-25-1985, 1985090123)
- ⑦ EXISTING 50' PERMANENT ACCESS ROAD AND
PERMANENT WATERLINE EASEMENT
(10-25-1985, 1985090123)
- ⑧ EXISTING AMAFCA DRAINAGE EASEMENT
(10-07-2005, 2005149548)
- ⑨ EXISTING UNOBSTRUCTED LINE OF SITE EASEMENT
(01-08-2002, 2002C-007)

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	416.03'	360.68'	49°40'22"	S31°11'18"E	349.49'
C2	29.98'	45.05'	86°05'33"	S36°41'42"W	40.93'
C3	10232.99'	20.96'	0°07'02"	S79°40'58"W	20.96'

Parcel Line Table		
Line #	Direction	Length
L1	N25°12'42"W	54.71'
L2	N89°49'19"W	55.32'
L3	S89°29'58"E	166.40'
L4	N61°07'02"E	105.71'
L5	N36°32'54"E	109.47'
L6	N22°26'44"E	170.30'



PLAT OF
TRACT 12-B-1-A & 12-B-1-B
EL RANCHO GRANDE 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2019

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. 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.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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, PNM, NMGC, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC, QWEST and COMCAST 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.

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND AMAFCA ALUMINUM CAP "LS 7719" (TYP.)

AGRS MONUMENT & BENCHMARK
"TRANS"
N=1471885.503 (US Survey Foot)
E=1495145.466 (US Survey Foot)
G-G=0.999683154
Δα=-00°16'43.33"
ELEVATION=5121.089 (US Survey Foot)
CENTRAL ZONE
(NAD83/NAVD88)

AGRS MONUMENT & BENCHMARK
"10-M9"
N=1471730.928 (US Survey Foot)
E=1496215.383 (US Survey Foot)
G-G=0.999684639
Δα=-00°16'35.92"
ELEVATION=5082.551 (US Survey Foot)
CENTRAL ZONE
(NAD83/NAVD88)

A19002 FP SHT2.dwg	Drawn: SP5	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 5/8/2019	Job: A19002	

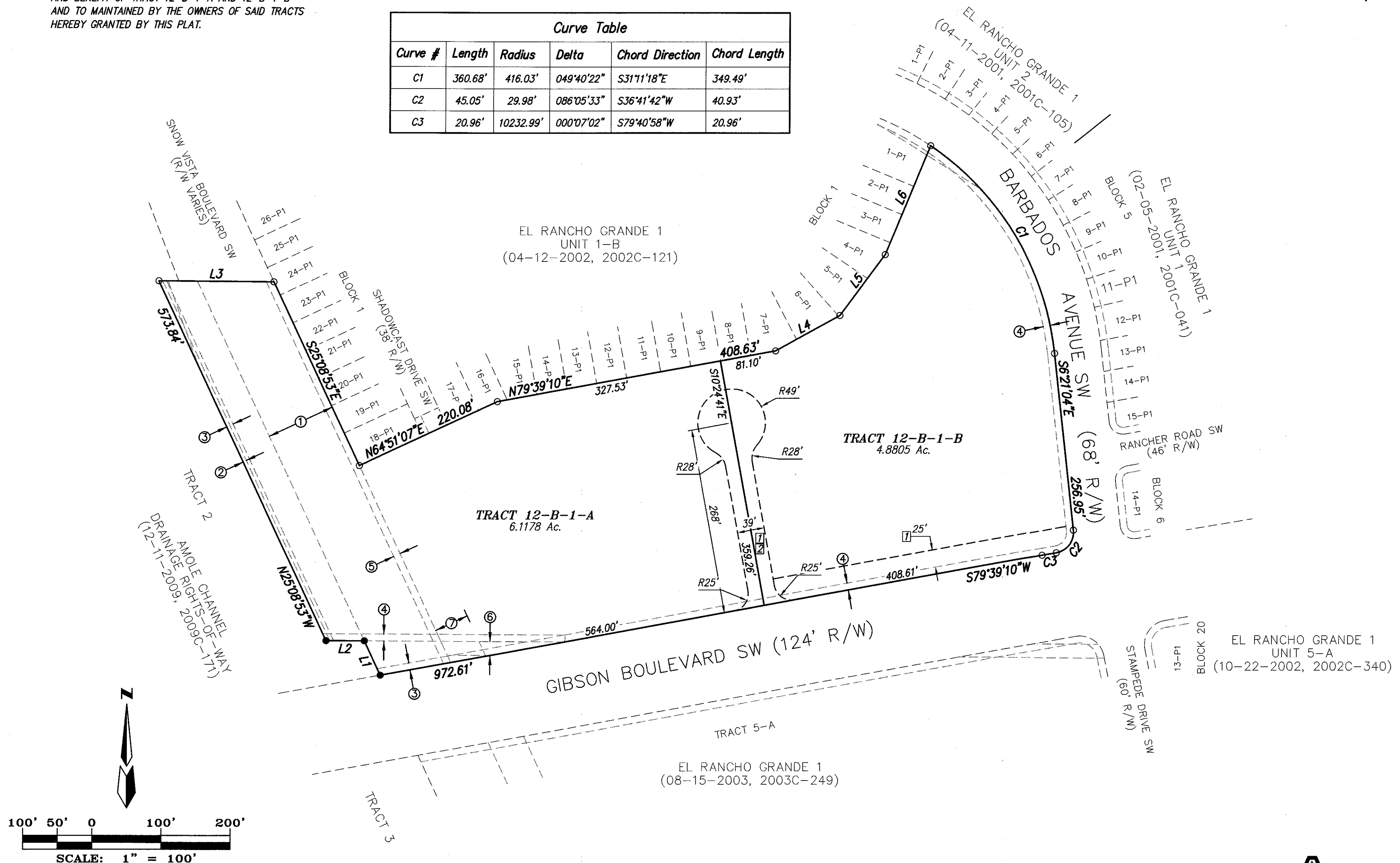
NEW EASEMENTS

- 1 NEW PUBLIC SANITARY SEWER & PUBLIC WATER EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT.
- 2 NEW PRIVATE ACCESS EASEMENT FOR THE JOINT USE AND BENEFIT OF TRACT 12-B-1-A AND 12-B-1-B AND TO MAINTAINED BY THE OWNERS OF SAID TRACTS HEREBY GRANTED BY THIS PLAT.

Parcel Line Table		
Line #	Direction	Length
L1	N25° 12' 42.08"W	54.71'
L2	N89° 49' 18.90"W	55.32'
L3	S89° 29' 58.00"E	166.40'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	360.68'	416.03'	049°40'22"	S31°11'18"E	349.49'
C2	45.05'	29.98'	086°05'33"	S36°41'42"W	40.93'
C3	20.96'	10232.99'	000°07'02"	S79°40'58"W	20.96'

PLAT OF
TRACT 12-B-1-A & 12-B-1-B
EL RANCHO GRANDE 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2019



PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND AMAFCA ALUMINUM CAP "LS 7719" (TYP.)

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A19002 FP SHT3.dwg	Drawn: SPS	Checked: TA	Sheet 3 of 3
Scale: AS SHOWN	Date: 5/8/2019	Job: A19002	

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY GIBSON BLVD TO THE SOUTH, BARBADOS AVE. TO THE EAST AND SOUTH OF THE EL RANCHO GRANDE RESIDENTIAL DEVELOPMENT. A CHARTER SCHOOL IS BEING PROPOSED TO BE CONSTRUCTED ON THE 4.88 ACRE PROPERTY. IT WILL HAVE ONE ACCESS ENTRANCE FOR BUS DROP-OFF AND PARKING OFF OF BARBADOS AVE., ON THE EAST SIDE OF THE PROPERTY. THE SITE IS SHOWN ON ZONE ATLAS PAGE M-9-Z.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP 35001C0336H, AUGUST 2012.

HE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO $P_n=2.58"$ FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

BASIN DATA

BASIN ID	% D	% C	% B	% A	AREA	Q(100)	VOLUME
100	50.0	25.0	15.0	5.0	4.88 AC.	16.75 cfs	5889 AC-FT

THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED WATER QUALITY VOLUME FOR THE 100 YEAR, 24 HR. STORM. THIS SITE HAS BEEN GRANTED FREE DISCHARGE AS THE RUN-OFF VOLUMES HAVE BEEN ACCOUNTED FOR IN THE PREVIOUS DEVELOPMENT OF THE SURROUNDING AREAS.

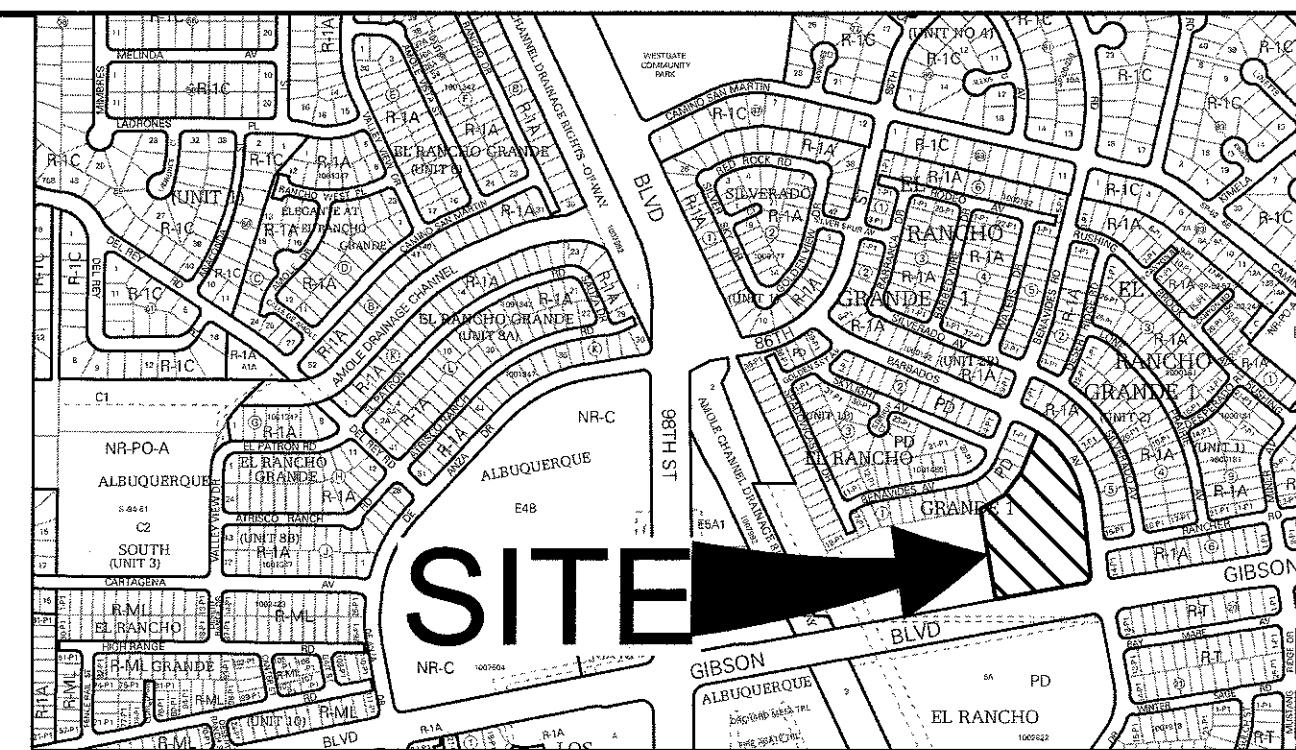
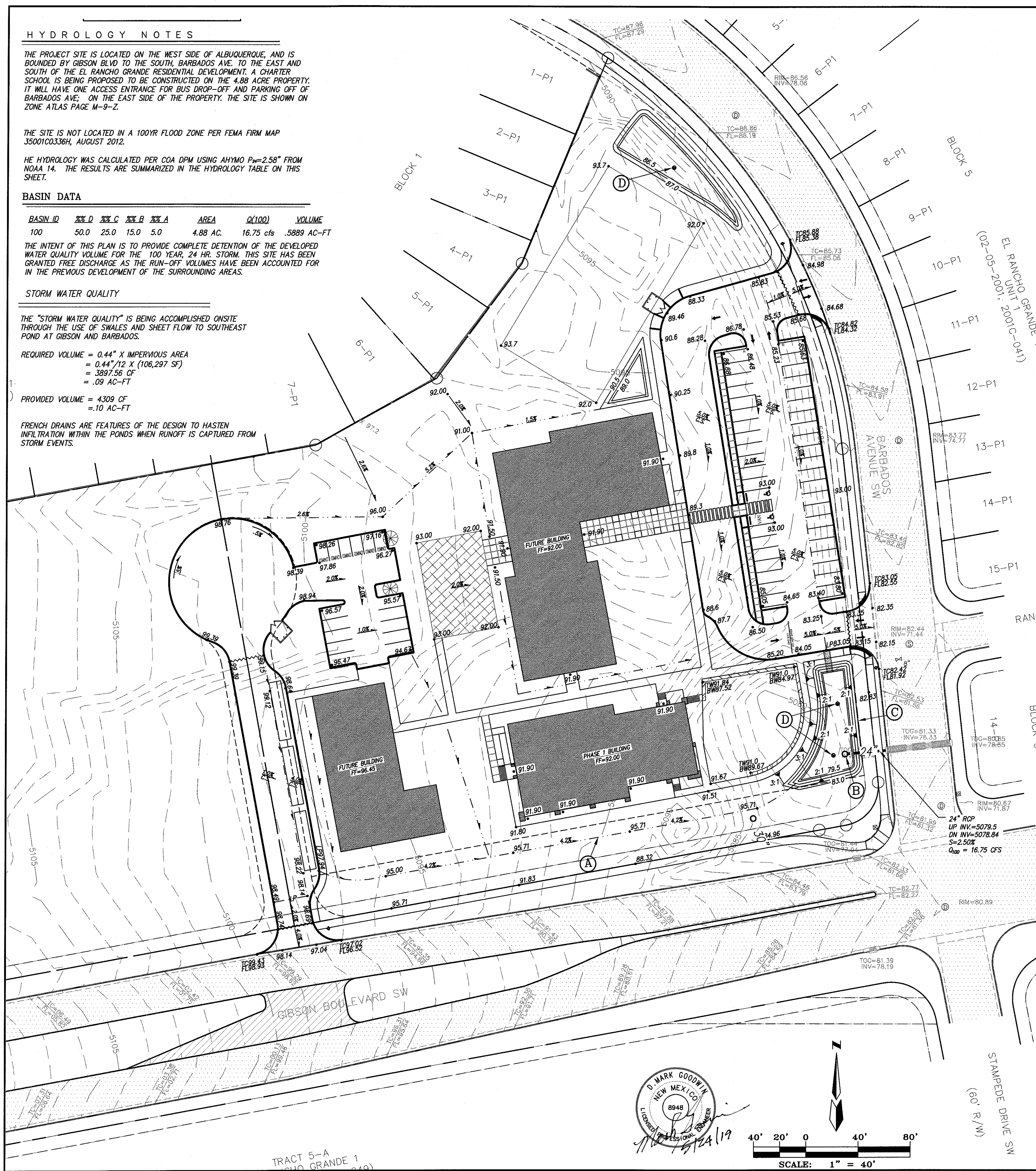
STORM WATER QUALITY

THE "STORM WATER QUALITY" IS BEING ACCOMPLISHED ONSITE THROUGH THE USE OF SWALES AND SHEET FLOW TO SOUTHEAST POND AT GIBSON AND BARBADOS.

REQUIRED VOLUME = $0.44" \times$ IMPERVIOUS AREA
 = $0.44" / 12 \times (106,297 \text{ SF})$
 = 3897.56 CF
 = .09 AC-FT

PROVIDED VOLUME = 4309 CF
 = 10 AC-FT

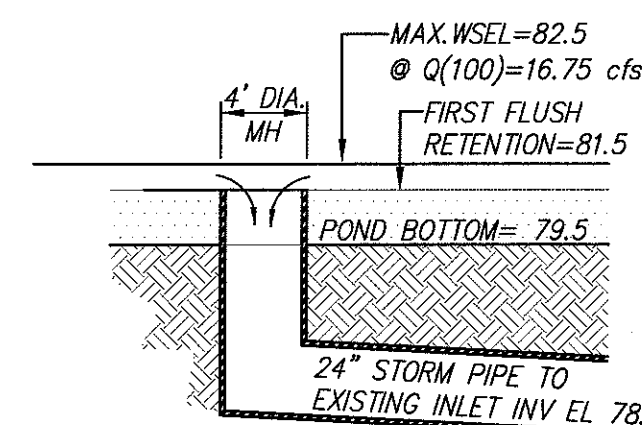
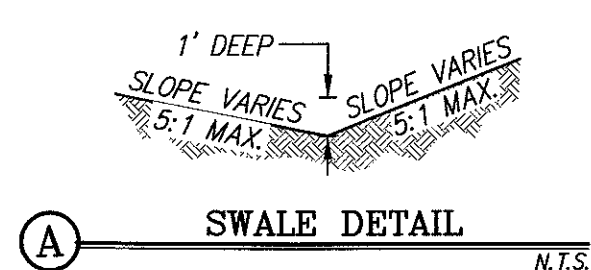
FRENCH DRAINS ARE FEATURES OF THE DESIGN TO HASTEN INFILTRATION WITHIN THE PONDS WHEN RUNOFF IS CAPTURED FROM STORM EVENTS.



LOCATION MAP M-9-Z

LEGEND

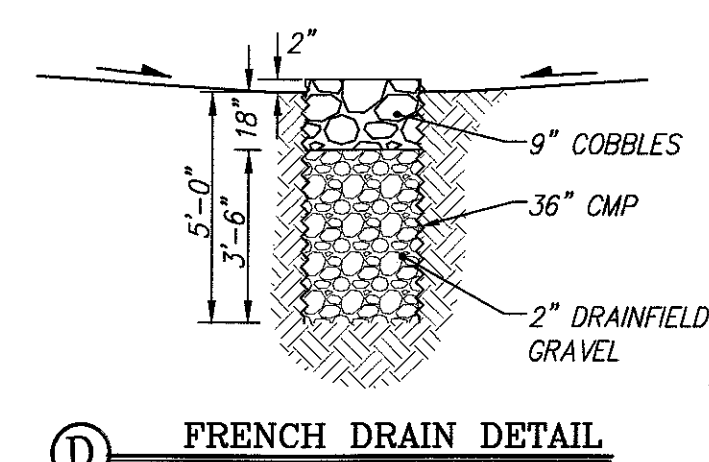
- 5565- CONTOUR (MAJOR)
- - - CONTOUR (MINOR)
- === CURB AND CUTTER
- CONCRETE
- WALL
- TC= FL= TOP CURB / FLOW LINE
- X 65.00 SPOT ELEVATION
- S SANITARY SEWER MANHOLE
- D STORM DRAIN MANHOLE
- CATCH BASIN/DROP INLET
- WATER VALVE/SIZE
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- LIGHT POLE
- SIGN



C EMERGENCY SPILLWAY DETAIL FOR TRACT B

Q= CLH $3/2$
 $Q = 16.75 = 3(20)(H)^{3/2}$
 $H = .43' = 5"$

POND SPECS:
 Design WQ Pond Volume = 4309 Cu.Ft.
 Maximum Storage Volume = 8384 Cu.Ft.
 Design Outfall Q = 16.75 cfs
 Pond Bottom Elevation = 79.5
 Pond Top Elevation = 83.0
 Pond Spillway Elevation = 83.0
 Side Slopes Varies 2:1-3:1
 MAX. WSEL= 82.5



UNDERGROUND UTILITIES CAUTION:
 NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 12-B-1, EL RANCHO GRANDE 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 2003, in Plat Book 2003C, Page 249, EXCEPTING THEREFROM a portion of De Anza Drive SW, as the same is shown and designated in QUITCLAIM DEED, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 6, 2006, in Document No. 2006100612, and containing 10.9983 acres more or less.

ACS BENCHMARK


AGRS Aluminum Cap stamped "10-M9 2002" From the intersection of Arenal Road/Sapphire Road and Unser Boulevard, travel south on Unser Boulevard 0.65 miles to the intersection of Unser Boulevard and Gibson Boulevard/Spring Flower Road; travel west on Gibson Boulevard 0.3 miles to the intersection of Gibson Boulevard and Barbados Avenue/Stampede Road. The station is in the NW quadrant (on drop inlet) Geographic Position, in feet (NAD83) N.M. State Plane Coordinates (Central Zone) N=1471730928, E=1496215.383, G=0.999684639, DA=-0016'35.92" Elevation, in feet (NAVD88) = 5082.551

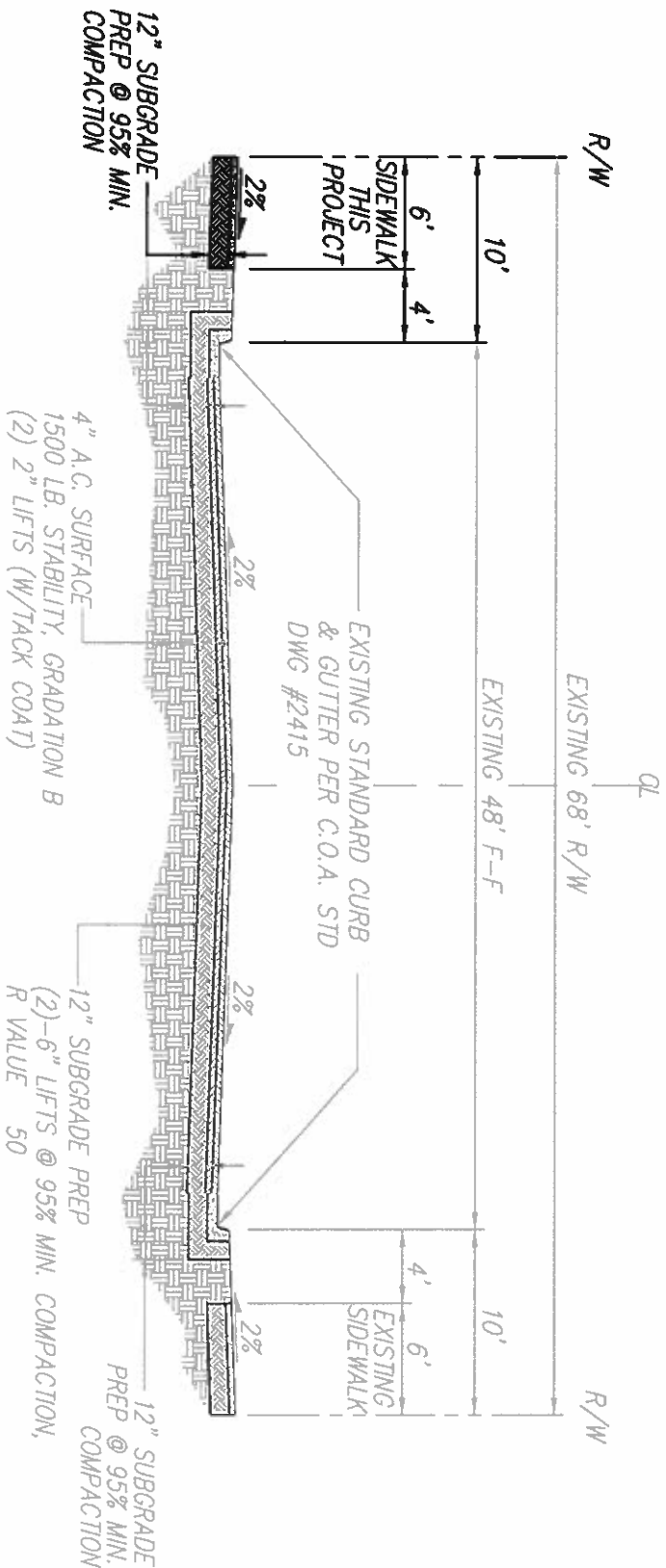
GENERAL NOTES:

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.

SOLARE MIDDLE SCHOOL

GRADING & DRAINAGE PLAN

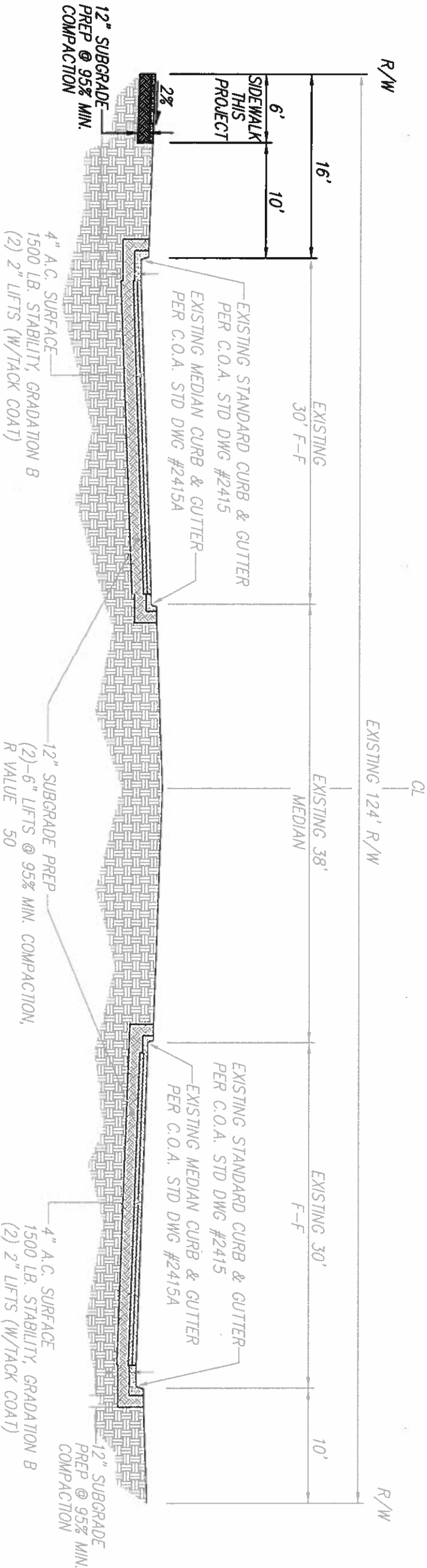
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: HC	Drawn: SPS	Checked: DMG	Sheet C1 of 1
Scale: AS SHOWN	Date:	Job: A19002	



TYPICAL 68' RW STREET SECTION

(BARBADOS AVENUE S.W.)

SCALE: 1"=10'



TYPICAL 124' RW STREET SECTION

(GIBSON BLVD S.W.)

SCALE: 1"=10'

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Tract 12-B-1-A and 12-B-1-B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 12-B-1 El Rancho Grande Unit 1

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.

S/A Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Type of Improvement	Location	From	To
PAVING Left Turn Lane	Gibson	Amole Channel	Barbados Ave.
WATER PVC	25' Public Easement	Barbados Ave.	Private Drive
SANITARY SEWER PVC	25' Public Easement	Barbados Ave.	Private Drive

Private Inspector	City Inspector	City Cnet Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2019-002042
DRB Application No.: _____

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		Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
DRC #								Private Inspector P.E.	City Crst Engineer
								/	/
								/	/

Approval of Creditable Items:

Impact Fee Administrator Signature Date

City User Dept. Signature Date

1 Engineer Certification of the Grading Plan required for Release of IIA

2

3

4

5

6

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Mark Goodwin, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Mark Goodwin
SIGNATURE - date 5/23/19

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT /OWNER