



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

|  |  |  |
|--|--|--|
| <b>SUBDIVISIONS</b>  | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)      |  |
| <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)      | <b>MISCELLANEOUS APPLICATIONS</b>  | <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 type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)  | <b>PRE-APPLICATIONS</b>  |
| <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)                         |  |
| <b>SITE PLANS</b>  | <input type="checkbox"/> Waiver to IDO (Form V2)                           | <b>APPEAL</b>  |
| <input type="checkbox"/> DRB Site Plan (Form P2)                       | <input type="checkbox"/> Waiver to DPM (Form V2)                           | <input type="checkbox"/> Decision of DRB (Form A)                    |
| <b>BRIEF DESCRIPTION OF REQUEST</b>                                    |  |  |
|  |  |  |
|  |  |  |

|  |   |  |
|--|---|--|
| <b>APPLICATION INFORMATION</b>   |   |  |
| Applicant: Solare Collegiate Foundation  |   | Phone:   |
| Address: 8801 Gibson Blvd SW   |   | Email:   |
| City: Albuquerque  | State: NM                                     | Zip: 87121   |
| Professional/Agent (if any): CSI-Cartesian Surveys Inc.  |   | Phone: (505) 896-3050  |
| Address: P.O. Box 44414  |   | Email: cartesiandenise@gmail.com   |
| City: Rio Rancho   | State: NM                                     | Zip: 87174   |
| Proprietary Interest in Site:  | List all owners: Solare Collegiate Foundation |  |
| <b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b> |   |  |
| Lot or Tract No.: 12-B-1-A and 12-B-1-B  | Block:  | Unit:  |
| Subdivision/Addition: El Rancho Grande I   | MRGCD Map No.:                                | UPC Code: 100905533402040127 (Tract 12-B-1-A)<br>100905538202740125 (Tract 12-B-1-B) |
| Zone Atlas Page(s): M-9-Z  | Existing Zoning: MX-M                         | Proposed Zoning MX-M   |
| # of Existing Lots: 2 Tracts   | # of Proposed Lots: 75 Lots and 6 Tracts      | Total Area of Site (Acres): 10.9989  |
| <b>LOCATION OF PROPERTY BY STREETS</b>   |   |  |
| Site Address/Street: 8801 Gibson Blvd SW   | Between: 98th St SW                           | and: Barbados Ave SW   |
| <b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>       |   |  |
| PR-2019-002042; PS-2021-00121; PS-2022-00003   |   |  |

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

|                                  |   |      |              |            |      |
|----------------------------------|---|------|--------------|------------|------|
| <b>Signature:</b> Denise King    | <b>Date:</b> 2-7-22   |      |              |            |      |
| <b>Printed Name:</b> Denise King | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |      |              |            |      |
| <b>FOR OFFICIAL USE ONLY</b>     |   |      |              |            |      |
| Case Numbers                     | Action  | Fees | Case Numbers | Action     | Fees |
|                                  |   |      |              |            |      |
|                                  |   |      |              |            |      |
|                                  |   |      |              |            |      |
| Meeting Date:                    |   |      |              | Fee Total: |      |
| Staff Signature:                 | Date:   |      |              | Project #  |      |

**FORM S1: SUBDIVISION OF LAND – MAJOR**

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

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- MAJOR AMENDMENT TO PRELIMINARY PLAT**
- BULK LAND SUBDIVISION**

Interpreter Needed for Meeting? no if yes, indicate language: \_\_\_\_\_

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S1 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

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(L)

Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

Required notices with content per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

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, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat

Sidewalk Exhibit and/or cross sections of proposed streets

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

Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) 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.*

\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S1 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

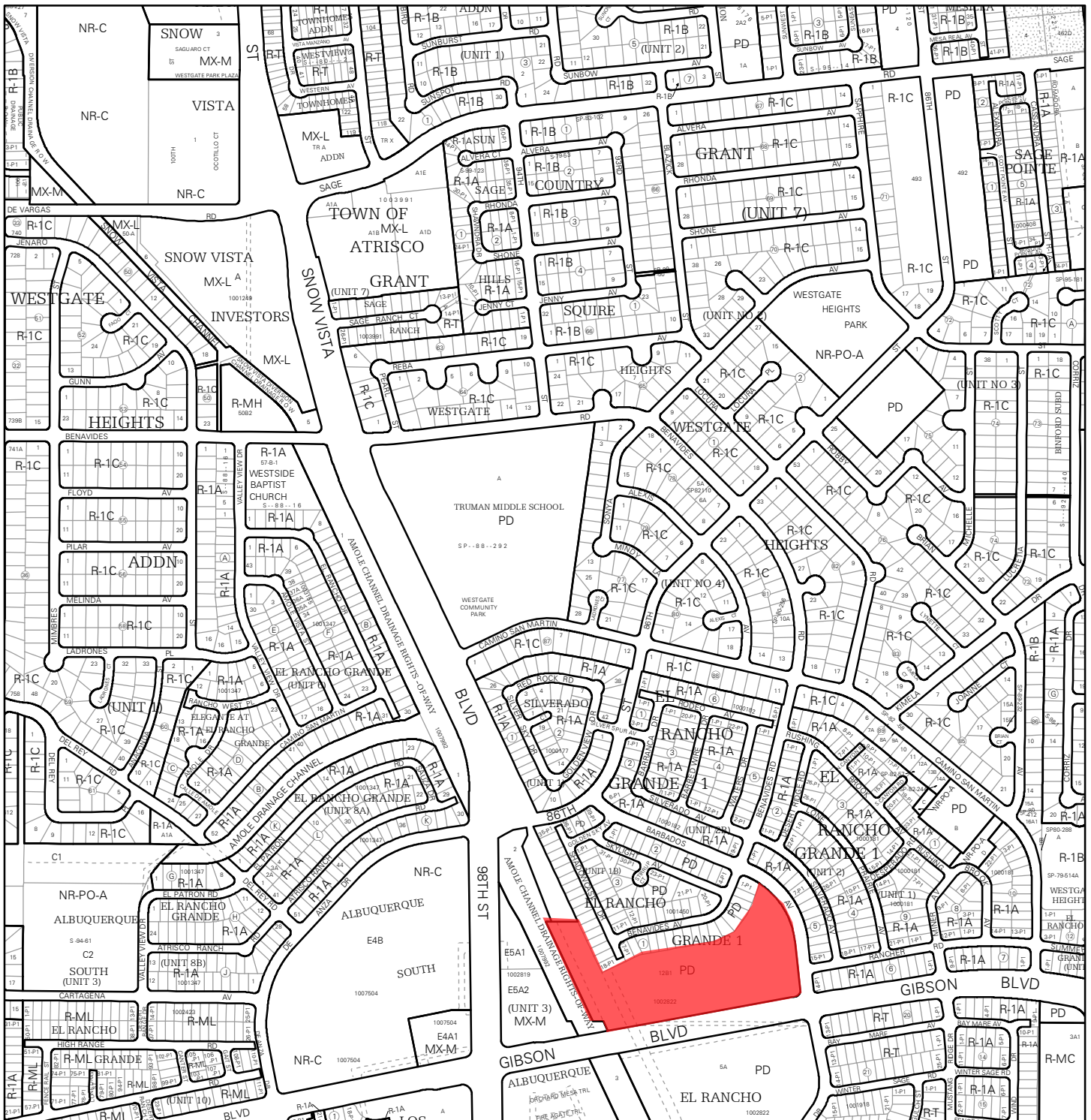
\_\_\_ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

\_\_\_ Preliminary Plat or site plan

\_\_\_ Copy of DRB approved infrastructure list


|   |   |
|---|---|
| <b><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, if required, or otherwise processed until it is complete.</i></b> |   |
| Signature: Denise King  | Date: 2-7-22  |
| Printed Name: Denise King   | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent       |
| <b>FOR OFFICIAL USE ONLY</b>  |   |
| Case Numbers:   | Project Number:   |
|   |   |
|   |   |
| Staff Signature:  |  |
| Date:   |   |



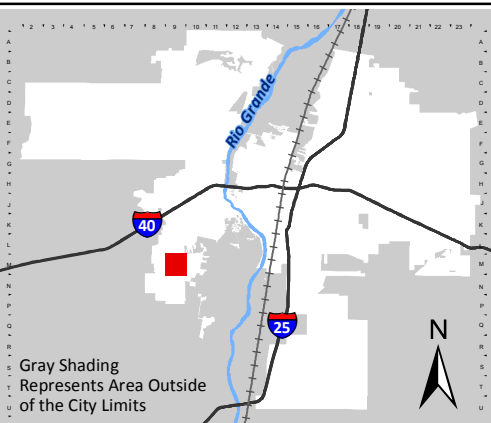


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**M-09-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

**HOMEWISE, INC.**  
1301 SILER RD, BUILDING D  
SANTA FE, NM 87507

February 1, 2022

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

Re: Letter of Authorization

To Whom It May Concern:

Homewise, a New Mexico Nonprofit Corporation, hereby authorizes Thompson Engineering Consultants, Consensus Planning, Cartesian Surveys, to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the property located at the northeast corner of Gibson Boulevard near 98<sup>th</sup> Street.

The property is legally described as *Tract 12-B-1-A Plat of Tract 12-B-1-A & 12-B-1-B El Rancho Grande 1 containing 6.1178 Acres.*

Please contact me if you have any questions or need any additional information.

Sincerely,

Homewise, Inc.

By:



Printed Name:

Jaime Jaramillo

Title:

Real Estate Development Planning Manager

# 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.

Denise King

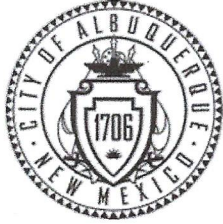
(Applicant or Agent)

2/7/22

(Date)

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

**PROJECT NUMBER:** PR-2019-002042



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** February 2, 2022

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2019-002042  
**Agent:** Consensus Planning, Inc.  
**Applicant:** Homewise, Inc.  
**Legal Description:** Tract 12B1A Plat of Tract 12-B-1-A & 12-B-1-B El Rancho Grande 1  
**Zoning:** MX-M  
**Acreage:** 6.1178  
**Zone Atlas Page(s):** M-09-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth images, NMCRIS records

**SITE VISIT:** N/A

**RECOMMENDATIONS:**


Much of the area appears to have been disturbed by surrounding development since 2005.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

  
\_\_\_\_\_  
Douglas H. M. Boggess, MA, RPA Date 2-2-2022  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Homewise Solare Subdivision Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: M-09-Z DRB#: 1002822 EPC#: PR-2019-002042 Work Order#: \_\_\_\_\_  
Legal Description: TR 12B1A PLAT OF TRACT 12-B-1-A & 12-B-1-B EL RANCHOGRANDE 1 CONT 6.1178 AC  
City Address: Gibson Boulevard NW, 87121

**Applicant:** Homewise, Inc. / Agent: Consensus Planning, Inc. Contact: Jim Strozier, FAICP  
Address: 302 Eighth Street NW, Albuquerque, NM 87102  
Phone#: 505-764-9801 Fax#: \_\_\_\_\_ E-mail: cp@consensusplanning.com

### Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-M

Project Type: New:  Change of Use:  Same Use/Unchanged:  Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential:  Office:  Retail:  Mixed-Use:

Describe development and Uses:  
Single-family residential townhouse development.

Days and Hours of Operation (if known): N/A

### Facility

Building Size (sq. ft.): To be determined

Number of Residential Units: 74 +/-

Number of Commercial Units: N/A

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* Unknown

Expected Number of Employees (if known):\* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):\* N/A

Trip Generations during PM/AM Peak Hour (if known):\* Unknown

Driveway(s) Located on: Street Name Gibson Boulevard

Adjacent Roadway(s) Posted Speed: Street Name 98th Street Posted Speed 35 mph

Street Name Gibson Boulevard Posted Speed 40 mph

ITE Land Use #220  
Multifamily Housing, 74  
DU  
AM trips 31 veh  
PM trips 40 veh

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Gibson Boulevard-Urban Major Collector, 98th Street-Urban Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: 98th/Gibson Activity Center  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: Not available Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Route 198 Nearest Transit Stop(s): West along 98th Street

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Amole Arroyo Trail, 98th Street Bike Path, Gibson West Bike Path  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalks along Gibson and within townhouse development.

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

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

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. ... P.E.*

7/30/2021

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE





## Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

**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:** Sombra Del Oeste (PR-2019-002042)

**AGIS MAP #** M-9-Z

**LEGAL DESCRIPTIONS:** Tracts 12-B-1-A and 12-B-1-B, El Rancho Grande I

X **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 (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on February 8, 2022 (date). (David Thompson submitted)

CSI-Cartesian Surveys, Inc. and David B. Thompson 2-8-22  
Applicant/Agent Date

Hydrology Division Representative Date

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

X **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on 11/10/2021 (date). (Availability # 211030) Signed 11/15/2021

CSI-Cartesian Surveys, Inc. and David B. Thompson 2-8-22  
Applicant/Agent Date

*Edwin Bergeron* 2/8/2022  
ABCWUA Representative Date

**PROJECT #** PR-2019-002042



**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:** Sombra Del Oeste (PR-2019-002042)

**AGIS MAP #** M-9-Z

**LEGAL DESCRIPTIONS:** Tracts 12-B-1-A and 12-B-1-B, El Rancho Grande I

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

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CSI-Cartesian Surveys, Inc. and David B. Thompson 2-8-22  
Applicant/Agent Date

Ernest Armijo 2/8/2022  
Hydrology Division Representative Date

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

X **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on 11/15/2021 (date). (Availability # 211030)

CSI-Cartesian Surveys, Inc. and David B. Thompson 2-8-22  
Applicant/Agent Date

ABCWUA Representative Date

**PROJECT #** PR-2019-002042

CSI-Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

February 11, 2022

Development Review Board  
City of Albuquerque

**Re: Preliminary Plat Review for Proposed Subdivision of Tracts 12-B-1-A and 12-B-1-B of El Rancho Grande I**

Members of the Board:

Cartesian Surveys is acting as an agent for Solare Collegiate Foundation and Homewise and requests a preliminary plat review to create seven (6) new tracts and seventy-five (75) new lots from two (2) existing tracts by subdivision of Tracts 12-B-1-A and 12-B-1-B of El Rancho Grande I, located at 8801 Gibson Blvd SW and between Barbados Ave SW and 98<sup>th</sup> Street NW. The property is currently zoned as MX-M. This plat intends to vacate some easements and grant some easements.

Comments from Previous sketch plat reviews on October 27, 2021 and January 26, 2022:

**ABCWUA:**

October 27, 2021:

1. Availability Statement #211030 has been requested and is in review. The statement will set the criteria for service. An executed statement must be obtained prior to approval.

**Water Availability Statement was received on November 15, 2021.**

2. This project is within the adopted service area.

**Agree**

3. Pro rata is not owed for this property.

**Agree**

4. Utility Plan:

- a. Provide a utility plan that indicates the location of proposed services.  
**Agreed – All services will be within dedicated public right-of-way.**
- b. Show existing public water and public sewer mains and any associated easements on the utility plan.

**Agreed – The requested Utility Plan has been submitted with the Preliminary Plat**

- c. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

**Agreed – Completed. NM811 was called 3 different times during the course of the survey. NM811 ticket numbers: 21MY100518, 21AG180027 and 21AG230771**

- d. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

**Agreed – All services will be within dedicated right-of-way**

5. Infrastructure List:

- a. The adjacent lot has some unconstructed items from their infrastructure list.

**Agreed – Homewise accepts responsibility for those unbuilt infrastructure items on Tract 12-B-1, which will be included on a new infrastructure list tied to the Preliminary Plat**

- b. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.

**Agreed – they will be added to the infrastructure list tied to the Preliminary Plat**

6. Easements:

- a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

**Does not apply – proposed streets will become public right-of-ways**

- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

**Does not apply – proposed streets will become public right-of-ways**

- c. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.

**Does not apply – proposed streets will become public right-of-ways**

- d. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

**Does not apply – proposed streets will become public right-of-ways**

January 26, 2022:

- a. Availability Statement #211030 has been issued and provides the conditions for service. Public main extensions are required.

**Noted. Availability Statement included with this submittal**

- b. This project is within the adopted service area.

**Noted.**

- c. Pro rata is not owed for this property.

**Noted.**

- d. Utility Plan:

- Provide the utility plan that matches the preliminary plat Availability Statement. **Included with this submittal.**

- e. Infrastructure List:

- The adjacent lot has some unconstructed items from their infrastructure list. **Noted. Included new infrastructure list in submittal.**

- Include the public infrastructure items from the Availability Statement in the infrastructure list. **Noted. Included new infrastructure list in submittal.**

### **Code Enforcement:**

October 27, 2021:

- For any planned residential development, Usable open space is required per IDO 5-1(D)(1) Table 5-1-2.

**Based on the current layout, a minimum of 300 sf of usable space is provided on each lot. In addition, there are 5 open space tracts, which will add an additional 100,798 sf.**

- Setbacks are per IDO 5-1(D)(1) Table 5-1-2.

**Noted**

- Low-density residential development (dwelling-townhouse is considered low-density residential development) requires a 20' driveway length for driveways accessed from the front or street side of the property per IDO 5-3(C)(3)(b).

**Agreed – New layout options show 20 foot driveway lengths.**

January 26, 2021:

- No further comments.

## **Transportation:**

October 27, 2021 and January 26, 2022:

1. Provide a roadway cross-section showing required roadway and sidewalk widths per DPM requirements.

**Agreed. Will provide with Preliminary Plat submittal**

2. Provide a sidewalk exhibit showing sidewalk to be built with work order and any proposed deferred sidewalk.

**Agreed. Will provide with Preliminary Plat submittal**

3. Show a cross-section on Gibson Boulevard with required sidewalk and landscape buffer along frontage of site. (Due to existing asphalt trail, coordination is needed with Parks and Recreation to narrow down exact requirement.)

**Agreed. Will provide with Preliminary Plat submittal**

4. All roadway improvements shall be placed onto an infrastructure list.

**Agreed. Will provide with Preliminary Plat submittal**

Additional Comments from January 26, 2022:

1. Provide any past correspondence involving access off Gibson Boulevard and an exhibit with any proposed full access. **Provided in this submittal.**

2. Because of the pedestrian access easement shown on the plat to the north, has there been coordination done with this adjacent property owner? **As discussed at the DRB meeting on January 26, 2022, the area is already developed and that easement is traversing a property owned lot and no gate exists at this location nor any plans of adding a gate in that location.**

## **Hydrology:**

October 27, 2021 and January 26, 2022:

- Hydrology will need an approved Grading & Drainage Plan prior to approval of Preliminary Plat.

**Agreed. One was submitted on February 8, 2022 by Dave Thompson**

- The infrastructure list will be needed for Preliminary Plat. There may be drainage items depending on the G&D

**Agreed. Infrastructure is included with this submittal.**

## **Parks and Recreation:**

October 27, 2021:

Gibson Blvd is a Community Principal Arterial requiring street trees if new development is applicable per IDO section 5-6(B). An existing multi-purpose trail is located in the AMAFCA channel to the west – will the development have access?

**Agreed on both. The development will have an asphalt trail along Gibson that connects to the bridge over the Amole Arroyo and to the multi-use trail.**

January 27, 2022:

No comments.

## **Planning:**

October 27, 2021:

### Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site **MUST** reference this PR#. It must be noted on the application with the submittal for future actions.

#### **Noted**

- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.

#### **Noted**

- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

#### **Noted**

- Plat will require City Surveyor signature, surveyor and property owner signature

#### **Noted**

- Please dimension block length so we can determine compliance with 5-4(E)(3) Block Dimensions.

**Noted. The longest block length is 530 feet, which is consistent with Table 5-4-1 for properties within an Activity Center (maximum 400-600 feet)**

- See sections 5-3 Access and Connectivity and Section 5-4 Subdivision of Land

#### **Noted**

- See 5-3(C)(3)(b) for driveway length

**Noted. Lots will meet the requirements in section 5-3(c)(3)(b) for driveway lengths.**

- Are the lots designed for townhomes? Please see the use specific standards for townhomes and the open space requirements.

**Yes, the lots are designated for townhouses. They will meet the use specific standards for townhomes and open space standards. See responses to Code Enforcement above.**

4-3(B)(5) Dwelling, Townhouse

4-3(B)(5) Dwelling, Townhouse 4-3(B)(5)(a) For townhouse developments containing more than 6 dwelling units on a common lot, minimum usable open space shall be provided as follows: 1. Efficiency or 1 bedroom: 200 square feet per unit. 2. 2 bedrooms: 250 square feet per unit. 3. 3 or more bedrooms: 300 square feet per unit. 4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above

4-3(B)(5)(b) The required side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling, and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall. 4-3(B)(5)(c) For properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units. 4-3(B)(5)(d) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor.

- Clarify the open space provided near Shadowcast Road, it is an odd shape and may not be useful.

**That space was eliminated with the stub street on new layout of subdivision.**

- Keyed note 4 shows a 10 foot wide pedestrian easement, but there appears to be a solid wall across the easement. Will a gate or similar be added?  
**This keyed note is related to the developed properties to the north of this plat. The 10-foot pedestrian access easement was developed and is currently walled off with no access gate and located on private property.**
- Vacation must justified, see below:
  - 6-6(M)(2) Procedure 6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.
  - 6-6(M)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the DRB.
  - 6-6(M)(2)(c) The DRB shall conduct a public meeting on the application.
  - 6-6(M)(2)(d) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DRB, the DRB shall make a decision on the application.
  - 6-6(M)(2)(e) For a Vacation of Public Right-of-way – Council, the DRB shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.
  - 6-6(M)(2)(f) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply: 1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development: a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so. b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way. 2. Any property owner that purchases vacated public right-of way shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to combine the vacated rightof-way with their property within 1 year of the approval of the Vacation or the Vacation is voided. The zone district boundary will be extended to the new lot lines established by the subdivision.
- 6-6(M)(3) Review and Decision Criteria An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria:
  - 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

**Agree to all above – We will request a waiver to IDO requirement section 5-4(F)(2)(b) for the lots adjacent to Gibson Boulevard. We will also request a waiver to IDO requirement section 6-6-(P)(3)(J), since an asphalt trail is being proposed in its' place.**

January 26, 2022:

This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc.) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.

**Noted. Will include**

Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.

**Noted.**

Note that the document titles listed in the submitted PDF must not include symbols (+,&, etc....) and title should be a short and abbreviated as possible.

**Noted**

Plat will require City Surveyor, Surveyor and property owner signature.

**Noted. Included in this submittal.**

See section 5-2, Site Design and Sensitive Lands, a sensitive lands analysis will be required

**Noted. Included in this submittal**

Clarify the spaces at the ends of lots 66 and 65 – is this a buffer at the end of the road

**As discussed in the meeting on January 26, 2022, this is a buffer area.**

Waivers must be justified pursuant to 6-6(P) of the IDO

**Noted. Included in this submittal.**

Thank you,  
Denise King



**From:** [Charlene Johnson](#)  
**To:** [luis@wccdg.org](mailto:luis@wccdg.org); [jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com); [ekhaley@comcast.net](mailto:ekhaley@comcast.net); [aboard111@gmail.com](mailto:aboard111@gmail.com); [rroibal@comcast.net](mailto:rroibal@comcast.net); [dpatriciod@gmail.com](mailto:dpatriciod@gmail.com)  
**Cc:** [Jim Strozier](#)  
**Subject:** Pre-Application Notification - 99999 Gibson Blvd. SW  
**Date:** Tuesday, January 18, 2022 6:04:00 PM  
**Attachments:** [Pre-Application Packet - 99999 Gibson Blvd. SW-compressed.pdf](#)

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Dear Neighbors,

The purpose of this email is to notify you that Consensus Planning is preparing a request to the Development Review Board (DRB) for waivers associated with a Preliminary Plat Application for the property located at 99999 Gibson Blvd SW (see attached Zone Atlas Page). The Applicant is requesting two waivers to the Integrated Development Ordinance (IDO) and one deferral to the Development Process Manual (DPM):

- IDO 5-4(F)(2)(b) Access to Public Streets - The IDO says that "Residential lots shall avoid layout where the rear lot line is adjacent to a collector or arterial street." The Applicant is requesting a waiver to allow rear lot lines for 13 townhouse lots along Gibson Boulevard.
- IDO 6-6(P)(J)(3) Waived Sidewalk - The Applicant is requesting a waiver to replace the sidewalk and connect to the existing asphalt trail along Gibson Blvd.
- DPM 2-9(C)(1) – Deferral of the installation of sidewalks along the frontage of homes to be built as each house is completed.

In accordance with the IDO, we are providing you an opportunity to discuss this application prior to submittal. Should you desire to request a meeting regarding this application, please do not hesitate to contact me or Jim Strozier at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or call us at (505) 764-9801. Per the IDO, you have 15 days or until February 2, 2022, to request a meeting.

Attached: Neighborhood Notification Packet – 99999 Gibson Blvd., SW

Sincerely,

**Charlene Johnson, Planner**  
**Consensus Planning, Inc.**  
302 Eighth Street, NW  
Albuquerque, NM 87102  
Phone: 505 764-9801

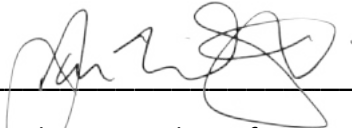


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



|  |  |
|--|--|
| <b>PART I - PROCESS</b>  |  |
| Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:   |  |
| Application Type:  | Waiver-DRB   |
| Decision-making Body:  | Development Review Board (DRB)   |
| Pre-Application meeting required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Neighborhood meeting required:   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Mailed Notice required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Electronic Mail required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Is this a Site Plan Application:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b> |
| <b>PART II – DETAILS OF REQUEST</b>  |  |
| Address of property listed in application: 99999 Gibson Blvd. SW   |  |
| Name of property owner: Solare Collegiate Foundation   |  |
| Name of applicant: Consensus Planning, Inc. (Agent) / HomeWise, Inc. (Applicant)   |  |
| Date, time, and place of public meeting or hearing, if applicable:   |  |
| To be determined.  |  |
| Address, phone number, or website for additional information:  |  |
| Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801   |  |
| <b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>  |  |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property.   |  |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.  |  |
| N/A Summary of pre-submittal neighborhood meeting, if applicable.  |  |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.   |  |
| <b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b> |  |

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.


 \_\_\_\_\_ (Applicant signature)    January 18, 2022 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| <b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>  |
|--|
| Provide a site plan that shows, at a minimum, the following:   |
| N/Aa. Location of proposed buildings and landscape areas.  |
| N/Ab. Access and circulation for vehicles and pedestrians.   |
| N/Ac. Maximum height of any proposed structures, with building elevations.   |
| N/Ad. For residential development: Maximum number of proposed dwelling units.  |
| N/Ae. For non-residential development:<br>N/A Total gross floor area of proposed project.<br>N/A Gross floor area for each proposed use. |

\* An exhibit showing the areas of the site for which the waivers are being requested is included in as an attachment.

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: January 18, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: See attached Public Notice Inquiry

Name of NA Representative\*: See attached Public Notice Inquiry

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See attached Public Notice Inquiry

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: cp@consensusplanning.com or johnson@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

To be determined

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 99999 Gibson Blvd. SW  
Location Description Near the northeast corner of Gibson Blvd and 98th Street
2. Property Owner\* Solare Collegiate Foundation
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc. / HomeWise, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

In conjunction with a future Preliminary Plat Application, the Applicant is requesting the following:

- 1) Waiver to the allow rear yards facing an arterial street (Gibson Blvd);
- 2) Waiver to replace the sidewalk to connect to the asphalt trail along Gibson Blvd., and
- 3) Deferral of sidewalk construction until each house is built.

5. This type of application will be decided by<sup>\*</sup>:  City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council

6. Where more information about the project can be found<sup>\*4</sup>:

Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

5-4(F)(2)(b) Access to Public Streets - The IDO says that "Residential lots shall avoid layout where the rear lot line is adjacent to a collector or arterial street." The Applicant is requesting a waiver to allow the rear lot lines for 13 townhouse lots along Gibson Boulevard.

6-6(P)(J)(3) Waived Sidewalk - The Applicant is requesting a waiver to replace the sidewalk and connect to the existing asphalt trail along Gibson Blvd.

DPM 2-9 (C)(1) Deferred Sidewalks - The Applicant is requesting to defer the installation of sidewalk along along the frontage of homes and that they be constructed as each house is completed.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- N/A a. Location of proposed buildings and landscape areas.\*
- N/A b. Access and circulation for vehicles and pedestrians.\*
- N/A c. Maximum height of any proposed structures, with building elevations.\*
- N/A d. **For residential development\***: Maximum number of proposed dwelling units.
- N/A e. **For non-residential development\***:
  - N/A Total gross floor area of proposed project.
  - N/A Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
    - a. Area of Property [typically in acres] 6.1178 acres
    - b. IDO Zone District MX-M
    - c. Overlay Zone(s) [if applicable] None
    - d. Center or Corridor Area [if applicable] 98th and Gibson Activity Center
  2. Current Land Use(s) [vacant, if none] Vacant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** [Carmona, Dalaina L.](#)  
**To:** [Charlene Johnson](#)  
**Subject:** 99999 GIBSON BLVD SW Gibson and 98th Street Public Notice Inquiry  
**Date:** Tuesday, January 18, 2022 9:29:23 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[Zone Atlas Highlighted Update Solare Homewise.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name                                      | First Name | Last Name     | Email                    | Address Line 1              | City        | State | Zip   | Mobile Phone | Phone      |
|---|------------|---------------|--------------------------|-----------------------------|-------------|-------|-------|--------------|------------|
| South West Alliance of Neighborhoods (SWAN Coalition) | Luis       | Hernandez Jr. | luis@wccdg.org           | 5921 Central Avenue NW      | Albuquerque | NM    | 87105 |              |            |
| South West Alliance of Neighborhoods (SWAN Coalition) | Jerry      | Gallegos      | jgallegoswccdg@gmail.com | 5921 Central Avenue NW      | Albuquerque | NM    | 87105 | 5053855809   | 5058362976 |
| Westside Coalition of Neighborhood Associations       | Elizabeth  | Haley         | ekhaley@comcast.net      | 6005 Chaparral Circle NW    | Albuquerque | NM    | 87114 | 5054074381   |            |
| Westside Coalition of Neighborhood Associations       | Rene       | Horvath       | aboard111@gmail.com      | 5515 Palomino Drive NW      | Albuquerque | NM    | 87120 |              | 5058982114 |
| South Valley Coalition of Neighborhood Associations   | Roberto    | Roibal        | rroibal@comcast.net      | 2233 Don Felipe Road SW     | Albuquerque | NM    | 87105 |              | 5054809651 |
| South Valley Coalition of Neighborhood Associations   | Patricio   | Dominguez     | dpatriciod@gmail.com     | 3094 Rosendo Garcia Road SW | Albuquerque | NM    | 87105 |              | 5052382429 |

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf). The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://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) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Monday, January 17, 2022 8:27 AM

**To:** Office of Neighborhood Coordination <[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

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

Charlene Johnson

Telephone Number

505 764-9801

Email Address

[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street, NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 12B1A PLAT OF TRACT 12-B-1-A & 12-B-1-B EL RANCHOGRANDE 1 CONT 6.1178 AC

Physical address of subject site:

99999 GIBSON BLVD SW

Subject site cross streets:

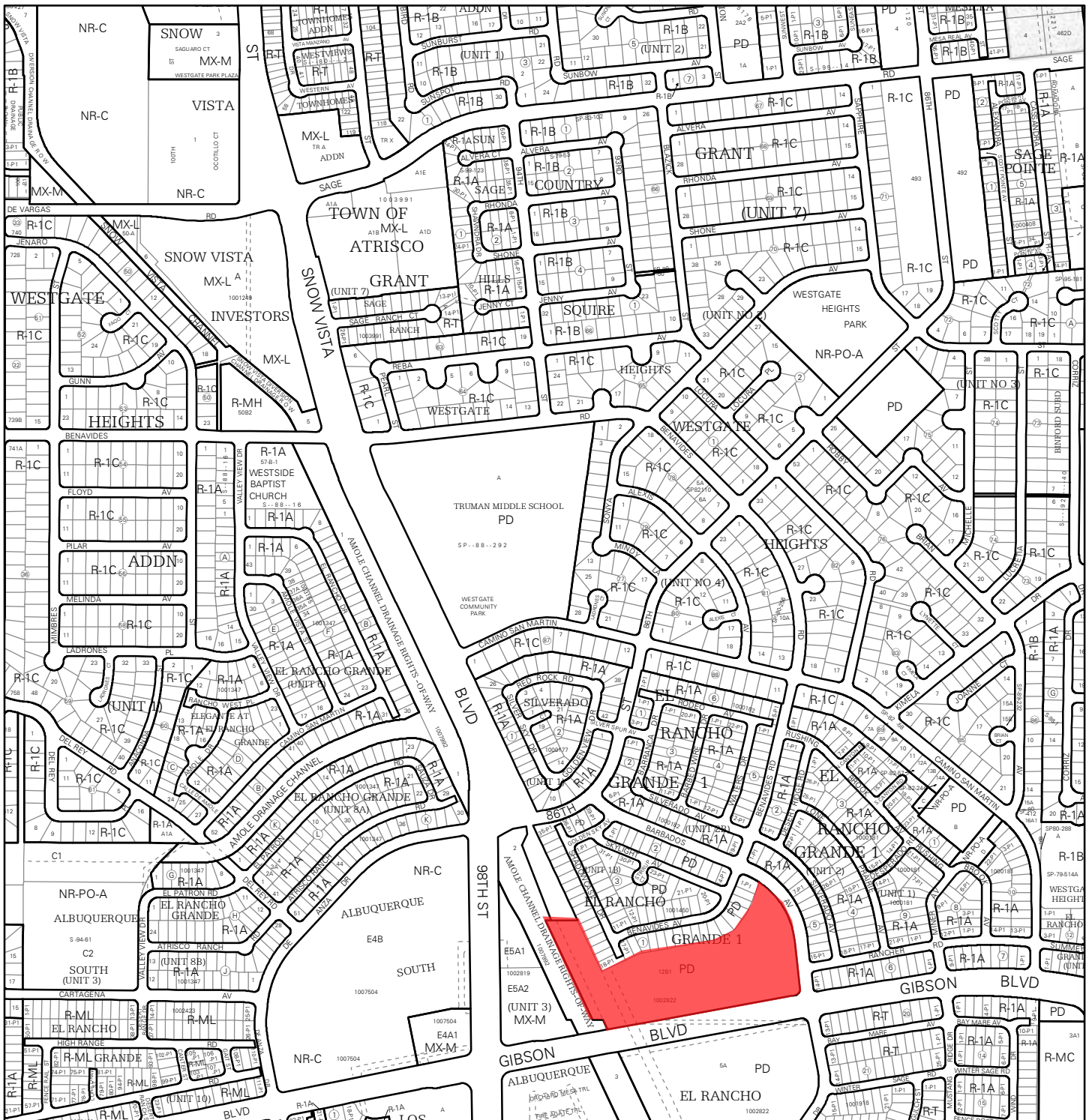
Gibson and 98th Street

Other subject site identifiers:

This site is located on the following zone atlas page:


M-09



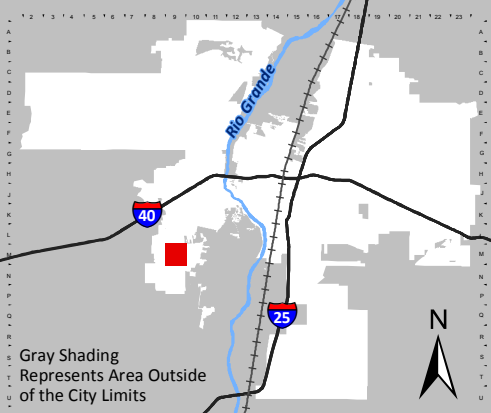


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-09-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

**Sketch Plat for  
Solare Townhomes  
and Tracts 12-B-1-A-1 and  
12-B-1-B-1**

**El Rancho Grande I**  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
**El Rancho Grande I**  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2022

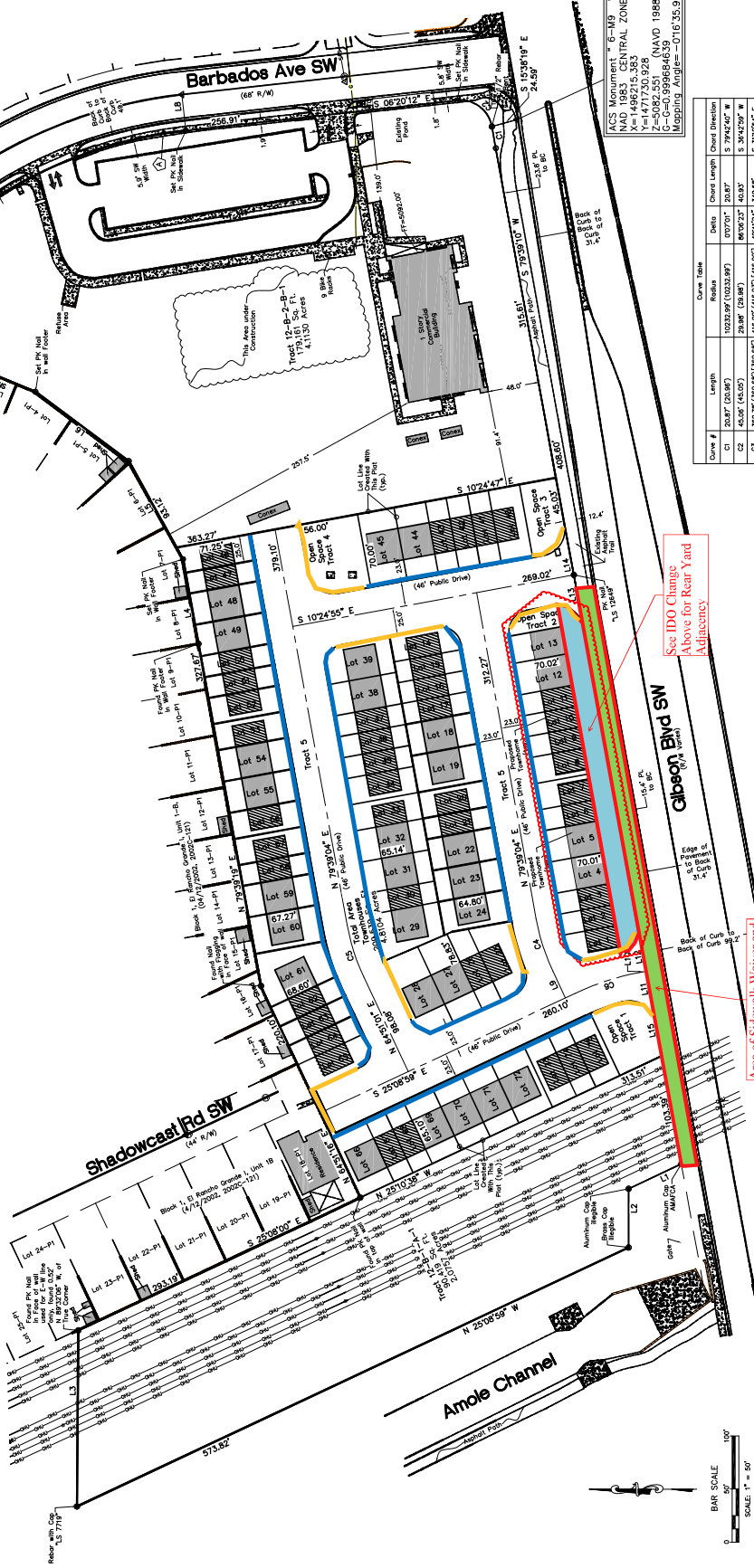
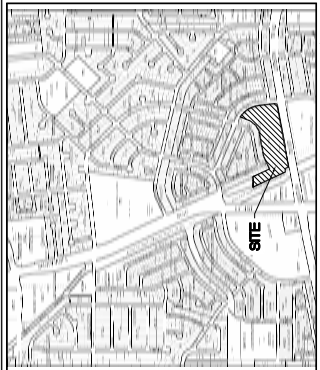
**Access to Public Streets-Rear Yard Adjacency Per IDO\***  
AS PER DO SECTION 5-4(F)(2)(A), RESIDENTIAL LOTS SHALL AVOID LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. LOCAL FRONTAGE ROADS MAY BE USED TO PROVIDE ACCESS TO REAR YARDS AND LOCKING RESIDENTIAL REAR YARD WALLS ALONG COLLECTOR AND ARTERIAL STREETS.

\* REQUESTING TO WAIVER THIS REQUIREMENT FOR LOTS 1-13 TO ALLOW REAR YARDS ADJACENT TO GIBSON BOULEVARD.

**Sidewalk Waiver Request\*\***  
IF THE REQUEST IS A FOR A WAIVER TO DO SIDEWALK REQUIREMENTS, THE AREA IS OF LOW-INTENSITY LAND USE TO AN EXTENT THAT THE NORMAL INSTALLATION OF SIDEWALKS WILL NOT CONTRIBUTE TO THE OVERALL SAFETY OF THE TRAVEL OR IMPROVE THE QUALITY OF LIFE IN AN EXISTING SIDEWALK SYSTEM EXTENDED TO IT OR MORE SIDES OF THE SUBJECT PROPERTY.

\*\* PROPOSED ASPHALT TRAIL WILL BE WITHIN AREA TO REPLACE THE SIDEWALK REQUIREMENTS FOR SUBDIVISIONS.

**Sidewalk Deferral:**  
AS PER IDM SECTION (PM)-2-(9)(1) TEMPORARY SIDEWALK  
REQUESTING A DEFERRAL FOR THIS REQUIREMENT



**Legend**

N 90°00'00" E  
(N 90°00'00" E)  
(N 90°00'00" E)

MEASURED BEARINGS AND DISTANCES  
RECORD BEARINGS AND DISTANCES  
PER PLAT (12/22/2018, 2018-C-127)  
PER P.O.I. (08/09/2008, 2008-2-046)  
(N 90°00'00" E)

FOUND MONUMENT AS INDICATED  
SET 1/2" OF REBAR WITH COP  
ON CORNER OF FOUND MONUMENT  
UNLESS OTHERWISE NOTED  
COVERED AREA  
CONCRETE  
BLOCK WALL  
UTILITY FEDERAL  
OVERHEAD UTILITY LINE  
UTILITY POLE  
SHOOR  
CURB  
CURB/GRADUATION OF ACCESS  
TO ROADWAY

**Line Table**

| Line # | Direction     | Length (ft)    |
|--------|---------------|----------------|
| L1     | N 29°45'37" W | 54.77(54.77)   |
| L2     | N 89°53'31" E | 55.85(55.85)   |
| L3     | S 89°25'09" E | 186.37(186.40) |
| L4     | N 79°39'19" W | 61.02(61.03)   |
| L5     | N 87°07'12" E | 105.23(105.23) |
| L6     | N 36°25'34" E | 193.37(193.47) |
| L7     | N 22°28'24" E | 14.07(14.07)   |
| L8     | N 63°53'01" E | 28.07          |
| L9     | N 12°05'56" W | 5.98           |
| L10    | S 79°39'34" W | 48.98          |
| L11    | S 79°39'37" W | 42.63          |
| L12    | S 79°39'39" W | 50.03          |
| L13    | S 79°46'24" W | 47.97          |
| L14    | S 79°39'34" W | 32.94          |
| L15    | S 79°39'37" W | 21.91          |
| L17    | S 79°39'37" W | 5.09           |

**Curve Table**

| Curve # | Length          | Chord Length    | Chord Direction | Radius            |
|---------|-----------------|-----------------|-----------------|-------------------|
| C1      | 20.87 (20.87)   | 20.70           | S 79°46'24" W   | 1032.89 (1032.89) |
| C2      | 46.07 (46.07)   | 29.88 (29.88)   | S 30°42'59" W   | 863.23 (863.23)   |
| C3      | 380.92 (380.92) | 441.00 (441.00) | S 31°05'24" E   | 949.24 (949.24)   |
| C4      | 38.68           | 14.83 (14.83)   | S 79°39'37" W   | 144.00 (144.00)   |
| C5      | 48.68           | 23.00 (23.00)   | S 79°39'37" W   | 144.00 (144.00)   |
| C6      | 41.57           | 23.00 (23.00)   | S 79°39'37" W   | 144.00 (144.00)   |
| C7      | 41.57           | 23.00 (23.00)   | S 79°39'37" W   | 144.00 (144.00)   |

**From:** [Charlene Johnson](#)  
**To:** [luis@wccd.org](mailto:luis@wccd.org); [jgallegoswccd@gmail.com](mailto:jgallegoswccd@gmail.com); [ekhaley@comcast.net](mailto:ekhaley@comcast.net); [aboard111@gmail.com](mailto:aboard111@gmail.com); [rroibal@comcast.net](mailto:rroibal@comcast.net); [dpatriciod@gmail.com](mailto:dpatriciod@gmail.com)  
**Cc:** [Jim Strozier](#)  
**Subject:** Public Notification of Preliminary Plat Application - 99999 Gibson Blvd. SW  
**Date:** Thursday, February 10, 2022 1:44:00 PM

---

Dear Neighbors,

The purpose of this email is to notify you that Consensus Planning, Cartesian Surveys, and Thompson Engineering Consultants are submitting a Preliminary Plat application to the Development Review Board (DRB) on behalf of Homewise, Inc. The Preliminary Plat includes the waivers to sidewalks and rear-yard adjacency that you were informed about on January 18, 2022.

The Preliminary Plat Application is for the property located at 99999 Gibson Blvd SW. As part of the Preliminary Plat application, the Applicant is requesting two waivers to the Integrated Development Ordinance (IDO) and one deferral to the Development Process Manual (DPM):

- IDO 5-4(F)(2)(b) Access to Public Streets - The IDO says that "Residential lots shall avoid layout where the rear lot line is adjacent to a collector or arterial street." The Applicant is requesting a waiver to allow rear lot lines for 13 townhouse lots along Gibson Boulevard.
- IDO 6-6(P)(J)(3) Waived Sidewalk - The Applicant is requesting a waiver to replace the sidewalk and connect it to the existing asphalt trail along Gibson Blvd.
- DPM 2-9(C)(1) – Deferral of the installation of sidewalks along the frontage of homes to be built as each house is completed.

The DRB meeting for this item will be held on March 9, 2022, starting at 9:00 on Zoom Remote Meetings. You can use the link below to access the agenda and meeting link.

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

A Neighborhood Notification Packet has been prepared with the required information for this request including the Preliminary Plat document. Please use the Dropbox Transfer link below to download.

<https://www.dropbox.com/t/G9izu6vtengDI2kv>

If you have any issues downloading the packet, or if you have questions or comments on this application, please feel free to contact me or Jim Strozier, [cp@consensusplanning.com](mailto:cp@consensusplanning.com), or at (505) 764-9801.

Sincerely,

**Charlene Johnson, Planner**

**Consensus Planning, Inc.**

302 Eighth Street, NW

Albuquerque, NM 87102

Phone: 505 764-9801



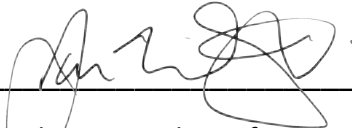


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



|  |  |
|--|--|
| <b>PART I - PROCESS</b>  |  |
| Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:   |  |
| Application Type:  | Preliminary Plat Application with requested Waiver-DRB   |
| Decision-making Body:  | Development Review Board (DRB)   |
| Pre-Application meeting required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Neighborhood meeting required:   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Mailed Notice required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Electronic Mail required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Is this a Site Plan Application:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b> |
| <b>PART II – DETAILS OF REQUEST</b>  |  |
| Address of property listed in application: 99999 Gibson Blvd. SW   |  |
| Name of property owner: Solare Collegiate Foundation   |  |
| Name of applicant: Consensus Planning, Inc. (Agent) / HomeWise, Inc. (Applicant)   |  |
| Date, time, and place of public meeting or hearing, if applicable:   |  |
| March 9, 2022, 9:00 AM via Zoom Remote Meetings  |  |
| Address, phone number, or website for additional information:  |  |
| Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801   |  |
| <b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>  |  |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property.   |  |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.  |  |
| N/A Summary of pre-submittal neighborhood meeting, if applicable.  |  |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.   |  |
| <b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b> |  |

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) February 10, 2022 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| <b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>  |
|--|
| Provide a site plan that shows, at a minimum, the following:   |
| N/Aa. Location of proposed buildings and landscape areas.  |
| N/Ab. Access and circulation for vehicles and pedestrians.   |
| N/Ac. Maximum height of any proposed structures, with building elevations.   |
| N/Ad. For residential development: Maximum number of proposed dwelling units.  |
| N/Ae. For non-residential development:<br>N/A Total gross floor area of proposed project.<br>N/A Gross floor area for each proposed use. |

\* The submitted Site Plan and an exhibit showing the requested waivers are included as attachments.

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: February 10, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: See attached Public Notice Inquiry

Name of NA Representative\*: See attached Public Notice Inquiry

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See attached Public Notice Inquiry

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 99999 Gibson Blvd. SW  
Location Description Near the northeast corner of Gibson Blvd and 98th Street
2. Property Owner\* Solare Collegiate Foundation
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc. / HomeWise, Inc
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Major (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

The Applicant is submitting a Preliminary Plat for Subdivision (see attached Preliminary Plat).

The project will provide 75 townhouse units on the subject property.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.





[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- N/A a. Location of proposed buildings and landscape areas.\*
- N/A b. Access and circulation for vehicles and pedestrians.\*
- N/A c. Maximum height of any proposed structures, with building elevations.\*
- N/A d. **For residential development\***: Maximum number of proposed dwelling units.
- N/A e. **For non-residential development\***:
  - N/A Total gross floor area of proposed project.
  - N/A Gross floor area for each proposed use.

\*Submitted Site Plan is attached for reference.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 6.1178 acres
  - 2. IDO Zone District Mixed Use-Moderate (MX-M)
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] 98th and Gibson Activity Center
- Current Land Use(s) [vacant, if none] Vacant

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** [Carmona, Dalaina L.](#)  
**To:** [Charlene Johnson](#)  
**Subject:** 99999 GIBSON BLVD SW Gibson and 98th Street Public Notice Inquiry  
**Date:** Tuesday, January 18, 2022 9:29:23 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[Zone Atlas Highlighted Update Solare Homewise.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name                                      | First Name | Last Name     | Email                    | Address Line 1              | City        | State | Zip   | Mobile Phone | Phone      |
|---|------------|---------------|--------------------------|-----------------------------|-------------|-------|-------|--------------|------------|
| South West Alliance of Neighborhoods (SWAN Coalition) | Luis       | Hernandez Jr. | luis@wccdg.org           | 5921 Central Avenue NW      | Albuquerque | NM    | 87105 |              |            |
| South West Alliance of Neighborhoods (SWAN Coalition) | Jerry      | Gallegos      | jgallegoswccdg@gmail.com | 5921 Central Avenue NW      | Albuquerque | NM    | 87105 | 5053855809   | 5058362976 |
| Westside Coalition of Neighborhood Associations       | Elizabeth  | Haley         | ekhaley@comcast.net      | 6005 Chaparral Circle NW    | Albuquerque | NM    | 87114 | 5054074381   |            |
| Westside Coalition of Neighborhood Associations       | Rene       | Horvath       | aboard111@gmail.com      | 5515 Palomino Drive NW      | Albuquerque | NM    | 87120 |              | 5058982114 |
| South Valley Coalition of Neighborhood Associations   | Roberto    | Roibal        | rroibal@comcast.net      | 2233 Don Felipe Road SW     | Albuquerque | NM    | 87105 |              | 5054809651 |
| South Valley Coalition of Neighborhood Associations   | Patricio   | Dominguez     | dpatriciod@gmail.com     | 3094 Rosendo Garcia Road SW | Albuquerque | NM    | 87105 |              | 5052382429 |

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf). The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



*Dalaina L. Carmona*  
 Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://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) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Monday, January 17, 2022 8:27 AM  
**To:** Office of Neighborhood Coordination <[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission



[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

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

Charlene Johnson

Telephone Number

505 764-9801

Email Address

[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street, NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 12B1A PLAT OF TRACT 12-B-1-A & 12-B-1-B EL RANCHOGRANDE 1 CONT 6.1178 AC

Physical address of subject site:

99999 GIBSON BLVD SW

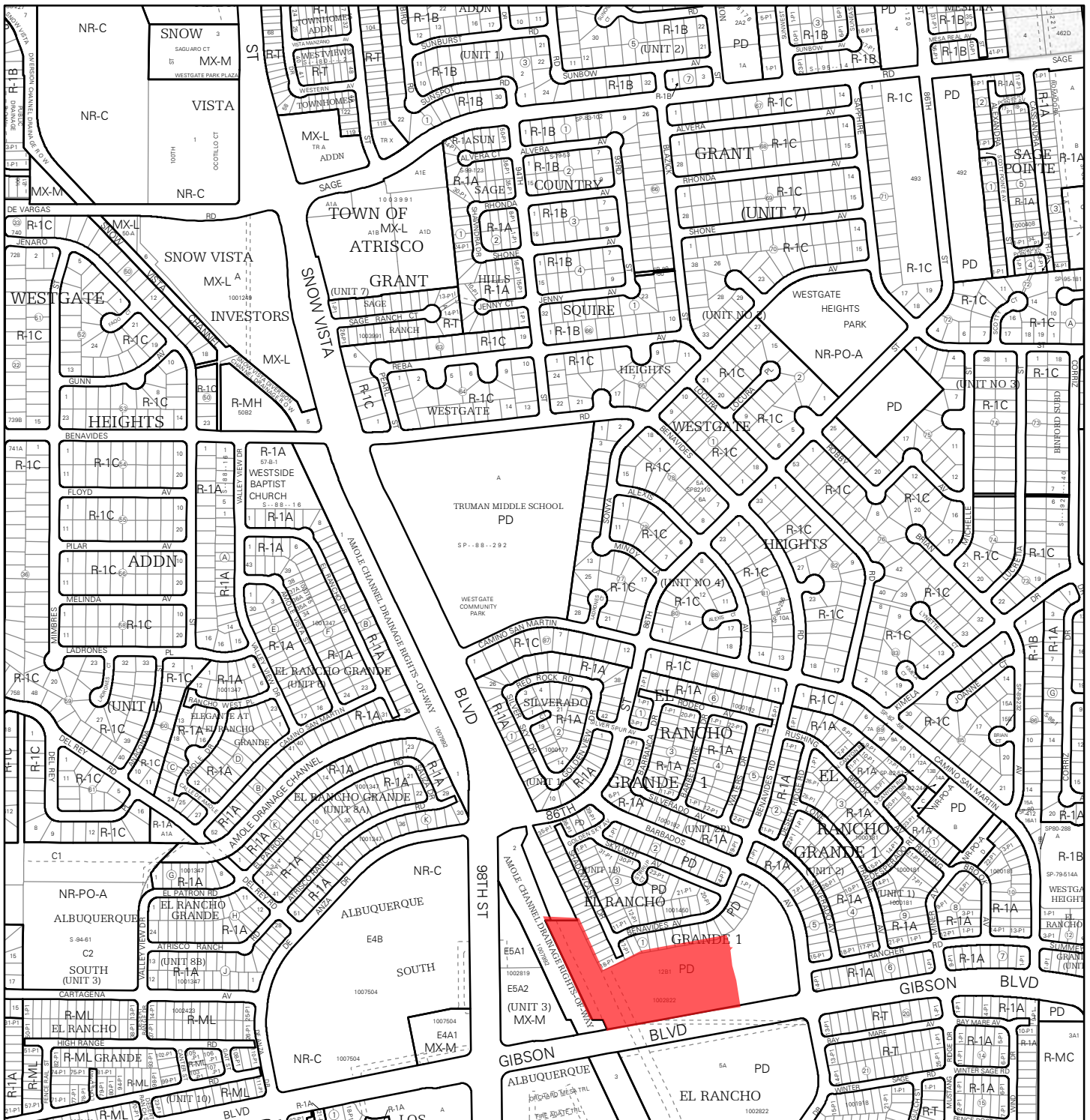
Subject site cross streets:

Gibson and 98th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

M-09

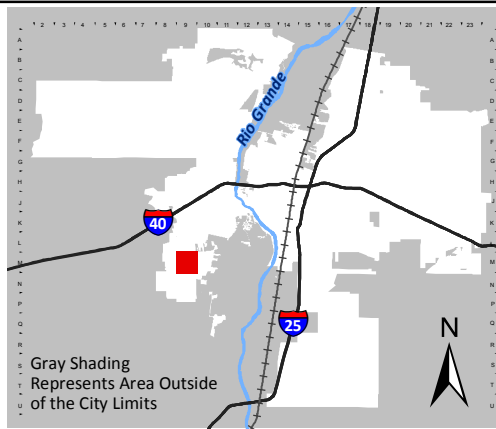


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

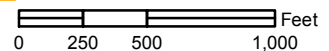


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**M-09-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





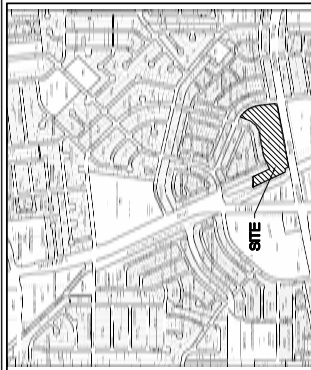
**Sketch Plat for  
Solare Townhomes  
and Tracts 12-B-1-A-1 and  
12-B-1-B-1**

**El Rancho Grande I**  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
**El Rancho Grande I**  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2022

**Access to Public Streets-Rear Yard Adjacency Per IDO\***  
AS PER DO SECTION 5-4(F)(2)(A), RESIDENTIAL LOTS SHALL AVOID LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. LOCAL FRONTAGE ROADS MAY BE USED TO PROVIDE REAR YARD ACCESS TO LOTS ADJACENT TO COLLECTOR AND ARTERIAL STREETS.  
\* REQUESTING TO WAIVER THIS REQUIREMENT FOR LOTS 1-13 TO ALLOW REAR YARDS ADJACENT TO GIBSON BOULEVARD.

**Sidewalk Waiver Request\*\***  
IF THE REQUEST IS A FOR A WAIVER TO DO SIDEWALK REQUIREMENTS, THE AREA IS OF LOW-INTENSITY LAND USE TO AN EXTENT THAT THE NORMAL INSTALLATION OF SIDEWALKS WILL NOT CONTRIBUTE TO THE OVERALL STREET SCENIC QUALITY OR LOCKING RESIDENTIAL REAR YARD WALLS ALONG COLLECTOR AND ARTERIAL STREETS.  
\*\* PROPOSED ASPHALT TRAIL WILL BE WITHIN AREA TO REPLACE THE SIDEWALK REQUIREMENTS FOR SUBDIVISIONS.

**Sidewalk Deferral:**  
AS PER IPM SECTION (PM-2-9)(C)(1) TEMPORARY SIDEWALK  
REQUESTING A DEFERRAL FOR THIS REQUIREMENT



ACS Monument - 6-MTD  
NAD 1983 CENTRAL ZONE  
X=1497927.859  
Y=4059537.688 (NAVD, 1988)  
Z=4059537.688  
G-C=0.9996865636  
Mapping Angle=-0°16'24.79"

**Legend**

MEASURED BEARINGS AND DISTANCES  
(N 90°00'00" E  
(N 90°00'00" E)  
(N 90°00'00" E)

RECORD BEARINGS AND DISTANCES  
PER PLAT 12/22/2018, 2018-C-127

RECORD BEARINGS AND DISTANCES  
PER PLAT 08/09/2018, 2008-246

FOUND MONUMENT AS INDICATED

SET 1/2" OF REBAR WITH COP  
IN CONCRETE FOUNDATION UNLESS OTHERWISE NOTED

FOUND OVERLINE MONUMENT "LS 7718"

COVERED AREA

CONCRETE

ZZZZZZ

BLOCK WALL

UTILITY FEDERAL

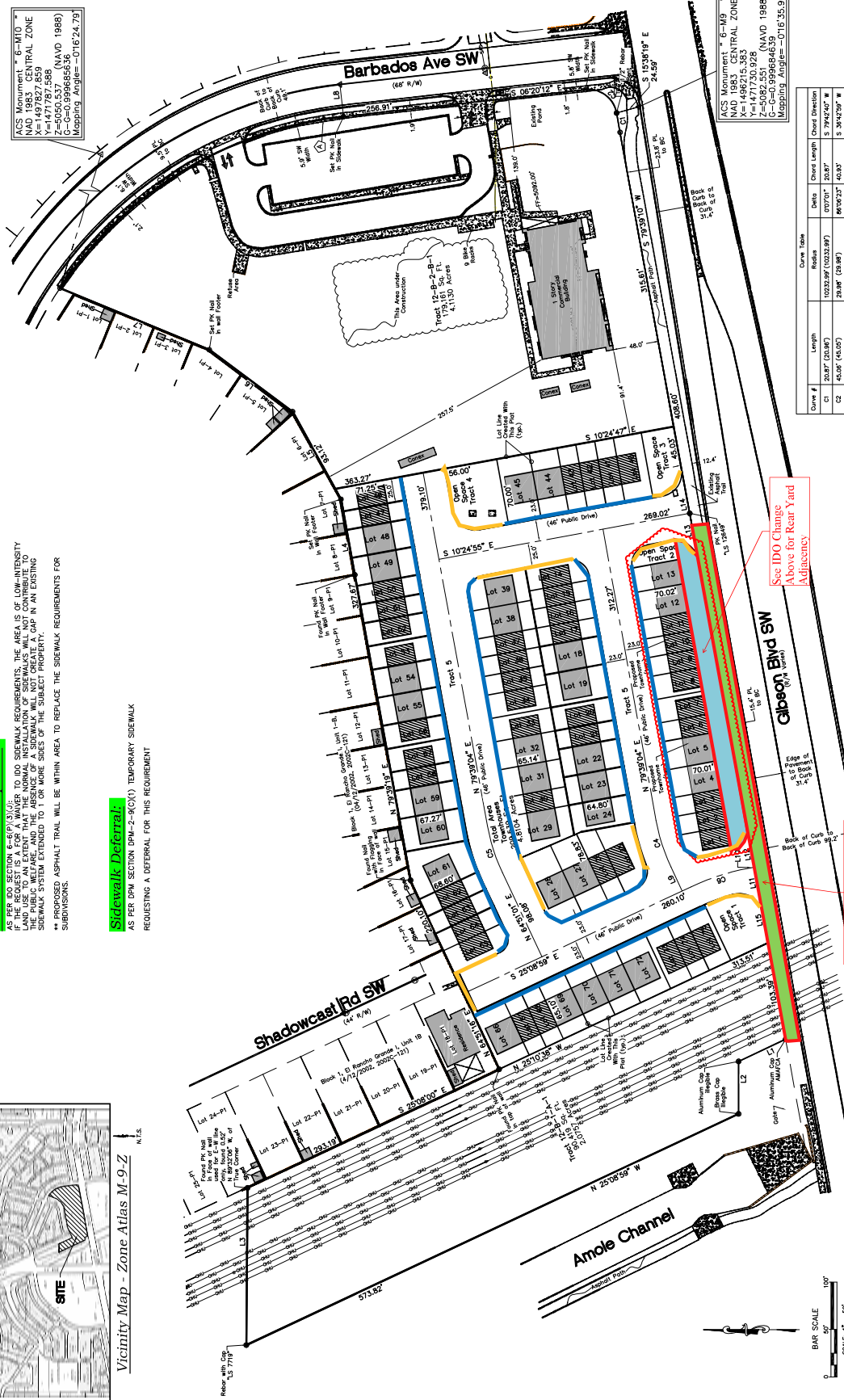
OVERHEAD UTILITY LINE

UTILITY POLE

SHOOR

CARS OUT/ADJACENCY OF ACCESS TO ROADWAY

| Line # | Direction     | Length (ft)    |
|--------|---------------|----------------|
| L1     | N 27°45'31" W | 54.77(54.77)   |
| L2     | N 89°53'31" E | 55.85(55.85)   |
| L3     | S 89°25'08" E | 186.37(186.47) |
| L4     | N 79°29'59" W | 81.02(81.02)   |
| L5     | N 67°07'52" E | 105.23(105.23) |
| L6     | N 39°25'54" E | 105.23(105.23) |
| L7     | N 25°25'54" E | 105.23(105.23) |
| L8     | N 63°29'48" E | 14.00(14.00)   |
| L9     | N 63°29'48" E | 28.00          |
| L10    | N 12°20'56" W | 5.98           |
| L11    | S 79°29'59" W | 48.98          |
| L12    | S 79°29'59" W | 42.43          |
| L13    | S 79°29'59" W | 50.63          |
| L14    | S 79°29'59" W | 47.97          |
| L15    | S 79°29'59" W | 32.94          |
| L16    | S 79°29'59" W | 21.91          |
| L17    | S 79°29'59" W | 5.00           |



**Curve Table**

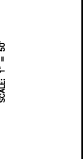
| Curve # | Length | Chord Length | Chord Direction | Radius |
|---------|--------|--------------|-----------------|--------|
| C1      | 20.87  | 20.87        | S 79°29'59" W   | 20.87  |
| C2      | 46.07  | 46.07        | S 79°29'59" W   | 46.07  |
| C3      | 380.29 | 380.29       | S 79°29'59" W   | 380.29 |
| C4      | 38.68  | 38.68        | S 79°29'59" W   | 38.68  |
| C5      | 38.68  | 38.68        | S 79°29'59" W   | 38.68  |
| C6      | 41.67  | 41.67        | S 79°29'59" W   | 41.67  |
| C7      | 41.67  | 41.67        | S 79°29'59" W   | 41.67  |

See IDO Change Above for Rear Yard Adjacency.

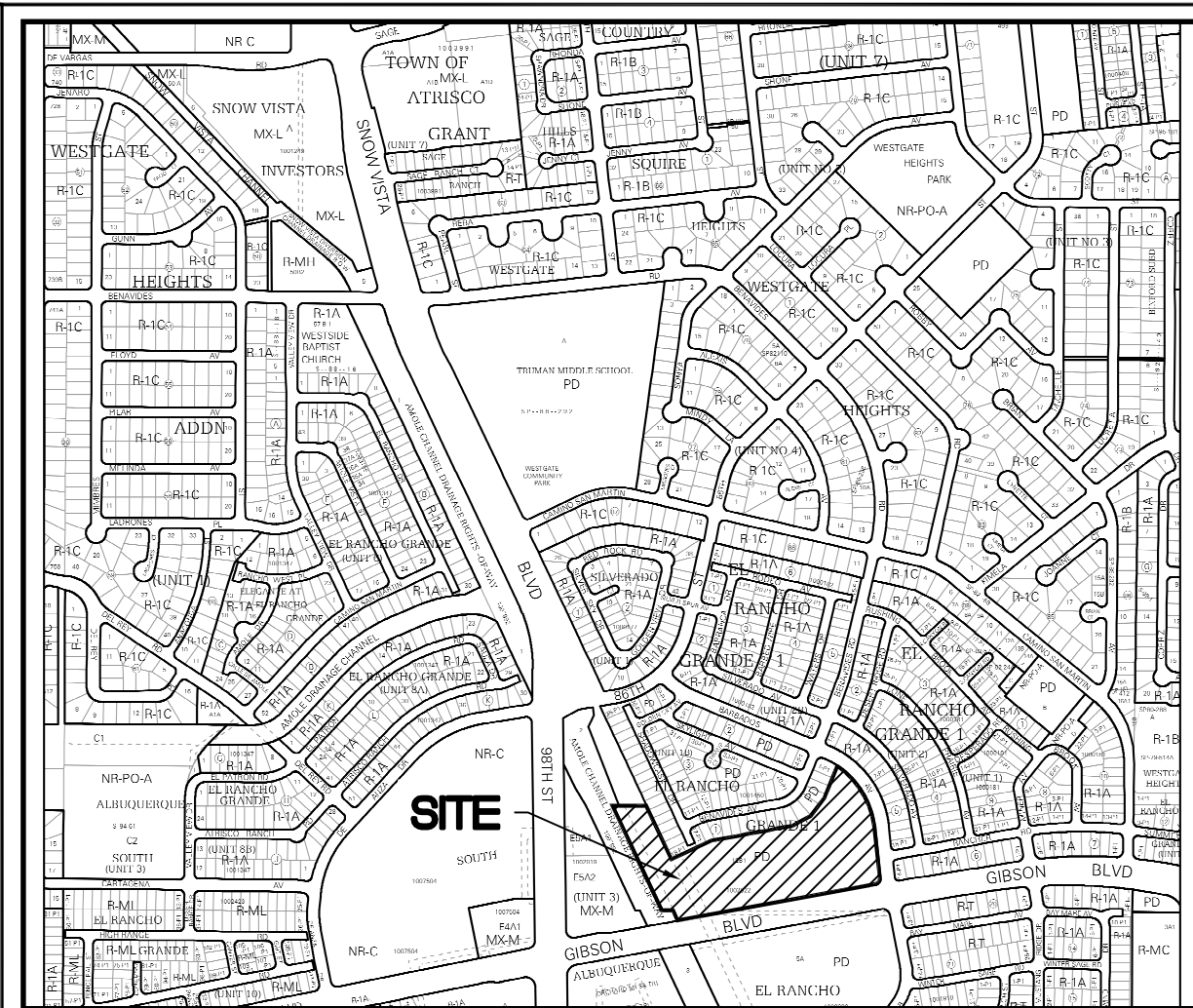
Area of Sidewalk Waiver and Deferral. See Notes above.

DEFERRED SIDEWALKS

NON-DEFERRED SIDEWALKS







Vicinity Map - Zone Atlas M-9-Z

**Indexing Information**

Section 33, Township 10 North, Range 2 East, N.M.P.M.  
as projected into the Town of Atrisco Grant  
Subdivision: El Rancho Grande I  
Owner: Solare Collegiate Foundation  
UPC #: 10090533402040127 (Tract 12-B-1-A)  
100905338202740125 (Tract 12-B-1-B)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

**General Notes**

1. EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY  
PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
2. TOTAL ACREAGE: 10.9989 ACRES
3. SETBACKS - REQUIRED:  
FRONT: 0 FT. MINIMUM, 15 FT. MAXIMUM  
SIDE: 0 FT. INTERIOR; 15 FT. STREET SIDE  
REAR: 0 FT. MINIMUM
4. MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.
5. CENTERLINE MONUMENTS TO BE SET IN LIEU OF POINT OF CURVATURE AND POINT OF TANGENCY IN PUBLIC ROADWAYS.
6. THERE ARE EXISTING DRAINAGE PONDING AREAS WITHIN TRACT A WHICH WILL REMAIN IN PLACE.
7. THERE IS ALSO AN EXISTING DRAINAGE PONDING AREA (SHOWN HEREON AS (19)) WITHIN FORMER TRACT 12-B-1-A, WHICH WILL BE VACATED. NEW DRAINAGE EASEMENTS WILL BE GRANTED WITHIN THE TOWNHOME SITE, SHOWN ON SHEET 2 OF 3.
8. TRACTS 1-4 SHALL BE OWNED AND MAINTAINED BY THE HOA.

**Subdivision Data**

GROSS ACREAGE: 10.9989 ACRES  
ZONE ATLAS PAGE NO.: M-9-Z  
NUMBER OF EXISTING TRACTS: 2  
NUMBER OF TRACTS CREATED: 6  
NUMBER OF LOTS CREATED: 75  
MILES OF FULL-WIDTH STREETS: 0.2860 MILES  
MILES OF HALF-WIDTH STREETS: 0.000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 1.5434 ACRES  
DATE OF SURVEY: JANUARY 2022

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal Description**

TRACTS 12-B-1-A AND 12-B-1-B OF THE PLAT OF TRACTS 12-B-1A AND 12-B1B BEING A REPLAT OF TRACT 12-B-1 OF THE BULK LAND PLAT FOR EL RANCHO GRANDE I, PARCELS 5-A AND 12-B-1 WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 12, 2019, IN PLAT BOOK 2019C, PAGE 127.

This Sheet Shows Existing Information for Entire Subdivision  
(Including Vacated Easements, Existing Underground and Above  
Ground Utility Lines)

Preliminary Plat for  
Sombre Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2022

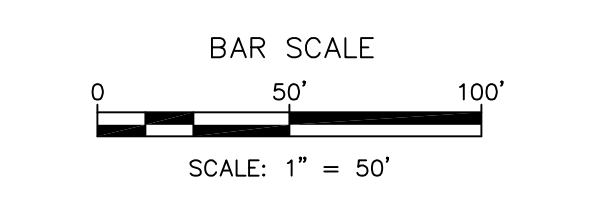
**Legend**

|  |                 |  |
|--|-----------------|--|
|  | N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES                                |
|  | (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127) |
|  | (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249) |
|  |                 | FOUND MONUMENT AS INDICATED                                    |
|  |                 | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED      |
|  |                 | FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED     |
|  |                 | CENTERLINE MONUMENT STAMPED "LS 18374" TO BE SET               |
|  |                 | COVERED AREA   |
|  |                 | CONCRETE   |
|  |                 | CONCRETE RAIL  |
|  |                 | WIRE FENCE   |
|  |                 | BLOCK WALL   |
|  |                 | PIPE FENCE   |
|  |                 | VINYL FENCE  |
|  |                 | WOOD FENCE   |
|  |                 | HANDRAIL   |
|  |                 | UTILITY PEDESTAL   |
|  |                 | BOLLARD  |
|  |                 | OVERHEAD UTILITY LINE  |
|  |                 | UTILITY POLE   |
|  |                 | ANCHOR   |
|  |                 | PULL BOX   |
|  |                 | LIGHT POLE   |
|  |                 | TRANSFORMER  |
|  |                 | ELECTRIC CABINET   |
|  |                 | WATER VALVE  |
|  |                 | WATER METER  |
|  |                 | FIRE HYDRANT   |
|  |                 | SANITARY SEWER MANHOLE   |
|  |                 | STORM DRAIN MANHOLE  |
|  |                 | SAS CLEANOUT   |
|  |                 | STORM DRAIN INLET  |
|  |                 | DROP INLET   |
|  |                 | IRRIGATION BOX   |
|  |                 | SIGN   |
|  |                 | CURB CUT/INDICATION OF ACCESS TO ROADWAY                       |
|  |                 | UNDERGROUND GAS UTILITY LINE                                   |
|  |                 | UNDERGROUND WATER UTILITY LINE                                 |
|  |                 | UNDERGROUND STORM DRAIN UTILITY LINE                           |
|  |                 | UNDERGROUND ELECTRIC UTILITY LINE                              |



ACS Monument " 6-M10 "  
NAD 1983 CENTRAL ZONE  
X=1497827.859  
Y=1471787.588  
Z=5050.537 (NAVD 1988)  
G-G=0.999685636  
Mapping Angle=-0°16'24.79"

ACS Monument " 10-M9 "  
NAD 1983 CENTRAL ZONE  
X=1496215.383  
Y=1471730.928  
Z=5082.551 (NAVD 1988)  
G-G=0.999684639  
Mapping Angle=-0°16'35.92"

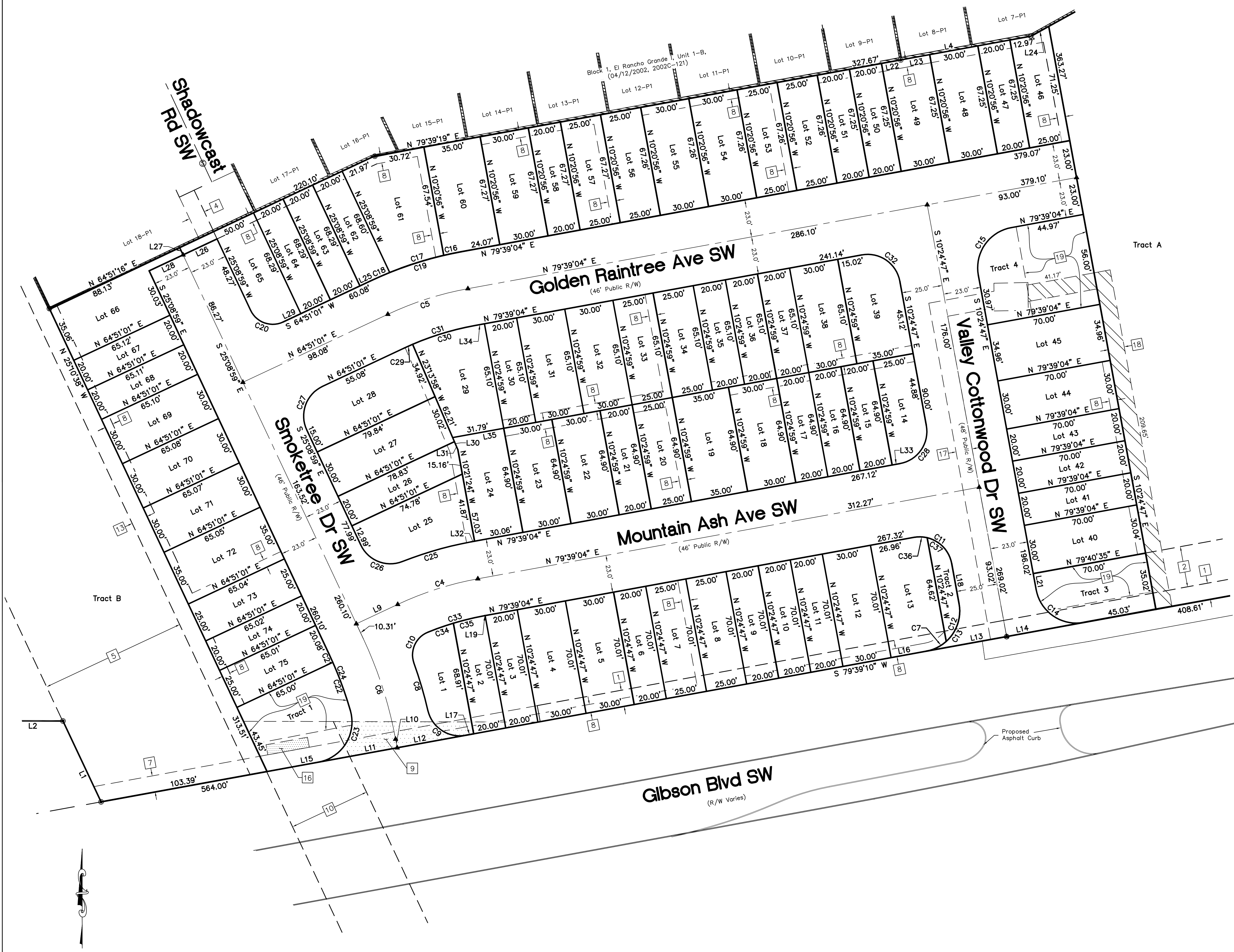


APPROVED FOR MONUMENTATION AND STREET NAMES  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER: SOLARE COLLEGIATE FOUNDATION  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_  
DATE \_\_\_\_\_  
SOLARE COLLEGIATE FOUNDATION



This Sheet Shows  
Townhome Details and  
Post-Plat Easements Only

Preliminary Plat for  
Sombre Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2022

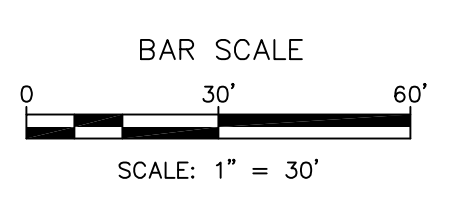


| Parcel Table |              |                |
|--------------|--------------|----------------|
| Parcel Name  | Area (Acres) | Area (Sq. Ft.) |
| Lot 1        | 0.0379       | 1,649          |
| Lot 2        | 0.0320       | 1,393          |
| Lot 3        | 0.0321       | 1,400          |
| Lot 4        | 0.0482       | 2,100          |
| Lot 5        | 0.0482       | 2,100          |
| Lot 6        | 0.0321       | 1,400          |
| Lot 7        | 0.0402       | 1,750          |
| Lot 8        | 0.0402       | 1,750          |
| Lot 9        | 0.0321       | 1,400          |
| Lot 10       | 0.0321       | 1,400          |
| Lot 11       | 0.0321       | 1,400          |
| Lot 12       | 0.0482       | 2,100          |
| Lot 13       | 0.0558       | 2,430          |
| Lot 14       | 0.0353       | 1,536          |
| Lot 15       | 0.0298       | 1,298          |
| Lot 16       | 0.0298       | 1,298          |
| Lot 17       | 0.0298       | 1,298          |
| Lot 18       | 0.0447       | 1,947          |
| Lot 19       | 0.0521       | 2,272          |
| Lot 20       | 0.0372       | 1,622          |

| Parcel Table |              |                |
|--------------|--------------|----------------|
| Parcel Name  | Area (Acres) | Area (Sq. Ft.) |
| Lot 21       | 0.0298       | 1,298          |
| Lot 22       | 0.0447       | 1,947          |
| Lot 23       | 0.0447       | 1,947          |
| Lot 24       | 0.0449       | 1,956          |
| Lot 25       | 0.0546       | 2,378          |
| Lot 26       | 0.0355       | 1,545          |
| Lot 27       | 0.0546       | 2,380          |
| Lot 28       | 0.0626       | 2,729          |
| Lot 29       | 0.0572       | 2,491          |
| Lot 30       | 0.0299       | 1,302          |
| Lot 31       | 0.0448       | 1,953          |
| Lot 32       | 0.0448       | 1,953          |
| Lot 33       | 0.0374       | 1,628          |
| Lot 34       | 0.0374       | 1,628          |
| Lot 35       | 0.0299       | 1,302          |
| Lot 36       | 0.0299       | 1,302          |
| Lot 37       | 0.0299       | 1,302          |
| Lot 38       | 0.0448       | 1,953          |
| Lot 39       | 0.0503       | 2,193          |
| Lot 40       | 0.0482       | 2,101          |

| Parcel Table |              |                |
|--------------|--------------|----------------|
| Parcel Name  | Area (Acres) | Area (Sq. Ft.) |
| Lot 41       | 0.0321       | 1,400          |
| Lot 42       | 0.0321       | 1,400          |
| Lot 43       | 0.0321       | 1,400          |
| Lot 44       | 0.0482       | 2,100          |
| Lot 45       | 0.0562       | 2,448          |
| Lot 46       | 0.0391       | 1,703          |
| Lot 47       | 0.0309       | 1,345          |
| Lot 48       | 0.0463       | 2,017          |
| Lot 49       | 0.0463       | 2,018          |
| Lot 50       | 0.0309       | 1,345          |
| Lot 51       | 0.0309       | 1,345          |
| Lot 52       | 0.0386       | 1,681          |
| Lot 53       | 0.0386       | 1,681          |
| Lot 54       | 0.0463       | 2,018          |
| Lot 55       | 0.0463       | 2,018          |
| Lot 56       | 0.0386       | 1,682          |
| Lot 57       | 0.0386       | 1,682          |
| Lot 58       | 0.0309       | 1,345          |
| Lot 59       | 0.0463       | 2,018          |
| Lot 60       | 0.0541       | 2,355          |

| Parcel Table        |              |                |
|---------------------|--------------|----------------|
| Parcel Name         | Area (Acres) | Area (Sq. Ft.) |
| Lot 61              | 0.0690       | 3,006          |
| Lot 62              | 0.0314       | 1,367          |
| Lot 63              | 0.0314       | 1,366          |
| Lot 64              | 0.0314       | 1,366          |
| Lot 65              | 0.0439       | 1,911          |
| Lot 66              | 0.0551       | 2,399          |
| Lot 67              | 0.0299       | 1,302          |
| Lot 68              | 0.0299       | 1,302          |
| Lot 69              | 0.0448       | 1,953          |
| Lot 70              | 0.0448       | 1,952          |
| Lot 71              | 0.0448       | 1,952          |
| Lot 72              | 0.0523       | 2,277          |
| Lot 73              | 0.0373       | 1,626          |
| Lot 74              | 0.0299       | 1,300          |
| Lot 75              | 0.0373       | 1,625          |
| Public Right of Way | 1.5434       | 67,231         |
| Tract 1             | 0.0696       | 3,031          |
| Tract 2             | 0.0146       | 636            |
| Tract 3             | 0.0532       | 2,319          |
| Tract 4             | 0.0869       | 3,786          |



**This Sheet Shows  
Line/Curve Tables, All  
Easement Notes and  
Additional Notes**

| Line Table |                               |                   |
|------------|-------------------------------|-------------------|
| Line #     | Direction                     | Length (ft)       |
| L1         | N 25°14'33" W (N 25°12'42" W) | 54.77' (54.71')   |
| L2         | N 89°53'21" W (N 89°49'19" W) | 55.33' (55.32')   |
| L3         | S 89°32'06" E (S 89°29'58" E) | 166.37' (166.40') |
| L4         | N 79°39'19" E (N 79°39'10" W) | 81.02' (81.10')   |
| L5         | N 61°07'11" E (N 61°07'02" E) | 105.73' (105.71') |
| L6         | N 36°33'03" E (N 36°32'54" W) | 109.49' (109.47') |
| L7         | N 22°26'54" E (N 22°26'44" W) | 170.33' (170.30') |
| L8         | N 83°39'48" E                 | 34.00' (34.00')   |
| L9         | N 64°51'01" E                 | 28.01'            |
| L10        | N 10°20'56" W                 | 5.38'             |
| L11        | S 79°39'10" W                 | 48.96'            |
| L12        | S 79°39'10" W                 | 42.63'            |
| L13        | S 79°39'10" W                 | 50.03'            |
| L14        | S 79°39'10" W                 | 47.97'            |
| L15        | S 79°39'10" W                 | 32.04'            |
| L16        | S 79°39'10" W                 | 21.91'            |
| L17        | S 79°39'10" W                 | 5.05'             |
| L18        | S 10°24'47" E                 | 25.01'            |
| L19        | N 79°39'04" E                 | 0.36'             |
| L21        | N 10°24'47" W                 | 10.08'            |
| L22        | N 79°39'19" E                 | 11.95'            |
| L23        | N 79°39'19" E                 | 18.05'            |
| L24        | N 61°07'11" E                 | 12.60'            |
| L25        | S 64°51'01" W                 | 8.08'             |
| L26        | S 64°51'07" W                 | 23.00'            |
| L27        | N 25°08'44" W                 | 5.03'             |
| L28        | S 64°51'07" W                 | 23.00'            |
| L29        | S 64°51'01" W                 | 12.00'            |
| L30        | S 23°13'58" E                 | 8.07'             |
| L31        | N 23°13'58" W                 | 5.35'             |
| L32        | S 79°39'04" W                 | 2.19'             |
| L33        | S 79°39'04" W                 | 4.97'             |
| L34        | S 79°39'04" W                 | 6.12'             |
| L35        | S 79°39'04" W                 | 31.79'            |

\* L20 INTENTIONALLY OMITTED

| Curve Table |                             |                             |           |              |                 |
|-------------|-----------------------------|-----------------------------|-----------|--------------|-----------------|
| Curve #     | Length                      | Radius                      | Delta     | Chord Length | Chord Direction |
| C1          | 20.87' (20.96')             | 10232.99' (10232.99')       | 0°07'01"  | 20.87'       | S 79°42'40" W   |
| C2          | 45.06' (45.05')             | 29.98' (29.98')             | 86°06'23" | 40.93'       | S 36°42'59" W   |
| C3          | 360.78' (360.68') [360.68'] | 416.00' (416.03') [416.00'] | 49°41'24" | 349.58'      | S 31°10'54" E   |
| C4          | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C5          | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C6          | 64.58'                      | 250.00'                     | 14°48'03" | 64.40'       | N 17°44'58" W   |
| C7          | 13.78'                      | 25.00'                      | 31°34'32" | 13.60'       | N 63°51'47" E   |
| C8          | 30.38'                      | 270.74'                     | 6°25'45"  | 30.36'       | N 16°24'34" W   |
| C9          | 30.42'                      | 20.00'                      | 87°08'20" | 27.57'       | N 56°46'46" W   |
| C10         | 22.92'                      | 15.00'                      | 87°31'49" | 20.75'       | S 24°08'18" W   |
| C11         | 31.39'                      | 20.00'                      | 89°56'09" | 28.27'       | N 55°22'52" W   |
| C12         | 25.52'                      | 25.00'                      | 58°29'18" | 24.43'       | N 18°49'52" E   |
| C13         | 39.30'                      | 25.00'                      | 90°03'50" | 35.38'       | N 34°37'08" E   |
| C14         | 39.24'                      | 25.00'                      | 89°56'09" | 35.34'       | S 55°22'52" E   |
| C15         | 39.30'                      | 25.00'                      | 90°03'51" | 35.38'       | S 34°37'08" W   |
| C16         | 10.93'                      | 223.00'                     | 2°48'34"  | 10.93'       | S 78°14'47" W   |
| C17         | 34.75'                      | 223.00'                     | 8°55'41"  | 34.71'       | S 72°22'39" W   |
| C18         | 11.92'                      | 223.00'                     | 3°03'48"  | 11.92'       | S 66°22'55" W   |
| C19         | 57.61'                      | 223.00'                     | 14°48'03" | 57.45'       | S 72°15'02" W   |
| C20         | 23.56'                      | 15.00'                      | 90°00'00" | 21.21'       | S 70°08'59" E   |
| C21         | 4.92'                       | 227.00'                     | 1°14'34"  | 4.92'        | N 24°31'42" W   |
| C22         | 31.63'                      | 227.00'                     | 7°58'58"  | 31.60'       | N 19°54'56" W   |
| C23         | 41.70'                      | 25.00'                      | 95°34'33" | 37.03'       | N 31°51'54" E   |
| C24         | 36.56'                      | 227.00'                     | 9°13'36"  | 36.52'       | N 20°32'11" W   |
| C25         | 43.84'                      | 223.00'                     | 11°15'49" | 43.77'       | S 74°01'09" W   |
| C26         | 30.18'                      | 20.00'                      | 86°27'46" | 27.40'       | S 68°22'52" E   |
| C27         | 31.42'                      | 20.00'                      | 90°00'00" | 28.28'       | S 19°51'01" W   |
| C28         | 31.44'                      | 20.00'                      | 90°03'51" | 28.30'       | N 34°37'08" E   |
| C29         | 5.92'                       | 177.00'                     | 1°55'01"  | 5.92'        | S 65°48'32" W   |
| C30         | 39.80'                      | 177.00'                     | 12°53'01" | 39.72'       | S 73°12'33" W   |
| C31         | 45.72'                      | 177.00'                     | 14°48'03" | 45.60'       | S 72°15'02" W   |
| C32         | 31.39'                      | 20.00'                      | 89°56'09" | 28.27'       | N 55°22'52" W   |
| C33         | 36.29'                      | 177.00'                     | 11°44'51" | 36.23'       | S 73°46'38" W   |
| C34         | 16.61'                      | 177.00'                     | 5°22'40"  | 16.61'       | S 70°35'32" W   |
| C35         | 19.68'                      | 177.00'                     | 6°22'11"  | 19.67'       | S 76°27'58" W   |
| C36         | 8.28'                       | 20.00'                      | 23°43'23" | 8.22'        | N 88°29'15" W   |
| C37         | 23.11'                      | 20.00'                      | 66°12'46" | 21.85'       | N 43°31'10" W   |

**Documents**

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
- PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2019, AS DOCUMENT NO. 2019045667.
- PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2009, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.


**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

**Drainage Facilities Note**






AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED "SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON \_\_\_\_\_, 2022, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON \_\_\_\_\_". NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2021 AND SUPPLEMENTAL DATA IN AUGUST 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOTS LINES TO BE ELIMINATED SHOWN HEREON AS .
- THE SUBDIVISION WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN HEREON AS (O) SHALL BE MARKED BY A 1/2" REBAR WITH CAP STAMPED "LS 18374".

**Preliminary Plat for  
Sombre Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2022**

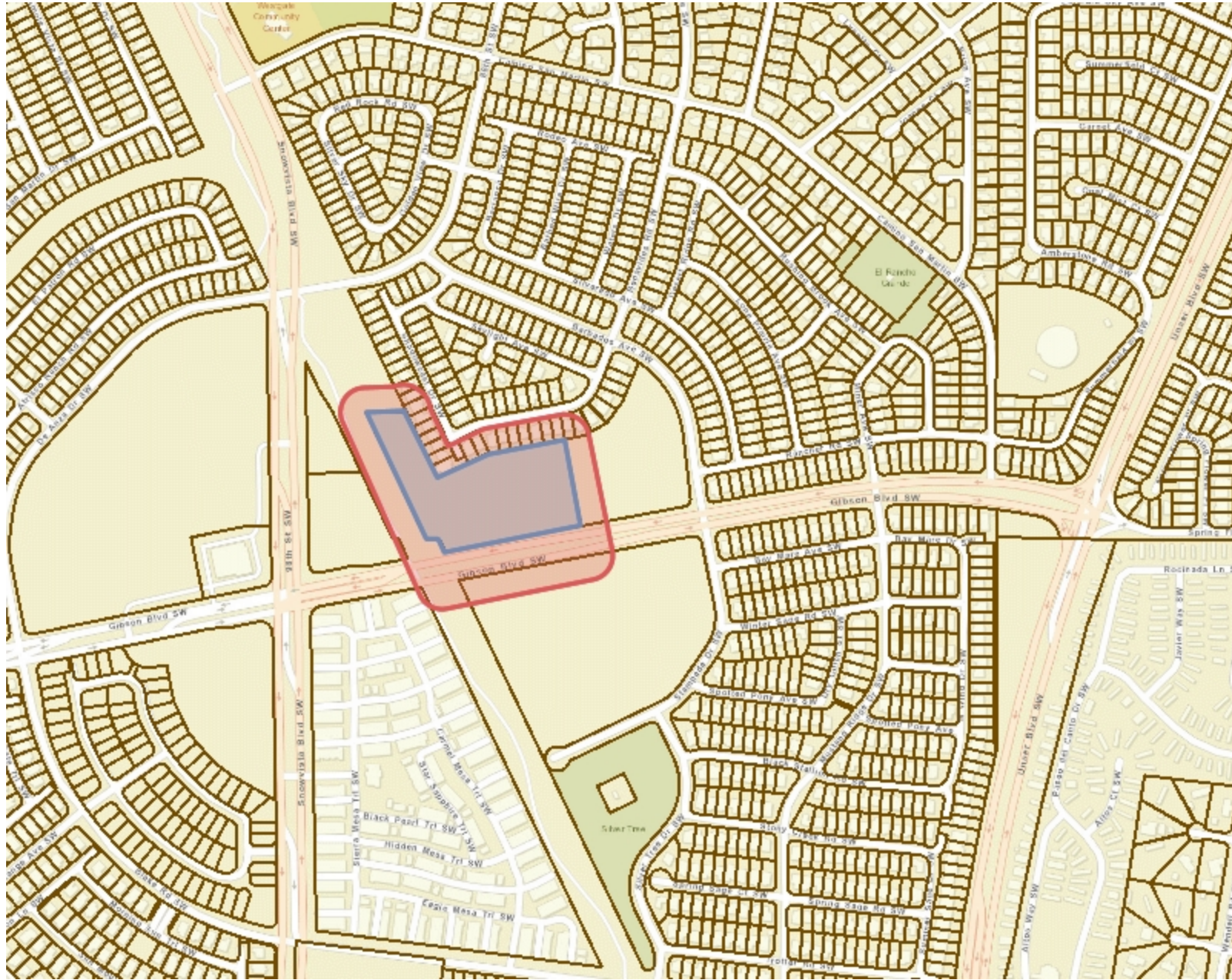
**Easement and Drainage Notes**

- EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING 25' PRIVATE STORM DRAIN EASEMENT (12/12/2019, 2019C-127) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING PRIVATE ACCESS EASEMENT (12/12/2019, 2019C-127) VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING 10' PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)
- EXISTING 10' PUE (8/15/2003, 2003C-249)
- 5' PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNERS OF LOTS 1-75 AND TRACTS 1-4 GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 20' PERMANENT WATERLINE EASEMENT (10/25/1985, BK. A104, PG. 9135, DOC. NO. 1985090123) SHOWN HEREON AS .
- EXISTING 50' PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- EXISTING AMAFCA DRAINAGE EASEMENT (10/7/2005, DOC. NO. 2005149548) SHOWN HEREON AS .
- EXISTING UNOBSTRUCTED LINE OF SIGHT EASEMENT (1/8/2002, 2002C-7) SHOWN HEREON AS .
- EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078629)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078634) VACATED WITH THIS PLAT
- 6.25' X 25.83' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_/\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_) SHOWN HEREON AS .
- 10' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_/\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_)
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS .
- PRIVATE DRAINAGE PONDING EASEMENT BENEFITING LOTS 1-75 AND TRACTS 1-4 GRANTED WITH THE FILING OF THIS PLAT





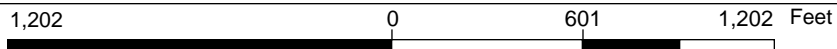
# 100-foot buffer



## Legend

- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/7/2022      © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Buffer Map Addresses - Gibson and 98th Street**

| <b>Owner</b>                               | <b>Owner Address</b>     | <b>Owner Address 2</b>    |
|--|--------------------------|---------------------------|
| RIVERA ANGEL                               | 8928 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| SALAS VALDEZ JESUS & DELGADO ORTIZ JUANA   | 1859 SHADOWCAST DR SW    | ALBUQUERQUE NM 87121-2098 |
| ALIRES TIMOTHY E & MELISSA R               | 8740 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121-7432 |
| GRIMES MATTHEW                             | 8748 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| CHACON MARISOL MORALES & LUJAN CESAR DAVID |                          |                           |
| RIVERA                                     | 8744 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121-7432 |
| BAYLON ELEUTERIO                           | 8756 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| ROGERS MARTHA L                            | 8724 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| RAMOS LUIS ARPERO                          | 5721 DEL FRATE PL NW     | ALBUQUERQUE NM 87105-1251 |
| CHAVEZ COSME C & ROSA I                    | 1871 SHADOWCAST DR SW    | ALBUQUERQUE NM 87121      |
| ROCHA M ARTURO                             | 1855 SHADOWCAST AVE SW   | ALBUQUERQUE NM 87121      |
| ARMENDARIZ JUAN M & MANUELA                | 8736 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| MOLINAR VERONICA                           | 8760 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| EARL DALE R & CLARISSA ANNE                | 1863 SHADOWCAST DR SW    | ALBUQUERQUE NM 87121-2098 |
| SANDOVAL MATTHEW                           | 8732 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| GIBSON-STAMPEDE LLC                        | PO BOX 11591             | ALBUQUERQUE NM 87192-0591 |
| GALLARDO VICKY                             | 1523 SILENT MEADOW PL SW | ALBUQUERQUE NM 87121-3548 |
| CAMPOS JOYLENE HOPE                        | 1847 SHADOWCAST DR SW    | ALBUQUERQUE NM 87121-2098 |
| PATENA MARCO J GARZA                       | 1839 SHADOWCAST DR SW    | ALBUQUERQUE NM 87121-2098 |
| ZURITA-PABLO KEREN D                       | 8752 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121-7432 |
| MARRUFO AMADO                              | 8964 BENAVIDES AVE SW    | ALBUQUERQUE NM 87121      |
| RAEL ALBERT A                              | 1843 SHADOWCAST DR SW    | ALBUQUERQUE NM 87121      |
| 98TH STREET LLC                            | 6300 JEFFERSON ST NE     | ALBUQUERQUE NM 87109-3482 |
| DIAMOND MESA ACQUISITION LLC & R HS/MP     |                          |                           |
| DIAMOND MESA LLC & ETAL ATTN: TIM WALLEN   | 19000 W BLUEMOUND RD     | BROOKFIELD WI 53045-6073  |
| SOLARE COLLEGIATE FOUNDATION               | 1623 LA VEGA DR SW       | ALBUQUERQUE NM 87105-4724 |

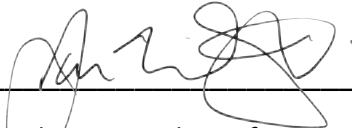


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



|  |  |
|--|--|
| <b>PART I - PROCESS</b>  |  |
| Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:   |  |
| Application Type:  | Preliminary Plat Application with requested Waiver-DRB   |
| Decision-making Body:  | Development Review Board (DRB)   |
| Pre-Application meeting required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Neighborhood meeting required:   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Mailed Notice required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Electronic Mail required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Is this a Site Plan Application:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b> |
| <b>PART II – DETAILS OF REQUEST</b>  |  |
| Address of property listed in application: 99999 Gibson Blvd. SW   |  |
| Name of property owner: Solare Collegiate Foundation   |  |
| Name of applicant: Consensus Planning, Inc. (Agent) / HomeWise, Inc. (Applicant)   |  |
| Date, time, and place of public meeting or hearing, if applicable:   |  |
| March 9, 2022, 9:00 AM via Zoom Remote Meetings  |  |
| Address, phone number, or website for additional information:  |  |
| Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801   |  |
| <b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>  |  |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property.   |  |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.  |  |
| N/A Summary of pre-submittal neighborhood meeting, if applicable.  |  |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.   |  |
| <b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b> |  |

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 \_\_\_\_\_ (Applicant signature)    February 10, 2022 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.





OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

N/Aa. Location of proposed buildings and landscape areas.

N/Ab. Access and circulation for vehicles and pedestrians.

N/Ac. Maximum height of any proposed structures, with building elevations.

N/Ad. For residential development: Maximum number of proposed dwelling units.

N/Ae. For non-residential development:

N/A Total gross floor area of proposed project.

N/A Gross floor area for each proposed use.

\* The submitted Site Plan and an exhibit showing the requested waivers are included as attachments.

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: February 10, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 99999 Gibson Blvd. SW  
Location Description Northeast corner of Gibson Boulevard, east of 98th Street.
2. Property Owner\* Solare Collegiate Foundation
3. Agent/Applicant\* *[if applicable]* Consensus Planning, Inc. / Homewise, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Major (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

The Applicant is submitting a Preliminary Plat for Subdivision (see attached Preliminary Plat).

The project will provide 75 townhouse units on the subject property.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: March 9, 2022, 9:00 AM

Location\*<sup>2</sup>: Online Zoom Meeting - Please visit the website below for remote meeting link.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

**Explanation\*:**

5-4(F)(2)(b) Access to Public Streets - The IDO says that "Residential lots shall avoid layout where the rear lot line is adjacent to a collector or arterial street." The Applicant is requesting a waiver to allow the rear lot lines for 13 townhouse lots along Gibson Boulevard.

6-6(P)(J)(3) Waived Sidewalk - The Applicant is requesting a waiver to replace the sidewalk and connect to the existing asphalt trail along Gibson Blvd.

DPM 2-9 (C)(1) Deferred Sidewalks - The Applicant is requesting to defer the installation of sidewalk along along the frontage of homes and that they be constructed as each house is completed.

\*See attached Waiver Exhibit.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

None requested by Neighborhood Associations.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

N/A a. Location of proposed buildings and landscape areas.\*

N/A b. Access and circulation for vehicles and pedestrians.\*

N/A c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

N/A d. **For residential development\***: Maximum number of proposed dwelling units.

N/A e. **For non-residential development\***:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

[\\*Submitted Site Plan is attached for reference.](#)

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 6.1178 acres
  2. IDO Zone District Mixed Use-Moderate (MX-M)
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] 98th and Gibson Activity Center
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

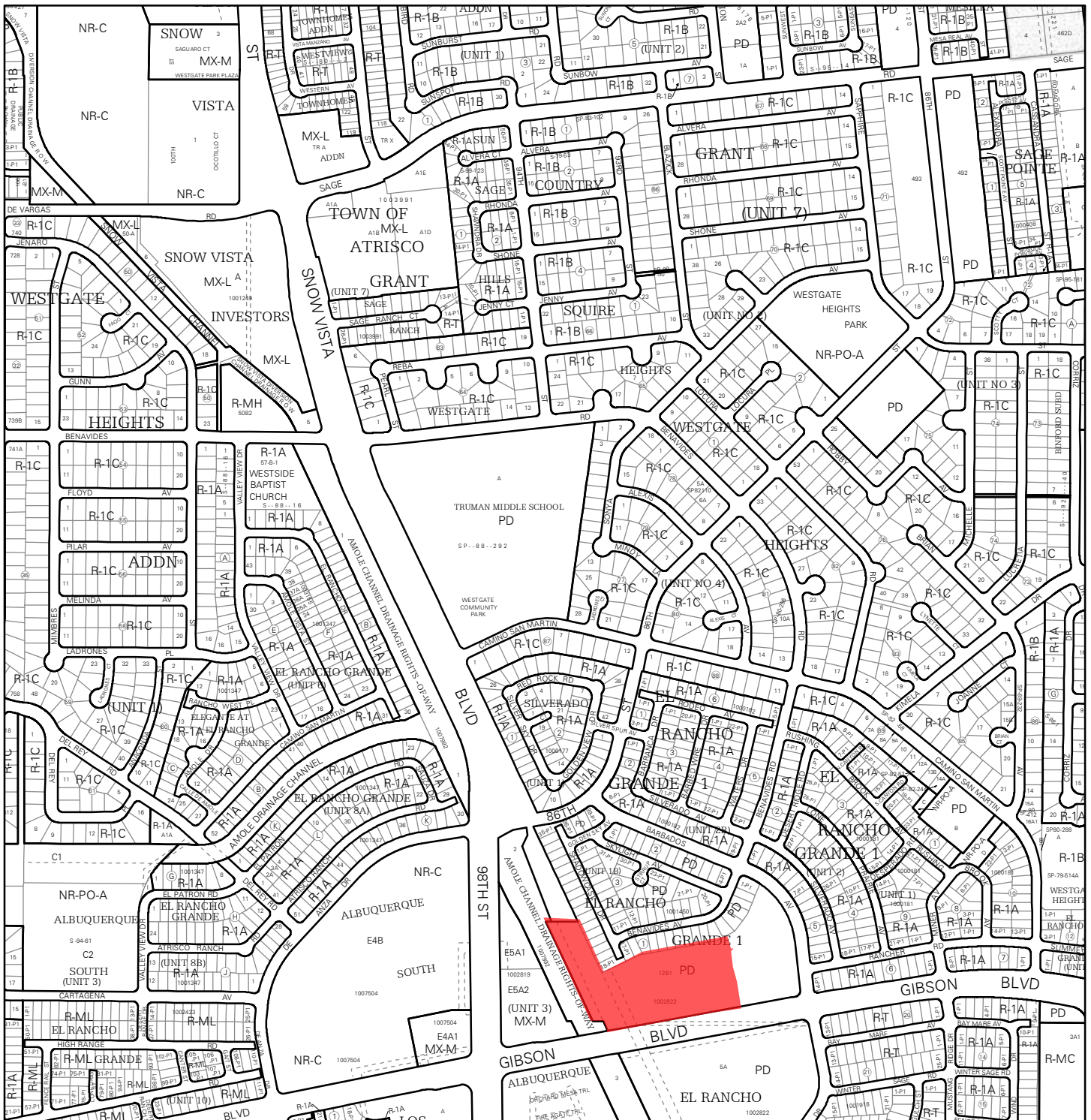
<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



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).

**Zone Atlas Page:**  
**M-09-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

Feet

0 250 500 1,000

Gray Shading Represents Area Outside of the City Limits



**Sketch Plat for  
Solare Townhomes  
and Tracts 12-B-1-A-1 and  
12-B-1-B-1**

**El Rancho Grande I**  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
**El Rancho Grande I**  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2022

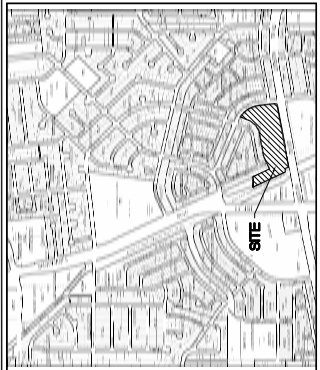
**Access to Public Streets-Rear Yard Adjacency Per IDO\***  
AS PER DO SECTION 5-4(F)(2)(A), RESIDENTIAL LOTS SHALL AVOID LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. LOCAL FRONTAGE ROADS MAY BE USED TO PROVIDE ACCESS TO REAR YARDS AND LOCKING RESIDENTIAL REAR YARD WALLS ALONG COLLECTOR AND ARTERIAL STREETS.

\* REQUESTING TO WAIVER THIS REQUIREMENT FOR LOTS 1-13 TO ALLOW REAR YARDS ADJACENT TO GIBSON BOULEVARD.

**Sidewalk Waiver Request\*\***  
IF THE REQUEST IS A FOR A WAIVER TO DO SIDEWALK REQUIREMENTS, THE AREA IS OF LOW-INTENSITY LAND USE TO AN EXTENT THAT THE NORMAL INSTALLATION OF SIDEWALKS WILL NOT CONTRIBUTE TO THE OVERALL CHARACTER OF THE AREA OR IMPAIR AN EXISTING SIDEWALK SYSTEM EXTENDED TO IT OR MORE SIDES OF THE SUBJECT PROPERTY.

\*\* PROPOSED ASPHALT TRAIL WILL BE WITHIN AREA TO REPLACE THE SIDEWALK REQUIREMENTS FOR SUBDIVISIONS.

**Sidewalk Deferral:**  
AS PER IPM SECTION IPM-2-(9)(1) TEMPORARY SIDEWALK  
REQUESTING A DEFERRAL FOR THIS REQUIREMENT



ACS Monument - 6-MTD  
NAD 1983 CENTRAL ZONE  
X=1497927.859  
Y=5059523.768 (NAVD, 1988)  
Z=0.00000000  
G-C=0.999686536  
Mapping Angle=-0°16'24.75"

**Legend**

MEASURED BEARINGS AND DISTANCES  
(N 90°00'00" E)  
RECORD BEARINGS AND DISTANCES  
PER PLAT (12/22/2018, 2018-C127)  
(N 90°00'00" E)  
RECORD BEARINGS AND DISTANCES  
PER PLAT (08/09/2008, 2008-249)

FOUND MONUMENT AS INDICATED

SET 1/2" OF REBAR WITH COP  
IN CONCRETE FOUNDATION  
UNLESS OTHERWISE NOTED

CONCRETE

BLOCK WALL

UTILITY FEDERAL

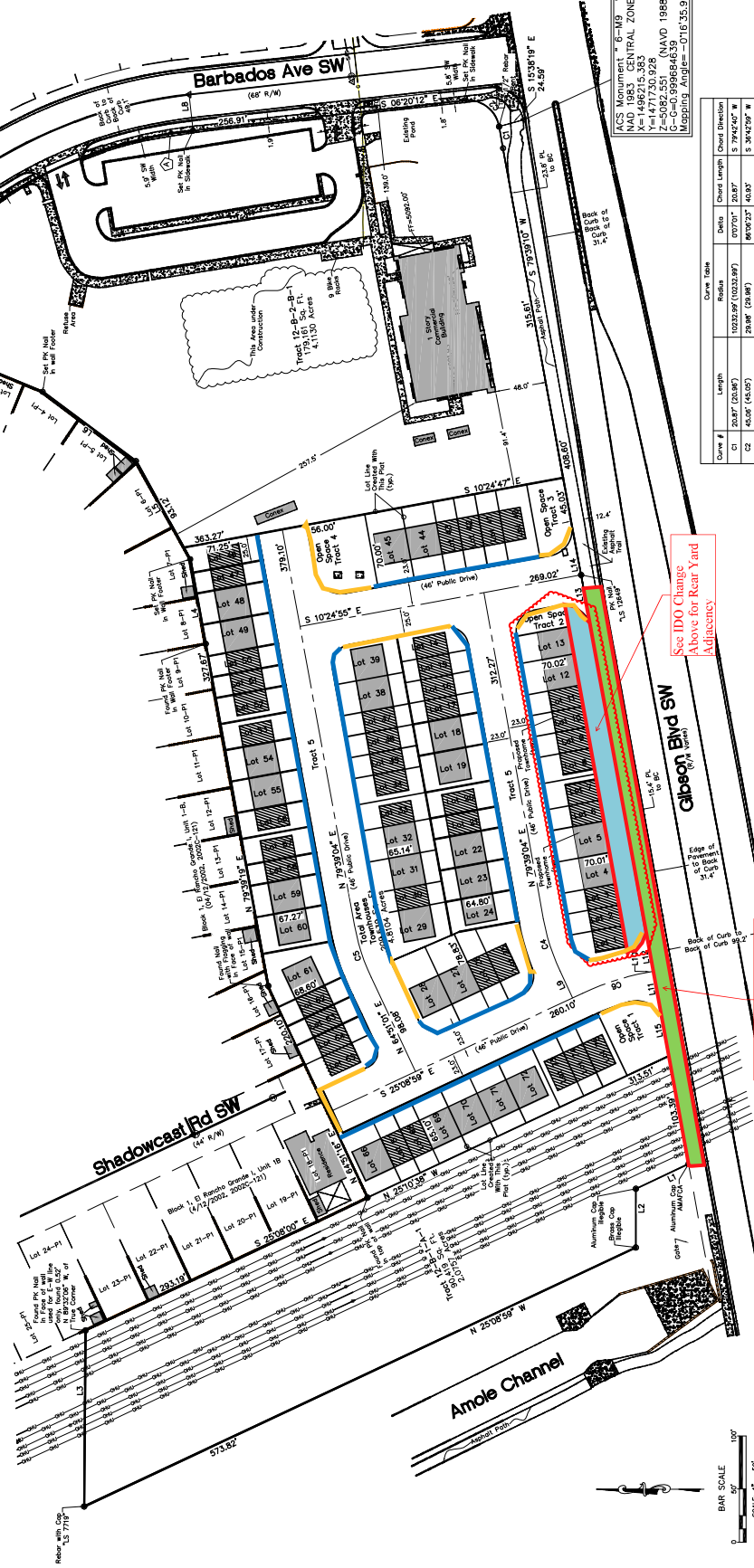
OVERHEAD UTILITY LINE

UTILITY POLE

SHOOR

CURS OUTLINE/ADJACENCY OF ACCESS TO ROADWAY

| Line # | Direction     | Length (ft)    |
|--------|---------------|----------------|
| L1     | N 27°45'31" W | 54.77(64.71)   |
| L2     | N 89°53'31" E | 55.57(55.27)   |
| L3     | S 89°25'09" E | 186.37(186.47) |
| L4     | N 79°29'59" W | 81.22(81.03)   |
| L5     | N 67°07'52" E | 105.23(105.21) |
| L6     | N 36°25'54" E | 105.23(105.47) |
| L7     | N 25°23'52" E | 105.23(105.27) |
| L8     | N 63°29'48" E | 28.00          |
| L9     | N 12°25'06" W | 5.38           |
| L10    | S 79°29'54" W | 48.98          |
| L11    | S 79°29'57" W | 42.43          |
| L12    | S 79°29'59" W | 50.03          |
| L13    | S 79°26'24" W | 47.97          |
| L14    | S 79°26'24" W | 32.94          |
| L15    | S 79°29'57" W | 21.91          |
| L17    | S 79°29'57" W | 5.00           |



**Curve Table**

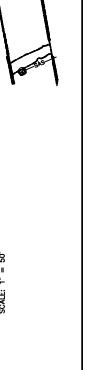
| Curve # | Length          | Radius              | Chord Length  | Chord Direction |
|---------|-----------------|---------------------|---------------|-----------------|
| C1      | 20.87 (20.87)   | 10232.89 (10232.89) | 20.70 (20.70) | S 79°26'24" W   |
| C2      | 46.07 (46.07)   | 29.88 (29.88)       | 96.02 (96.02) | S 30°42'59" W   |
| C3      | 380.29 (380.29) | 441.00 (441.00)     | 99.12 (99.12) | S 79°26'24" W   |
| C4      | 38.68 (38.68)   | 144.00 (144.00)     | 14.80 (14.80) | S 79°26'24" W   |
| C5      | 38.68 (38.68)   | 144.00 (144.00)     | 14.80 (14.80) | S 79°26'24" W   |
| C6      | 41.07 (41.07)   | 23.00 (23.00)       | 23.00 (23.00) | N 79°26'24" W   |
| C7      | 41.07 (41.07)   | 23.00 (23.00)       | 23.00 (23.00) | N 79°26'24" W   |

See IDO Change Above for Rear Yard Adjacency.

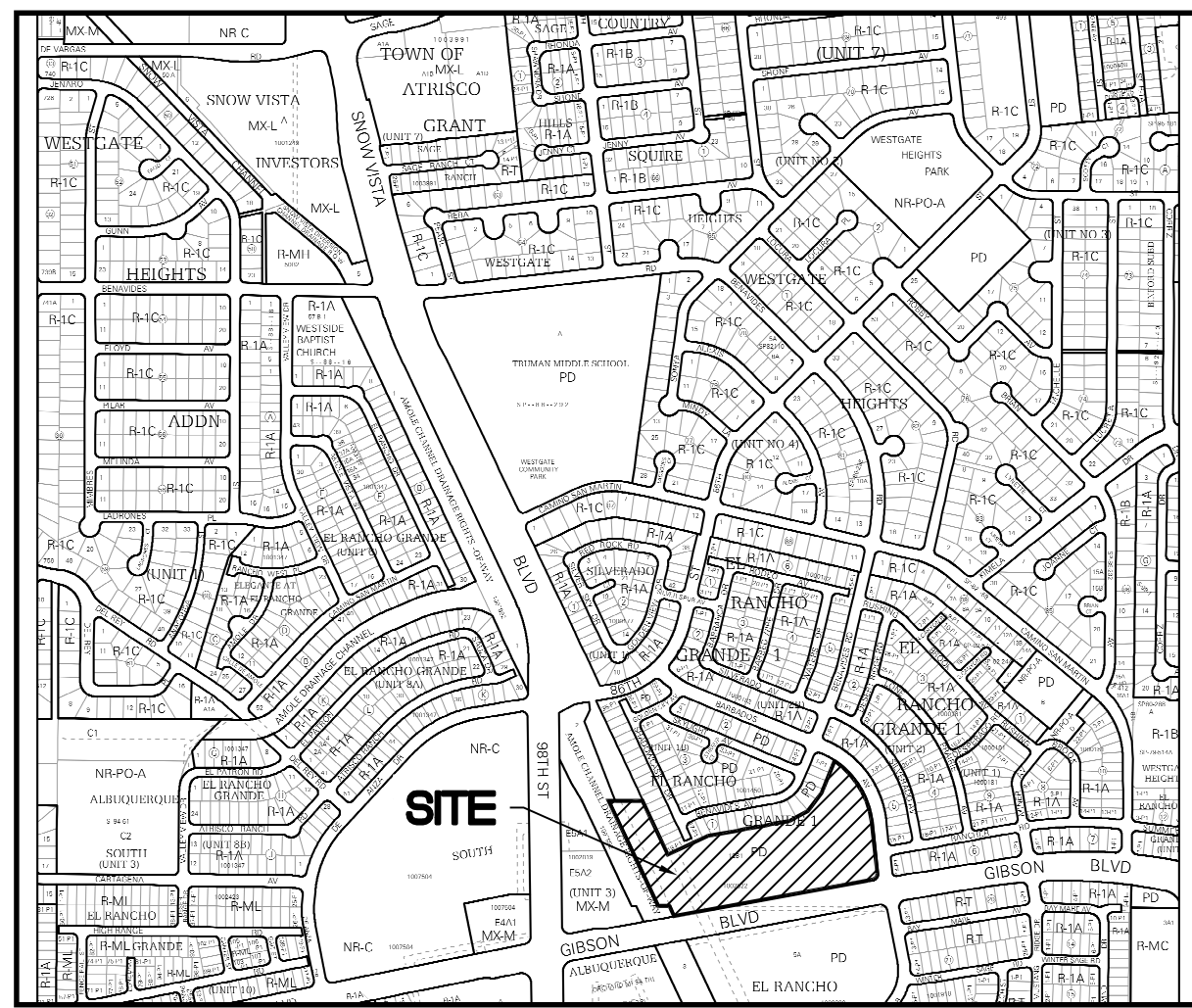
DEFERRED SIDEWALKS

NON-DEFERRED SIDEWALKS

Area of Sidewalk Waiver and Deferral. See Notes above.







### Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M.  
 as projected into the Town of Atrisco Grant  
 Subdivision: El Rancho Grande I  
 Owner: Solare Collegiate Foundation  
 UPC #: 100905533402040127 (Tract 12-B-1-A)  
 100905538202740125 (Tract 12-B-1-B)

### Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

### GENERAL NOTES

- EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY  
 PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- TOTAL ACREAGE: 10.9989 ACRES
- SETBACKS: REQUIRED  
 FRONT: 0 FT. MINIMUM, 15 FT. MAXIMUM  
 SIDE: 0 FT. INTERIOR; 15 FT. STREET SIDE  
 REAR: 0 FT. MINIMUM
- MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.
- CENTERLINE MONUMENTS TO BE SET IN LIEU OF POINT OF CURVATURE AND POINT OF TANGENCY IN PUBLIC ROADWAYS.
- THERE ARE EXISTING DRAINAGE PONDING AREAS WITHIN TRACT A WHICH WILL REMAIN IN PLACE.
- THERE IS ALSO AN EXISTING DRAINAGE PONDING AREA (SHOWN HEREON AS 19) WITHIN FORMER TRACT 12-B-1-A, WHICH WILL BE VACATED. NEW DRAINAGE EASEMENTS WILL BE GRANTED WITHIN THE TOWNHOME SITE, SHOWN ON SHEET 2 OF 3.
- TRACTS 1-4 SHALL BE OWNED AND MAINTAINED BY THE HOA.

Vicinity Map - Zone Atlas M-9-Z

### Subdivision Data

GROSS ACREAGE: 10.9989 ACRES  
 ZONE ATLAS PAGE NO.: M-9-Z  
 NUMBER OF EXISTING TRACTS: 2  
 NUMBER OF TRACTS CREATED: 6  
 NUMBER OF LOTS CREATED: 75  
 MILES OF FULL-WIDTH STREETS: 0.2860 MILES  
 MILES OF HALF-WIDTH STREETS: 0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 1.5434 ACRES  
 DATE OF SURVEY: JANUARY 2022

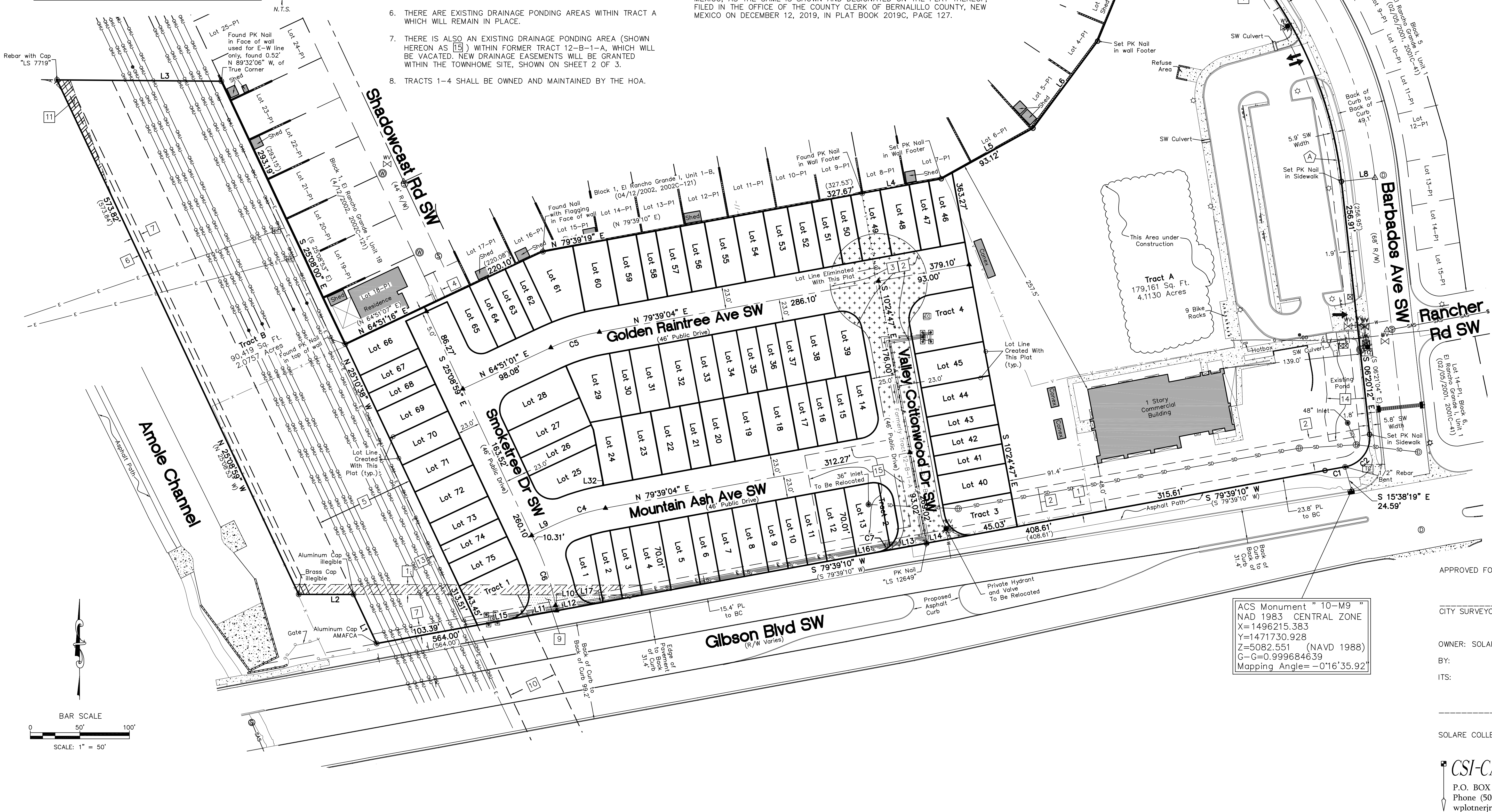
### Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

### Legal Description

TRACTS 12-B-1-A AND 12-B-1-B OF THE PLAT OF TRACTS 12-B-1A AND 12-B1B BEING A REPLAT OF TRACT 12-B-1 OF THE BULK LAND PLAT FOR EL RANCHO GRANDE I, PARCELS 5-A AND 12-B-1 WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 12, 2019, IN PLAT BOOK 2019C, PAGE 127.

### This Sheet Shows Existing Information for Entire Subdivision (Including Vacated Easements, Existing Underground and Above Ground Utility Lines)



### Preliminary Plat for Sombre Del Oeste Being Comprised of Tracts 12-B-1-A and 12-B-1-B El Rancho Grande I City of Albuquerque Bernalillo County, New Mexico February 2022

### Legend

| N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES                                |
|-----------------|--|
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249) |
| ●               | FOUND MONUMENT AS INDICATED                                    |
| ○               | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED      |
| △               | FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED     |
| ▲               | CENTERLINE MONUMENT STAMPED "LS 18374" TO BE SET               |
| ⊠               | COVERED AREA   |
| ■               | CONCRETE   |
| —x—             | CONCRETE   |
| —x—             | CONCRETE RAIL  |
| —x—             | WIRE FENCE   |
| —x—             | BLOCK WALL   |
| —x—             | PIPE FENCE   |
| —x—             | VINYL FENCE  |
| —x—             | WOOD FENCE   |
| —x—             | HANDRAIL   |
| □               | UTILITY PEDESTAL   |
| ○               | BOLLARD  |
| —o—             | OVERHEAD UTILITY LINE  |
| •               | UTILITY POLE   |
| —o—             | ANCHOR   |
| —o—             | PULL BOX   |
| —o—             | LIGHT POLE   |
| —o—             | TRANSFORMER  |
| —o—             | ELECTRIC CABINET   |
| —o—             | WATER VALVE  |
| —o—             | WATER METER  |
| —o—             | FIRE HYDRANT   |
| —o—             | SANITARY SEWER MANHOLE   |
| —o—             | STORM DRAIN MANHOLE  |
| —o—             | SAS CLEANOUT   |
| —o—             | STORM DRAIN INLET  |
| —o—             | DROP INLET   |
| —o—             | IRRIGATION BOX   |
| —o—             | SIGN   |
| —o—             | CURB CUT/INDICATION OF ACCESS TO ROADWAY                       |
| —o—             | UNDERGROUND GAS UTILITY LINE                                   |
| —o—             | UNDERGROUND WATER UTILITY LINE                                 |
| —o—             | UNDERGROUND STORM DRAIN UTILITY LINE                           |
| —o—             | UNDERGROUND ELECTRIC UTILITY LINE                              |

ACS Monument "10-M9"  
 NAD 1983 CENTRAL ZONE  
 X=1496215.383  
 Y=1471730.928  
 Z=5082.551 (NAVD 1988)  
 G-G=0.999684639  
 Mapping Angle=-0°16'35.92"

ACS Monument "6-M10"  
 NAD 1983 CENTRAL ZONE  
 X=1497827.859  
 Y=1471787.588  
 Z=5050.537 (NAVD 1988)  
 G-G=0.999685636  
 Mapping Angle=-0°16'24.79"

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

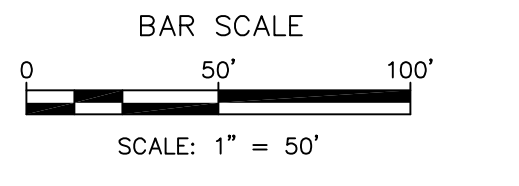
OWNER: SOLARE COLLEGIATE FOUNDATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

DATE \_\_\_\_\_

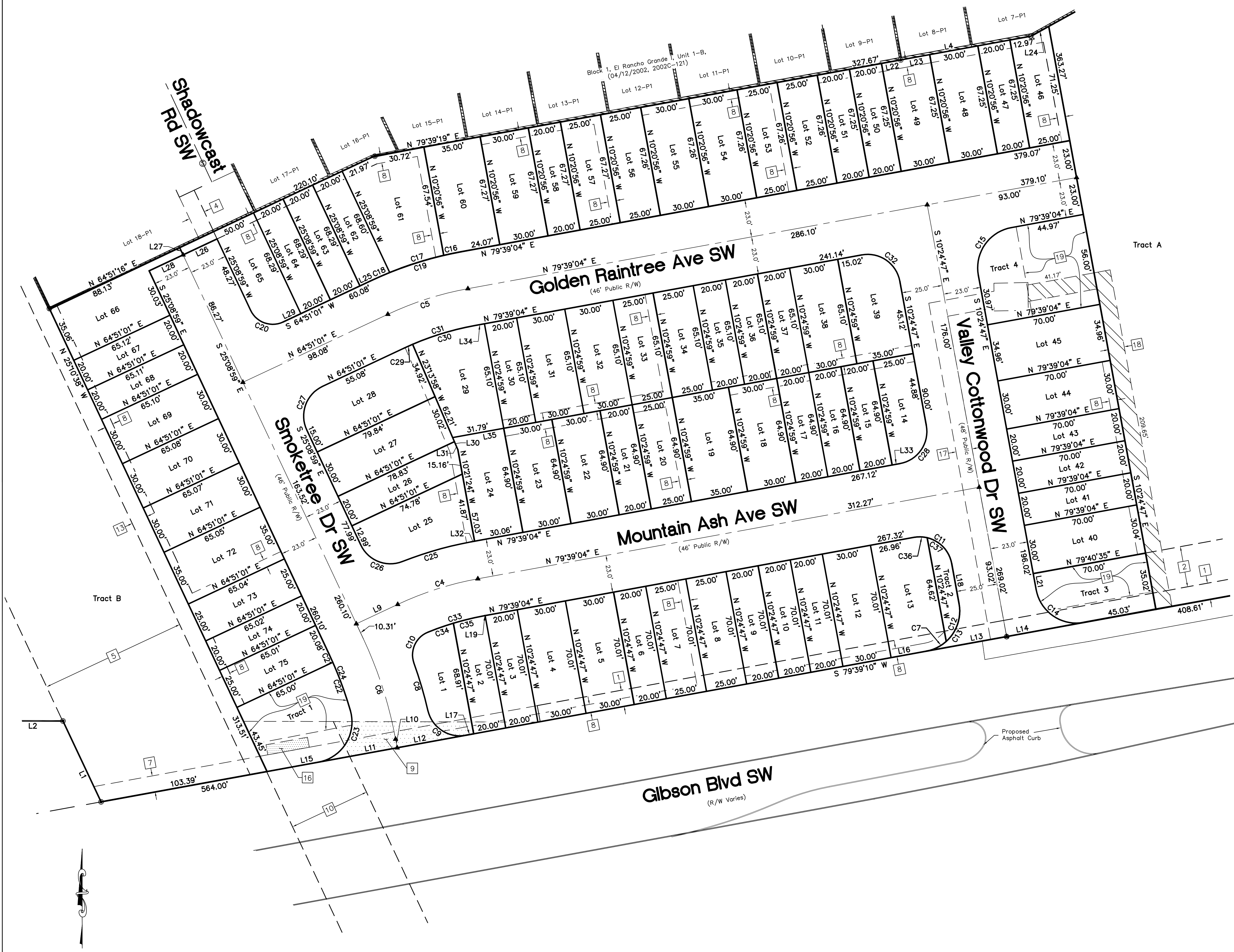
SOLARE COLLEGIATE FOUNDATION





This Sheet Shows  
Townhome Details and  
Post-Plat Easements Only

Preliminary Plat for  
Sombre Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2022

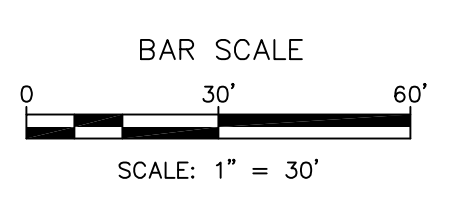


| Parcel Name | Area (Acres) | Area (Sq. Ft.) |
|-------------|--------------|----------------|
| Lot 1       | 0.0379       | 1,649          |
| Lot 2       | 0.0320       | 1,393          |
| Lot 3       | 0.0321       | 1,400          |
| Lot 4       | 0.0482       | 2,100          |
| Lot 5       | 0.0482       | 2,100          |
| Lot 6       | 0.0321       | 1,400          |
| Lot 7       | 0.0402       | 1,750          |
| Lot 8       | 0.0402       | 1,750          |
| Lot 9       | 0.0321       | 1,400          |
| Lot 10      | 0.0321       | 1,400          |
| Lot 11      | 0.0321       | 1,400          |
| Lot 12      | 0.0482       | 2,100          |
| Lot 13      | 0.0558       | 2,430          |
| Lot 14      | 0.0353       | 1,536          |
| Lot 15      | 0.0298       | 1,298          |
| Lot 16      | 0.0298       | 1,298          |
| Lot 17      | 0.0298       | 1,298          |
| Lot 18      | 0.0447       | 1,947          |
| Lot 19      | 0.0521       | 2,272          |
| Lot 20      | 0.0372       | 1,622          |

| Parcel Name | Area (Acres) | Area (Sq. Ft.) |
|-------------|--------------|----------------|
| Lot 21      | 0.0298       | 1,298          |
| Lot 22      | 0.0447       | 1,947          |
| Lot 23      | 0.0447       | 1,947          |
| Lot 24      | 0.0449       | 1,956          |
| Lot 25      | 0.0546       | 2,378          |
| Lot 26      | 0.0355       | 1,545          |
| Lot 27      | 0.0546       | 2,380          |
| Lot 28      | 0.0626       | 2,729          |
| Lot 29      | 0.0572       | 2,491          |
| Lot 30      | 0.0299       | 1,302          |
| Lot 31      | 0.0448       | 1,953          |
| Lot 32      | 0.0448       | 1,953          |
| Lot 33      | 0.0374       | 1,628          |
| Lot 34      | 0.0374       | 1,628          |
| Lot 35      | 0.0299       | 1,302          |
| Lot 36      | 0.0299       | 1,302          |
| Lot 37      | 0.0299       | 1,302          |
| Lot 38      | 0.0448       | 1,953          |
| Lot 39      | 0.0503       | 2,193          |
| Lot 40      | 0.0482       | 2,101          |

| Parcel Name | Area (Acres) | Area (Sq. Ft.) |
|-------------|--------------|----------------|
| Lot 41      | 0.0321       | 1,400          |
| Lot 42      | 0.0321       | 1,400          |
| Lot 43      | 0.0321       | 1,400          |
| Lot 44      | 0.0482       | 2,100          |
| Lot 45      | 0.0562       | 2,448          |
| Lot 46      | 0.0391       | 1,703          |
| Lot 47      | 0.0309       | 1,345          |
| Lot 48      | 0.0463       | 2,017          |
| Lot 49      | 0.0463       | 2,018          |
| Lot 50      | 0.0309       | 1,345          |
| Lot 51      | 0.0309       | 1,345          |
| Lot 52      | 0.0386       | 1,681          |
| Lot 53      | 0.0386       | 1,681          |
| Lot 54      | 0.0463       | 2,018          |
| Lot 55      | 0.0463       | 2,018          |
| Lot 56      | 0.0386       | 1,682          |
| Lot 57      | 0.0386       | 1,682          |
| Lot 58      | 0.0309       | 1,345          |
| Lot 59      | 0.0463       | 2,018          |
| Lot 60      | 0.0541       | 2,355          |

| Parcel Name         | Area (Acres) | Area (Sq. Ft.) |
|---------------------|--------------|----------------|
| Lot 61              | 0.0690       | 3,006          |
| Lot 62              | 0.0314       | 1,367          |
| Lot 63              | 0.0314       | 1,366          |
| Lot 64              | 0.0314       | 1,366          |
| Lot 65              | 0.0439       | 1,911          |
| Lot 66              | 0.0551       | 2,399          |
| Lot 67              | 0.0299       | 1,302          |
| Lot 68              | 0.0299       | 1,302          |
| Lot 69              | 0.0448       | 1,953          |
| Lot 70              | 0.0448       | 1,952          |
| Lot 71              | 0.0448       | 1,952          |
| Lot 72              | 0.0523       | 2,277          |
| Lot 73              | 0.0373       | 1,626          |
| Lot 74              | 0.0299       | 1,300          |
| Lot 75              | 0.0373       | 1,625          |
| Public Right of Way | 1.5434       | 67,231         |
| Tract 1             | 0.0696       | 3,031          |
| Tract 2             | 0.0146       | 636            |
| Tract 3             | 0.0532       | 2,319          |
| Tract 4             | 0.0869       | 3,786          |



**This Sheet Shows  
Line/Curve Tables, All  
Easement Notes and  
Additional Notes**

| Line Table |                               |                   |
|------------|-------------------------------|-------------------|
| Line #     | Direction                     | Length (ft)       |
| L1         | N 25°14'33" W (N 25°12'42" W) | 54.77' (54.71')   |
| L2         | N 89°53'21" W (N 89°49'19" W) | 55.33' (55.32')   |
| L3         | S 89°32'06" E (S 89°29'58" E) | 166.37' (166.40') |
| L4         | N 79°39'19" E (N 79°39'10" W) | 81.02' (81.10')   |
| L5         | N 61°07'11" E (N 61°07'02" E) | 105.73' (105.71') |
| L6         | N 36°33'03" E (N 36°32'54" W) | 109.49' (109.47') |
| L7         | N 22°26'54" E (N 22°26'44" W) | 170.33' (170.30') |
| L8         | N 83°39'48" E                 | 34.00' (34.00')   |
| L9         | N 64°51'01" E                 | 28.01'            |
| L10        | N 10°20'56" W                 | 5.38'             |
| L11        | S 79°39'10" W                 | 48.96'            |
| L12        | S 79°39'10" W                 | 42.63'            |
| L13        | S 79°39'10" W                 | 50.03'            |
| L14        | S 79°39'10" W                 | 47.97'            |
| L15        | S 79°39'10" W                 | 32.04'            |
| L16        | S 79°39'10" W                 | 21.91'            |
| L17        | S 79°39'10" W                 | 5.05'             |
| L18        | S 10°24'47" E                 | 25.01'            |
| L19        | N 79°39'04" E                 | 0.36'             |
| L21        | N 10°24'47" W                 | 10.08'            |
| L22        | N 79°39'19" E                 | 11.95'            |
| L23        | N 79°39'19" E                 | 18.05'            |
| L24        | N 61°07'11" E                 | 12.60'            |
| L25        | S 64°51'01" W                 | 8.08'             |
| L26        | S 64°51'07" W                 | 23.00'            |
| L27        | N 25°08'44" W                 | 5.03'             |
| L28        | S 64°51'07" W                 | 23.00'            |
| L29        | S 64°51'01" W                 | 12.00'            |
| L30        | S 23°13'58" E                 | 8.07'             |
| L31        | N 23°13'58" W                 | 5.35'             |
| L32        | S 79°39'04" W                 | 2.19'             |
| L33        | S 79°39'04" W                 | 4.97'             |
| L34        | S 79°39'04" W                 | 6.12'             |
| L35        | S 79°39'04" W                 | 31.79'            |

\* L20 INTENTIONALLY OMITTED

| Curve Table |                             |                             |           |              |                 |
|-------------|-----------------------------|-----------------------------|-----------|--------------|-----------------|
| Curve #     | Length                      | Radius                      | Delta     | Chord Length | Chord Direction |
| C1          | 20.87' (20.96')             | 10232.99' (10232.99')       | 0°07'01"  | 20.87'       | S 79°42'40" W   |
| C2          | 45.06' (45.05')             | 29.98' (29.98')             | 86°06'23" | 40.93'       | S 36°42'59" W   |
| C3          | 360.78' (360.68') [360.68'] | 416.00' (416.03') [416.00'] | 49°41'24" | 349.58'      | S 31°10'54" E   |
| C4          | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C5          | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C6          | 64.58'                      | 250.00'                     | 14°48'03" | 64.40'       | N 17°44'58" W   |
| C7          | 13.78'                      | 25.00'                      | 31°34'32" | 13.60'       | N 63°51'47" E   |
| C8          | 30.38'                      | 270.74'                     | 6°25'45"  | 30.36'       | N 16°24'34" W   |
| C9          | 30.42'                      | 20.00'                      | 87°08'20" | 27.57'       | N 56°46'46" W   |
| C10         | 22.92'                      | 15.00'                      | 87°31'49" | 20.75'       | S 24°08'18" W   |
| C11         | 31.39'                      | 20.00'                      | 89°56'09" | 28.27'       | N 55°22'52" W   |
| C12         | 25.52'                      | 25.00'                      | 58°29'18" | 24.43'       | N 18°49'52" E   |
| C13         | 39.30'                      | 25.00'                      | 90°03'50" | 35.38'       | N 34°37'08" E   |
| C14         | 39.24'                      | 25.00'                      | 89°56'09" | 35.34'       | S 55°22'52" E   |
| C15         | 39.30'                      | 25.00'                      | 90°03'51" | 35.38'       | S 34°37'08" W   |
| C16         | 10.93'                      | 223.00'                     | 2°48'34"  | 10.93'       | S 78°14'47" W   |
| C17         | 34.75'                      | 223.00'                     | 8°55'41"  | 34.71'       | S 72°22'39" W   |
| C18         | 11.92'                      | 223.00'                     | 3°03'48"  | 11.92'       | S 66°22'55" W   |
| C19         | 57.61'                      | 223.00'                     | 14°48'03" | 57.45'       | S 72°15'02" W   |
| C20         | 23.56'                      | 15.00'                      | 90°00'00" | 21.21'       | S 70°08'59" E   |
| C21         | 4.92'                       | 227.00'                     | 1°14'34"  | 4.92'        | N 24°31'42" W   |
| C22         | 31.63'                      | 227.00'                     | 7°58'58"  | 31.60'       | N 19°54'56" W   |
| C23         | 41.70'                      | 25.00'                      | 95°34'33" | 37.03'       | N 31°51'54" E   |
| C24         | 36.56'                      | 227.00'                     | 9°13'36"  | 36.52'       | N 20°32'11" W   |
| C25         | 43.84'                      | 223.00'                     | 11°15'49" | 43.77'       | S 74°01'09" W   |
| C26         | 30.18'                      | 20.00'                      | 86°27'46" | 27.40'       | S 68°22'52" E   |
| C27         | 31.42'                      | 20.00'                      | 90°00'00" | 28.28'       | S 19°51'01" W   |
| C28         | 31.44'                      | 20.00'                      | 90°03'51" | 28.30'       | N 34°37'08" E   |
| C29         | 5.92'                       | 177.00'                     | 1°55'01"  | 5.92'        | S 65°48'32" W   |
| C30         | 39.80'                      | 177.00'                     | 12°53'01" | 39.72'       | S 73°12'33" W   |
| C31         | 45.72'                      | 177.00'                     | 14°48'03" | 45.60'       | S 72°15'02" W   |
| C32         | 31.39'                      | 20.00'                      | 89°56'09" | 28.27'       | N 55°22'52" W   |
| C33         | 36.29'                      | 177.00'                     | 11°44'51" | 36.23'       | S 73°46'38" W   |
| C34         | 16.61'                      | 177.00'                     | 5°22'40"  | 16.61'       | S 70°35'32" W   |
| C35         | 19.68'                      | 177.00'                     | 6°22'11"  | 19.67'       | S 76°27'58" W   |
| C36         | 8.28'                       | 20.00'                      | 23°43'23" | 8.22'        | N 88°29'15" W   |
| C37         | 23.11'                      | 20.00'                      | 66°12'46" | 21.85'       | N 43°31'10" W   |

**Documents**

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
- PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2019, AS DOCUMENT NO. 2019045667.
- PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2009, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.


**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

**Drainage Facilities Note**






AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED "SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON \_\_\_\_\_, 2022, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON \_\_\_\_\_". NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2021 AND SUPPLEMENTAL DATA IN AUGUST 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOTS LINES TO BE ELIMINATED SHOWN HEREON AS .
- THE SUBDIVISION WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN HEREON AS (O) SHALL BE MARKED BY A 1/2" REBAR WITH CAP STAMPED "LS 18374".

**Preliminary Plat for  
Sombre Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2022**

**Easement and Drainage Notes**

- EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING 25' PRIVATE STORM DRAIN EASEMENT (12/12/2019, 2019C-127) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING PRIVATE ACCESS EASEMENT (12/12/2019, 2019C-127) VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING 10' PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)
- EXISTING 10' PUE (8/15/2003, 2003C-249)
- 5' PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNERS OF LOTS 1-75 AND TRACTS 1-4 GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 20' PERMANENT WATERLINE EASEMENT (10/25/1985, BK. A104, PG. 9135, DOC. NO. 1985090123) SHOWN HEREON AS .
- EXISTING 50' PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- EXISTING AMAFCA DRAINAGE EASEMENT (10/7/2005, DOC. NO. 2005149548) SHOWN HEREON AS .
- EXISTING UNOBSTRUCTED LINE OF SIGHT EASEMENT (1/8/2002, 2002C-7) SHOWN HEREON AS .
- EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078629)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078634) VACATED WITH THIS PLAT
- 6.25' X 25.83' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_/\_\_\_/\_\_\_\_, DOC. NO. \_\_\_\_\_) SHOWN HEREON AS .
- 10' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_/\_\_\_/\_\_\_\_, DOC. NO. \_\_\_\_\_)
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS .
- PRIVATE DRAINAGE PONDING EASEMENT BENEFITING LOTS 1-75 AND TRACTS 1-4 GRANTED WITH THE FILING OF THIS PLAT

Advanced Printing  
402 8th Street NW  
Albuquerque, NM 87102

FIRST CLASS  
02 1P  
0002110641  
MAIL PERMIT NO. 9200 ALBUQ  
U.S. POSTAGE  
071 589  
14 3012

GALLARDO WICKY  
1523 SILENT MEADOW PL SW  
ALBUQUERQUE NM 87121-3548

FIRST CLASS  
02 1P  
0002110641  
MAIL PERMIT NO. 9200 ALBUQ  
U.S. POSTAGE  
071 589  
14 3012

ROCHA MARTINO  
1855 SHADOWCAST AVE SW  
ALBUQUERQUE NM 87121

Advanced Printing  
402 8th Street NW  
Albuquerque, NM 87102

FIRST CLASS  
02 1P  
0002110641  
MAIL PERMIT NO. 9200 ALBUQ  
U.S. POSTAGE  
071 589  
14 3012

EARL DUELL & CARISSA ANNE  
1855 SHADOWCAST DR SW  
ALBUQUERQUE NM 87121-2098

FIRST CLASS  
02 1P  
0002110641  
MAIL PERMIT NO. 9200 ALBUQ  
U.S. POSTAGE  
071 589  
14 3012

ROCHA MARTINO  
1855 SHADOWCAST AVE SW  
ALBUQUERQUE NM 87121

Advanced Printing  
402 8th Street NW  
Albuquerque, NM 87102



Consensus Planning  
a Stock 'N' V  
Albuquerque, NM 87102

CONDON MARISOL MONALES & LILIAN  
C/DAVID DAVID RIVERA  
8794 BERNANDES AVE SW  
ALBUQUERQUE NM 87121-7432



Consensus Planning  
a Stock 'N' V  
Albuquerque, NM 87102

98TH STREET LLC  
6300 EFFERSON ST NE  
ALBUQUERQUE NM 87109-3482



Consensus Planning  
a Stock 'N' V  
Albuquerque, NM 87102

SALAS VALDEZ JESUS & DELSADO ORTIZ  
JUANITA  
1899 SHADOWNIGHT DR SW  
ALBUQUERQUE NM 87121-2098



Consensus Planning  
a Stock 'N' V  
Albuquerque, NM 87102

JURITA PARLOKERO D  
111 BERNANDES AVE SW  
ALBUQUERQUE NM 87121-7432



Consensus Planning  
302 E Street NW  
Albuquerque, NM 87102

CAMPOS LORENE HOPE  
1847 SHADOWCAST DR SW  
ALBUQUERQUE NM 87121-2098



Consensus Planning  
302 E Street NW  
Albuquerque, NM 87102

ARMENDARIZ JUAN M & MANUELA  
8725 BERNAVITES AVE SW  
ALBUQUERQUE NM 87121



Consensus Planning  
302 E Street NW  
Albuquerque, NM 87102

SANJOVA MATTHEW  
8722 BERNAVITES AVE SW  
ALBUQUERQUE NM 87121



Consensus Planning  
302 E Street NW  
Albuquerque, NM 87102

RAMOS LUIS ARBERO  
5221 DEL FRATE PL NW  
ALBUQUERQUE NM 87105-1251



Contract Barcode  
3 8th Street NW  
Albuquerque, NM 87102

BAYLON ELECTRONO  
8756 BERNAVIDES AVE SW  
ALBUQUERQUE NM 87121



Contract Barcode  
3 8th Street NW  
Albuquerque, NM 87102

DIAMOND MESA ACQUISITION LLC & R  
HS/MP DANKOND MESA LLC & ETAL  
ATTN: TIM WALLER  
11000 W BLUEHOUND RD  
DENVER CO 80231



Contract Barcode  
3 8th Street NW  
Albuquerque, NM 87102

AARIS TIMOTHY E & MELISSA R  
8756 BERNAVIDES AVE SW  
ALBUQUERQUE NM 87121-7432



Contract Barcode  
3 8th Street NW  
Albuquerque, NM 87102

MARQUITO ANABJO  
8756 BERNAVIDES AVE SW  
ALBUQUERQUE NM 87121





Concessions Printing  
22 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

PATINA MARCO J GARCIA  
1339 SHADOWCAST DR SW  
ALBUQUERQUE NM 87121-2098



Concessions Printing  
22 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

MOLINAR VERONICA  
8760 BERKOWES SWE SW  
ALBUQUERQUE NM 87121



Concessions Printing  
22 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

GUSONK-STAMPDE LLC  
PO BOX 11591  
ALBUQUERQUE NM 87193-0591



Concessions Printing  
22 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

CHAVEZ COSME C & ROSA I  
1371 SHADOWCAST DR SW  
ALBUQUERQUE NM 87121



Concepts Printing  
302 8th Street NW  
Albuquerque, NM 87102

GRASIS MATTHEW  
8748 BERNANDES AVE SW  
ALBUQUERQUE NM 87211

FIRST-CLASS  
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM  
IP \$0.15  
FEB 10 2022  
\$0.00  
ZIP CODE 87102

Concepts Printing  
302 8th Street NW  
Albuquerque, NM 87102

VERA ANGEL  
8748 BERNANDES AVE SW  
ALBUQUERQUE NM 87211

FIRST-CLASS  
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM  
IP \$0.15  
FEB 10 2022  
\$0.00  
ZIP CODE 87102

Concepts Printing  
302 8th Street NW  
Albuquerque, NM 87102

SOLARE CONSULTATE FOUNDATION  
1531 LA VEGA DR SW  
ALBUQUERQUE NM 87105-4224

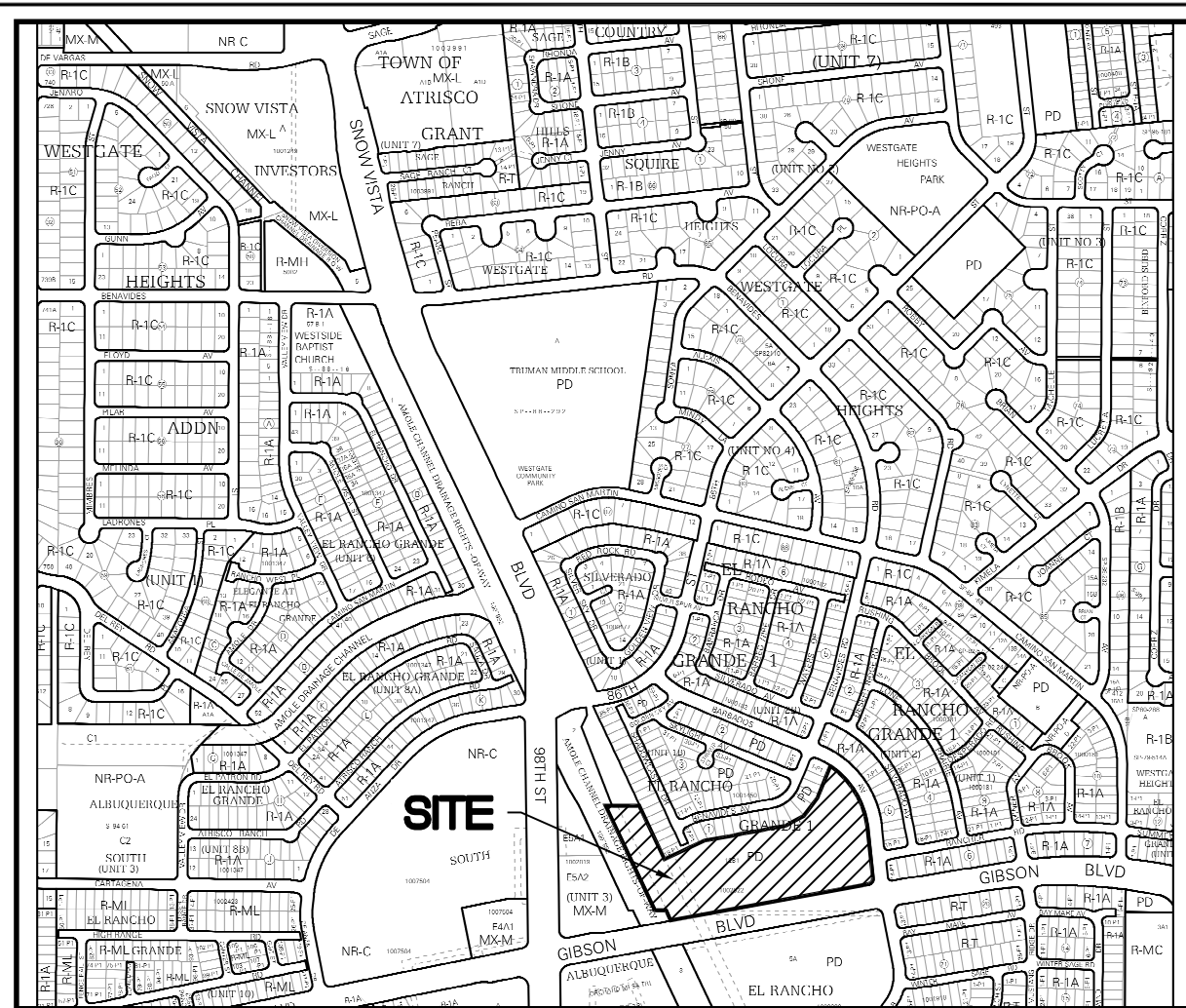
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\$0.00  
ZIP CODE 87102

Concepts Printing  
302 8th Street NW  
Albuquerque, NM 87102

RAEL ALBERTA  
3883 SHADOWCAST DR SW  
ALBUQUERQUE NM 87211

FIRST-CLASS  
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM  
IP \$0.15  
FEB 10 2022  
\$0.00  
ZIP CODE 87102





**Indexing Information**

Section 33, Township 10 North, Range 2 East, N.M.P.M. as projected into the Town of Atrisco Grant  
 Subdivision: El Rancho Grande I  
 Owner: Solare Collegiate Foundation  
 UPC #: 100905533402040127 (Tract 12-B-1-A)  
 100905538202740125 (Tract 12-B-1-B)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

**General Notes**

1. EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY  
 PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
2. TOTAL ACREAGE: 10.9989 ACRES
3. SETBACKS: REQUIRED  
 FRONT: 0 FT. MINIMUM, 15 FT. MAXIMUM  
 SIDE: 0 FT. INTERIOR; 15 FT. STREET SIDE  
 REAR: 0 FT. MINIMUM
4. MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.
5. CENTERLINE MONUMENTS TO BE SET IN LIEU OF POINT OF CURVATURE AND POINT OF TANGENCY IN PUBLIC ROADWAYS.
6. THERE ARE EXISTING DRAINAGE PONDING AREAS WITHIN TRACT A WHICH WILL REMAIN IN PLACE.
7. THERE IS ALSO AN EXISTING DRAINAGE PONDING AREA (SHOWN HEREON AS 19) WITHIN FORMER TRACT 12-B-1-A, WHICH WILL BE VACATED. NEW DRAINAGE EASEMENTS WILL BE GRANTED WITHIN THE TOWNHOME SITE, SHOWN ON SHEET 2 OF 3.
8. TRACTS 1-4 SHALL BE OWNED AND MAINTAINED BY THE HOA.

**Subdivision Data**

GROSS ACREAGE: 10.9989 ACRES  
 ZONE ATLAS PAGE NO.: M-9-Z  
 NUMBER OF EXISTING TRACTS: 2  
 NUMBER OF TRACTS CREATED: 6  
 NUMBER OF LOTS CREATED: 75  
 MILES OF FULL-WIDTH STREETS: 0.2860 MILES  
 MILES OF HALF-WIDTH STREETS: 0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 1.5434 ACRES  
 DATE OF SURVEY: JANUARY 2022

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal Description**

TRACTS 12-B-1-A AND 12-B-1-B OF THE PLAT OF TRACTS 12-B-1-A AND 12-B-1-B BEING A REPLAT OF TRACT 12-B-1 OF THE BULK LAND PLAT FOR EL RANCHO GRANDE I, PARCELS 5-A AND 12-B-1 WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 12, 2019, IN PLAT BOOK 2019C, PAGE 127.

**This Sheet Shows Existing Information for Entire Subdivision  
 (Including Vacated Easements, Existing Underground and Above  
 Ground Utility Lines)**

**Preliminary Plat for  
 Sombra Del Oeste  
 Being Comprised of  
 Tracts 12-B-1-A and 12-B-1-B  
 El Rancho Grande I  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2022**

**Vicinity Map - Zone Atlas M-9-Z**



ACS Monument " 6-M10 "  
 NAD 1983 CENTRAL ZONE  
 X=1497827.859  
 Y=1471787.588  
 Z=5050.537 (NAVD 1988)  
 G-G=0.999685636  
 Mapping Angle=-0°16'24.79"

ACS Monument " 10-M9 "  
 NAD 1983 CENTRAL ZONE  
 X=1496215.383  
 Y=1471730.928  
 Z=5082.551 (NAVD 1988)  
 G-G=0.999684639  
 Mapping Angle=-0°16'35.92"

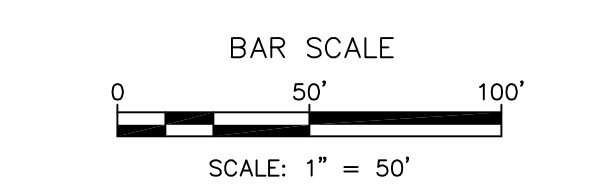
**Legend**

|                 |  |
|-----------------|--|
| N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES                                |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249) |
| ●               | FOUND MONUMENT AS INDICATED                                    |
| ○               | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED      |
| △               | FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED     |
| ▲               | CENTERLINE MONUMENT STAMPED "LS 18374" TO BE SET               |
| ⊠               | COVERED AREA   |
| ■               | CONCRETE   |
| —x—             | GUARD RAIL   |
| —x—x—           | WIRE FENCE   |
| —x—x—x—         | BLOCK WALL   |
| — — — —         | PIPE FENCE   |
| —v—v—v—         | VINYL FENCE  |
| —w—w—w—         | WOOD FENCE   |
| —h—h—h—         | HANDRAIL   |
| □               | UTILITY PEDESTAL   |
| —o—o—o—         | BOLLARD  |
| —u—u—u—         | OVERHEAD UTILITY LINE  |
| •               | UTILITY POLE   |
| —A—             | ANCHOR   |
| —B—             | PULL BOX   |
| —L—             | LIGHT POLE   |
| —T—             | TRANSFORMER  |
| —E—             | ELECTRIC CABINET   |
| —W—             | WATER VALVE  |
| —M—             | WATER METER  |
| —F—             | FIRE HYDRANT   |
| —S—             | SANITARY SEWER MANHOLE   |
| —D—             | STORM DRAIN MANHOLE  |
| —C—             | SAS CLEANOUT   |
| —I—             | STORM DRAIN INLET  |
| —R—             | DRIP INLET   |
| —B—             | IRRIGATION BOX   |
| —S—             | SIGN   |
| —C—             | CURB CUT/INDICATION OF ACCESS TO ROADWAY                       |
| —G—             | UNDERGROUND GAS UTILITY LINE                                   |
| —W—             | UNDERGROUND WATER UTILITY LINE                                 |
| —SD—            | UNDERGROUND STORM DRAIN UTILITY LINE                           |
| —E—             | UNDERGROUND ELECTRIC UTILITY LINE                              |

APPROVED FOR MONUMENTATION AND STREET NAMES

*Loren N. Risenhoover P.S.* 2/8/2022  
 CITY SURVEYOR DATE

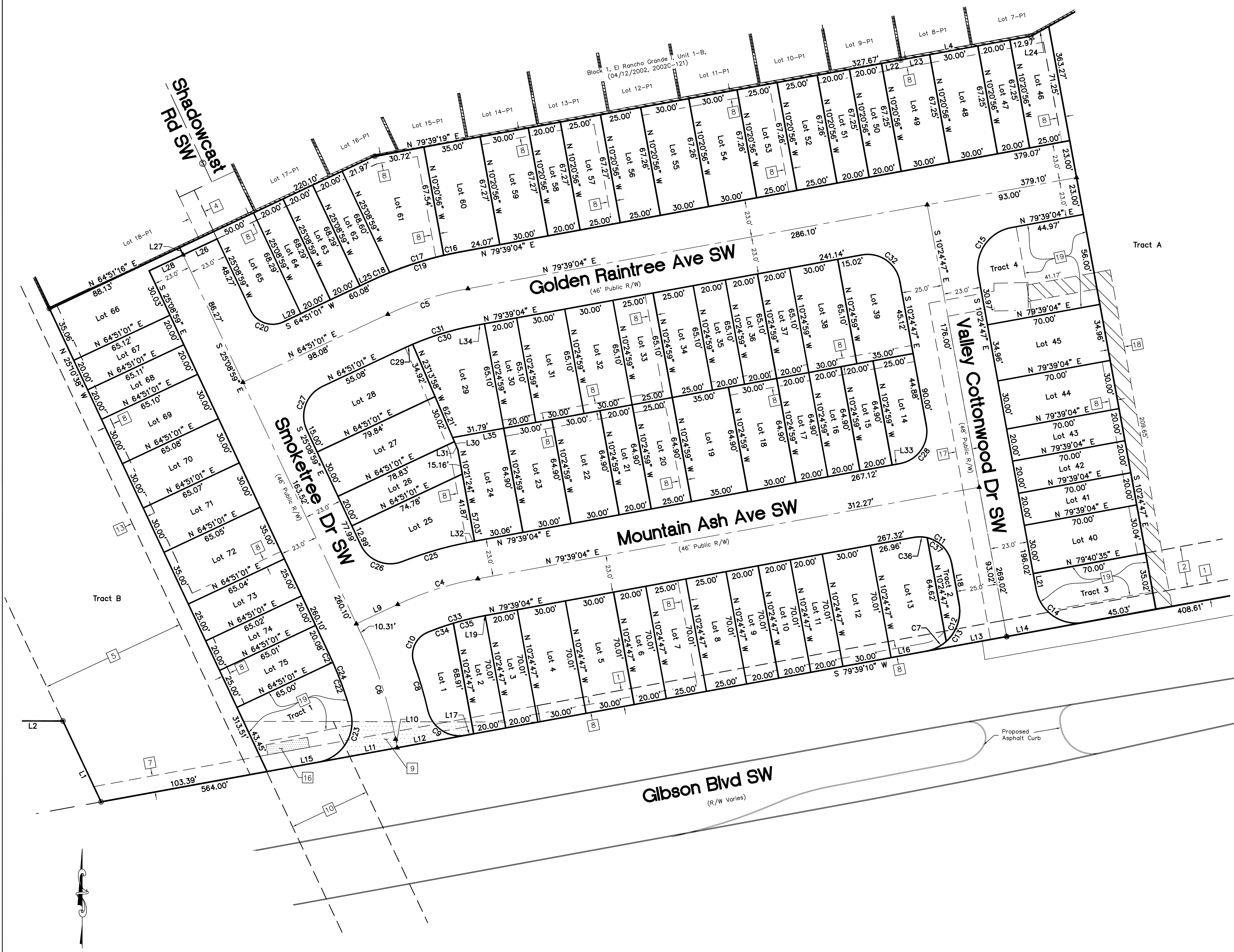
OWNER: SOLARE COLLEGIATE FOUNDATION  
 BY: RACHEL SEWARDS  
 ITS: REGISTERED AGENT  
*Rachael Seward* 2/11/22  
 REGISTERED AGENT DATE  
 RACHEL SEWARDS  
 REGISTERED AGENT  
 SOLARE COLLEGIATE FOUNDATION





This Sheet Shows  
Townhome Details and  
Post-Plat Easements Only

Preliminary Plat for  
Sombra Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2022

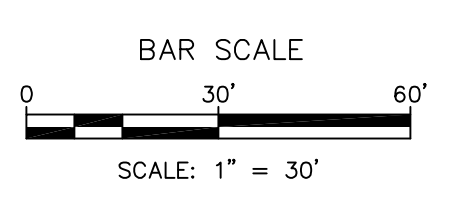


| Parcel Name | Area (Acres) | Area (Sq. Ft.) |
|-------------|--------------|----------------|
| Lot 1       | 0.0379       | 1,649          |
| Lot 2       | 0.0320       | 1,393          |
| Lot 3       | 0.0321       | 1,400          |
| Lot 4       | 0.0482       | 2,100          |
| Lot 5       | 0.0482       | 2,100          |
| Lot 6       | 0.0321       | 1,400          |
| Lot 7       | 0.0402       | 1,750          |
| Lot 8       | 0.0402       | 1,750          |
| Lot 9       | 0.0321       | 1,400          |
| Lot 10      | 0.0321       | 1,400          |
| Lot 11      | 0.0321       | 1,400          |
| Lot 12      | 0.0482       | 2,100          |
| Lot 13      | 0.0558       | 2,430          |
| Lot 14      | 0.0353       | 1,536          |
| Lot 15      | 0.0298       | 1,298          |
| Lot 16      | 0.0298       | 1,298          |
| Lot 17      | 0.0298       | 1,298          |
| Lot 18      | 0.0447       | 1,947          |
| Lot 19      | 0.0521       | 2,272          |
| Lot 20      | 0.0372       | 1,622          |

| Parcel Name | Area (Acres) | Area (Sq. Ft.) |
|-------------|--------------|----------------|
| Lot 21      | 0.0298       | 1,298          |
| Lot 22      | 0.0447       | 1,947          |
| Lot 23      | 0.0447       | 1,947          |
| Lot 24      | 0.0449       | 1,956          |
| Lot 25      | 0.0546       | 2,378          |
| Lot 26      | 0.0355       | 1,545          |
| Lot 27      | 0.0546       | 2,380          |
| Lot 28      | 0.0626       | 2,729          |
| Lot 29      | 0.0572       | 2,491          |
| Lot 30      | 0.0299       | 1,302          |
| Lot 31      | 0.0448       | 1,953          |
| Lot 32      | 0.0448       | 1,953          |
| Lot 33      | 0.0374       | 1,628          |
| Lot 34      | 0.0374       | 1,628          |
| Lot 35      | 0.0299       | 1,302          |
| Lot 36      | 0.0299       | 1,302          |
| Lot 37      | 0.0299       | 1,302          |
| Lot 38      | 0.0448       | 1,953          |
| Lot 39      | 0.0503       | 2,193          |
| Lot 40      | 0.0482       | 2,101          |

| Parcel Name | Area (Acres) | Area (Sq. Ft.) |
|-------------|--------------|----------------|
| Lot 41      | 0.0321       | 1,400          |
| Lot 42      | 0.0321       | 1,400          |
| Lot 43      | 0.0321       | 1,400          |
| Lot 44      | 0.0482       | 2,100          |
| Lot 45      | 0.0562       | 2,448          |
| Lot 46      | 0.0391       | 1,703          |
| Lot 47      | 0.0309       | 1,345          |
| Lot 48      | 0.0463       | 2,017          |
| Lot 49      | 0.0463       | 2,018          |
| Lot 50      | 0.0309       | 1,345          |
| Lot 51      | 0.0309       | 1,345          |
| Lot 52      | 0.0386       | 1,681          |
| Lot 53      | 0.0386       | 1,681          |
| Lot 54      | 0.0463       | 2,018          |
| Lot 55      | 0.0463       | 2,018          |
| Lot 56      | 0.0386       | 1,682          |
| Lot 57      | 0.0386       | 1,682          |
| Lot 58      | 0.0309       | 1,345          |
| Lot 59      | 0.0463       | 2,018          |
| Lot 60      | 0.0541       | 2,355          |

| Parcel Name         | Area (Acres) | Area (Sq. Ft.) |
|---------------------|--------------|----------------|
| Lot 61              | 0.0690       | 3,006          |
| Lot 62              | 0.0314       | 1,367          |
| Lot 63              | 0.0314       | 1,366          |
| Lot 64              | 0.0314       | 1,366          |
| Lot 65              | 0.0439       | 1,911          |
| Lot 66              | 0.0551       | 2,399          |
| Lot 67              | 0.0299       | 1,302          |
| Lot 68              | 0.0299       | 1,302          |
| Lot 69              | 0.0448       | 1,953          |
| Lot 70              | 0.0448       | 1,952          |
| Lot 71              | 0.0448       | 1,952          |
| Lot 72              | 0.0523       | 2,277          |
| Lot 73              | 0.0373       | 1,626          |
| Lot 74              | 0.0299       | 1,300          |
| Lot 75              | 0.0373       | 1,625          |
| Public Right of Way | 1.5434       | 67,231         |
| Tract 1             | 0.0696       | 3,031          |
| Tract 2             | 0.0146       | 636            |
| Tract 3             | 0.0532       | 2,319          |
| Tract 4             | 0.0869       | 3,786          |



**This Sheet Shows  
Line/Curve Tables, All  
Easement Notes and  
Additional Notes**

| Line Table |                               |                   |
|------------|-------------------------------|-------------------|
| Line #     | Direction                     | Length (ft)       |
| L1         | N 25°14'33" W (N 25°12'42" W) | 54.77' (54.71')   |
| L2         | N 89°53'21" W (N 89°49'19" W) | 55.33' (55.32')   |
| L3         | S 89°32'06" E (S 89°29'58" E) | 166.37' (166.40') |
| L4         | N 79°39'19" E (N 79°39'10" W) | 81.02' (81.10')   |
| L5         | N 61°07'11" E (N 61°07'02" E) | 105.73' (105.71') |
| L6         | N 36°33'03" E (N 36°32'54" W) | 109.49' (109.47') |
| L7         | N 22°26'54" E (N 22°26'44" W) | 170.33' (170.30') |
| L8         | N 83°39'48" E                 | 34.00' (34.00')   |
| L9         | N 64°51'01" E                 | 28.01'            |
| L10        | N 10°20'56" W                 | 5.38'             |
| L11        | S 79°39'10" W                 | 48.96'            |
| L12        | S 79°39'10" W                 | 42.63'            |
| L13        | S 79°39'10" W                 | 50.03'            |
| L14        | S 79°39'10" W                 | 47.97'            |
| L15        | S 79°39'10" W                 | 32.04'            |
| L16        | S 79°39'10" W                 | 21.91'            |
| L17        | S 79°39'10" W                 | 5.05'             |
| L18        | S 10°24'47" E                 | 25.01'            |
| L19        | N 79°39'04" E                 | 0.36'             |
| L21        | N 10°24'47" E                 | 10.08'            |
| L22        | N 79°39'19" E                 | 11.95'            |
| L23        | N 79°39'19" E                 | 18.05'            |
| L24        | N 61°07'11" E                 | 12.60'            |
| L25        | S 64°51'01" W                 | 8.08'             |
| L26        | S 64°51'07" W                 | 23.00'            |
| L27        | N 25°08'44" W                 | 5.03'             |
| L28        | S 64°51'07" W                 | 23.00'            |
| L29        | S 64°51'01" W                 | 12.00'            |
| L30        | S 23°13'58" E                 | 8.07'             |
| L31        | N 23°13'58" W                 | 5.35'             |
| L32        | S 79°39'04" W                 | 2.19'             |
| L33        | S 79°39'04" W                 | 4.97'             |
| L34        | S 79°39'04" W                 | 6.12'             |
| L35        | S 79°39'04" W                 | 31.79'            |

\* L20 INTENTIONALLY OMITTED

| Curve Table |                             |                             |           |              |                 |
|-------------|-----------------------------|-----------------------------|-----------|--------------|-----------------|
| Curve #     | Length                      | Radius                      | Delta     | Chord Length | Chord Direction |
| C1          | 20.87' (20.96')             | 10232.99' (10232.99')       | 0°07'01"  | 20.87'       | S 79°42'40" W   |
| C2          | 45.06' (45.05')             | 29.98' (29.98')             | 86°06'23" | 40.93'       | S 36°42'59" W   |
| C3          | 360.78' (360.68') [360.68'] | 416.00' (416.03') [416.00'] | 49°41'24" | 349.58'      | S 31°10'54" E   |
| C4          | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C5          | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C6          | 64.58'                      | 250.00'                     | 14°48'03" | 64.40'       | N 17°44'58" W   |
| C7          | 13.78'                      | 25.00'                      | 31°34'32" | 13.60'       | N 63°51'47" E   |
| C8          | 30.38'                      | 270.74'                     | 6°25'45"  | 30.36'       | N 16°24'34" W   |
| C9          | 30.42'                      | 20.00'                      | 87°08'20" | 27.57'       | N 56°46'46" W   |
| C10         | 22.92'                      | 15.00'                      | 87°31'49" | 20.75'       | S 24°08'18" W   |
| C11         | 31.39'                      | 20.00'                      | 89°56'09" | 28.27'       | N 55°22'52" W   |
| C12         | 25.52'                      | 25.00'                      | 58°29'18" | 24.43'       | N 18°49'52" E   |
| C13         | 39.30'                      | 25.00'                      | 90°03'50" | 35.38'       | N 34°37'08" E   |
| C14         | 39.24'                      | 25.00'                      | 89°56'09" | 35.34'       | S 55°22'52" E   |
| C15         | 39.30'                      | 25.00'                      | 90°03'51" | 35.38'       | S 34°37'08" W   |
| C16         | 10.93'                      | 223.00'                     | 2°48'34"  | 10.93'       | S 78°14'47" W   |
| C17         | 34.75'                      | 223.00'                     | 8°55'41"  | 34.71'       | S 72°22'39" W   |
| C18         | 11.92'                      | 223.00'                     | 3°03'48"  | 11.92'       | S 66°22'55" W   |
| C19         | 57.61'                      | 223.00'                     | 14°48'03" | 57.45'       | S 72°15'02" W   |
| C20         | 23.56'                      | 15.00'                      | 90°00'00" | 21.21'       | S 70°08'59" E   |
| C21         | 4.92'                       | 227.00'                     | 1°14'34"  | 4.92'        | N 24°31'42" W   |
| C22         | 31.63'                      | 227.00'                     | 7°58'58"  | 31.60'       | N 19°54'56" W   |
| C23         | 41.70'                      | 25.00'                      | 95°34'33" | 37.03'       | N 31°51'54" E   |
| C24         | 36.56'                      | 227.00'                     | 9°13'36"  | 36.52'       | N 20°32'11" W   |
| C25         | 43.84'                      | 223.00'                     | 11°15'49" | 43.77'       | S 74°01'09" W   |
| C26         | 30.18'                      | 20.00'                      | 86°27'46" | 27.40'       | S 68°22'52" E   |
| C27         | 31.42'                      | 20.00'                      | 90°00'00" | 28.28'       | S 19°51'01" W   |
| C28         | 31.44'                      | 20.00'                      | 90°03'51" | 28.30'       | N 34°37'08" E   |
| C29         | 5.92'                       | 177.00'                     | 1°55'01"  | 5.92'        | S 65°48'32" W   |
| C30         | 39.80'                      | 177.00'                     | 12°53'01" | 39.72'       | S 73°12'33" W   |
| C31         | 45.72'                      | 177.00'                     | 14°48'03" | 45.60'       | S 72°15'02" W   |
| C32         | 31.39'                      | 20.00'                      | 89°56'09" | 28.27'       | N 55°22'52" W   |
| C33         | 36.29'                      | 177.00'                     | 11°44'51" | 36.23'       | S 73°46'38" W   |
| C34         | 16.61'                      | 177.00'                     | 5°22'40"  | 16.61'       | S 70°35'32" W   |
| C35         | 19.68'                      | 177.00'                     | 6°22'11"  | 19.67'       | S 76°27'58" W   |
| C36         | 8.28'                       | 20.00'                      | 23°43'23" | 8.22'        | N 88°29'15" W   |
| C37         | 23.11'                      | 20.00'                      | 66°12'46" | 21.85'       | N 43°31'10" W   |

**Documents**

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
- PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2019, AS DOCUMENT NO. 2019045667.
- PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2009, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.


**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

**Drainage Facilities Note**









AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED "SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON \_\_\_\_\_, 2022, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON \_\_\_\_\_". NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

**Notes**

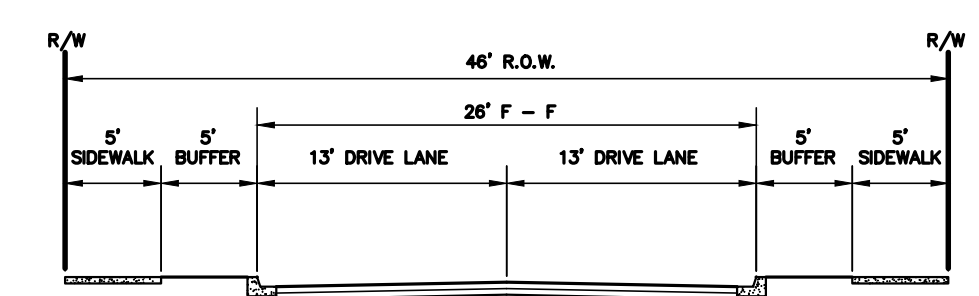
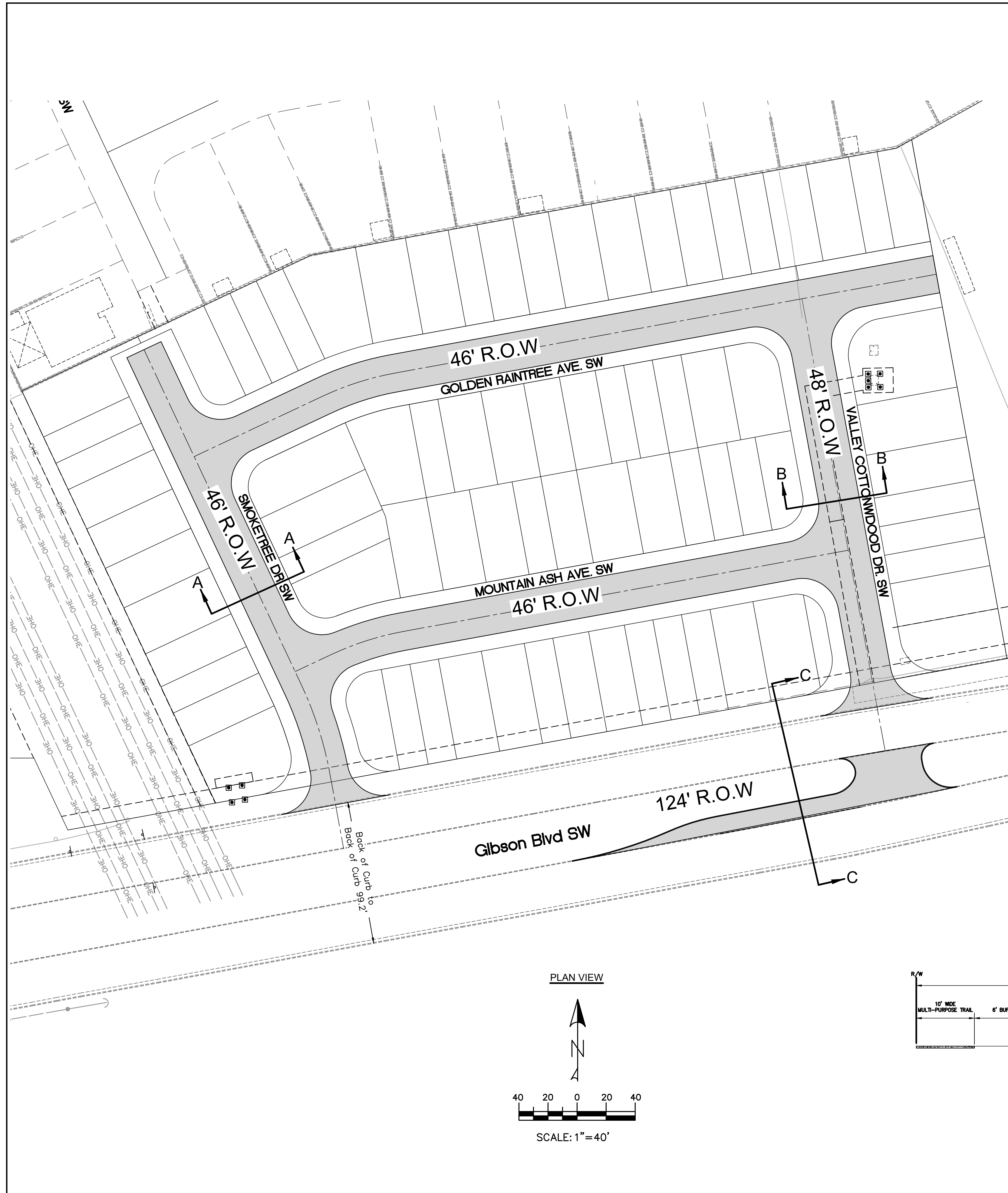
- FIELD SURVEY PERFORMED IN MAY 2021 AND SUPPLEMENTAL DATA IN AUGUST 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOTS LINES TO BE ELIMINATED SHOWN HEREON AS .
- THE SUBDIVISION WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN HEREON AS (O) SHALL BE MARKED BY A 1/2" REBAR WITH CAP STAMPED "LS 18374".

**Preliminary Plat for  
Sombra Del Oeste  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2022**

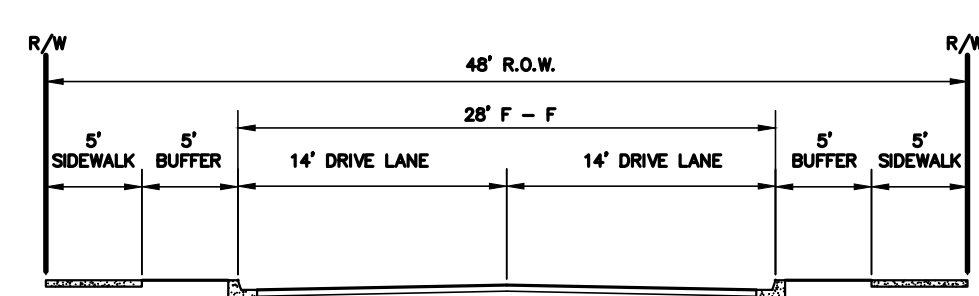
**Easement and Drainage Notes**

- EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING 25' PRIVATE STORM DRAIN EASEMENT (12/12/2019, 2019C-127) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING PRIVATE ACCESS EASEMENT (12/12/2019, 2019C-127) VACATED WITH THIS PLAT SHOWN HEREON AS .
- EXISTING 10' PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)
- EXISTING 10' PUE (8/15/2003, 2003C-249)
- 5' PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNERS OF LOTS 1-75 AND TRACTS 1-4 GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 20' PERMANENT WATERLINE EASEMENT (10/25/1985, BK. A104, PG. 9135, DOC. NO. 1985090123) SHOWN HEREON AS .
- EXISTING 50' PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- EXISTING AMAFCA DRAINAGE EASEMENT (10/7/2005, DOC. NO. 2005149548) SHOWN HEREON AS .
- EXISTING UNOBSTRUCTED LINE OF SIGHT EASEMENT (1/8/2002, 2002C-7) SHOWN HEREON AS .
- EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078629)
- AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078634) VACATED WITH THIS PLAT
- 6.25' X 25.83' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_/\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_) SHOWN HEREON AS .
- 10' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_/\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_)
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS .
- PRIVATE DRAINAGE PONDING EASEMENT BENEFITING LOTS 1-75 AND TRACTS 1-4 GRANTED WITH THE FILING OF THIS PLAT

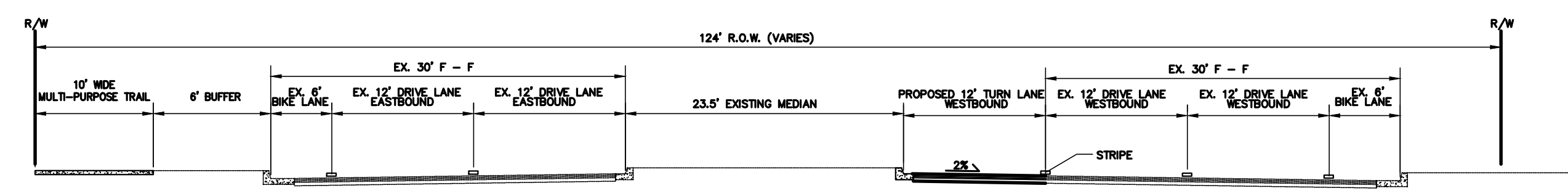




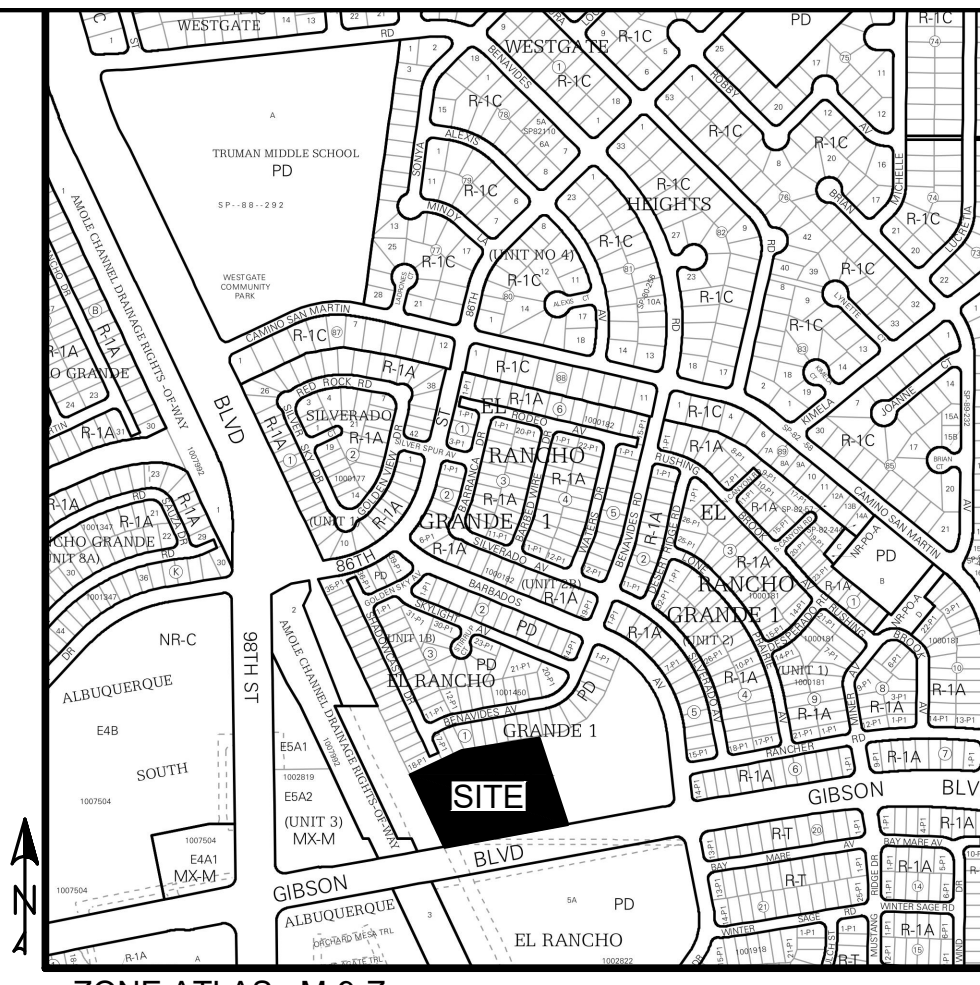
**SECTION A-A**  
GOLDEN RAIN TREE AVENUE SW, MOUNTAINASH AVENUE SW, SMOKETEE DRIVE SW



**SECTION B-B**  
VALLEY COTTONWOOD DRIVE SW



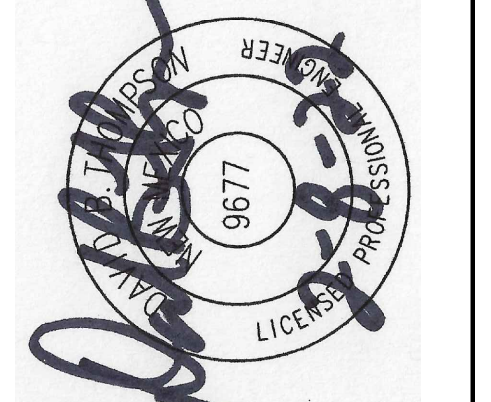
**SECTION C-C**  
GIBSON BOULEVARD SW



**Thompson Engineering Consultants, Inc.**  
 P.O. BOX 65760 ALBUQUERQUE, NM 87193  
 PHONE: (505) 271-2199 FAX: (505) 630-9246  
 tconm@yahoo.com

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |

PROJECT: \_\_\_\_\_  
 DRAWN BY: DEM  
 DATE: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 HORIZ. SCALE: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
 VERT. SCALE: \_\_\_\_\_ FILE: \_\_\_\_\_



|                         |
|-------------------------|
| <b>SOMBRA DEL OESTE</b> |
| <b>STREET SECTIONS</b>  |

| CITY/COUNTY REVIEW    |          | DATE |
|-----------------------|----------|------|
| DEPARTMENT            | SIGN-OFF |      |
| WASTEWATER MGMT. DIV. |          |      |
| WATER SERVICES        |          |      |
| SUBDIVISION ENG.      |          |      |
| STREETS               |          |      |
| TRAFFIC               |          |      |

FOR CITY/COUNTY USE ONLY



Denise King <cartesiandenise@gmail.com>

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## FW: Solare Subdivision (Gibson Blvd. E. of 98th St.)

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Jaime Jaramillo <JJaramillo@homewise.org>

Wed, Feb 2, 2022 at 2:43 PM

To: Denise King <cartesiandenise@gmail.com>, Ryan Mulhall <cartesianryan@gmail.com>

Cc: Jim Strozier <cp@consensusplanning.com>, David Thompson <tecnm@yahoo.com>, Charlene Johnson <Johnson@consensusplanning.com>, Daniel Slavin <dslavin@homewise.org>

Denise and Ryan,

Please see the below email acceptance from City traffic engineer Matt Grush of our gap analysis. Attached is the gap analysis for the application. Please include both the email and the analysis in the plat application.

Thank you,

**Jaime Jaramillo**

Real Estate Development Planning Manager

NMREL# 53836

phone: 505-795-7592

Email: [jjaramillo@homewise.org](mailto:jjaramillo@homewise.org)

1301 Siler Road Building D

Santa Fe, NM, 87507

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**From:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>

**Sent:** Friday, October 22, 2021 8:59 AM

**To:** 'Terry Brown' <[terryobrown@outlook.com](mailto:terryobrown@outlook.com)>

**Cc:** Wolfenbarger, Jeanne <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)>; Jaime Jaramillo <[JJaramillo@homewise.org](mailto:JJaramillo@homewise.org)>

**Subject:** RE: Solare Subdivision (Gibson Blvd. E. of 98th St.)

**[EXTERNAL SENDER]**

Good morning Terry,

I have reviewed the Solare Subdivision traffic analysis for the main full unsignalized access driveway on Gibson Blvd. The study shows acceptable level of Service and adequate gaps in traffic for the eastbound left and the southbound left/right turn movements. If you have any questions feel free to contact me.



Thank you,



Matt Grush, P.E., PTOE

Senior Engineer

505-924-3362

[mgrush@cabq.gov](mailto:mgrush@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Terry Brown <[terryobrown@outlook.com](mailto:terryobrown@outlook.com)>

**Sent:** Tuesday, October 19, 2021 3:23 PM

**To:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>

**Cc:** Wolfenbarger, Jeanne <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)>; Jaime Jaramillo <[JJaramillo@homewise.org](mailto:JJaramillo@homewise.org)>

**Subject:** Solare Subdivision (Gibson Blvd. E. of 98th St.)

Matt,

Attached is the gap analysis that the City requires for the Solare Subdivision full access driveway onto Gibson Blvd. for your review / comment.

Please call me if you have questions.

Best Regards,

**Terry O. Brown, P.E.**

P. O. Box 92051

Albuquerque, NM 87199-2051


(505) 883-8807 – Office

(505) 270-6981 – Cell

e-mail: [terryobrown@outlook.com](mailto:terryobrown@outlook.com)



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 Letter\_of\_Analysis 1.pdf  
3079K

Monday, October 18, 2021

**Matthew Grush, P.E.**

Transportation Development Section, Planning Department  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87102

**Re: Solare Subdivision (Gibson Blvd. East of 98<sup>th</sup> St.)**

Dear Matt:

The City of Albuquerque has required a gap analysis for the main full access unsignalized driveway for the proposed Solare Subdivision. This letter is for the purpose of reporting the results of the gap analysis and also providing an unsignalized driveway analysis for the main driveway (Driveway "A").

The Solare Subdivision is proposed to have 75 townhome lots. The trip generation rate for Solare Subdivision is based on the ITE Trip Generation Manual, 10<sup>th</sup> Edition using equations and data for Multi-Family Housing (Low-Rise) – ITE Land Use 220. The ITE Trip Generation Manual (10<sup>th</sup> Edition) definition for Multi-Family Housing (Low Rise) is: "Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors)."

The unsignalized driveway analysis contained in this letter of analysis is based on the trip generation rate for ITE Land Use 220. The new trips were distributed based on Mid-Region Council of Governments Socioeconomic Data (2040 Data Set) based on employment distribution regionally (Mid-Region Council of Governments' jurisdiction) inversely proportional to the distance of the subarea from the project. Preference was given to distributing the entering and exiting trips to the east on Gibson Blvd. to use Unser Blvd. to access the more densely populated areas in the Mid-Region Council of Governments jurisdictional area. This preference will result in a higher volume of southbound left turn movements at Driveway "A". It is anticipated that the southbound left turn movement at Driveway "A" will be the most difficult to negotiate since it will experience the most conflicting traffic volumes. The southbound left turn movement, though, will be able to execute a staged left turn so that it can cross the westbound lanes on Gibson Blvd. first and enter into the staging area in the wide median and then wait for a gap in the eastbound lanes to complete the left turn. The unsignalized intersection analysis of Driveway "A" considers the intersection to have staged southbound to

**Re: Solare Subdivision (Gibson Blvd. East of 98<sup>th</sup> St.)**

eastbound left turn movements. Traffic volumes on Gibson Blvd. at Driveway “A” were derived from Mid-Region Council of Governments’ Transportation Analysis and Querying Application (TAQA) which provided AM and PM Peak Hour volumes eastbound and westbound for the year 2017. Those volumes were grown at an annual rate of 3.5% per year to achieve 2024 volumes that were used in the unsignalized intersection analyses.

The gap analysis was performed by utilizing a JAMAR electronic traffic counter device set to time stamp a vehicle every time it passed the driveway point along Gibson Blvd. The counter device separated the eastbound time stamps from the westbound time stamps.

The criteria for the gap analysis is Exhibit 20-21 (Base Critical Headways for TWSC Intersections) in the Highway Capacity Manual, 6<sup>th</sup> Edition (see below):

**Exhibit 20-12**  
 Base Critical Headways for  
 TWSC Intersections

| Vehicle Movement                | Base Critical Headway, $t_{c,base}$ (s)         |  |   |
|---------------------------------|---|--|---|
|                                 | Two Lanes                                       | Four Lanes   | Six Lanes   |
| Left turn from major street     | 4.1   | 4.1  | 5.3   |
| U-turn from major street        | NA  | 6.4 (wide) <sup>a</sup><br>6.9 (narrow) <sup>a</sup> | 5.6   |
| Right turn from minor street    | 6.2   | 6.9  | 7.1   |
| Through traffic on minor street | 1 stage: 6.5                                    | 1 stage: 6.5   | 1 stage: 6.5 <sup>b</sup>   |
|                                 | 2 stage, Stage I: 5.5<br>2 stage, Stage II: 5.5 | 2 stage, Stage I: 5.5<br>2 stage, Stage II: 5.5      | 2 stage, Stage I: 5.5 <sup>b</sup><br>2 stage, Stage II: 5.5 <sup>b</sup> |
| Left turn from minor street     | 1 stage: 7.1                                    | 1 stage: 7.5   | 1 stage: 6.4  |
|                                 | 2 stage, Stage I: 6.1<br>2 stage, Stage II: 6.1 | 2 stage, Stage I: 6.5<br>2 stage, Stage II: 6.5      | 2 stage, Stage I: 7.3<br>2 stage, Stage II: 6.7                           |

Notes: NA = not available.  
<sup>a</sup> Narrow U-turns have a median nose width <21 ft; wide U-turns have a median nose width ≥21 ft.  
<sup>b</sup> Use caution; values estimated.

Gibson Blvd. is a four lane divided roadway with a 36 feet wide raised median. The appropriate Base Critical Headway for Gibson Blvd. is 6.5 seconds for a staged left turn from the minor street (both stages). Therefore the gap analysis calculated the number and duration of gaps between eastbound vehicles and between westbound vehicles for a two-hour period (7:00 to 9:00 am and 4:00 to 6:00 pm). The results of the gap analysis are summarized in the following table:

| Gap Analysis – Number of 6.5 Second Equivalent Gaps |                          |                          |
|---|--------------------------|--------------------------|
| Gap Analysis Summary                                | Eastbound (Gibson Blvd.) | Westbound (Gibson Blvd.) |
| AM Peak (7:00 to 9:00 AM)                           | 546 Gaps in Two Hours    | 574 Gaps in Two Hours    |
| PM Peak (4:00 to 6:00 PM)                           | 1,107 Gaps in Two Hours  | 1,108 Gaps in Two Hours  |

The projected volume of southbound left turn movements from Driveway “A” are 25 vehicles per hour during the AM Peak Hour and 16 vehicles per hour during the PM Peak Hour. Therefore, this analysis demonstrates that there are sufficient gaps in

Page 3 of 3  
**Matthew Grush, P.E.**  
Monday, October 18, 2021

**Re: Solare Subdivision (Gibson Blvd. East of 98<sup>th</sup> St.)**

eastbound and westbound traffic on Gibson Blvd. during the 2024 AM Peak Hour and 2024 PM Peak Hour to allow for traffic to turn from Driveway "A" onto Gibson Blvd.

To further justify the full access Driveway "A" onto Gibson Blvd., an unsignalized TWSC analysis was performed to indicate the levels-of-service and delays associated with the 2024 AM and PM Peak Hour projected volumes. The results are shown in the following table:

| <b>Condition</b>  | <b>EB Left Turn</b> | <b>SB Left / Right Turn</b> |
|-------------------|---------------------|-----------------------------|
| 2024 AM Peak Hour | A - 7.9             | B - 14.0                    |
| 2024 PM Peak Hour | A - 8.8             | C - 15.3                    |

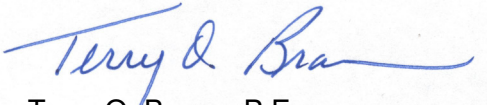
The unsignalized intersection analyses summarized in the preceding table support the findings of the gap analysis in that it can be concluded that Driveway "A" will operate at acceptable levels-of-service with acceptable calculated delays.

Attached are the following supporting documents:

- Vicinity Map
- Subdivision Plan
- Trip Generation Table / Worksheet
- Trip Distribution Map (Mid-Region Council of Governments Subareas)
- Trip Distribution Worksheet
- TAQA Volumes Summary Table
- Historic Traffic Flow Graph / Growth Rate
- Turning Movements Volumes Worksheet
- HCM6 TWSC Analysis Reports (AM and PM)
- Gap Table (Time Stamp Table)

Please call me if you have questions.

Best Regards,



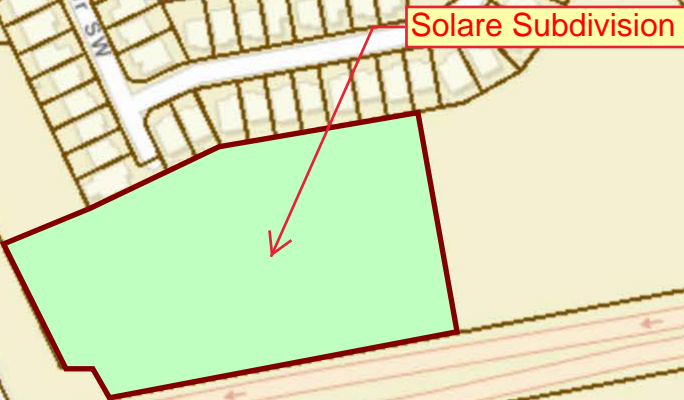
Terry O. Brown, P.E.

attachments as noted

cc: Jaime Jaramillo, Homewise w/attachments



**NORTH** ↑



M9

Solare Subdivision

Gibson Blvd SW

N9

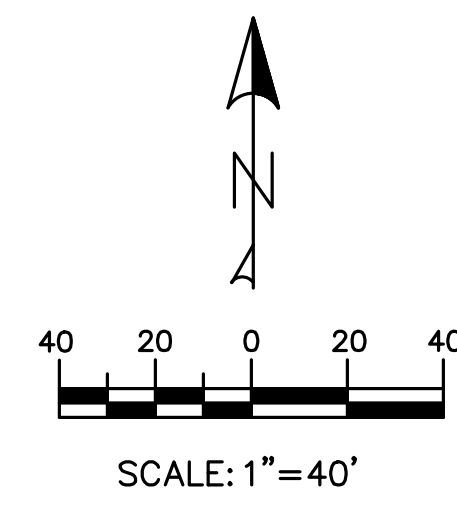
**Solare Subdivision  
Vicinity Map**



EL RANCHO GRANDE 1  
UNIT 1-B  
(04-12-2002, 2002C-121)



20' x 65' = 35  
 30' x 65' = 23  
 30' x 70' = 16  
**TOTAL LOTS = 74**



**Thompson Engineering Consultants, Inc.**  
 P.O. BOX 65760 ALBUQUERQUE, NM 87193  
 PHONE: (505) 271-2199 FAX: (505) 830-9246  
 tscnm@yahoo.com

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |

|               |               |
|---------------|---------------|
| PROJECT:      | DRAWN BY: DEM |
| DATE:         | CHECKED BY:   |
| HORIZ. SCALE: | APPROVED BY:  |
| VERT. SCALE:  | FILE:         |

**SOLARE TOWNHOMES**

**SITE LAYOUT OPTION 6**

| CITY/COUNTY REVIEW    |          | DATE |
|-----------------------|----------|------|
| DEPARTMENT            | SIGN-OFF |      |
| WASTEWATER MGMT. DIV. |          |      |
| WATER SERVICES        |          |      |
| SUBDIVISION ENG.      |          |      |
| STREETS               |          |      |
| TRAFFIC               |          |      |

FOR CITY/COUNTY USE ONLY

## Solare Subdivision (Gibson Blvd. East of 98th St.)

### Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

| USE (ITE CODE)                        | 24 HOUR<br>TWO-WAY<br>VOLUME | A. M.<br>PEAK<br>HOUR |       | P. M.<br>PEAK<br>HOUR |       |      |
|---------------------------------------|------------------------------|-----------------------|-------|-----------------------|-------|------|
|                                       |                              | GROSS                 | ENTER | EXIT                  | ENTER | EXIT |
| <b>Multifamily Housing (Low-Rise)</b> | <b>75</b>                    | 526                   | 8     | 28                    | 30    | 18   |

Units

Dwelling Units

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 7.56 (X) + -40.86$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.95 \ln(X) + -0.51$$

23% Enter, 77% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.89 \ln(X) + 0.02$$

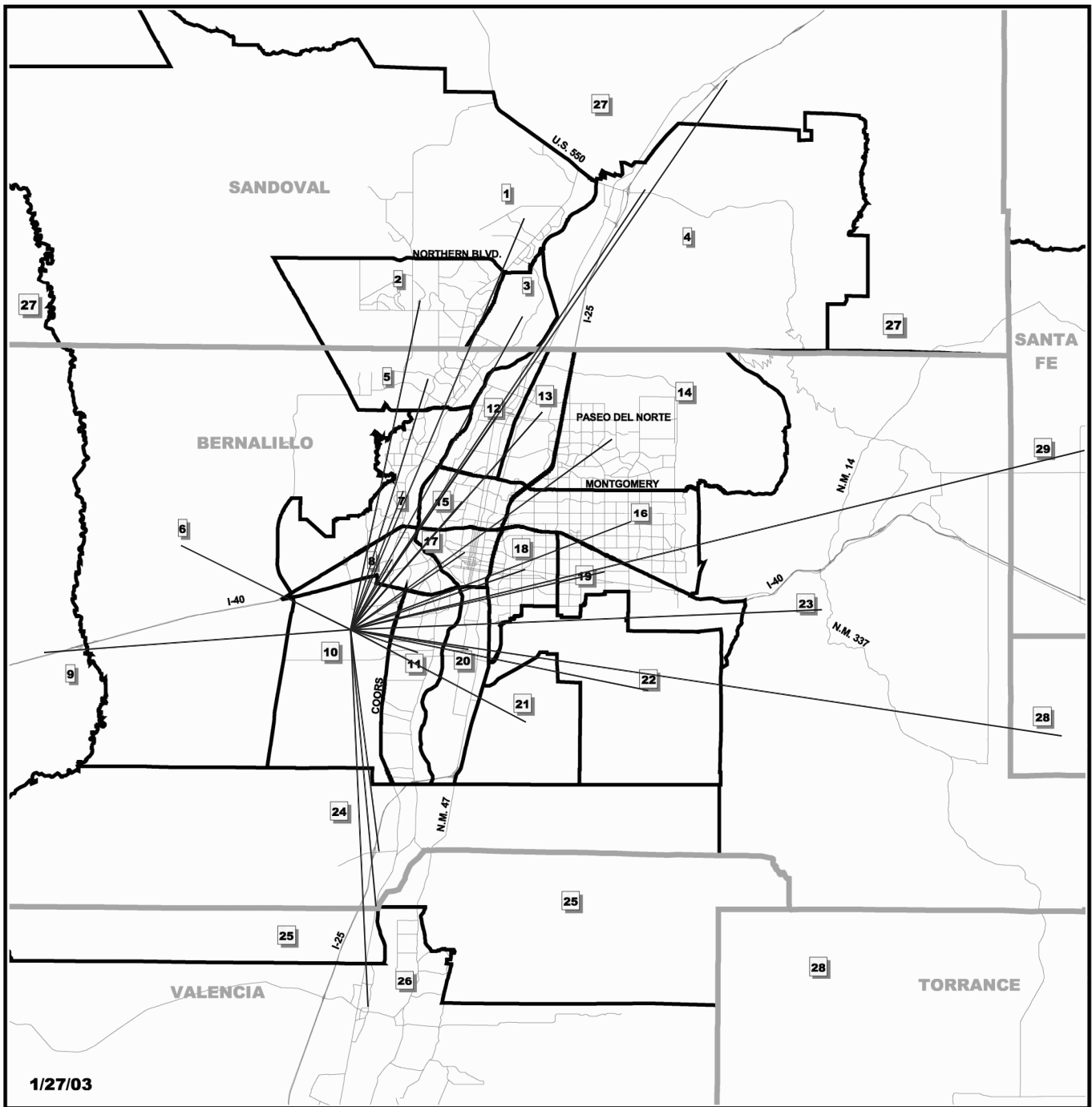
63% Enter, 37% Exit

Comments:

Townhouses

Based on ITE Trip Generation Manual - 10th Edition





**Figure 6**

**22** Subarea Identification Number

**Subareas of the MRCOG Region**



**Mid-Region  
Council of Governments**  
317 Commercial NE, Suite 104  
Albuquerque, NM 87102  
505-247-1750

Subarea boundaries extend to county boundary where full extent of subarea not shown except for Subarea 29 which only includes southern Santa Fe County.

**Solare Subdivision  
(Gibson Blvd. East of 98th St.)  
Trip Distribution Subarea Map**

### Trip Distribution Table

**Solare Subdivision (Gibson Blvd. East of 98th St.)**

**Sub Area Employment Data:**

For determination of Trip Distribution for Proposed **Residential Development Trips**

*2015 and 2025 Data Taken from Mid-Region Council of Governments' 2031 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico*

| Sub Area I.D.# | % Sub Area in Study | Employment |         | Interpolated Employment for the Year 2025 | Employment in Study | Dist. (Mi.) | Employment / Distance | % Employment / Distance | (GE) Gibson Blvd. East |                                |            | (GW) Gibson Blvd. West |                                |            |
|----------------|---------------------|------------|---------|---|---------------------|-------------|-----------------------|-------------------------|------------------------|--------------------------------|------------|------------------------|--------------------------------|------------|
|                |                     | 2012       | 2040    |   |                     |             |                       |                         | % Utilizing            | % Employment / Dist. Utilizing | Employment | % Utilizing            | % Employment / Dist. Utilizing | Employment |
| 1              | 100%                | 6,537      | 25,963  | 15,556                                    | 15,556              | 19          | 819                   | 1.46%                   | 100%                   | 1.46%                          | 819        | 0%                     | 0.00%                          | 0          |
| 2              | 100%                | 17,489     | 33,517  | 24,931                                    | 24,931              | 14.3        | 1,743                 | 3.10%                   | 100%                   | 3.10%                          | 1,743      | 0%                     | 0.00%                          | 0          |
| 3              | 100%                | 1,518      | 2,100   | 1,788                                     | 1,788               | 15.2        | 118                   | 0.21%                   | 100%                   | 0.21%                          | 118        | 0%                     | 0.00%                          | 0          |
| 4              | 100%                | 3,550      | 6,305   | 4,829                                     | 4,829               | 22.5        | 215                   | 0.38%                   | 100%                   | 0.38%                          | 215        | 0%                     | 0.00%                          | 0          |
| 5              | 100%                | 12,899     | 22,103  | 17,172                                    | 17,172              | 11.2        | 1,533                 | 2.73%                   | 100%                   | 2.73%                          | 1,533      | 0%                     | 0.00%                          | 0          |
| 6              | 100%                | 1,888      | 3,935   | 2,838                                     | 2,838               | 8.1         | 350                   | 0.62%                   | 0%                     | 0.00%                          | 0          | 100%                   | 0.62%                          | 350        |
| 7              | 100%                | 8,784      | 16,098  | 12,180                                    | 12,180              | 6.3         | 1,933                 | 3.44%                   | 100%                   | 3.44%                          | 1,933      | 0%                     | 0.00%                          | 0          |
| 8              | 100%                | 9,396      | 15,659  | 12,304                                    | 12,304              | 3.5         | 3,515                 | 6.26%                   | 50%                    | 3.13%                          | 1,758      | 50%                    | 3.13%                          | 1,758      |
| 9              | 100%                | 1,002      | 1,815   | 1,379                                     | 1,379               | 13.1        | 105                   | 0.19%                   | 0%                     | 0.00%                          | 0          | 100%                   | 0.19%                          | 105        |
| 10*            | 100%                | 3,954      | 7,907   | 5,789                                     | 5,789               | 1           | 5,789                 | 10.30%                  | 50%                    | 5.15%                          | 2,895      | 50%                    | 5.15%                          | 2,895      |
| 11             | 100%                | 5,772      | 7,560   | 6,602                                     | 6,602               | 3           | 2,201                 | 3.92%                   | 100%                   | 3.92%                          | 2,201      | 0%                     | 0.00%                          | 0          |
| 12             | 100%                | 7,107      | 9,021   | 7,996                                     | 7,996               | 11          | 727                   | 1.29%                   | 100%                   | 1.29%                          | 727        | 0%                     | 0.00%                          | 0          |
| 13             | 100%                | 31,747     | 47,896  | 39,245                                    | 39,245              | 12.3        | 3,191                 | 5.68%                   | 100%                   | 5.68%                          | 3,191      | 0%                     | 0.00%                          | 0          |
| 14             | 100%                | 36,255     | 47,165  | 41,320                                    | 41,320              | 13.8        | 2,994                 | 5.33%                   | 100%                   | 5.33%                          | 2,994      | 0%                     | 0.00%                          | 0          |
| 15             | 100%                | 15,719     | 25,356  | 20,193                                    | 20,193              | 7.2         | 2,805                 | 4.99%                   | 100%                   | 4.99%                          | 2,805      | 0%                     | 0.00%                          | 0          |
| 16             | 100%                | 55,543     | 67,295  | 60,999                                    | 60,999              | 12.8        | 4,766                 | 8.48%                   | 100%                   | 8.48%                          | 4,766      | 0%                     | 0.00%                          | 0          |
| 17             | 100%                | 37,312     | 52,468  | 44,349                                    | 44,349              | 5.9         | 7,517                 | 13.38%                  | 100%                   | 13.38%                         | 7,517      | 0%                     | 0.00%                          | 0          |
| 18             | 100%                | 49,455     | 58,200  | 53,515                                    | 53,515              | 7.9         | 6,774                 | 12.06%                  | 100%                   | 12.06%                         | 6,774      | 0%                     | 0.00%                          | 0          |
| 19             | 100%                | 25,348     | 33,772  | 29,259                                    | 29,259              | 11.1        | 2,636                 | 4.69%                   | 100%                   | 4.69%                          | 2,636      | 0%                     | 0.00%                          | 0          |
| 20             | 100%                | 5,536      | 13,277  | 9,130                                     | 9,130               | 5.1         | 1,790                 | 3.19%                   | 100%                   | 3.19%                          | 1,790      | 0%                     | 0.00%                          | 0          |
| 21             | 100%                | 412        | 10,347  | 5,025                                     | 5,025               | 8.4         | 598                   | 1.06%                   | 100%                   | 1.06%                          | 598        | 0%                     | 0.00%                          | 0          |
| 22             | 100%                | 26,765     | 26,990  | 26,869                                    | 26,869              | 12.9        | 2,083                 | 3.71%                   | 100%                   | 3.71%                          | 2,083      | 0%                     | 0.00%                          | 0          |
| 23             | 100%                | 2,514      | 3,393   | 2,922                                     | 2,922               | 20.1        | 145                   | 0.26%                   | 100%                   | 0.26%                          | 145        | 0%                     | 0.00%                          | 0          |
| 24             | 100%                | 1,196      | 1,765   | 1,460                                     | 1,460               | 9.5         | 154                   | 0.27%                   | 50%                    | 0.14%                          | 77         | 50%                    | 0.14%                          | 77         |
| 25             | 100%                | 77         | 137     | 105                                       | 105                 | 11.8        | 9                     | 0.02%                   | 50%                    | 0.01%                          | 4          | 50%                    | 0.01%                          | 4          |
| 26             | 100%                | 15,527     | 25,035  | 19,941                                    | 19,941              | 16.1        | 1,239                 | 2.20%                   | 50%                    | 1.10%                          | 619        | 50%                    | 1.10%                          | 619        |
| 27             | 100%                | 5,361      | 7,954   | 6,565                                     | 6,565               | 28.3        | 232                   | 0.41%                   | 100%                   | 0.41%                          | 232        | 0%                     | 0.00%                          | 0          |
| 28             | 100%                | 4,139      | 4,864   | 4,476                                     | 4,476               | 30.6        | 146                   | 0.26%                   | 100%                   | 0.26%                          | 146        | 0%                     | 0.00%                          | 0          |
| 29             | 100%                | 1,563      | 2,486   | 1,992                                     | 1,992               | 32.1        | 62                    | 0.11%                   | 100%                   | 0.11%                          | 62         | 0%                     | 0.00%                          | 0          |
|                |                     | 394,365    | 580,383 | 480,731                                   | 480,731             |             | 56,189                | 100.00%                 |                        | 89.66%                         | 50,380     |                        | 10.34%                         | 5,809      |
|                |                     |            |         |   |                     |             |                       |                         |                        | 89.66%                         |            |                        | 10.34%                         |            |

\* - Subarea in which the site it located.

**Peak Hour Times / Volumes**

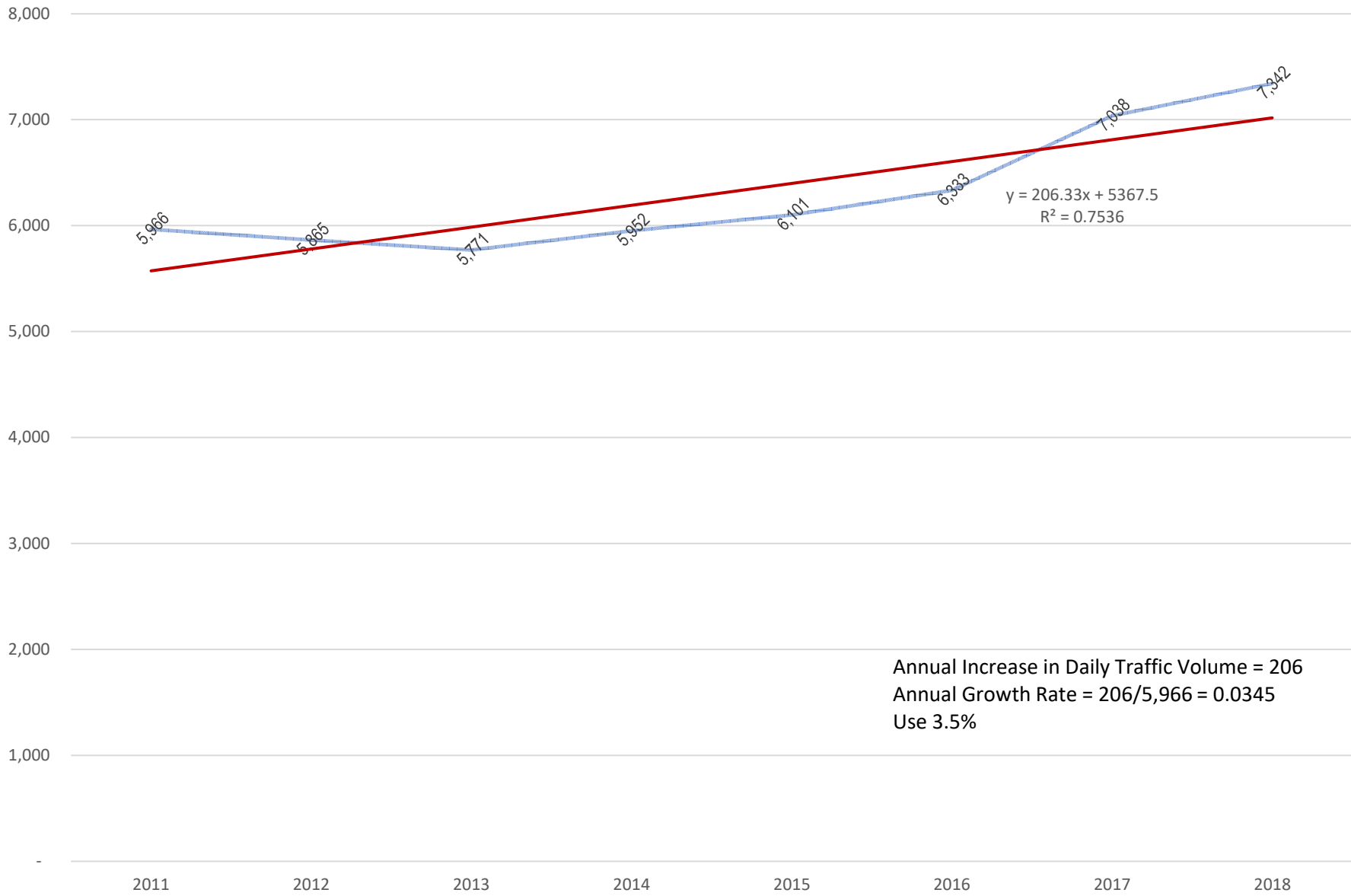
Project: **Murphy Express Eubank&Central**

Intersection: **Gibon Blv d.**  
**Driveway "A"**

| <b>V O L U M E S</b> |  |  |  |  |  |  |  |  |  |                     |  |  |  |  |
|----------------------|--|--|--|--|--|--|--|--|--|---------------------|--|--|--|--|
| <b>AM Peak Hour</b>  |  |  |  |  |  |  |  |  |  | <b>PM Peak Hour</b> |  |  |  |  |

| COGID | Roadway       | Location    | Date                | AADT | Time | NB Vol | SB Vol | EB Vol | WB Vol | Time | NB Vol | SB Vol | EB Vol | WB Vol |     |
|-------|---------------|-------------|---------------------|------|------|--------|--------|--------|--------|------|--------|--------|--------|--------|-----|
| 25039 | West Leg (EB) | GIBSON WEST | WEST OF UNSER BLVD. | 2017 | 7157 | 645    | 0      | 0      | 466    | 156  | 1700   | 0      | 0      | 222    | 448 |

### Historic Traffic Flow Graph Intersection #1: Gibson Blvd. at Driveway "A"



**Solare Subdivision (Gibson Blvd. E. of 98th St.)**  
 Projected Turning Movements Worksheet  
**Gibson Blvd. / Driveway "A"**

**INTERSECTION :** E-W Street: **Gibson Blvd.** (1)  
 N-S Street: **Driveway "A"**  
 Year of Existing Counts: 2017  
 Horizon Year: **2024**  
 Growth Rates: 3.50% 3.50% 3.50% 3.50%

|   | 3.50%                    |            |          | 3.50%                    |            |          | 3.50%                     |          |          | 3.50%                     |          |          |
|---|--------------------------|------------|----------|--------------------------|------------|----------|---------------------------|----------|----------|---------------------------|----------|----------|
|   | Eastbound (Gibson Blvd.) |            |          | Westbound (Gibson Blvd.) |            |          | Northbound (Driveway "A") |          |          | Southbound (Driveway "A") |          |          |
|   | Left                     | Thru       | Right    | Left                     | Thru       | Right    | Left                      | Thru     | Right    | Left                      | Thru     | Right    |
| Existing Volumes                              | 0                        | 466        | 0        | 0                        | 222        | 0        | 0                         | 0        | 0        | 0                         | 0        | 0        |
| Background Traffic Growth                     | 0                        | 114        | 0        | 0                        | 54         | 0        | 0                         | 0        | 0        | 0                         | 0        | 0        |
| <b>Subtotal (NO BUILD - A.M.)</b>             | <b>0</b>                 | <b>580</b> | <b>0</b> | <b>0</b>                 | <b>276</b> | <b>0</b> | <b>0</b>                  | <b>0</b> | <b>0</b> | <b>0</b>                  | <b>0</b> | <b>0</b> |
| Percent Residential Trips Generated(Entering) | 2.00%                    | 0.00%      | 0.00%    | 0.00%                    | 0.00%      | 90.00%   | 0.00%                     | 0.00%    | 0.00%    | 0.00%                     | 0.00%    | 0.00%    |
| Percent Residential Trips Generated(Exiting)  | 0.00%                    | 0.00%      | 0.00%    | 0.00%                    | 0.00%      | 0.00%    | 0.00%                     | 0.00%    | 0.00%    | 90.00%                    | 0.00%    | 2.00%    |
| Total Trips Generated                         | 0                        | 0          | 0        | 0                        | 0          | 7        | 0                         | 0        | 0        | 25                        | 0        | 1        |
| <b>Total AM Peak Hour BUILD Volumes</b>       | <b>0</b>                 | <b>580</b> | <b>0</b> | <b>0</b>                 | <b>276</b> | <b>7</b> | <b>0</b>                  | <b>0</b> | <b>0</b> | <b>25</b>                 | <b>0</b> | <b>1</b> |

|   | 3.50%                    |            |          | 3.50%                    |            |           | 3.50%                     |          |          | 3.50%                     |          |          |
|---|--------------------------|------------|----------|--------------------------|------------|-----------|---------------------------|----------|----------|---------------------------|----------|----------|
|   | Eastbound (Gibson Blvd.) |            |          | Westbound (Gibson Blvd.) |            |           | Northbound (Driveway "A") |          |          | Southbound (Driveway "A") |          |          |
|   | Left                     | Thru       | Right    | Left                     | Thru       | Right     | Left                      | Thru     | Right    | Left                      | Thru     | Right    |
| Existing Volumes                              | 0                        | 156        | 0        | 0                        | 448        | 0         | 0                         | 0        | 0        | 0                         | 0        | 0        |
| Background Traffic Growth                     | 0                        | 38         | 0        | 0                        | 110        | 0         | 0                         | 0        | 0        | 0                         | 0        | 0        |
| <b>Subtotal (NO BUILD - P.M.)</b>             | <b>0</b>                 | <b>194</b> | <b>0</b> | <b>0</b>                 | <b>558</b> | <b>0</b>  | <b>0</b>                  | <b>0</b> | <b>0</b> | <b>0</b>                  | <b>0</b> | <b>0</b> |
| Percent Residential Trips Generated(Entering) | 2.00%                    | 0.00%      | 0.00%    | 0.00%                    | 0.00%      | 90.00%    | 0.00%                     | 0.00%    | 0.00%    | 0.00%                     | 0.00%    | 0.00%    |
| Percent Residential Trips Generated(Exiting)  | 0.00%                    | 0.00%      | 0.00%    | 0.00%                    | 0.00%      | 0.00%     | 0.00%                     | 0.00%    | 0.00%    | 90.00%                    | 0.00%    | 2.00%    |
| Total Trips Generated                         | 1                        | 0          | 0        | 0                        | 0          | 27        | 0                         | 0        | 0        | 16                        | 0        | 0        |
| <b>Total PM Peak Hour BUILD Volumes</b>       | <b>1</b>                 | <b>194</b> | <b>0</b> | <b>0</b>                 | <b>558</b> | <b>27</b> | <b>0</b>                  | <b>0</b> | <b>0</b> | <b>16</b>                 | <b>0</b> | <b>0</b> |

Number of Residential Trips Generated: Entering 8, Exiting 28 A.M. 100% Residential Development  
 Entering 30, Exiting 18 P.M.



| Intersection             |      |      |      |      |      |      |
|--------------------------|------|------|------|------|------|------|
| Int Delay, s/veh         | 0.7  |      |      |      |      |      |
| Movement                 | EBL  | EBT  | WBT  | WBR  | SBL  | SBR  |
| Lane Configurations      | ↘    | ↑↑   | ↑↑   |      | ↘    |      |
| Traffic Vol, veh/h       | 1    | 580  | 276  | 14   | 40   | 1    |
| Future Vol, veh/h        | 1    | 580  | 276  | 14   | 40   | 1    |
| Conflicting Peds, #/hr   | 0    | 0    | 0    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | 0    | -    | -    | -    | 0    | -    |
| Veh in Median Storage, # | -    | 0    | 0    | -    | 0    | -    |
| Grade, %                 | -    | 0    | 0    | -    | 0    | -    |
| Peak Hour Factor         | 92   | 92   | 92   | 92   | 92   | 92   |
| Heavy Vehicles, %        | 2    | 2    | 2    | 2    | 2    | 2    |
| Mvmt Flow                | 1    | 630  | 300  | 15   | 43   | 1    |

| Major/Minor          | Major1 | Major2 | Minor2 |   |           |
|----------------------|--------|--------|--------|---|-----------|
| Conflicting Flow All | 315    | 0      | -      | 0 | 625 158   |
| Stage 1              | -      | -      | -      | - | 308 -     |
| Stage 2              | -      | -      | -      | - | 317 -     |
| Critical Hdwy        | 4.14   | -      | -      | - | 6.84 6.94 |
| Critical Hdwy Stg 1  | -      | -      | -      | - | 5.84 -    |
| Critical Hdwy Stg 2  | -      | -      | -      | - | 5.84 -    |
| Follow-up Hdwy       | 2.22   | -      | -      | - | 3.52 3.32 |
| Pot Cap-1 Maneuver   | 1242   | -      | -      | - | 417 859   |
| Stage 1              | -      | -      | -      | - | 719 -     |
| Stage 2              | -      | -      | -      | - | 711 -     |
| Platoon blocked, %   |        | -      | -      | - |           |
| Mov Cap-1 Maneuver   | 1242   | -      | -      | - | 417 859   |
| Mov Cap-2 Maneuver   | -      | -      | -      | - | 417 -     |
| Stage 1              | -      | -      | -      | - | 718 -     |
| Stage 2              | -      | -      | -      | - | 711 -     |

| Approach             | EB | WB | SB   |
|----------------------|----|----|------|
| HCM Control Delay, s | 0  | 0  | 14.5 |
| HCM LOS              |    |    | B    |

| Minor Lane/Major Mvmt | EBL   | EBT | WBT | WBR | SBLn1 |
|-----------------------|-------|-----|-----|-----|-------|
| Capacity (veh/h)      | 1242  | -   | -   | -   | 422   |
| HCM Lane V/C Ratio    | 0.001 | -   | -   | -   | 0.106 |
| HCM Control Delay (s) | 7.9   | -   | -   | -   | 14.5  |
| HCM Lane LOS          | A     | -   | -   | -   | B     |
| HCM 95th %tile Q(veh) | 0     | -   | -   | -   | 0.4   |

| Intersection             |      |      |      |      |      |      |
|--------------------------|------|------|------|------|------|------|
| Int Delay, s/veh         | 0.5  |      |      |      |      |      |
| Movement                 | EBL  | EBT  | WBT  | WBR  | SBL  | SBR  |
| Lane Configurations      | ↘    | ↑↑   | ↑↑   |      | ↘    |      |
| Traffic Vol, veh/h       | 1    | 194  | 558  | 44   | 26   | 1    |
| Future Vol, veh/h        | 1    | 194  | 558  | 44   | 26   | 1    |
| Conflicting Peds, #/hr   | 0    | 0    | 0    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | 0    | -    | -    | -    | 0    | -    |
| Veh in Median Storage, # | -    | 0    | 0    | -    | 0    | -    |
| Grade, %                 | -    | 0    | 0    | -    | 0    | -    |
| Peak Hour Factor         | 92   | 92   | 92   | 92   | 92   | 92   |
| Heavy Vehicles, %        | 2    | 2    | 2    | 2    | 2    | 2    |
| Mvmt Flow                | 1    | 211  | 607  | 48   | 28   | 1    |

| Major/Minor          | Major1 | Major2 | Minor2 |   |           |
|----------------------|--------|--------|--------|---|-----------|
| Conflicting Flow All | 655    | 0      | -      | 0 | 739 328   |
| Stage 1              | -      | -      | -      | - | 631 -     |
| Stage 2              | -      | -      | -      | - | 108 -     |
| Critical Hdwy        | 4.14   | -      | -      | - | 6.84 6.94 |
| Critical Hdwy Stg 1  | -      | -      | -      | - | 5.84 -    |
| Critical Hdwy Stg 2  | -      | -      | -      | - | 5.84 -    |
| Follow-up Hdwy       | 2.22   | -      | -      | - | 3.52 3.32 |
| Pot Cap-1 Maneuver   | 928    | -      | -      | - | 353 668   |
| Stage 1              | -      | -      | -      | - | 492 -     |
| Stage 2              | -      | -      | -      | - | 904 -     |
| Platoon blocked, %   |        | -      | -      | - |           |
| Mov Cap-1 Maneuver   | 928    | -      | -      | - | 353 668   |
| Mov Cap-2 Maneuver   | -      | -      | -      | - | 353 -     |
| Stage 1              | -      | -      | -      | - | 492 -     |
| Stage 2              | -      | -      | -      | - | 904 -     |

| Approach             | EB | WB | SB   |
|----------------------|----|----|------|
| HCM Control Delay, s | 0  | 0  | 15.9 |
| HCM LOS              |    |    | C    |

| Minor Lane/Major Mvmt | EBL   | EBT | WBT | WBR | SBLn1 |
|-----------------------|-------|-----|-----|-----|-------|
| Capacity (veh/h)      | 928   | -   | -   | -   | 359   |
| HCM Lane V/C Ratio    | 0.001 | -   | -   | -   | 0.082 |
| HCM Control Delay (s) | 8.9   | -   | -   | -   | 15.9  |
| HCM Lane LOS          | A     | -   | -   | -   | C     |
| HCM 95th %tile Q(veh) | 0     | -   | -   | -   | 0.3   |

## Solare Townhouses

### Gap Analysis (AM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 1.186     | 67.05      | 10   | 25.084    | 45.524     | 7  |
| 68.236    | 8.268      | 1  | 70.608    | 15.412     | 2  |
| 76.504    | 32.23      | 5  | 86.02     | 38.66      | 6  |
| 108.734   | 28.208     | 4  | 124.68    | 8.924      | 1  |
| 136.942   | 8.08       | 1  | 133.604   | 25.864     | 4  |
| 145.022   | 4.68       | 1  | 159.468   | 33.324     | 5  |
| 149.702   | 5.772      | 1  | 192.792   | 19.75      | 3  |
| 155.474   | 9.548      | 1  | 212.542   | 12.698     | 2  |
| 165.022   | 18.254     | 3  | 225.24    | 35.758     | 6  |
| 183.276   | 52.604     | 8  | 260.998   | 24.492     | 4  |
| 235.88    | 35.912     | 6  | 285.49    | 24.4       | 4  |
| 271.792   | 6.022      | 1  | 309.89    | 17.254     | 3  |
| 277.814   | 32.856     | 5  | 327.144   | 19.282     | 3  |
| 310.67    | 46.426     | 7  | 346.426   | 0.904      | 0  |
| 357.096   | 91.576     | 14   | 347.33    | 39.814     | 6  |
| 448.672   | 27.082     | 4  | 387.144   | 116.974    | 18   |
| 475.754   | 1.748      | 0  | 504.118   | 0.624      | 0  |
| 477.502   | 13.45      | 2  | 504.742   | 3.588      | 1  |
| 490.952   | 16.878     | 3  | 508.33    | 45.522     | 7  |
| 507.83    | 8.486      | 1  | 553.852   | 73.572     | 11   |
| 516.316   | 58.908     | 9  | 627.424   | 16.006     | 2  |
| 575.224   | 34.198     | 5  | 643.43    | 67.426     | 10   |
| 609.422   | 28.362     | 4  | 710.856   | 0.686      | 0  |
| 637.784   | 5.522      | 1  | 711.542   | 13.262     | 2  |
| 643.306   | 17.692     | 3  | 724.804   | 9.33       | 1  |
| 660.998   | 49.172     | 8  | 734.134   | 50.046     | 8  |
| 710.17    | 19.408     | 3  | 784.18    | 28.206     | 4  |
| 729.578   | 6.49       | 1  | 812.386   | 37.598     | 6  |
| 736.068   | 1.684      | 0  | 849.984   | 7.082      | 1  |
| 737.752   | 0.376      | 0  | 857.066   | 0.718      | 0  |
| 738.128   | 3.338      | 1  | 857.784   | 23.026     | 4  |
| 741.466   | 16.63      | 3  | 880.81    | 54.696     | 8  |
| 758.096   | 22.248     | 3  | 935.506   | 34.166     | 5  |
| 780.344   | 3.12       | 0  | 969.672   | 2.34       | 0  |
| 783.464   | 29.046     | 4  | 972.012   | 4.43       | 1  |
| 812.51    | 4.118      | 1  | 976.442   | 8.362      | 1  |
| 816.628   | 9.112      | 1  | 984.804   | 14.29      | 2  |
| 825.74    | 26.148     | 4  | 999.094   | 7.644      | 1  |
| 851.888   | 12.636     | 2  | 1006.738  | 40.686     | 6  |
| 864.524   | 0.81       | 0  | 1047.424  | 5.586      | 1  |
| 865.334   | 23.838     | 4  | 1053.01   | 11.73      | 2  |
| 889.172   | 1.622      | 0  | 1064.74   | 76.008     | 12   |
| 890.794   | 1.186      | 0  | 1140.748  | 3.276      | 1  |
| 891.98    | 2.62       | 0  | 1144.024  | 30.64      | 5  |
| 894.6     | 0.812      | 0  | 1174.664  | 4.492      | 1  |

## Solare Townhouses

### Gap Analysis (AM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 895.412   | 2.246      | 0  | 1179.156  | 15.132     | 2  |
| 897.658   | 13.044     | 2  | 1194.288  | 7.178      | 1  |
| 910.702   | 2.776      | 0  | 1201.466  | 5.274      | 1  |
| 913.478   | 8.986      | 1  | 1206.74   | 32.292     | 5  |
| 922.464   | 17.128     | 3  | 1239.032  | 5.396      | 1  |
| 939.592   | 7.894      | 1  | 1244.428  | 38.722     | 6  |
| 947.486   | 17.6       | 3  | 1283.15   | 3.776      | 1  |
| 965.086   | 12.074     | 2  | 1286.926  | 17.722     | 3  |
| 977.16    | 27.706     | 4  | 1304.648  | 0.56       | 0  |
| 1004.866  | 4.836      | 1  | 1305.208  | 2.934      | 0  |
| 1009.702  | 12.638     | 2  | 1308.142  | 12.7       | 2  |
| 1022.34   | 14.414     | 2  | 1320.842  | 1.062      | 0  |
| 1036.754  | 30.608     | 5  | 1321.904  | 9.546      | 1  |
| 1067.362  | 57.504     | 9  | 1331.45   | 7.302      | 1  |
| 1124.866  | 6.77       | 1  | 1338.752  | 9.796      | 2  |
| 1131.636  | 11.608     | 2  | 1348.548  | 14.446     | 2  |
| 1143.244  | 3.964      | 1  | 1362.994  | 21.156     | 3  |
| 1147.208  | 3.836      | 1  | 1384.15   | 11.638     | 2  |
| 1151.044  | 6.678      | 1  | 1395.788  | 11.606     | 2  |
| 1157.722  | 4.242      | 1  | 1407.394  | 33.948     | 5  |
| 1161.964  | 8.924      | 1  | 1441.342  | 37.596     | 6  |
| 1170.888  | 3.088      | 0  | 1478.938  | 41.092     | 6  |
| 1173.976  | 1.654      | 0  | 1520.03   | 45.96      | 7  |
| 1175.63   | 4.868      | 1  | 1565.99   | 6.302      | 1  |
| 1180.498  | 1.84       | 0  | 1572.292  | 12.324     | 2  |
| 1182.338  | 6.646      | 1  | 1584.616  | 5.866      | 1  |
| 1188.984  | 1.778      | 0  | 1590.482  | 3.402      | 1  |
| 1190.762  | 6.022      | 1  | 1593.884  | 4.024      | 1  |
| 1196.784  | 6.524      | 1  | 1597.908  | 3.182      | 0  |
| 1203.308  | 15.786     | 2  | 1601.09   | 7.614      | 1  |
| 1219.094  | 10.172     | 2  | 1608.704  | 6.302      | 1  |
| 1229.266  | 2.994      | 0  | 1615.006  | 26.116     | 4  |
| 1232.26   | 5.43       | 1  | 1641.122  | 14.696     | 2  |
| 1237.69   | 0.748      | 0  | 1655.818  | 35.694     | 5  |
| 1238.438  | 3.402      | 1  | 1691.512  | 23.712     | 4  |
| 1241.84   | 9.858      | 2  | 1715.224  | 54.384     | 8  |
| 1251.698  | 0.438      | 0  | 1769.608  | 0.5        | 0  |
| 1252.136  | 2.464      | 0  | 1770.108  | 7.768      | 1  |
| 1254.6    | 8.614      | 1  | 1777.876  | 5.616      | 1  |
| 1263.214  | 8.766      | 1  | 1783.492  | 36.882     | 6  |
| 1271.98   | 15.258     | 2  | 1820.374  | 26.77      | 4  |
| 1287.238  | 28.516     | 4  | 1847.144  | 1.31       | 0  |
| 1315.754  | 2.122      | 0  | 1848.454  | 26.272     | 4  |
| 1317.876  | 3.434      | 1  | 1874.726  | 1.778      | 0  |
| 1321.31   | 14.602     | 2  | 1876.504  | 3.34       | 1  |

## Solare Townhouses

### Gap Analysis (AM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 1335.912  | 8.486      | 1  | 1879.844  | 8.672      | 1  |
| 1344.398  | 20.874     | 3  | 1888.516  | 42.186     | 6  |
| 1365.272  | 1.622      | 0  | 1930.702  | 7.518      | 1  |
| 1366.894  | 12.948     | 2  | 1938.22   | 5.866      | 1  |
| 1379.842  | 4.182      | 1  | 1944.086  | 21.59      | 3  |
| 1384.024  | 6.552      | 1  | 1965.676  | 12.574     | 2  |
| 1390.576  | 11.014     | 2  | 1978.25   | 10.362     | 2  |
| 1401.59   | 12.48      | 2  | 1988.612  | 6.644      | 1  |
| 1414.07   | 7.364      | 1  | 1995.256  | 1.436      | 0  |
| 1421.434  | 32.668     | 5  | 1996.692  | 10.952     | 2  |
| 1454.102  | 43.556     | 7  | 2007.644  | 5.616      | 1  |
| 1497.658  | 4.65       | 1  | 2013.26   | 12.728     | 2  |
| 1502.308  | 6.928      | 1  | 2025.988  | 12.792     | 2  |
| 1509.236  | 9.11       | 1  | 2038.78   | 13.762     | 2  |
| 1518.346  | 2.682      | 0  | 2052.542  | 71.108     | 11   |
| 1521.028  | 6.428      | 1  | 2123.65   | 12.978     | 2  |
| 1527.456  | 8.456      | 1  | 2136.628  | 2.34       | 0  |
| 1535.912  | 3.244      | 0  | 2138.968  | 31.452     | 5  |
| 1539.156  | 16.036     | 2  | 2170.42   | 24.992     | 4  |
| 1555.192  | 6.556      | 1  | 2195.412  | 19.344     | 3  |
| 1561.748  | 16.536     | 3  | 2214.756  | 7.708      | 1  |
| 1578.284  | 3.212      | 0  | 2222.464  | 17.036     | 3  |
| 1581.496  | 7.208      | 1  | 2239.5    | 17.16      | 3  |
| 1588.704  | 4.492      | 1  | 2256.66   | 80.936     | 12   |
| 1593.196  | 11.982     | 2  | 2337.596  | 42.434     | 7  |
| 1605.178  | 9.64       | 1  | 2380.03   | 10.576     | 2  |
| 1614.818  | 3.994      | 1  | 2390.606  | 10.736     | 2  |
| 1618.812  | 10.766     | 2  | 2401.342  | 79.468     | 12   |
| 1629.578  | 0.842      | 0  | 2480.81   | 9.516      | 1  |
| 1630.42   | 7.084      | 1  | 2490.326  | 2.496      | 0  |
| 1637.504  | 41.558     | 6  | 2492.822  | 55.758     | 9  |
| 1679.062  | 40.188     | 6  | 2548.58   | 12.884     | 2  |
| 1719.25   | 0.718      | 0  | 2561.464  | 23.404     | 4  |
| 1719.968  | 6.052      | 1  | 2584.868  | 9.796      | 2  |
| 1726.02   | 18.098     | 3  | 2594.664  | 4.618      | 1  |
| 1744.118  | 4.898      | 1  | 2599.282  | 15.006     | 2  |
| 1749.016  | 6.396      | 1  | 2614.288  | 1.468      | 0  |
| 1755.412  | 13.604     | 2  | 2615.756  | 20.248     | 3  |
| 1769.016  | 6.052      | 1  | 2636.004  | 17.1       | 3  |
| 1775.068  | 6.054      | 1  | 2653.104  | 21.092     | 3  |
| 1781.122  | 17.722     | 3  | 2674.196  | 30.858     | 5  |
| 1798.844  | 17.942     | 3  | 2705.054  | 8.206      | 1  |
| 1816.786  | 1.122      | 0  | 2713.26   | 10.296     | 2  |
| 1817.908  | 46.834     | 7  | 2723.556  | 34.664     | 5  |
| 1864.742  | 40.342     | 6  | 2758.22   | 12.98      | 2  |



## Solare Townhouses

### Gap Analysis (AM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 1905.084  | 2.528      | 0  | 2771.2    | 12.044     | 2  |
| 1907.612  | 1.496      | 0  | 2783.244  | 76.568     | 12   |
| 1909.108  | 37.568     | 6  | 2859.812  | 16.004     | 2  |
| 1946.676  | 5.428      | 1  | 2875.816  | 20.064     | 3  |
| 1952.104  | 1.124      | 0  | 2895.88   | 29.516     | 5  |
| 1953.228  | 44.212     | 7  | 2925.396  | 45.742     | 7  |
| 1997.44   | 7.24       | 1  | 2971.138  | 3.774      | 1  |
| 2004.68   | 1.684      | 0  | 2974.912  | 40.47      | 6  |
| 2006.364  | 3.4        | 1  | 3015.382  | 8.61       | 1  |
| 2009.764  | 8.176      | 1  | 3023.992  | 16.942     | 3  |
| 2017.94   | 34.728     | 5  | 3040.934  | 14.102     | 2  |
| 2052.668  | 1.872      | 0  | 3055.036  | 42.186     | 6  |
| 2054.54   | 0.53       | 0  | 3097.222  | 11.638     | 2  |
| 2055.07   | 13.572     | 2  | 3108.86   | 12.732     | 2  |
| 2068.642  | 18.408     | 3  | 3121.592  | 29.358     | 5  |
| 2087.05   | 24.088     | 4  | 3150.95   | 1.998      | 0  |
| 2111.138  | 11.232     | 2  | 3152.948  | 5.054      | 1  |
| 2122.37   | 4.712      | 1  | 3158.002  | 5.086      | 1  |
| 2127.082  | 8.58       | 1  | 3163.088  | 105.116    | 16   |
| 2135.662  | 0.53       | 0  | 3268.204  | 62.184     | 10   |
| 2136.192  | 1.904      | 0  | 3330.388  | 5.148      | 1  |
| 2138.096  | 4.398      | 1  | 3335.536  | 1.498      | 0  |
| 2142.494  | 11.202     | 2  | 3337.034  | 6.146      | 1  |
| 2153.696  | 35.196     | 5  | 3343.18   | 8.424      | 1  |
| 2188.892  | 16.754     | 3  | 3351.604  | 7.52       | 1  |
| 2205.646  | 3.494      | 1  | 3359.124  | 11.578     | 2  |
| 2209.14   | 4.774      | 1  | 3370.702  | 12.792     | 2  |
| 2213.914  | 79.158     | 12   | 3383.494  | 104.306    | 16   |
| 2293.072  | 12.948     | 2  | 3487.8    | 104.306    | 16   |
| 2306.02   | 2.964      | 0  | 3541.748  | 53.948     | 8  |
| 2308.984  | 9.174      | 1  | 3564.18   | 22.432     | 3  |
| 2318.158  | 30.922     | 5  | 3569.64   | 5.46       | 1  |
| 2349.08   | 20.84      | 3  | 3573.946  | 4.306      | 1  |
| 2369.92   | 5.43       | 1  | 3576.66   | 2.714      | 0  |
| 2375.35   | 19.998     | 3  | 3595.568  | 18.908     | 3  |
| 2395.348  | 17.288     | 3  | 3651.2    | 55.632     | 9  |
| 2412.636  | 1.716      | 0  |           |            |  |
| 2414.352  | 1.56       | 0  |           |            |  |
| 2415.912  | 21.248     | 3  |           |            |  |
| 2437.16   | 11.948     | 2  |           |            |  |
| 2449.108  | 0.75       | 0  |           |            |  |
| 2449.858  | 19.72      | 3  |           |            |  |
| 2469.578  | 26.302     | 4  |           |            |  |
| 2495.88   | 0.904      | 0  |           |            |  |
| 2496.784  | 24.652     | 4  |           |            |  |

## Solare Townhouses

### Gap Analysis (AM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 2521.436  | 3.306      | 1  |           |            |  |
| 2524.742  | 14.634     | 2  |           |            |  |
| 2539.376  | 0.436      | 0  |           |            |  |
| 2539.812  | 8.642      | 1  |           |            |  |
| 2548.454  | 19.126     | 3  |           |            |  |
| 2567.58   | 0.5        | 0  |           |            |  |
| 2568.08   | 13.418     | 2  |           |            |  |
| 2581.498  | 2.714      | 0  |           |            |  |
| 2584.212  | 9.11       | 1  |           |            |  |
| 2593.322  | 5.336      | 1  |           |            |  |
| 2598.658  | 28.486     | 4  |           |            |  |
| 2627.144  | 34.54      | 5  |           |            |  |
| 2661.684  | 1.872      | 0  |           |            |  |
| 2663.556  | 3.214      | 0  |           |            |  |
| 2666.77   | 12.698     | 2  |           |            |  |
| 2679.468  | 21.904     | 3  |           |            |  |
| 2701.372  | 4.182      | 1  |           |            |  |
| 2705.554  | 46.644     | 7  |           |            |  |
| 2752.198  | 43.026     | 7  |           |            |  |
| 2795.224  | 0.406      | 0  |           |            |  |
| 2795.63   | 25.056     | 4  |           |            |  |
| 2820.686  | 11.794     | 2  |           |            |  |
| 2832.48   | 10.92      | 2  |           |            |  |
| 2843.4    | 4.524      | 1  |           |            |  |
| 2847.924  | 8.018      | 1  |           |            |  |
| 2855.942  | 2.996      | 0  |           |            |  |
| 2858.938  | 6.738      | 1  |           |            |  |
| 2865.676  | 41.904     | 6  |           |            |  |
| 2907.58   | 11.326     | 2  |           |            |  |
| 2918.906  | 46.334     | 7  |           |            |  |
| 2965.24   | 1.468      | 0  |           |            |  |
| 2966.708  | 3.9        | 1  |           |            |  |
| 2970.608  | 3.338      | 1  |           |            |  |
| 2973.946  | 31.014     | 5  |           |            |  |
| 3004.96   | 25.96      | 4  |           |            |  |
| 3030.92   | 12.042     | 2  |           |            |  |
| 3042.962  | 7.77       | 1  |           |            |  |
| 3050.732  | 48.954     | 8  |           |            |  |
| 3099.686  | 6.49       | 1  |           |            |  |
| 3106.176  | 14.728     | 2  |           |            |  |
| 3120.904  | 77.472     | 12   |           |            |  |
| 3198.376  | 25.678     | 4  |           |            |  |
| 3224.054  | 11.076     | 2  |           |            |  |
| 3235.13   | 27.24      | 4  |           |            |  |
| 3262.37   | 11.888     | 2  |           |            |  |

### Solare Townhouses Gap Analysis (AM Peak Hour)

|           |            | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           |            | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
|           | (Full Gap) |  |           | (Full Gap) |  |
| Eastbound | EB         |  | Westbound | WB         |  |
| 3274.258  | 38.346     | 6  |           |            |  |
| 3312.604  | 3.776      | 1  |           |            |  |
| 3316.38   | 15.07      | 2  |           |            |  |
| 3331.45   | 8.298      | 1  |           |            |  |
| 3339.748  | 10.734     | 2  |           |            |  |
| 3350.482  | 9.862      | 2  |           |            |  |
| 3360.344  | 23.462     | 4  |           |            |  |
| 3383.806  | 22.744     | 3  |           |            |  |
| 3406.55   | 122.184    | 19   |           |            |  |
| 3528.734  | 14.542     | 2  |           |            |  |
| 3543.276  | 52.822     | 8  |           |            |  |
| 3596.098  | 0.468      | 0  |           |            |  |
|           |            | 546  |           |            | 574  |

## Solare Townhouses

### Gap Analysis (PM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 1.216     | 32.886     | 5  | 8.392     | 7.488      | 1  |
| 34.102    | 17.97      | 3  | 15.88     | 13.854     | 2  |
| 52.072    | 14.824     | 2  | 29.734    | 5.49       | 1  |
| 66.896    | 30.264     | 5  | 35.224    | 51.452     | 8  |
| 97.16     | 94.572     | 15   | 86.676    | 9.484      | 1  |
| 191.732   | 8.268      | 1  | 96.16     | 20.25      | 3  |
| 200       | 15.6       | 2  | 116.41    | 29.454     | 5  |
| 215.6     | 4.836      | 1  | 145.864   | 0.5        | 0  |
| 220.436   | 27.988     | 4  | 146.364   | 58.16      | 9  |
| 248.424   | 12.386     | 2  | 204.524   | 7.05       | 1  |
| 260.81    | 7.52       | 1  | 211.574   | 15.6       | 2  |
| 268.33    | 27.612     | 4  | 227.174   | 9.174      | 1  |
| 295.942   | 48.892     | 8  | 236.348   | 33.542     | 5  |
| 344.834   | 57.816     | 9  | 269.89    | 19.438     | 3  |
| 402.65    | 27.302     | 4  | 289.328   | 7.394      | 1  |
| 429.952   | 6.616      | 1  | 296.722   | 25.804     | 4  |
| 436.568   | 58.876     | 9  | 322.526   | 15.944     | 2  |
| 495.444   | 55.258     | 9  | 338.47    | 5.178      | 1  |
| 550.702   | 105.864    | 16   | 343.648   | 17.944     | 3  |
| 656.566   | 55.132     | 8  | 361.592   | 19.062     | 3  |
| 711.698   | 33.606     | 5  | 380.654   | 5.898      | 1  |
| 745.304   | 5.396      | 1  | 386.552   | 6.864      | 1  |
| 750.7     | 9.174      | 1  | 393.416   | 34.352     | 5  |
| 759.874   | 7.456      | 1  | 427.768   | 17.442     | 3  |
| 767.33    | 27.334     | 4  | 445.21    | 12.074     | 2  |
| 794.664   | 2.59       | 0  | 457.284   | 4.18       | 1  |
| 797.254   | 9.64       | 1  | 461.464   | 7.052      | 1  |
| 806.894   | 3.026      | 0  | 468.516   | 24.65      | 4  |
| 809.92    | 24.43      | 4  | 493.166   | 39.126     | 6  |
| 834.35    | 6.618      | 1  | 532.292   | 22.154     | 3  |
| 840.968   | 29.982     | 5  | 554.446   | 0.562      | 0  |
| 870.95    | 84.586     | 13   | 555.008   | 32.228     | 5  |
| 955.536   | 20.158     | 3  | 587.236   | 2.652      | 0  |
| 975.694   | 79.936     | 12   | 589.888   | 68.706     | 11   |
| 1055.63   | 13.604     | 2  | 658.594   | 63.652     | 10   |
| 1069.234  | 16.85      | 3  | 722.246   | 13.416     | 2  |
| 1086.084  | 35.786     | 6  | 735.662   | 10.358     | 2  |
| 1121.87   | 8.674      | 1  | 746.02    | 29.392     | 5  |
| 1130.544  | 1.904      | 0  | 775.412   | 17.348     | 3  |
| 1132.448  | 25.648     | 4  | 792.76    | 17.848     | 3  |
| 1158.096  | 44.524     | 7  | 810.608   | 21.902     | 3  |
| 1202.62   | 43.618     | 7  | 832.51    | 51.326     | 8  |
| 1246.238  | 8.674      | 1  | 883.836   | 16.57      | 3  |
| 1254.912  | 14.636     | 2  | 900.406   | 35.1       | 5  |
| 1269.548  | 0.654      | 0  | 935.506   | 12.51      | 2  |

## Solare Townhouses

### Gap Analysis (PM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 1270.202  | 17.036     | 3  | 948.016   | 5.18       | 1  |
| 1287.238  | 24.804     | 4  | 953.196   | 0.53       | 0  |
| 1312.042  | 1.778      | 0  | 953.726   | 50.89      | 8  |
| 1313.82   | 42.372     | 7  | 1004.616  | 8.768      | 1  |
| 1356.192  | 2.746      | 0  | 1013.384  | 4.242      | 1  |
| 1358.938  | 22.81      | 4  | 1017.626  | 7.366      | 1  |
| 1381.748  | 16.66      | 3  | 1024.992  | 0.656      | 0  |
| 1398.408  | 10.108     | 2  | 1025.648  | 7.924      | 1  |
| 1408.516  | 21.186     | 3  | 1033.572  | 4.212      | 1  |
| 1429.702  | 90.796     | 14   | 1037.784  | 29.36      | 5  |
| 1520.498  | 9.298      | 1  | 1067.144  | 17.536     | 3  |
| 1529.796  | 16.692     | 3  | 1084.68   | 21.278     | 3  |
| 1546.488  | 54.228     | 8  | 1105.958  | 41.966     | 6  |
| 1600.716  | 3.182      | 0  | 1147.924  | 8.768      | 1  |
| 1603.898  | 18.848     | 3  | 1156.692  | 2.558      | 0  |
| 1622.746  | 33.82      | 5  | 1159.25   | 1.934      | 0  |
| 1656.566  | 25.618     | 4  | 1161.184  | 15.07      | 2  |
| 1682.184  | 3.182      | 0  | 1176.254  | 15.882     | 2  |
| 1685.366  | 21.03      | 3  | 1192.136  | 6.146      | 1  |
| 1706.396  | 17.004     | 3  | 1198.282  | 11.296     | 2  |
| 1723.4    | 60.654     | 9  | 1209.578  | 7.332      | 1  |
| 1784.054  | 60.75      | 9  | 1216.91   | 21.278     | 3  |
| 1844.804  | 38.316     | 6  | 1238.188  | 35.79      | 6  |
| 1883.12   | 11.792     | 2  | 1273.978  | 8.486      | 1  |
| 1894.912  | 25.9       | 4  | 1282.464  | 13.136     | 2  |
| 1920.812  | 20.716     | 3  | 1295.6    | 48.392     | 7  |
| 1941.528  | 11.482     | 2  | 1343.992  | 11.076     | 2  |
| 1953.01   | 4.93       | 1  | 1355.068  | 0.562      | 0  |
| 1957.94   | 8.236      | 1  | 1355.63   | 3.65       | 1  |
| 1966.176  | 31.484     | 5  | 1359.28   | 46.272     | 7  |
| 1997.66   | 10.856     | 2  | 1405.552  | 3.776      | 1  |
| 2008.516  | 12.076     | 2  | 1409.328  | 21.56      | 3  |
| 2020.592  | 16.504     | 3  | 1430.888  | 5.522      | 1  |
| 2037.096  | 4.808      | 1  | 1436.41   | 27.864     | 4  |
| 2041.904  | 66.926     | 10   | 1464.274  | 16.348     | 3  |
| 2108.83   | 6.052      | 1  | 1480.622  | 10.452     | 2  |
| 2114.882  | 2.278      | 0  | 1491.074  | 51.39      | 8  |
| 2117.16   | 1.684      | 0  | 1542.464  | 4.71       | 1  |
| 2118.844  | 30.858     | 5  | 1547.174  | 0.438      | 0  |
| 2149.702  | 59.064     | 9  | 1547.612  | 10.014     | 2  |
| 2208.766  | 15.384     | 2  | 1557.626  | 0.78       | 0  |
| 2224.15   | 25.21      | 4  | 1558.406  | 0.594      | 0  |
| 2249.36   | 29.202     | 4  | 1559      | 5.804      | 1  |
| 2278.562  | 29.768     | 5  | 1564.804  | 8.02       | 1  |
| 2308.33   | 1.06       | 0  | 1572.824  | 12.604     | 2  |



## Solare Townhouses

### Gap Analysis (PM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 2309.39   | 14.478     | 2  | 1585.428  | 31.512     | 5  |
| 2323.868  | 40.094     | 6  | 1616.94   | 19.534     | 3  |
| 2363.962  | 1.248      | 0  | 1636.474  | 0.592      | 0  |
| 2365.21   | 26.644     | 4  | 1637.066  | 1.53       | 0  |
| 2391.854  | 2.778      | 0  | 1638.596  | 2.464      | 0  |
| 2394.632  | 34.29      | 5  | 1641.06   | 6.864      | 1  |
| 2428.922  | 35.258     | 5  | 1647.924  | 8.05       | 1  |
| 2464.18   | 9.112      | 1  | 1655.974  | 5.086      | 1  |
| 2473.292  | 19.124     | 3  | 1661.06   | 12.542     | 2  |
| 2492.416  | 14.446     | 2  | 1673.602  | 10.61      | 2  |
| 2506.862  | 79.128     | 12   | 1684.212  | 10.234     | 2  |
| 2585.99   | 38.688     | 6  | 1694.446  | 0.53       | 0  |
| 2624.678  | 15.478     | 2  | 1694.976  | 30.358     | 5  |
| 2640.156  | 33.664     | 5  | 1725.334  | 4.492      | 1  |
| 2673.82   | 15.726     | 2  | 1729.826  | 27.49      | 4  |
| 2689.546  | 21.062     | 3  | 1757.316  | 9.484      | 1  |
| 2710.608  | 31.7       | 5  | 1766.8    | 12.418     | 2  |
| 2742.308  | 30.64      | 5  | 1779.218  | 12.542     | 2  |
| 2772.948  | 20.404     | 3  | 1791.76   | 6.616      | 1  |
| 2793.352  | 2.34       | 0  | 1798.376  | 15.196     | 2  |
| 2795.692  | 28.332     | 4  | 1813.572  | 30.856     | 5  |
| 2824.024  | 57.942     | 9  | 1844.428  | 21.5       | 3  |
| 2881.966  | 69.234     | 11   | 1865.928  | 10.982     | 2  |
| 2951.2    | 13.042     | 2  | 1876.91   | 2.434      | 0  |
| 2964.242  | 23.276     | 4  | 1879.344  | 5.148      | 1  |
| 2987.518  | 40.438     | 6  | 1884.492  | 1.56       | 0  |
| 3027.956  | 17.908     | 3  | 1886.052  | 25.584     | 4  |
| 3045.864  | 7.3        | 1  | 1911.636  | 46.896     | 7  |
| 3053.164  | 19.504     | 3  | 1958.532  | 11.45      | 2  |
| 3072.668  | 3.806      | 1  | 1969.982  | 6.552      | 1  |
| 3076.474  | 2.402      | 0  | 1976.534  | 10.922     | 2  |
| 3078.876  | 86.926     | 13   | 1987.456  | 7.582      | 1  |
| 3165.802  | 50.92      | 8  | 1995.038  | 30.39      | 5  |
| 3216.722  | 15.662     | 2  | 2025.428  | 16.724     | 3  |
| 3232.384  | 9.52       | 1  | 2042.152  | 3.776      | 1  |
| 3241.904  | 17.004     | 3  | 2045.928  | 7.52       | 1  |
| 3258.908  | 28.828     | 4  | 2053.448  | 24.866     | 4  |
| 3287.736  | 26.272     | 4  | 2078.314  | 39.376     | 6  |
| 3314.008  | 32.324     | 5  | 2117.69   | 1.778      | 0  |
| 3346.332  | 26.428     | 4  | 2119.468  | 5.71       | 1  |
| 3372.76   | 84.93      | 13   | 2125.178  | 8.798      | 1  |
| 3457.69   | 2.652      | 0  | 2133.976  | 1.186      | 0  |
| 3460.342  | 53.854     | 8  | 2135.162  | 222.31     | 34   |
| 3514.196  | 16.098     | 2  | 2357.472  | 4.618      | 1  |
| 3530.294  | 3.058      | 0  | 2362.09   | 19.624     | 3  |

## Solare Townhouses

### Gap Analysis (PM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 3533.352  | 10.08      | 2  | 2381.714  | 68.486     | 11   |
| 3543.432  | 35.568     | 5  | 2450.2    | 16.072     | 2  |
| 3579      | 2.558      | 0  | 2466.272  | 2.402      | 0  |
| 3581.558  | 79.16      | 12   | 2468.674  | 65.802     | 10   |
| 3660.718  | 1.216      | 0  | 2534.476  | 40.062     | 6  |
| 3661.934  | 113.072    | 17   | 2574.538  | 1.31       | 0  |
| 3775.006  | 32.138     | 5  | 2575.848  | 2.776      | 0  |
| 3807.144  | 24.648     | 4  | 2578.624  | 23.684     | 4  |
| 3831.792  | 16.164     | 2  | 2602.308  | 24.524     | 4  |
| 3847.956  | 38.47      | 6  | 2626.832  | 75.852     | 12   |
| 3886.426  | 34.696     | 5  | 2702.684  | 8.454      | 1  |
| 3921.122  | 23.9       | 4  | 2711.138  | 3.276      | 1  |
| 3945.022  | 9.858      | 2  | 2714.414  | 0.468      | 0  |
| 3954.88   | 92.388     | 14   | 2714.882  | 0.624      | 0  |
| 4047.268  | 23.932     | 4  | 2715.506  | 15.882     | 2  |
| 4071.2    | 10.704     | 2  | 2731.388  | 3.962      | 1  |
| 4081.904  | 23.992     | 4  | 2735.35   | 40.126     | 6  |
| 4105.896  | 12.262     | 2  | 2775.476  | 20.748     | 3  |
| 4118.158  | 10.14      | 2  | 2796.224  | 16.16      | 2  |
| 4128.298  | 4.836      | 1  | 2812.384  | 9.208      | 1  |
| 4133.134  | 23.714     | 4  | 2821.592  | 25.458     | 4  |
| 4156.848  | 33.946     | 5  | 2847.05   | 23.306     | 4  |
| 4190.794  | 67.362     | 10   | 2870.356  | 6.21       | 1  |
| 4258.156  | 22.654     | 3  | 2876.566  | 26.334     | 4  |
| 4280.81   | 8.674      | 1  | 2902.9    | 35.476     | 5  |
| 4289.484  | 4.368      | 1  | 2938.376  | 7.832      | 1  |
| 4293.852  | 28.676     | 4  | 2946.208  | 20.032     | 3  |
| 4322.528  | 89.14      | 14   | 2966.24   | 27.642     | 4  |
| 4411.668  | 16.1       | 2  | 2993.882  | 0.718      | 0  |
| 4427.768  | 1.06       | 0  | 2994.6    | 3.12       | 0  |
| 4428.828  | 18.098     | 3  | 2997.72   | 60.156     | 9  |
| 4446.926  | 1.154      | 0  | 3057.876  | 1.748      | 0  |
| 4448.08   | 39.936     | 6  | 3059.624  | 22.746     | 3  |
| 4488.016  | 112.98     | 17   | 3082.37   | 7.738      | 1  |
| 4600.996  | 32.546     | 5  | 3090.108  | 3.494      | 1  |
| 4633.542  | 7.394      | 1  | 3093.602  | 61.966     | 10   |
| 4640.936  | 38.156     | 6  | 3155.568  | 20.842     | 3  |
| 4679.092  | 10.86      | 2  | 3176.41   | 0.718      | 0  |
| 4689.952  | 52.606     | 8  | 3177.128  | 6.242      | 1  |
| 4742.558  | 0.874      | 0  | 3183.37   | 9.266      | 1  |
| 4743.432  | 18.284     | 3  | 3192.636  | 13.572     | 2  |
| 4761.716  | 56.412     | 9  | 3206.208  | 0.592      | 0  |
| 4818.128  | 27.08      | 4  | 3206.8    | 14.478     | 2  |
| 4845.208  | 28.552     | 4  | 3221.278  | 7.738      | 1  |
| 4873.76   | 24.71      | 4  | 3229.016  | 9.672      | 1  |

## Solare Townhouses

### Gap Analysis (PM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 4898.47   | 6.146      | 1  | 3238.688  | 3.528      | 1  |
| 4904.616  | 7.644      | 1  | 3242.216  | 7.55       | 1  |
| 4912.26   | 29.05      | 4  | 3249.766  | 59.188     | 9  |
| 4941.31   | 6.864      | 1  | 3308.954  | 78.284     | 12   |
| 4948.174  | 10.888     | 2  | 3387.238  | 57.972     | 9  |
| 4959.062  | 2.122      | 0  | 3445.21   | 6.084      | 1  |
| 4961.184  | 1.342      | 0  | 3451.294  | 19.156     | 3  |
| 4962.526  | 22.31      | 3  | 3470.45   | 31.422     | 5  |
| 4984.836  | 31.98      | 5  | 3501.872  | 12.198     | 2  |
| 5016.816  | 12.418     | 2  | 3514.07   | 53.292     | 8  |
| 5029.234  | 4.15       | 1  | 3567.362  | 34.354     | 5  |
| 5033.384  | 9.268      | 1  | 3601.716  | 20.312     | 3  |
| 5042.652  | 31.076     | 5  | 3622.028  | 8.424      | 1  |
| 5073.728  | 20.966     | 3  | 3630.452  | 12.822     | 2  |
| 5094.694  | 7.054      | 1  | 3643.274  | 28.394     | 4  |
| 5101.748  | 4.804      | 1  | 3671.668  | 5.68       | 1  |
| 5106.552  | 17.846     | 3  | 3677.348  | 13.072     | 2  |
| 5124.398  | 38.036     | 6  | 3690.42   | 25.334     | 4  |
| 5162.434  | 5.866      | 1  | 3715.754  | 5.682      | 1  |
| 5168.3    | 21.87      | 3  | 3721.436  | 20.124     | 3  |
| 5190.17   | 2.622      | 0  | 3741.56   | 6.52       | 1  |
| 5192.792  | 8.36       | 1  | 3748.08   | 31.574     | 5  |
| 5201.152  | 14.976     | 2  | 3779.654  | 2.28       | 0  |
| 5216.128  | 101.344    | 16   | 3781.934  | 15.226     | 2  |
| 5317.472  | 36.786     | 6  | 3797.16   | 26.396     | 4  |
| 5354.258  | 15.288     | 2  | 3823.556  | 7.268      | 1  |
| 5369.546  | 7.956      | 1  | 3830.824  | 95.82      | 15   |
| 5377.502  | 19.438     | 3  | 3926.644  | 9.704      | 1  |
| 5396.94   | 61.06      | 9  | 3936.348  | 8.798      | 1  |
| 5458      | 9.02       | 1  | 3945.146  | 3.494      | 1  |
| 5467.02   | 21.216     | 3  | 3948.64   | 1.404      | 0  |
| 5488.236  | 6.396      | 1  | 3950.044  | 5.368      | 1  |
| 5494.632  | 22.214     | 3  | 3955.412  | 24.15      | 4  |
| 5516.846  | 27.834     | 4  | 3979.562  | 4.898      | 1  |
| 5544.68   | 24.21      | 4  | 3984.46   | 13.978     | 2  |
| 5568.89   | 55.226     | 8  | 3998.438  | 54.728     | 8  |
| 5624.116  | 9.766      | 2  | 4053.166  | 6.52       | 1  |
| 5633.882  | 20.252     | 3  | 4059.686  | 1.686      | 0  |
| 5654.134  | 34.756     | 5  | 4061.372  | 12.292     | 2  |
| 5688.89   | 16.538     | 3  | 4073.664  | 43.932     | 7  |
| 5705.428  | 23.868     | 4  | 4117.596  | 16.006     | 2  |
| 5729.296  | 32.046     | 5  | 4133.602  | 0.562      | 0  |
| 5761.342  | 31.388     | 5  | 4134.164  | 9.892      | 2  |
| 5792.73   | 13.882     | 2  | 4144.056  | 12.574     | 2  |
| 5806.612  | 11.264     | 2  | 4156.63   | 18.064     | 3  |

## Solare Townhouses

### Gap Analysis (PM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 5817.876  | 7.584      | 1  | 4174.694  | 37.536     | 6  |
| 5825.46   | 1.56       | 0  | 4212.23   | 4.15       | 1  |
| 5827.02   | 23.806     | 4  | 4216.38   | 50.702     | 8  |
| 5850.826  | 7.3        | 1  | 4267.082  | 85.242     | 13   |
| 5858.126  | 43.682     | 7  | 4352.324  | 244.96     | 38   |
| 5901.808  | 23.276     | 4  | 4597.284  | 28.114     | 4  |
| 5925.084  | 3.37       | 1  | 4625.398  | 4.71       | 1  |
| 5928.454  | 11.826     | 2  | 4630.108  | 10.172     | 2  |
| 5940.28   | 10.204     | 2  | 4640.28   | 20.56      | 3  |
| 5950.484  | 19.468     | 3  | 4660.84   | 82.904     | 13   |
| 5969.952  | 6.052      | 1  | 4743.744  | 30.92      | 5  |
| 5976.004  | 3.932      | 1  | 4774.664  | 0.81       | 0  |
| 5979.936  | 28.176     | 4  | 4775.474  | 34.416     | 5  |
| 6008.112  | 21.404     | 3  | 4809.89   | 74.976     | 12   |
| 6029.516  | 56.818     | 9  | 4884.866  | 19.626     | 3  |
| 6086.334  | 4.99       | 1  | 4904.492  | 104.898    | 16   |
| 6091.324  | 7.708      | 1  | 5009.39   | 33.824     | 5  |
| 6099.032  | 64.616     | 10   | 5043.214  | 53.85      | 8  |
| 6163.648  | 53.792     | 8  | 5097.064  | 16.478     | 3  |
| 6217.44   | 106.022    | 16   | 5113.542  | 79.562     | 12   |
| 6323.462  | 0.812      | 0  | 5193.104  | 7.488      | 1  |
| 6324.274  | 7.05       | 1  | 5200.592  | 83.964     | 13   |
| 6331.324  | 52.388     | 8  | 5284.556  | 33.54      | 5  |
| 6383.712  | 12.574     | 2  | 5318.096  | 86.834     | 13   |
| 6396.286  | 8.268      | 1  | 5404.93   | 3.12       | 0  |
| 6404.554  | 19.72      | 3  | 5408.05   | 19.718     | 3  |
| 6424.274  | 40.716     | 6  | 5427.768  | 129.796    | 20   |
| 6464.99   | 5.46       | 1  | 5557.564  | 26.118     | 4  |
| 6470.45   | 24.058     | 4  | 5583.682  | 30.45      | 5  |
| 6494.508  | 16.568     | 3  | 5614.132  | 30.642     | 5  |
| 6511.076  | 3.806      | 1  | 5644.774  | 54.942     | 8  |
| 6514.882  | 18.096     | 3  | 5699.716  | 7.804      | 1  |
| 6532.978  | 15.134     | 2  | 5707.52   | 79.312     | 12   |
| 6548.112  | 16.942     | 3  | 5786.832  | 40.406     | 6  |
| 6565.054  | 20.498     | 3  | 5827.238  | 58.566     | 9  |
| 6585.552  | 29.674     | 5  | 5885.804  | 33.602     | 5  |
| 6615.226  | 1.216      | 0  | 5919.406  | 8.86       | 1  |
| 6616.442  | 77.098     | 12   | 5928.266  | 327.522    | 50   |
| 6693.54   | 3.338      | 1  | 6255.788  | 15.786     | 2  |
| 6696.878  | 42.654     | 7  | 6271.574  | 106.398    | 16   |
| 6739.532  | 41.56      | 6  | 6377.972  | 6.426      | 1  |
| 6781.092  | 18.096     | 3  | 6384.398  | 133.76     | 21   |
| 6799.188  | 38.408     | 6  | 6518.158  | 9.298      | 1  |
| 6837.596  | 6.46       | 1  | 6527.456  | 58.564     | 9  |
| 6844.056  | 82.152     | 13   | 6586.02   | 33.106     | 5  |

### Solare Townhouses Gap Analysis (PM Peak Hour)

|           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |           | (Full Gap) | No.<br>Equivalent<br>6.5<br>Second<br>Gaps |
|-----------|------------|--|-----------|------------|--|
| Eastbound | EB         |  | Westbound | WB         |  |
| 6926.208  | 21.31      | 3  | 6619.126  | 5.054      | 1  |
| 6947.518  | 5.99       | 1  | 6624.18   | 80.466     | 12   |
| 6953.508  | 4.336      | 1  | 6704.646  | 11.482     | 2  |
| 6957.844  | 22.186     | 3  | 6716.128  | 8.988      | 1  |
| 6980.03   | 19.282     | 3  | 6725.116  | 15.57      | 2  |
| 6999.312  | 9.048      | 1  | 6740.686  | 59.064     | 9  |
| 7008.36   | 101.624    | 16   | 6799.75   | 86.364     | 13   |
| 7109.984  | 5.272      | 1  | 6886.114  | 31.888     | 5  |
| 7115.256  | 5.772      | 1  | 6918.002  | 4.056      | 1  |
| 7121.028  | 5.928      | 1  | 6922.058  | 14.228     | 2  |
| 7126.956  | 72.854     | 11   | 6936.286  | 1.81       | 0  |
| 7199.81   | 49.486     | 8  | 6938.096  | 18.876     | 3  |
| 7249.296  |            |  | 6956.972  | 16.038     | 2  |
|           |            |  | 6973.01   | 7.614      | 1  |
|           |            |  | 6980.624  | 1.684      | 0  |
|           |            |  | 6982.308  | 29.608     | 5  |
|           |            |  | 7011.916  | 14.48      | 2  |
|           |            |  | 7026.396  | 83.462     | 13   |
|           |            |  | 7109.858  | 29.546     | 5  |
|           |            |  | 7139.404  | 3.06       | 0  |
|           |            |  | 7142.464  | 21.28      | 3  |
|           |            |  | 7163.744  | 22.994     | 4  |
|           |            |  | 7186.738  | 17.786     | 3  |
|           |            |  | 7204.524  | 44.398     | 7  |
|           |            | <b>1,107</b>                               |           |            | <b>1,106</b>                               |





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Homewise Solare Subdivision Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: M-09-Z DRB#: 1002822 EPC#: PR-2019-002042 Work Order#: \_\_\_\_\_  
Legal Description: TR 12B1A PLAT OF TRACT 12-B-1-A & 12-B-1-B EL RANCHOGRANDE 1 CONT 6.1178 AC  
City Address: Gibson Boulevard NW, 87121

**Applicant:** Homewise, Inc. / Agent: Consensus Planning, Inc. Contact: Jim Strozier, FAICP  
Address: 302 Eighth Street NW, Albuquerque, NM 87102  
Phone#: 505-764-9801 Fax#: \_\_\_\_\_ E-mail: cp@consensusplanning.com

### Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-M

Project Type: New:  Change of Use:  Same Use/Unchanged:  Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential:  Office:  Retail:  Mixed-Use:

Describe development and Uses:  
Single-family residential townhouse development.

Days and Hours of Operation (if known): N/A

### Facility

Building Size (sq. ft.): To be determined

Number of Residential Units: 74 +/-

Number of Commercial Units: N/A

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* Unknown

Expected Number of Employees (if known):\* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):\* N/A

Trip Generations during PM/AM Peak Hour (if known):\* Unknown

Driveway(s) Located on: Street Name Gibson Boulevard

Adjacent Roadway(s) Posted Speed: Street Name 98th Street Posted Speed 35 mph

Street Name Gibson Boulevard Posted Speed 40 mph

ITE Land Use #220  
Multifamily Housing, 74  
DU  
AM trips 31 veh  
PM trips 40 veh

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Gibson Boulevard-Urban Major Collector, 98th Street-Urban Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: 98th/Gibson Activity Center  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: Not available Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Route 198 Nearest Transit Stop(s): West along 98th Street

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Amole Arroyo Trail, 98th Street Bike Path, Gibson West Bike Path  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalks along Gibson and within townhouse development.

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

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

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. ... P.E.*

7/30/2021

TRAFFIC ENGINEER

DATE



## Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

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

**INFRASTRUCTURE LIST**

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

**SOMBRA DEL OESTE  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACTS 12-B-1-B AND 12-B-1-A, 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.

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size     | Type of Improvement                         | Location                 | From                     | To                                     | Construction Certification |                 |                       |
|---------------------------------|----------------------------|----------|---|--------------------------|--------------------------|--|----------------------------|-----------------|-----------------------|
|                                 |                            |          |   |                          |                          |  | Inspector                  | Private<br>P.E. | City Cnst<br>Engineer |
|                                 |                            | 12' WIDE | 100' LEFT TURN LANE<br>WITH 84' TRANSITION  | GIBSON BLVD.             | VALLEY<br>COTTONWOOD DR. | 184' WEST                              | /                          | /               | /                     |
|                                 |                            | 10' WIDE | ASPHALT MULTI-PURPOSE TRAIL                 | GIBSON BLVD.             | VALLEY<br>COTTONWOOD DR. | WEST PROPERTY<br>LINE                  | /                          | /               | /                     |
|                                 |                            | 28' F-F  | PAVING, CURB AND GUTTER                     | VALLEY<br>COTTONWOOD DR. | GIBSON BLVD.             | GOLDEN<br>RAINTREE AVE.                | /                          | /               | /                     |
|                                 |                            | 26' F-F  | PAVING, CURB AND GUTTER                     | GOLDEN<br>RAINTREE AVE   | SMOKETREE DR.            | EAST PROPERTY<br>LINE                  | /                          | /               | /                     |
|                                 |                            | 26' F-F  | PAVING, CURB AND GUTTER                     | MOUNTAIN ASH AVE.        | SMOKETREE DR.            | VALLEY<br>COTTONWOOD DR.               | /                          | /               | /                     |
|                                 |                            | 26' F-F  | PAVING, CURB AND GUTTER                     | SMOKETREE DR.            | GIBSON BLVD.             | 10' SOUTH OF<br>NORTH PROPERTY<br>LINE | /                          | /               | /                     |
|                                 |                            | 8"       | WATER LINE W/ VALVES, FH,<br>MJ'S, AND RJ'S | GIBSON BLVD.             | BARBADOS AVE.            | VALLEY<br>COTTONWOOD DR.               | /                          | /               | /                     |
|                                 |                            | 8"       | WATER LINE W/ VALVES, FH,<br>MJ'S, AND RJ'S | GIBSON BLVD.             | SMOKETREE DR.            | WEST PROPERTY<br>LINE                  | /                          | /               | /                     |

| Financially<br>Guaranteed<br>DRC # | Constructed<br>Under<br>DRC # | Size | Type of Improvement                         | Location                 | From                 | To                                      | Construction Certification |      |                       |
|------------------------------------|-------------------------------|------|---|--------------------------|----------------------|---|----------------------------|------|-----------------------|
|                                    |                               |      |   |                          |                      |   | Private                    |      | City Cnst<br>Engineer |
|                                    |                               |      |   |                          |                      |   | Inspector                  | P.E. |                       |
|                                    |                               | 8"   | WATER LINE W/ VALVES, FH,<br>MJ'S, AND RJ'S | VALLEY<br>COTTONWOOD DR. | GIBSON BLVD.         | GOLDEN<br>RAINTREE AVE.                 | /                          | /    | /                     |
|                                    |                               | 8"   | WATER LINE W/ VALVES, FH,<br>MJ'S, AND RJ'S | SMOKETREE DR.            | GIBSON BLVD.         | 10' SOUTH OF<br>NORTH PROPERTY<br>LINE  | /                          | /    | /                     |
|                                    |                               | 8"   | WATER LINE W/ VALVES, FH,<br>MJ'S, AND RJ'S | MOUNTAIN ASH AVE.        | SMOKETREE DR.        | VALLEY<br>COTTONWOOD DR.                | /                          | /    | /                     |
|                                    |                               | 8"   | WATER LINE W/ VALVES, FH,<br>MJ'S, AND RJ'S | GOLDEN<br>RAINTREE AVE.  | SMOKETREE DR.        | EAST PROPERTY<br>LINE                   | /                          | /    | /                     |
|                                    |                               | 8"   | SANITARY SEWER LINE<br>W/ MANHOLES          | STAMPEDE DR.             | BAY MARE AVE.        | GIBSON BLVD.                            | /                          | /    | /                     |
|                                    |                               | 8"   | SANITARY SEWER LINE<br>W/ MANHOLES          | GIBSON BLVD.             | STAMPEDE DR.         | VALLEY<br>COTTONWOOD DR.                | /                          | /    | /                     |
|                                    |                               | 8"   | SANITARY SEWER LINE<br>W/ MANHOLES          | VALLEY<br>COTTONWOOD DR. | GIBSON BLVD.         | GOLDEN<br>RAINTREE AVE.                 | /                          | /    | /                     |
|                                    |                               | 8"   | SANITARY SEWER LINE<br>W/ MANHOLES          | MOUNTAIN ASH AVE.        | SMOKETREE DR.        | VALLEY<br>COTTONWOOD DR.                | /                          | /    | /                     |
|                                    |                               | 8"   | SANITARY SEWER LINE<br>W/ MANHOLES          | GOLDEN<br>RAINTREE AVE.  | SMOKETREE DR.        | EAST PROPERTY<br>LINE                   | /                          | /    | /                     |
|                                    |                               | 8"   | SANITARY SEWER LINE<br>W/ MANHOLES          | SMOKETREE DR.            | MOUNTAIN ASH<br>AVE. | 10' SOUTH OF<br>NORTH PROPERTY<br>LINE  | /                          | /    | /                     |
|                                    |                               | 24"  | STORM DRAIN W/ MANHOLES                     | GIBSON BLVD.             | BARBADOS AVE.        | 80' EAST OF<br>VALLEY<br>COTTONWOOD DR. | /                          | /    | /                     |



| Financially<br>Guaranteed<br>DRC # | Constructed<br>Under<br>DRC # | Size | Type of Improvement                         | Location                 | From                           | To                                      | Construction Certification |      |                       |
|------------------------------------|-------------------------------|------|---|--------------------------|--------------------------------|---|----------------------------|------|-----------------------|
|                                    |                               |      |   |                          |                                |   | Private                    |      | City Cnst<br>Engineer |
|                                    |                               |      |   |                          |                                |   | Inspector                  | P.E. |                       |
|                                    |                               | 24"  | STORM DRAIN W/ MANHOLES AND<br>STORM INLETS | VALLEY<br>COTTONWOOD DR. | 50' SOUTH OF<br>SMOKETREE AVE. | 35' SOUTH OF<br>GOLDEN<br>RAINTREE AVE. | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |
|                                    |                               |      |   |                          |                                |   | /                          | /    | /                     |

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 DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification                   |      |                                     |  |
|------------------------------|-------------------------|------|---------------------|----------|------|----|--|------|-------------------------------------|--|
|                              |                         |      |                     |          |      |    | Private Inspector                            | P.E. | City Cnst Engineer                  |  |
| <input type="text"/>         | <input type="text"/>    |      |                     |          |      |    | /  | /    | /                                   |  |
| <input type="text"/>         | <input type="text"/>    |      |                     |          |      |    | /  | /    | /                                   |  |
| <input type="text"/>         | <input type="text"/>    |      |                     |          |      |    | /  | /    | /                                   |  |
|                              |                         |      |                     |          |      |    | Approval of Creditable Items:                |      | Approval of Creditable Items:       |  |
|                              |                         |      |                     |          |      |    | Impact Fee Administrator Signature      Date |      | City User Dept. Signature      Date |  |

**NOTES**


If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_

|                      |  |
|----------------------|--|
| <b>AGENT / OWNER</b> | <b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b> |
|----------------------|--|

**DAVID B. THOMPSON, P.E.**  
NAME (print)

**THOMPSON ENGR. CONS., INC.**  
FIRM

 2/10/2022  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
CODE ENFORCEMENT - date

\_\_\_\_\_  
- date

|  |
|--|
| <b>DESIGN REVIEW COMMITTEE REVISIONS</b> |
|--|

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
|          |      |           |                 |              |
|          |      |           |                 |              |
|          |      |           |                 |              |

November 15, 2021

**Chair**

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

David B. Thompson  
Thompson Engineering Consultants, Inc.  
PO Box 65760  
Albuquerque, NM 87120

**RE: Water and Sanitary Sewer Availability Statement #211030**  
**Project Name: Homewise Solare Townhome Subdivision**  
**Project Address: 8801 Gibson Boulevard SW**  
**Legal Description: Tract 12-B-1 of El Rancho Grande Subdivision**  
**UPC: 100905533402040127**  
**Zone Atlas Map: M-09**

Dear Mr. Thompson:

**Project Description:** The subject site is located at the northwest corner of Barbados Avenue and Gibson Boulevard within the City of Albuquerque. The proposed development consists of approximately 6.12 acres and the property is currently zoned PD for planned development. The property lies within the Pressure 2WR in the Atrisco Trunk. The request for availability indicates plans to subdivide and develop the lot for a 75-lot townhome subdivision. There is an existing charter school within the platted area, just east of the proposed townhomes.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Four-inch PVC distribution line (project #26-6456.87-04) along Shadowcast Drive.
- 12-inch PVC distribution line (project #26-6456.81-04) along Barbados Avenue.
- 12-inch PVC well collector line (project #26-2499-87) along Gibson Boulevard.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-6456.88-04) along Barbados Drive, south of Gibson Boulevard.

**Water Service:** New metered water service to the property can be provided contingent upon a developer funded project to extend an eight-inch distribution main from the 12-inch distribution line along Barbados Avenue. It shall extend along the northern side of Gibson Avenue and shall enter the site at the eastern access aisle. It will extend such that each lot will receive perpendicular connection. The main shall extend to the southwest corner of the property at Gibson Boulevard, in order to facilitate future looped connections to the west or the south.

Upon completion of the infrastructure construction, the development may receive service via routine connection to the proposed eight-inch distribution main along the access aisle internal to the site. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally

platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service to the property can be provided contingent upon a developer funded project to extend an eight-inch collector from manhole N09-082 at Stampede Drive. The collector shall extend north across Gibson Boulevard then west along Gibson Boulevard to the eastern access point to the subdivision. It will then extend into the site cover the frontage of each lot. Each extension shall terminate at a manhole. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

**Fire protection:** A standard fire hydrant flow of 1,000 gallons-per-minute has been applied to the proposed infrastructure. There are four hydrants proposed for this site. As modeled using InfoWater™ computer software, the fire flow can be met. The analysis was performed by simulating the required fire flow at the north-western proposed hydrant.

All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Cross Connection Prevention:** Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows:

1. Customers shall permanently abandon the use of private wells by plugging the wells as accepted by the Water Authority prior to connecting to the public water system; or
2. Customers who choose to maintain their private wells shall completely sever the private well from the premises' potable plumbing system and shall install a reduced pressure principle backflow prevention assembly approved by the Water Authority at the terminal end of the water service from the public water system (e.g., service connection).

Contact Cross Connection at (505) 289-3439 for more information.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. Side yard easements are not acceptable for either water or sanitary sewer.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction:** Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

**Utility Expansion Charge (UEC):** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding account fees.

**Water Use:** All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps  
f/ Availability Statement #211030



# 211030 - Water



## Legend

Project Location

Valve

Hydrant

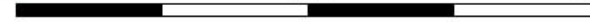
### Pipe SUBTYPE

Distribution Line

Hydrant Leg

Well Collector Line

0 410 820 Feet



General Map Keyed Notes

1. --- Proposed Waterline Extension

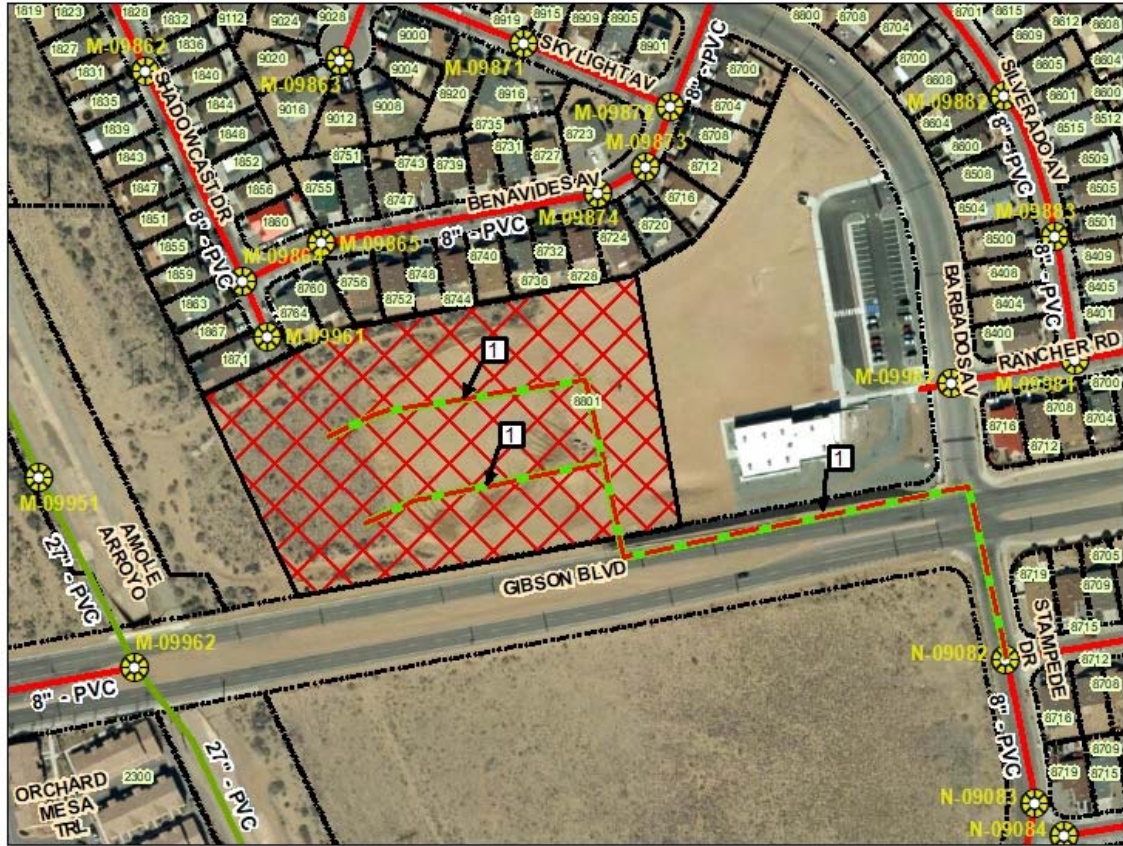
2. --- Proposed Fire Hydrants

Fire Flow Analysis Points



1. --- Analysis Point





# 211030 - Sanitary Sewer



## Legend

-  Project Location
-  Sewer Manhole

## Sewer Pipe SUBTYPE

-  COLLECTOR
-  INTERCEPTOR

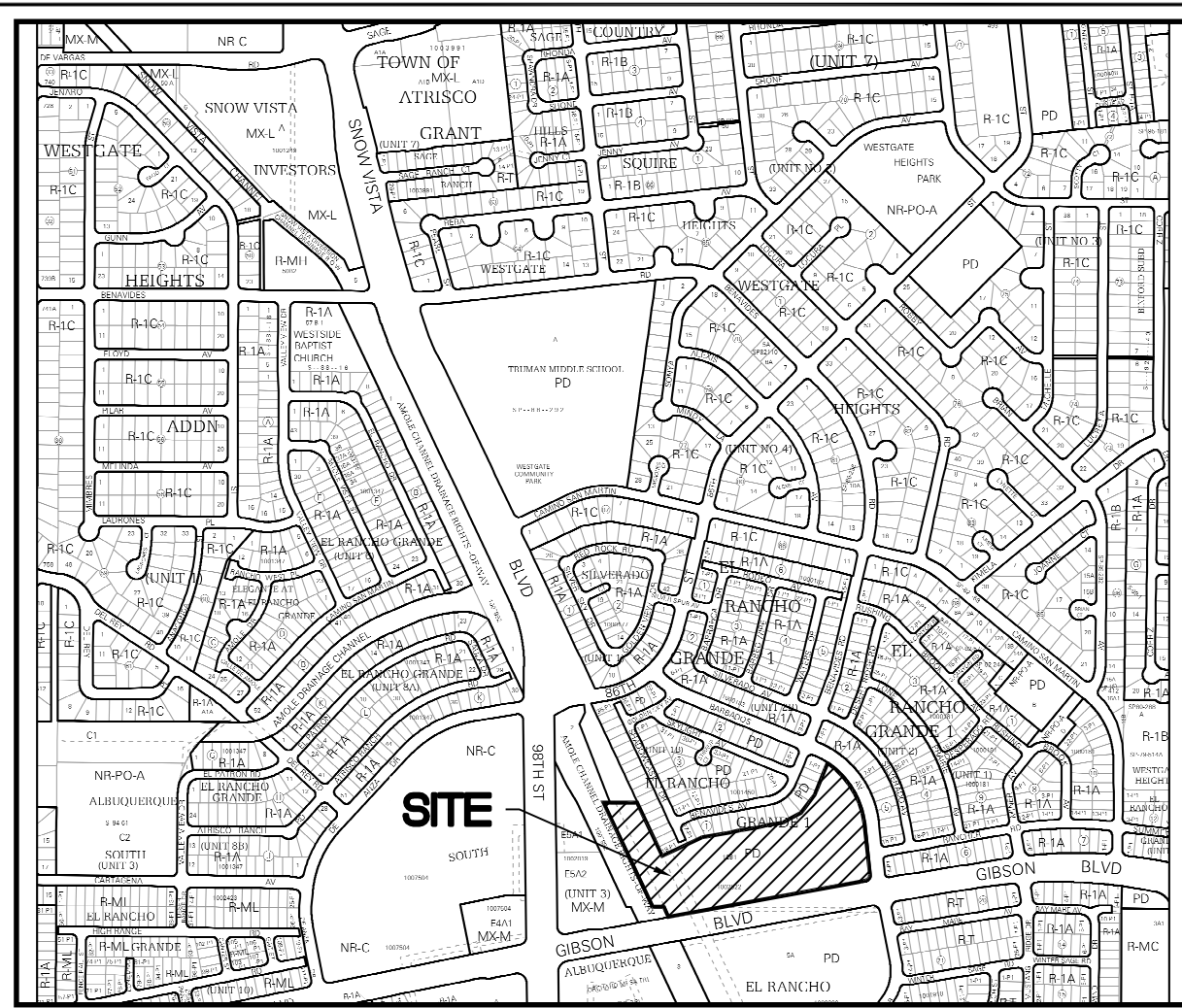
0 410 820 Feet

 --- General Map Keyed Notes

1. --- Proposed Sewer Extension 







Vicinity Map - Zone Atlas M-9-Z

**Easement and Drainage Notes**

- 1 EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 2 EXISTING 25' PRIVATE STORM DRAIN EASEMENT (12/12/2019, 2019C-127) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 3 EXISTING PRIVATE ACCESS EASEMENT (12/12/2019, 2019C-127) VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 4 EXISTING 10' PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- 5 EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- 6 EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)
- 7 EXISTING 10' PUE (8/15/2003, 2003C-249)
- 8 EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57)
- 9 EXISTING 20' PERMANENT WATERLINE EASEMENT (10/25/1985, BK. A104, PG. 9135, DOC. NO. 1985090123) SHOWN HEREON AS [Symbol]
- 10 EXISTING 50' PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- 11 EXISTING AMAFCA DRAINAGE EASEMENT (10/7/2005, DOC. NO. 2005149548) SHOWN HEREON AS [Symbol]
- 12 EXISTING UNOBSTRUCTED LINE OF SIGHT EASEMENT (1/8/2002, 2002C-7) SHOWN HEREON AS [Symbol]
- 13 EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- 14 AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078629)
- 15 AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078634) VACATED WITH THIS PLAT
- 16 6.25' X 25.83' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_) SHOWN HEREON AS [Symbol]
- 17 10' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_)
- 18 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Symbol]

**Legal Description**

TRACTS 12-B-1-A AND 12-B-1-B OF THE PLAT OF TRACTS 12-B-1A AND 12-B1B BEING A REPLAT OF TRACT 12-B-1 OF THE BULK LAND PLAT FOR EL RANCHO GRANDE I, PARCELS 5-A AND 12-B-1 WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 12, 2019, IN PLAT BOOK 2019C, PAGE 127.

**Documents**

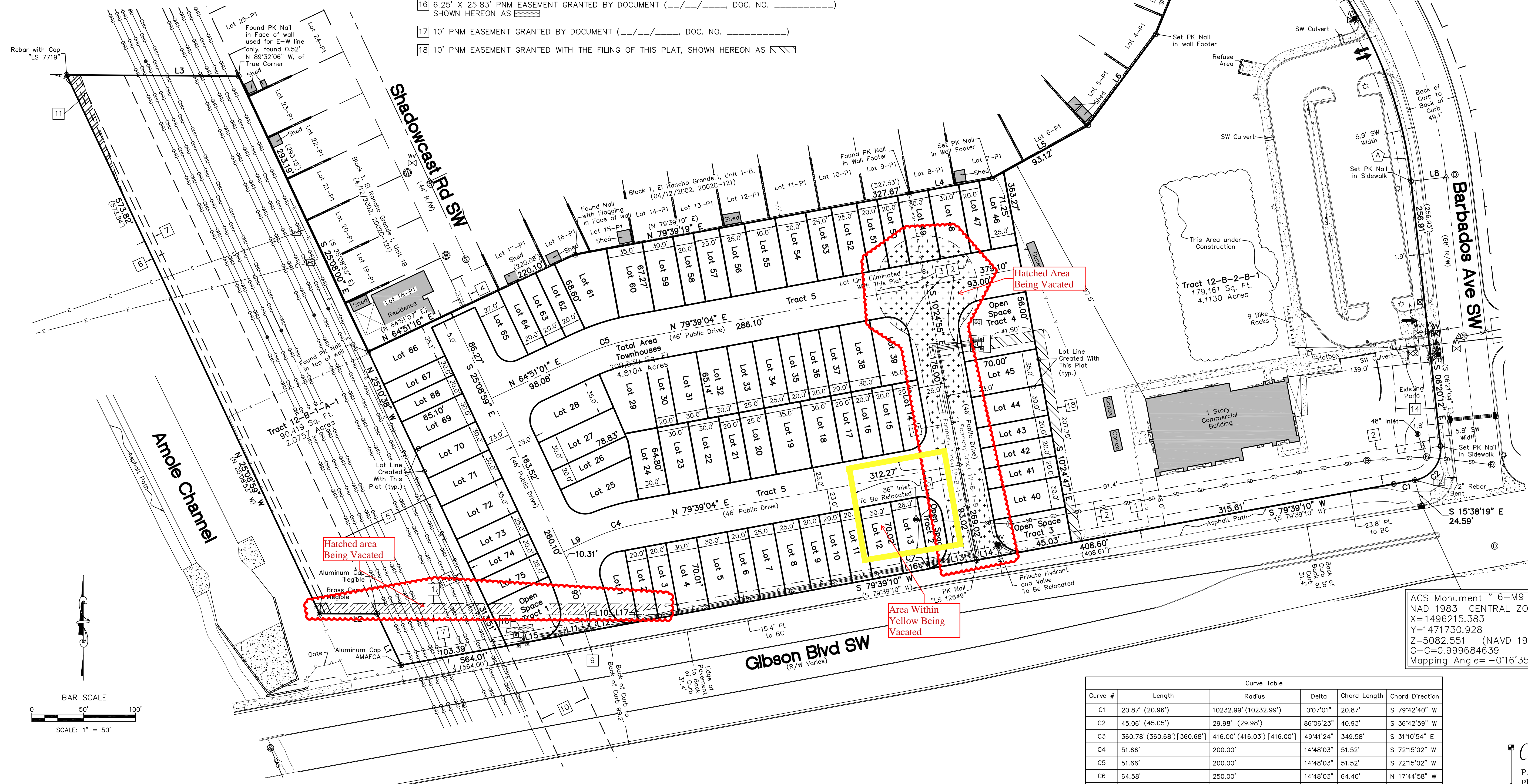
1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
3. PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
4. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2019, AS DOCUMENT NO. 2019045667.
5. PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 04, 2002, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.

**Indexing Information**

Section 33, Township 10 North, Range 2 East, N.M.P.M. as projected into the Town of Atrisco Grant  
 Subdivision: El Rancho Grande I  
 Owner: Solare Collegiate Foundation  
 UPC #: 100905533402040127 (Tract 12-B-1-A)  
 1009055338202740125 (Tract 12-B-1-B)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.



ACS Monument "6-M10"  
 NAD 1983 CENTRAL ZONE  
 X=1497827.859  
 Y=1471787.588  
 Z=5050.537 (NAVD 1988)  
 G-G=0.999685636  
 Mapping Angle=-0°16'24.79"

ACS Monument "6-M9"  
 NAD 1983 CENTRAL ZONE  
 X=1496215.383  
 Y=1471730.928  
 Z=5082.551 (NAVD 1988)  
 G-G=0.999684639  
 Mapping Angle=-0°16'35.92"

**Legend**

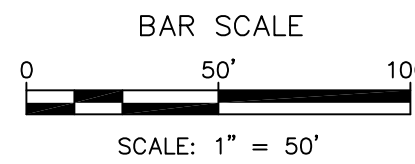
|                                  |  |
|----------------------------------|--|
| N 90°00'00" E<br>(N 90°00'00" E) | MEASURED BEARINGS AND DISTANCES                                |
| [N 90°00'00" E]                  | RECORD BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127) |
| [Symbol]                         | RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249) |
| [Symbol]                         | FOUND MONUMENT AS INDICATED                                    |
| [Symbol]                         | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED      |
| [Symbol]                         | FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED     |
| [Symbol]                         | COVERED AREA   |
| [Symbol]                         | CONCRETE   |
| [Symbol]                         | GUARD RAIL   |
| [Symbol]                         | WIRE FENCE   |
| [Symbol]                         | BLOCK WALL   |
| [Symbol]                         | PIPE FENCE   |
| [Symbol]                         | VINYL FENCE  |
| [Symbol]                         | WOOD FENCE   |
| [Symbol]                         | HANDRAIL   |
| [Symbol]                         | UTILITY PEDESTAL   |
| [Symbol]                         | BOLLARD  |
| [Symbol]                         | OVERHEAD UTILITY LINE  |
| [Symbol]                         | UTILITY POLE   |
| [Symbol]                         | ANCHOR   |
| [Symbol]                         | PULL BOX   |
| [Symbol]                         | LIGHT POLE   |
| [Symbol]                         | TRANSFORMER  |
| [Symbol]                         | ELECTRIC CABINET   |
| [Symbol]                         | WATER VALVE  |
| [Symbol]                         | WATER METER  |
| [Symbol]                         | FIRE HYDRANT   |
| [Symbol]                         | SANITARY SEWER MANHOLE   |
| [Symbol]                         | STORM DRAIN MANHOLE  |
| [Symbol]                         | SAS CLEANOUT   |
| [Symbol]                         | STORM DRAIN INLET  |
| [Symbol]                         | DROP INLET   |
| [Symbol]                         | IRRIGATION BOX   |
| [Symbol]                         | SIGN   |
| [Symbol]                         | CURB CUT/INDICATION OF ACCESS TO ROADWAY                       |
| [Symbol]                         | UNDERGROUND GAS UTILITY LINE                                   |
| [Symbol]                         | UNDERGROUND WATER UTILITY LINE                                 |
| [Symbol]                         | UNDERGROUND STORM DRAIN UTILITY LINE                           |
| [Symbol]                         | UNDERGROUND ELECTRIC UTILITY LINE                              |

**Line Table**

| Line # | Direction                     | Length (ft)       |
|--------|-------------------------------|-------------------|
| L1     | N 25°14'33" W (N 25°12'42" W) | 54.77' (54.71')   |
| L2     | N 89°53'21" W (N 89°49'19" W) | 55.33' (55.32')   |
| L3     | S 89°32'06" E (S 89°29'58" E) | 166.37' (166.40') |
| L4     | N 79°39'19" E (N 79°39'10" W) | 81.02' (81.10')   |
| L5     | N 61°07'11" E (N 61°07'02" E) | 105.73' (105.71') |
| L6     | N 36°33'03" E (N 36°32'54" W) | 109.49' (109.47') |
| L7     | N 22°26'54" E (N 22°26'44" W) | 170.33' (170.30') |
| L8     | N 83°39'48" E                 | 34.00' (34.00')   |
| L9     | N 64°51'01" E                 | 28.01'            |
| L10    | N 10°20'56" W                 | 5.38'             |
| L11    | S 79°39'04" W                 | 48.96'            |
| L12    | S 79°39'37" W                 | 42.63'            |
| L13    | S 79°37'59" W                 | 50.03'            |
| L14    | S 79°40'24" W                 | 47.97'            |
| L15    | S 79°38'44" W                 | 32.04'            |
| L16    | S 79°39'10" W                 | 21.91'            |
| L17    | S 79°39'10" W                 | 5.05'             |

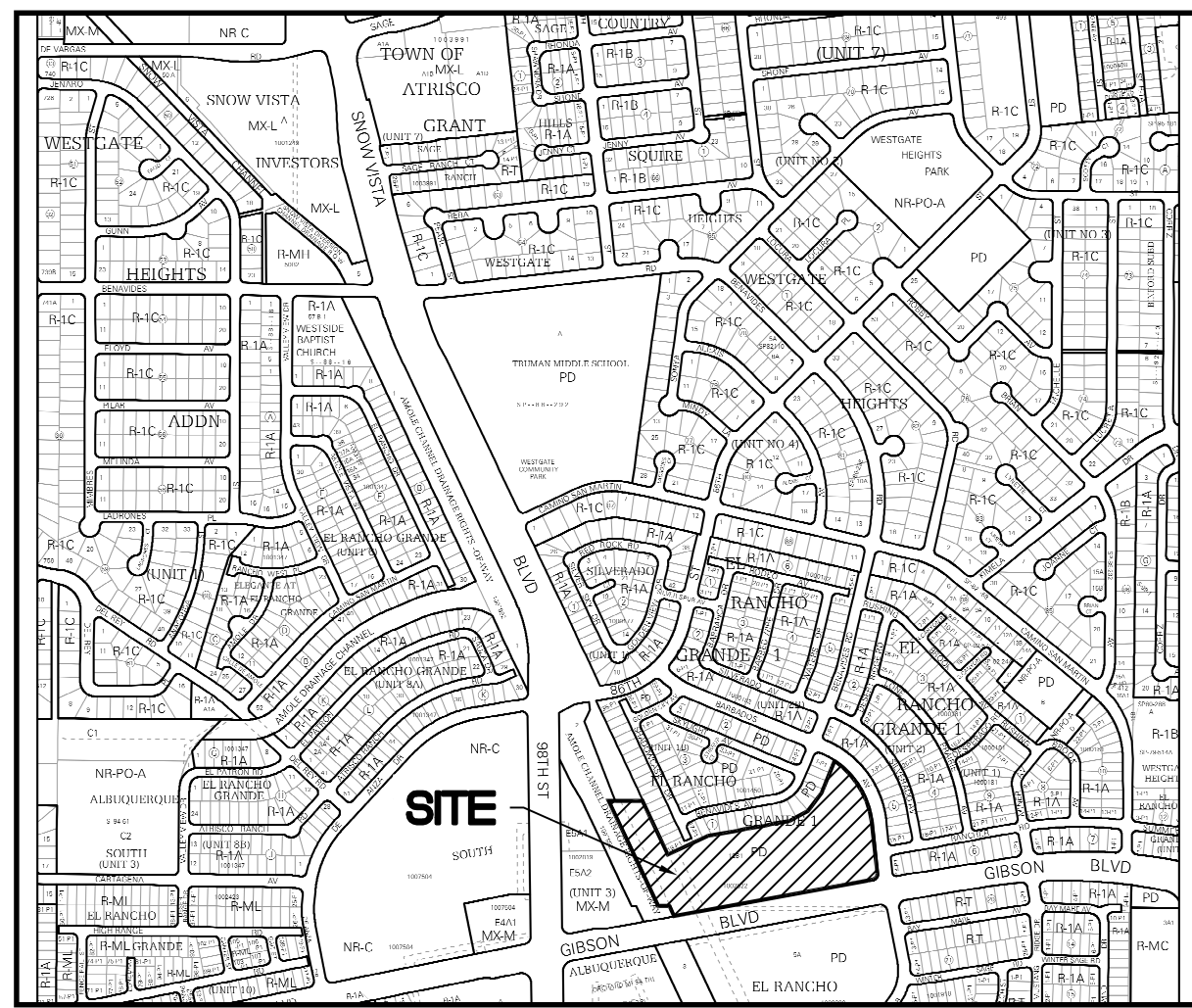
**Curve Table**

| Curve # | Length                      | Radius                      | Delta     | Chord Length | Chord Direction |
|---------|-----------------------------|-----------------------------|-----------|--------------|-----------------|
| C1      | 20.87' (20.96')             | 10232.99' (10232.99')       | 0°07'01"  | 20.87'       | S 79°42'40" W   |
| C2      | 45.06' (45.05')             | 29.98' (29.98')             | 86°06'23" | 40.93'       | S 36°42'59" W   |
| C3      | 360.78' (360.68') [360.68'] | 416.00' (416.03') [416.00'] | 49°41'24" | 349.58'      | S 31°10'54" E   |
| C4      | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C5      | 51.66'                      | 200.00'                     | 14°48'03" | 51.52'       | S 72°15'02" W   |
| C6      | 64.58'                      | 250.00'                     | 14°48'03" | 64.40'       | N 17°44'58" W   |
| C7      | 4.15'                       | 25.00'                      | 93°10'01" | 4.15'        | N 74°53'33" E   |





**Sketch Plat for  
Solare Townhomes  
and Tracts 12-B-1-A-1 and  
12-B-1-B-1  
El Rancho Grande I  
Being Comprised of  
Tracts 12-B-1-A and 12-B-1-B  
El Rancho Grande I  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2022**



Vicinity Map - Zone Atlas M-9-Z

**Access to Public Streets-Rear Yard Adjacency Per IDO\***

AS PER IDO SECTION 5-4(F)(2)(b), RESIDENTIAL LOTS SHALL AVOID LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. LOCAL FRONTAGE ROADS MAY BE USED WITHIN A SUBDIVISION TO AVOID LOCATING RESIDENTIAL REAR YARD WALLS ALONG COLLECTOR AND ARTERIAL STREETS.

\* REQUESTING TO WAIVER THIS REQUIREMENT FOR LOTS 1-13 TO ALLOW REAR YARDS ADJACENT TO GIBSON BOULEVARD.

**Sidewalk Waiver Request\*\***

AS PER IDO SECTION 6-6(P)(3)(J): IF THE REQUEST IS A FOR A WAIVER TO IDO SIDEWALK REQUIREMENTS, THE AREA IS OF LOW-INTENSITY LAND USE TO AN EXTENT THAT THE NORMAL INSTALLATION OF SIDEWALKS WILL NOT CONTRIBUTE TO THE PUBLIC WELFARE, AND THE ABSENCE OF A SIDEWALK WILL NOT CREATE A GAP IN AN EXISTING SIDEWALK SYSTEM EXTENDED TO 1 OR MORE SIDES OF THE SUBJECT PROPERTY.

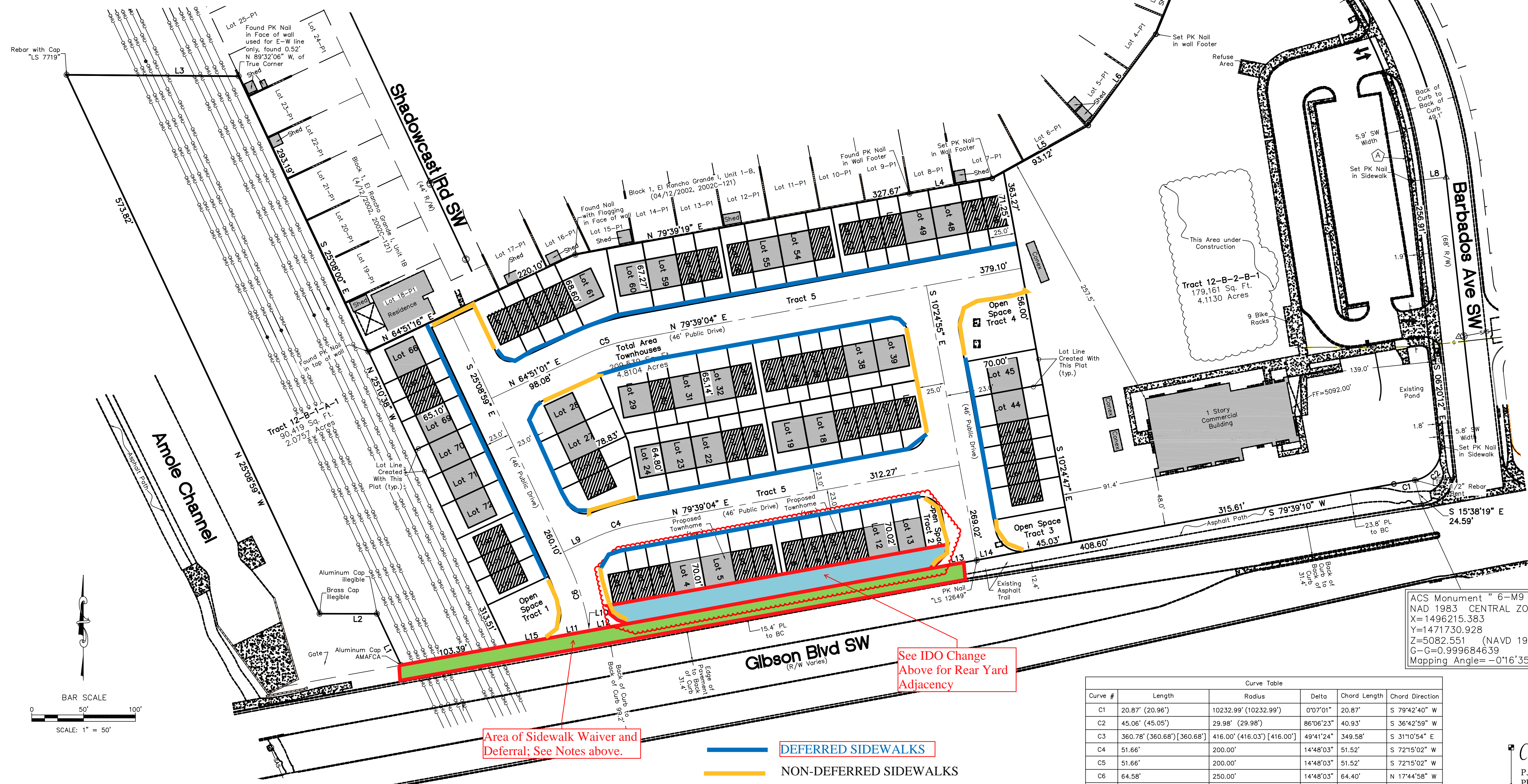
\*\* PROPOSED ASPHALT TRAIL WILL BE WITHIN AREA TO REPLACE THE SIDEWALK REQUIREMENTS FOR SUBDIVISIONS.

**Sidewalk Deferral:**

AS PER DPM SECTION DPM-2-9(C)(1) TEMPORARY SIDEWALK

REQUESTING A DEFERRAL FOR THIS REQUIREMENT

ACS Monument " 6-M10 "  
NAD 1983 CENTRAL ZONE  
X=1497827.859  
Y=1471787.588  
Z=5050.537 (NAVD 1988)  
G-G=0.999685636  
Mapping Angle= -0°16'24.79"



**Legend**

|                 |  |
|-----------------|--|
| N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES                                |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249) |
| ●               | FOUND MONUMENT AS INDICATED                                    |
| ○               | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED      |
| △               | FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED     |
| ▭               | COVERED AREA   |
| ▨               | CONCRETE   |
| ▩               | BLOCK WALL   |
| □               | UTILITY PEDESTAL   |
| —○—             | OVERHEAD UTILITY LINE  |
| —●—             | UTILITY POLE   |
| —               | ANCHOR   |
| —               | SIGN   |
| ↔               | CURB CUT/INDICATION OF ACCESS TO ROADWAY                       |

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| L17    | S 79°39'10" W                 | 5.05'             |

| Curve # | Length                      | Radius                      | Delta     | Chord Length | Chord Direction |
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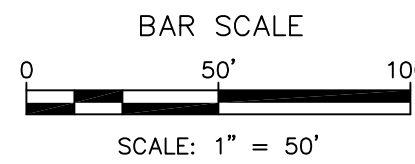
ACS Monument " 6-M9 "  
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X=1496215.383  
Y=1471730.928  
Z=5082.551 (NAVD 1988)  
G-G=0.999684639  
Mapping Angle= -0°16'35.92"

Area of Sidewalk Waiver and Deferral; See Notes above.

DEFERRED SIDEWALKS

NON-DEFERRED SIDEWALKS

See IDO Change Above for Rear Yard Adjacency







February 11, 2022  
 Jolene Wolfley, Chair  
 Development Review Board  
 City of Albuquerque  
 600 Second Street NW  
 Albuquerque, New Mexico 87102

Landscape Architecture  
 Urban Design  
 Planning Services

302 Eighth St. NW  
 Albuquerque, NM 87102

(505) 764-9801  
 Fax 842-5495  
 cp@consensusplanning.com  
 www.consensusplanning.com

RE: Sombra del Oeste Subdivision – Waiver to Allow Rear Yards Adjacent to Gibson Boulevard

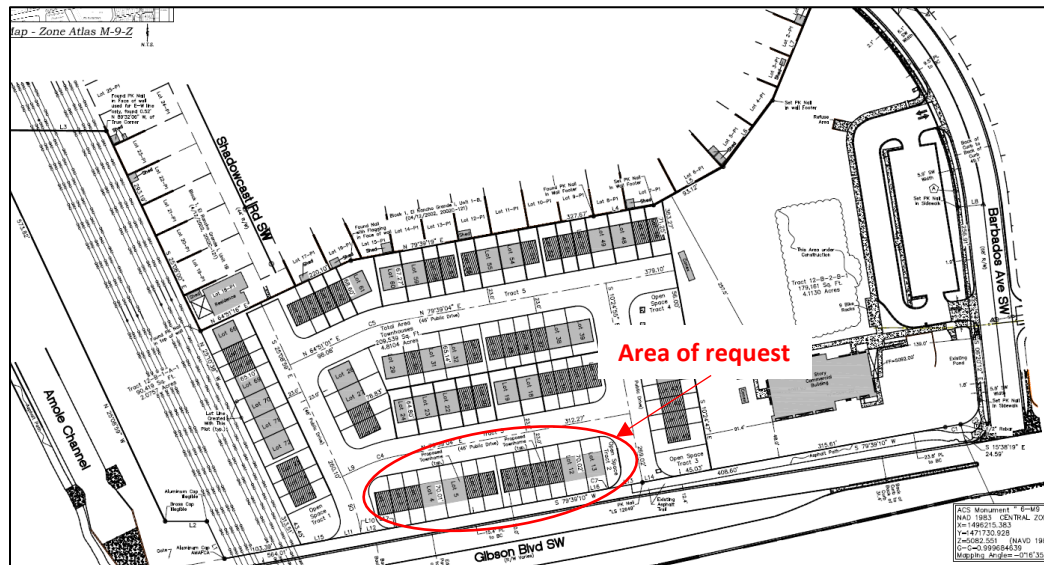
Dear Ms. Wolfley:

The purpose of this letter is to request a Waiver-DRB to allow rear yards adjacent to Gibson Boulevard in conjunction with a Preliminary Plat application for the Sombra del Oeste Subdivision on behalf of Homewise, Inc. The subject property is located at the northeast corner of Gibson Boulevard just east of 98<sup>th</sup> Street SW. The subject property is legally described as *Tract 12-B-1-A Plat of Tract 12-B-1-A & 12-B-1-B El Rancho Grande 1 containing 6.1178 Acres.*

The Applicant is requesting a waiver to the IDO requirement below:

*Section 5-4(F)(2)(b) - Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets*

The Waiver will apply to lots 1-13 on the south edge of the subdivision with rear yard lot lines adjacent to Gibson Boulevard, an urban major collector street.



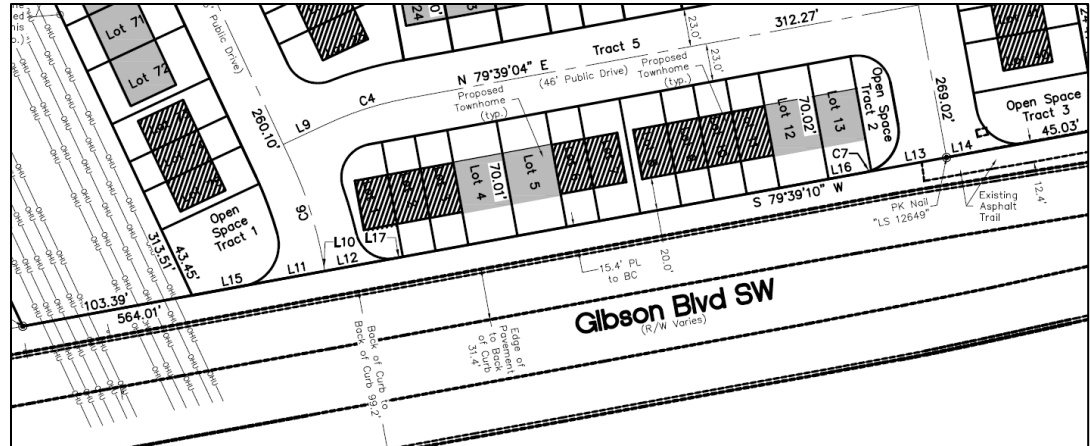
Sombra del Oeste Plat with Waiver area outlined in red.

PRINCIPALS

James K. Strozier, FAICP  
 Christopher J. Green, PLA,  
 ASLA, LEED AP  
 Jacqueline Fishman, AICP

The townhomes will contain 20-foot rear yards and the rear yard walls will be separated from the right-of-way by a 15.4-foot setback including an asphalt trail and a landscape buffer.





*Close up of townhouses along Gibson Boulevard.*

The justification for the Waivers is based on the response to the criteria as follows.

**6-6(P)(3) Review and Decision Criteria:** An application for a Waiver – DRB shall be approved if it complies with the following criteria:

**6-6(P)(3)(a) Any of the following applies:**

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.
2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.

**Applicant Response:** The requested Waiver meets Criteria #3. Varying from the requirements to avoid rear yards along Gibson Boulevard will cause damage to the established character of the area. The IDO encourages using a frontage road to avoid the arterial street. There is no frontage road in this area, and the construction of a new road would be of no use as there are no connections in place. There is a multi-use trail along Gibson Boulevard that will be extended as part of this development. In addition, rear yards along Gibson Boulevard are similar to adjacent developments. Deviating from this development pattern will have a detrimental impact on the character of the area.

**6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.**



**Applicant Response:** The requested Waiver will not be contrary to this area's public safety, health, or welfare or the community because the setback along Gibson Boulevard will incorporate deeper rear yards, landscape buffers, and rear yard fencing, supporting pedestrian safety. Landscaping will be provided between the backyard walls and the asphalt trail, adding to a comfortable walking environment along a modern well-designed subdivision replacing a vacant parcel.

**6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.**

**Applicant Response:** The requested waiver will not cause material impacts on surrounding properties. The property to the east is a school and to the west is a large utility easement and the Amole Channel to the west. The waiver to allow rear yards along Gibson Boulevard will not have any adverse impacts on these properties because it is for lots within the subdivision, and they are sufficiently separated from the adjacent properties to mitigate any impact from the proposed development.

**6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.**

**Applicant Response:** The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. As stated, the asphalt trail to the east will be extended along this section of Gibson Boulevard and will be constructed according to the DPM Standards and verified by City Transportation and Parks and Recreation. The Gibson Boulevard right-of-way is existing.

**6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.**

**Applicant Response:** The requested Waiver will not conflict with the goals and provisions of the IDO, the ABC Comprehensive Plan, or any other City code or ordinance. The goal of the IDO through Section 5-4(F)(2)(b) is to provide access to public streets. There is direct access to Gibson Boulevard from two local streets to the east and west of this block within the subdivision. The rear yards along Gibson Boulevard will not impede these access points.

**6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.**

**Applicant Response:** Criterion (f) does not apply, as the subject property is not in the 100-year Floodplain.

**6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.**

**Applicant Response:** The requested Waiver will not materially undermine the intent and purpose of the IDO to "*protect the health, safety, and general welfare of the public*" or the MX-M zone district "*to provide for a wide array of moderate-intensity retail, commercial, and institutional, and moderate density residential uses...*" As stated above, the residential lots will be protected with deeper rear yards, landscape buffers, and an asphalt trail that meet the purpose of the IDO and will allow for well-designed moderate density housing



development in the MX-M zone. This will promote the area's safety, health, and general welfare and be more advantageous than an unnecessary frontage road.

**6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.**

**Applicant Response:** The requested Waiver will not allow a lot or type of development that does not meet applicable Development Standards for the MX-M zone.

**6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).**

**Applicant Response:** The requested Waiver is the minimum necessary to provide redress. The proposed subdivision sits on a parcel with an unusual shape. The layout has been considered carefully to allow for a moderate-density housing development. Larger lots were placed along the Gibson Boulevard block length to ensure there was adequate separation from the residential units and the right-of-way and that the minimum number of lots would have rear yards along Gibson Boulevard.

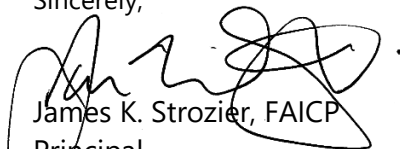
**6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.**

**Applicant Response:** Criterion (j) is not applicable. The Waiver request is not for sidewalk requirements.

#### **CONCLUSION**

On behalf of Homewise, Inc. we respectfully request that you approve this Waiver-DRB based on the justification above. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP  
Principal



February 11, 2022

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Sombra del Oeste Subdivision – Waiver to Sidewalk Requirements

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Ms. Wolfley:

The purpose of this letter is to request a Waiver-DRB for two sidewalk requirements in the DPM in conjunction with a Preliminary Plat application for the Sombra del Oeste Subdivision on behalf of Homewise, Inc. The subject property is located at the northeast corner of Gibson Boulevard just east of 98<sup>th</sup> Street. The subject property is legally described as *Tract 12-B-1-A Plat of Tract 12-B-1-A & 12-B-1-B El Rancho Grande 1 containing 6.1178 Acres.*



The Applicant is requesting two waivers to the DPM for sidewalks noted below:

- 1) *DPM 7-2(C) – Temporary Sidewalk Deferral* – Request to defer sidewalk installation until each home construction is completed.
- 2) *DPM 7-4(E) – Pedestrian Facilities* - Waiver to allow an asphalt trail instead of a sidewalk along Gibson Boulevard.

The justification for the Waivers is based on the response to the following.

**PRINCIPALS**

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

**6-6(P)(3) Review and Decision Criteria: An application for a Waiver – DRB shall be approved if it complies with the following criteria:**



6-6(P)(3)(a) Any of the following applies:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.
2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.

**Applicant Response:** Criterion #3 best applies to both requested sidewalk waivers. The waiver to defer sidewalks until after the construction of each home will reduce the potential damage during the construction of each house in the subdivision, which would ultimately be detrimental to the public interest for safe connectivity in the subdivision (see Waiver Exhibit attached to the application).

The allowance to provide an asphalt trail in place of a sidewalk along Gibson Boulevard will provide an extension of the existing trail to the east. The asphalt trail will connect to the Amole Arroyo Trail along the west side of the property and eventually to the intersection of Gibson Boulevard and 98<sup>th</sup> Street (see graphic below).



6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

**Applicant Response:** The two requested sidewalk Waivers will allow safe pedestrian access that promotes public safety, health, and welfare. The installation of sidewalks will be deferred only temporarily until each townhouse is built. As the subdivision is completed, sidewalks will be fully installed, providing pedestrian access throughout. The existing asphalt trail on Gibson Boulevard provides access for bicycles and pedestrians. The asphalt trail extension will provide safe access to the Amole Trail and provide encourage pedestrian and bicycle connectivity along Gibson Boulevard as intended.



**6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.**

**Applicant Response:** The requested Waivers will not cause significant material adverse impacts on surrounding properties. The deferral of sidewalks will protect surrounding properties by installing sidewalks only when the threat of damage from construction is passed. This will protect all sidewalks in the subdivision in the long term. The Waiver to allow an asphalt trail rather than sidewalk along Gibson Boulevard will be installed in the right-of-way, which will not affect surrounding properties.

**6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.**

**Applicant Response:** The requested Waivers will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. The deferral of sidewalks is temporary and will not affect the items in Criterion (d) outside of the subdivision. The asphalt trail is within the existing full-width public right-of-way. It is providing an improvement to the area by extending the existing trail and providing access to the Amole Trail.

**6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.**

**Applicant Response:** The requested deferral of sidewalk Waiver will not conflict with the goals and provisions in the IDO *Section 5-3 Access and Connectivity* nor the DPM *Part 7-4 Pedestrian Facilities* or any other City code or ordinance. The sidewalks within the subdivision and at the entrances will be constructed according to DPM standards. They will comply with the City's sidewalk ordinance and will be installed at the appropriate development phase, ensuring convenient and efficient access for residents as the project is being constructed. After full buildout, all sidewalks will be constructed.

**6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.**

**Applicant Response:** Criterion (f) does not apply, as the subject property is not in the 100-year Floodplain.

**6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.**

**Applicant Response:** The requested sidewalk Waivers will not materially undermine the intent of the IDO to *"encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians"* or the MX-M zone *"to provide for a wide array of moderate-intensity retail, commercial, and institutional, and moderate density residential uses..."*

The Waiver to defer sidewalks temporarily will allow installation at the appropriate time when each townhouse is constructed, thereby protecting the overall pedestrian connectivity of the subdivision. The asphalt trail supports the purpose of the IDO by increasing the existing circulation system in the area with the extension of an existing adjacent trail.



**6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.**

**Applicant Response:** The proposed subdivision is allowed in the MX-M zone. The approval of both sidewalk Waivers will not allow a type of development that does not meet the applicable Development Standards for the MX-M zone.

**6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).**

**Applicant Response:** The requested sidewalk Waivers are the minimum necessary to provide redress. The deferral of sidewalks is only temporary, and they will be installed upon the completed construction of each townhouse. As shown on the Waiver Exhibit, the requested deferrals are for sidewalks in front of each home. Sidewalks providing connectivity are not requested for deferral. The Waiver to allow for an asphalt trail is the minimum necessary because it is for the span of subdivision and will not extend beyond that.

**6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.**

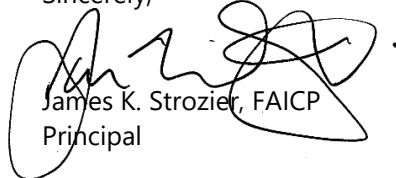
**Applicant Response:** The requested sidewalk deferral will not completely waive the installation of required sidewalks, so this criterion does not apply.

The request to allow an asphalt trail will completely waive the sidewalk but meets the goal of Criterion (j) by allowing it an area of low-intensity land use where the normal installation of the sidewalk will not contribute to the public welfare. Instead, the new asphalt trail will be advantageous to the community by extending the existing trail across the length of Gibson Boulevard and connecting to the Amole Arroyo Trail. This extension will not create a gap in the existing sidewalk system, as the existing pedestrian access is the adjacent asphalt trail. The extension of the asphalt trail will be a positive improvement to Gibson Boulevard and connect the surrounding neighborhoods to trail amenities in the area.

## **CONCLUSION**

On behalf of Homewise, Inc. we respectfully request that you approve this Waiver-DRB for rear-yard adjacency to an arterial street based on the justification above. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP  
Principal



February 11, 2022

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Sombra del Oeste Subdivision – Request for Vacation of Public Easement

Landscape Architecture  
Urban Design  
Planning Services

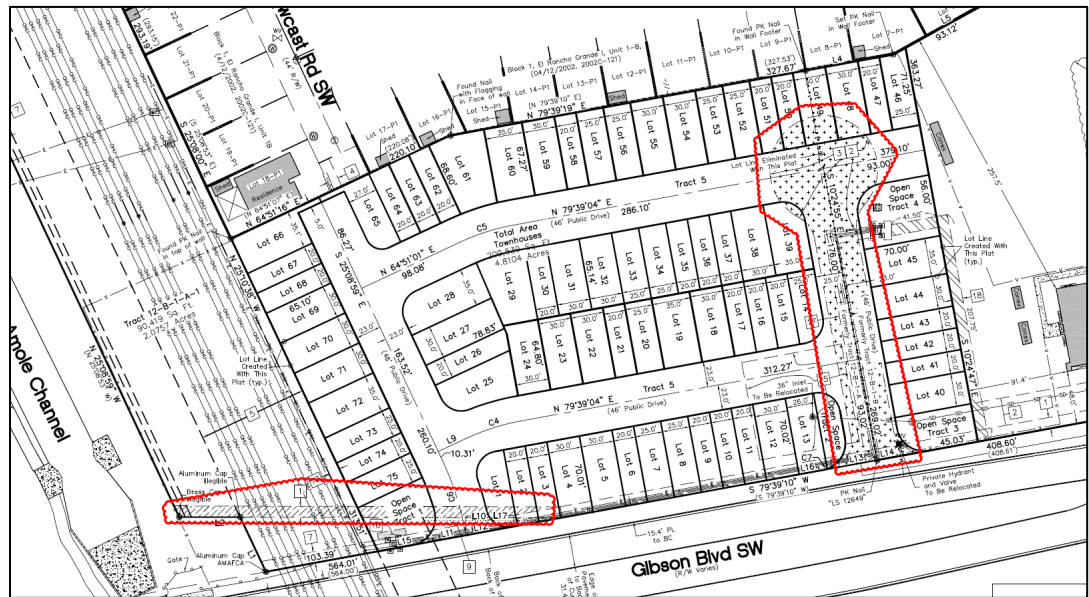
302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Ms. Wolfley:

The purpose of this letter is to request a Vacation of Public Easements as part of a Preliminary Plat application for the Sombra del Oeste Subdivision on behalf of Homewise, Inc. The subject property is located at the northeast corner of Gibson Boulevard, just east of 98<sup>th</sup> Street SW. The subject property is legally described as *Tract 12-B-1-A Plat of Tract 12-B-1-A & 12-B-1-B El Rancho Grande 1 containing 6.1178 Acres.*

The subject property contains three easements: a 10-foot PNM easement near Gibson Boulevard to the south, an existing 25-foot storm drain easement along the east side of the property, and an existing private access easement along the east side of the property (see exhibit below).



*Requested Vacation of Easements outlined in red.*

The easement at the south of the property is not used by PNM and is not required for access to PNM facilities. The easements on the east side of the subject property contain drainage and underground utility lines that connect to a transformer box located on HOA Open Space Tract 4. The Applicant proposes the dedication of a public street on the east side, which replaces the private access easement. This change requires the relocation of existing underground utility lines. The Applicant has submitted an application to PNM for relocation of the utility lines to a new easement on the Solare Charter School property to

PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP





the east. The transformer box will remain in its current location within the proposed HOA Open Space Tract 4.

#### JUSTIFICATION

The justification for the Vacation of Easements is based on the response to the criteria as follows.

**6-6(M)(3) Review and Decision Criteria: An application for Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.**

**6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.**

**Applicant Response:** Public welfare does not require that the easements be retained. The easement along Gibson Boulevard is not in use and is not required for access to PNM facilities. The easements on the east side of the property will be relocated. The storm drain easement will be relocated with the subdivision development and as mentioned, the Applicant is working with PNM to relocate the underground utility lines and easement to the property to the east.

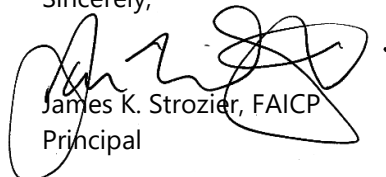
**6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.**

**Applicant Response:** There is a net benefit to the community made possible by the vacation of the easements because it will allow this vacant property to be developed. The relocation of utilities will allow the dedication of public right-of-way, which will benefit the surrounding neighborhoods. There are no property rights being abridged with the Vacation of Easements. The easements are contained on property owned by Homewise, Inc., the developer of this property.

#### CONCLUSION

On behalf of Homewise, Inc. we respectfully request that you approve this request for Vacation of Easements based on the justification above. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP  
Principal

# Memorandum

**To:** Jolene Wolfley, Chair and DRB Members, City of Albuquerque

**From:** Jim Strozier, Consensus Planning, Inc.

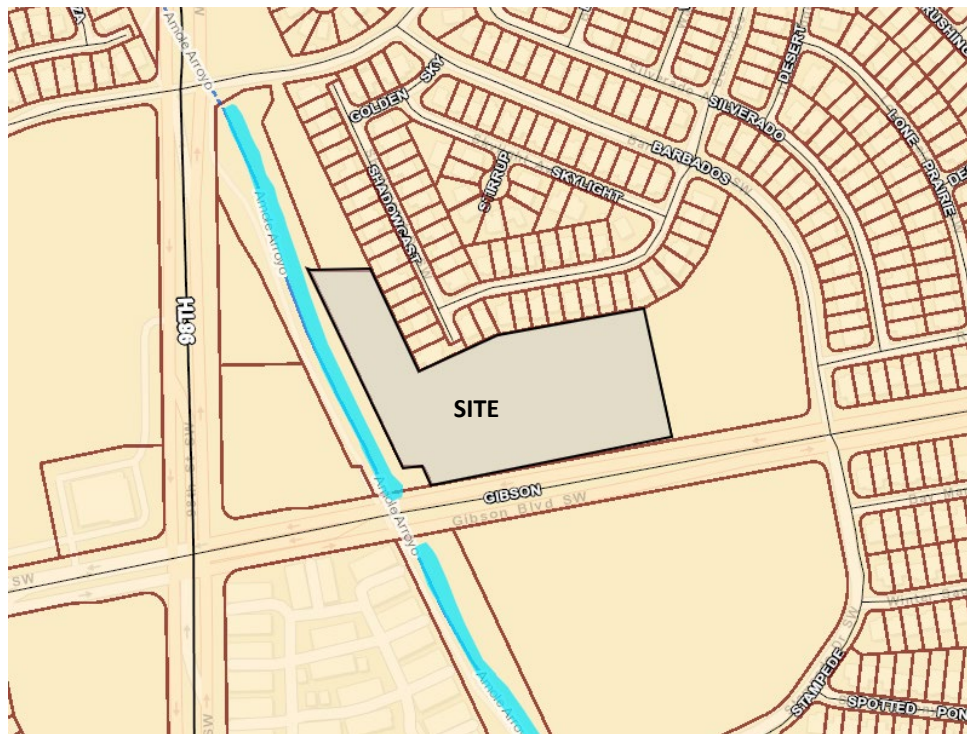
**Date:** February 11, 2022

**Re:** Sensitive Lands Analysis, Sombra del Oeste Subdivision, Gibson Boulevard, and 98<sup>th</sup> Street SW



This memo responds to the Sensitive Lands criteria in IDO *Section 14-16-5-2*. We have analyzed the project site for the presence of sensitive lands and the constraints related to such lands. As outlined below, none of the features identified as sensitive lands by the IDO are present on the subject property for the proposed Sombra del Oeste Subdivision.

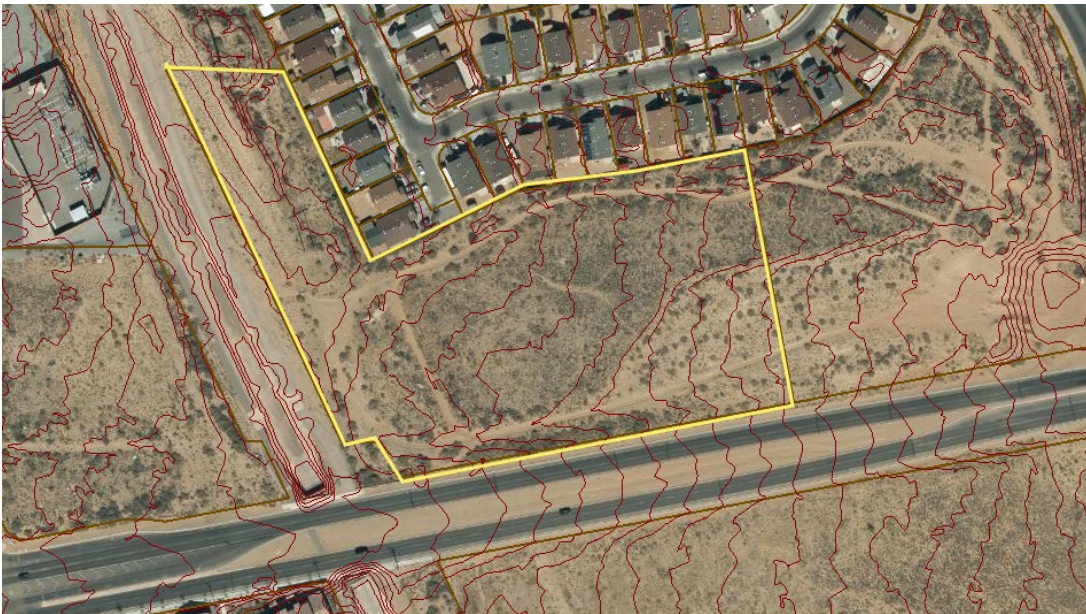
1. Arroyos: Utilizing the AMAFCA interactive facilities map, the closest arroyo is the Amole Arroyo, an AMAFCA hard-lined channel. The Amole Arroyo is located approximately 50 feet to the west of the property, separated by a utility easement. A multi-use trail is located along the west side of the arroyo. The Amole Arroyo and floodplain are shown below in blue.



*AMAFCA Facilities and Floodplain Area in blue.*

2. Floodplains and Special Flood Hazard Areas: The area along the Amole Arroyo channel is classified as floodplain A, a 1% annual flood hazard. The floodplain is contained to the area directly along the Amole Arroyo. The surrounding area is classified as floodplain X, an area of minimal flood hazard.
3. Irrigation Facilities (Acequias): The subject property is not located in the valley and is not near or have any irrigation facilities.

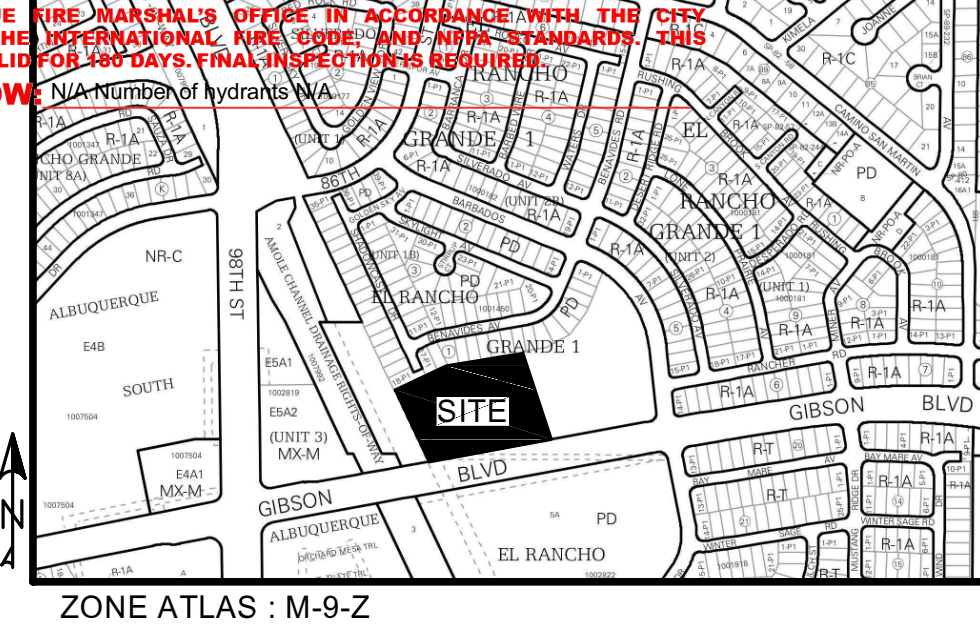
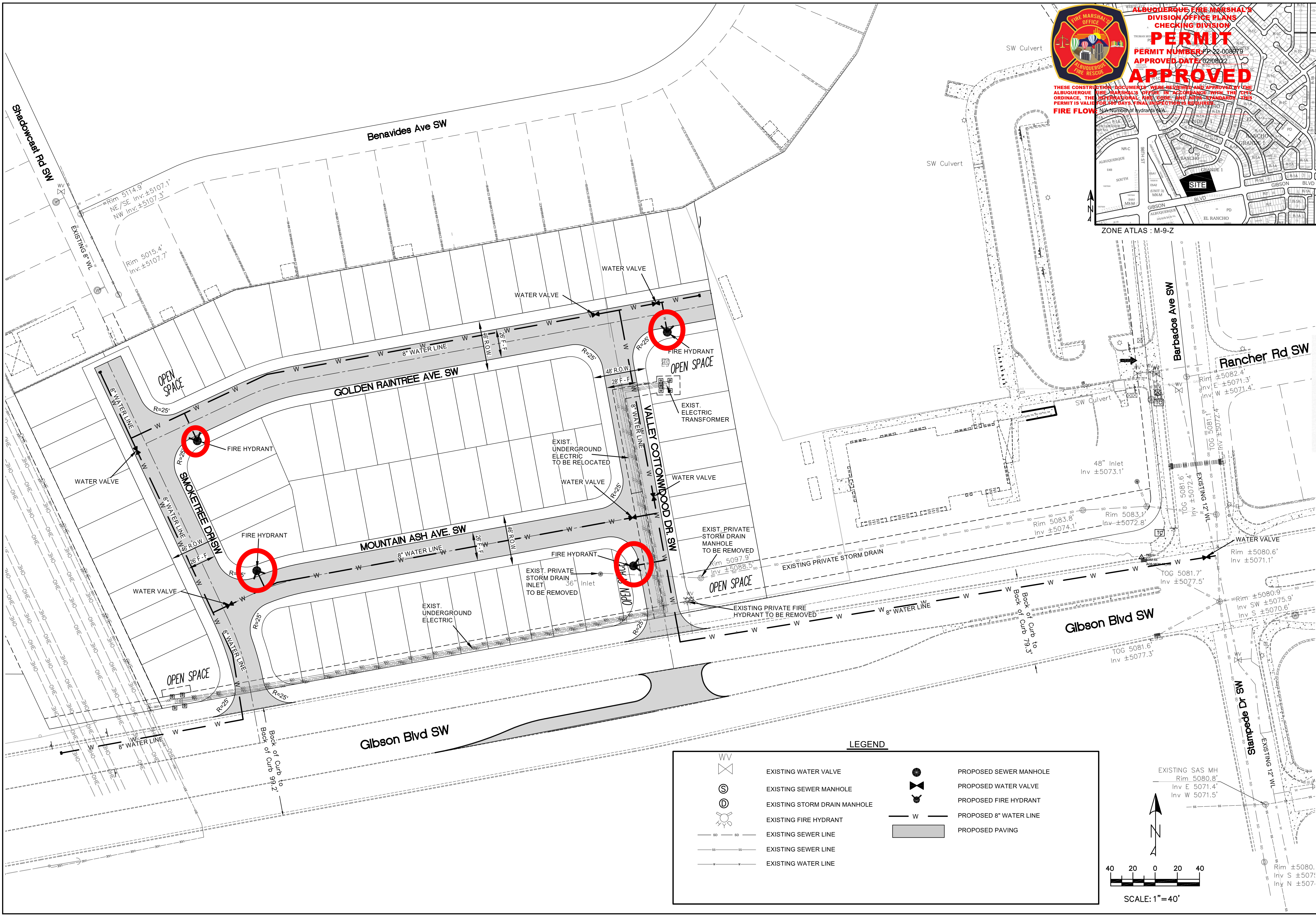
4. Large Stands of Mature Trees: There are no trees on the subject property.
5. Rock Outcroppings: Rock outcroppings are defined in the IDO as being at least 6 feet high and over 500 square feet in size. There are no significant rock outcroppings on the subject property.
6. Significant Archaeological Sites: The subject property was analyzed by Lone Mountain Archeological Services, and a Certificate of No Effect was issued for the property.
7. Steep Slopes and Escarpments: This property has virtually no grade changes across the 6.1 acres. In reviewing the available topographic information, including the 2-foot contours available in the Advanced Map Viewer, the site does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a minimum slope of 9% or more. This site is significantly below that threshold and therefore has no steep slopes or escarpments on the subject property.



*Two-foot Contours on the Subject Property.*

8. Wetlands: Utilizing the U.S. Fish & Wildlife Service Wetlands Mapper, it was determined that no wetlands exist on this property.

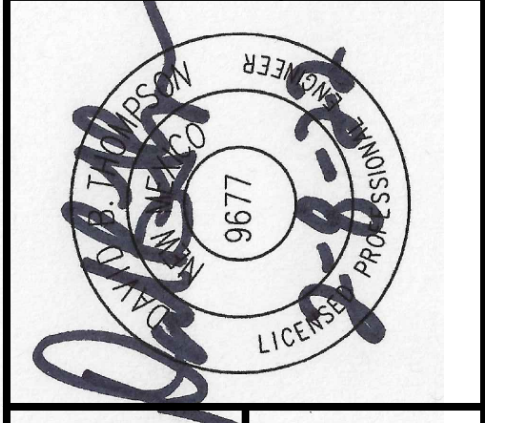




Tompson  
Engineering  
Consultants, Inc.  
P.O. BOX 65760  
ALBUQUERQUE, NM 87193  
PHONE: (505) 271-2199  
FAX: (505) 950-9546

| NO. | REVISION | BY | DATE |
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|     |          |    |      |

PROJECT: \_\_\_\_\_  
DRAWN BY: DEM  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
HORIZ. SCALE: \_\_\_\_\_  
VERT. SCALE: \_\_\_\_\_

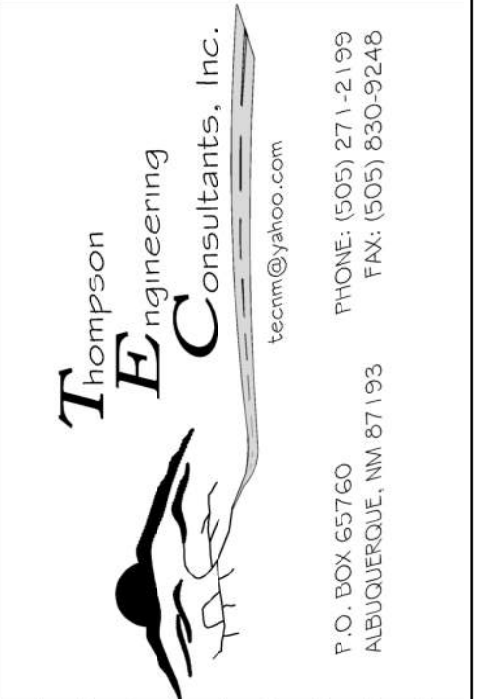
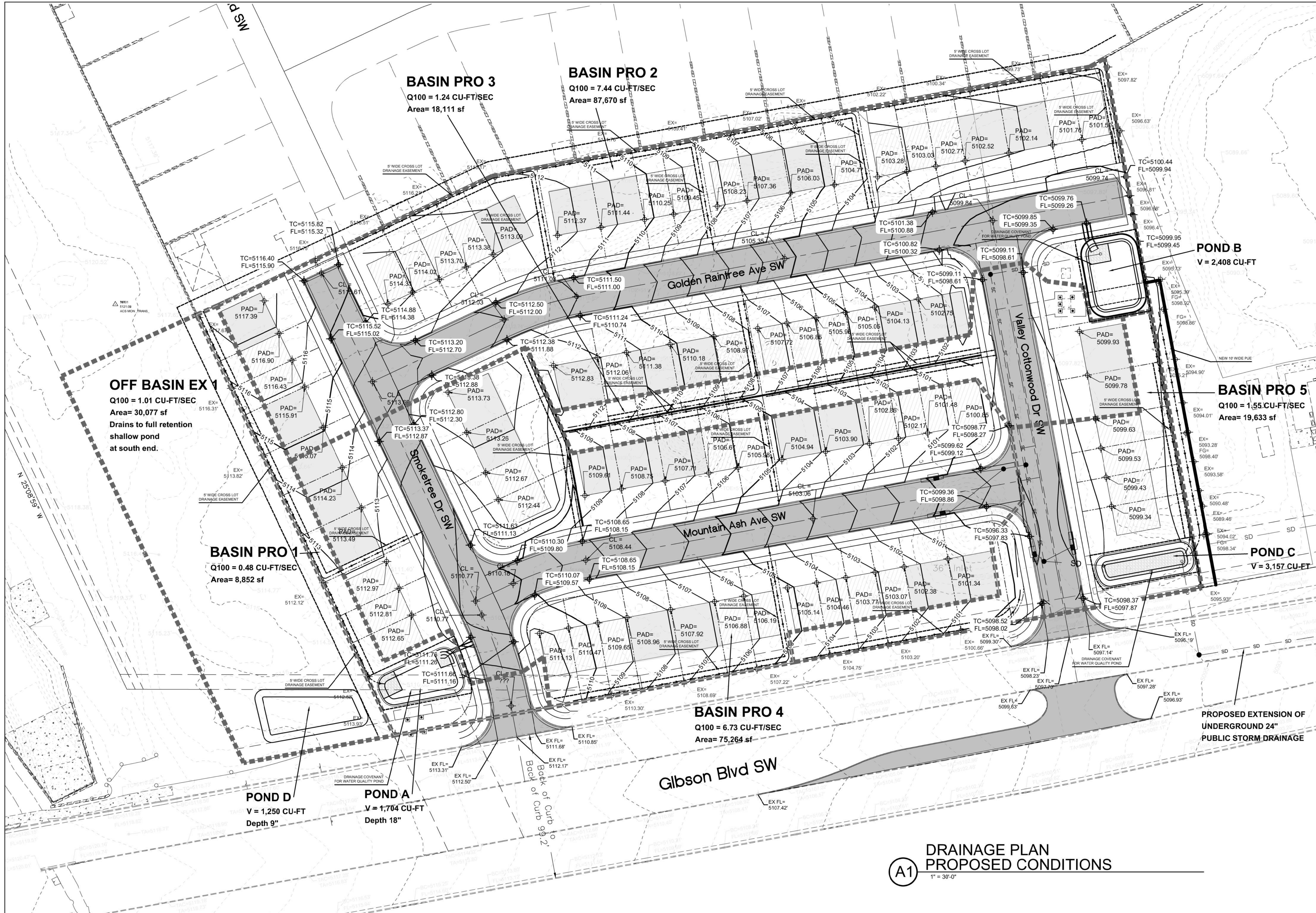


**SOMBRA DEL OESTE**

**FIRE 1 PLAN**

| CITY/COUNTY REVIEW       |          | DATE |
|--------------------------|----------|------|
| DEPARTMENT               | SIGN-OFF |      |
| WASTEWATER MGMT. DIV.    |          |      |
| WATER SERVICES           |          |      |
| SUBDIVISION ENG.         |          |      |
| STREETS                  |          |      |
| TRAFFIC                  |          |      |
| FOR CITY/COUNTY USE ONLY |          |      |
| SHEET No. 1 of 1         |          |      |





| NO. | REVISION | BY | DATE |
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**SOMBRA DEL OESTE**

**GRADING & DRAINAGE PLAN**

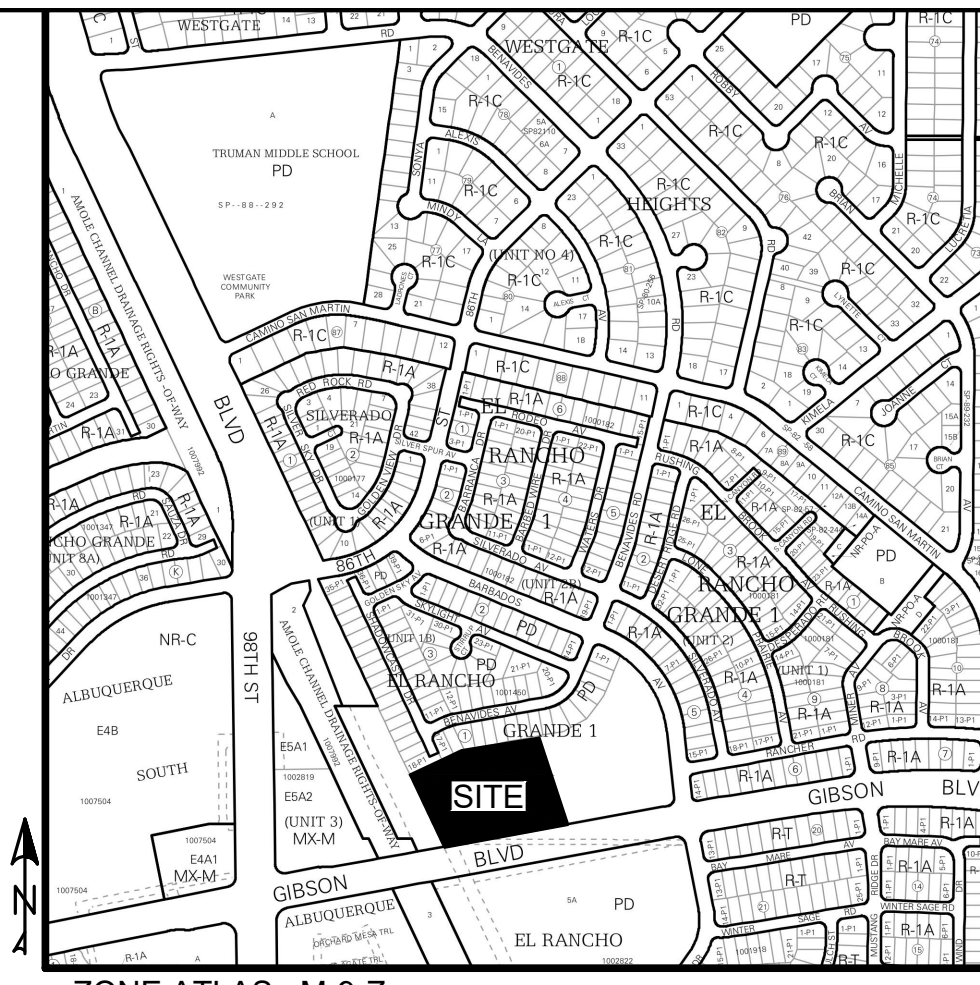
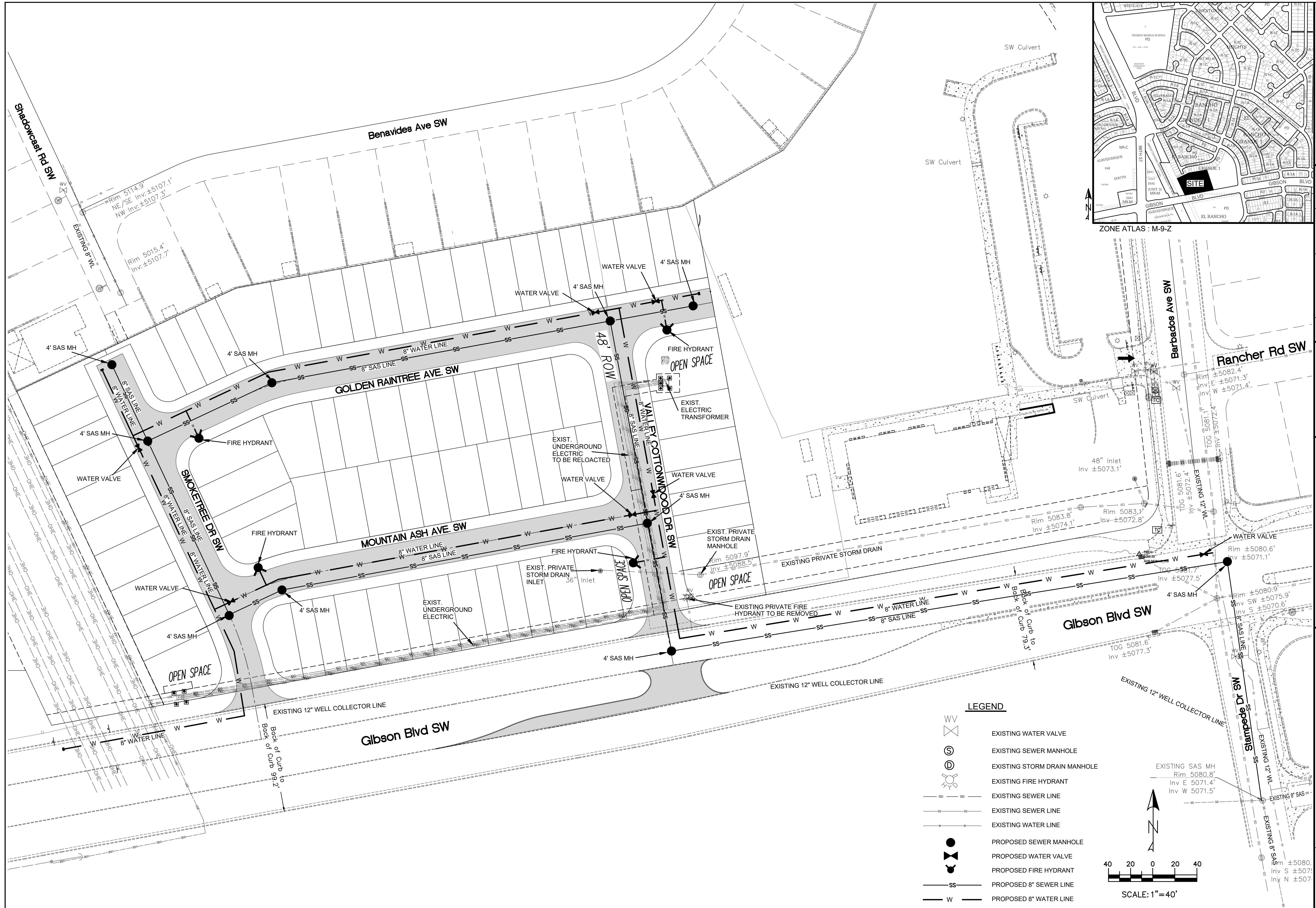
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|-----------------------|----------|------|
| DEPARTMENT            | SIGN-OFF |      |
| WASTEWATER MGMT. DIV. |          |      |
| WATER SERVICES        |          |      |
| SUBDIVISION ENG.      |          |      |
| STREETS               |          |      |
| TRAFFIC               |          |      |

SHEET No. **CD2 of 2**

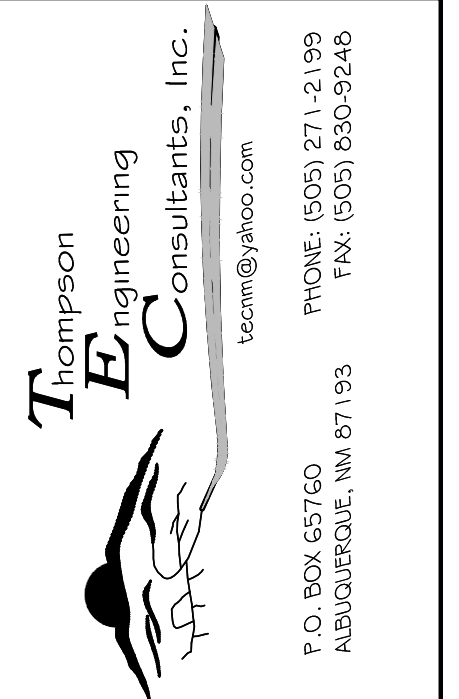
**A1** DRAINAGE PLAN PROPOSED CONDITIONS  
1" = 30'-0"

FOR CITY/COUNTY USE ONLY

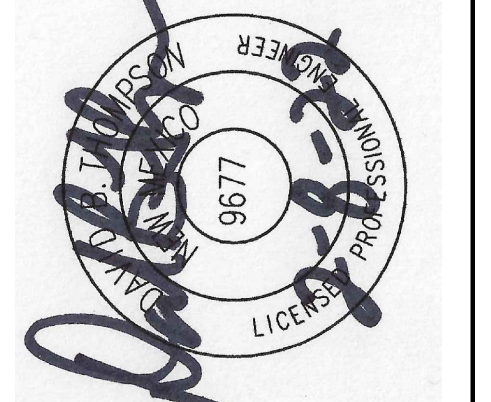




ZONE ATLAS : M-9-Z



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| DATE          |  |
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| PROJECT:      |  |
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| HORIZ. SCALE: |  |
| VERT. SCALE:  |  |
| DRAWN BY: DEM |  |
| CHECKED BY:   |  |
| APPROVED BY:  |  |
| FILE:         |  |

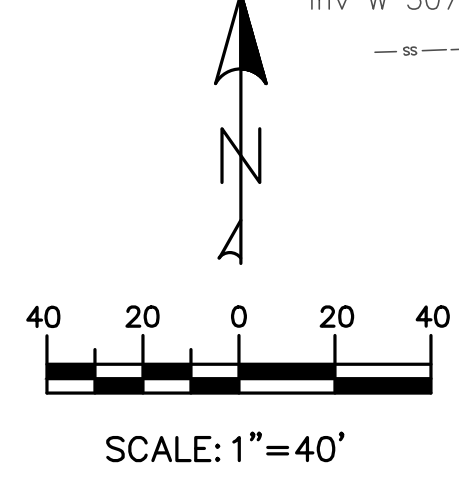


**SOMBRA DEL OESTE**

**CONCEPTUAL UTILITY PLAN**

**LEGEND**

|  |                              |
|--|------------------------------|
|  | EXISTING WATER VALVE         |
|  | EXISTING SEWER MANHOLE       |
|  | EXISTING STORM DRAIN MANHOLE |
|  | EXISTING FIRE HYDRANT        |
|  | EXISTING SEWER LINE          |
|  | EXISTING SEWER LINE          |
|  | EXISTING WATER LINE          |
|  | PROPOSED SEWER MANHOLE       |
|  | PROPOSED WATER VALVE         |
|  | PROPOSED FIRE HYDRANT        |
|  | PROPOSED 8" SEWER LINE       |
|  | PROPOSED 8" WATER LINE       |



| CITY/COUNTY REVIEW       |      |
|--------------------------|------|
| DEPARTMENT               | DATE |
| WASTEWATER MGMT. DIV.    |      |
| WATER SERVICES           |      |
| SUBDIVISION ENG.         |      |
| STREETS                  |      |
| TRAFFIC                  |      |
| FOR CITY/COUNTY USE ONLY |      |
| SHEET No.                |      |
| 1 of 1                   |      |