

February 25, 2020

Ms. Jolene Wolfley
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Montage Unit 4

Dear Ms. Gould:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review and Form S2
- Zone Atlas Map(s)
- Letter describing, explaining and justifying request
- Scale drawing of proposed subdivision plat (7 copies)
- Site sketch with measurements showing structures, parking, setbacks, etc. (7 copies)
- Submittal fees

The following is a summary of the design and is shown in the attached Conceptual Drawings:

1. The subdivision will be serviced by internal 6" water lines. The water line will be a looped system from Sagan Loop to Strand Loop. In addition, a 12" water line will be continued from Unit 3B and constructed in Stryker Road.
2. The subdivision will be serviced by internal 8" sanitary sewer lines. The sewer system will connect to the systems built previously in Unit 3B. With the exception of the SAS line in O'Keefe that will out fall to the existing SAS line in Stieglitz Avenue, the subdivision will outfall to the existing 21" SAS line in Stryker Road.
3. The set backs for the subdivision follow the Level B Master Plan requirements which are;
 - a. 4' rear setback
 - b. 5 side yard setback (10' on corners)
 - c. 10' front setback.
4. The typical road cross sections are shown on the Sketch Plat and are per the Level B Master Plan.

Lastly, it is assumed that the traffic analysis for this subdivision was captured in the previously approved Traffic Study per the approved Level B Masterplan and will not be required for this project.

Engineering ▲

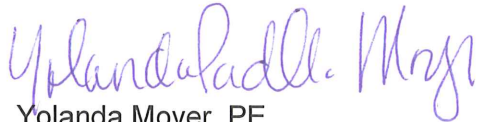
Spatial Data ▲

Advanced Technologies ▲

Ms. Jolene Wolfley
City of Albuquerque
February 25, 2020
Page 2

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Moyer, PE
Vice President
Community Development and Planning

YPM/jcm
Enclosures

cc: Manny Barrera, Ravens Wing Consulting, LLC
Mike Fietz, Westway Homes
Michael Balaskovits, BHI
Kelly Klein, BHI

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? 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 prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- SKETCH PLAT REVIEW AND COMMENT**
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
 - ___ Letter describing, explaining, and justifying the request
 - ___ Copy of recorded IIA
 - ___ Proposed Final Plat (7 copies, 24" x 36" folded)
 - ___ Design elevations & cross sections of perimeter walls (3 copies)
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
 - ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - ___ Required notice with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination Public Notice Inquiry response
 - ___ Proof of emailed notice to applicable Neighborhood Association representatives
 - ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
 - ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - ___ Proposed Infrastructure List, if applicable
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: February 25, 2020
Printed Name: Yolanda Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



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

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

APPLICATION INFORMATION		
Applicant: Corazon del Mesa 4, LLC		Phone: 505-212-7000
Address: 9600 Tennyson St NE		Email: mfietz@thewestway.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannan Huston (Michael Balaskovits)		Phone: 505-823-1000
Address: Courtyard II, 7500 Jefferson St. NE		Email: ymoyer@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Developer	List all owners: Corazon del Mesa 4, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: A-6-C-1	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): R-16-Z, S-16-Z	Existing Zoning: PC	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 196	Total Area of Site (Acres): 33.08
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: University Blvd	Between: Stryker Road	and: Stieglitz Avenue
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: Yolanda Padilla Moyer	Date: February 25, 2020
Printed Name: Yolanda Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

February 20, 2020

RE: Agent Authorization Letter - Subdivision Submittal Tract A-6-C-1 and Tract C Montage 4

DRB Chair - Jolene Wofley

City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

Dear Ms. Wofley,

Please find this letter as Authorization for the DRB action of the Sketch Plat through Final Plat of a Major Subdivision Submittal for Mesa del Sol Tract A-6-C-1 Montage Unit 4 requesting DRB consideration for creating 196 lots from the existing 33.0880 Acre parcel to be represented by the following firm(s) and individuals:

Ravens Wing Consulting, LLC
Manny Barrera, PE

Bohannon Huston, Inc.
Michael Balaskovits, PE
Yolanda Padilla Moyer, PE
Kelly Klein, PE
Others as designated.
Michael Voss, AICP

CSI-Cartesian Surveys, Inc.
Will Plotner, Jr, PS
Others as designated

Consensus Planning, Inc
Jim Strozier, FAICP
Chris Green, PLA, ASLA

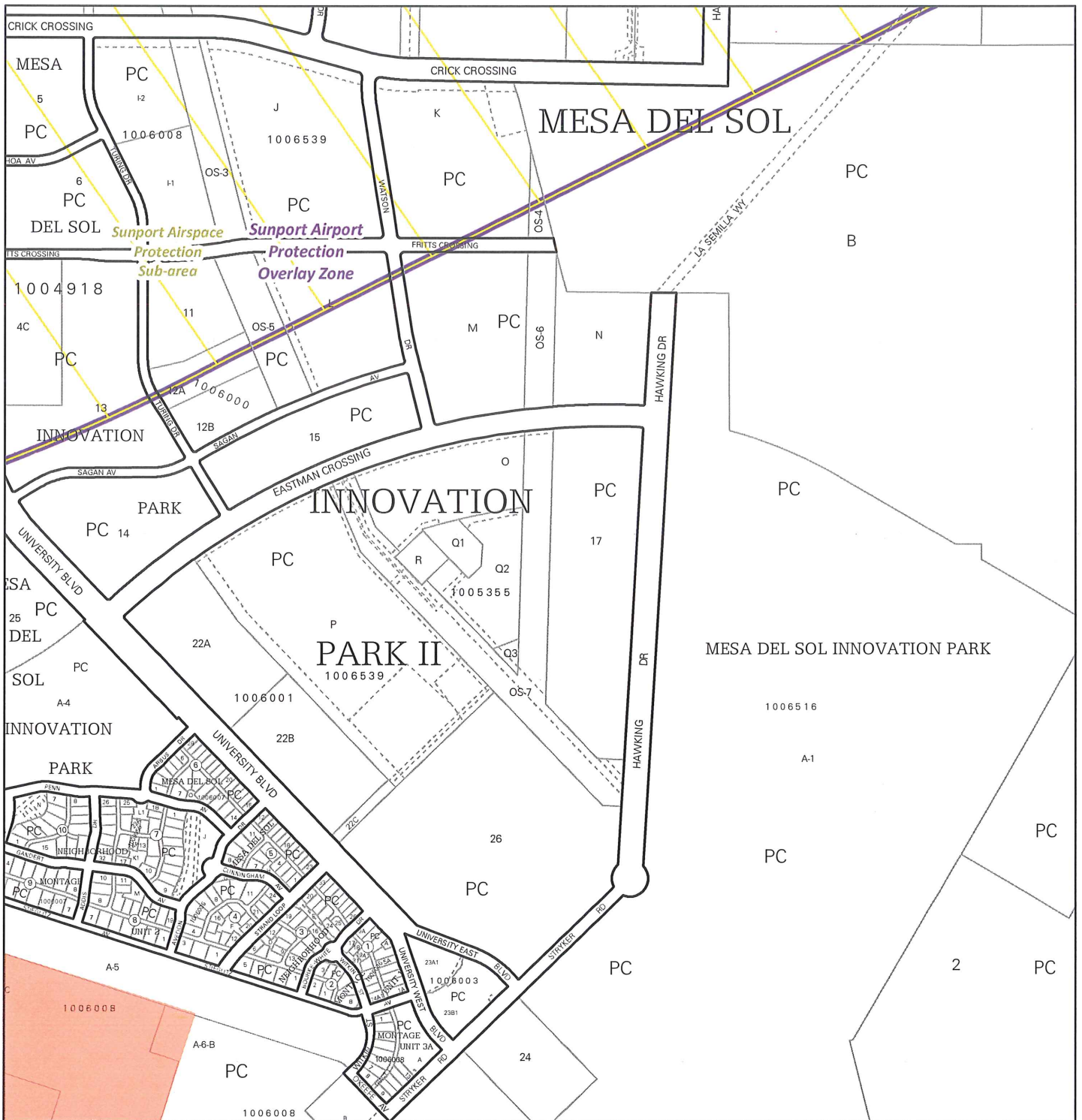
Feel free to contact me if you have any questions or concerns.

Respectfully,

Corazon del Mesa 4, LLC
9600 Tennyson St NE
Albuquerque, NM 87122


By: _____


Mike Fietz - Owner

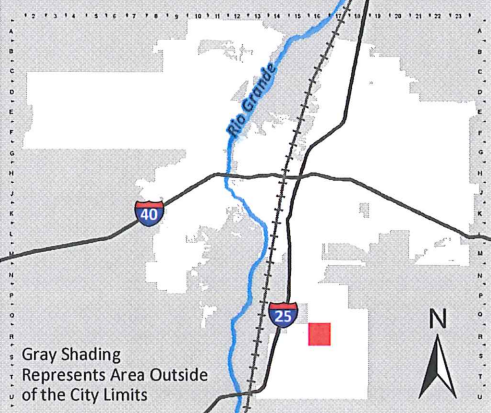


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

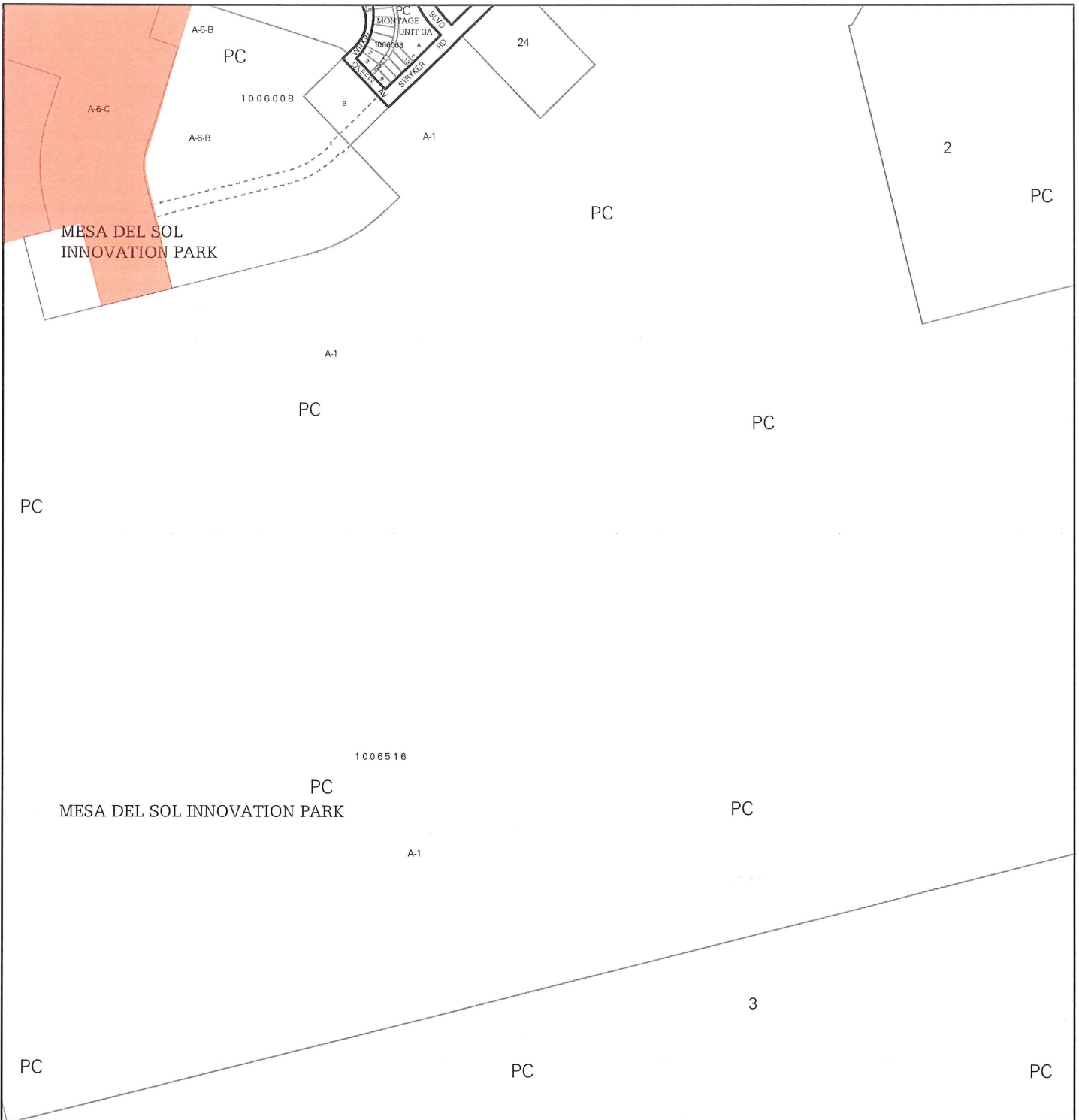


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

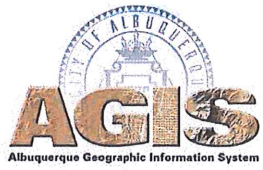
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

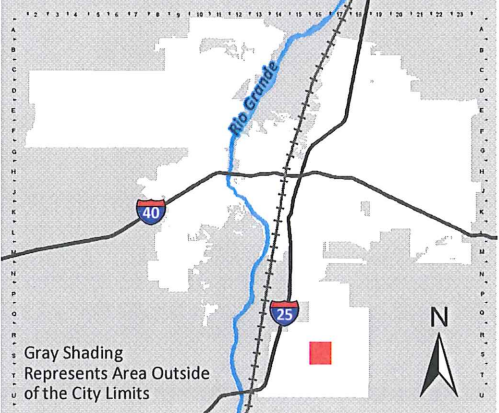


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

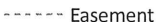









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

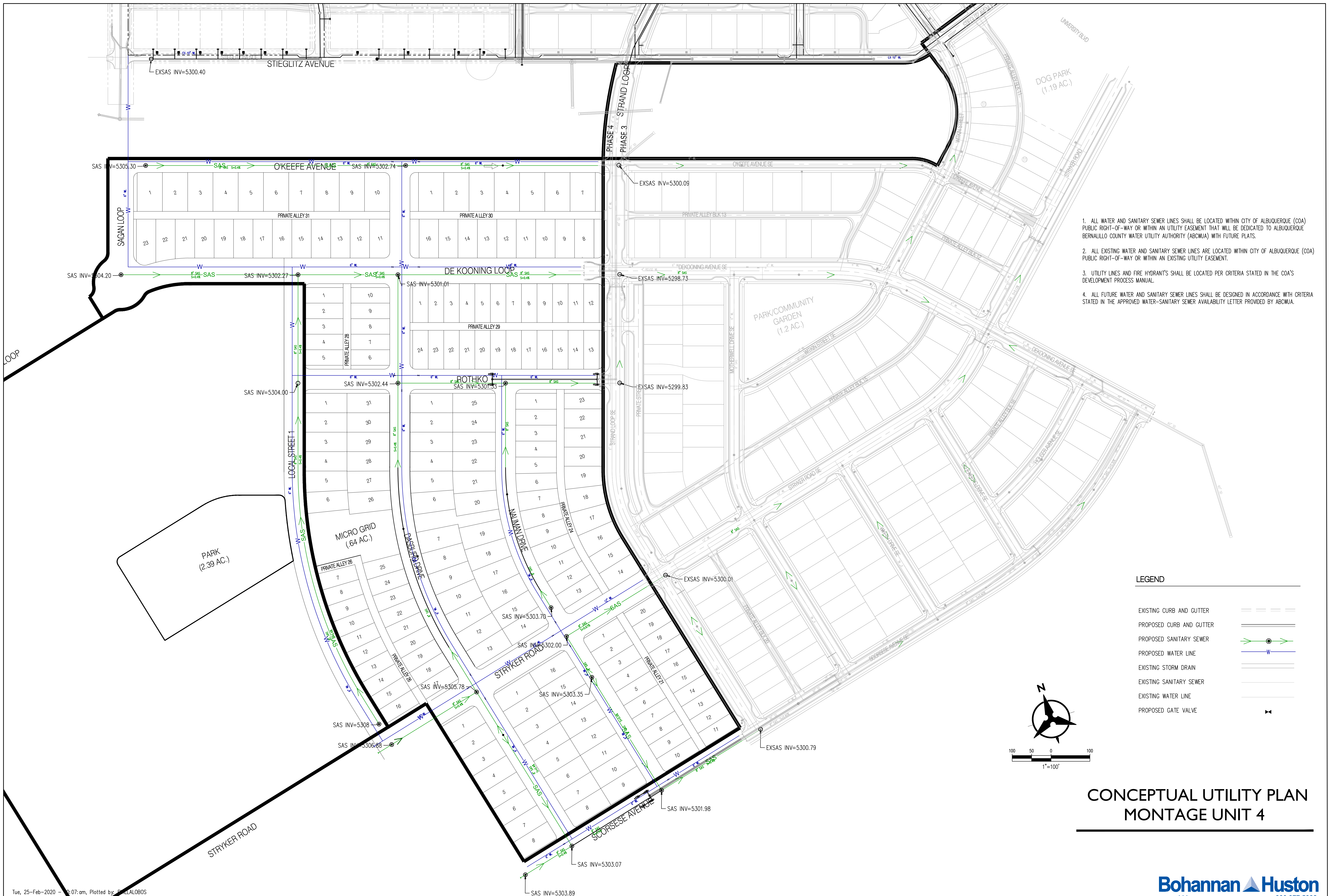


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
S-16-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

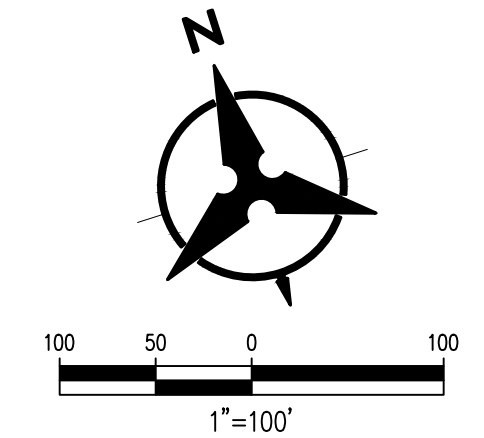
0 250 500 1,000 Feet



1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALLO COUNTY WATER UTILITY AUTHORITY (ABCWA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWA.

LEGEND

EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	====
PROPOSED SANITARY SEWER	—●—
PROPOSED WATER LINE	—W—
EXISTING STORM DRAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---
PROPOSED GATE VALVE	▲

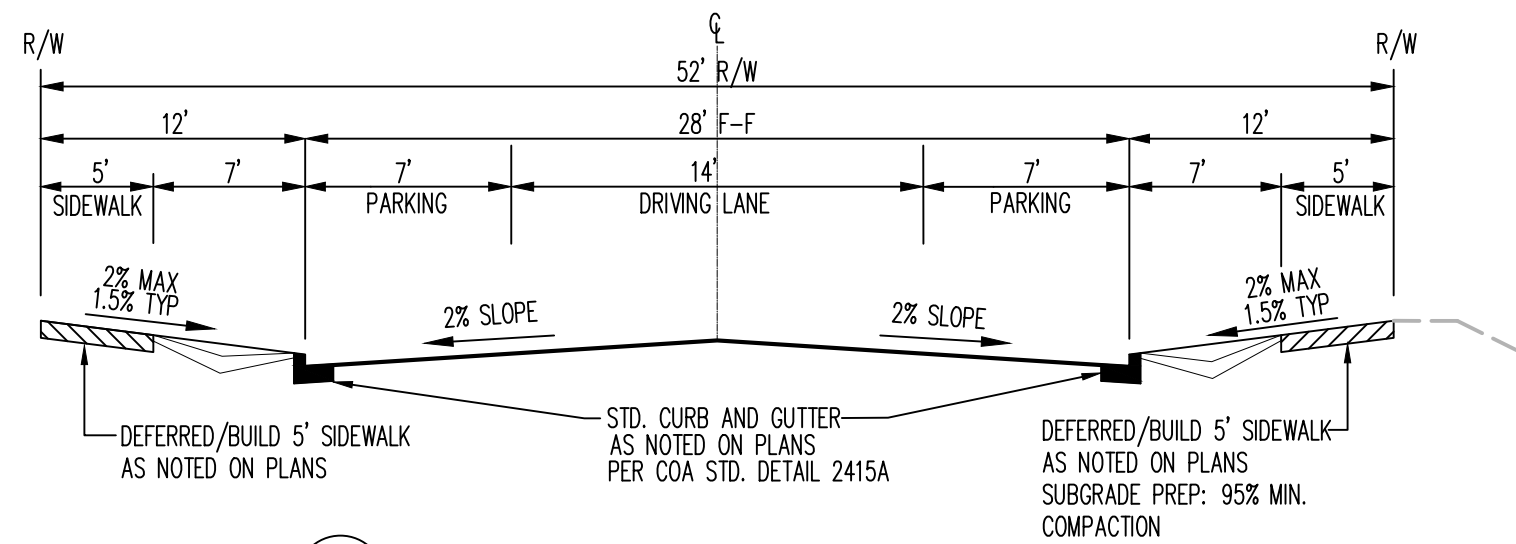


**CONCEPTUAL UTILITY PLAN
MONTAGE UNIT 4**

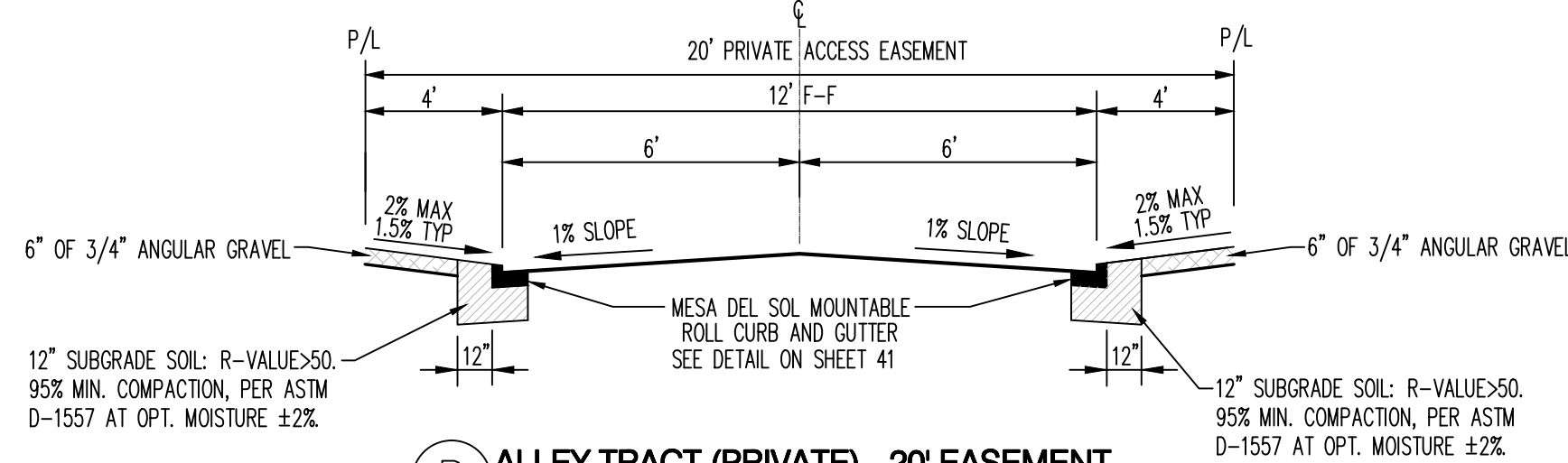
SKETCH PLAT MONTAGE UNIT 4 FEBRUARY 2020

SUBDIVISION DATA

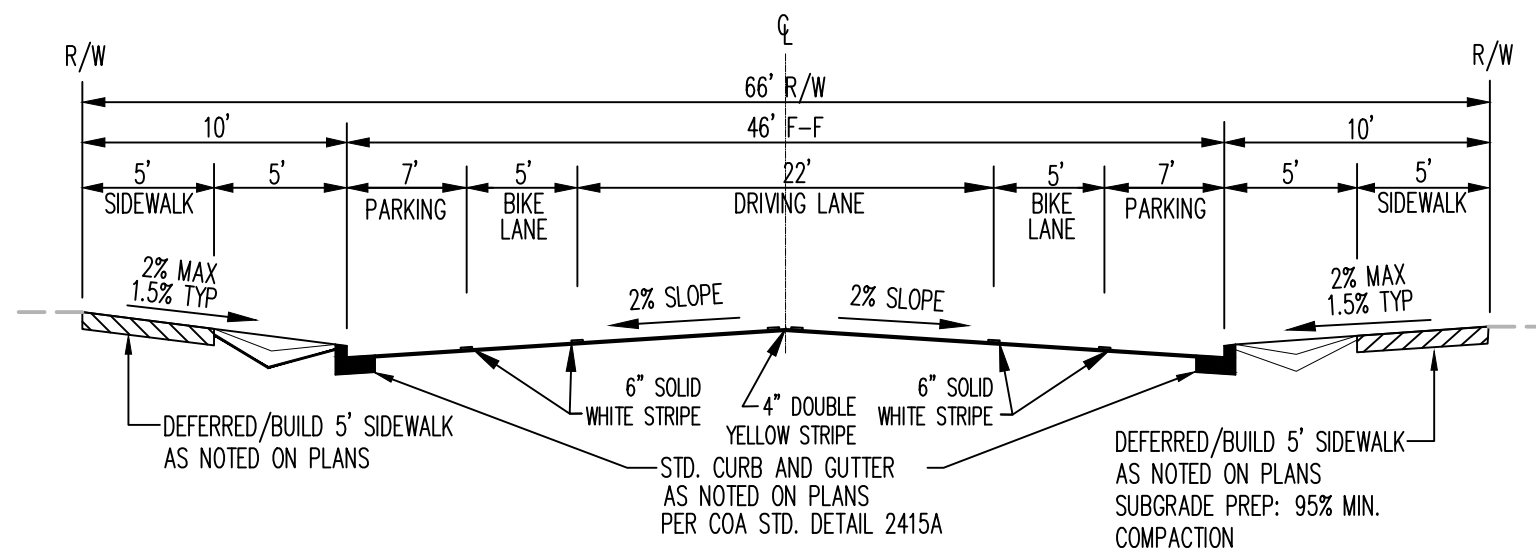
1. PROPOSED NUMBER OF LOTS: 196 +/-
2. STREET WIDTHS:
66' R/W - 46' F-F
52' R/W - 28' F-F
20' P/L - 12' F-F
3. MIN LOT SETBACKS:
15' FRONT
5' SIDE
15' BACK



A RESIDENTIAL LOCAL STREET - 52' ROW
NOT TO SCALE



B ALLEY TRACT (PRIVATE) - 20' EASEMENT
NOT TO SCALE



C RESIDENTIAL CONNECTOR - 66' ROW
NOT TO SCALE

