



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input checked="" type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input checked="" type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Preliminary Plat Montage Unit 4A and 4B		

APPLICATION INFORMATION		
Applicant/Owner: Corazon del Mesa 4, LLC		Phone: 505-212-7000
Address: 9600 Tennyson St NE		Email: mikef@thewestway.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannan Huston (Kelly Klein)		Phone: 505-318-7815
Address: Courtyard II, 7500 Jefferson St. NE		Email: kklein@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
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-15-Z, R-16-Z, S-16-Z	Existing Zoning: PC	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 189	Total Area of Site (Acres): 34
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: southwest of 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.)		

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.

Signature:	Date: 10-12-2022
Printed Name: Kelly Klein	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: A-6-C-1, MESA DEL SOL INNOVATION PARK
UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE

Job Description: Montage 4A and 4B Subdivision in Mesa del Sol

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA



Hydrology Department 10/5/2022
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: A-6-C-1, MESA DEL SOL INNOVATION PARK
UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE

Job Description: Montage 4A and 4B Subdivision in Mesa del Sol

Hydrology:

- Grading and Drainage Plan _____ Approved _____ NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Hydrology Department _____ Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved X _____ NA
- Traffic Impact Study (TIS) _____ Approved X _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved X _____ NA
- Bernalillo County _____ Approved X _____ NA
- NMDOT _____ Approved X _____ NA

Ernest Armijo

Transportation Department _____ Date 9/29/2022

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter _____ Approved _____ NA
- ABCWUA Development Agreement _____ Approved _____ NA
- ABCWUA Service Connection Agreement _____ Approved _____ NA

ABCWUA _____ Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved
- AGIS (DXF File) _____ Approved
- Fire Marshall Signature on the plan _____ Approved

Signatures on Plat

- Owner(s) _____ Yes
- City Surveyor _____ Yes
- AMAFCA** _____ Yes _____ NA
- NM Gas** _____ Yes
- PNM** _____ Yes
- COMCAST** _____ Yes
- MRGCD** _____ Yes _____ NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: A-6-C-1, MESA DEL SOL INNOVATION PARK
UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE

Job Description: Montage 4A and 4B Subdivision in Mesa del Sol

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Hydrology Department Date

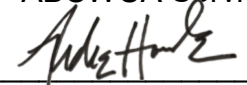
Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA


 _____ 9/21/22
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

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? ___ 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 to City Staff using other on-line resources such as Dropbox or FTP. 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.*

002 Zone Atlas map with the entire site clearly outlined and labeled

003 Letter of authorization from the property owner if application is submitted by an agent

___ Sign Posting Agreement

004 Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

005 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

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

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

7a Office of Neighborhood Coordination notice inquiry response

7b 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.

7c Proof of emailed notice to affected Neighborhood Association representatives

7d 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

008 Preliminary Plat

009 Sidewalk Exhibit and/or cross sections of proposed streets

010 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

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

NA 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

011 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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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.*

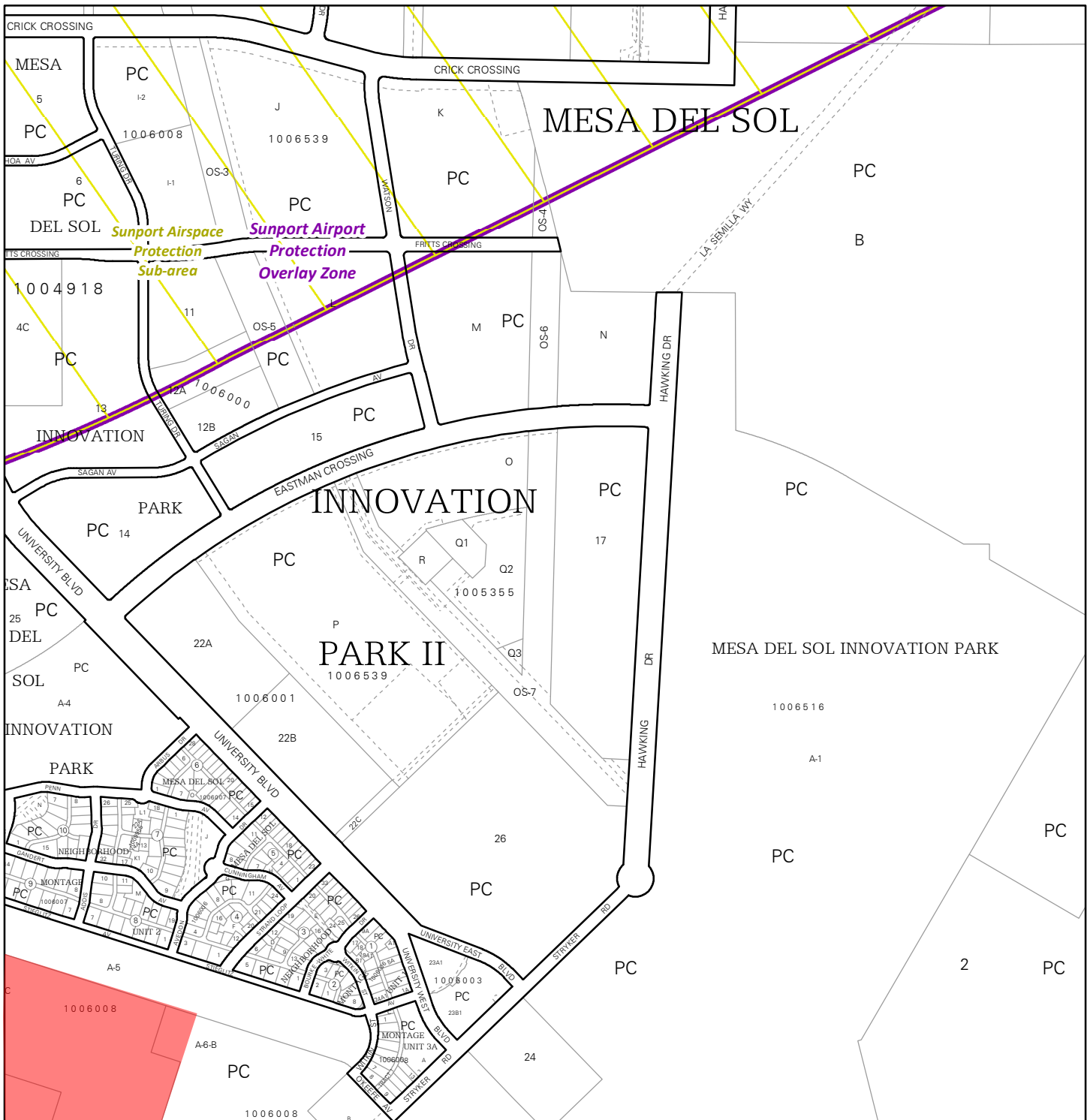
___ Zone Atlas map with the entire site clearly outlined and labeled

___ 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)

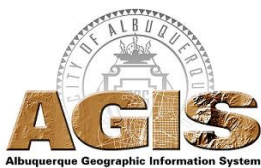
___ Preliminary Plat or site plan

___ Copy of DRB approved infrastructure list

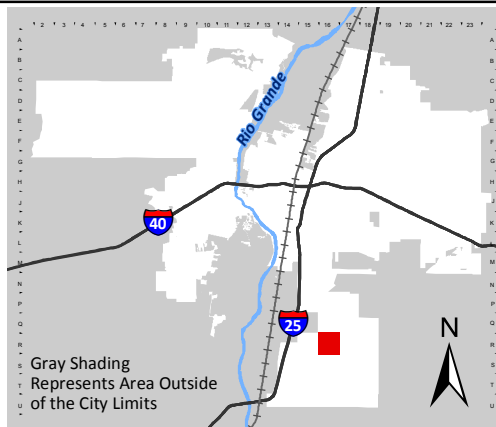


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

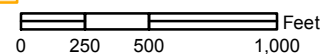


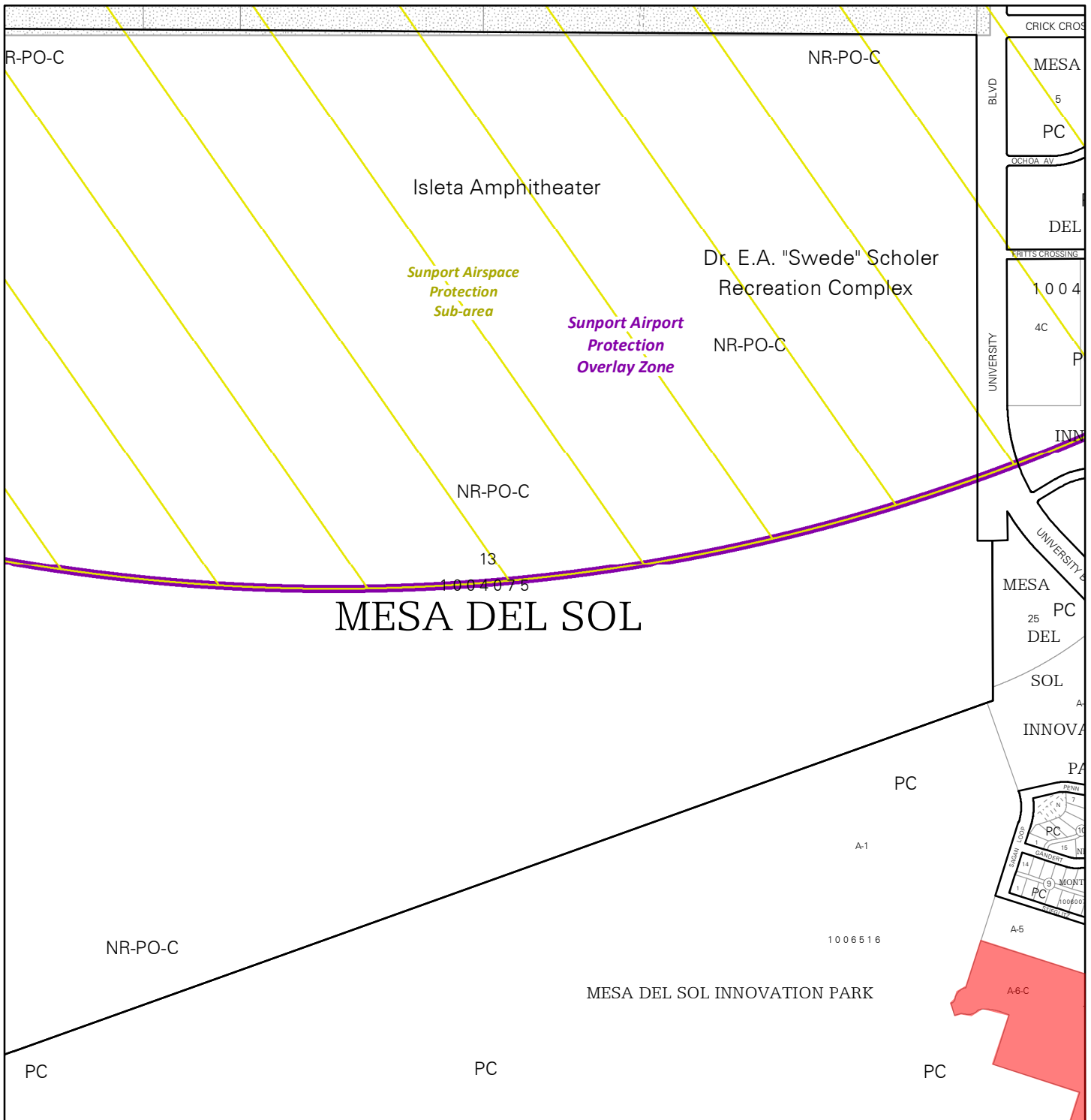
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

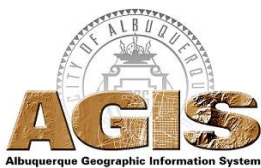
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



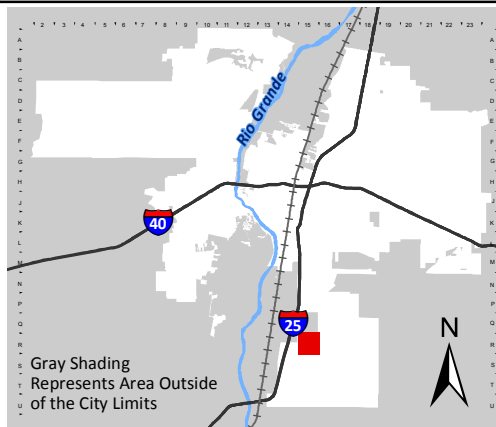


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

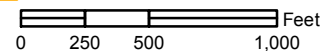


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-15-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



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

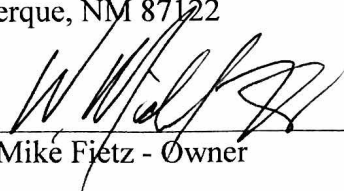
Consensus Planning, Inc
Jim Strozier, FAICP
Chris Green, PLA, ASLA

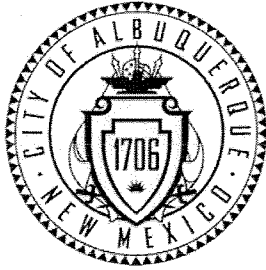
Feel free to contact me if you have any questions or concerns.

Respectfully,

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

By: _____


Mike Fietz - Owner



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

April 14, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Forest City Covington

Legal Description: SW ¼ of Section 15; NW ¼ and NE ¼ and SW ¼ and SE ¼ of Section 22; NW ¼ of Section 27, Township 9 North, Range 3 East (NMPM)

Acreage: 416 acres

Zone Atlas Page: Q-16/R-16/S-16

CERTIFICATE OF APPROVAL: Yes No

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

A Class I and Class III Cultural Resource Survey of 168.4 Hectares (416 Acres) for the Proposed Innovation Park and First Neighborhood Developments on Mesa del Sol, Albuquerque, Bernalillo County, NM by Quirolo, Brown, and Brown (Kenneth Brown PhD, P.I.) NMCRIS#109747.

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

November 2, 2022

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

Re: PR2020-003442_Mesa del Sol Montage Unit 4 – Preliminary Plat

Dear Ms. Wolfey:

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

- Application for Development Review
- Signed Form S

- Form S1
- Zone Atlas Map
- Agent Authorization Letter
- Archaeological Certificate
- Preliminary Plat Cover Letter
- Proof of Sketch Plat Attendance
- Neighborhood Coordination Material for Preliminary Plat and Sidewalk/Gravel Deferral
- Preliminary Plat
- Site plan for Phase 4A and 4B
- Montage 4A and 4B Approved Infrastructure List showing completed infrastructure.
- Revised Infrastructure list submitted for this re-application for Preliminary Plat.

- Form V1
- Sidewalk and Alley Gravel Deferral Exhibit

- Submittal Fees (to be paid online)

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The original Preliminary Plat for this Montage Unit 4 was approved on November 5, 2020, and has since expired. We are re-submitting for Preliminary Plat Approval. This Preliminary Plat continues to represent the 4th Unit to Mesa del Sol, Montage Subdivision – a private residential development. Montage 4 encompasses a total of 34 acres and has a total of 189 lots of varying sizes and 6 private open space tracts. Currently, Montage Unit 4 is divided into 2 phases: Phase 4A (127 lots on 22.4 acres) and Phase 4B (62 lots on 11.64 acres). Both phases have approved construction plans and are currently under construction. A Final Plat has been recorded for Phase 4A. The final plat for 4B is currently being prepared by others.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Roadway right-of-way and pavement widths and phase boundaries are indicated on the preliminary plat. The overall Site Plans show the cross sections and street improvements.

None of the features identified as sensitive lands by the IDO are present on the project site for Montage Unit 4A and 4B.

We are requesting a deferral of sidewalk and the deferral of the gravel strip outside the curb within the private alleys per the attached exhibit.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 505-318-7815 with questions or comments.

Sincerely,



Kelly M. Klein P.E.
Project Manager
Community Development and Planning

KMK/kmk
Enclosures

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



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

August 24, 2022

- Jolene Wolfley... DRB Chair
Ernest Armijo... Transportation
André Houle... Water Authority
Shahab Biazar... Hydrology
Concetta Trujillo... Code Enforcement
Cheryl Somerfeldt... Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE.

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

Join Zoom Meeting:

https://cabq.zoom.us/j/81711919604

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp

MAJOR CASES

- 1. PR-2021-005195
SI-2021-01747 – SITE PLAN
IDO - 2020

DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2 zoned MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE containing approximately 5.1536 acre(s). (D-17) [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22, 2/2/22, 2/16/22, 3/30/22, 4/13/22, 5/18/22, 6/22/22, 7/27/22]

PROPERTY OWNERS: JC SIX LLC

REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

-
2. [PR-2021-005597](#)
[SD-2022-00026](#) – PRELIMINARY PLAT
IDO - 2020
- MODULUS ARCHITECTS** agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3901 COORS BLVD NW between COORS BLVD and ST. JOSEPHS** containing approximately **26.5** acre(s). **(G-11)** [*Deferred from 3/16/22, 4/27/22, 5/11/22, 5/18/22, 6/8/22, 6/15/22, 6/22/22, 7/27/22, 8/3/22, 8/10/22*]
- PROPERTY OWNERS:** RED SHAMROCK 12 LLC
REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS
-

MINOR CASES

3. [PR-2022-006872](#)
[SD-2022-00114](#) – PRELIMINARY/FINAL PLAT
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **FIRST NATIONS COMMUNITY HEALTH SOURCE** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 16 AND 41 THRU 46** zoned **MX-M**, located at **5110 COPPER NE between MANZANO ST and TRUMAN ST** containing approximately **2.2957** acre(s). **(K-17)** [*Deferred from 8/24/22*]
- PROPERTY OWNERS:** FIRST NATIONS COMMUNITY HEALTHSOURCE
REQUEST: LOT CONSOLIDATION: 32 LOTS INTO 1 LOT
-

4. [PR-2022-006861](#)
[SD-2022-00112](#) – PRELIMINARY/FINAL PLAT
4/27/22 Sketch
IDO - 2021
- ABQ LAND USE CONSULTING LLC – CARL GARCIA** agent for **GERARDO & MAYA FERNANDEZ** requests the aforementioned action(s) for all or a portion of: **TRACT 133A2A1B & 133B1A1B, LANDS OF FERNANDEZ** zoned **R-1D**, located on **47th ST NW and 49th ST NW** containing approximately **0.2111** acre(s). **(J-12)** [*Deferred from 8/10/22, 8/24/22*]
- PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA
REQUEST: REPLAT 2 LOTS INTO 1 LOT
-

**** AGENT REQUESTS DEFERRAL TO AUGUST 31, 2022.**

5. [PR-2020-004457](#)
[SD-2022-00116](#) – EXTENSION OF PRELIMINARY PLAT
IDO - 2020
- RIO GRANDE ENGINEERING** agent for **QUIVIRA LAND** requests the aforementioned action(s) for all or a portion of: **LOT 22, VOLCANO CLIFFS SUBDIVISION** zoned **RA** located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD** containing approximately **6.0** acre(s). **(D-09)**
- PROPERTY OWNERS:** QUIVIRA LAND LLC
REQUEST: ONE YEAR EXTENSION OF PRELIMINARY PLAT AND INFRASTRUCTURE LIST
-

SKETCH PLATS

6. [PR-2020-003442](#)
[PS-2022-00165](#) – SKETCH PLAT
IDO - 2021
- BOHANNAN HUSTON | KELLY KLEIN** agent for **CORAZON DEL MESA 4, LLC** requests the aforementioned action(s) for all or a portion of: **A-6-C-1, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD** between **STRYKER RD** and **STIEGLITZ AVE** containing approximately **33.08** acre(s). (**R-15, R-16, S-16**)
- PROPERTY OWNERS:** CORAZON DEL MESA 4, LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT
-
7. [PR-2022-007492](#)
[PS-2022-00167](#) – SKETCH PLAT
IDO - 2021
- ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE** agent for **LLAVE ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **LOT 13 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, located at **8950 ALAMEDA BLVD NE** between **VENTURA ST** and **BARSTOW ST** containing approximately **0.8995** acre(s). (**C-20**)
- PROPERTY OWNERS:** LLAVE ENTERPRISES
REQUEST: SKETCH PLAT REVIEW AND COMMENT
-
8. [PR-2022-007501](#)
[PS-2022-00170](#) – SKETCH PLAT
IDO - 2021
- CSI – CARTESIAN SURVEYS INC.** agent for **ASPEN RANCH APARTMENTS** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 6, BLOCK 47, UNIVERSITY HEIGHTS** zoned **MX-T** and **R-MH**, located at **208 WELLESLEY DR SE** between **SILVER AVE SE** and **LEAD AVE SE** containing approximately **0.9764** acre(s). (**K-16**)
- PROPERTY OWNERS:** C3 RESIDENTIAL LLC
REQUEST: INTERIOR LOT LINE ELIMINATION BETWEEN 6 LOTS TO CREATE 2 NEW LOTS, VACATE RIGHT-OF WAY
-
9. [PR-2019-002574](#)
[PS-2022-00172](#) – SKETCH PLAT
IDO - 2021
- INTERPLAN LLC** agent for **CHICK-FIL-A INC.** requests the aforementioned action(s) for all or a portion of: **LOT 6, COORS PAVILLION** zoned **NR-C**, located at **4001 COORS BLVD NW** between **COORS BLVD** and **ST JOSEPH'S** containing approximately **1.1** acre(s). (**G-11**)
- PROPERTY OWNERS:** LEVINE INVESTMENTS LIMITED PARTNERSHIP
REQUEST: PARKING LOT ADDITION, DT MODIFICATION, TRANSFORMER RELOCATION & EXISTING SINGLE LANE OMD CANOPY EXTENSION TO DUAL LANE

Other Matters

Action Sheet Minutes – August 17, 2022

DRB Member Signing Session for Approved Cases

ADJOURN

August 15,2022

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

Re: Mesa del Sol Montage Unit 4

Dear Ms.Wolfley

We are requesting a Sketch Plat Meeting for the Montage Unit 4 Preliminary Plat. Montage Unit 4 is located in Mesa del Sol Planned Community. The original Preliminary Plat for this Montage Unit 4 was approved on Nov 5, 2020 and has since expired. We are re-submitting for Preliminary Plat Approval. Currently, Montage Unit 4 is divided into 2 phases: Phase 4A and Phase 4B. Both phases have approved construction plans and are currently under construction. A Final Plat has been recorded for Phase 4A.

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

- Application for Development Review
- Form S2
- Scale drawing of proposed subdivision Preliminary Plat approved Nov 5, 2020
- Overall Utility Plan for Phases 4A and 4B
- Overall Paving Plan for Phases 4A and 4B
- Zone Atlas Map(s)

Zoning is PC. At preliminary plat submittal, we will also be requesting a deferral of sidewalk and the deferral of the gravel strip outside the curb within the private alleys.

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,



Kelly Klein, P.E
Project Manager
Community Development and Planning

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Ms. Jolene Wolfley
City of Albuquerque
August 15, 2022
Page 2

KMK/kmk
Enclosures

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



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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & 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/Owner: Corazon del Mesa 4, LLC		Phone: 505-212-7000
Address: 9600 Tennyson St NE		Email: mikef@thewestway.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannan Huston (Kelly Klein)		Phone: 505-798-7844
Address: Courtyard II, 7500 Jefferson St. NE		Email: kklein@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
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-15-Z, R-16-Z, S-16-Z	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 127	# of Proposed Lots: 189	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.)		
PR-2020-003442		

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.

Signature:	Date: 08-15-2022
Printed Name: Kelly Klein	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

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

PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 4 PHASE 4A AND 4B

A REPLAT OF TRACT A-6-C-1 BULK LAND PLAT AND TRACT C MESA DEL SOL MONTAGE UNIT 3B SECTIONS 22 & 27, TOWNSHIP 9 NORTH, RANGE 3 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2020

LEGAL DESCRIPTION

CERTAIN TRACTS OF LAND LOCATED WITHIN SECTIONS 22 AND 27, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-6-C-1 BULK LAND PLAT FILED: DECEMBER 31, 2019 IN BOOK 2019C, PAGE 0146 AS DOCUMENT #2019111900 AND TRACT C MESA DEL SOL MONTAGE UNIT 3B FILED: SEPT. 27, 2019, IN BOOK 2019C, PAGE 0089, AS DOCUMENT #2019082707.

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 34.04 ACRES
PHASE 4A: 22.40 ACRES
PHASE 4B: 11.64 ACRES
TOTAL NUMBER OF LOTS/TRACTS: 189 LOTS; INCLUDING 5 ALLEY TRACTS
PHASE 4A: 127 LOTS
PHASE 4B: 62 LOTS
PROPOSED GROSS DENSITY: 5.55 DU/Ac
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 1.64 MILES OF FULL WIDTH STREETS CREATED
PHASE 4A: 1.30 MILES
PHASE 4B: .34 MILES
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-15, R-16 & S-16
- TRACTS A, B, C, D, E AND F ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS

SURVEY NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 15517".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN NAD83 CENTRAL ZONE.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83 CENTRAL ZONE.
- DISTANCES ARE GROUND DISTANCES U.S. SURVEY FOOT.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED

Joseph J. Rumbold F.S. 9/24/2020
CITY SURVEYOR DATE

Mike Fiest 10/19/2020
Mike Fiest, Authorized Signatory, DATE
Corazon del Mesa 4, LLC
A Limited Liability Company

Bohannan & Huston
www.bhinc.com 800.877.5332



VICINITY MAP

NOT TO SCALE ZONE ATLAS R-16 & S-16

DRAINAGE FACILITIES MAINTENANCE NOTES:

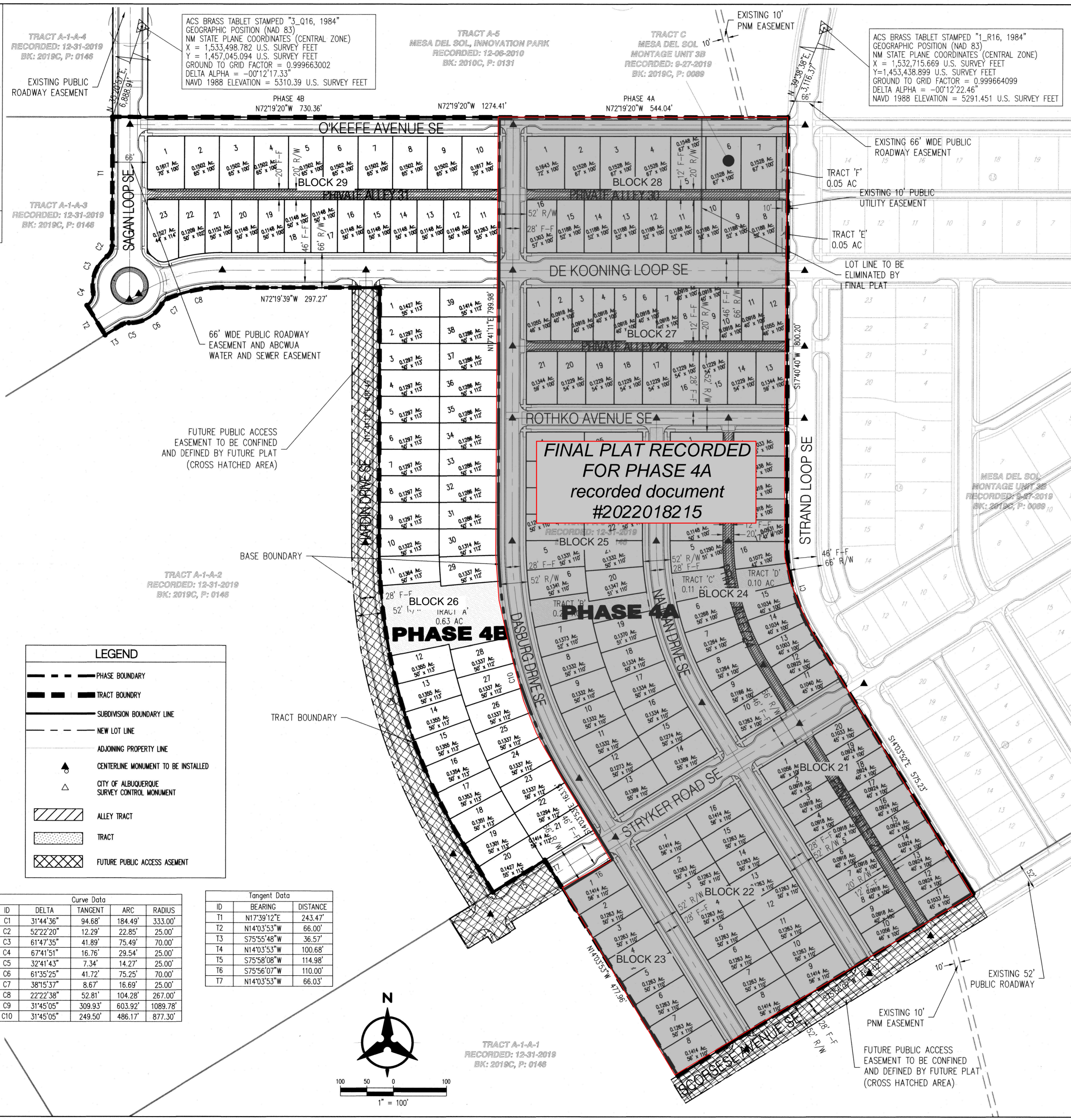
Areas designated on the accompanying plat as "drainage easements" ["detention areas"] are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque. 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 [detention area] 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 [detention area] 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.

PARKING REQUIREMENTS

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.

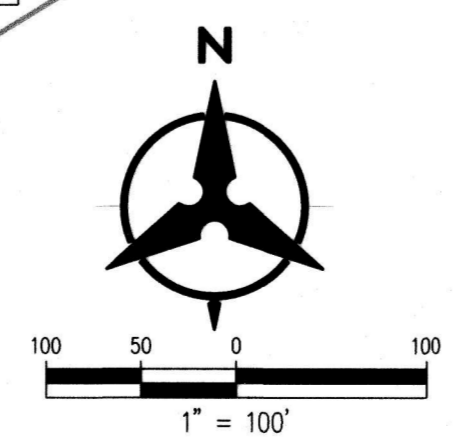
SOLAR COLLECTION NOTE:
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING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



LEGEND			
	PHASE BOUNDARY		TRACT BOUNDARY
	SUBDIVISION BOUNDARY LINE		ADJOINING PROPERTY LINE
	NEW LOT LINE		CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT		ALLEY TRACT
	TRACT		FUTURE PUBLIC ACCESS EASEMENT

Curve Data			
ID	DELTA	TANGENT	ARC
C1	31°44'36"	94.68'	184.49'
C2	52°22'20"	12.29'	22.85'
C3	61°47'35"	41.89'	75.49'
C4	67°41'51"	16.76'	29.54'
C5	32°41'43"	7.34'	14.27'
C6	61°35'25"	41.72'	75.25'
C7	38°15'37"	8.67'	16.69'
C8	22°22'38"	52.81'	104.28'
C9	31°45'05"	309.93'	603.92'
C10	31°45'05"	249.50'	486.17'

Tangent Data		
ID	BEARING	DISTANCE
T1	N17°39'12"E	243.47'
T2	N14°03'53"W	66.00'
T3	S75°55'48"W	36.57'
T4	N14°03'53"W	100.68'
T5	S75°58'08"W	114.98'
T6	S75°56'07"W	110.00'
T7	N14°03'53"W	66.03'



TRACT A-1-A-1
RECORDED: 12-31-2019
BK: 2019C, P: 0146

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

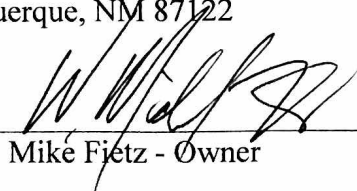
Consensus Planning, Inc
Jim Strozier, FAICP
Chris Green, PLA, ASLA

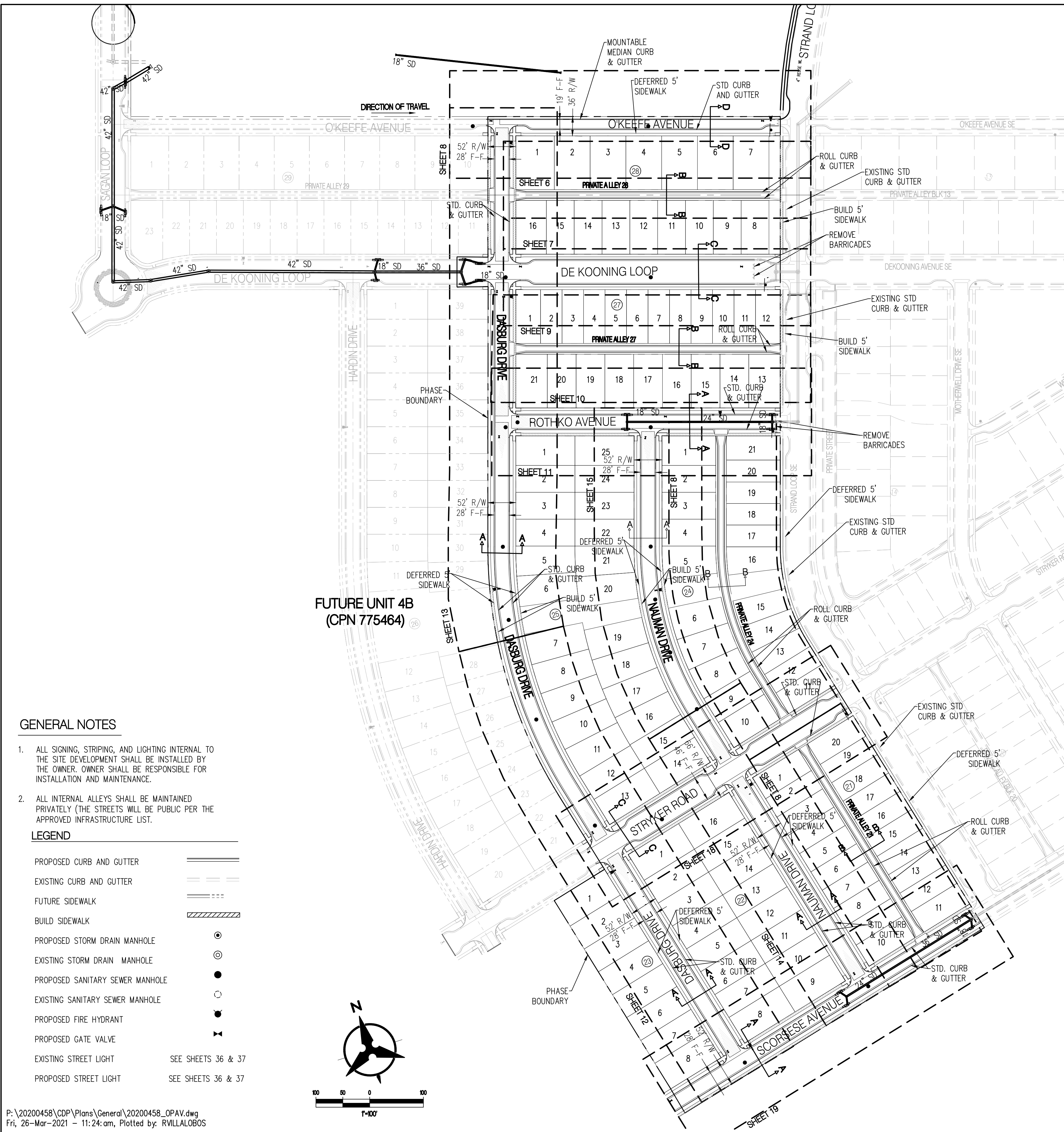
Feel free to contact me if you have any questions or concerns.

Respectfully,

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

By: _____


Mike Fietz - Owner

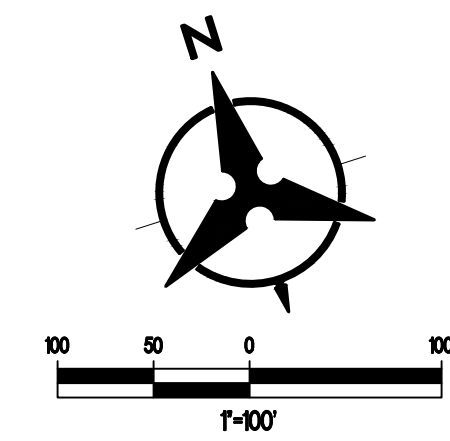


GENERAL NOTES

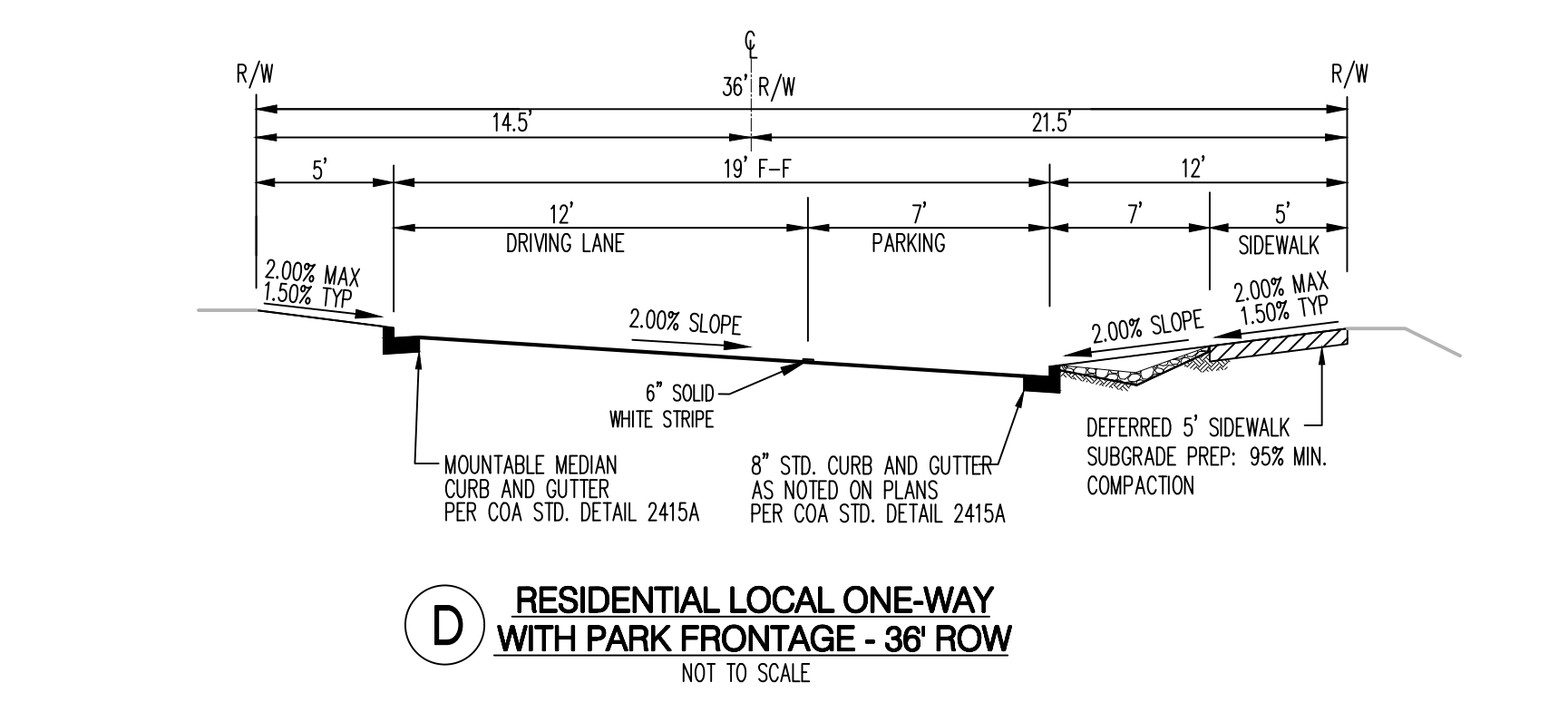
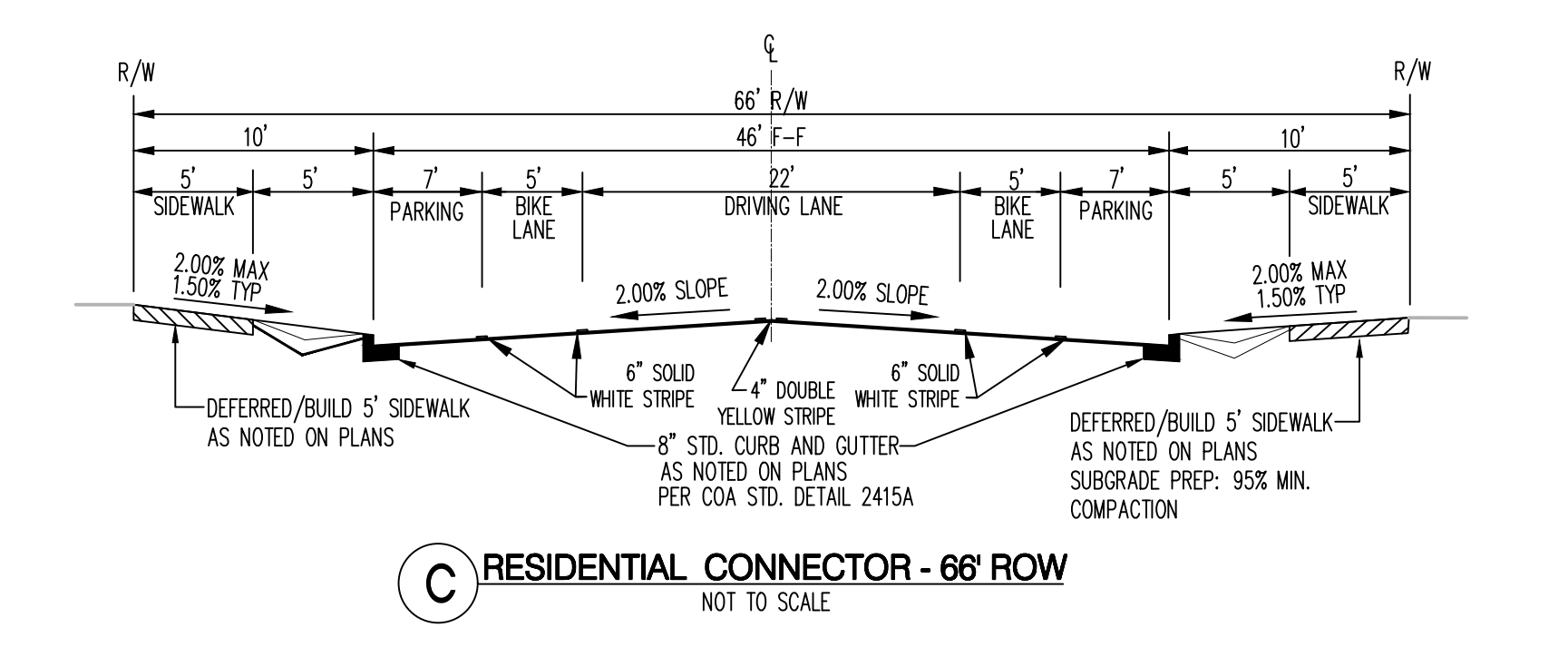
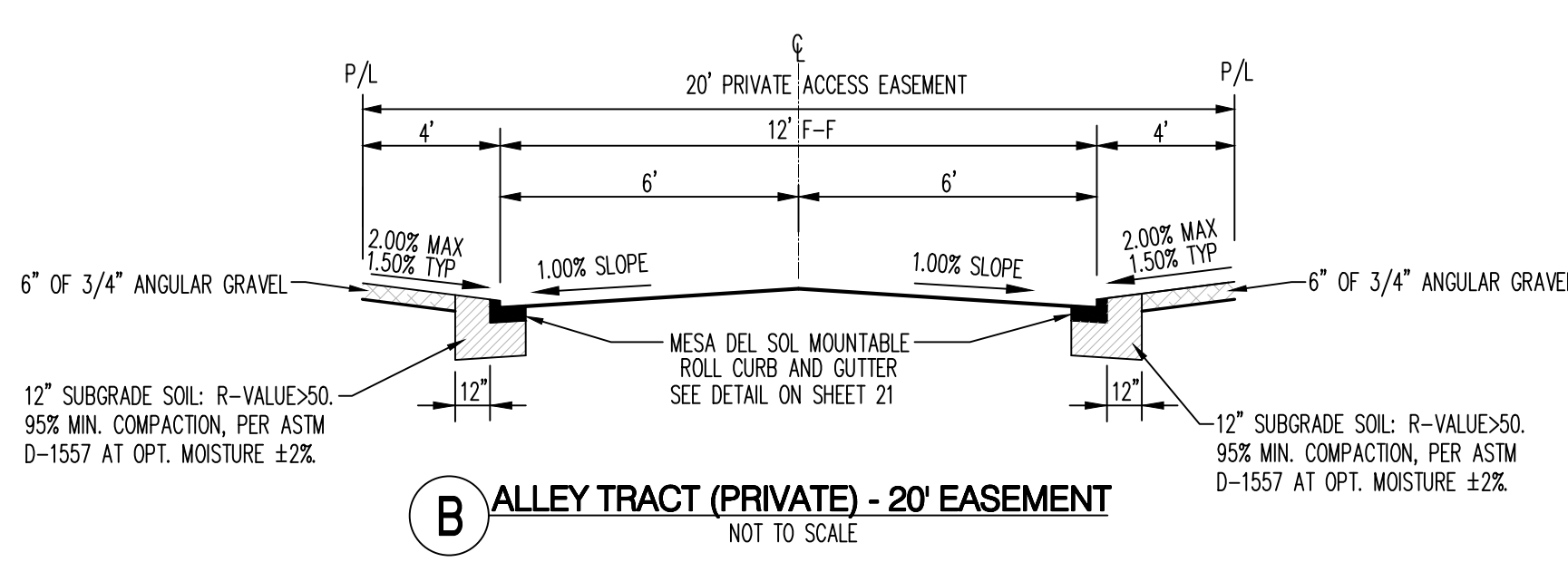
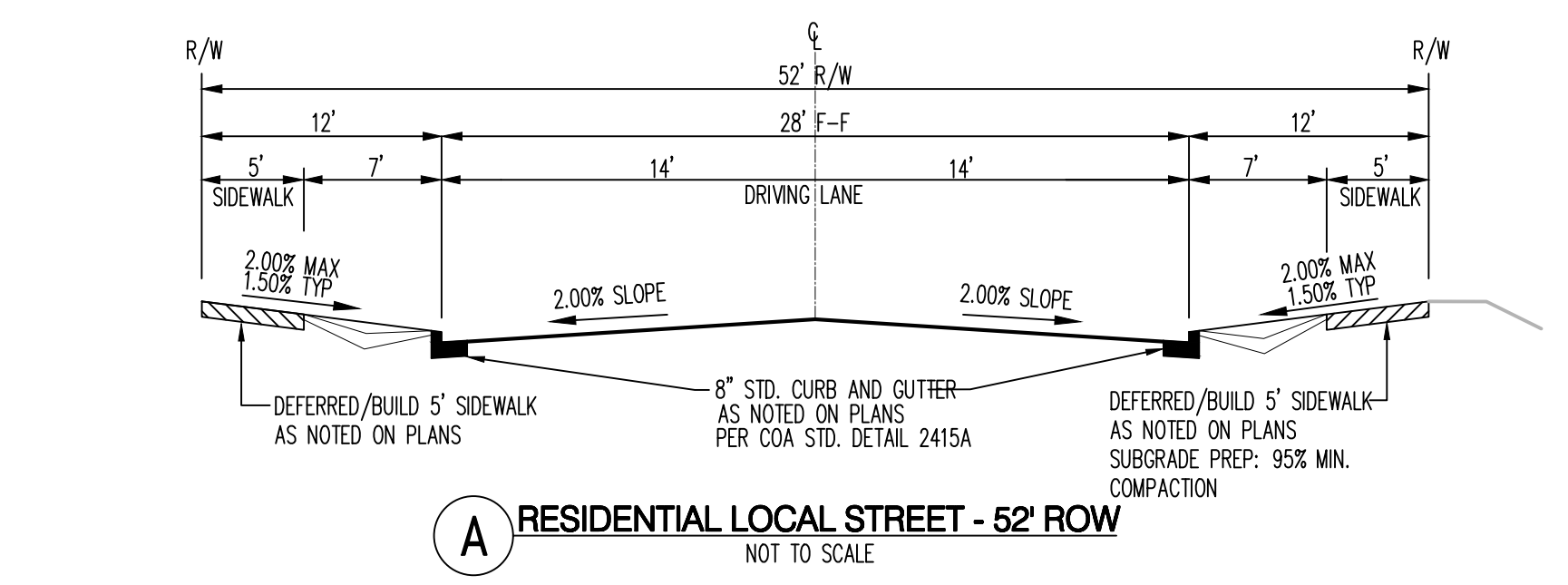
1. ALL SIGNING, STRIPING, AND LIGHTING INTERNAL TO THE SITE DEVELOPMENT SHALL BE INSTALLED BY THE OWNER. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.
2. ALL INTERNAL ALLEYS SHALL BE MAINTAINED PRIVATELY (THE STREETS WILL BE PUBLIC PER THE APPROVED INFRASTRUCTURE LIST).

LEGEND

PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
FUTURE SIDEWALK	
BUILD SIDEWALK	
PROPOSED STORM DRAIN MANHOLE	
EXISTING STORM DRAIN MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING STREET LIGHT	SEE SHEETS 36 & 37
PROPOSED STREET LIGHT	SEE SHEETS 36 & 37



P:\20200458\CDP\Plans\General\20200458_OPAV.dwg
 Fri, 26-Mar-2021 - 11:24:am, Plotted by: RVLLALOBOS



NOTE:
LANDSCAPE BUFFER SWALE
PER COA STD DWG 2414

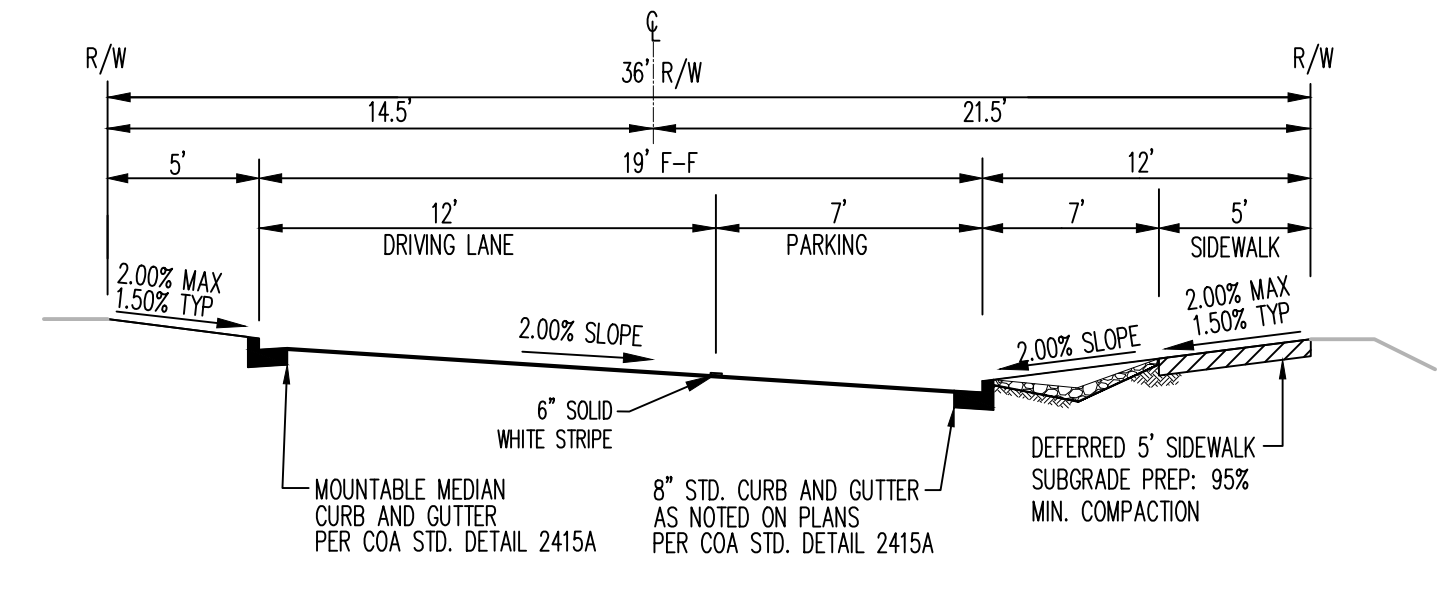
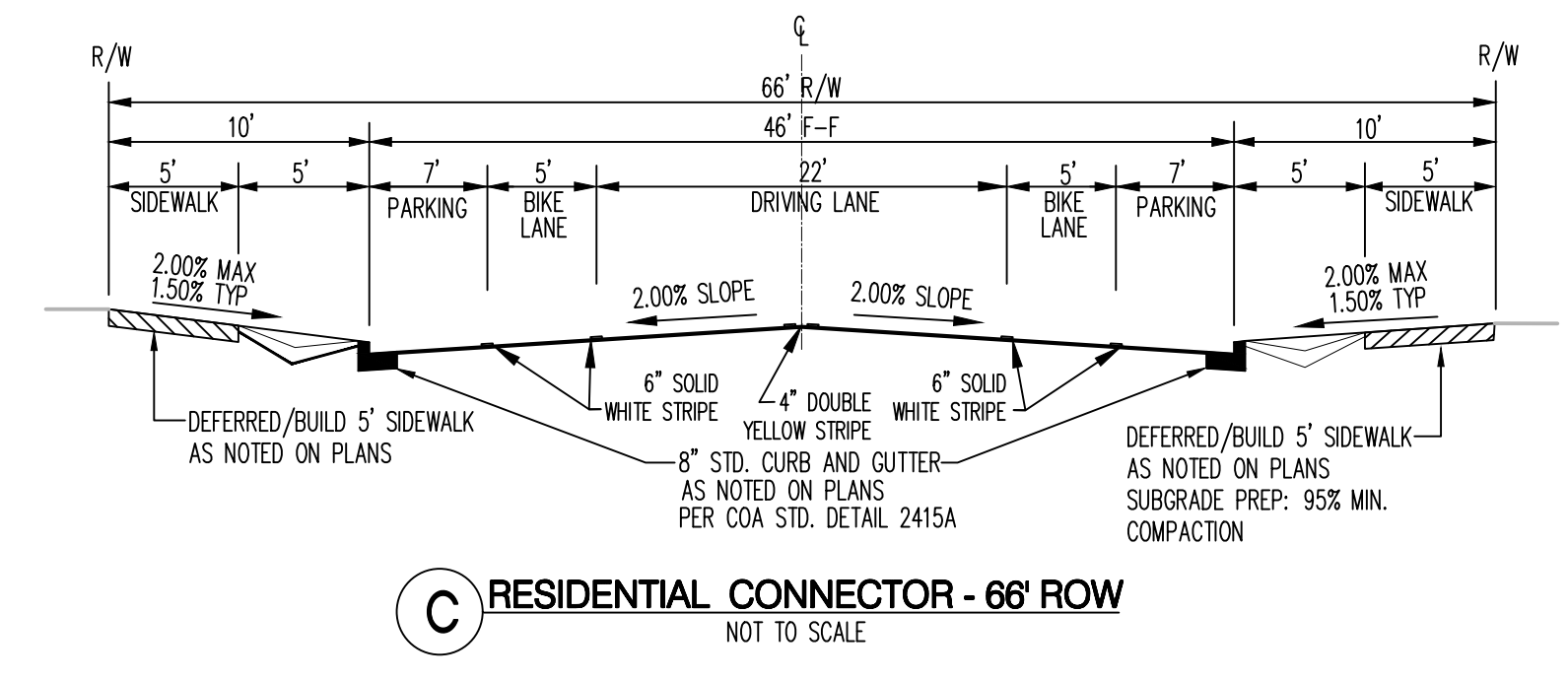
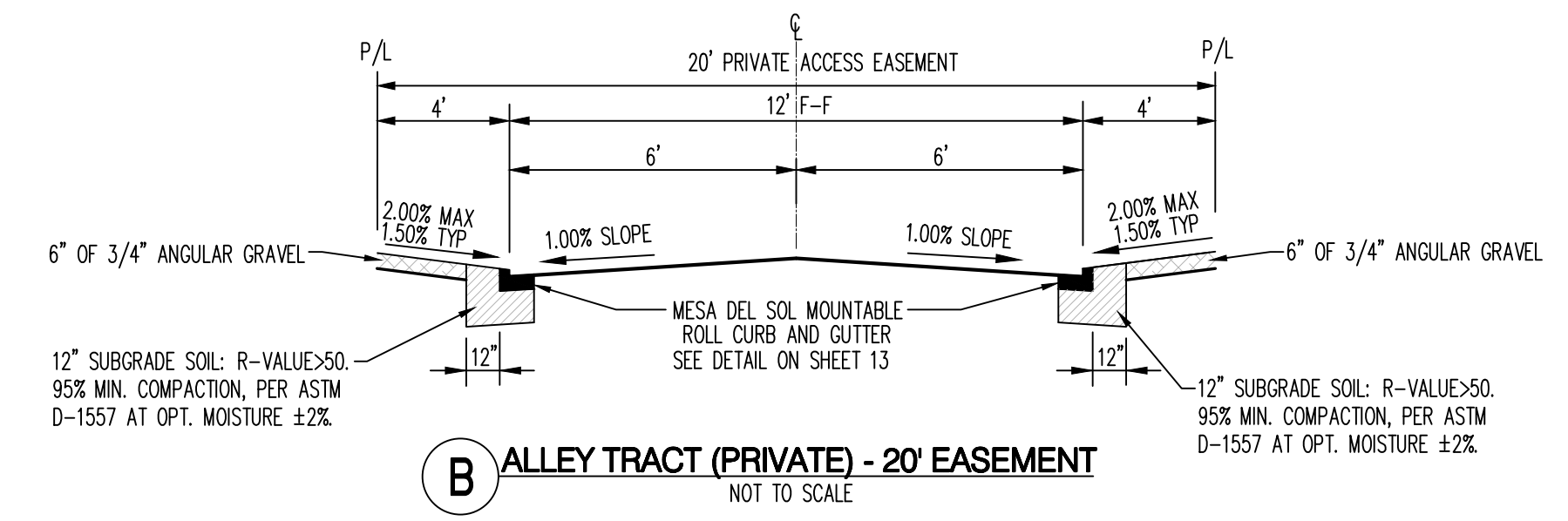
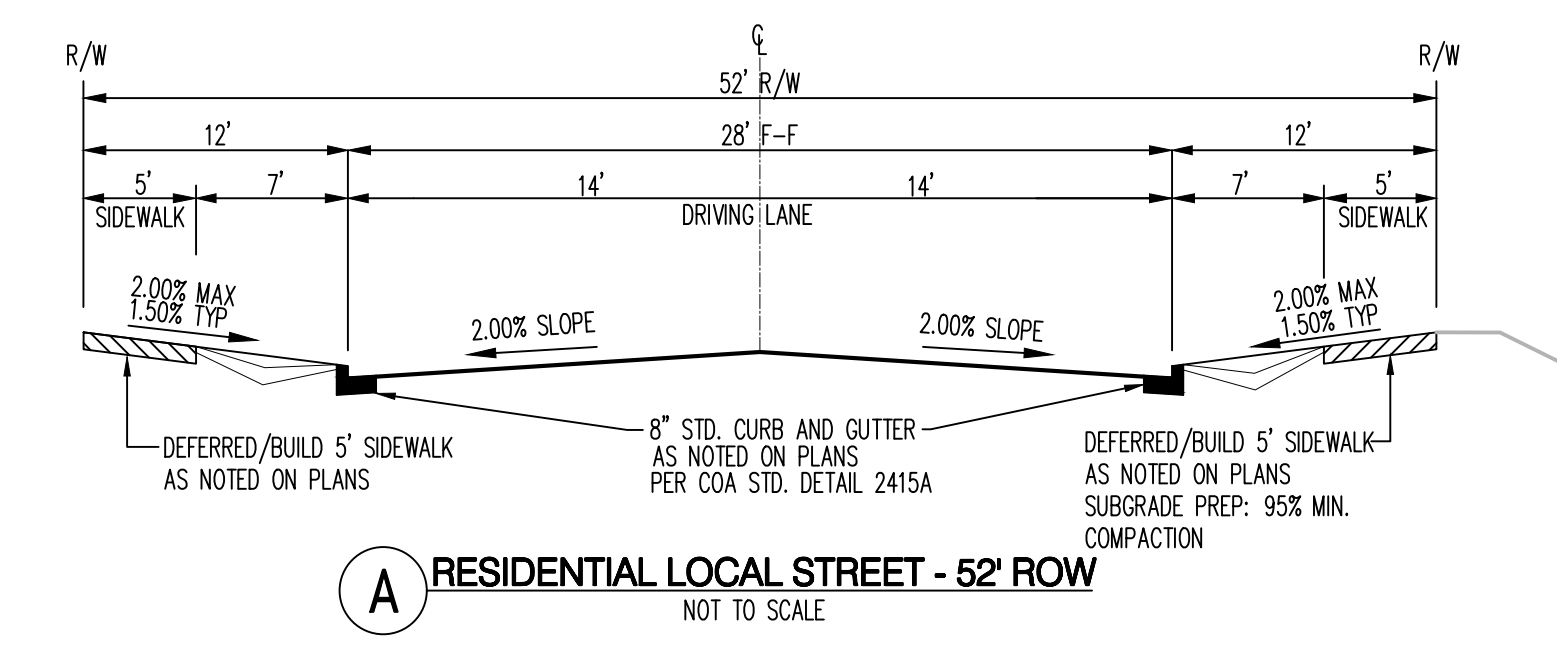
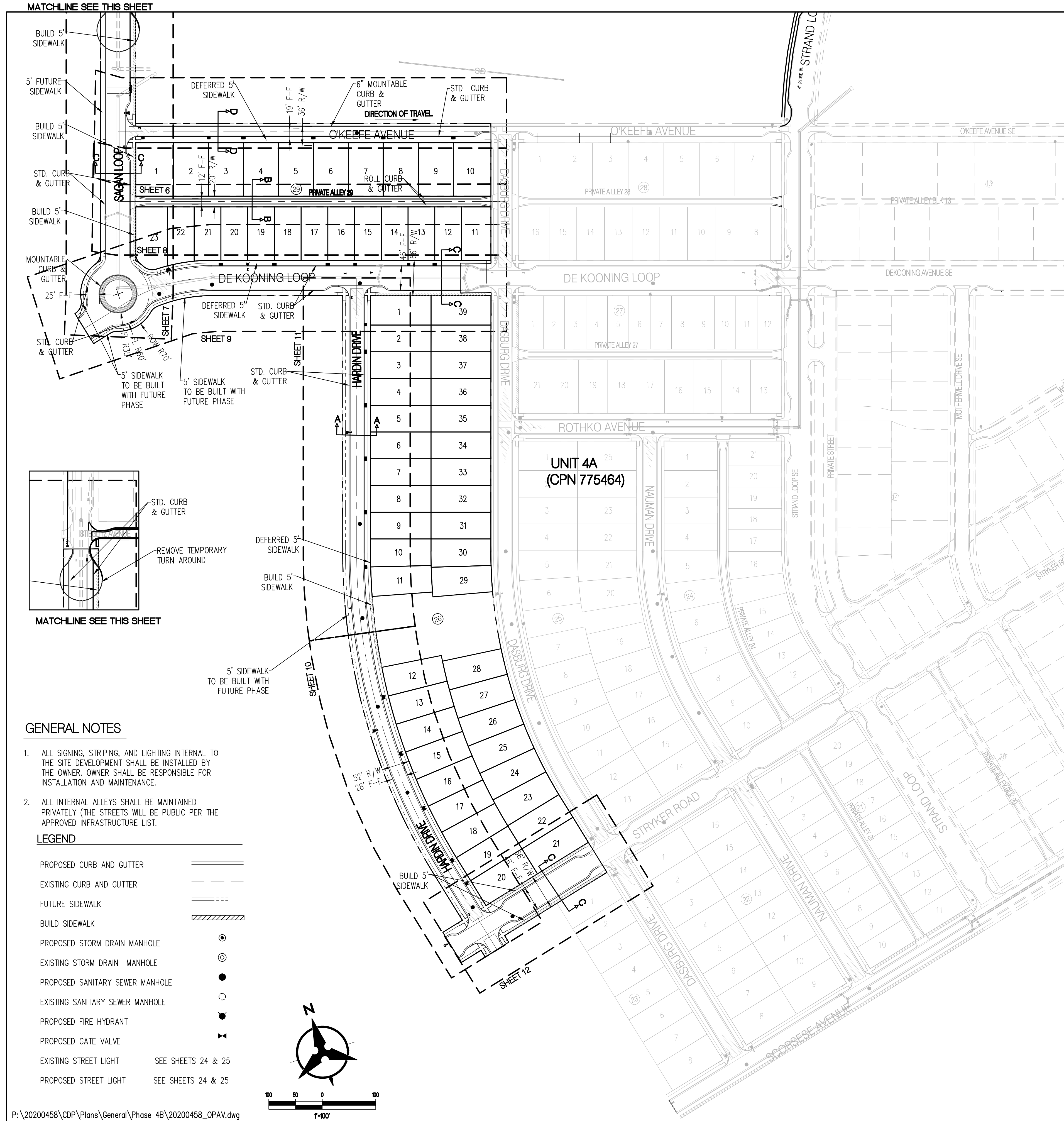
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK: "6-R15 2006"	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	NM State Plane Coordinates	DATE	BY	DATE	BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	Central Zone 3002, NAD 83	DATE	REVISIONS	DATE	REVISIONS	DATE
VERIFICATION BY	DATE	N: 1450335.792 ft	DATE	DESIGN	DATE	DESIGN	DATE
DRAWN BY	DATE	E: 1529078.746 ft	DATE		DATE		DATE
CHECKED BY	DATE	Ground to Grid Factor:	DATE		DATE		DATE
PROJECT NO.	DATE	0.989664198	DATE		DATE		DATE
	DATE	Mapping Angle: -00°12'47.28"	DATE		DATE		DATE
	DATE	Orthometric Height: 5308.891 ft	DATE		DATE		DATE
	DATE	Elevation Datum: NAVD88	DATE		DATE		DATE

Bohannon & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

MONTAGE UNIT 4A
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	Approved by Albuquerque City Engineer May 21, 2021		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775464	R-15,16,S-16	5	37



NOTE:
LANDSCAPE BUFFER SWALE
PER COA STD DWG 2414

MATCHLINE SEE THIS SHEET

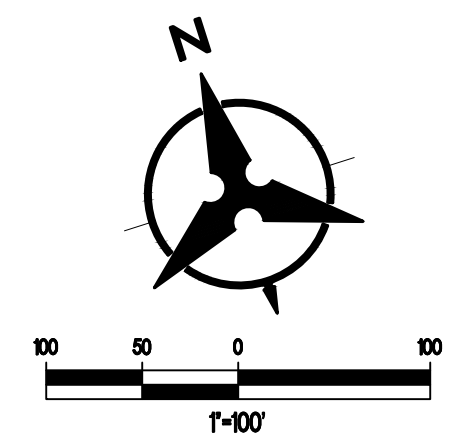
MATCHLINE SEE THIS SHEET

GENERAL NOTES

1. ALL SIGNING, STRIPING, AND LIGHTING INTERNAL TO THE SITE DEVELOPMENT SHALL BE INSTALLED BY THE OWNER. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.
2. ALL INTERNAL ALLEYS SHALL BE MAINTAINED PRIVATELY (THE STREETS WILL BE PUBLIC PER THE APPROVED INFRASTRUCTURE LIST).

LEGEND

PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
FUTURE SIDEWALK	
BUILD SIDEWALK	
PROPOSED STORM DRAIN MANHOLE	
EXISTING STORM DRAIN MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING STREET LIGHT	SEE SHEETS 24 & 25
PROPOSED STREET LIGHT	SEE SHEETS 24 & 25



P:\20200458\CDP\Plans\General\Phase 4B\20200458_OPAV.dwg
Fri, 26-Mar-2021 - 9:36:am, Plotted by: RVLLALOBOS

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	16-R15 2008"	DATE				
INSPECTOR'S ACCEPTANCE BY	DATE	NM State Plane Coordinates	DATE				
VERIFICATION BY	DATE	Central Zone 3002, NAD 83	DATE				
DRAWN BY	DATE	N: 1450335.792 ft	DATE				
PROJECT NO.	DATE	E: 1529078.746 ft	DATE				
	DATE	Ground to Grid Factor:	DATE				
	DATE	0.989664198	DATE				
	DATE	Mapping Angle: -00°12'47.28"	DATE				
	DATE	Orthometric Height: 5308.891 ft	DATE				
	DATE	Elevation Datum: NAVD88	DATE				

NO.	DATE	BY	REMARKS
			DESIGN

NO.	DATE	BY	REMARKS
			DESIGN

DESIGNED BY	DATE	CHECKED BY	DATE
KMK	03/20/2020	KMK	03/20/2020
RV	03/20/2020		

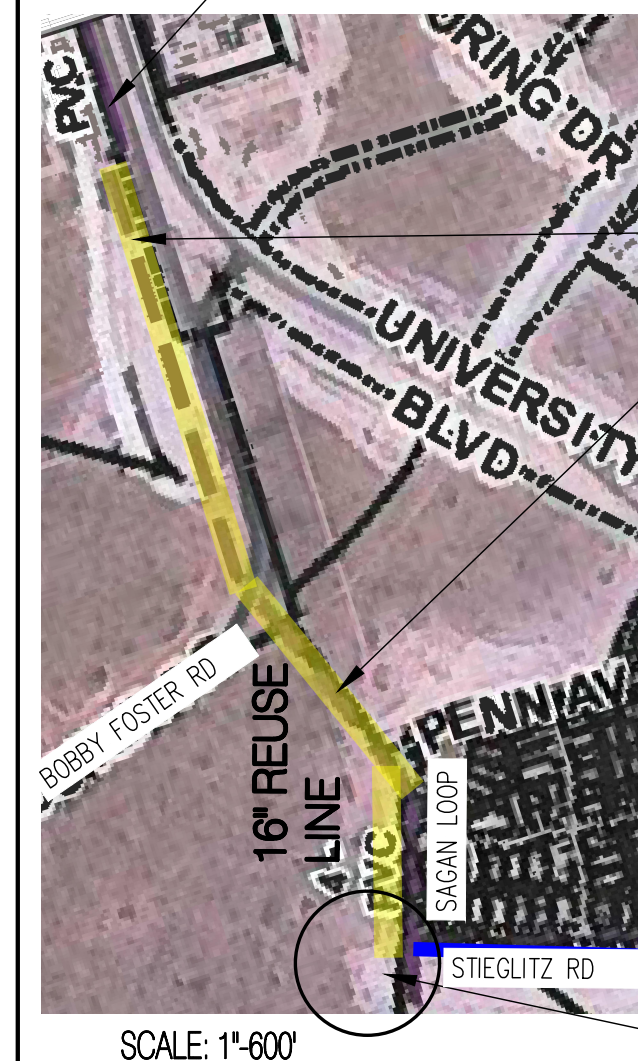
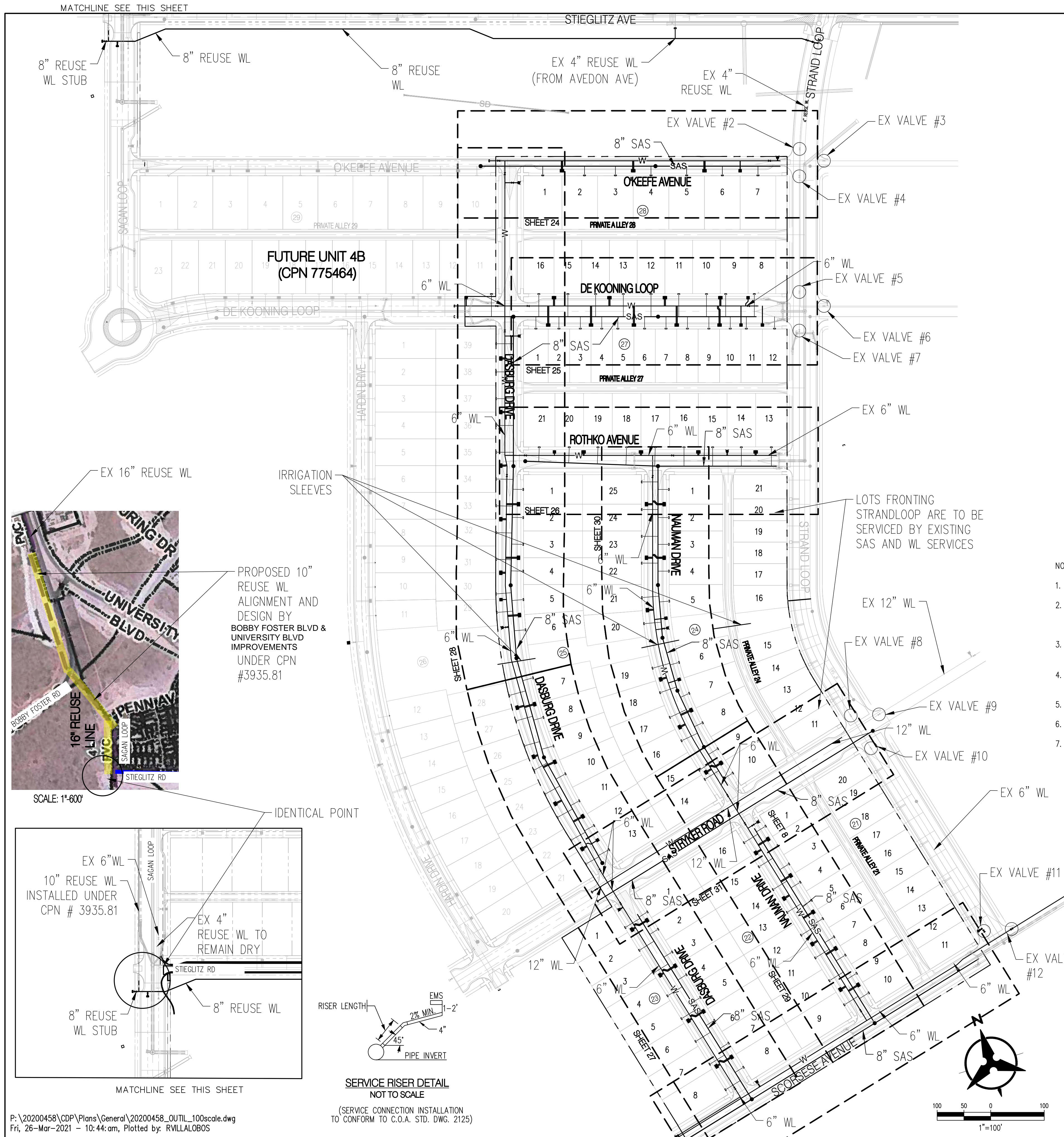
Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

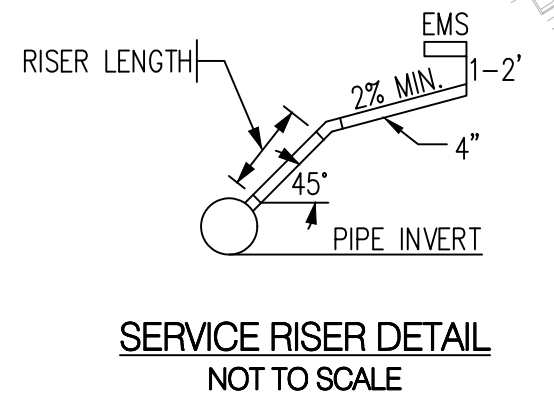
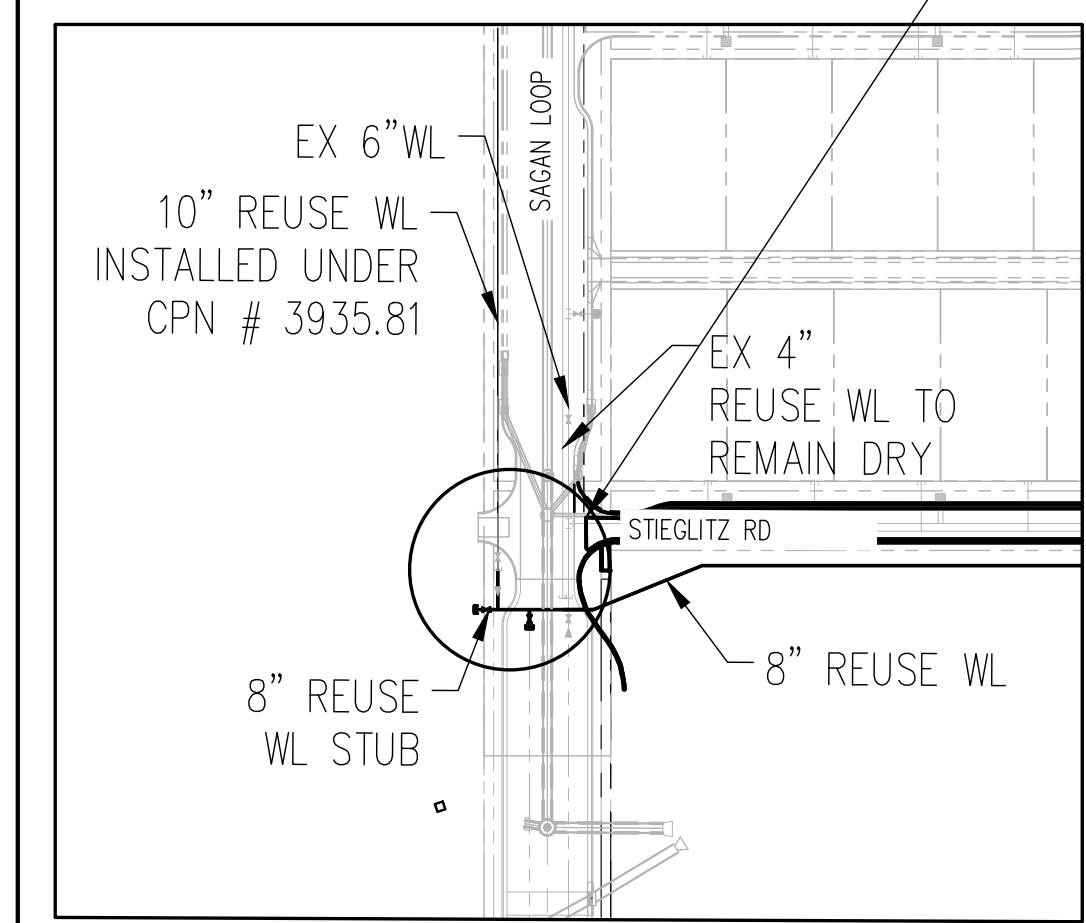
MONTAGE UNIT 4B
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED April 13, 2021 DESIGN REVIEW COMMITTEE	Approved by Albuquerque City Engineer May 21, 2021		

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775465	R-15,16,S-16	5	25



PROPOSED 10" REUSE WL ALIGNMENT AND DESIGN BY BOBBY FOSTER BLVD & UNIVERSITY BLVD IMPROVEMENTS UNDER CPN #3935.81



P:\20200458\CDP\Plans\General\20200458_OUTIL_100scale.dwg
 Fri, 26-Mar-2021 - 10:44:am, Plotted by: RVILLALOBOS

WATER SHUT-OFF PLAN:

FOR CONNECTION	VALVES CLOSED
OKEEFE AVENUE	VALVE #1,2,3,4
DEKOONING LOOP	VALVE #5,6,7
ROTHKO AVENUE	VALVE #8
STRYKER RD	VALVE #8,9,10
SCORSESE AVENUE	VALVE #11,12

CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABCWA.

WATER SHUT-OFF REQUIREMENTS:
 CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFFS REQUESTS MUST BE MADE ONLINE AT
[HTTP://WWW.ABCWA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwa.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)

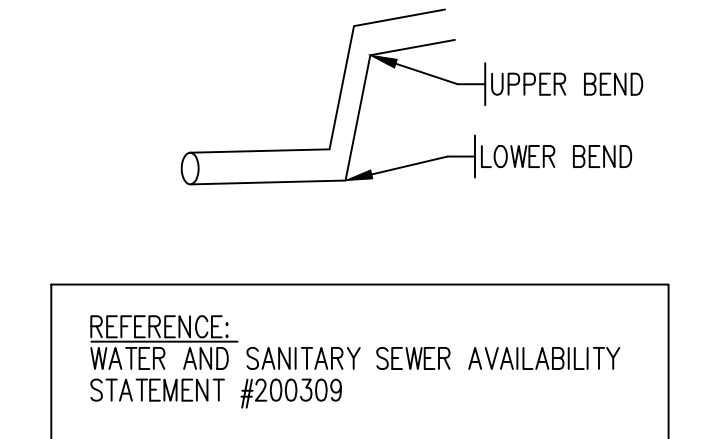
CONTRACTOR SHALL ASBUILT ALL SANITARY SEWER SLOPES ON ASBUILT DRAWINGS

PRIVATE BACKFLOW PREVENTER DEVICES SHALL BE INSTALLED ON ALL LOT SERVICE CONNECTIONS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THAT OF THE UPSTREAM MANHOLE RIM ELEVATION.

RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED			
	(4')	(6')	(8')	(12')
6" x 6" x 6" TEE				
8" x 8" x 4" TEE	1	1		
8" x 8" x 8" TEE			4	
12" x 12" x 12" TEE				18
12" x 12" x 8" TEE		1		
12" x 12" x 6" TEE		1		
11.25" BEND	1	2	3	4
22.5" BEND	3	4	5	7
45" BEND	6	8	11	15
90" BEND	15	20	27	37
VALVE/HEAD END	39	55	73	104
6" x 4" REDUCER		29		
8" x 6" REDUCER			31	
12" x 6" REDUCER				75
12" x 8" REDUCER				55

- NOTE:
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 - ALL CAPS SHALL UTILIZE PCC BLOCKING, UNLESS OTHERWISE NOTED.
 - RESTRAINED LENGTH IS ON LARGE SIDE ON ALL REDUCERS.
 - RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESIS)
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" x 4" x 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- MH RIMS & CATCH BASIN INLET ELEVATIONS, VALVE BOXES, ARV, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
- SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
- FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
- FOR STORM DRAIN CONSTRUCTION: ALL RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION SHALL DETERMINE WHICH JOINTS ARE TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- SLOPES FOR PIPES ARE CALCULATED ON THE 20' LENGTH OF PIPE FROM CENTERLINE OF MANHOLE TO CENTERLINE OF MANHOLE.

LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- STORM DRAIN INLET
- STORM DRAIN CULVERT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	16-R15 2008	DATE		DATE		DATE
INSPECTOR'S ACCEPTANCE BY	DATE	NM State Plane Coordinates	DATE		DATE		DATE
VERIFICATION BY	DATE	Central Zone 3002, NAD 83	DATE		DATE		DATE
DRAWINGS BY	DATE	N: 1450335.792 ft	DATE		DATE		DATE
CHECKED BY	DATE	E: 1529078.746 ft	DATE		DATE		DATE
REVISIONS	DATE	Ground to Grid Factor:	DATE		DATE		DATE
DESIGN	DATE	0.999664198	DATE		DATE		DATE
	DATE	Mapping Angle: -00°12'47.28"	DATE		DATE		DATE
	DATE	Orthometric Height: 5308.891 ft	DATE		DATE		DATE
	DATE	Elevation Datum: NAVD88	DATE		DATE		DATE

DESIGNED BY: KMK DATE: 03/20/2020
 DRAWN BY: RV DATE: 03/20/2020
 CHECKED BY: KMK DATE: 03/20/2020

REVISIONS: DESIGN

NO. DATE BY

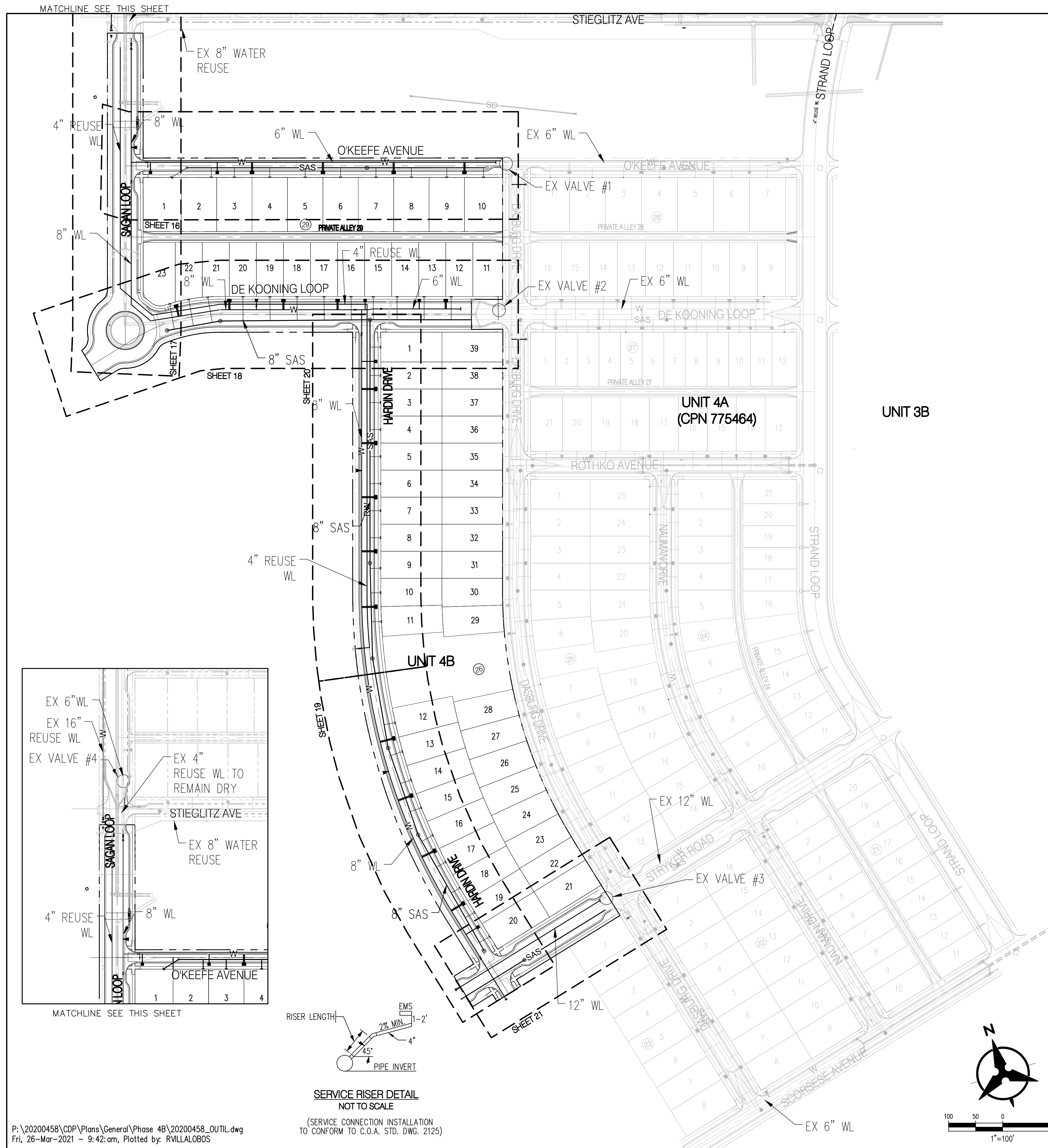
Bohannon & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

MONTAGE UNIT 4A
 OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO, DAY/YR	MO, DAY/YR
APPROVED April 13, 2021 DESIGN REVIEW COMMITTEE	Approved by Albuquerque City Engineer May 21, 2021		
	LAST DESIGN UPDATE		

CITY PROJECT NO. 775464 ZONE MAP NO. R-15,16,S-16 SHEET 23 OF 37



WATER SHUT-OFF PLAN:
 FOR CONNECTION VALVES CLOSED
 O'KEEFE AVENUE VALVE #1
 DEKOONING LOOP VALVE #2
 STRYKER RD VALVE #3
 SAGAN LOOP VALVE #4
 CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABCWA.

WATER SHUT-OFF REQUIREMENTS:
 CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFFS REQUESTS MUST BE MADE ONLINE AT
[HTTP://WWW.ABCMIA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcmia.org/water_shut_off_and_turn_on_procedures.aspx)

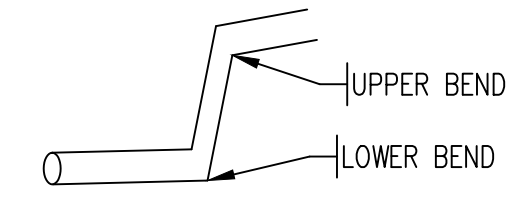
CONTRACTOR SHALL ASBUILT ALL SANITARY SEWER SLOPES ON ASBUILT DRAWINGS

PRIVATE BACKFLOW PREVENTER DEVICES SHALL BE INSTALLED ON ALL LOT SERVICE CONNECTIONS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THAT OF THE UPSTREAM MANHOLE RIM ELEVATION.

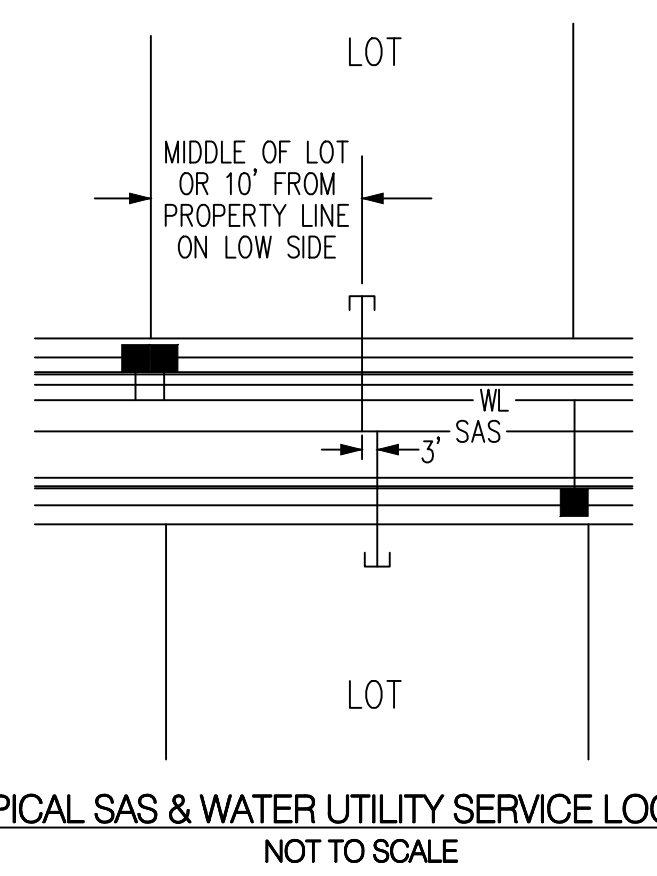
RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED			
	(4')	(6')	(8')	(12')
6" x 6" x 6" TEE				
8" x 8" x 4" TEE	1			
8" x 8" x 8" TEE		1		
8" x 8" x 8" TEE			4	
12" x 12" x 12" TEE				18
12" x 12" x 8" TEE			1	
12" x 12" x 6" TEE		1		
11.25" BEND	1	2	3	4
22.5" BEND	3	4	5	7
45" BEND	6	8	11	15
90" BEND	15	20	27	37
VALVE/DEAD END	39	55	73	104
6" x 4" REDUCER		29		
8" x 6" REDUCER			31	
12" x 6" REDUCER				75
12" x 8" REDUCER				55

- NOTE:
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 - ALL CAPS SHALL UTILIZE PCC BLOCKING, UNLESS OTHERWISE NOTED.
 - RESTRAINED LENGTH IS ON LARGE SIDE ON ALL REDUCERS.
 - RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



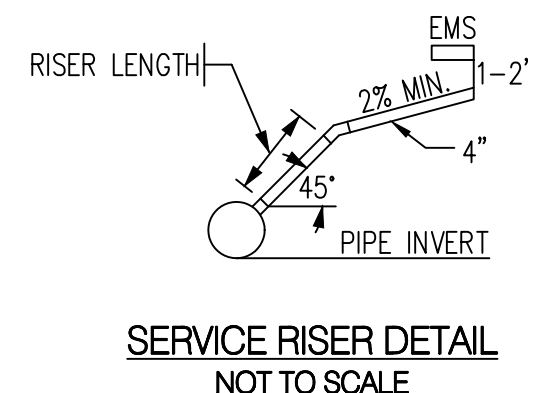
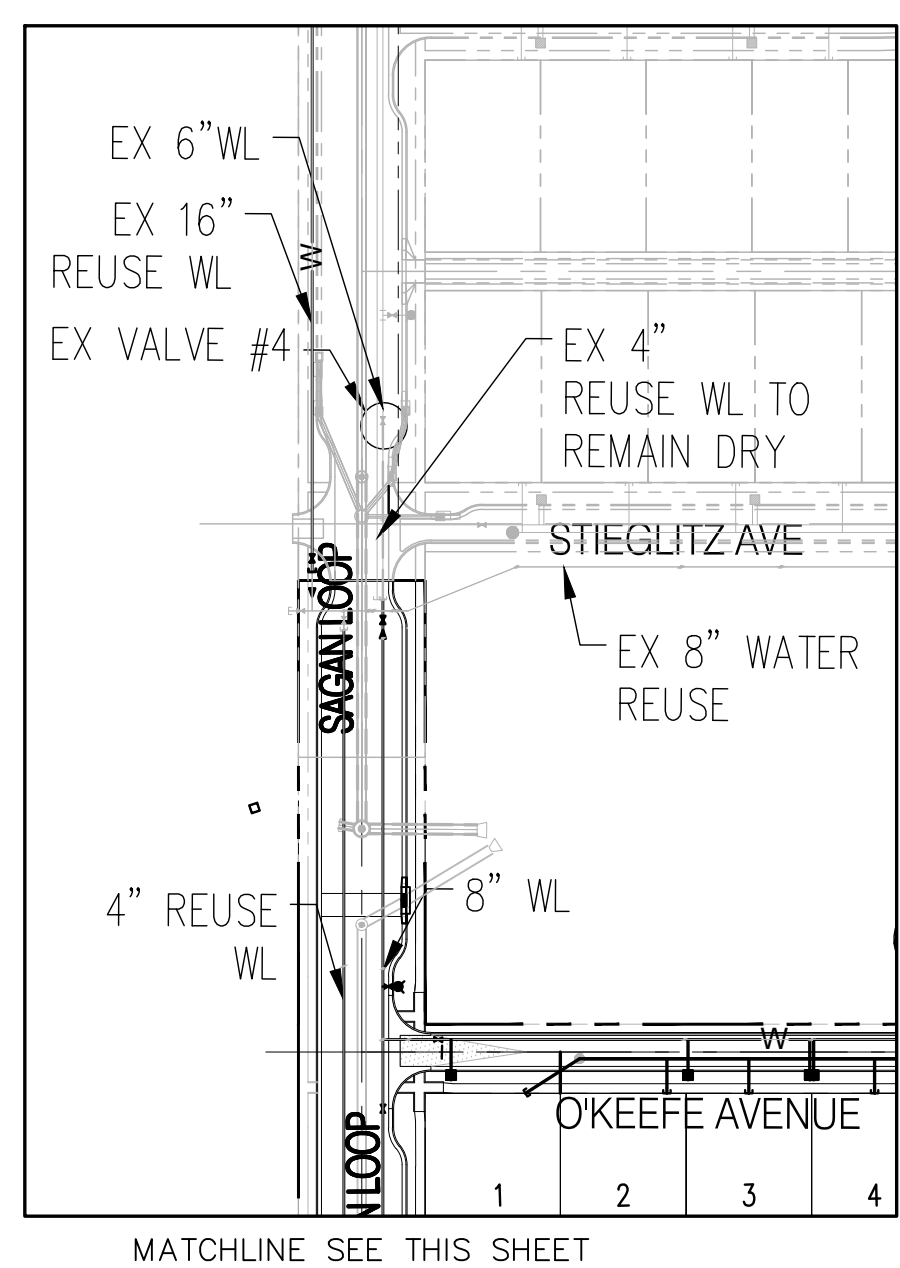
REFERENCE:
 WATER AND SANITARY SEWER AVAILABILITY STATEMENT #200309



- GENERAL NOTES**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESIS) OTHERWISE SPECIFIED.
 - GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 - CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 - CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 - ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
 - MH RIMS & CATCH BASIN INLET ELEVATIONS, VALVE BOXES, ARV, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
 - SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
 - FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
 - FOR STORM DRAIN CONSTRUCTION: ALL RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION SHALL DETERMINE WHICH JOINTS ARE TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 - SLOPES FOR PIPES ARE CALCULATED ON THE 20' LENGTH OF PIPE FROM CENTERLINE OF MANHOLE TO CENTERLINE OF MANHOLE.

LEGEND

PROPOSED CURB AND GUTTER	=====
EXISTING CURB AND GUTTER	=====
FUTURE CURB AND GUTTER	-----
PROPOSED STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN MANHOLE	⊙
PROPOSED SANITARY SEWER MANHOLE	⊙
EXISTING SANITARY SEWER MANHOLE	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED GATE VALVE	⊙
EXISTING GATE VALVE	⊙
PROPOSED STORM DRAIN	SD
PROPOSED SANITARY SEWER	SAS
PROPOSED WATER LINE	W
STORM DRAIN INLET	⊙
STORM DRAIN CULVERT	⊙
EXISTING STORM DRAIN	SD
EXISTING SANITARY SEWER	SAS
EXISTING WATER LINE	W



SERVICE RISER DETAIL
 NOT TO SCALE
 (SERVICE CONNECTION INSTALLATION TO CONFORM TO C.O.A. STD. DWG. 2125)

P:\20200458\CDP\Plans\General\Phase 4B\20200458_OUTIL.dwg
 Fri, 26-Mar-2021 - 9:42:am, Plotted by: RVLLAL0805

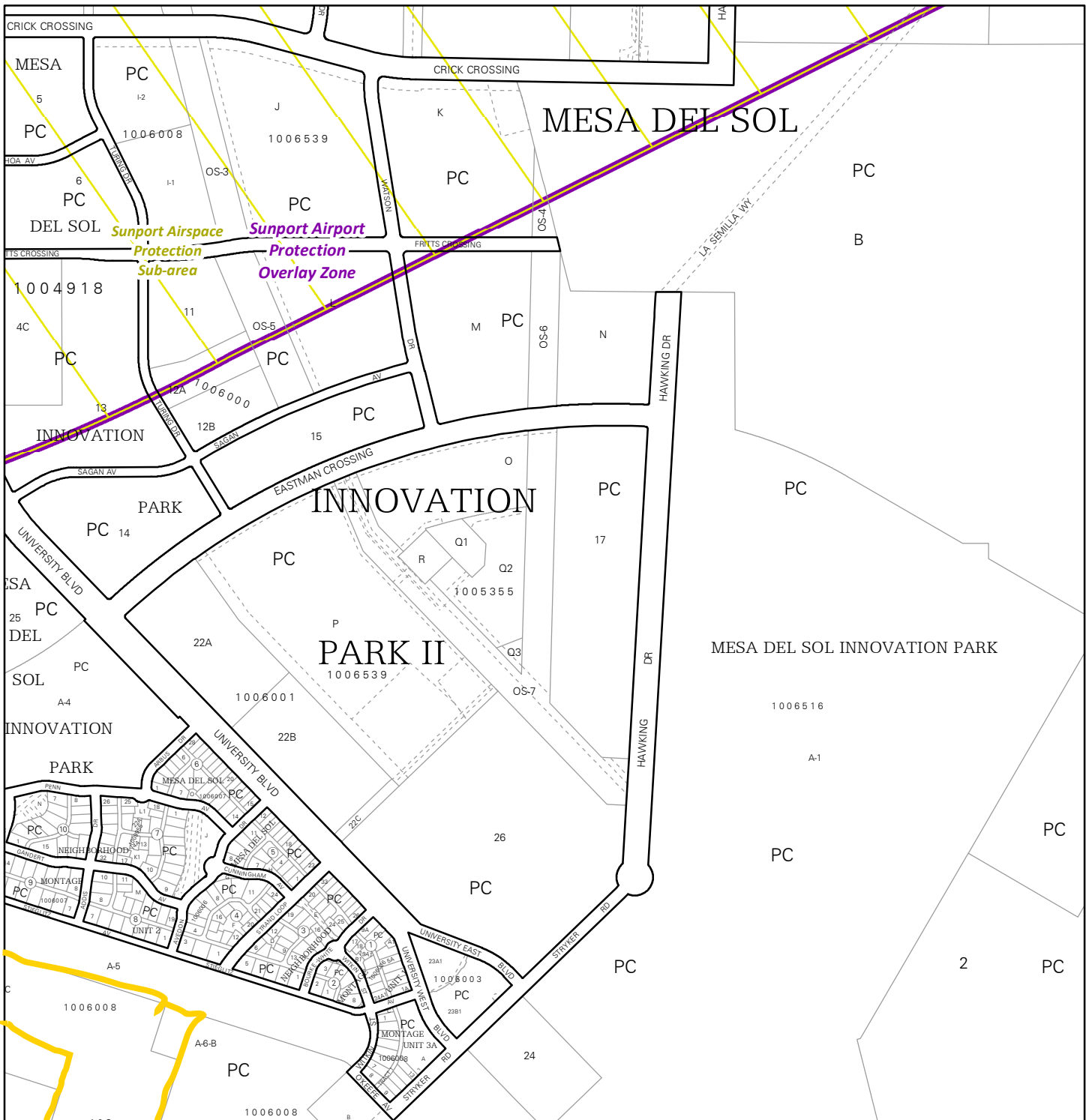
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK: "6-R15 2008"	NO.	NO.	DATE		REVISIONS DESIGN
INSPECTOR'S	DATE	NM State Plane Coordinates	NO.	NO.	DATE		
ACCEPTANCE BY	DATE	Central Zone 3002, NAD 83	NO.	NO.	DATE	DESIGNED BY: KMK	DATE: 03/2020
VERIFICATION BY	DATE	N: 1450335.792 ft	NO.	NO.	DATE	DRAWN BY: RV	DATE: 03/2020
DRAWINGS BY	DATE	E: 1529078.746 ft	NO.	NO.	DATE	CHECKED BY: KMK	DATE: 03/2020
MICRO-FILM INFORMATION	DATE	Ground to Grid Factor:	NO.	NO.	DATE		
	DATE	Mapping Angle: -00°12'47.28"	NO.	NO.	DATE		
	DATE	Orthometric Height: 5308.891 ft	NO.	NO.	DATE		
	DATE	Elevation Datum: NAVD88	NO.	NO.	DATE		

Bohannon & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

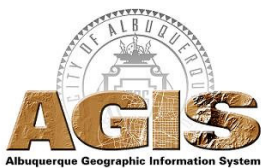
MONTAGE UNIT 4B
 OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	Approved by Albuquerque City Engineer May 21, 2021	LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775465	R-15,16,S-16	15	25

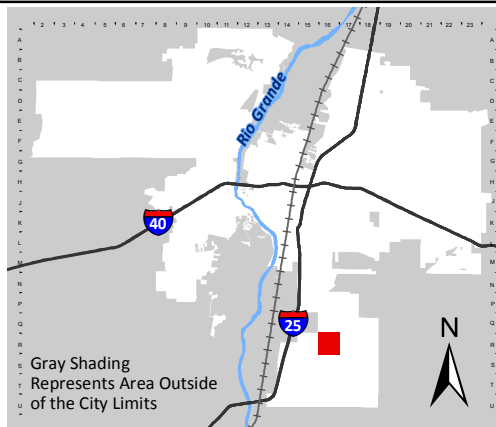


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

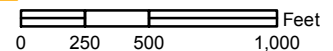


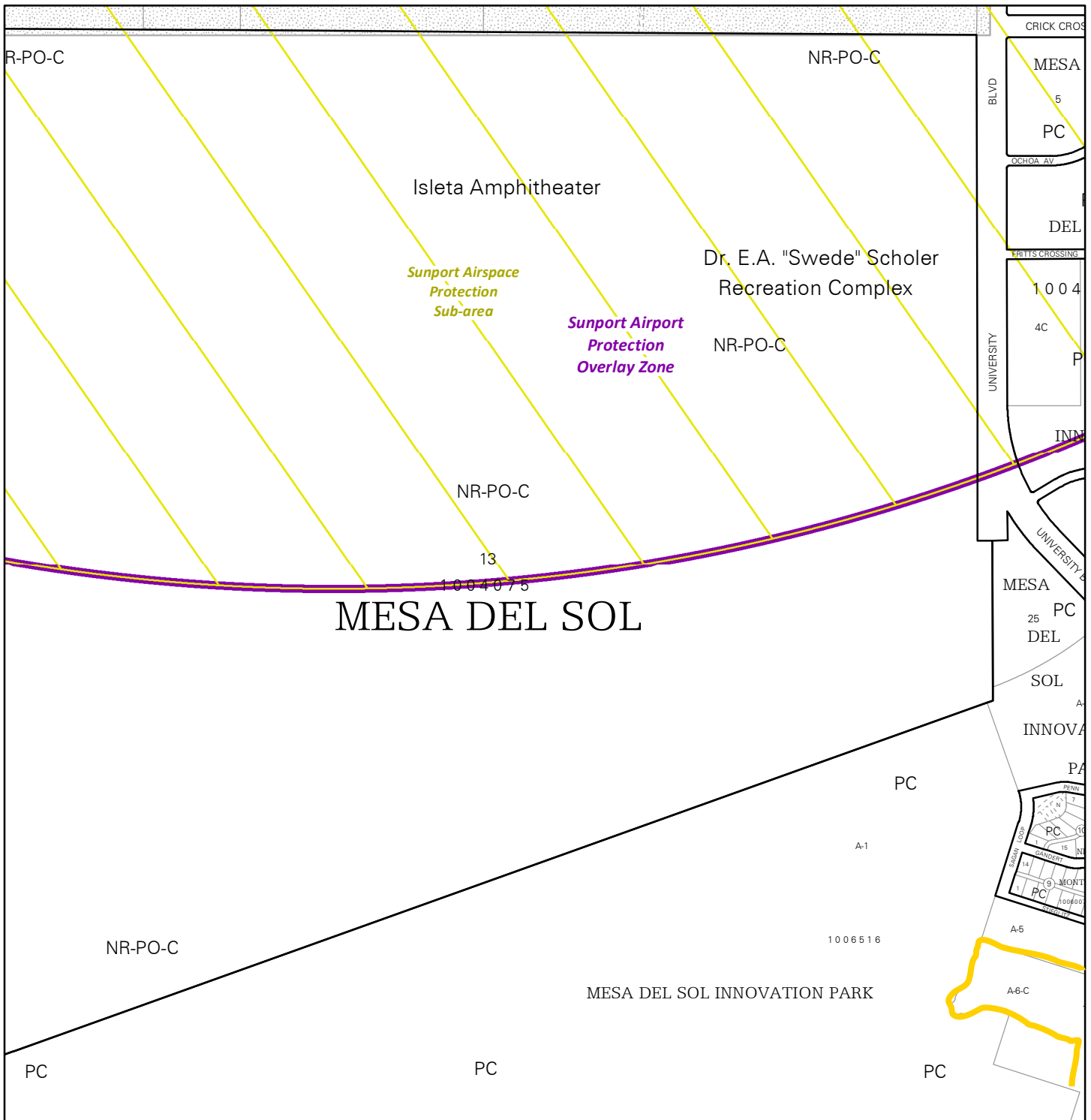
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
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



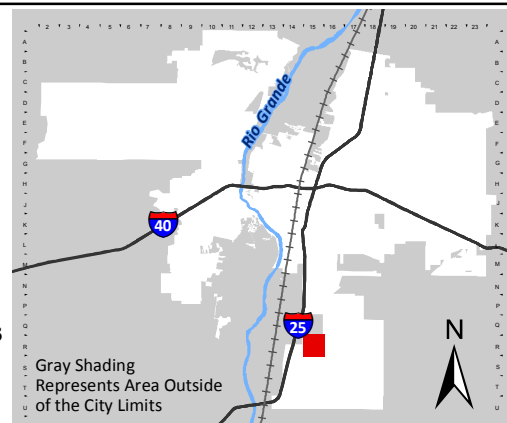


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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











Rio Grande

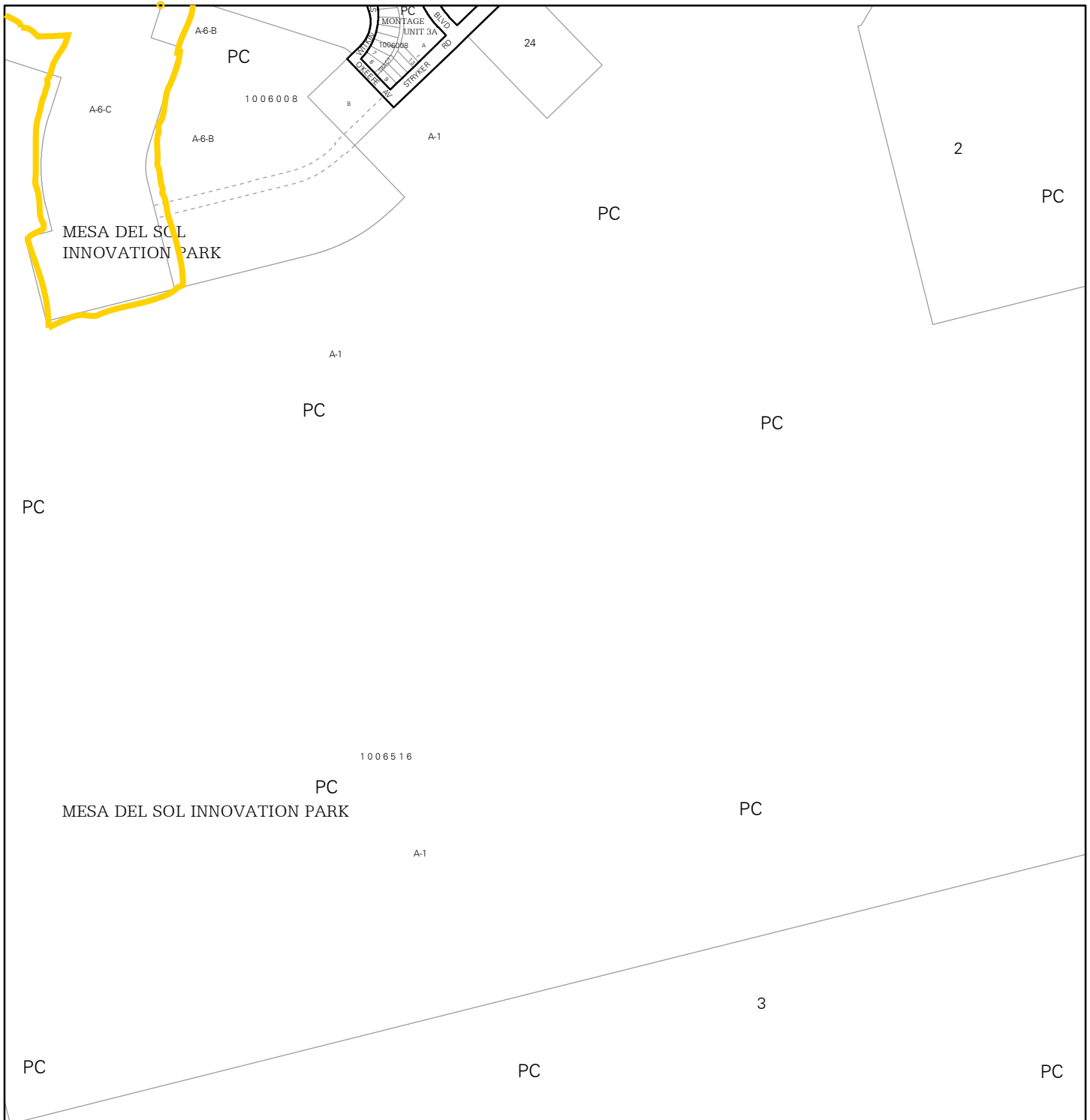
40 25

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
R-15-Z

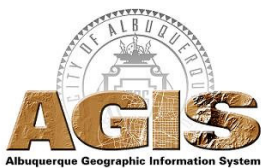
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

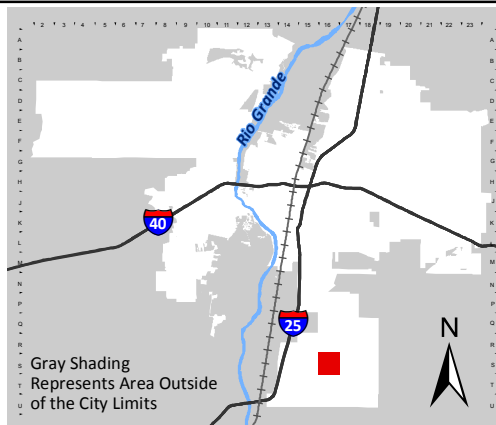


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

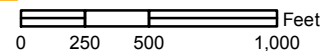


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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





**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Andre Houle, P.E.
Phone: 505.304.5993**

DRB Project No: PR-2020-003442	Date: 8/24/21	Item No: #6
Zone Atlas Page: R-15, 16 / S-16	Legal Description: Lot(s) A-6-C-1, MESA DEL SOL INNOVATION PARK Location: UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE	
Request For: PS-2022-00165 – SKETCH PLAT		

ABCWUA Comment:

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

1. Availability statement #200309 has been approved and provides the conditions for service for the development. Non-Potable Waterline extension is not included with this submittal and is required. Provide previously approved infrastructure list and confirm that the list for potable, non-potable water and sanitary sewer have been accounted for.
2. The infrastructure list dated 10/19/20 for Phase 4A identified off site 18” non-potable water line extension. Were these constructed with Phase 4A? If not, then the infrastructure list needs to be revised to be included with Phase 4B.
3. No objection to sidewalk and gravel strip deferrals.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-003442 Hearing Date: **08-24-2022**
 Project: Montage Unit 4-B Agenda Item No: **6**

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology did approve a Revised Grading & Drainage for Montage Unit 4 (R16D006A) with engineer's stamp date 11/12/20.
- If there is a change in the lot layout for Unit 4-B from the overall Unit 4, then Hydrology will need an updated Grading & Drainage for Unit 4-B.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

Parks:

APPROVED
 DENIED

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

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 8/24/2022

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:

PR- 2020-003442

PS-2022-00165 – SKETCH PLAT

IDO - 2021

PROJECT NAME:

BOHANNAN HUSTON | KELLY KLEIN agent for **CORAON DEL MESA 4, LLC** requests the aforementioned action(s) for all or a portion of: **A-6-C-1, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD** between **STRYKER RD** and **STIEGLITZ AVE** containing approximately 33.08 acre(s). (R-15, R-16, S-16)

PROPERTY OWNERS: CORAZON DEL MESA 4, LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Proposed plan must meet all requirements of the Mesa Del Sol Master Plan and have approval of the Mesa Del Sol Architectural Review Committee.
2. No further comments at this time.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003442
Montage Unit 4

AGENDA ITEM NO: 6

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. No objection

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: August 24, 2022

ACTION:

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

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



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

HEARING DATE: 8/24/22 -- **AGENDA ITEM:** #6

Project Number: PR-2020-003442

Application Number: PS-2022-00160

Project Name: Mesa Del Sol

Request:

Sketch Plat.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- Please clarify any proposed changes to the Plat and to the phases, if there are any. Please also clarify the status of construction per the previously approved Preliminary Plat, Infrastructure List, and Infrastructure Improvements Agreement without Final Plat approval for Phase 4B as briefly noted in the submitted letter for this Sketch Plat application. Are you referring to construction of improvements and infrastructure, and/or are you referring to construction of single-family residential dwellings for Phase 4B?
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity
- For the Final Plat platting action, the submittal of a Recorded Infrastructure Improvements Agreement (IIA), and the receipt of signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for both the Preliminary Plat and Final Plat platting actions separately.

**(See additional comments on next page)*

- The street layout must be consistent with the Mesa del Sol Level B Masterplan/Framework Plan.
- Future development must meet all applicable standards and provisions of the Mesa Del Sol Master Plan and Development Plan. Changes to that plan may require minor/major amendments. Where silent, all development must meet standards and provisions of IDO and the DPM. *Plans must demonstrate how standards are being met.



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

FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 8/23/22



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR- 2020-003442

PS-2022-00165 – SKETCH PLAT

IDO - 2021

BOHANNAN HUSTON | KELLY KLEIN agent for CORAZON DEL MESA 4, LLC requests the aforementioned action(s) for all or a portion of: A-6-C-1, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE containing approximately 33.08 acre(s). (R-15, R-16, S-16)

PROPERTY OWNERS: CORAZON DEL MESA 4, LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

08-24-2022

No comments for this request. Mesa del Sol is moving forward with plans to develop parks as described in separate agreements with PRD.

Kelly Klein

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Friday, October 14, 2022 4:35 PM
To: Kelly Klein
Subject: O'keefe Ave SE and Strand Loop SE Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_R-16-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

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
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunniff SE
Mesa Del Sol NA	Cathy	Burns	catburns87106@gmail.com	2201 Stiegler
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar

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, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- 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 your permit application. <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.

- 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>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Friday, October 14, 2022 3:17 PM

To: Office of Neighborhood Coordination <kklein@bhinc.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Kelly Klein

Telephone Number

5057987844

Email Address

kklein@bhinc.com

Company Name

Bohannon Huston Inc.

Company Address

7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

The subdivision of the current unit B Tract into 62 lots for single-family housing.

Physical address of subject site:

N/A

Subject site cross streets:

O'keefe Ave SE and Strand Loop SE

Other subject site identifiers:

This site is located on the following zone atlas page:

R-16-Z and S-16-Z

Captcha

x

Kelly Klein

From: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Sent: Tuesday, October 11, 2022 12:51 PM
To: Kelly Klein
Subject: FW: DRB Preapplication Meeting Notice notice
Attachments: DRB Preapplication Meeting Notice notice .eml; DRB Preapplication Meeting Notice notice .eml; DRB Preapplication Meeting Notice notice .eml; DRB Preapplication Meeting Notice notice .eml; Certified Mail Receipt.pdf; MDS4B Notice.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly,
Please see below the MDS Neighborhood Association does not want a meeting.

From: David Mills <dmills544@gmail.com>
Date: Friday, October 7, 2022 at 3:49 PM
To: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Subject: Re: DRB Preapplication Meeting Notice notice

Dear Manny,

Thank you for explaining this. Speaking on behalf of the Neighborhood Association, we do not want a meeting on this matter.

Best wishes,

David Mills
President
MdS Neighborhood Association



October 7, 2022

Mesa del Sol NA
c/o – David Mills
2400 Cunningham Ave SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

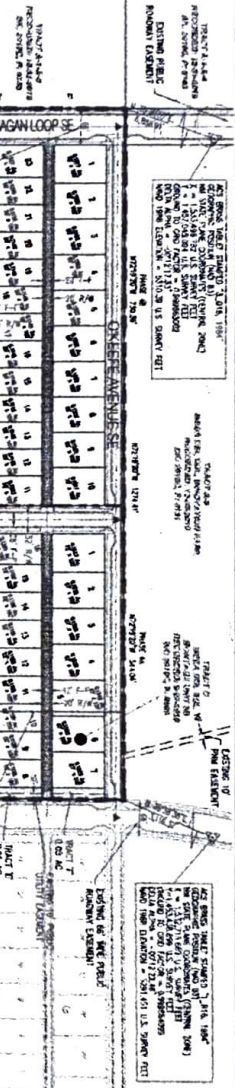
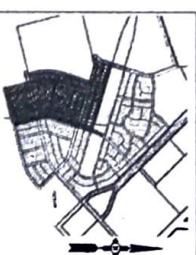
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONG@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,



Manny Barrera, PE



LEGEND

- Proposed Street
- Existing Street
- Easement Boundary
- Utility Line
- Right-of-Way Boundary
- Survey Boundary
- Proposed Lot
- Existing Lot
- Survey Point
- Proposed Easement
- Utility Easement
- Right-of-Way Easement
- Survey Easement

PHASE 4A

Lot No.	Area (sq. ft.)	Dimensions (ft. x ft.)	Notes
1	1,100	30' x 37'	
2	1,100	30' x 37'	
3	1,100	30' x 37'	
4	1,100	30' x 37'	
5	1,100	30' x 37'	
6	1,100	30' x 37'	
7	1,100	30' x 37'	
8	1,100	30' x 37'	
9	1,100	30' x 37'	
10	1,100	30' x 37'	

PHASE 4B

Lot No.	Area (sq. ft.)	Dimensions (ft. x ft.)	Notes
11	1,100	30' x 37'	
12	1,100	30' x 37'	
13	1,100	30' x 37'	
14	1,100	30' x 37'	
15	1,100	30' x 37'	
16	1,100	30' x 37'	
17	1,100	30' x 37'	
18	1,100	30' x 37'	
19	1,100	30' x 37'	
20	1,100	30' x 37'	

PHASE 4C

Lot No.	Area (sq. ft.)	Dimensions (ft. x ft.)	Notes
21	1,100	30' x 37'	
22	1,100	30' x 37'	
23	1,100	30' x 37'	
24	1,100	30' x 37'	
25	1,100	30' x 37'	
26	1,100	30' x 37'	
27	1,100	30' x 37'	
28	1,100	30' x 37'	
29	1,100	30' x 37'	
30	1,100	30' x 37'	



PRELIMINARY PLAT OF
MESSA DEL SOL
MONTAGE UNIT 4
PHASE 4A AND 4B

A PART OF TRACT A-01 BELKIND PAT. AND TRACT C AREA DEB. SO. C. MONTAGE UNIT 4 SECTIONS 22 & 27 TOWNSHIP 8 NORTH RANGE 3 ABUQUERQUE BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2020

LEGAL DESCRIPTION
COMMENCING AT AND LOCATING INTERSECTIONS AND 27 TOWNSHIP 8 NORTH RANGE 3 ABUQUERQUE BERNALILLO COUNTY, NEW MEXICO, THE NORTH AND SOUTH SIDES OF SECTION 22 AND SECTION 27, TOWNSHIP 8 NORTH, RANGE 3 WEST, ABUQUERQUE BERNALILLO COUNTY, NEW MEXICO, BEING PART OF TRACT A-01 BELKIND PAT. AND TRACT C AREA DEB. SO. C. MONTAGE UNIT 4 SECTIONS 22 & 27 TOWNSHIP 8 NORTH RANGE 3 ABUQUERQUE BERNALILLO COUNTY, NEW MEXICO, AS DESCRIBED IN THE INSTRUMENT RECORDED IN PUBLIC RECORDS OF SAID COUNTY, NEW MEXICO, IN BOOK 20, PAGE 14, DATED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, NEW MEXICO, ON SEPTEMBER 17, 2020.

- GENERAL NOTES**
1. ALL DISTANCES ARE TO BE CENTER-TO-CENTER UNLESS OTHERWISE NOTED.
 2. THE AREA OF THIS PLAT IS APPROXIMATELY 1,100 SQ. FT. PER LOT.
 3. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 4. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 5. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 6. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 7. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 8. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 9. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 10. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.

- ADDITIONAL NOTES**
1. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 2. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 3. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 4. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 5. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 6. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 7. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 8. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 9. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 10. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.

- SURVEY NOTES**
1. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 2. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 3. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 4. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 5. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 6. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 7. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 8. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 9. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
 10. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.

APPROVED

[Signature]
DATE: 9/18/2020

[Signature]
DATE: 9/18/2020

Bohman & Huston
SURVEYORS



October 7, 2022

District 6 Coalition of Neighborhood Associations
c/o – Mandy Warr
119 Vassar Drive SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONC@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,

Manny Barrera, PE



October 7, 2022

District 6 Coalition of Neighborhood Associations
c/o – Patricia Wilson
505 Dartmouth Drive SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONC@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,

Manny Barrera, PE



October 7, 2022

Mesa del Sol NA
c/o – Cathy Burns
2201 Stieglitz Ave SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONG@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,

Manny Barrera, PE

Kelly Klein

From: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Sent: Friday, October 7, 2022 12:09 PM
To: David Mills
Subject: DRB Preapplication Meeting Notice notice
Attachments: Zone Atlas Montage 4B[36].pdf

Mesa del Sol NA
c/o – David Mills
2400 Cunningham Ave SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONC@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,



Manny Barrera, PE



Kelly Klein

From: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Sent: Friday, October 7, 2022 12:11 PM
To: catburns87106@gmail.com
Subject: DRB Preapplication Meeting Notice notice
Attachments: Zone Atlas Montage 4B[61].pdf

Mesa del Sol NA
c/o – Cathy Burns
2201 Stieglitz Ave SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONC@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,



Manny Barrera, PE



Kelly Klein

From: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Sent: Friday, October 7, 2022 12:09 PM
To: mandy@theremedyspa.com
Subject: DRB Preapplication Meeting Notice notice
Attachments: Zone Atlas Montage 4B[18].pdf

District 6 Coalition of Neighborhood Associations
c/o – Mandy Warr
119 Vassar Drive SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONC@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,



Manny Barrera, PE



7022 1670 0001 9759 5724

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87106

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

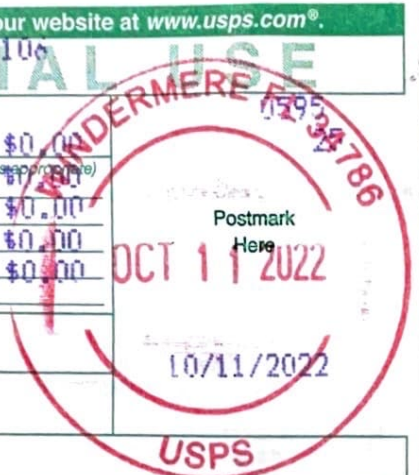
Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87106

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047



7022 1670 0001 9759 5168

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87106

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7022 1670 0001 9759 5175

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87106

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047





WINDERMERE
9300 CONROY WINDERMERE RD
WINDERMERE, FL 34786-9998
(800)275-8777

10/11/2022

11:20 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.60
Albuquerque, NM 87105			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/15/2022			
Certified Mail®			\$4.00
Tracking #:			
70221670000197595175			
Total			\$4.60
First-Class Mail® Letter	1		\$0.60
Albuquerque, NM 87105			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/15/2022			
Certified Mail®			\$4.00
Tracking #:			
70221670000197595168			
Total			\$4.60
First-Class Mail® Letter	1		\$0.60
Albuquerque, NM 87105			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/15/2022			
Certified Mail®			\$4.00
Tracking #:			
70221670000197595717			
Total			\$4.60
First-Class Mail® Letter	1		\$0.60
Albuquerque, NM 87105			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/15/2022			
Certified Mail®			\$4.00
Tracking #:			
70221670000197595724			
Total			\$4.60

Grand Total: \$18.40

Debit Card Remit \$18.40

Card Name: MasterCard

Kelly Klein

From: Kelly Klein
Sent: Tuesday, October 18, 2022 3:02 PM
To: catburns87106@gmail.com; mandy@theremedyspa.com; David Mills; info@willsonstudio.com
Cc: Manny Barrera
Subject: RE: DRB Preapplication Meeting Notice notice
Attachments: NeighborhoodMeetingRequest-PrintandFill.pdf

Hello All,

I am working with Manny Barrera with Raven's Wing Consulting in the preparation of the application for the Preliminary Plat application for Montage Unit 4. Attached to this email is some additional information for Neighborhood Meeting Notifications. Please feel to call Manny or myself if you have any additional questions.

Thank you,

Kelly Klein, PE

Project Manager, [Community Development & Planning](#)

Bohannan Huston

p. 505.823.1000 | d. 505.798.7844

From: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Sent: Friday, October 7, 2022 12:11 PM
To: catburns87106@gmail.com
Subject: DRB Preapplication Meeting Notice notice

Mesa del Sol NA
c/o – Cathy Burns
2201 Stieglitz Ave SE
Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONC@cabq.gov or by phone at (505) 924-3914.

This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,

A handwritten signature in black ink, appearing to read 'Manny Barrera', with a long horizontal stroke extending to the right.

Manny Barrera, PE



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

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

Date of Request*: Original Date, 10-07-2022 updated 10-18-2022

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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.²

Email address to respond yes or no: _____

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:

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

1. Subject Property Address* Located south of O'Keefe Ave SE and west of Strand Loop SE
Location Description Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and Tract B, Montage Unit 4.
2. Property Owner* Corazon Del Mesa 4 LLC
3. Agent/Applicant* *[if applicable]* Corazon Del Mesa 4 LLC
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)

¹ 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.

² 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^{3*}:

Submittal of application for a Preliminary Plat along with temporary deferral of sidewalk and temporary deferral of gravel landscaped buffer in Alley streets to be reviewed and decided by the Development Review Board.

5. This type of application will be decided by^{*}: 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^{*4}:
Kelly Klein, Bohannon Huston, 505-823-1000

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

1. Zone Atlas Page(s)^{*5} _____
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 will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)^{*}

Explanation:
Temporary deferral of sidewalk and*temporary deferral gravel landscaped buffers in the Alley streets.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ 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.

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

⁵ 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:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] ~ 11.3467 acres _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

Kelly Klein

From: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Sent: Tuesday, October 11, 2022 12:51 PM
To: Kelly Klein
Subject: FW: DRB Preapplication Meeting Notice notice
Attachments: DRB Preapplication Meeting Notice notice .eml; DRB Preapplication Meeting Notice notice .eml; DRB Preapplication Meeting Notice notice .eml; DRB Preapplication Meeting Notice notice .eml; Certified Mail Receipt.pdf; MDS4B Notice.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly,
Please see below the MDS Neighborhood Association does not want a meeting.

From: David Mills <dmills544@gmail.com>
Date: Friday, October 7, 2022 at 3:49 PM
To: Manny Barrera <mannybarrera@ravenswingconsulting.com>
Subject: Re: DRB Preapplication Meeting Notice notice

Dear Manny,

Thank you for explaining this. Speaking on behalf of the Neighborhood Association, we do not want a meeting on this matter.

Best wishes,

David Mills
President
MdS Neighborhood Association

Kelly Klein

From: Kelly Klein
Sent: Wednesday, October 19, 2022 10:27 AM
To: Cathy Burns
Cc: mandy@theremedaydayspa.com; David Mills; info@willsonstudio.com; Manny Barrera
Subject: RE: DRB Preapplication Meeting Notice notice

Hello Cathy!

Thank you for reaching out. This is not different from the Master Plan. The original Preliminary Plat for Montage 4A and 4B, originally approved November 5, 2020, has expired so we are required to re-submit for Preliminary Plat prior to Final plat approval for Montage 4B. We did make a small change to request that the gravel landscaped buffer in the Private Alleys be “deferred” meaning they will be installed at the time of the individual home construction (as opposed to “now” during final construction of the major utilities and roadways)- similar to what is done for the sidewalks in the front yards. This is due to the fact that these gravel strips are about 3.5’ wide and get torn up during the home construction process and driveway installation. Please note they will still be installed.

Please let me know if you have any additional questions.

Kelly Klein, PE

Project Manager, [Community Development & Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7844

From: Cathy Burns <catburns87106@gmail.com>
Sent: Wednesday, October 19, 2022 10:11 AM
To: Kelly Klein <kklein@bhinc.com>
Cc: mandy@theremedaydayspa.com; David Mills <dmills544@gmail.com>; info@willsonstudio.com; Manny Barrera <mannybarrera@ravenswingconsulting.com>
Subject: Re: DRB Preapplication Meeting Notice notice

Can you tell if this is different from the master plan? I was trying to figure out if there is something different than what has already been discussed or is in progress?

Cathy Burns
NM 24k Real Estate Group, Inc.
505-330-4322 cell
505-294-2424 office
License #49043

On Oct 18, 2022, at 3:02 PM, Kelly Klein <kklein@bhinc.com> wrote:

Hello All,

I am working with Manny Barrera with Raven's Wing Consulting in the preparation of the application for the Preliminary Plat application for Montage Unit 4. Attached to this email is some additional information for Neighborhood Meeting Notifications. Please feel to call Manny or myself if you have any additional questions.

Thank you,

Kelly Klein, PE

Project Manager, [Community Development & Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7844

From: Manny Barrera <mannybarrera@ravenswingconsulting.com>

Sent: Friday, October 7, 2022 12:11 PM

To: catburns87106@gmail.com

Subject: DRB Preapplication Meeting Notice notice

Mesa del Sol NA

c/o – Cathy Burns

2201 Stieglitz Ave SE

Albuquerque, NM 87106

RE: Neighborhood Notification for DRB Action
Preliminary Plat – Mesa del Sol Montage Unit 4B

Dear Neighbors:

This email is notification that Bohanan Huston and Ravens Wing Consulting, LLC is preparing an application for a Preliminary Plat Subdivision of Land to be submitted to the Development Review Board (DRB) on behalf of Corazon Del Mesa 4, LLC.

The subject site is legally described as Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and tract B, Montage Unit 4 (approx. 11.64 acres). The site is generally located south of O'keefe Ave SE and west of Strand Loop SE. It is zoned PC and within the Mesa Del Sol Framework Plan. The applicant is proposing to subdivide this parcel into single family residential housing, creating approximately 62 lots.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at mannybarrera@ravenswingconsulting.com or contact me by phone at 505-314-3346. Per the IDO, you have 15 days or until October 22, 2022 to request a meeting. If you do not want to schedule a meeting, please let me know so we can proceed with our applications.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONG) by email at ONC@cabq.gov or by phone at (505) 924-3914. This notice is under the IDO procedures and a meeting is required before DRB submittal.

Respectfully,

A handwritten signature in black ink, appearing to read 'MBA', with a long horizontal flourish extending to the right.

Manny Barrera, PE

Kelly Klein

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, September 12, 2022 4:40 PM
To: 'mannybarrera@ravenswingconsulting.com'
Subject: 2501 dekooning Ave SE Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Montage 4B.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

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
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE	Albuquerque	NM	87106
Mesa Del Sol NA	Cathy	Burns	catburns87106@gmail.com	2201 Stieglitz Avenue SE	Albuquerque	NM	87106
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106

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, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- 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 your permit application. <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.
- 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>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Monday, September 12, 2022 2:03 PM
To: Office of Neighborhood Coordination <mannybarrera@ravenswingconsulting.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to 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

Manny Barrera

Telephone Number

5053143346

Email Address

mannybarrera@ravenswingconsulting.com

Company Name

Ravens Wing Consulting, LLC

Company Address

300 Menaul Blvd Suite A402

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

Tract A-6-C-1

Physical address of subject site:

2501 deKooning Ave SE 87106

Subject site cross streets:

deKooning Loop SE and Dasburg Drive SE

Other subject site identifiers:

Mesa del Sol Montage 4B

This site is located on the following zone atlas page:

R-16, S-16

Captcha

x

Kelly Klein

From: Kimberly Legan
Sent: Tuesday, October 25, 2022 3:43 PM
To: dmills544@gmail.com; catburns87106@gmail.com; info@willsonstudio.com; mandy@theremedyspa.com
Cc: Kelly Klein; mannybarrera@ravenswingconsulting.com; mikef@thewestway.com; Michael Balaskovits
Subject: Notifying Neighborhood Associations
Attachments: Neighborhood Association - Public Meeting Hearing.pdf

Good afternoon all,

Please find the attachment for the Public Notice for the DRB hearing on Montage Unit 4 (Phase 4A and 4B). The meeting will be held on November 30, 2022. More information is provided in the attached document.

Thank you,

Kimberly Legan

Administrative Professional

Community Development and Planning

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

Connect: [bhinc.com](https://www.bhinc.com) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Building great teams to support great communities. Want to be part of the team? Visit [bhinc.com/careers](https://www.bhinc.com/careers)

DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure, or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.

[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*: 10-25-2022

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* Located south of O'Keefe Ave SE and west of Strand Loop SE
Location Description Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and Tract B, Montage Unit 4.
2. Property Owner* Corazon Del Mesa 4 LLC
3. Agent/Applicant* *[if applicable]* Corazon Del Mesa 4 LLC
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/request²*:

Submittal of application for a Preliminary Plat along with temporary deferral of sidewalk and temporary deferral of gravel landscaped buffer in Alley streets to be reviewed and decided by the Development Review Board.

¹ 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.

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

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

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)

Date/Time*: November 30, 2022 starting at 9:00 am via Zoom call

Location*³: The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for January 5th located at the following link:

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Kelly Klein, Bohannon Huston, 505-823-1000

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

1. Zone Atlas Page(s)*⁵ _____
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*:

Temporary deferral of sidewalk and *temporary deferral of gravel landscaped buffers in the Alley streets.

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:

Meeting was offered, but no meeting was requested.

³ Physical address or Zoom link

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

⁵ 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:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

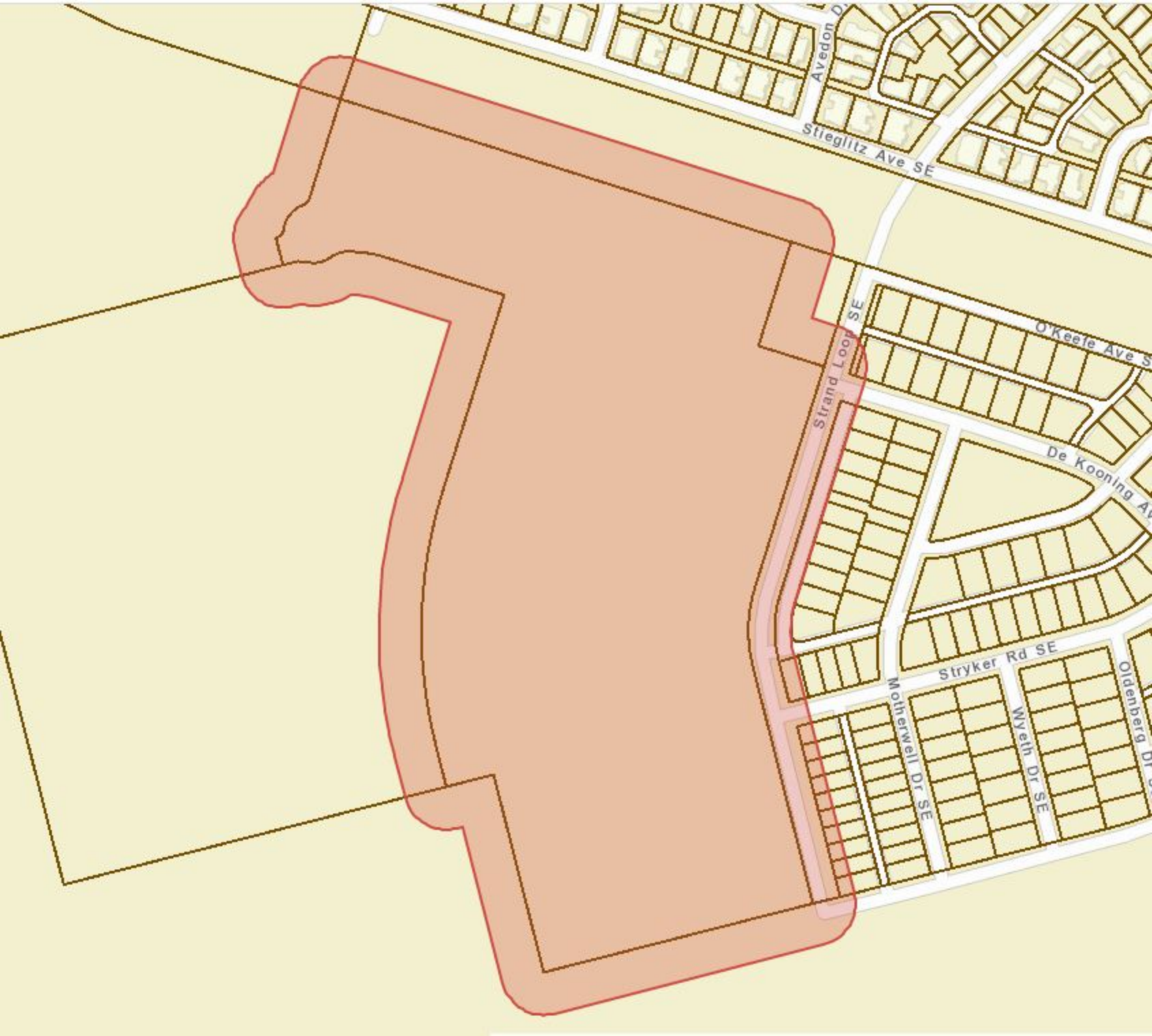
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Property Class	Acres
MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057		ALBUQUERQUE NM 87106	V	12.2737
LUETTGEN IRENE H	2501 DEKOONING AVE SE	ALBUQUERQUE NM 87106-8003	2501 DE KOONING AVE SE	ALBUQUERQUE NM 87106	R	0.1492
MESA DEL SOL COMMUNITY COMPANY INC	5700 W UNIVERSITY BLVD SE SUITE 310	ALBUQUERQUE NM 87106-9601		ALBUQUERQUE NM 87106	V	0.0345
CHAVEZ CHRISTOPHER M	2501 STRYKER RD SE	ALBUQUERQUE NM 87106-7001	2501 STRYKER RD SE	ALBUQUERQUE NM 87106	R	0.1086
RICKERT DARRELL S & REEVES LERONDA	6136 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6136 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.1033
HOLLAND ANELIUS	6132 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6132 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
BYINGTON HEATHER L	6128 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6128 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
SITLER GENE R	6124 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6124 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
HESS LEE MICHAEL	6120 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6120 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
SWANSON DAVID & ERICA	6116 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6116 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
TRUONG MICHAEL	6112 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6112 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
HOLDEN JOSHUA & BERENICE	6108 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6108 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
ROYBAL RAMON M & RICQUAL	6104 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6104 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.0924
MONTOYA AMANDA JEAN	6100 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6100 STRAND LP SE	ALBUQUERQUE NM 87106	R	0.1033
CORAZON DEL MESA 4 LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282	STRAND LP SE	ALBUQUERQUE NM 87106	V	0.9521
MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	V	5.4082
MESA DEL SOL COMMUNITY COMPANY INC	5700 W UNIVERSITY BLVD SE SUITE 310	ALBUQUERQUE NM 87106-9601	STRAND LP SE	ALBUQUERQUE NM 87106	V	0.6473
CORAZON DEL MESA 4 LLC	9600 TENNYSON NE	ALBUQUERQUE NM 87122-2282	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	V	33.088
MDS INVESTMENTS LLC	4060 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	V	31.8573
CUESTA DEL ORO LLC	1301 CUESTA ARRIBA CT NE SUITE A	ALBUQUERQUE NM 87113-1395	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	V	16.6287
MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	V	1598.634

[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*: 10-25-2022

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* Located south of O'Keefe Ave SE and west of Strand Loop SE
Location Description Tract A-6-B Bulk Land Plat Mesa Del Sol Innovation Park and Tract B, Montage Unit 4.
2. Property Owner* Corazon Del Mesa 4 LLC
3. Agent/Applicant* *[if applicable]* Bohannan Huston, (Kelly Klein)
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^{1*}:

Submittal of application for a Preliminary Plat along with temporary deferral of sidewalk and temporary deferral of gravel landscaped buffer in Alley streets

to be reviewed and decided by the Development Review Board.

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)

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

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

Date/Time*: November 30, 2022 starting at 9:00am via zoom call

Location*: The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for November 30 located at the following link:

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*:
Kelly Klein, Bohannan Huston, 505-823-1000

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

- 1. Zone Atlas Page(s)*⁴ R-16-Z and S-16-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*:

Temporary Deferral of sidewalk and * temporary deferral of gravel landscaped buffers in the Alley streets.

- 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:

Meeting was offered, but no meeting was requested.

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

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

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

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

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

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

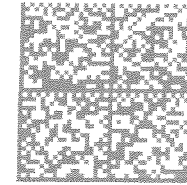
<https://tinyurl.com/IDOzoningmap>

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

1

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

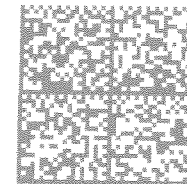
Mailed From 87109
10/25/2022
032A 0061857541

Joshua & Bernice Holden
6108 Strand Lp SE
Albuquerque, NM 87106-9600

2

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

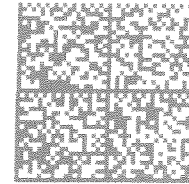
Mailed From 87109
10/25/2022
032A 0061857541

Darrel Rickert & Leronda Reeves
6136 Strand Lp SE
Albuquerque, NM 87106-9600

3

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE

\$00.57⁰

First-Class

Mailed From 87109

10/25/2022

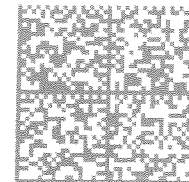
032A 0061857541

Roman & Ricqual Roybal
6104 Strand Lp SE
Albuquerque, NM 87106-9600

4

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE

\$00.57⁰

First-Class

Mailed From 87109

10/25/2022

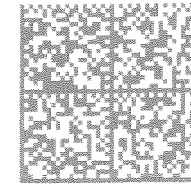
032A 0061857541

David & Erica Swanson
6116 Strand Lp SE
Albuquerque, NM 87106-9600

5

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁹
First-Class

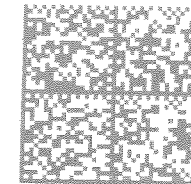
Mailed From 87109
10/25/2022
032A 0061857541

Anelius Holland
6132 Strand Lp SE
Albuquerque, NM 87106-9600

6

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁹
First-Class

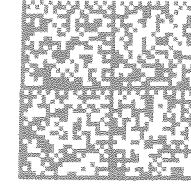
Mailed From 87109
10/25/2022
032A 0061857541

David Mills
Mesa Del Sol NA
2400 Cunningham Avenue SE
Albuquerque, NM 87106

7

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

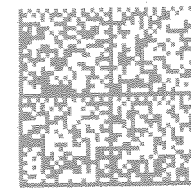
Mailed From 87109
10/25/2022
032A 0061857541

Michael Truong
6112 Strand Lp SE
Albuquerque, NM 87106-9600

8

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

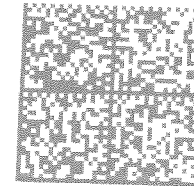
Mailed From 87109
10/25/2022
032A 0061857541

MDS Investments, LLC
4020 Vassar Dr NE Suite H
Albuquerque, NM 87107-2057

9

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

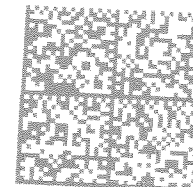
Mailed From 87109
10/25/2022
032A 0061857541

Gene Sitler
6124 Strand Lp SE
Albuquerque, NM 87106-9600

10

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

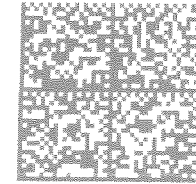
Mailed From 87109
10/25/2022
032A 0061857541

Christopher Chavez
2501 Stryker Rd SE
Albuquerque, NM 87106-7001

11

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE

\$00.57⁰

First-Class

Mailed From 87109

10/25/2022

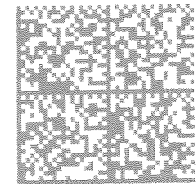
032A 0061857541

MDS Investments LLC
4060 Vassar De NE Suite H
Albuquerque, NM 87107-2057

12

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE

\$00.57⁰

First-Class

Mailed From 87109

10/25/2022

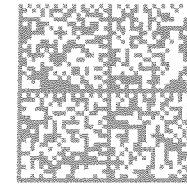
032A 0061857541

Mandy Warr
District 6 Coalition of Neighborhood
Associations
119 Vassar Dr SE
Albuquerque, NM 87106

13

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

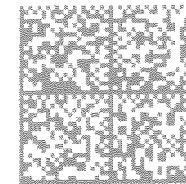
Mailed From 87109
10/25/2022
032A 0061857541

Cathy Burns
Mesa Del Sol NA
2201 Stieglitz
Albuquerque, NM 87106

14

Bohannon  Huston

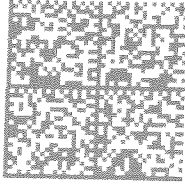
7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

Mailed From 87109
10/25/2022
032A 0061857541

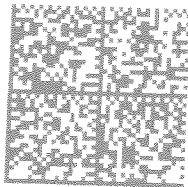
Patricia Wilson
District 6 Coalition of Neighborhood
Associations
505 Dartmouth Dr SE
Albuquerque, NM 87106



US POSTAGE
\$00.57⁰
First-Class

Mailed From 87109
10/25/2022
032A 0061857541

Irene Luetgen
2501 Dekooning Ave SE
buquerque, NM 87106-8003



US POSTAGE
\$00.57⁰
First-Class

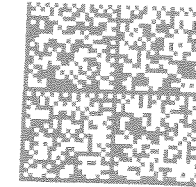
Mailed From 87109
10/25/2022
032A 0061857541

Amanda Montoya
6100 Strand Lp SE
buquerque, NM 87106-9600

17

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

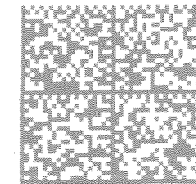
Mailed From 87109
10/25/2022
032A 0061857541

Heather Byington
6128 Strand Lp SE
Albuquerque, NM 87106-9600

18

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

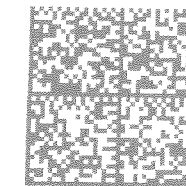
Mailed From 87109
10/25/2022
032A 0061857541

Mesa Del Sol Community Company Inc.
5700 W University Blvd. SE Suite 130
Albuquerque, NM 87106-9601

19

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

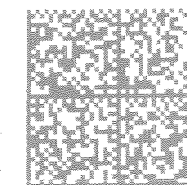
Mailed From 87109
10/25/2022
032A 0061857541

Lee Michael Hess
6120 Strand Lp Se
Albuquerque, NM 87106-9600

20

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



US POSTAGE
\$00.57⁰
First-Class

Mailed From 87109
10/25/2022
032A 0061857541

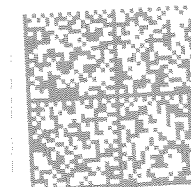
Cuesta Del Oro LLC
1301 Cuesta Arriba Ct NE Suite A
Albuquerque, NM 87113-1395

21

Bohannon ▲ **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

Corazon Del Mesa 4 LLC
9600 Tennyson St NE
Albuquerque, NM 87122-2282



US POSTAGE

\$00.57⁹

First-Class

Mailed From 87109

10/25/2022

032A 0061857541

PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 4 PHASE 4A AND 4B

A REPLAT OF TRACT A-6-C-1 BULK LAND PLAT AND TRACT C MESA DEL SOL MONTAGE UNIT 3B SECTIONS 22 & 27, TOWNSHIP 9 NORTH, RANGE 3 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2020

LEGAL DESCRIPTION

CERTAIN TRACTS OF LAND LOCATED WITHIN SECTIONS 22 AND 27, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-6-C-1 BULK LAND PLAT FILED: DECEMBER 31, 2019 IN BOOK 2019C, PAGE 0146 AS DOCUMENT #2019111900 AND TRACT C MESA DEL SOL MONTAGE UNIT 3B FILED: SEPT. 27, 2019, IN BOOK 2019C, PAGE 0089, AS DOCUMENT #2019082707.

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 34.04 ACRES
PHASE 4A: 22.40 ACRES
PHASE 4B: 11.64 ACRES
TOTAL NUMBER OF LOTS/TRACTS: 189 LOTS; INCLUDING 5 ALLEY TRACTS
PHASE 4A: 127 LOTS
PHASE 4B: 62 LOTS
PROPOSED GROSS DENSITY: 5.55 DU/Ac
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 1.64 MILES OF FULL WIDTH STREETS CREATED
PHASE 4A: 1.30 MILES
PHASE 4B: .34 MILES
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-15, R-16 & S-16
- TRACTS A, B, C, D, E AND F ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS

SURVEY NOTES

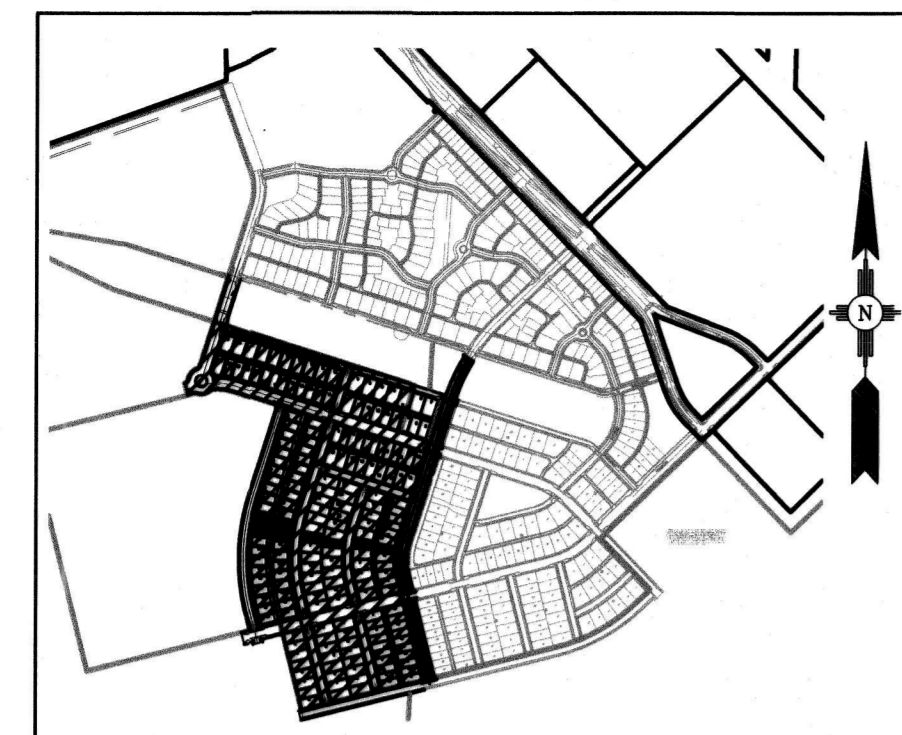
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 15517".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN NAD83 CENTRAL ZONE.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83 CENTRAL ZONE.
- DISTANCES ARE GROUND DISTANCES U.S. SURVEY FOOT.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED

Joseph J. Rumbold F.S. 9/24/2020
CITY SURVEYOR DATE

Mike Fiest 10/19/2020
Mike Fiest, Authorized Signatory, DATE
Corazon del Mesa 4, LLC
A Limited Liability Company

Bohannon & Huston
www.bhinc.com 800.877.5332



NOT TO SCALE ZONE ATLAS R-16 & S-16

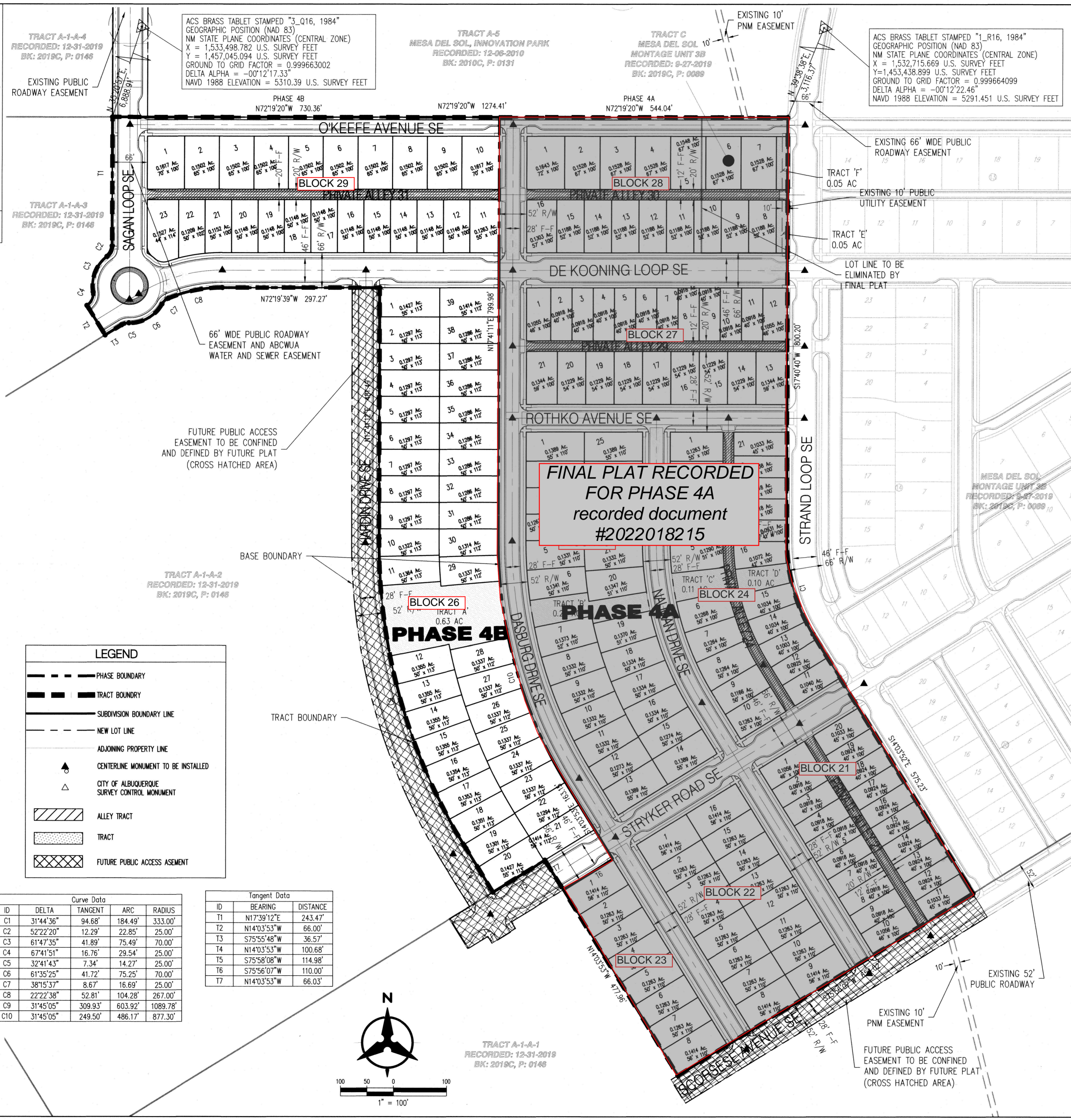
DRAINAGE FACILITIES MAINTENANCE NOTES:
Areas designated on the accompanying plat as "drainage easements" ["detention areas"] are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque. 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 [detention area] 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 [detention area] 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.

PARKING REQUIREMENTS

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.

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.



LEGEND

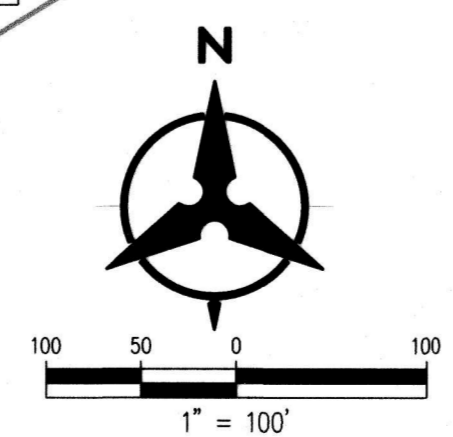
- PHASE BOUNDARY
- TRACT BOUNDARY
- SUBDIVISION BOUNDARY LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ▲ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- ▨ ALLEY TRACT
- ▨ TRACT
- ▨ FUTURE PUBLIC ACCESS EASEMENT

Curve Data

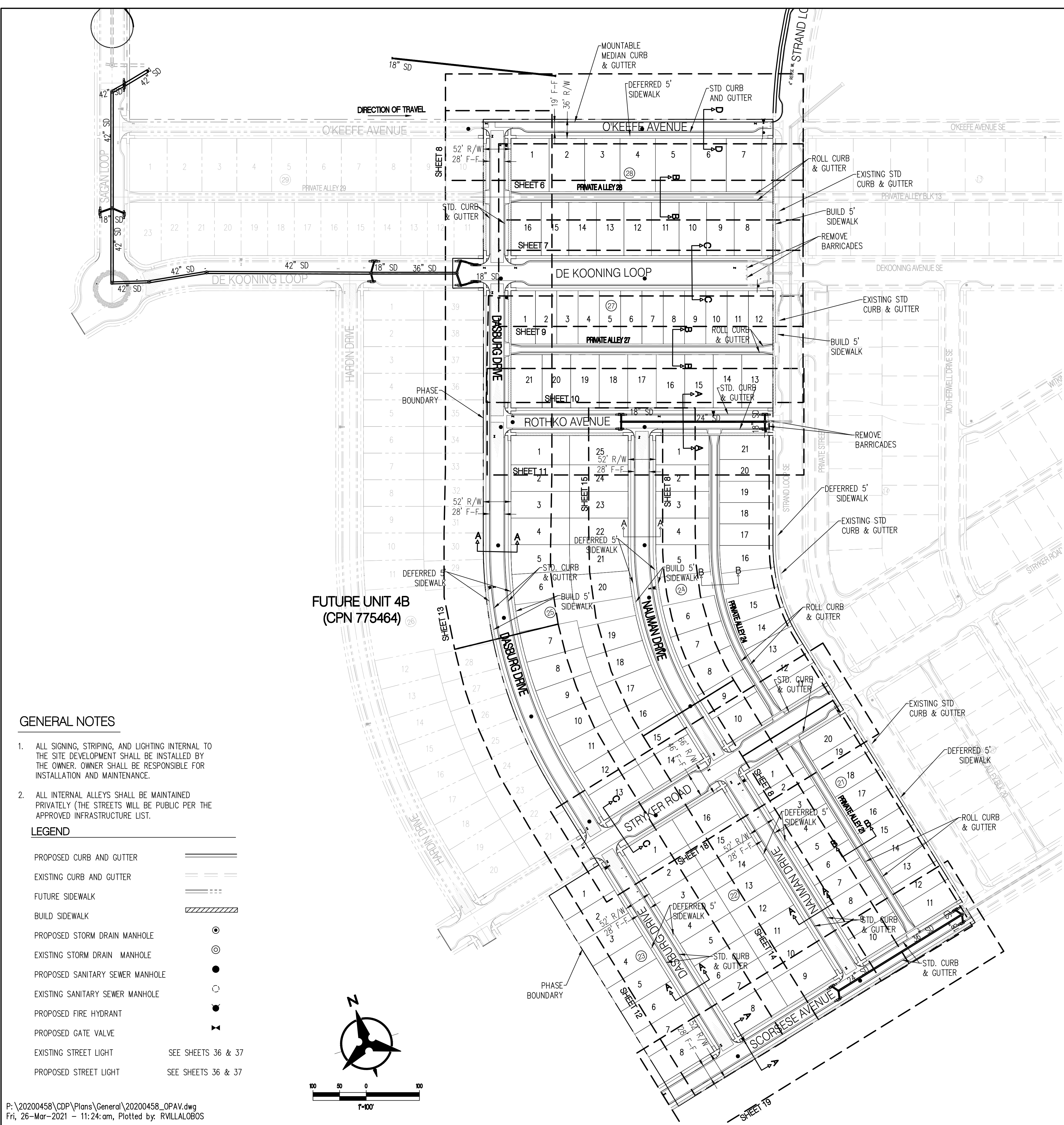
ID	DELTA	TANGENT	ARC	RADIUS
C1	31°44'36"	94.68'	184.49'	333.00'
C2	52°22'20"	12.29'	22.85'	25.00'
C3	61°47'35"	41.89'	75.49'	70.00'
C4	67°41'51"	16.76'	29.54'	25.00'
C5	32°41'43"	7.34'	14.27'	25.00'
C6	61°35'25"	41.72'	75.25'	70.00'
C7	38°15'37"	8.67'	16.69'	25.00'
C8	22°22'38"	52.81'	104.28'	267.00'
C9	31°45'05"	309.93'	603.92'	1089.78'
C10	31°45'05"	249.50'	486.17'	877.30'

Tangent Data

ID	BEARING	DISTANCE
T1	N17°39'12"E	243.47'
T2	N14°03'53"W	66.00'
T3	S75°55'48"W	36.57'
T4	N14°03'53"W	100.68'
T5	S75°58'08"W	114.98'
T6	S75°56'07"W	110.00'
T7	N14°03'53"W	66.03'



TRACT A-1-A-1
RECORDED: 12-31-2019
BK: 2019C, P: 0146

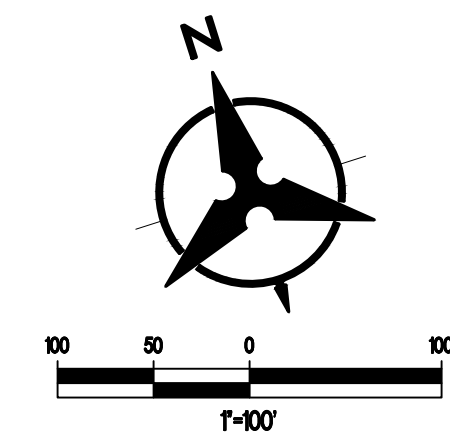


GENERAL NOTES

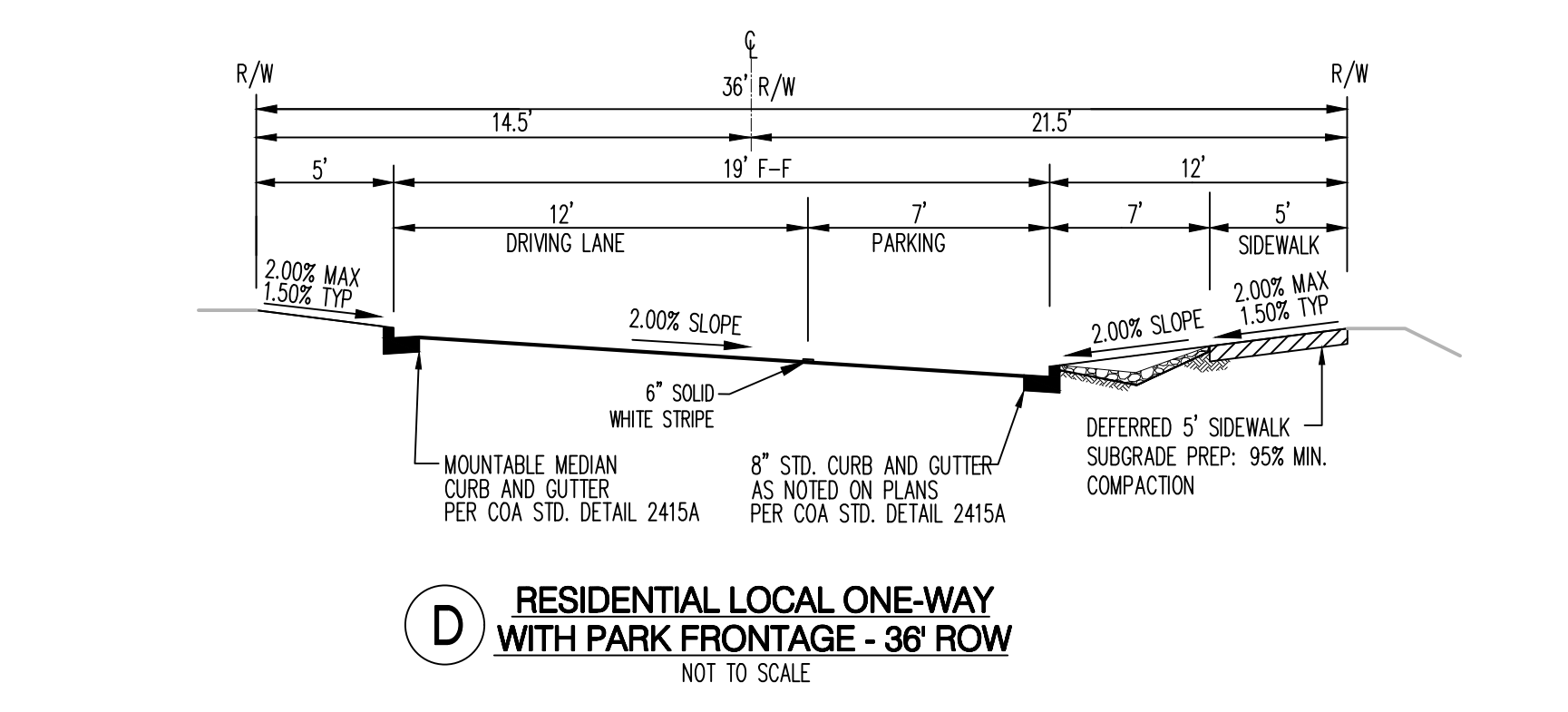
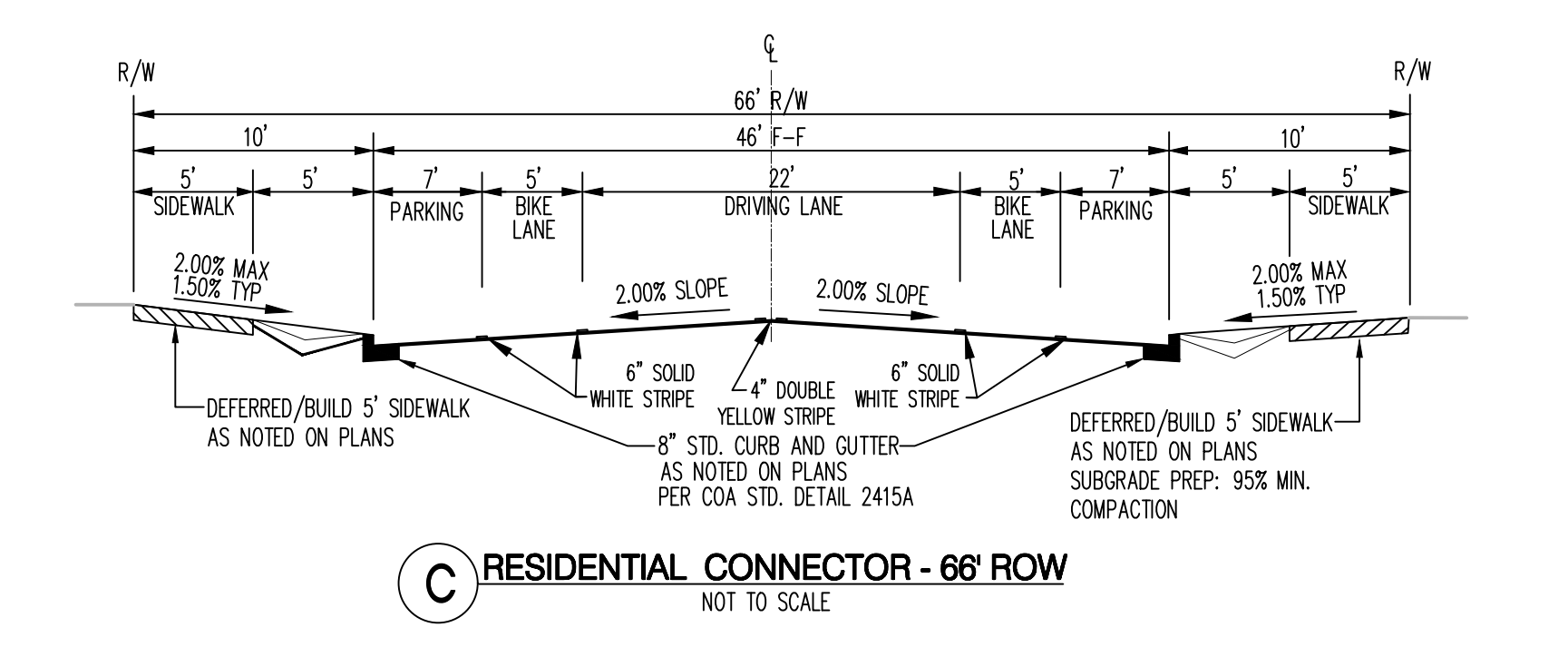
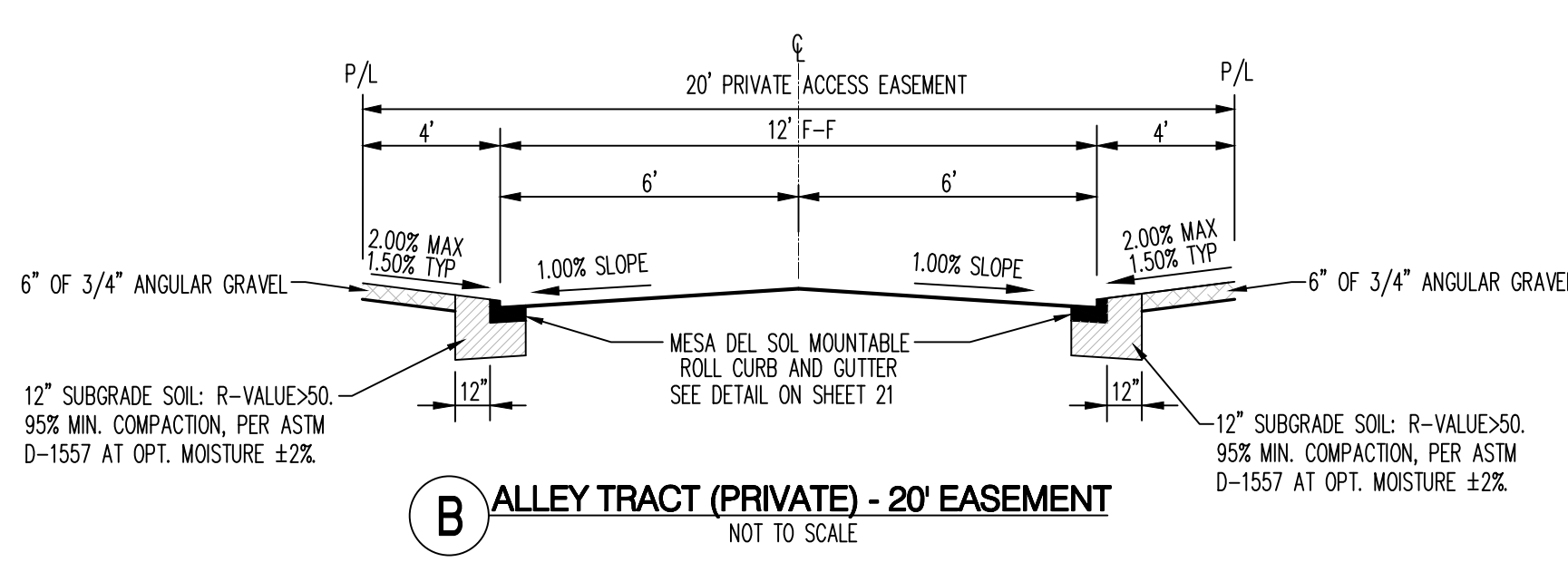
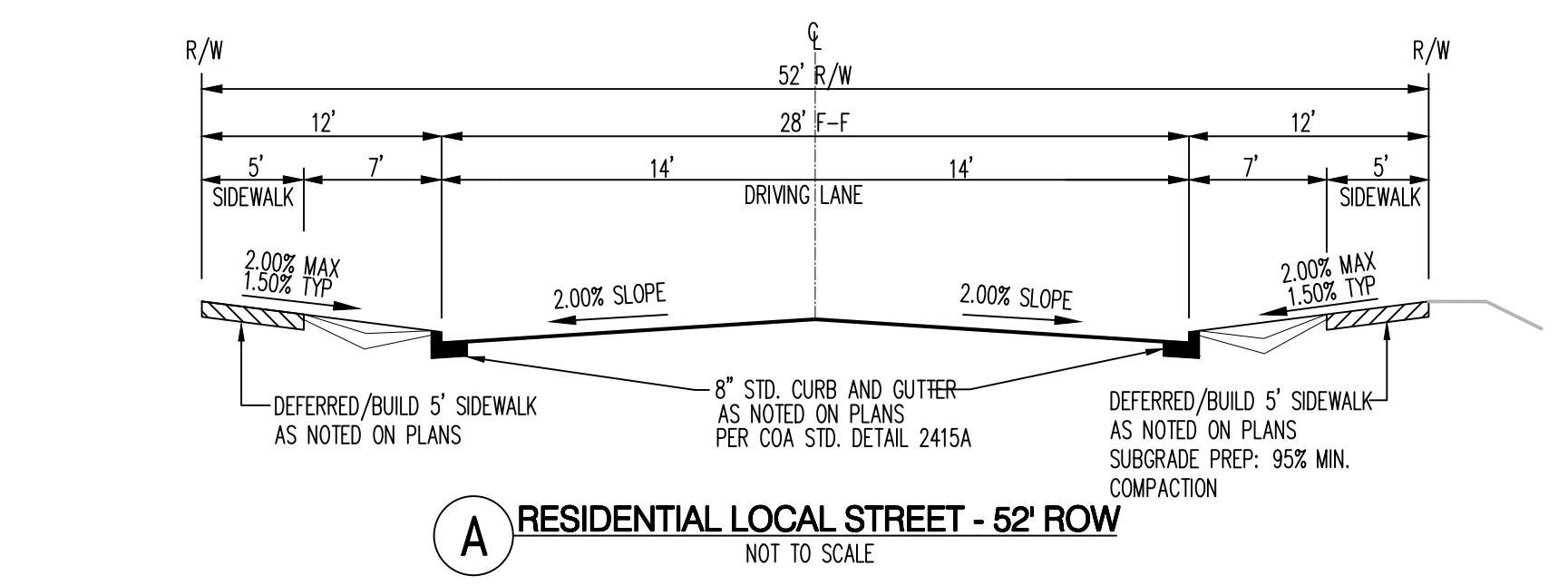
1. ALL SIGNING, STRIPING, AND LIGHTING INTERNAL TO THE SITE DEVELOPMENT SHALL BE INSTALLED BY THE OWNER. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.
2. ALL INTERNAL ALLEYS SHALL BE MAINTAINED PRIVATELY (THE STREETS WILL BE PUBLIC PER THE APPROVED INFRASTRUCTURE LIST).

LEGEND

PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
FUTURE SIDEWALK	
BUILD SIDEWALK	
PROPOSED STORM DRAIN MANHOLE	
EXISTING STORM DRAIN MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING STREET LIGHT	SEE SHEETS 36 & 37
PROPOSED STREET LIGHT	SEE SHEETS 36 & 37



P:\20200458\CDP\Plans\General\20200458_OPAV.dwg
 Fri, 26-Mar-2021 - 11:24:am, Plotted by: RVLLALOBOS



NOTE:
LANDSCAPE BUFFER SWALE
PER COA STD DWG 2414

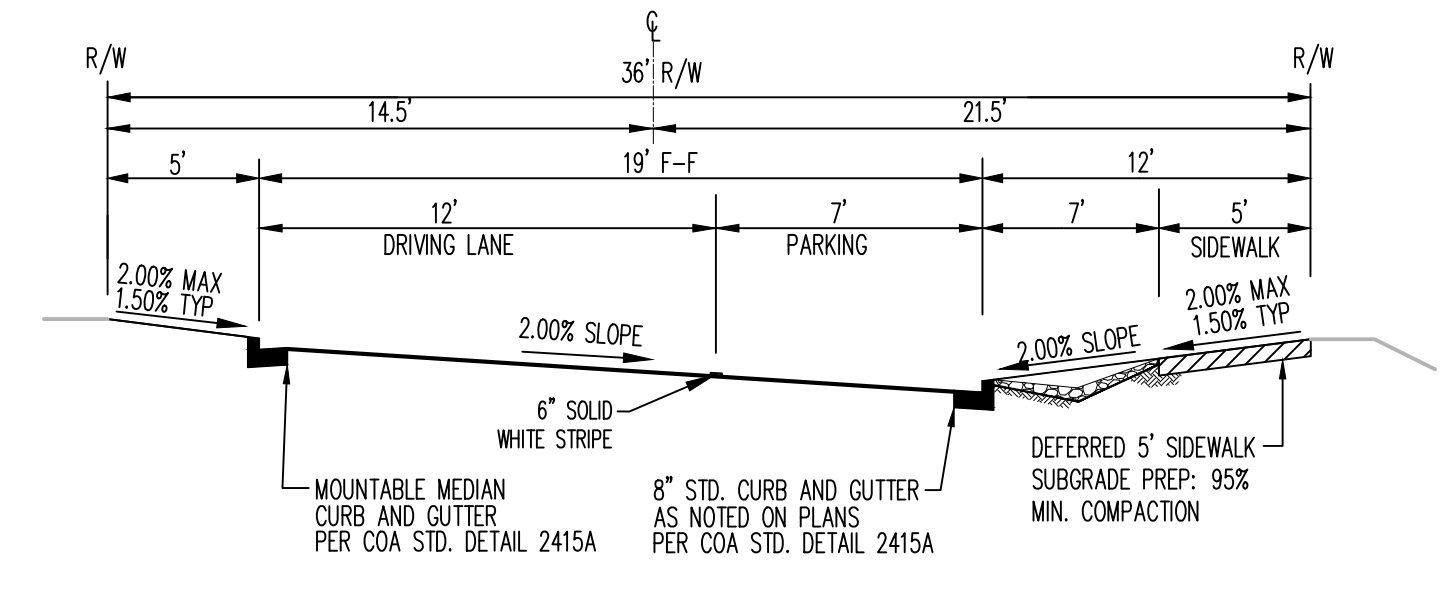
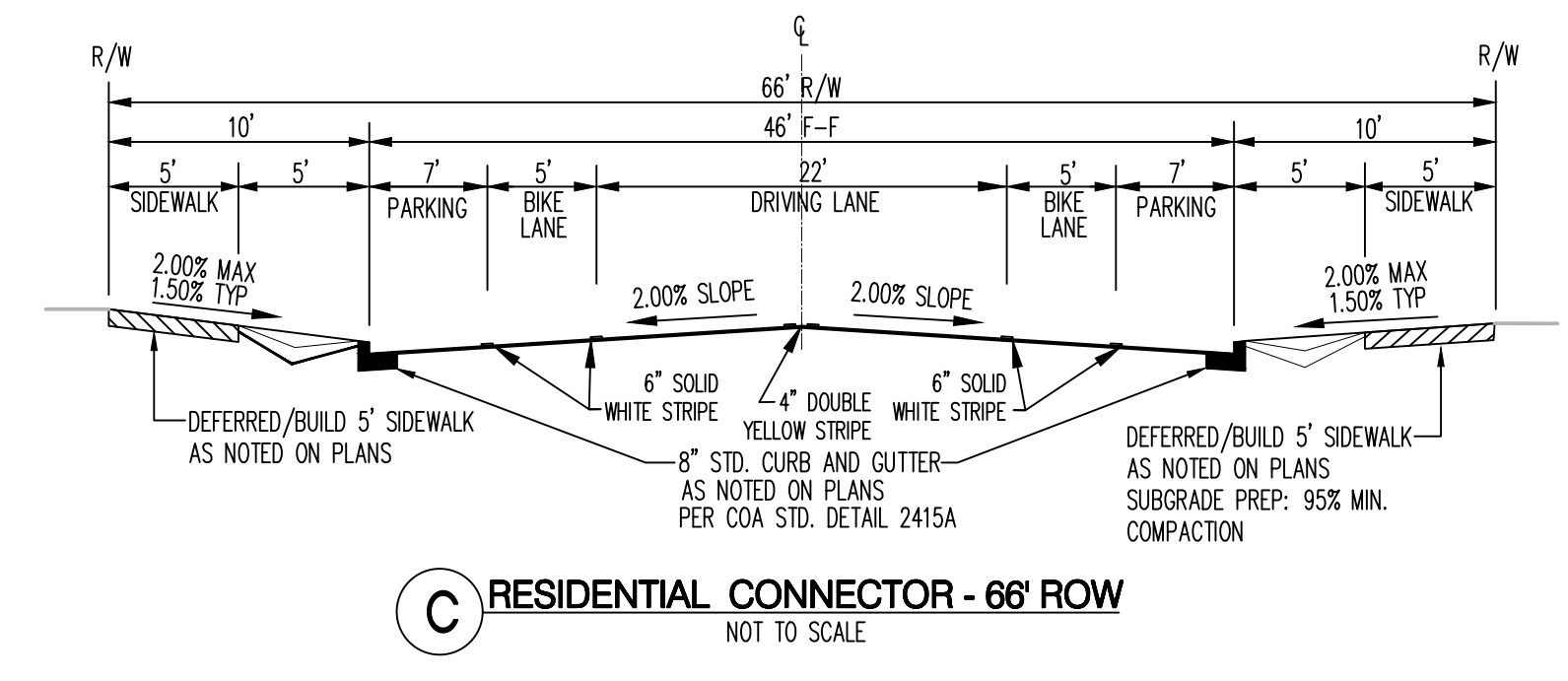
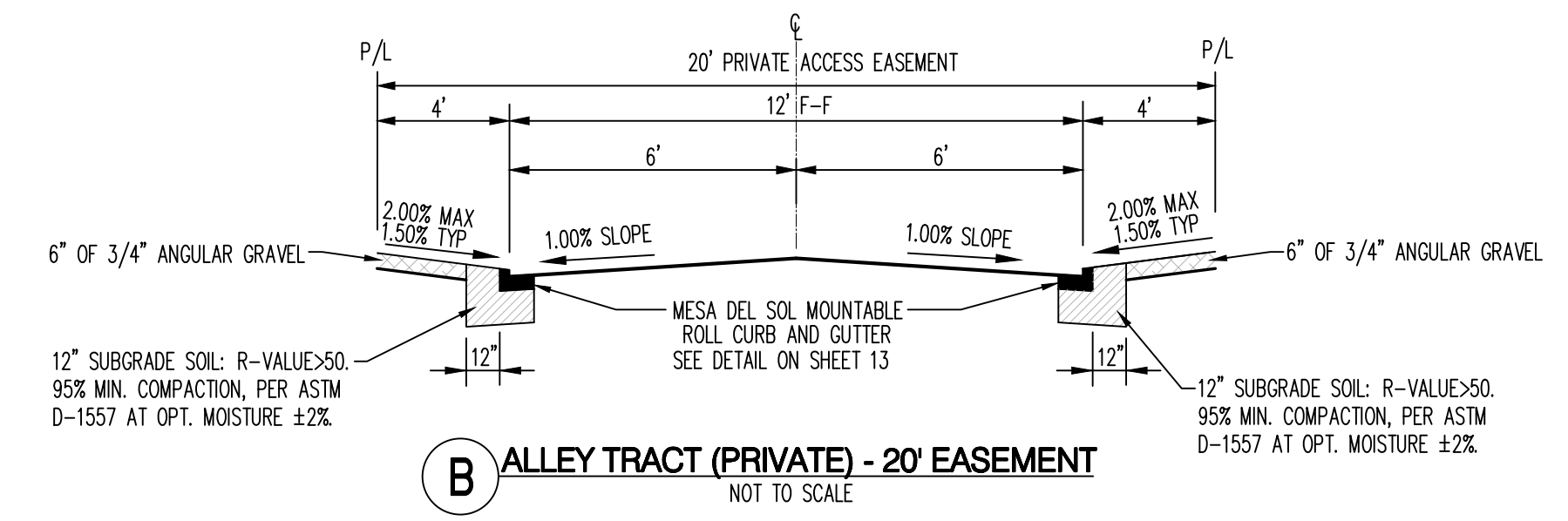
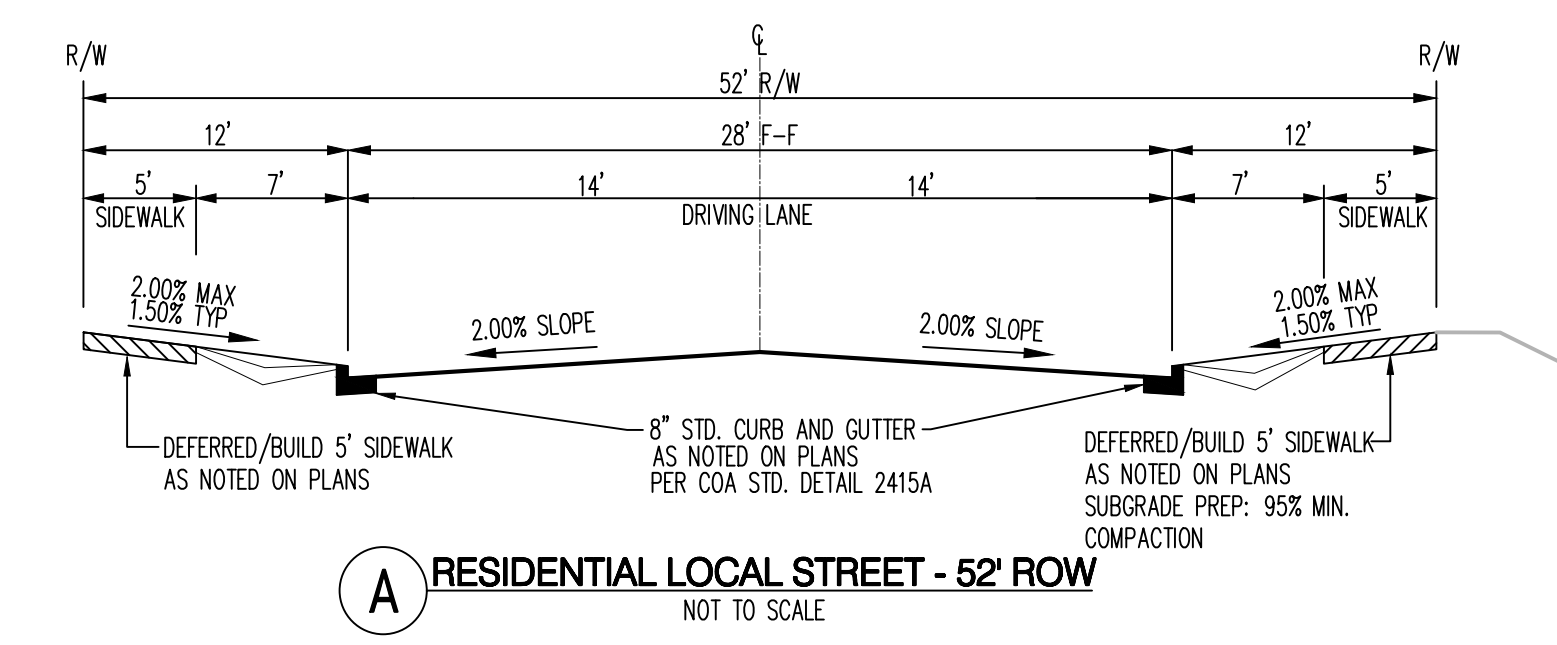
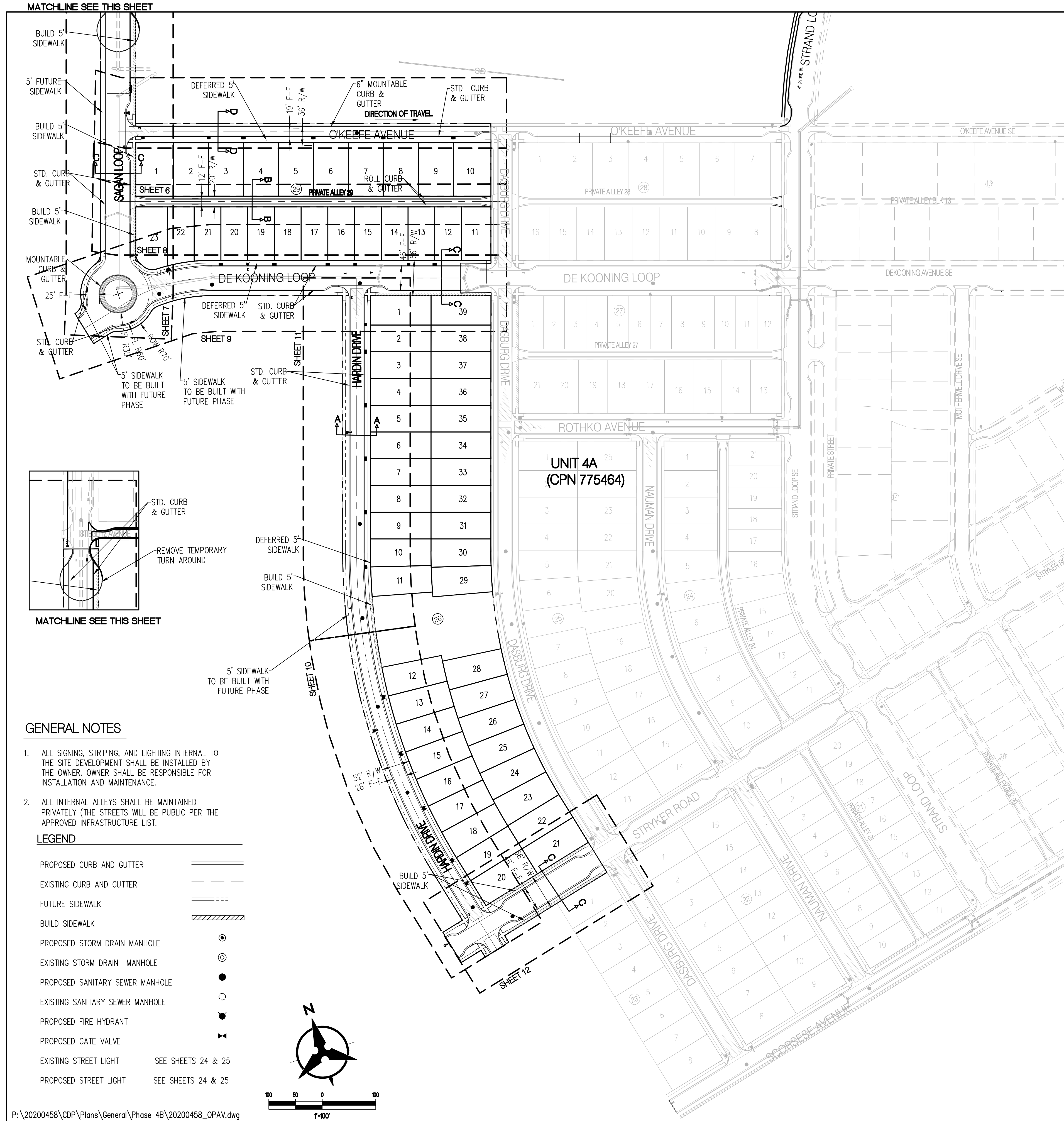


CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

MONTAGE UNIT 4A
 OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	Approved by Albuquerque City Engineer May 21, 2021	LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775464	R-15,16,S-16	5	37

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK	DATE	NO.	DATE	NO.	DATE
INSPECTED BY	DATE	16-R15 2006"					
ACCEPTANCE BY	DATE	NM State Plane Coordinates					
VERIFICATION BY	DATE	Central Zone 3002, NAD 83					
DRAWN BY	DATE	N: 1450335.792 ft					
CHECKED BY	DATE	E: 1529078.746 ft					
RECORDED BY	DATE	Ground to Grid Factor:					
	DATE	0.989664198					
	DATE	Mapping Angle: -00°12'47.28"					
	DATE	Orthometric Height: 5308.891 ft					
	DATE	Elevation Datum: NAVD88					



NOTE:
LANDSCAPE BUFFER SWALE
PER COA STD DWG 2414

MATCHLINE SEE THIS SHEET

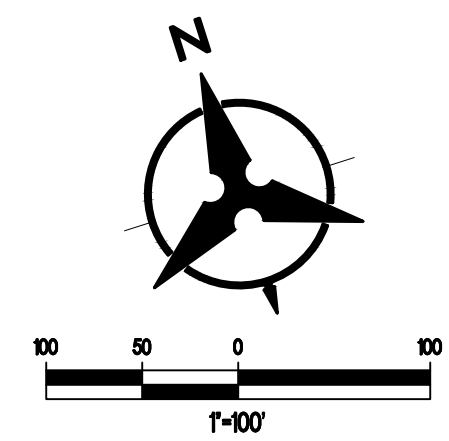
MATCHLINE SEE THIS SHEET

GENERAL NOTES

- ALL SIGNING, STRIPING, AND LIGHTING INTERNAL TO THE SITE DEVELOPMENT SHALL BE INSTALLED BY THE OWNER. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.
- ALL INTERNAL ALLEYS SHALL BE MAINTAINED PRIVATELY (THE STREETS WILL BE PUBLIC PER THE APPROVED INFRASTRUCTURE LIST).

LEGEND

PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
FUTURE SIDEWALK	
BUILD SIDEWALK	
PROPOSED STORM DRAIN MANHOLE	
EXISTING STORM DRAIN MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING STREET LIGHT	SEE SHEETS 24 & 25
PROPOSED STREET LIGHT	SEE SHEETS 24 & 25



P:\20200458\CDP\Plans\General\Phase 4B\20200458_OPAV.dwg
Fri, 26-Mar-2021 - 9:36:am, Plotted by: RVLLALOBOS

AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S ACCEPTANCE BY <td>DATE</td>	DATE
VERIFICATION BY <td>DATE</td>	DATE
DRAWN BY <td>DATE</td>	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
ALUMINUM DISK: "6-R15 2006"	
NM State Plane Coordinates	
Central Zone 3002, NAD 83	
N: 1450335.792 ft	
E: 1529078.746 ft	
Ground to Grid Factor:	
0.999664198	
Mapping Angle: -00°12'47.28"	
Orthometric Height: 5308.891 ft	
Elevation Datum: NAVD88	

SURVEY INFORMATION	
NO.	DATE

ENGINEER'S SEAL

REVISIONS	
NO.	DATE

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

MONTAGE UNIT 4B
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	Approved by Albuquerque City Engineer May 21, 2021		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775465	R-15,16,S-16	5	25

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 4 PHASE 4A & 4B
(REPLAT OF TRACT A-6-B, MESA DEL SOL INNOVATION PARK AND TRACT B, MONTAGE UNIT 4)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS-PHASE 4A</u>									
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	DASBURG DRIVE	STRAND LOOP	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	DASBURG DRIVE	STRAND LOOP	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	O'KEEFE AVE	DASBURG DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DASBURG DRIVE	SCORSESE AVE	O'KEEFE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SCORSESE AVE	SW OF BLOCK 23	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	NAUMAN DRIVE	SCORSESE AVE	ROTHKO AVE	/	/	/
<u>PUBLIC ROADWAY IMPROVEMENTS-PHASE 4A (CONT)</u>									
			REQUIRED SUBDIVISION STREETLIGHTING** AS PER STREET LIGHT EXHIBIT***	STREET LIGHT EXHIBIT***			/	/	/

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUS WILL BE CONSTRUCTED.
 ** STREETLIGHTING SHALL INCLUDE ALL REQUIRED LED LIGHTS, PULLBOXES, WIRING, CONDUITS, A METER, POWER CONNECTION, AND OTHER NECESSARY APPURTENANCES FOR FULL OPERATION.
 *** EXACT NUMBER AND LOCATION OF STREETLIGHTS TO BE DETERMINED THROUGH DRC PROCESS.
 **** 3.4' GRAVEL STRIP OUTSIDE CURB ON BOTH SIDES OF ALLEY ROAD DEFERRED PER EXHIBIT

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PRIVATE ROADWAY IMPROVEMENTS-PHASE 4A

12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER ****	BLOCK 28	DASBURG DRIVE	STRAND LOOP
12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER ****	BLOCK 27	DASBURG DRIVE	STRAND LOOP
12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER ****	BLOCK 24	STRYKER RD	ROTHKO AVE
12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER ****	BLOCK 21	SCORSESE AVE	STRYKER RD

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS-PHASE 4A

12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRYKER RD	DASBURG DRIVE	STRAND LOOP
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEKOONING AVE	DASBURG DRIVE	STRAND LOOP
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	DASBURG DRIVE	STRAND LOOP
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DASBURG DRIVE	SCORSESE AVE	O'KEEFE AVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SCORSESE AVE	SW OF BLOCK 23	STRAND LOOP
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NAUMAN DRIVE	SCORSESE AVE	ROTHKO AVE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS-PHASE 4A

8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	STRYKER RD	DASBURG DRIVE	STRAND LOOP
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	DEKOONING AVE	DASBURG DRIVE	STRAND LOOP
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	O'KEEFE AVE	DASBURG DRIVE	STRAND LOOP
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	DASBURG DRIVE	LOT 1 (BLOCK 22)	SCORSESE AVE
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	DASBURG DRIVE	LOT 13 (BLOCK 25)	DEKOONING AVE
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	SCORSESE AVE	BLOCK 23	STRAND LOOP
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	NAUMAN DRIVE	LOT 10 (BLOCK 24)	ROTHKO AVE
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	NAUMAN DRIVE	LOT 1 (BLOCK 21)	SCORSESE AVE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
-------------------	----------------------	------	---------------------	----------	------	----	----------------------	-------------------	-----------------------

PUBLIC STORM DRAIN IMPROVEMENTS-PHASE 4A

18"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SAGAN LOOP	DEKOONING AVE	160' N OF O'KEEFE AVE
18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEKOONING AVE	SAGAN LOOP	DASBURG DRIVE
18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ROTHKO AVENUE	NAUMAN DRIVE	STRAND LOOP
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SCORSESE AVE	STRAND LOOP	50' WEST OF NAUMAN DR

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

OFFSITE PUBLIC NON POTABLE WATERLINE IMPROVEMENTS-PHASE 4A

16" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	BOBBY FOSTER RD	900' SOUTH OF FRITTS CROSSING	BOBBY FOSTER RD (WHERE BOBBY FOSTER TURNS WEST)
16" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	PROPOSED SAGAN LOOP	BOBBY FOSTER RD (WHERE BOBBY FOSTER TURNS WEST)	PENN AVE
16" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	SAGAN LOOP	PENN AVE	161' SOUTH ON SAGAN LOOP
6"-12" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	LINEAR PARK	SAGAN LOOP	AVEDON AVE
6"-12" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	LINEAR PARK	AVEDON AVE	STRAND LOOP

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS-PHASE 4B</u>									
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	HARDIN DRIVE	DASBURG DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	SAGAN LOOP	DASBURG DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	SAGAN LOOP	TRAFFIC CIRCLE AT DEKOONING AND SAGAN	STIEGLITZ AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	O'KEEFE AVE	SAGAN LOOP	DASBURG DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY	HARDIN DRIVE	STRYKER RD	DEKOONING AVE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE 8' WIDE PCC TRUCK APRON & MOUNTABLE CURB & GUTTER	TRAFFIC CIRCLE	DEKOONING	SAGAN LOOP	/	/	/
			REQUIRED SUBDIVISON STREETLIGHTING** AS PER STREET LIGHT EXHIBIT***	STREET LIGHT EXHIBIT***			/	/	/

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUITS WILL BE CONSTRUCTED.

** STREETLIGHTING SHALL INCLUDE ALL REQUIRED LED LIGHTS, PULLBOXES, WIRING, CONDUITS, A METER, POWER CONNECTION, AND OTHER NECESSARY APPURTENANCES FOR FULL OPERATION.

*** EXACT NUMBER AND LOCATION OF STREETLIGHTS TO BE DETERMINED THROUGH DRC PROCESS.

**** 3.4' GRAVEL STRIP OUTSIDE CURB ON BOTH SIDES OF ALLEY ROAD DEFERRED PER EXHIBIT

PRIVATE ROADWAY IMPROVEMENTS-PHASE 4B

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER ****	BLOCK 29	SAGAN LOOP	DASBURG DRIVE	/	/	/
--	--	-------------------	--	----------	------------	---------------	---	---	---

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS-PHASE 4B

12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRYKER RD	HARDIN DRIVE	DASBURG DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEKOONING AVE	HARDIN DRIVE	DASBURG DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEKOONING AVE	TRAFFIC CIRCLE AT SAGAN & DEKOONING	HARDIN DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAGAN LOOP	TRAFFIC CIRCLE AT SAGAN & DEKOONING	STIEGLITZ AVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	SAGAN LOOP	DASBURG DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HARDIN DRIVE	STRYKER RD	DEKOONING AVE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS-PHASE 4B

8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	STRYKER RD	HARDIN DRIVE	DASBURG DRIVE
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	DEKOONING AVE	SAGAN LOOP	DASBURG DRIVE
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	O'KEEFE AVE	LOT 19 (BLOCK 30)	DASBURG DRIVE
8" DIA	SANITARY SEWER W/NEC. MH'S & SERVICES	HARDIN DRIVE	LOT 20 (BLOCK 26)	DEKOONING AVE

_____ / _____	_____ / _____	_____ / _____
_____ / _____	_____ / _____	_____ / _____
_____ / _____	_____ / _____	_____ / _____
_____ / _____	_____ / _____	_____ / _____

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC NON POTABLE WATERLINE-PHASE 4B

4"-6" DIA

NON POTABLE WATERLINE
W/ NEC. VALVES

SAGAN LOOP

39' S OF STIEGLITZ AVE

TRAFFIC CIRCLE
AT SAGAN & DEKOONING

4"-6" DIA

NON POTABLE WATERLINE
W/ NEC. VALVES

DEKOONING AVE

TRAFFIC CIRCLE
AT SAGAN & DEKOONING

HARDIN DRIVE

4"-6" DIA

NON POTABLE WATERLINE
W/ NEC. VALVES

HARDIN DRIVE

DEKOONING AVE

PARK ON UNIT 5
(103' S OF DEKOONING)

/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
-------------------	----------------------	------	---------------------	----------	------	----	----------------------	-------------------	-----------------------

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
--------------------	--

KELLY KLEIN	7/2/2020		
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE
BOHANNAN HUSTON, INC.			
FIRM:		TRANSPORTATION DEVELOPMENT	DATE
SIGNATURE		ABCWUA	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		CITY ENGINEER	DATE

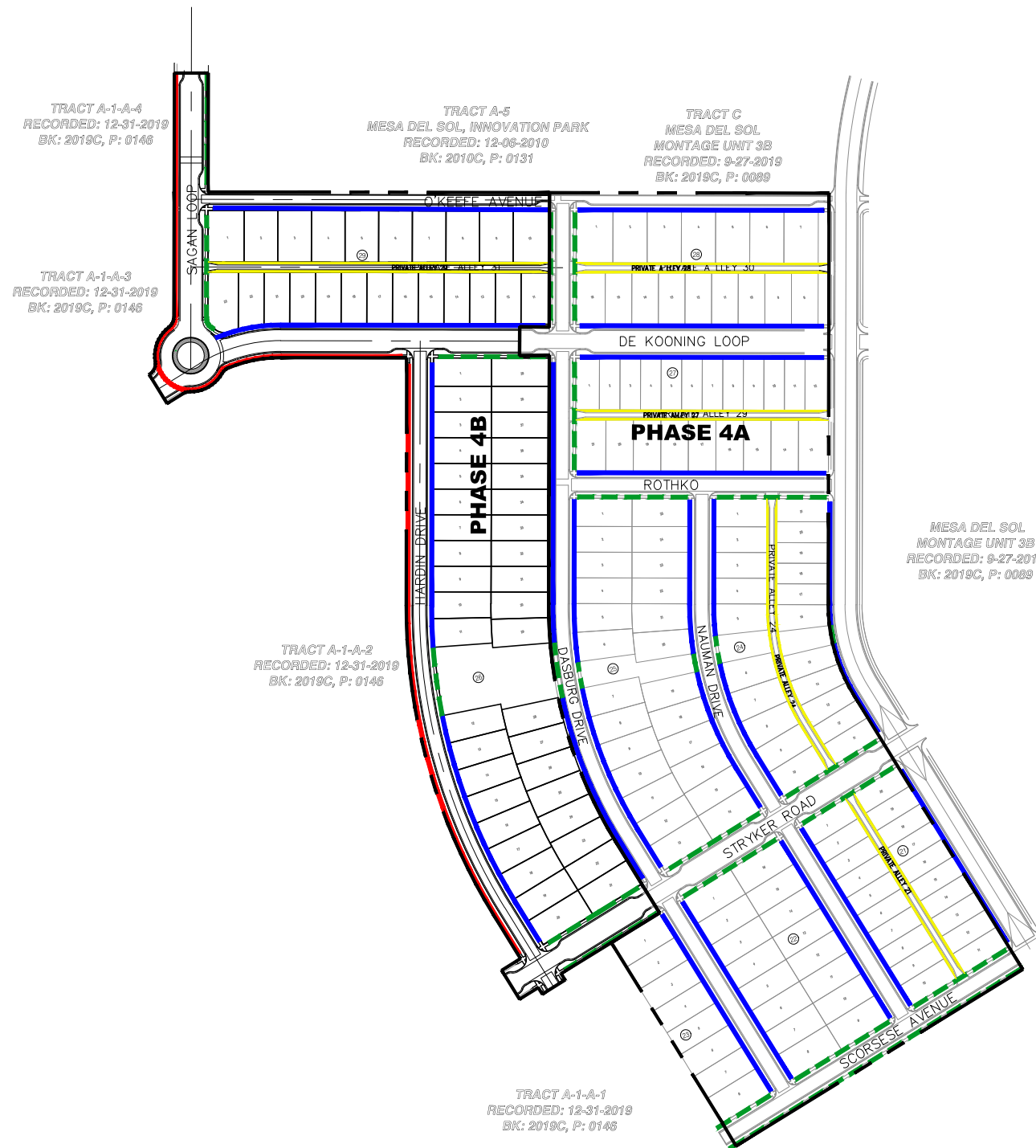
DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

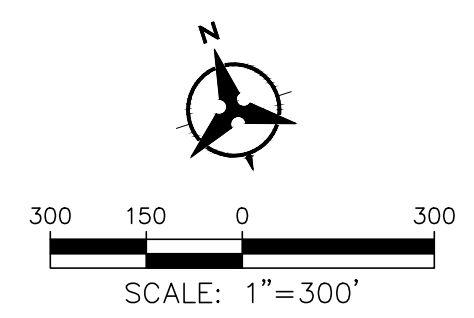
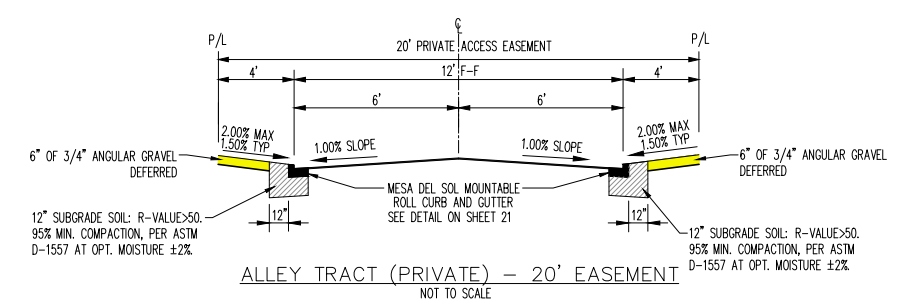
DEFERRED SIDEWALK & GRAVEL EXHIBIT

MESA DEL SOL MONTAGE UNIT 4

JULY 2022



- DEFERRED—Gravel strip outside the curb on Alley Streets to be installed with home construction.
- DEFERRED Sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.
- TO BE BUILT – SIDEWALK
- FUTURE SIDEWALK – To be constructed as part of a future development



Current DRC Project No. 775464

Date Submitted: October 19, 2020
 Date Site Plan for Blug Permit Approved: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No: _____

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 4 PHASE 4A & 4B
(REPLAT OF TRACT A-6-B, MESA DEL SOL INNOVATION PARK AND TRACT B, MONTAGE UNIT 4)

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 applicant 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 applicant or non-essential items can be deleted from the listing, these items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	DASBURG DRIVE	STRAND LOOP	SE, 9/29/22	/	/
		48' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	DASBURG DRIVE	STRAND LOOP	SE, 9/29/22	/	/
		18' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	O'KEEFE AVE	DASBURG DRIVE	STRAND LOOP	SE, 9/29/22	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DASBURG DRIVE	SCORESE AVE	O'KEEFE AVE	SE, 9/29/22	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP	SE, 9/29/22	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SCORESE AVE	SW OF BLOCK 23	STRAND LOOP	SE, 9/29/22	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	NAUMAN DRIVE	SCORESE AVE	ROTHKO AVE	SE, 9/29/22	/	/

PUBLIC ROADWAY IMPROVEMENTS-PHASE 4A

							SE, 9/29/22	/	/
							SE, 9/29/22	/	/
							SE, 9/29/22	/	/
							SE, 9/29/22	/	/
							SE, 9/29/22	/	/
							SE, 9/29/22	/	/
							SE, 9/29/22	/	/

PUBLIC ROADWAY IMPROVEMENTS-PHASE 4A (CONT)

STREET LIGHT EXHIBIT**

REQUIRED SUBDIVISION STREET LIGHTING** AS PER STREET LIGHT EXHIBIT**

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUS WILL BE CONSTRUCTED
 ** STREET LIGHTING SHALL INCLUDE ALL REQUIRED LED LIGHTS, PULLBOXES, WIRING, CONDUITS, A METER, POWER CONNECTION, AND OTHER NECESSARY APPURTENANCES FOR FULL OPERATION
 *** EXACT NUMBER AND LOCATION OF STREETLIGHTS TO BE DETERMINED THROUGH DRC PROCESS

SIA Sequence# COA DRC Project# Size Type of Improvement Location From To Private Inspector City Inspector City Crst Engineer

PRIVATE ROADWAY IMPROVEMENTS-PHASE 4A

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3/4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 28	DASBURG DRIVE	STRAND LOOP	SE / 9/20/22		
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3/4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 27	DASBURG DRIVE	STRAND LOOP	SE / 9/20/22		
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3/4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 24	STRYKER RD	ROTHKO AVE	SE / 9/20/22		
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3/4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 21	SCORSESE AVE	STRYKER RD	SE / 9/20/22		

SIA Sequence #

COA DRC Project #

Type of Improvement

Size

Location

From

To

Private Inspector

City Inspector

City Crst Engineer

PUBLIC WATERLINE IMPROVEMENTS-PHASE 4A

			12" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	STRYKER RD	DASBURG DRIVE	STRAND LOOP	SE 9/26/22	
			6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	DEKOONING AVE	DASBURG DRIVE	STRAND LOOP	SE 9/26/22	
			6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	O'KEEFE AVE	DASBURG DRIVE	STRAND LOOP	SE 9/26/22	
			6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	DASBURG DRIVE	SCORESE AVE	O'KEEFE AVE	SE 9/26/22	
			6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP	SE 9/26/22	
			6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	SCORESE AVE	SW OF BLOCK 23	STRAND LOOP	SE 9/26/22	
			6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	NAUMAN DRIVE	SCORESE AVE	ROTHKO AVE	SE 9/26/22	

SIA
Sequence#

COA DRC
Project#

Size Type of Improvement
PUBLIC SANITARY SEWER IMPROVEMENTS-PHASE 4A

Location

From

To

Private Inspector City Inspector City Crnst Engineer

		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	STRYKER RD	DASBURG DRIVE	STRAND LOOP	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	DEKOONING AVE	DASBURG DRIVE	STRAND LOOP	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	O'KEEFE AVE	DASBURG DRIVE	STRAND LOOP	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	DASBURG DRIVE	LOT 1 (BLOCK 22)	SCORESE AVE	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	DASBURG DRIVE	LOT 13 (BLOCK 25)	DEKOONING AVE	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	SCORESE AVE	BLOCK 23	STRAND LOOP	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	NAUMAN DRIVE	LOT 10 (BLOCK 24)	ROTHKO AVE	SE 9/20/22		
		8" DIA	SANITARY SEWER W/NEC M/H'S & SERVICES	NAUMAN DRIVE	LOT 1 (BLOCK 21)	SCORESE AVE	SE 9/20/22		

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Crst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS-PHASE 4A

			18"-54" DIA	RCP W/ NEC, MH'S, LATERALS & INLETS	SAGAN LOOP	DEKCOONING AVE	160' N OF O'KEEFE AVE	SE 9/20/22	
			18"-42" DIA	RCP W/ NEC, MH'S, LATERALS & INLETS	DEKCOONING AVE	SAGAN LOOP	DASBURG DRIVE	SE 9/20/22	
			18"-24" DIA	RCP W/ NEC, MH'S, LATERALS & INLETS	ROTHKO AVENUE	NAUMAN DRIVE	STRAND LOOP	SE 9/20/22	
			18"-36" DIA	RCP W/ NEC, MH'S, LATERALS & INLETS	SCORESE AVE	STRAND LOOP	50' WEST OF NAUMAN DR	SE 9/20/22	

SIA Sequence # COA DRC Project # Type of Improvement Location From To Private Inspector City Inspector City Crst Engineer

PUBLIC ROADWAY IMPROVEMENTS-PHASE 4B

		48' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	HARDIN DRIVE	DASBURG DRIVE	SE 9/20/22	/	/
		48' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKONING AVE	SAGAN LOOP	DASBURG DRIVE	SE 9/20/22	/	/
		48' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	SAGAN LOOP	TRAFFIC CIRCLE AT DEKONING AND SAGAN	SIEGLITZ AVE	SE 9/20/22	/	/
		19' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	O'KEEFE AVE	SAGAN LOOP	DASBURG DRIVE	SE 9/20/22	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY	HARDIN DRIVE	STRYKER RD	DEKONING AVE	SE 9/20/22	/	/
		25' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER & PCC 5' WIDE 8' WIDE PCC TRUCK APRON & MOUNTABLE CURB & GUTTER	TRAFFIC CIRCLE	DEKONING	SAGAN LOOP	SE 9/20/22	/	/
			REQUIRED SUBDIVISION STREET LIGHTING** AS PER STREET LIGHT EXHIBIT**	STREET LIGHT EXHIBIT**			/	/	/

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT. PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED
 ** STREETLIGHTING SHALL INCLUDE ALL REQUIRED LED LIGHTS, PULLBOXES, WIRING, CONDUITS, A METER, POWER CONNECTION, AND OTHER NECESSARY APPURTENANCES FOR FULL OPERATION
 *** EXACT NUMBER AND LOCATION OF STREETLIGHTS TO BE DETERMINED THROUGH DRC PROCESS.

PRIVATE ROADWAY IMPROVEMENTS-PHASE 4B

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/PCC CURB & GUTTER AND 3 4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 29	SAGAN LOOP	DASBURG DRIVE	/	/	/
--	--	-------------------	--	----------	------------	---------------	---	---	---

SIA Sequence # COA DRC Project # Type of Improvement Location From To Private Inspector City Inspector City Crst Engineer

PUBLIC WATERLINE IMPROVEMENTS-PHASE 4B

		12" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	STRYKER RD	HARDIN DRIVE	DASBURG DRIVE	SE 9/20/22		
		6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	DEKOOING AVE	HARDIN DRIVE	DASBURG DRIVE	SE 9/20/22		
		8" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	DEKOOING AVE	TRAFFIC CIRCLE AT SAGAN & DEKOOING	HARDIN DRIVE	SE 9/20/22		
		8" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	SAGAN LOOP	TRAFFIC CIRCLE AT SAGAN & DEKOOING	STIEGLITZ AVE	SE 9/20/22		
		6" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	OKEEFE AVE	SAGAN LOOP	DASBURG DRIVE	SE 9/20/22		
		8" DIA	WATERLINE W/NEC VALVES FHS, MJS & RJS	HARDIN DRIVE	STRYKER RD	DEKOOING AVE	SE 9/20/22		

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC NON-POTABLE WATERLINE-PHASE #B

			4"-8" DIA	NON POTABLE WATERLINE W/NEC. VALVES	SAGAN LOOP	38' S OF STIEGLITZ AVE	TRAFFIC CIRCLE AT SAGAN & DEKOONING	SE 1/2/12	
			4"-8" DIA	NON POTABLE WATERLINE W/NEC. VALVES	DEKOONING AVE	TRAFFIC CIRCLE AT SAGAN & DEKOONING	HARDIN DRIVE	SE 1/2/12	
			4"-8" DIA	NON POTABLE WATERLINE W/NEC. VALVES	HARDIN DRIVE	DEKOONING AVE	PARK ON UNIT 5 (103' S OF DEKOONING)	SE 1/2/12	

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS									
AGENT/OWNER									
<p>KELLY KLEIN PREPARED BY: PRINT NAME 7/12/2020 DATE</p> <p>BOHANNAN HUSTON, INC. FIRM Digitally signed by Kelly Klein DN: cn=Kelly Klein, o=BH, ou=emil=Klein@bhinc.com, ou=US SERIAL=2020102815465470500</p> <p>SIGNATURE <i>Kelly Klein</i></p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION</p>									
<p>DRE CHAIR: <i>Jane Woffenbarger</i> TRANSPIRATIION DEVELOPMENT DATE: Nov 5, 2020</p> <p>AGENT/OWNER: <i>Carl Garcia</i> AMATCA CODE ENFORCEMENT DATE: Oct 28, 2020</p> <p>CITY ENGINEER: <i>Ernest Wong</i> CITY ENGINEER DATE: Oct 28, 2020</p>									

DESIGN REVIEW COMMITTEE REVISIONS		
REVISION	DATE	USER DEPARTMENT
		AGENT/OWNER











PR-2020-003442_SD-2020-00102_Infrastructure_List_Approved_10-28-20

Final Audit Report

2020-11-05


Created:	2020-10-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAASjbUynzxXhM80Gr1te-_4TFFACBv3U5g


"PR-2020-003442_SD-2020-00102_Infrastructure_List_Approved_10-28-20" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2020-10-28 - 10:30:47 PM GMT- IP address: 174.56.105.21
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2020-10-28 - 10:35:03 PM GMT
-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature
2020-10-28 - 10:35:03 PM GMT
-  Document emailed to Charlotte Labadie (earmijo@cabq.gov) for signature
2020-10-28 - 10:35:03 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
2020-10-28 - 10:35:03 PM GMT
-  Document emailed to Carl Garcia (cagarcia@cabq.gov) for signature
2020-10-28 - 10:35:03 PM GMT
-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
2020-10-28 - 10:35:03 PM GMT
-  Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)
2020-10-28 - 10:35:47 PM GMT- IP address: 97.123.121.136
-  Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)
Signature Date: 2020-10-28 - 10:35:59 PM GMT - Time Source: server- IP address: 97.123.121.136
-  Email viewed by Charlotte Labadie (earmijo@cabq.gov)
2020-10-28 - 10:39:10 PM GMT- IP address: 143.120.132.57


 Document e-signed by Charlotte Labadie (earnijo@cabq.gov)
Signature Date: 2020-10-28 - 10:39:21 PM GMT - Time Source: server- IP address: 143.120.132.57


 Email viewed by Carl Garcia (cagarcia@cabq.gov)
2020-10-28 - 10:42:23 PM GMT- IP address: 143.120.132.122


 Document e-signed by Carl Garcia (cagarcia@cabq.gov)
Signature Date: 2020-10-28 - 10:42:35 PM GMT - Time Source: server- IP address: 143.120.132.122


 Email viewed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
2020-10-31 - 0:01:57 AM GMT- IP address: 143.120.132.68


 Document e-signed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
Signature Date: 2020-10-31 - 0:04:08 AM GMT - Time Source: server- IP address: 143.120.132.68

 Email viewed by David Gutierrez (dggutierrez@abcwua.org)
2020-11-04 - 9:43:10 PM GMT- IP address: 67.0.193.54

 Document e-signed by David Gutierrez (dggutierrez@abcwua.org)
Signature Date: 2020-11-04 - 9:44:25 PM GMT - Time Source: server- IP address: 67.0.193.54

 Email viewed by Jolene Wolfley (jwolfley@cabq.gov)
2020-11-05 - 2:54:12 PM GMT- IP address: 67.0.241.255

 Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)
Signature Date: 2020-11-05 - 2:55:11 PM GMT - Time Source: server- IP address: 67.0.241.255

 Agreement completed.
2020-11-05 - 2:55:11 PM GMT

Current DRC Project No. 775465

Date Submitted: July 5, 2020
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 4
 (REPLAT OF TRACT A-8-B, MESA DEL SOL INNOVATION PARK AND TRACT B, MONTAGE UNIT 4)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	HARDIN DRIVE	STRAND LOOP	SE / 9/20/22	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	SAGAN LOOP	STRAND LOOP	SE / 9/20/22	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	SAGAN LOOP	TRAFFIC CIRCLE AT DEKOONING AND SAGAN	STIEGLITZ AVE	SE / 9/20/22	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	O'KEEFE AVE	SAGAN LOOP	STRAND LOOP	SE / 9/20/22	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY	HARDIN DRIVE	STRYKER RD	DEKOONING AVE	SE / 9/20/22	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DASBURG DRIVE	SCORESE AVE	O'KEEFE AVE	SE / 9/20/22	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP	SE / 9/20/22	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SCORESE AVE	SW OF BLOCK 23	STRAND LOOP	SE / 9/20/22	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	NAUMAN DRIVE	SCORESE AVE	ROTHKO AVE	SE / 9/20/22	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE MOUNTABLE CURB & GUTTER	TRAFFIC CIRCLE	DEKOONING	SAGAN LOOP	SE / 9/20/22	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
PUBLIC ROADWAY IMPROVEMENTS (CONT)									
			REQUIRED SUBDIVISION STREETLIGHTING** AS PER STREET LIGHT EXHIBIT***	STREET LIGHT EXHIBIT***					

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.

** STREETLIGHTING SHALL INCLUDE ALL REQUIRED LED LIGHTS, PULLBOXES, WIRING, CONDUITS, A METER, POWER CONNECTION, AND OTHER NECESSARY APPURTENANCES FOR FULL OPERATION.

*** EXACT NUMBER AND LOCATION OF STREETLIGHTS TO BE DETERMINED THROUGH DRC PROCESS

SIA Sequence # COA DRC Project # Size Type of Improvement Location From To Private Inspector City Inspector City Crst Engineer

PRIVATE ROADWAY IMPROVEMENTS

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 29	SAGAN LOOP	DASBURG DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 28	DASBURG DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 27	DASBURG DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 24	STRYKER RD	ROTHKO AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4" GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 21	SCORESE AVE	STRYKER RD	/	/	/
							/	/	/
							/	/	/

S/A Sequence # COA DRC Project # Type of Improvement Location From To Private Inspector City Inspector City Crst Engineer

PUBLIC WATERLINE IMPROVEMENTS

		12" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	STRYKER RD	HARDIN DRIVE	STRAND LOOP	SE 9/10/22	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	DEKOONING AVE	HARDIN DRIVE	STRAND LOOP	SE 9/10/22	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	DEKOONING AVE	TRAFFIC CIRCLE AT SAGAN & DEKOONING	HARDIN DRIVE	SE 9/10/22	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SAGAN LOOP	TRAFFIC CIRCLE AT SAGAN & DEKOONING	STIEGLITZ AVE	SE 9/10/22	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	O'KEEFE AVE	SAGAN LOOP	STRAND LOOP	SE 9/10/22	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	HARDIN DRIVE	STRYKER RD	DEKOONING AVE	SE 9/10/22	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	DASBURG DRIVE	SCORESE AVE	O'KEEFE AVE	SE 9/10/22	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP	SE 9/10/22	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SCORESE AVE	SW OF BLOCK 23	STRAND LOOP	SE 9/10/22	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	NAUMAN DRIVE	SCORESE AVE	ROTHKO AVE	SE 9/10/22	/	/
							/	/	/

SIA
Sequence #

COA DRC
Project #

Size
Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Crst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	STRYKER RD	DASBURG DRIVE	STRAND LOOP	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	DEKOONING AVE	SAGAN LOOP	STRAND LOOP	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	O'KEEFE AVE	LOT 19 (BLOCK 30)	STRAND LOOP	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	HARDIN DRIVE	LOT 20 (BLOCK 26)	DEKOONING AVE	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	DASBURG DRIVE	STRYKER RD	SCORESE AVE	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	DASBURG DRIVE	LOT 13 (BLOCK 25)	DEKOONING AVE	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	ROTHKO AVE	DASBURG DRIVE	STRAND LOOP	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	SCORESE AVE	BLOCK 23	STRAND LOOP	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	NAUMAN DRIVE	LOT 10 (BLOCK 24)	ROTHKO AVE	SE 9/20/22	/	/
		8" DIA	SANITARY SEWER WINEC, MHS & SERVICES	NAUMAN DRIVE	STRYKER RD	SCORESE AVE	/	/	/

SJA Sequence # COA DRC Project # Size Type of Improvement Location From To Private Inspector City Inspector City Cnst Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

		18"-42" DIA	RCP W/ NEC, MHS, LATERALS & INLETS	SAGAN LOOP	DEKOONING AVE	180' N OF O'KEEFE AVE	SE 9/20/22	/	/
		18"-42" DIA	RCP W/ NEC, MHS, LATERALS & INLETS	DEKOONING AVE	SAGAN LOOP	DASBURG DRIVE	SE 9/20/22	/	/
		18"-24" DIA	RCP W/ NEC, MHS, LATERALS & INLETS	ROTHKO AVENUE	NAUMAN DRIVE	STRAND LOOP	SE 9/20/22	/	/
		18"-36" DIA	RCP W/ NEC, MHS, LATERALS & INLETS	SCORESE AVE	STRAND LOOP	50' WEST OF STRAND LP	SE 9/20/22	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Crst
Engineer

ONSITE PUBLIC NON POTABLE WATERLINE

		4"-6" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	SAGAN LOOP	39" S OF STIEGLITZ AVE	TRAFFIC CIRCLE AT SAGAN & DEKOONING	SE 9/12/22	/	/
		4"-6" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	DEKOONING AVE	TRAFFIC CIRCLE AT SAGAN & DEKOONING	HARDIN DRIVE	SE 9/12/22	/	/
		4"-6" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	HARDIN DRIVE	DEKOONING AVE	PARK ON UNIT 5 (103 S OF DEKOONING)	SE 9/12/22	/	/
							/	/	/
							/	/	/

OFFSITE PUBLIC NON POTABLE WATERLINE IMPROVEMENTS

		16" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	BOBBY FOSTER RD	900' SOUTH OF FRITTS CROSSING	BOBBY FOSTER RD (WHERE BOBBY FOSTER TURNS WEST)	SE 9/22/22	/	/
		16" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	PROPOSED SAGAN LOOP	BOBBY FOSTER RD (WHERE BOBBY FOSTER TURNS WEST)	PENN AVE	SE 9/22/22	/	/
		16" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	SAGAN LOOP	PENN AVE	161' SOUTH ON SAGAN LOOP	SE 9/22/22	/	/
		6"-12" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	LINEAR PARK	SAGAN LOOP	AVEDON AVE	SE 9/22/22	/	/
		6"-12" DIA	NON POTABLE WATERLINE W/ NEC. VALVES	LINEAR PARK	AVEDON AVE	STRAND LOOP	SE 9/22/22	/	/

SIA Sequence # _____ COA DRC Project # _____ Size _____ Date _____

Type of Improvement _____ Location _____ From _____ To _____ Private Inspector _____ City Inspector _____ City Crst Engineer _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<i>[Signature]</i>	DRB CHAIR	Jul 10, 2020	DATE
<i>Jeanne Wolfenbarger</i>	TRANSPORTATION DEVELOPMENT	Jul 8, 2020	DATE
<i>[Signature]</i>	AMAFCA	Jul 10, 2020	DATE
<i>[Signature]</i>	CODE ENFORCEMENT	Jul 8, 2020	DATE

AGENT/OWNER: _____

PREPARED BY: PRINT NAME _____ DATE _____

BOHANNAN HUSTON, INC. _____

FIRM: *Kelly M. K.*

SIGNATURE _____

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION _____

CITY ENGINEER _____ DATE _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER











PR-2020-003442_SD-2020-00091_Infrastructure_List_Approved_07-08-2020

Final Audit Report

2020-07-10

Created:	2020-07-08
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXupzL5vTw2alFXLWfQXnIAJ3mDDxquVX

"PR-2020-003442_SD-2020-00091_Infrastructure_List_Approved_07-08-2020" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2020-07-08 - 9:13:24 PM GMT- IP address: 198.175.173.4
-  Document emailed to Jolene Wofley (jwolfley@cabq.gov) for signature
2020-07-08 - 9:18:08 PM GMT
-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature
2020-07-08 - 9:18:08 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
2020-07-08 - 9:18:08 PM GMT
-  Document emailed to Charlotte Labadie (vmontano@cabq.gov) for signature
2020-07-08 - 9:18:08 PM GMT
-  Document emailed to Charlotte Labadie (earmijo@cabq.gov) for signature
2020-07-08 - 9:18:08 PM GMT
-  Document emailed to Kristopher Cadena (kcadena@abcwua.org) for signature
2020-07-08 - 9:18:08 PM GMT
-  Email viewed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
2020-07-08 - 9:30:35 PM GMT- IP address: 143.120.132.68
-  Document e-signed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
Signature Date: 2020-07-08 - 9:31:39 PM GMT - Time Source: server- IP address: 143.120.132.68
-  Email viewed by Kristopher Cadena (kcadena@abcwua.org)
2020-07-08 - 9:34:15 PM GMT- IP address: 216.243.115.198

 Email viewed by Charlotte Labadie (vmontano@cabq.gov)

2020-07-08 - 9:40:39 PM GMT- IP address: 198.206.237.4

 Document e-signed by Charlotte Labadie (vmontano@cabq.gov)


Signature Date: 2020-07-08 - 9:41:05 PM GMT - Time Source: server- IP address: 198.206.237.4

 Email viewed by Charlotte Labadie (earmijo@cabq.gov)

2020-07-08 - 11:04:39 PM GMT- IP address: 143.120.132.57

 Document e-signed by Charlotte Labadie (earmijo@cabq.gov)

Signature Date: 2020-07-08 - 11:06:14 PM GMT - Time Source: server- IP address: 143.120.132.57

 Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

2020-07-09 - 5:53:35 PM GMT- IP address: 75.161.135.78

 Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

Signature Date: 2020-07-09 - 5:54:37 PM GMT - Time Source: server- IP address: 75.161.135.78

 Document e-signed by Kristopher Cadena (kcadena@abcwua.org)

Signature Date: 2020-07-10 - 2:43:14 PM GMT - Time Source: server- IP address: 216.243.115.198- Signature captured from device with phone number XXXXXXXX9912

 Email viewed by Jolene Wofley (jwolfley@cabq.gov)

2020-07-10 - 3:10:45 PM GMT- IP address: 198.175.173.4

 Document e-signed by Jolene Wofley (jwolfley@cabq.gov)

Signature Date: 2020-07-10 - 3:11:34 PM GMT - Time Source: server- IP address: 198.175.173.4

 Signed document emailed to Charlotte Labadie (vmontano@cabq.gov), Jolene Wofley (jwolfley@cabq.gov), Charlotte Labadie (earmijo@cabq.gov), Cheryl Somerfeldt (csomerfeldt@cabq.gov), and 3 more

2020-07-10 - 3:11:34 PM GMT



FORM V2: Waiver– DRB

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

WAIVER – IDO

Interpreter Needed for Meeting? _____ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V2 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 the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- ___ Scale drawing showing the location of the proposed variance or waiver, as applicable
- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ___ Required notices with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

Interpreter Needed for Meeting? _____ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V2 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
- ___ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ Drawing showing the easement or right-of-way to be vacated
- ___ Required notices with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of Neighborhood Meeting
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if waiver is to be heard with minor subdivision plat**
- ___ Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION and Temporary Deferral of gravel landscape in buffer area of Alley Streets

Interpreter Needed for Meeting? _____ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form

- 002 Zone Atlas map with the entire site clearly outlined and labeled
- 003 Letter of authorization from the property owner if application is submitted by an agent
- 013 A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- 007 Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

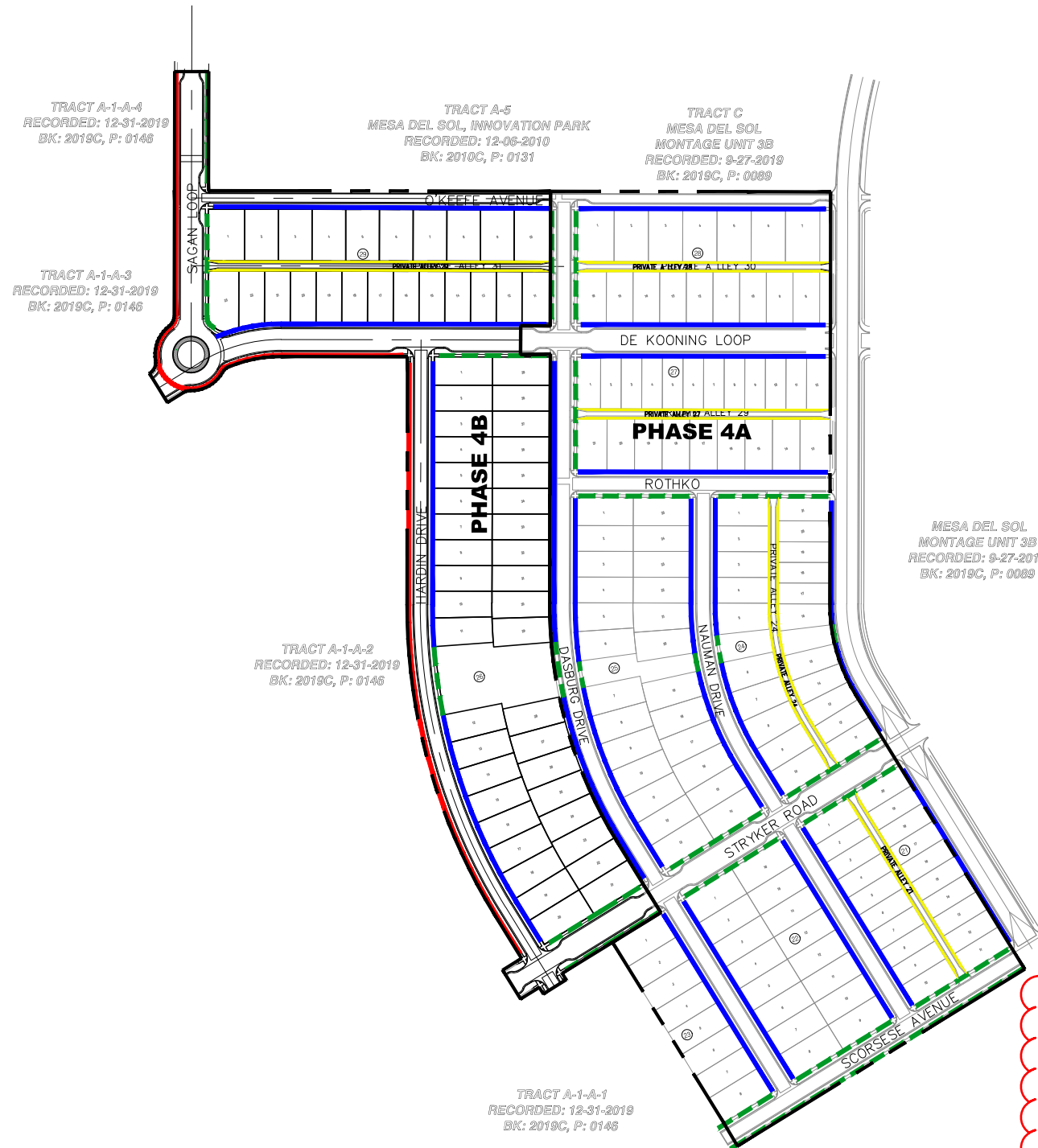
Interpreter Needed for Meeting? _____ if yes, indicate language: _____





- ___ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V2 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 deferral or extension
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension

DEFERRED SIDEWALK & GRAVEL EXHIBIT

MESA DEL SOL MONTAGE UNIT 4

JULY 2022



-  DEFERRED—Gravel strip outside the curb on Alley Streets to be installed with home construction.
-  DEFERRED Sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.
-  TO BE BUILT – SIDEWALK
-  FUTURE SIDEWALK – To be constructed as part of a future development

