



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR-2020-003484
Application No. SD-2023-00048

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: April 12, 2023 HEARING DATE OF DEFERRAL: April 26, 2023

SUBMITTAL

DESCRIPTION: Revised Infrastructure List, ROW width justification, Building Height exhibit,
construction in NR-OS-B response

CONTACT NAME: THE Group / Ron E. Hensley

TELEPHONE: 505-470-1622 EMAIL: ron@thegroup.cc

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

MOJAVE RIDGE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 2 and 3, Block 12, Unit 3 Volcano Cliffs Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		26' FF	Paving Residential Pvmnt. w/ Mountabe Curb	KELSO DUNES Lp.	West MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		5'	Sidewalk Both Sides	North KELSO DUNES Lp.	West Kelso Loop	East Kelso Loop	/	/	/
		5'	Sidewalk Both Sides	East KELSO DUNES Lp.	MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		5'	Sidewalk Both Sides	West KELSO DUNES Lp.	MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		6'	Sidewalk North Side	MOJAVE Rd	West PL	East PL	/	/	/
		2	Curb Retun Entrances w/ Valley Gutter, ADA Ramps	MOJAVE Rd	KELSO DUNES Lp.	KELSO DUNES Lp.	/	/	/
		24"	Storm Storm Drain w/ Type Dbl. C Inlet	KELSO DUNES Lp.	KELSO DUNES Lp.	Tract A Pond	/	/	/
			Scour Wall w/ Valley Gutter, ADA Ramps	BOCA NEGRA Arroyo	West PL	East PL	/	/	/
			Pond w/ outfall	Tract A	Tract A	BOCA NEGRA Arroyo	/	/	/
		8"	Water Water Line W/ Servics and Appurtances	West KELSO DUNES Lp.	West MOJAVE Rd. Existing Line	North KELSO DUNES Lp.	/	/	/
		8"	Water Line W/ Servics and Appurtances	East KELSO DUNES Lp.	East MOJAVE Rd. Existing Line	North KELSO DUNES Lp.	/	/	/
		8"	Water Line W/ Servics and Appurtances	North KELSO DUNES Lp.	West MOJAVE Rd.	East KELSO DUNES Lp.	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
		8"	Sanitary Sewer Sewer Line W/ Services and Appurtances	West KELSO DUNES Lp.	West MOJAVE Rd. Existing Line	North KELSO DUNES	/	/	/	
		8"	Sewer Line W/ Services and Appurtances	East KELSO DUNES Lp.	East MOJAVE Rd. Existing Line	North KELSO DUNES	/	/	/	
		8"	Sewer Line W/ Services and Appurtances	North KELSO DUNES Lp.	West MOJAVE Rd.	Boca Negra Arroyo	/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							City User Dept. Signature		Date	Date

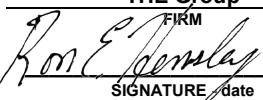
NOTES

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

- 1 **Engineer's Certification for Grading & Drainage is required for release of Certificate of Occupancy**
- 2 **Pond stabilization to follow Section 1013**
- 3

AGENT / OWNER | **DEVELOPMENT FACILITATION TEAM APPROVALS**

Ron E. Hensley P.E.
NAME (print)

THE Group
FIRM

 SIGNATURE
 4/17/23
 date

PLANNING - date

 TRANSPORTATION DEVELOPMENT - date

 UTILITY DEVELOPMENT - date

 CITY ENGINEER - date

PARKS & RECREATION - date

 AMAFCA - date

 CODE ENFORCEMENT - date

 HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



The HENSLEY ENGINEERING GROUP

April 17, 2023

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: PR-2020-003484 Mojave Ridge Subdivision –Waiver if ROW width

The applicant requests a waiver of the requirement of the 62' ROW width for Mojave Street to the existing 60'. The project is in an area of Mojave Street that has been fully developed, The roadway section and sidewalks have been constructed fronting the site and proceeding in either direction for the length of the roadway. The fully developed condition of the adjacent properties makes the widening of the ROW along the frontage of the site inappropriate.

The Waiver will not be materially contrary to the public safety, health, or welfare. The site constraints were not created by the actions of the property owner or another interested party, and the approval of the requested deviations will not cause material adverse impacts on surrounding properties.

As agent for the owners, we are requesting a waiver of the 62' ROW requirement for Mojave Road. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc



The HENSLEY ENGINEERING GROUP

April 17, 2023

Development Hearing Officer
 City of Albuquerque
 PO Box 1293
 Albuquerque, NM 87103

Re: PR-2020-003484 Mojave Ridge Subdivision – Construction in NR-PO-B Zoning

The following is provided in reference to comment:

2-5(F)(3)(b) Sub-zone B: Major Public Open Space

2. For facilities without a Resource Management Plan or Master Plan, allowable uses other than those specified in Table 4-2-1 or the Major Public Open Space Facility Plan may be approved pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC).

Table 4-2-1

Land Uses	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			Use-specif Standards
																A	B	C	
Transportation																			
Airport																P			4-3(D)(42)
Freight terminal or dispatch center											C	P	P						4-3(D)(43)
Helipad								CA	CA	A	P	P	P	A					4-3(D)(44)
Park-and-ride lot					C	C	C	P	C	C	P	C	C	A	A				4-3(D)(45)
Railroad yard											C	P	P						4-3(D)(46)
Transit facility					C	C	C	P	P	P	P	P	P						4-3(D)(47)
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)
Light manufacturing										A	P	P	P	P					4-3(E)(4)
Heavy manufacturing														P					4-3(E)(5)
Natural resource extraction															P				4-3(E)(6)
Special manufacturing														C					4-3(E)(7)
Telecommunications, Towers, and Utilities																			
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C	

Per the section above, construction is allowed within the zoning in accordance with Table 4-2-1. The construction of the scour wall is an allowable use

Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc