



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

APPLICATION INFORMATION		
Applicant: Garcia Real Estate Investments LLC		Phone: 505-260-5188
Address: PO Box 26207		Email: egarcia@garcia cars.com
City: Albuquerque	State: NM	Zip: 87125
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101305912918532303 101305913015732301
Zone Atlas Page(s): H-13-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 10	# of Proposed Lots:	Total Area of Site (Acres): 3.99
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1100 RIO GRANDE BLVD NW	Between: Rio Grande NW	and: I-40
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2020-004284, 1000576, PS-2020-00076		

Signature:	Date: 9-19-2022
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

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

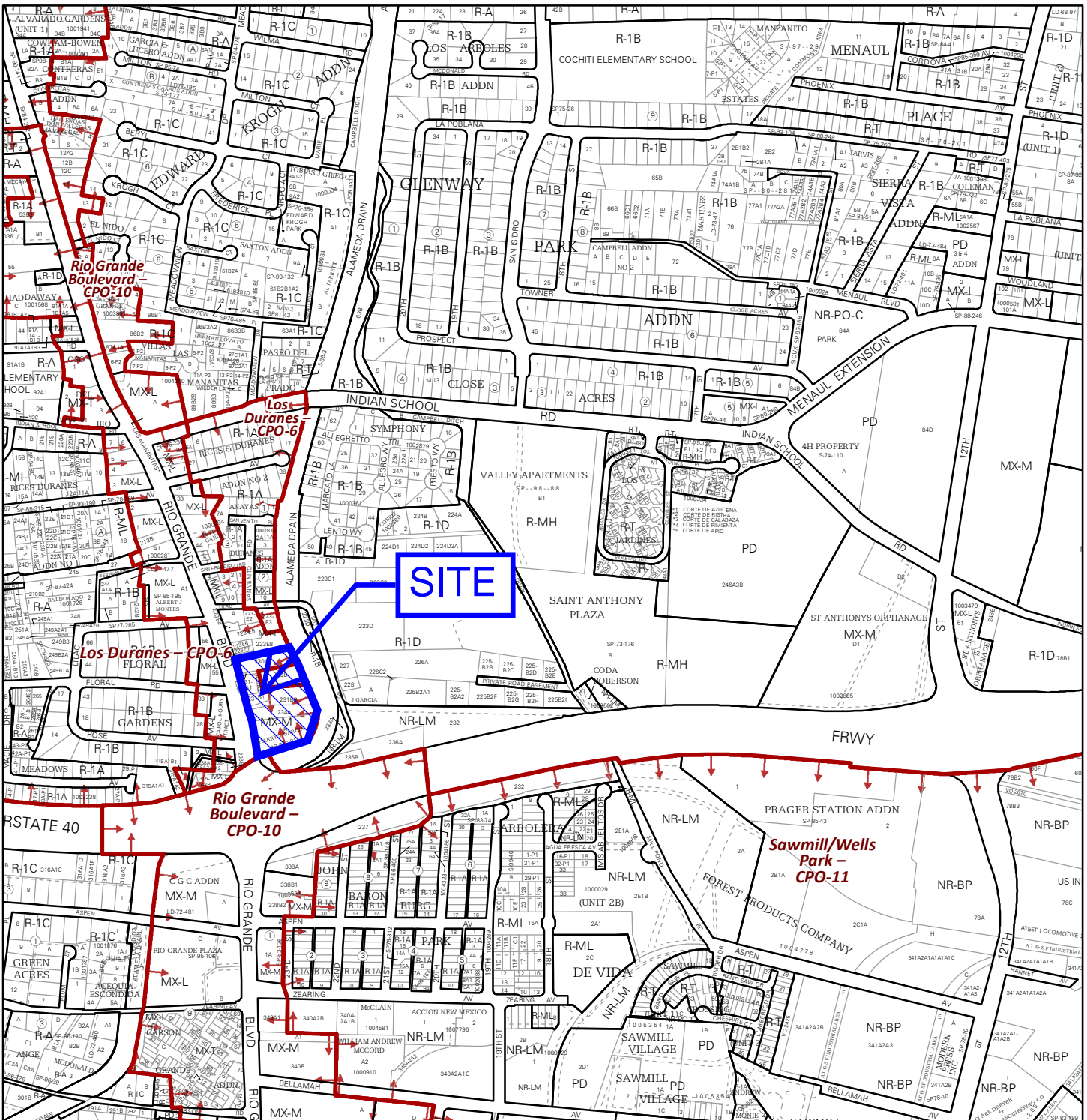
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

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.



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:
H-13-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

Gray Shading Represents Area Outside of the City Limits

N

0 250 500 1,000 Feet



TIERRA WEST, LLC

September 20, 2022

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: MINOR AMENDMENT TO INFRASTRUCTURE LIST
1100 RIO GRANDE BLVD NW ALBUQUERQUE, NM 87104
TRACTS 230-A, 230-B, 230-C, 231-A-1, 231-A-2, 231-B-1, 231-B-2, 231-B-3,
234-A MRGCD MAP NO. 35 AND TRACT A, LANDS OF HARRY GARCIA
ZONE ATLAS PAGE: H-13-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Garcia Real Estate Investments LLC C/O Garcia Sheliah P (The "owner"), requests approval of a Minor Amendment to a Previously Approved Infrastructure List. The Final Plat project number PR-2020-004284 was approved on September 14, 2022, under application number SD-2022-00122. The tract of lands is located at the northeast corner of Rio Grande Blvd. NW and I-40, and more specifically at the intersection of Floral Rd. NW and Rio Grande Blvd. NW, West of the Alameda drain and zoned Mixed Use (MX-M) per the Integrated Development Ordinance. On December 15, 2021, the DRB approved the separation of the original infrastructure minus a 12-foot trail which is known as Phase 1. The 12-foot-wide asphalt trail was moved to a second Infrastructure List which is known as Phase 2.

The intent of the request is that the owner would like to create a third phase to include signal improvements located on the Intersection of Rio Grande Blvd and Floral Rd. The signal improvements were not part of the original infrastructure list but during the work order approval process for Phase 1, due to the current design it was determined by city of Albuquerque Traffic Operation that major signal improvements would be required. In summary the signal improvements include new conduits, pedestrian infrastructure, and the complete rewiring on the signal. With the approval of this minor amendment the required signal improvements would then be added to a third infrastructure list and those improvements would be guaranteed by the owner.

As determined by DRB transportation a traffic impact study is being required to further develop the overall site past the proposed credit union. Preliminary analysis of the potential traffic increase could result in a major removal and replacement of the existing signal including new signal mast arms. The previous city traffic engineer Jeanne Wolfenbarger has also requested we include a roundabout analysis. If the owner is still required to analyze a roundabout option, the signal may potentially be removed completely. Due to the potential of major alterations or complete removal of the signal as determined by the future approved traffic impact study it is belied the current required signal improvements would result in a net loss to the owner. The owner would like to open the credit union in time and obtain a better understanding of what will be required per the overall Traffic Impact Study.

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

The required signal modifications can be delayed by reducing the width of the access road. We are proposing to reduce the access road from 42 ft to 24 ft from flowline-to-flowline. As the applicant we originally called out 42 ft in the approved infrastructure list (Phase 1) as preparation of the full build out of the overall site and was not necessarily determined by the city traffic engineer. Due to a traffic impact study not being required for the credit union and the minimum allowable access drive width per the DPM is 22 ft for two-way travel. With the approval of this minor amendment the infrastructure list for phase 1 (CPN: 759483) would be amended to reflect the requested change.

On August 30th, 2022, we held an on-site coordination meeting with city staff and city Traffic Operations and discussed the above plan to add the signal improvements on a separate phase and guarantee those improvements. The main issue is that the traffic impact study will not be ready for roughly six months and potentially requires NMDOT approval. The owner would like the credit union to open prior to the completion of the traffic impact study but also wants to guarantee the required signal improvements in case the study is further delayed.

In summary the owner of the above tracts would like to create a third phase to include the required signal improvements and guarantee those improvements to obtain more time so we can work to get a better understanding of what will be required to be built per the approved future traffic impact study so that the current improvements don't result in a net loss. In order to delay the current signal improvements, we are also modifying the width of the access drive from 42 ft to 24 ft.

If there are any questions concerning the initial application ahead of the DRB hearing, please do not hesitate to contact either Luis Noriega or myself.

Sincerely,



Ronald R. Bohannon, P.E.

Cc: Ed Garcia

JN: 2012100
RRB/ln/jg

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

**PLAT OF TRACTS 1, 2, 3, 4 & 5 RIO GRANDE CROSSING WEST
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC
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
<input type="text"/>	<input type="text"/>	6' Wide	Sidewalk, incl ADA ramps, curb & gutter. (360')	Rio Grande Blvd - East Side	North Corner of The Range Café.	North property line	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline & appurtenances.	Rio Grande Crossing West Site	Rio Grande Blvd & Floral Rd	380' East	/	/	/
<input type="text"/>	<input type="text"/>	8" (Min)	Waterline & appurtenances.	Rio Grande Crossing West Site	Intersection of Tracts 2,3 and 5	100' North	/	/	/
<input type="text"/>	<input type="text"/>	2.25"	Existing waterline to be removed	Rio Grande Blvd - East Side	Rose Ave	Floral Rd	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewer Main including 5 manholes.	Rio Grande Crossing West Site	Lilac Dr	500' South	/	/	/
<input type="text"/>	<input type="text"/>	24' Wide F-F	Private access road Including curb and ada compliant pedestrian infrastructure which includes 5 ft wide sidewalk For the benefit of Tracts 1-5.	Rio Grande Crossing West - South	Rio Grande Blvd and Floral Rd Intersection	Eastern Property Line Adjacent to MRGCD ROW	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
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<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
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<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/

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

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

NOTES

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

1 _____

2 _____

3 _____

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

Ronald R. Bohannon

NAME (print)

Tierra West, LLC.

FIRM

 09/20/2022

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 11/10/2021
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2020-004284
DRB Application No.: SI-2021-0189

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

**PLAT OF TRACTS 1, 2, 3, 4 & 5 RIO GRANDE CROSSING WEST
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Signal Improvements	Rio Grande Blvd and Floral Drive			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
							/	/	/
							/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon

NAME (print)

Tierra West, LLC.

FIRM

 09/20/2022

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



December 22, 2020

Luis Noriega, PE
Tierra West, LLC
5571 Midway Park NE
Albuquerque, NM 87109

**Re: Sandia Lab FCU
1100 Rio Grande Blvd NW
Traffic Circulation Layout
Engineer's Stamp Date 12-15-2020 (H13-D109)**

Dear Mr. Noriega,

Based upon the information provided in your submittal received 12-15-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner. If there is an approved plat, then it needs to be provide to redefine the new lot lines. Please address this issue and/or an approved plat submitted. **Condition of TCL Approval.**
2. Private access easement on plat need to be shown as well as , all beneficiaries, maintenance responsibilities must be shown/listed on an approved plat. An approved is required prior to **TCL/building permit approval.**
3. The curb ramps that are south of the proposed building are not lined up across the parking aisle.
4. A Traffic Study evaluating the alternative of a roundabout versus a traffic signal is needed at the Florence intersection The type of traffic control at the intersection should be decided and agreed upon by all stakeholders prior to platting action. All improvements within the right-of-way should be built per work order and placed onto an infrastructure list.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E., Planning Dept.
Development Review Services

C: CO Clerk, File

Luis Noriega

From: Luis Noriega
Sent: Wednesday, August 31, 2022 9:39 AM
To: Bishop, David E.; Adeeb, Muhanned W; Flores, Alfred C.
Cc: danielpadilla@cabq.gov; Sims, Timothy E.; Joe Silva; Damian Chimenti; Ron Bohannan; Brad Frosch; Roeder, James A.; Ed Garcia; Konker, Matt
Subject: [#2012100] Rio Grande and Floral Rd Signal Work WO#759483

12d Synergy: -1

12d Synergy Job: Tierra West llc/Projects/2012/2012100 Ed Garcia Property Rio Grand & I-40

12d Synergy ProjectTierra West llc/Projects/2012/2012100 Ed Garcia Property Rio Grand & I-40

12dSynergySendGUb1e161c4-e4c5-43b1-8010-8b9c628024de

Hello, firstly thank you for those who attended yesterday meeting here's what was discussed.

- Per DRB owner is required to complete full traffic study to further develop overall site.
- Per preliminary discussions with city transportation a roundabout will need to be analyzed or a larger area intersection will be needed.
- Current required signal improvements may ultimately be deleted and would result in a net loss.
- Suggested we reduce the current proposed width of the floral extension/private drive to DPM minimum requirements.
- The reduction in width reduces the need for major signal improvements and allows the opening of a credit union.
- Proposed to go back to DRB to amend the infrastructure list to reduce the width of the floral extension and add as a separate phase the major signal improvements and provide guarantee.
- Once we obtain DRB approval will send updated construction plans to DRC for approval.
- During construction must prevent damage to existing signal will need to make sure existing conduits on east leg are deep enough.

Thank you,

Luis Noriega



Civil Engineering
5571 Midway Park Pl, NE
Albuquerque, NM 87109
(505)858-3100 ext. 1216

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

3. One-way drives are only permitted where the circulation is self-enforcing (e.g. when angle parking and one-way aisles are used to establish the one-way pattern from entrance to exit).
4. The width and radius of the entrance are dependent upon the design vehicle. The design vehicle is generally an SU-30, though a smaller design vehicle is encouraged where feasible. See *Section 7-4(1)(6) Intersection Design* for additional information.

7-4(B)(5)(ii) Curb Return Access Widths

1. Widths of site access points shall be per *TABLE 7.4.47*.
2. Additional width may be permitted for median. See *FIGURE 7.4.60* and *FIGURE 7.4.61* for typical curb return access layout.
3. Narrower site access points shall be provided in Centers; along Premium and Major Transit, Multi-modal, and Main Street Corridors; and in locations with high pedestrian activity levels.

<i>TABLE 7.4.47</i> Driveway Widths for Arterial, Collector, and Local Streets		
Entrance	Arterial & Collector	Local Streets
One-way Drive	20 ft. - 25 ft.	12 ft. - 20 ft.
Two-lane Drive	22 ft. - 30 ft.	22 ft. - 24 ft.
Three-lane Drive	24 ft. - 35 ft.	22 ft. - 30 ft.
Larger Vehicles (WB-40 or larger)	Max 50 ft.	Max 30 ft.

FIGURE 7.4.59 **Curb Return Access Point**

